CITY OF KETCHUM, IDAHO
PLANNING AND ZONING COMMISSION
Tuesday, September 23, 2025, 4:30 PM
191 5th Street West, Ketchum, Idaho 83340

AGENDA

PUBLIC PARTICIPATION INFORMATION
Public information on this meeting is posted outside City Hall.

We welcome you to watch Commission Meetings via live stream.
You will find this option on our website at www.ketchumidaho.org/meetings.

If you would like to comment on a public hearing agenda item, please select the best option for your participation:

1. Join us via Zoom *(please mute your device until called upon)*.
   Join the Webinar: https://ketchumidaho-org.zoom.us/j/86963679090
   Webinar ID: 869 6367 9090

2. Address the Commission in person at City Hall.

3. Submit your comments in writing at *(by noon the day of the meeting)*

This agenda is subject to revisions. All revisions will be underlined.

CALL TO ORDER:
ROLL CALL:
COMMUNICATIONS FROM COMMISSIONERS:

1. Public Comment - Knob Hill
2. Public Comment - Bigwood Golf Course and Zenergy

CONSENT AGENDA:
ALL ACTION ITEMS - The Commission is asked to approve the following listed items by a single vote, except for any items that a commissioner asks to be removed from the Consent Agenda and considered separately.

3. Approval of the September 9, 2025 meeting minutes.
4. Recommendation to review and approve the Knob Hill Residence Mountain Overlay Design Review (Application File No. P25-016) Findings of Fact, Conclusions of Law, and Decision.

5. Recommendation to review and approve the Knob Hill Residence Lot Consolidation Preliminary Plat with Waiver Requests (Application File No. P25-016A) Findings of Fact, Conclusions of Law, and Recommendation.

NEW BUSINESS:

6. Recommendation to review and provide direction to staff on the permitted uses for the Bigwood Golf Course and parking requirements for the Bigwood Golf Course and Zenergy.

PUBLIC HEARING:

7. Recommendation to conduct a public hearing and deny the Design Review application for the Sawtooth Serenade development located at 260 N 1st Ave.

ADJOURNMENT:

Dawn Hofheimer

From: Pam Parker <pparkersv@gmail.com>
Sent: Monday, September 15, 2025 9:08 AM
To: Participate
Subject: Knob Hill

What a loss of the vision our decision makers have for our fragile mountain community. What we've seen over the past 8 years speaks to prioritizing private development over civic spaces and needs. The approval of building on Knob Hill is sort of the last straw, so to speak. Blocking our views, creating corridors with no sunshine and ignoring the importance of access to our public lands is an unacceptable outcome of development. Please wake up to the reality that many locals are in mourning about how things have gone over the past decade. We are not proud of our town any longer and often find ourselves apologizing to visitors for what we've become. I wonder what the next ten will bring at this rate! Please do better and end the wanton corner to corner development and lack of consideration to public impacts over private motives.

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Regards,
Pam Parker
pparkersv@gmail.com

City of Ketchum
P.O. Box 2315
Ketchum, ID 83340

Re: Support for Proposed Parking Expansions – Saddle & Stirrup Roads

Dear City of Ketchum,

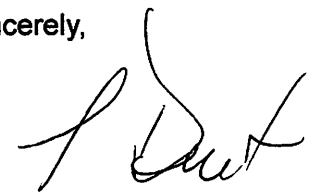
On behalf of the Saddleview Condominiums Homeowners Association, I would like to express our support for the City's proposed additional parking areas presented at your August 14, 2025, meeting. In particular, we appreciate the initiative to expand organized parking along Saddle and Stirrup Roads.

As you know, parking in this area is consistently tight for residents, golfers, and Zenergy members alike. The proposed improvements would relieve existing pressures, improve safety and access, and benefit both homeowners and visitors. We believe these steps represent a thoughtful, balanced approach to supporting the needs of the neighborhood and the broader community.

More broadly, we want to acknowledge the important role that Bigwood Golf and Zenergy play in Ketchum and the Valley as a whole. Both organizations have repeatedly opened their doors to the City and to non-profit groups, hosting events and maintaining public access that enrich our community. Enhancing parking and access in this area directly supports that positive impact and helps sustain these community-minded efforts.

Thank you for your work and for considering the needs of local residents and organizations as you move forward. We look forward to supporting the City as these plans develop.

Sincerely,



Jeff Dent
President, Saddleview Condominiums Homeowners Association

WOOD RIVER HIGH SCHOOL

1250 Fox Acres Road, Hailey, Idaho 83333 208.578.5020

September 15, 2025

Ketchum Planning and Zoning Commission
191 5th St W,
Ketchum, ID 83340

RE: Support for Proposed Parking Lot Expansion

Dear Commissioners,

We are expressing our strong support for the proposed parking lot expansion at Zenergy and Big Wood Golf Club. This project is crucial for our local high school athletic programs, specifically the golf and swimming teams, and I urge you to approve it.

For years, our student-athletes have been incredibly fortunate to benefit from the generous community partnerships with Big Wood Golf Club and Zenergy. These businesses have provided our golf and swimming teams with exceptional facilities, allowing our students to train and compete at a high level. Without their goodwill and support, we simply wouldn't be able to offer these programs in the way that we do.

The current parking situation presents a significant challenge. The proposed expansion would provide the necessary space to accommodate our athletes and coaches, ensuring that our teams can continue to utilize these invaluable resources. This is not just a matter of convenience; it is a matter of continuing the successful, long-standing relationship that allows our student-athletes to thrive.

Approving this expansion will directly benefit the youth in our community and reinforce the vital partnerships that make our athletic programs possible. Thank you for considering our request and for your commitment to supporting the students of Hailey.

Sincerely,

Kevin Stilling
Athletic Director
Wood River High School

Julia Grafft
Principal
Wood River High School

Date: September 16, 2025
To: City of Ketchum
From: Mark Davidson, Executive Director Blaine County Recreation District
Re: Parking Proposal on Saddle Road

I am writing on behalf of the Blaine County Recreation District (BCRD). BCRD provides healthy, active, and diverse recreational opportunities for our community and the area's many visitors. Over the past year BCRD has been in discussion with the owners of the Big Wood Golf Course to increase winter recreation opportunities in the Ketchum community.

I am writing to express BCRD's support for the proposed development of parking facilities near the Big Wood Golf Course in Ketchum. BCRD supports recreation and access to recreation throughout our community, I believe this project will improve access to existing and future recreation opportunities for both residents and visitors.

The current parking limitations create several challenges that expanded facilities would address:

- **Improved Access**: Additional parking will make winter recreation opportunities on the golf course more accessible to families, seniors, and individuals with mobility needs.
- **Safety Improvements**: Adequate parking will reduce unsafe roadside parking and traffic congestion on nearby streets, creating safer conditions for pedestrians and individuals accessing the golf course.
- **Community Recreation**: Enhanced access will allow more residents to enjoy this valuable recreational resource, promoting healthy outdoor activities and community engagement.

This project represents a balanced approach to supporting both demand for access to winter recreation and recreational infrastructure. The Big Wood Golf Course is an important community asset, and ensuring adequate parking will help it continue serving residents and visitors for years to come.

I urge you to move forward with this parking expansion proposal and look forward to seeing this improvement benefit our entire community.

Thank you for your consideration and for your continued service to Ketchum.

Sincerely,

Mark Davidson
Executive Director

Cole Petrie
Higher Ground USA, Inc.
Cole@HigherGroundUSA.org
208-726-9298

September 16, 2025

City of Ketchum Leadership
P.O. Box 2315
191 5th St. West
Ketchum, ID 83340

Re: Parking Needs to Support Higher Ground Programming

Dear City of Ketchum Leadership,

My name is Cole Petrie, and I serve as Chief Executive Officer of Higher Ground USA, Inc. Our organization is dedicated to improving the quality of life for people of all abilities through adaptive sports, therapeutic recreation, and community-based programming.

As part of our work in Ketchum, we utilize both the Big Wood Golf Course and Zenergy Health Club for program activities. These facilities are not only essential to our mission, but they have also been extraordinary community partners; subsidizing access so that we can continue to provide impactful, affordable programs to local participants.

In recent years, parking has become increasingly limited around both Big Wood Golf Course and Zenergy. This presents a challenge for Higher Ground, as we rely on special accessible vans and buses to transport our participants safely to and from programming. The current limitations make it difficult for our staff and participants, many of whom require additional accessibility considerations, to access these vital community resources.

Additional public parking on Stirrup Lane, as well as consideration of future public parking areas in the surrounding neighborhood, would significantly benefit Higher Ground. Expanded access would directly support our ability to continue serving local residents through these community-based programs and would further strengthen the positive partnership between our nonprofit, Big Wood Golf Course, Zenergy, and the City of Ketchum.

Thank you for your consideration of this matter. I would be happy to provide further details about our programs or discuss possible ways the City can support expanded parking access.

Sincerely,

Cole Petrie
Chief Executive Officer
Higher Ground USA, Inc.

Dawn Hofheimer

From: Joyce Doughty <chefdoughty@gmail.com>
Sent: Thursday, August 14, 2025 2:53 PM
To: Participate
Subject: Changes on Stirrup Lane

Follow Up Flag: Follow up
Flag Status: Flagged

My husband and I have lived on Stirrup Lane for 15 years. It has been a charming, quiet place to live during that time. Now everything has changed. We have crowded parking on the street, turn around and golfers galore starting at the corner of Saddleback and Stirrup, lined up to begin at hole number one. It is an unsafe thoroughfare. I can't imagine anyone on the city council wanting that to happen in their neighborhood.

Roger and Joyce Doughty

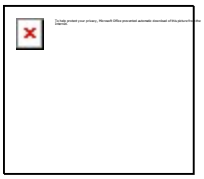
Dawn Hofheimer

From: Sonya Wilander <swilander@gmail.com>
Sent: Monday, September 15, 2025 10:59 AM
To: Participate
Subject: Parking

I hope you can increase the parking around Bigwood and Zenergy. I believe it is important to make access to physical activities like the gym and golf easy so that people in town do not find it a burden to have to get out and be healthy.
As a non profit working with men in recovery I see the importance of physicalhealth and thankfully so do Bigwood Golf and Zenergy, as they support the work we do.

Sincerely,

Sonya Wilander, ADC
MSCL House Executive Director
208-481-0182c



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Dawn Hofheimer

From: Christine Davis <rbrdavis@icloud.com>
Sent: Wednesday, August 27, 2025 9:37 AM
To: Participate
Subject: Stirrup Lane

Follow Up Flag: Follow up
Flag Status: Flagged

It continues to be a dumping ground. These areas were once green (as it's supposed to be) but with giant sand dumps, lumber dumps, extensive cars parking daily on the grass.....it's ruined. Safety is surely an issue we've discussed but pure negligence concerning how this land needs to be maintained is apparent.

It's been like this allllll summer. We've notified the city multiple times.

It would be helpful to get that meeting Jade Riley spoke of! When will that happen?

CITY OF KETCHUM, IDAHO
MEETING MINUTES OF THE
PLANNING AND ZONING COMMISSION
Tuesday, September 9, 2025
191 5th Street West, Ketchum, Idaho 83340

CALL TO ORDER:
Chairman Neil Morrow called to order at 4:30 pm *(00.00.10 in video)*

ROLL CALL:
Neil Morrow
Susan Passovoy
Matthew McGraw
Brenda Moczygemba
Tim Carter

ALSO PRESENT:
Morgan Landers – Director of Planning and Building
Abby Rivin – Senior Planner

COMMUNICATIONS FROM COMMISSIONERS: *(00.00.26 in video)*

1. Public Comments Submitted
2. Comment from Commissioner Susan Passovoy (00.00.32 in video)

CONSENT AGENDA: *(00.01.33 in video)*

3. Approval of the April 08, 2025 meeting minutes.
4. Approval of the April 22, 2025 meeting minutes.
5. Approval of the June 10, 2025 meeting minutes.
6. Approval of the August 26, 2025 meeting minutes.

Motion to approve consent agenda at 4:32 p.m.
MOVER: Susan Passovoy
SECONDER: Matthew McGraw
AYES: Susan Passovoy, Matthew McGraw, Brenda Moczygemba, Tim Carter, & Neil Morrow
NAYS:
RESULT: UNANIMOUSLY ADOPTED

Public Hearing: *(00.01.50 in video)*

7. Recommendation to review and approve the Knob Hill Residence Mountain Overlay Design Review and Lot Consolidation Subdivision Preliminary Plat with Waiver Request applications and direct staff to return with Findings of Fact (continued from August 26, 2025).
    - Staff Presentation – Abby Rivin, Senior Planner *(00.02.13 in video)*

- Applicant Presentation – Zac Rockett, Principal Architect, Ro Rockett Design *(00.08.35 in video)*
- Commissioner Questions *(00.19.08 in video)*
- Public Comment – Heidi Schernthanner *(00.35.20 in video)*
- Public Comment – Ed McDermott *(00.36.30 in video)*
- Public Comment – Perry Boyle *(00.43.46 in video)*
- Close Public Hearing *(00.44.58 in video)*
- Commissioner Deliberation *(00.45.05 in video)*

Motion to approve Knob Hill Residence Mountain Overlay Design Review Application subject to conditions 1 through 12 and direct staff to return with draft findings at 5:40 pm:
MOVER: Susan Passovoy
SECONDER: Brenda Moczygemba
AYES: Susan Passovoy, Matthew McGraw, & Tim Carter
NAYS: Brenda Moczygemba & Neil Morrow
RESULT: ADOPTED

Motion to approve Knob Hill Residence Lot Consolidation Subdivision Preliminary Plat Application and Waiver Requests to the City Council subject to conditions 1 through 3 and direct staff to return with draft findings at 5:40 pm:
MOVER: Susan Passovoy
SECONDER: Brenda Moczygemba
AYES: Susan Passovoy, Matthew McGraw, & Tim Carter
NAYS: Brenda Moczygemba & Neil Morrow
RESULT: ADOPTED

8. Recommendation to conduct a public hearing and provide feedback on the Warm Springs Townhomes Design Review Application (P24-063) located at 108 Ritchie Dr. *(01.10.40 in video)*
    - Staff Presentation – Morgan Landers, Director of Planning and Building *(01.11.00 in video)*
    - Applicant Presentation – Jason Ro, Principal Architect, Ro Rockett Design *(01.26.40 in video)*
    - Commissioner Questions *(01.39.55 in video)*
    - Public Comment – Perry Boyle *(01.44.50 in video)*
    - Public Comment – Patricia Battersby *(01.46.36 in video)*
    - Public Comment – Aimée Christensen *(01.48.30 in video)*
    - Public Comment – Jeff Small *(01.50.19 in video)*
    - Public Comment – Brad Matthews *(01.53.12 in video)*
    - Public Comment – Jeff Oak *(01.54.53 in video)*
    - Public Comment – Jeff Oak *(01.54.53 in video)*
    - Close Public Hearing *(01.58.30 in video)*

- Applicant Responses – Jason Ro, Principal Architect, Ro Rockett Design *(01.58.54 in video)*
- Commissioner Deliberation *(02.08.00 in video)*

Motion to continue to the 10/14/25 meeting with a request to see modifications consistent with commissioner comments at 7:11 pm:
MOVER: Matthew McGraw
SECONDER: Tim Carter
AYES: Susan Passovoy, Matthew McGraw, & Tim Carter
NAYS: Brenda Moczygemba & Neil Morrow
RESULT: ADOPTED

9. Recommendation to review and provide feedback on the Bitterroot Mixed-Use Pre-Application Design Review for the proposed redevelopment of the property located at 200 N Spruce Avenue. *(02.41.45 in video)*

    - Staff Presentation – Abby Rivin, Senior Planner *(02.42.00 in video)*
    - Applicant Presentation – Christian Thomas, Architect, Christian Thomas Studio *(03.02.15 in video)*
    - Public Comment – Jennifer Case *(03.30.20 in video)*
    - Public Comment – Aimée Christensen *(03.37.32 in video)*
    - Public Comment – Linda Sisson *(03.41.52 in video)*
    - Public Comment – Carole King Klein *(03.44.00 in video)*
    - Public Comment – Perry Boyle *(03.49.51 in video)*
    - Close Public Hearing *(03.53.23 in video)*
    - Commissioner Deliberation *(03.54.25 in video)*

Announcement: *(04.19.05 in video)*

10. Announcement regarding PEG Mariott, Comprehensive Plan, Consolidated Land Development Code, and next Planning and Zoning Commission agenda from Morgan Landers, Director of planning and Building.

ADJOURNMENT: *(04.21.05 in video)*

Motion to adjourn at 9:00 pm:
MOVER: Neil Morrow
SECONDER: Matthew McGraw
AYES: Susan Passovoy, Matthew McGraw, Brenda Moczygemba, Tim Carter, & Neil Morrow
NAYS:
RESULT: UNANIMOUSLY ADOPTED

_____

Neil Morrow – Chairman of P & Z Commission

_____

Morgan Landers – Director of Planning & Building

City of Ketchum
Planning & Building

IN RE:	)
	)
Knob Hill Residence	) KETCHUM PLANNING AND ZONING COMMISSION
Mountain Overlay Design Review	) FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Application File Number: P25-016	) DECISION
	)
	)
Date: September 23, 2025	)

PROJECT:	Knob Hill Residence
APPLICATION TYPE:	Mountain Overlay Design Review
FILE NUMBER:	P25-016
ASSOCIATED APPLICATIONS:	Pre-Application Mountain Overlay Design Review P24-087 & Lot Consolidation Subdivision Preliminary Plat with Waiver Request P25-016A
PROPERTY OWNER:	Knob Hill Properties LLC
REPRESENTATIVE:	Peter Seidner & Hank Moore, Presidio Vista Properties
ARCHITECT:	Zac Rockett, Architect, Ro Rockett Design
REQUEST:	Mountain Overlay Design Review for the development of a new three-story, 7,672 square-foot single-family residence and associated site improvements and Lot Consolidation Subdivision Preliminary Plat with Waiver Request to establish building envelope in 25% and greater slope.
LOCATION:	Ketchum Townsite—Block 91: Lots 3 & 4 (Parcel Numbers: RPK0000091004A & RPK00000910030)
ZONING:	Limited Residential (LR)
OVERLAY:	Mountain Overlay (MO)

RECORD OF PROCEEDINGS

The Planning and Zoning Commission (the "Commission") considered the Knob Hill Residence Mountain Overlay Design Review Application File No. P25-016 during their regular meetings on August 26 and September 9, 2025. The application was considered concurrently with Lot Consolidation

Subdivision Preliminary Plat with Waiver Requests Application File No. P25-016A in accordance with Idaho Code §67-6522. A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on August 1, 2025. The public hearing notice was published in the Idaho Mountain Express on August 6, 2025. A notice was posted on the project site on August 11, 2025. The public hearing notice was published on the city's website on August 7, 2025. The building corners were staked and the story pole was installed on the project site on August 19, 2025. After considering Staff's analysis, the applicant's presentation, and public comment, the Commission approved Mountain Overlay Design Review Application File No. P25-016 subject to conditions.

FINDINGS OF FACT

The Commission having reviewed the entire project record, provided notice, and conducted the required public hearing does hereby make and set forth these Findings of Fact, Conclusions of Law, and Decision as follows:

The applicant is proposing to develop a new three-story, 7,672 square-foot single-family home and associated site improvements on two vacant Ketchum townsite lots on Walnut Avenue just north of 6th Street within the Knob Hill neighborhood (the "subject property"). The subject property is located within the city's Limited Residential (LR) Zone and the Mountain Overlay (MO). The project plans are included as Exhibit A.

The project requires MO Design Review pursuant to Ketchum Municipal Code (KMC) §17.104.050, which specifies MO Design Review is required for:

a) the construction of new buildings/structures and additions to existing buildings/structures,
b) excavation, grading, and filling for any purpose not associated with the construction of buildings/structures, and
c) any activity regulated by the city's street standards, including private driveways.

The Knob Hill Residence project is subject to all MO Design Review criteria specified in KMC §17.104.070 as well as all applicable Design Review standards specified in KMC §17.96.060.

The applicant has submitted a Lot Consolidation Subdivision Preliminary Plat Application to combine lots 3 and 4 and requests two waivers. Lot consolidations are permitted in the LR Zone subject to a waiver pursuant to KMC §16.04.030.C.1a. In addition to the waiver required to consolidate the two lots in the LR Zone, the applicant has requested a waiver to establish a reasonable building envelope within the hillside of 25% and greater slope.

The project is subject to Mountain Overlay Preapplication Design Review pursuant to KMC §17.96.010.D.1 as the subject property is greater than 11,000 square feet. The Commission reviewed the Preapplication Design Review for the project on February 11, 2025. At Preapplication, the Commission expressed appreciation for the applicant's thoughtful design approach to developing a home on a challenging parcel. The Commission encouraged the application to reduce the height of the home in order to remove the aerial fire apparatus access and move the home to a lower elevation on the subject property. In addition, the Commission provided feedback to the applicant that grading not associated with building construction should be minimized to the greatest extent possible and any grading within the unimproved 7th Street right-of-way ("ROW") should be limited to construction of the ROW improvements.

Findings Regarding Conformance with Zoning and Design Review Standards

Pursuant to KMC §17.96.050.A, the Commission shall determine the following before granting Design Review approval:

1. The project does not jeopardize the health, safety or welfare of the public.
2. The project generally conforms with the goals, policies, and objectives of the adopted comprehensive plan.
3. The project conforms to all applicable standards and criteria as set forth in this chapter, this title, and any other standards as adopted or amended by the City of Ketchum from time to time.

Criteria 1 & Criteria 2: Public Health, Safety, and Welfare & Comprehensive Plan Conformance

Future Land Use

The subject property is designated as Low Density Residential ("LDR") on the Future Land Use Map of Ketchum's 2014 Comprehensive Plan (the "2014 Plan"). The LDR future land use category promotes new housing within existing neighborhoods that are connected to local streets and have access to parks, open space, schools, and other civic activities. Primary uses in the LDR future land use category include single-family residences, duplexes, and accessory dwelling units. This project aligns with the LDR future land use category as the applicant proposes to develop a new single-family within the Knob Hill neighborhood.

Hillside Protection

Ketchum's undeveloped hillsides shape the special character of our mountain town and protecting hillsides from development is critical to maintain community identity. The 2014 Plan provides the following policies related to protecting hillsides and preserving natural features:

- Policy CD-2.2—Mountain Overlay Zone: "Continue to protect hillsides within the City and the Area of City Impact from further development. Enforce and encourage strengthening of the Mountain Overlay standards of the City and County, by using a variety of techniques; such as clustering at lower elevations, creating conservation easements, or purchasing private property on hillsides" (page 26).
- Policy CD-2.4—Development Designed for Natural Feature Preservation: "Protect and incorporate natural features into newly developing areas. Conserve the natural patterns of streams, ridgelines, topography, riparian areas, and wildlife habitat areas" (page 27).

Infill development and redevelopment disturbs natural land features, topography, soils, and vegetation. Construction activities like excavation, grading, and vegetation removal can adversely impact natural hillside topography, soils, slope stability, drainage patterns, and wildlife habitat. Ketchum's Mountain Overlay standards referenced in Policy CD-2.2 strive to mitigate these adverse impacts by minimizing the disturbance associated with hillside development activity. These standards help preserve Ketchum's hillsides and wildlife habitat by prohibiting detrimental alterations to hilltops, rock outcroppings, knolls, and ridges.

Compatibility with Surrounding Neighborhood

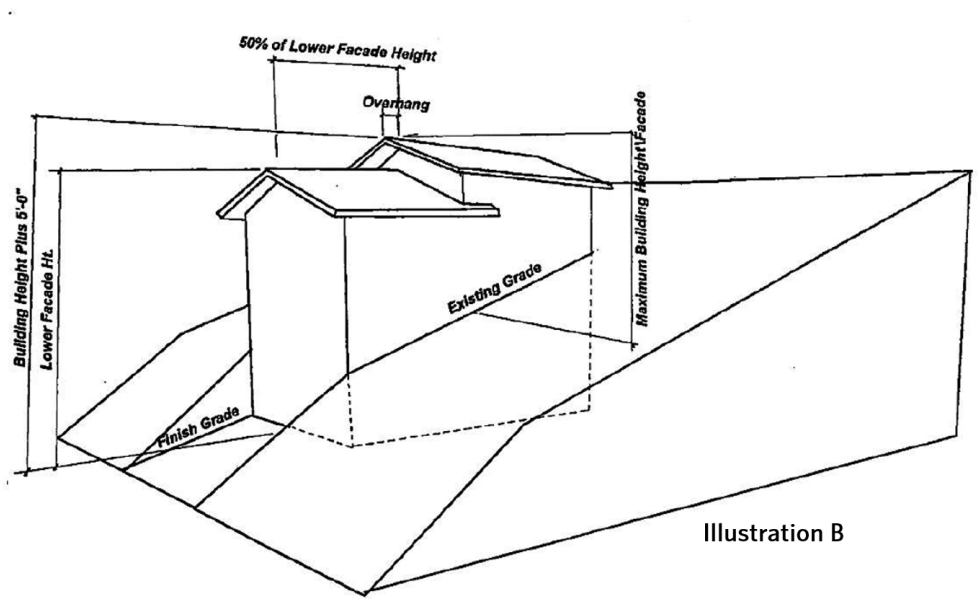
In addition to our undeveloped hillsides, Ketchum's built environment, neighborhoods, and architectural design contribute to the character of our community. The 2014 Plan encourages new development to be compatible with the character of the surrounding neighborhood. Policy CD-1.3

states that, “Infill and redevelopment projects should be contextually appropriate to the neighborhood and development in which they occur. Context refers to the natural and manmade features adjoining a development site; it does not imply a certain style” (page 26). In addition, Policy CD-1.4 states that, “Each new project should be well-designed and attractive, and should complement surrounding land uses and existing neighborhood character”(page 26).

Criteria 3: Conformance with Applicable Standards and Criteria

Findings Regarding Compliance with Zoning Regulations

LR Zoning and Dimensional Standards Evaluation				
Compliant			Standards and Commission Findings	
Yes	No	N/A	Ketchum Municipal Code	City Standards and Commission Findings
☒	☐	☐	17.12.030	Minimum Lot Area
			Commission Findings	**Required:** 9,000 square feet minimum **Existing (Ketchum Townsite—Block 91: Lots 3 & 4):** 16,523 square feet (0.38 acres)
☒	☐	☐	17.12.030	Building Coverage
			Commission Findings	**Permitted:** 35% **Proposed:** Sheets G-010 and L-0.00 of the project plans provides building coverage information. 29% (4,775 square feet / 16,523 square feet lot area)
☒	☐	☐	17.12.030	Minimum Building Setbacks
			Commission Findings	**Minimum Required Setbacks:** Front: 15’ Side: > of 1’ for every 2’ in building height, or 10’ (19’-3’’ required) Rear: 20’ KMC §17.128.020.D: In measuring the rear yard of a principal building where the rear lot line abuts an alley, measurement may be made to the centerline of the alley, provided no building is located within the right-of-way of the alley. **Proposed:** Setback dimensions are specified on Sheet A-100 of the project plans. Front (Walnut Avenue Avenue): 34’-7’’ Side (north): 20’ Side (south): 20’ Rear (east property line): 20’-2’’ Rear (centerline of Block 91 alleyway): 35’-2’’
☒	☐	☐	17.12.030	Building Height
			Commission Findings	**Maximum Permitted Building Height:** 35’ **Height of Building (KMC §17.08.020)** Height of Building: The greatest vertical distance measured at any point from the roof to natural, existing, or finished grade, whichever is lowest. The

				maximum vertical distance from the lowest exposed finished floor to the highest point of the roof (regardless of vertical alignment) shall be no more than five feet greater than the maximum height permitted in the zoning district (see illustration B on file in the office of the City Clerk). No facade shall be greater than the maximum height permitted in the zoning district. (See definition of "facade" in this section and illustration B on file in the office of the City Clerk.) Facades which step up or down hillsides shall be set back from the lower facade a minimum of 50 percent of the height of the lower facade; except, that roof overhangs may extend up to three feet into this area (see illustration B on file in the office of the City Clerk). This building height provision shall apply to parapets, Boston roofs and any other portion of a building roof, but shall not apply to flagpoles, lightning rods, weather vanes, antennas or chimneys.  Illustration B Proposed: • Lowest Exposed Finished Floor Elevation: 5913'-9'' • Highest Point of the Roof Elevation: 5952'-3'' • Maximum Vertical Distance (Regardless of Vertical Alignment): 38'-6'' • Lower Façade Height (35' max): 27'-5'' • Façade Setback (minimum of 50% lower façade height = 13'-9''): 13'-9'' • Maximum Façade Height: 33'-6''
☒	☐	☐	17.125.030.I	Driveway Width
			Commission Findings	Required: Minimum: The unobstructed, all weather surface of a private driveway shall not be less than 12 feet. Maximum: The unobstructed, all weather surface of a private driveway shall not be greater than 35 percent of the linear footage of any street frontage or 30 feet, whichever is less, unless otherwise approved by the City Engineer.

				Proposed: 20-foot-wide driveway 19% of Walnut Ave Street Frontage (20-foot-wide driveway/110 feet of Walnut Ave frontage)
☒	☐	☐	17.125.020.A.2 & 17.125.040.B	Parking Spaces
			Commission Findings	Off-street parking standards of this chapter apply to any new development and to any new established uses. Required: One-Family Dwelling Units in all Zoning Districts: 2 parking spaces per dwelling unit. Proposed: As shown on sheet A-102 of the project plans, two parking spaces are provided within the attached garage.

Findings Regarding Compliance with Mountain Overlay Design Review Standards

Mountain Overlay Design Review Standards (KMC §17.107.070.A)		
Ketchum Municipal Code	Mountain Overlay Standards & Commission Findings	
17.104.070.A1	There shall be no building on ridges or knolls which would have a material visual impact on a significant skyline visible from a public vantage point entering the City or within the City. "Material", as the term is used herein, shall be construed in light of the magnitude of the negative impact on the objectives of this section.	Conformance YES
Commission Findings	The project is not sited on a ridge or knoll that would have a material visual impact on a significant skyline visible from a public vantage point entering or within the city. The applicant has provided photography exhibits on Sheet G-025 of the project plans shows the estimated project location from different locations in the city. Staff does not believe the proposed home will have a material visual impact from any public vantage point within the city.	
17.104.070.A2	Building, excavating, filling and vegetation disturbance on hillsides which would have a material visual impact visible from a public vantage point entering the City or within the City is minimized. Material, as the term is used herein, shall be construed in light of the magnitude of the negative impact on the objectives of this section.	Conformance YES
Commission Findings	As noted in the analysis for KMC §17.104.070.A2 above, staff does not believe the project will have a material visual impact visible from a public vantage point in the city. The subject property is located at the lower elevation of the Penny Mountain hillside.	
17.104.070.A3	Driveway standards as well as other applicable standards contained in Street Standards Chapter 12.04 are met.	Conformance YES Conditions #8 & #9

Commission Findings	Please see Commission Findings for KMC §17.104.070.A9 for an analysis of the proposed driveway length. The civil drawings on sheet C1.0 and C1.1 specify the proposed driveway improvements. The proposed driveway is 20 feet wide and a slope of 9.7%. The Fire Department requires snowmelt for driveways or portions of driveways with 7-10% slope. The entirety of the driveway is proposed to be snowmelted. The proposed driveway improvements have been reviewed by the City Engineer, Streets Department, and Fire Department and city department comments were transmitted to the applicant. City departments conducted a code compliance review of the MO Design Review submittal and believe the project complies with all requirements. The project requires a Right-of-Way Encroachment Permit approved by City Council for the driveway snowmelt system. Pursuant to recommended condition of approval no. 8 listed in section IV of the staff report, the applicant shall submit the Right-of-Way Encroachment Permit application for review by the City Engineer, Streets Department, and Planning Department at time of building permit. The associated ROW Encroachment Agreement must be reviewed and approved by City Council, signed, and recorded prior to issuance of building permit.	
17.104.070.A4	All development shall have access for fire and other emergency vehicles to within one hundred fifty feet (150') of the furthest exterior wall of any building.	Conformance YES
Commission Findings	Sufficient access is provided for fire and other emergency vehicles to reach within 150 feet of the furthest exterior wall of the building.	
17.104.070.A5	Significant rock outcroppings are not disturbed.	Conformance YES
Commission Findings	As shown on the topographic survey included in the project plans, the subject property does not contain any significant rock outcroppings.	
17.104.070.A6	International Building Code (IBC) and International Fire Code (IFC) and Ketchum Fire Department requirements shall be met.	Conformance YES
Commission Findings	The project must comply with the 2018 International Residential Code, the 2018 International Fire Code, all local amendments specified in Title 15 of Ketchum Municipal Code, and Ketchum Fire Department requirements. All building code and Fire Department requirements will be verified for compliance by the Building and Fire departments prior to building permit issuance.	
17.104.070.A7	Public water and sewer service comply with the requirements of the City.	Conformance YES
Commission Findings	As shown on C1.0 of the project plans and detailed in notes U01 and U02, the project will tap into the existing water main and utilize the existing sewer line tap along Walnut Avenue. The Water and Wastewater departments conducted a code compliance review of the project plans submitted with the final MO Design Review application and believe the project complies with all requirements.	
17.104.070.A8	Drainage is controlled and maintained to not adversely affect other properties.	Conformance YES Conditions #8 & #9
Commission Findings	The Geotechnical Report prepared by Steve Butler, P.E., dated January 6, 2023 ("geotechnical report") identifies that the hillside is comprised of "fractured andesite bedrock up to 5.8 feet below existing grade." The fractured andesite	

	bedrock has low permeability with "an infiltration rate of less than 0.1"/minute." The City Engineer believes the infiltration rate may be less than 0.1''/minute and closer to 0.05''/hour, which was the rate identified uphill to the east of the subject property at 691 N Spruce Avenue. If the infiltration rate is less than 0.1''/minute, then the drywells would need to be resized. Pursuant to KMC §17.96.060.C1, "All stormwater shall be retained on site." The geotechnical reports that "smaller landscape drywells may be slow draining and ineffective" due to the lower permeability of the bedrock and recommends all surface runoff be piped to a large drywell downslope of the structure. The grading and drainage improvements specified on sheet C1.0 of the project plans include a large drywell by the driveway adjacent to the front property line along Walnut Avenue. In case the on-site drywells overflow, the geotechnical report recommends drainage improvements be constructed in the public ROW along Walnut Avenue to capture any excess surface runoff. The proposed drainage improvements in the ROW along Walnut Avenue include the construction of a new concrete valley gutter that ties into the new storm drain system that was a required drainage improvement for the McDermott residence directly south of the subject property. The new storm drain system flows all the way to a drywell on 5th Street. KMC §17.96.060.C3 gives the City Engineer authority to require additional drainage improvements as necessary due to unique site characteristics. As the project proposes stormwater discharge into the ROW, the City Engineer requires that the applicant provide the following information at time of building permit: 1. Infiltration tests at the bottom of drywell locations. 2. Calculations that include offsite drainage contributions, identify drainage basins, and demonstrate that post-development discharge to the ROW does not exceed pre-development discharge using 50% of the measured infiltration rates. 3. Verification that the drywell on 5th Street has the additional capacity for the post-development discharge. The City Engineer flagged that modifications to the existing drywell on 5th Street or an additional drywell may be required. The City Engineer requirements have been added as recommended condition of approval no. 6 listed in section IV of the staff report.	
17.104.070.A9	Cuts and fills allowed for roadways shall be minimized; lengths of driveways allowed shall be minimized; all cuts and fills shall be concealed with landscaping, revegetation and/or natural stone materials. Revegetation on hillsides with a clear zone of thirty feet (30') around all structures is recommended. Said clear zone shall include low combustible irrigated vegetation with appropriate species, on file with the Ketchum planning department.	Conformance YES

	Revegetation outside of this clear zone should be harmonious with the surrounding hillsides.	
Commission Findings	The lot disturbance diagrams on sheet G-020 show that 1,710 square feet of the subject property will remain undisturbed, which is 11% of the subject property area. The construction of the proposed home will disturb most of the natural hillside on the subject property. Most of the proposed hillside disturbance is required for the construction of the home within the excavated slope. As described in the geotechnical report, in addition to managing stormwater runoff and stabilizing the steep slope, retaining walls are required to support the building foundation. Details for the proposed boulder retaining system are provided on sheet C1.0 and L-2.00 of the project plans. Site improvements not associated with the construction of the residence that will disturb the hillside are limited to a small patio at the northeast corner of the subject property and the new driveway. At Preapplication, the Commission recommended the applicant lower the height of the building so that the aerial fire apparatus access could be removed and the home could be moved closer to the front setback at a lower elevation on the subject property. The applicant responded to the Commission's feedback by reducing building height in order to remove the aerial fire apparatus access. Removing the aerial fire apparatus access allowed the home to be moved 6 feet downhill closer to the front setback. The proposed setback from the front property line is 34'-7'', which is 15'-7'' more than the minimum required in the LR Zone. The driveway access follows the existing topography of the site to minimize cuts and fills. The landscape plan proposes a trees, shrubs, grasses and boulders that will conceal the proposed cuts and fills.	
17.104.070.A10	There are not other sites on the parcel more suitable for the proposed development in order to carry out the purposes of this section.	Conformance YES
Commission Findings	Please see analysis for KMC §17.104.070.A9 and KMC §17.104.070.A14. In their response to the MO Design Review standards, the applicant stated, "The location of the proposed residence allows for the building to be tucked into the hillside and step up with the cross slope, resulting in the project not having a material visual impact." The applicant responded to the Commission's feedback by reducing building height in order to remove the aerial fire apparatus access. Removing the aerial fire apparatus access allowed the home to be moved 6 feet downhill closer to the front setback. The proposed setback from the front property line is 34'-7'', which is 15'-7'' more than the minimum required in the LR Zone. Planning staff believes that the modified siting of the home is the most appropriate area of the subject property for the proposed development.	
17.104.070.A11	Access traversing 25% or greater slopes does not have significant impact on drainage, snow and earth slide potential and erosion as it relates to the subject property and to adjacent properties.	Conformance YES
Commission Findings	The majority of the proposed driveway traverses slopes of 25% and greater. The City Engineer reviewed the proposed driveway improvements shown in the final MO Design Review submittal for code compliance and does not believe the access will have a significant impact on drainage, snow or earth slide potential, or erosion as it relates to the subject property and to adjacent properties.	

17.104.070.A12	Utilities shall be underground.	Conformance YES
Commission Findings	The proposed utility improvements are specified on Sheet C1.0 of the project plans are limited to water and sewer improvements. All utilities are proposed to be underground. The project proposes to tap into the existing water main and install a new 2'' water service line. A new 4'' PVC sewer service will be installed to connect to the existing sewer service stub. The project will installed new buried power service. The Utilities Department reviewed the final MO Design Review submittal for conformance with city standards and believes the project complies with all requirements.	
17.104.070.A13	Limits of disturbance shall be established on the plans and protected by fencing on the site for the duration of construction.	Conformance YES
Commission Findings	The proposed limits of disturbance is shown on sheets C1.0, L-0.00, L-1.00, L-2.00, and L-5.00 of the project plans. A construction activity plan that addresses all standards specified in KMC §15.06.030 will be required at time of building permit. KMC §15.06.030.J4 requires that, "Projects in the Mountain Overlay Zoning District or containing slopes greater than 25 percent shall be fenced pursuant to the design review conditions of approval." City departments will conduct a comprehensive review of the proposed construction activity plan during plan review at time of building permit. Per recommended condition no. 4 in section IV of the staff report, "The limits of disturbance shall be established on the construction activity plan submitted at time of building permit and protected by fencing for the duration of construction."	
17.104.070.A14	Excavations, fills and vegetation disturbance on hillsides not associated with the building construction shall be minimized.	Conformance YES
Commission Findings	The lot disturbance diagrams on sheet G-020 show that 1,710 square feet of the subject property will remain undisturbed, which is 11% of the subject property area. The construction of the proposed home will disturb most of the natural hillside on the subject property. Pursuant to KMC §17.104.070.A14, "Excavations, fills and vegetation disturbance on hillsides not associated with the building construction shall be minimized." Most of the proposed hillside disturbance is required for the construction of the home within the excavated slope. As described in the geotechnical report, in addition to managing stormwater runoff and stabilizing the steep slope, retaining walls are required to support the building foundation. Details for the proposed boulder retaining system are provided on sheet C1.0 and L-2.00 of the project plans. Site improvements not associated with the construction of the residence that will disturb the hillside are limited to a small patio at the northeast corner of the subject property and the new driveway. At Preapplication, the Commission recommended the applicant lower the height of the building so that the aerial fire apparatus access could be removed and the home could be moved closer to the front setback at a lower elevation on the subject property. The applicant responded to the Commission's feedback by reducing building height in order to	

	remove the aerial fire apparatus access. Removing the aerial fire apparatus access allowed the home to be moved 6 feet downhill closer to the front setback. The proposed setback from the front property line is 34'-7'', which is 15'-7'' more than the minimum required in the LR Zone.	
17.104.070.A.15	**Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.**	**Conformance** YES
Commission Findings	Ordinance No. 996 adopted in 2006 amended the Mountain Overlay boundaries and designated properties in the Knob Hill neighborhood as a significant landmark. Pursuant to KMC §17.104.030.B, "The area within these boundaries, northeast of the alley bisecting Walnut Avenue and Spruce Avenue consisting of lots 5, 6, 7 and 8, block 94, lots 5, 6, 7 and 8, block 93, lots 5, 6, 7 and 8, block 92, lots 5A, 6A, 7 and 8, block 91, lots 3 and 4, block 97, Ketchum Town Site, and all properties within the Kinderhorn Subdivision, along with the rock outcropping within block 29, Ketchum Town Site, is hereby designated as a significant landmark within the City of Ketchum as denoted in the map, a true and correct copy of which is attached to ordinance 996 as exhibit B and which is incorporated herein by this reference." The subject property is located west of and downhill from the four lots in Block 91 designated as a significant landmark per KMC §17.104.030.B. Staff does not believe the significant landmark uphill of the subject property will be negatively impacted by the proposed development.	
17.104.070.A.16	**Encroachments of below grade structures into required setbacks are subject to subsection 17.128.020.K of this title and shall not conflict with any applicable easements, existing underground structures, sensitive ecological areas, soil stability, drainage, other sections of this Code or other regulating codes such as adopted International Code Council Codes, or other site features concerning health, safety, and welfare.**	**Conformance** YES
Commission Findings	This standard is not applicable as the project does not propose below-grade structures that encroach into required setbacks.	

Findings Regarding Compliance with Design Review Standards

17.96.060.A.1 - Streets	Conformance
The applicant shall be responsible for all costs associated with providing a connection from an existing City street to their development.	N/A
Finding: This standard is not applicable as no new roadways or driveways are proposed with this redevelopment project. The project is accessed from the existing Walnut Avenue public ROW.	

17.96.060.A.2 - Streets	Conformance
All street designs shall be approved by the City Engineer.	N/A
Finding: No new streets or changes to the design of Spruce Avenue are proposed with this project.	

17.96.060.B.1 - Sidewalks	Conformance

All projects under subsection 17.96.010.A of this chapter that qualify as a "substantial improvement" shall install sidewalks as required by the Public Works Department.	N/A
Finding: Ketchum Municipal Code 17.124.140 outlines the zone districts where sidewalks are required when substantial improvements are made, which include the Community Core, all tourist zone districts, and all light industrial districts. The subject property is located within the LR Zone and sidewalks are not required to be installed for the project. This standard is not applicable.	

17.96.060.B.2 - Sidewalks	Conformance
Sidewalk width shall conform to the City's right-of-way standards, however the City Engineer may reduce or increase the sidewalk width and design standard requirements at their discretion.	N/A
Finding: N/A. The subject property is located within the LR Zone and sidewalks are not required to be installed for this project.	

17.96.060.B.3 - Sidewalks	Conformance
Sidewalks may be waived if one of the following criteria is met: *a) The project comprises an addition of less than 250 square feet of conditioned space.* b) *The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.*	N/A
Finding: N/A. The subject property is located within the LR Zone and sidewalks are not required to be installed for this project.	

17.96.060.B.4 - Sidewalks	Conformance
The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.	N/A
Finding: N/A. The subject property is located within the LR Zone and sidewalks are not required to be installed for this project.	

17.96.060.B.5 – Sidewalks	Conformance
New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.	N/A
Finding: N/A. Ketchum Municipal Code 17.124.140 outlines the zone districts where sidewalks are required when substantial improvements are made, which include the CC, all tourist zone districts, and all light industrial districts. The subject property is located in the LR Zone and sidewalks are not required to be installed for this project.	

17.96.060.B.6 - Sidewalks	Conformance
The City may approve and accept voluntary cash contributions in lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be 110 percent of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in lieu contribution shall be paid before the City issues a certificate of occupancy.	N/A
Finding: N/A. The subject property is located within the LR Zone and sidewalks are not required to be installed for this project.	

17.96.060.C.1 - Drainage	Conformance
All stormwater shall be retained on site.	YES Conditions #8 & #9
Finding: Geotechnical Report prepared by Steve Butler, P.E., dated January 6, 2023 ("geotechnical report") identifies that the hillside is comprised of "fractured andesite bedrock up to 5.8 feet below existing grade." The fractured andesite bedrock has low permeability with "an infiltration rate of less than 0.1"/minute." The City Engineer believes the infiltration rate may be less than 0.1''/minute and closer to 0.05''/hour, which was the rate identified uphill to the east of the subject property at 691 N Spruce Avenue. If the infiltration rate is less than 0.1''/minute, then the drywells would need to be resized. Pursuant to KMC §17.96.060.C1, "All stormwater shall be retained on site." The geotechnical reports that "smaller landscape drywells may be slow draining and ineffective" due to the lower permeability of the bedrock and recommends all surface runoff be piped to a large drywell downslope of the structure. The grading and drainage improvements specified on sheet C1.0 of the project plans include a large drywell by the driveway adjacent to the front property line along Walnut Avenue. In case the on-site drywells overflow, the geotechnical report recommends drainage improvements be constructed in the public ROW along Walnut Avenue to capture any excess surface runoff. The proposed drainage improvements in the ROW along Walnut Avenue include the construction of a new concrete valley gutter that ties into the new storm drain system that was a required drainage improvement for the McDermott residence directly south of the subject property. The new storm drain system flows all the way to a drywell on 5th Street. KMC §17.96.060.C3 gives the City Engineer authority to require additional drainage improvements as necessary due to unique site characteristics. As the project proposes stormwater discharge into the ROW, the City Engineer requires that the applicant provide the following information at time of building permit: • Infiltration tests at the bottom of drywell locations.	

- Calculations that include offsite drainage contributions, identify drainage basins, and demonstrate that post-development discharge to the ROW does not exceed pre-development discharge using 50% of the measured infiltration rates.
- Verification that the drywell on 5th Street has the additional capacity for the post-development discharge.

The City Engineer flagged that modifications to the existing drywell on 5th Street or an additional drywell may be required. The City Engineer requirements have been added as recommended condition of approval no. 6 listed in section IV of the staff report.

17.96.060.C.2 - Drainage	Conformance
Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.	YES Conditions #8 & #9
Finding: Drainage improvements are specified on Sheet C1.0 of the project plans. Please see above Commission Findings for KMC §17.96.060.C1.	

17.96.060.C.3 - Drainage	Conformance
The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.	YES Conditions #8 & #9

Finding: KMC §17.96.060.C3 gives the City Engineer authority to require additional drainage improvements as necessary due to unique site characteristics. As the project proposes stormwater discharge into the ROW, the City Engineer requires that the applicant provide the following information at time of building permit:

1. Infiltration tests at the bottom of drywell locations.
2. Calculations that include offsite drainage contributions, identify drainage basins, and demonstrate that post-development discharge to the ROW does not exceed pre-development discharge using 50% of the measured infiltration rates.
3. Verification that the drywell on 5th Street has the additional capacity for the post-development discharge.

The City Engineer flagged that modifications to the existing drywell on 5th Street or an additional drywell may be required. The City Engineer requirements have been added as recommended condition of approval no. 6 listed in section IV of the staff report

17.96.060.C.4 - Drainage	Conformance
Drainage facilities shall be constructed per City standards.	YES Conditions #8 & #9
Finding: Drainage improvements are specified on Sheet C1.0 of the project plans. All drainage improvements shall be constructed to meet city standards. Pursuant to condition #7, the applicant shall submit final civil drawings for all drainage improvements with the building permit application to be verified, reviewed, and approved by the City Engineer and Streets Department.	

17.96.060.D.1 - Utilities	Conformance

All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.	YES
Finding: All project costs associated with the development, including the installation of utilities, are the responsibility of the applicant. The applicant has not made requests for funding to the City for utility improvements. No funds have been provided by the City for the project.	

17.96.060.D.2 - Utilities	Conformance
Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.	YES
Finding: The proposed utility improvements are specified on Sheet C1.0 of the project plans are limited to water and sewer improvements. All utilities are proposed to be underground. The project proposes to tap into the existing water main and install a new 2'' water service line. A new 4'' PVC sewer service will be installed to connect to the existing sewer service stub. The project will installed new buried power service. The Utilities Department reviewed the final MO Design Review submittal for conformance with city standards and believes the project complies with all requirements. Specifications for the landscape screening proposed for the transformer are shown on sheet L-5.00. The applicant has provided written confirmation from Idaho Power Company that the proposed screening complies with all clearance requirements.	

17.96.060.D.3 - Utilities	Conformance
When extension of utilities is necessary all developers will be required to pay for and install two-inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with City of Ketchum standards and at the discretion of the City Engineer.	N/A
Finding: The location of the subject property is already served by fiber optic cable and therefore no conduit is required in this location.	

17.96.060.E.1 – Compatibility of Design	Conformance
The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.	YES
Finding: The design narrative prepared by the applicant states: *The design team has also carefully considered the surrounding neighborhood context while developing the proposed project. The design incorporates a similar mix of materials (natural wood and stone), massing (two-story volumes stepping back and up the hillside), and architectural features (timber columns and overhangs). With the feedback of the planning department, the design team has introduced undulation and relief along the façade, maintained continuity of materials, and created a building character that aligns with both the requirements and the spirit of the Mountain Overlay Design Review District. We believe the proposed project will blend seamlessly into the area and will not have an adverse impact.* Planning staff believes the proposed architectural design, exterior materials, and colors are compatible with the surrounding Knob Hill neighborhood.	

17.96.060.E.2 – Compatibility of Design	Conformance
Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.	YES
Finding: Ordinance No. 996 adopted in 2006 amended the Mountain Overlay boundaries and designated properties in the Knob Hill neighborhood as a significant landmark. Pursuant to KMC §17.104.030.B, "The area within these boundaries, northeast of the alley bisecting Walnut Avenue and Spruce Avenue consisting of lots 5, 6, 7 and 8, block 94, lots 5, 6, 7 and 8, block 93, lots 5, 6, 7 and 8, block 92, lots 5A, 6A, 7 and 8, block 91, lots 3 and 4, block 97, Ketchum Town Site, and all properties within the Kinderhorn Subdivision, along with the rock outcropping within block 29, Ketchum Town Site, is hereby designated as a significant landmark within the City of Ketchum as denoted in the map, a true and correct copy of which is attached to ordinance 996 as exhibit B and which is incorporated herein by this reference." The subject property is located west of and downhill from the four lots in Block 91 designated as a significant landmark per KMC §17.104.030.B. Staff does not believe the significant landmark uphill of the subject property will be negatively impacted by the proposed development.	

17.96.060.E.3 – Compatibility of Design	Conformance
Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.	N/A
Finding: N/A the Knob Hill Residence is a new construction project and a natural hillside that hasn't been previously disturbed.	

17.96.060.F.1 – Architectural	Conformance
Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.	N/A
Finding: N/A. Ketchum Municipal Code 17.124.140 outlines the zone districts where sidewalks are required when substantial improvements are made, which include the Community Core, all tourist zone districts, and all light industrial districts. The subject property is located within the LR Zone and sidewalks are not required to be installed for the project. This standard is not applicable.	

17.96.060.F.2 – Architectural	Conformance
The building character shall be clearly defined by use of architectural features.	YES
Finding: The building character is defined by architectural features, including timber columns and overhangs and natural wood and stone materials. The design modulates the building mass by stepping two-story volumes up the hillside. The propose design provides visual relief and maintains a continuity of materials across all facades.	

17.96.060.F.3 – Architectural	Conformance
There shall be continuity of materials, colors and signing within the project.	YES

Finding: The project uses timber, stone, and glass on all facades of the building. Each of the proposed exterior materials indicated on sheet G-021 of the project plans has a unique texture that helps animate the façade.

17.96.060.F.4 – Architectural	Conformance
Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.	YES
Finding: No accessory structures are proposed. Landscaping within the project provides a variety of shrubs and trees as well as low lying grasses and sagebrush to blend in with the natural hillside.	

17.96.060.F.5 – Architectural	Conformance
Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.	YES
Finding: The design incorporates variation in architectural features and materials across all facades. The elevations show that the building walls provide visual relief through exterior material differentiation, tucking the building mass into the hillside, and stepping the third floor up the hillside to reduce the appearance of bulk and flatness.	

17.96.060.F.6 – Architectural	Conformance
Building(s) shall orient toward their primary street frontage.	YES
Finding: The project orients towards its primary street frontage along Walnut Avenue.	

17.96.060.F.7 – Architectural	Conformance
Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.	YES
Finding: No satellite receivers are proposed for the project. The garbage storage area is located within the attached garage. The location of the garbage storage area is shown on sheet A-102 of the project plans.	

17.96.060.F.8 – Architectural	Conformance
Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.	YES
Finding: The roof plan provided on Sheet A105 shows that roof drains will be that connect to drywells. The entrance to the home is covered by the second floor.	

17.96.060.G.1 – Circulation Design	Conformance
Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.	N/A

Finding: N/A. This redevelopment project is located within the Knob Hill area, an existing low-density residential neighborhood. The site is not contiguous to existing pedestrian, equestrian, or bicycle easements or pathways.

17.96.060.G.2 – Circulation Design	Conformance
Awnings extending over public sidewalks shall extend five feet or more across the public sidewalk but shall not extend within two feet of parking or travel lanes within the right-of-way.	N/A
Finding: N/A. Ketchum Municipal Code 17.124.140 outlines the zone districts where sidewalks are required when substantial improvements are made, which include the CC, all tourist zone districts, and all light industrial districts. The subject property is located in the LR Zone and sidewalks are not required to be installed for this project.	

17.96.060.G.3 – Circulation Design	Conformance
Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.	YES
Finding: The proposed driveway improvements have been reviewed by the City Engineer, Streets Department, and Fire Department. The driveway improvements comply with all applicable standards for private driveway specified in Ketchum Municipal Code §12.03.030.L.	

17.96.060.G.4 – Circulation Design	Conformance
Curb cuts and driveway entrances shall be no closer than 20 feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right-of-way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.	YES
Finding: The proposed driveway is located over 200 feet away from the nearest intersection of Walnut Avenue and 6th Street.	

17.96.060.G.5 – Circulation Design	Conformance
Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.	YES
Finding: Unobstructed access for emergency vehicles, snowplow, and garbage trucks is provided along Walnut Avenue.	

17.96.060.H.1 – Snow Storage	Conformance
Snow storage areas shall not be less than 30 percent of the improved parking and pedestrian circulation areas.	N/A

Finding: All improved parking and pedestrian circulation areas on the subject property are heated, which is permitted as an alternative to providing on-site snow storage areas by Ketchum Municipal Code §17.96.060.H4. The civil drawings on sheet C1.0 and C1.1 specify the proposed driveway improvements. The proposed driveway is 20 feet wide and a slope of 9.7%. The Fire Department requires snowmelt for driveways or portions of driveways with 7-10% slope. The entirety of the driveway is proposed to be snowmelted. The proposed driveway improvements have been reviewed by the City Engineer, Streets Department, and Fire Department and city department comments were transmitted to the applicant. City departments conducted a code compliance review of the MO Design Review submittal and believe the project complies with all requirements.

17.96.060.H.2 – Snow Storage	Conformance
Snow storage areas shall be provided on site.	N/A
Finding: The applicant has proposed to snowmelt all parking and pedestrian circulation areas, which is permitted as an alternative to providing on-site snow storage area by Ketchum Municipal Code §17.96.060.H4.	

17.96.060.H.3 – Snow Storage	Conformance
A designated snow storage area shall not have any dimension less than five feet and shall be a minimum of 25 square feet.	N/A
Finding: N/A as no snow storage areas have been provided on-site. The applicant has proposed snowmelt in lieu of providing any snow storage areas on site.	

17.96.060.H.4 – Snow Storage	Conformance
In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed.	YES Conditions #8 & #9
Finding: The civil drawings on sheet C1.0 and C1.1 specify the proposed driveway improvements. The proposed driveway is 20 feet wide and a slope of 9.7%. The Fire Department requires snowmelt for driveways or portions of driveways with 7-10% slope. The entirety of the driveway is proposed to be snowmelted. The proposed driveway improvements have been reviewed by the City Engineer, Streets Department, and Fire Department and city department comments were transmitted to the applicant. City departments conducted a code compliance review of the MO Design Review submittal and believe the project complies with all requirements. The project requires a Right-of-Way Encroachment Permit approved by City Council for the driveway snowmelt system. Pursuant to recommended condition of approval no. 8 listed in section IV of the staff report, the applicant shall submit the Right-of-Way Encroachment Permit application for review by the City Engineer, Streets Department, and Planning Department at time of building permit. The associated ROW Encroachment Agreement must be reviewed and approved by City Council, signed, and recorded prior to issuance of building permit.	

17.96.060.I.1 – Landscaping	Conformance
Landscaping is required for all projects.	YES
Finding: Landscaping has been provided for the project as indicated on sheet L-5.00 of the project plans.	

17.96.060.I.2 – Landscaping	Conformance
Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.	YES
Finding: The landscape plan proposes a variety of trees, shrubs, grasses, and boulders that will conceal any proposed cuts and fills and blend the proposed project into the native hillside landscape.	

17.96.060.I.3 – Landscaping	Conformance
All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.	YES
Finding: The landscape plan proposes drought-tolerant and native materials.	

17.96.060.I.4 – Landscaping	Conformance
Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.	YES
Finding: The subject property is surrounded by compatible low-density residential uses within the Knob Hill neighborhood. The proposed landscaping will soften the hard edges of the mountain-modern home and restore the surrounding hillside.	

17.96.060.J.1 – Public Amenities	Conformance
Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.	N/A
Finding: N/A sidewalks are not required.	

17.96.060.K.1 – Underground Encroachments	Conformance
Encroachments of below grade structures into required setbacks are subject to subsection 17.128.020.K of this title and shall not conflict with any applicable easements, existing underground structures, sensitive ecological areas, soil stability, drainage, other sections of this Code or other regulating codes such as adopted International Code Council Codes, or other site features concerning health, safety, and welfare.	N/A

Finding: N/A

17.96.060.K.2 – Underground Encroachments	Conformance
No below grade structure shall be permitted to encroach into the riparian setback.	N/A
Finding: N/A	

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code and pursuant to Chapters 3, 9 and 13 of Title 50 Idaho Code to enact the ordinances and regulations, which ordinances are codified in the Ketchum Municipal Code ("KMC") and are identified in the Findings of Fact and which are herein restated as Conclusions of Law by this reference and which City Ordinances govern the applicant's Mountain Overlay Design Review application for the development and use of the project site.

2. The Commission has authority to hear the applicant's Mountain Overlay Design Review Application pursuant to Chapters 17.104 and 17.96 of Ketchum Municipal Code Title 17.

3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Ketchum Municipal Code §17.96.080.

4. The Design Review application is governed under Ketchum Municipal Code Chapters 17.104, 17.96, 17.124, 17.08, 17.12, 17.18, and 17.128.

5. The Knob Hill Residence Mountain Overlay Design Review Application File No. P25-016 meets all applicable standards specified in Title 17 of Ketchum Municipal Code.

DECISION

THEREFORE, the Ketchum Planning and Zoning Commission **approves** this Mountain Overlay Design Review Application File No. P25-016 this Tuesday, September 23, 2025 subject to the following conditions of approval.

CONDITIONS OF APPROVAL

1. This MO Design Review approval is based on the plans dated June 13, 2025 and information presented and approved by the Planning and Zoning Commission on August 18 and September 9, 2025 included as Exhibit A. The building permit plans must conform to the approved MO Design Review plans unless otherwise approved in writing by the Planning and Zoning

Commission or Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to removal.

2. The applicant shall submit a final MO Design Review drawing set that revises all plan sheets to reflect the updates presented by the applicant during the September 9, 2025 Planning and Zoning Commission Meeting.
3. This MO Design Review approval is subject to Lot Consolidation Subdivision Preliminary Plat Application File No. P25-016A and associated Waiver Requests.
4. The applicant shall submit specifications for the glass film that will be applied to the glazing to reduce the light transmittance of the glazing for review and approval by Planning staff at time of building permit. The glass film application on the glazed surfaces shall be inspected and approved by Planning staff prior to issuance of a Certificate of Occupancy for the project.
5. The applicant shall install internal shades on the skylights to mitigate light trespass of the glazing. The internal shades shall be specified on the project plans set submitted with the building permit application for review and approval by the Planning Department.
6. The limits of disturbance shall be established on the construction activity plan submitted at time of building permit and protected by fencing for the duration of construction. The limits of disturbance shall not exceed the disturbed area shown on the lot disturbance diagram on sheet G-020. No construction activity is permitted to encroach within the 1,698-square-foot undisturbed hillside area on the subject property as shown on sheet G-020.
7. The applicant shall submit written confirmation from a geotechnical engineer licensed in the State of Idaho verifying that drilling/blasting is not required for excavation/construction at time of building permit. If the geotechnical engineer determines that drilling/blasting is required, the applicant shall submit a detailed plan and schedule for the drilling/blasting as part of the construction activity plan. This plan must minimize impacts on the surrounding neighborhood to the greatest extent practicable.
8. The applicant shall submit the following information at time of building permit for review and approval by the City Engineer:
    a. Infiltration tests at the bottom of drywell locations.
    b. Calculations that include offsite drainage contributions, identify drainage basins, and demonstrate that post-development discharge to the ROW does not exceed pre-development discharge using 50% of the measured infiltration rates.
    c. Verification that the drywell on 5th Street has additional capacity for the post-development discharge. Modifications to the existing drywell on 5th Street or an additional drywell may be required.
9. The applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all right-of-way improvements, including drainage facilities, for final review and approval by the City Engineer at time of building permit.
10. The project requires a Right-of-Way Encroachment Permit approved by City Council for the driveway snowmelt system. The applicant shall submit the Right-of-Way Encroachment Permit application for review by the City Engineer, Streets Department, and Planning Department at time of building permit. The associated ROW Encroachment Agreement must be reviewed and approved by City Council, signed, and recorded prior to issuance of building permit.
11. The term of Design Review approval shall be twelve (12) months from the date that the Findings of Fact, Conclusions of Law, and Decision are adopted by the Planning and Zoning Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations (KMC §17.96.090). Any extension shall comply with KMC §17.96.090.

12. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.

Findings of Fact **adopted** this 23rd day of September 2025.

Neil Morrow, Chair
City of Ketchum
Planning and Zoning Commission

Exhibit A

Knob Hill Residence
MO Design Review Submittal:
Project Plan Set

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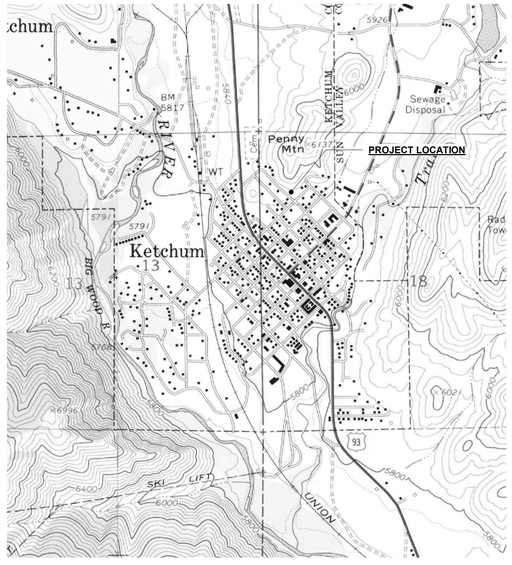
KNOB HILL RESIDENCE

MODR APPLICATION / 09.17.2025



3 NTS **VICINITY MAP**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DRAWINGS, CALCULATIONS, GOVERNMENTAL AGENCY APPROVALS AND FEES TO COMPLETE THIS WORK. CONTRACTOR/SUBCONTRACTORS SHALL SUBMIT MECHANICAL, ELECTRICAL, COMMUNICATIONS AND PLUMBING DRAWINGS TO RO ROCKETT DESIGN FOR PREVIEW OF DEVICE TYPES, LOCATIONS AND QUANTITIES, HVAC ZONING/THERMOSTAT LOCATIONS, ETC. PRIOR TO SUBMITTING FOR PERMIT AND CONSTRUCTION.
2. THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE ALL WORK DESCRIBED HEREIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ATTENTION OF THE ARCHITECT ANY CONDITIONS WHICH WILL NOT PERMIT CONSTRUCTION ACCORDING TO THE INTENTIONS OF THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE DETAILS AND/OR DIRECTIONS REGARDING DESIGN INTENT WHERE IT IS ALTERED BY EXISTING CONDITIONS OR WHERE NEGLECTED IN THE DOCUMENTS.
3. ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED, OR CALLED OUT BY TRADE NAME, IN THESE DOCUMENTS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL SUBMIT SAMPLES WHEN REQUIRED BY THE ARCHITECT, AND ALL SUCH SAMPLES SHALL BE REVIEWED BY THE ARCHITECT BEFORE THE WORK IS PERFORMED. WORK MUST CONFORM TO THE REVIEWED SAMPLES. ANY WORK WHICH DOES NOT CONFORM SHALL BE REMOVED AND REPLACE WITH WORK WHICH CONFORMS AT THE CONTRACTOR'S EXPENSE. SUBCONTRACTORS SHALL SUBMIT REQUESTS AND SAMPLES FOR REVIEW THROUGH THE GENERAL CONTRACTOR WHEN WORK IS LET THROUGH HIM OR HER. REQUIRED VERIFICATIONS AND SUBMITTALS TO BE MADE IN ADEQUATE TIME AS NOT TO DELAY WORK IN PROGRESS.
4. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR HIS OR HER REVIEW WHERE CALLED FOR ANYWHERE IN THESE DOCUMENTS. REVIEW SHALL BE MADE BY THE ARCHITECT BEFORE WORK IS BEGUN, AND WORK SHALL CONFORM TO THE REVIEWED SHOP DRAWINGS, SUBJECT TO REPLACEMENT AS REQUIRED IN PARAGRAPH "E" ABOVE.
5. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONAL DISCREPANCIES WITH THE ARCHITECT.
6. CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS, AND WALLS WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.
7. CONTRACTOR WILL ASSUME RESPONSIBILITY OF ITEMS REQUIRING COORDINATION AND RESOLUTION DURING THE BIDDING PROCESS.
8. BUILDING TO BE FULLY SPRINKLERED PER NFPA 13D. CONTRACTOR TO PROVIDE FIRE SPRINKLER SYSTEM DESIGN AND SHOP DRAWINGS TO COMFORM TO THESE STANDARDS.
9. USGS ELEVATION 5,915'-7" IS EQUIVALENT TO +100'-0" AS NOTED IN ALL ARCHITECTURAL & CONSULTANT DRAWINGS, U.N.O.

2 NTS **PROJECT NOTES**

DESCRIPTION
NEW SINGLE FAMILY RESIDENCE ON AN UNIMPROVED SITE

PROJECT ADDRESS
LOT 3&4, BLOCK 91

LEGAL DESCRIPTION
KETCHUM LOT 3 BLOCK 91, PARCEL NUMBER: RPK00000910030 &
KETCHUM LOT 4 BLOCK 91, PARCEL NUMBER: RPK0000091004A
CITY OF KETCHUM, BLAIN COUNTY, IDAHO, 83340

CURRENT CODE
2018 INTERNATIONAL BUILDING CODE*
2018 INTERNATIONAL RESIDENTIAL CODE*
2018 INTERNATIONAL ENERGY CONSERVATION CODE*
2018 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS*
2018 INTERNATIONAL SWIMMING POOL AND SPA CODE
2018 INTERNATIONAL EXISTING BUILDING CODE
2018 INTERNATIONAL PROPERTY MAINTENANCE CODE

TITLE 15 KETCHUM MUNICIPAL CODE
NATIONAL GREEN BUILDING STANDARD [SILVER CERTIFICATION]
APPENDIX M OF THE IBC AS AMENDED BY THE CITY OF KETCHUM
ALL APPLICABLE COUNTY ORDINANCES

*AS AMENDED BY THE IDAHO BUILDING CODE BOARD AND INCLUDING NOTED APPENDICES.

PROJECT INFORMATION
PARCEL IDENTIFICATION #: RPK00000910030 & RPK0000091004A
LOT AREA: LOT 3=8,262SF(.19AC). LOT 4=8,261SF(.19AC), COMBINED=16,523SF(.38AC)
ZONING DISTRICT: LR
OVERLAY DISTRICT:MOUNTAIN
TYPE OF CONSTRUCTION: NEW, TYPE V
ANTICIPATED USE: SINGLE FAMILY RESIDENTIAL
NO. RESIDENTIAL UNITS: 1

REQUIRED SETBACKS
FRONT YARD: 15'-0", 34'-7" PROPOSED
REAR YARD: 5'-0", 20'-2" PROPOSED
SIDE YARD: 10'-0", 20'-0" PROPOSED

MAXIMUM BUILDING HEIGHT
35'-0"(PROPERTIES WHICH STEP UP OR DOWN HILLSIDES MAY EXTEND 5FT ABOVE THE MAX HEIGHT.)
33'-6" PROPOSED(38'-6" OVERALL STEPPING UP HILLSIDE)

MAXIMUM BUILDING COVERAGE
35%, 28% PROPOSED (4,578SF / 16,523SF)

OFF-STREET PARKING
PARKING SPACES PROVIDED: 2 (9' X 18' PER STALL)
CURB CUT: 35% MAXIMUM, 18% PROPOSED(20'-0" DRIVEWAY/110'-0" FRONTAGE)

1 NTS **PROJECT DATA**

KNOB HILL RESIDENCE

OWNER:
KNOB HILL PROPERTIES, LLC
P.O. BOX 14001-174
KETCHUM, ID 83340

PROJECT ARCHITECT:
RO | ROCKETT DESIGN
1306 BRIDGEWAY, FLOOR 2
SAUSALITO, CA 94965
TEL: 415.289.0830

SURVEYOR:
GALENA-BENCHMARK ENGINEERING
P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, ID 83340
TEL: 208.726.9512

GEOTECHNICAL ENGINEER:
BUTLER ASSOCIATES, INC.
P.O. BOX 1034
KETCHUM, ID 83340
TEL: 208.720.6432

CIVIL ENGINEER:
GALENA-BENCHMARK ENGINEERING
P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, ID 83340
TEL: 208.726.9512

LANDSCAPE ARCHITECT:
FIELD STUDIO
722 N ROUSE AVE
BOZEMAN, MT 59715
TEL: 406.551.2098

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SEAL:

NO	DATE	ISSUE
4	09.17.25	MODR APPLICATION
2	06.13.25	MODR APPLICATION
1	01.15.25	MODR PRE-APPLICATION

PROJECT:
KNOB HILL RESIDENCE
LOT 3 & 4, BLOCK 91

PROJECT NUMBER
2204

DRAWING TITLE:
COVER SHEET

DRAWING NUMBER:
G-000

NOT FOR CONSTRUCTION

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LEGEND

ISSUED ●
REVISED/ REISSUED ◒
OMITTED ○

		MODR PRE-APPLICATION / 01.15.25	MODR APPLICATION / 06.13.25	MODR APPLICATION / 09.09.25	MODR APPLICATION / 09.17.25
1-GENERAL					
G-000	COVER SHEET	●	◒		◒
G-001	SHEET INDEX	●	◒		◒
G-010	FAR & LOT COVERAGE SUMMARY	●	◒		◒
G-011	BUILDING HEIGHT	●	◒	◒	◒
G-012	AVERAGE GRADE PLANE DIAGRAM		●		◒
G-020	LOT DISTURBANCE DIAGRAMS	●	◒	◒	◒
G-021	MATERIAL PALETTE	●	◒		◒
G-022	RENDERED PERSPECTIVES	●	◒	◒	◒
G-023	RENDERED ELEVATIONS	●	◒	◒	◒
G-024	RENDERED ELEVATIONS	●	◒	◒	◒
G-025	PHOTOGRAPHY EXHIBITS	●	◒		◒
2-SURVEY					
1 OF 1	TOPOGRAPHIC SURVEY	●	◒		◒
1 OF 1.	SLOPE EXHIBIT WORKSHEET	●	○		
3-CIVIL					
C-1.0	GRADING, DRAINAGE & UTILITY PLAN	●	◒		◒
C-1.1	DETAIL SHEET	●	◒		◒
EXH	DRIVEWAY EXHIBIT	●	◒		◒
4-LANDSCAPE					
L-0.00	OVERALL SITE PLAN	●	◒	◒	◒
L-1.00	LAYOUT AND MATERIALS PLAN	●	◒		◒
L-2.00	GRADING AND DRAINAGE PLAN	●	◒		◒
L-5.00	PLANTING PLAN	●	◒		◒
5-ARCHITECTURAL					
A-100	SITE PLAN	●	◒	◒	◒
A-101	SITE PLAN / EXTERIOR LIGHTING & POWER		●		◒
A-102	REFERENCE PLAN / LEVEL 01	●	◒	◒	◒
A-103	REFERENCE PLAN / LEVEL 02	●	◒	◒	◒
A-104	REFERENCE PLAN / LEVEL 03	●	◒	◒	◒
A-105	REFERENCE PLAN / ROOF	●	◒	◒	◒
9-ELECTRICAL					
E-108	PHOTOMETRIC PLAN		●		◒
E-109	PHOTOMETRIC CUTSHEETS		●		◒
E-110	PHOTOMETRIC CUTSHEETS		●		◒

KNOB HILL RESIDENCE

OWNER:

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RO | ROCKETT DESIGN
1306 BRIDGEWAY, FLOOR 2
SAUSALITO, CA 94965
TEL: 415.289.0830

SURVEYOR:

GALENA-BENCHMARK ENGINEERING
P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, ID 83340
TEL: 208.726.9512

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KETCHUM, ID 83340
TEL: 208.720.6432

CIVIL ENGINEER:

GALENA-BENCHMARK ENGINEERING
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BOZEMAN, MT 59715
TEL: 406.551.2098

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SEAL:

NO	DATE	ISSUE
4	09.17.25	MODR APPLICATION
2	06.13.25	MODR APPLICATION
1	01.15.25	MODR PRE-APPLICATION

PROJECT:

KNOB HILL RESIDENCE

LOT 3 & 4, BLOCK 91

PROJECT NUMBER

2204

DRAWING TITLE:

SHEET INDEX

DRAWING NUMBER:

G-001

NOT FOR CONSTRUCTION

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1 | 1/16" = 1'-0" | **LOT COVERAGE**

PROPOSED LOT COVERAGE CALCULATIONS

LOT AREA(PER SURVEY):	0.38 ACRES(16,523 SF)	
PERMISSIBLE BUILDING COVERAGE(35% OF LOT AREA):	0.13 ACRES(5,783 SF)	
BUILDING COVERAGE	**4578 SF**	**COMPLIES**
	(28% COVERAGE)	

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1306 BRIDGEWAY, FLOOR 2
SAUSALITO, CA 94965
TEL: 415.289.0830

SURVEYOR:

GALENA-BENCHMARK ENGINEERING
P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, ID 83340
TEL: 208.726.9512

GEOTECHNICAL ENGINEER:

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KETCHUM, ID 83340
TEL: 208.720.6432

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P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, ID 83340
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SEAL:

NO	DATE	ISSUE
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1	01.15.25	MODR PRE-APPLICATION

PROJECT:

KNOB HILL RESIDENCE

LOT 3 & 4, BLOCK 91

PROJECT NUMBER
2204

DRAWING TITLE:

FAR & LOT COVERAGE SUMMARY

DRAWING NUMBER:

G-010

NOT FOR CONSTRUCTION

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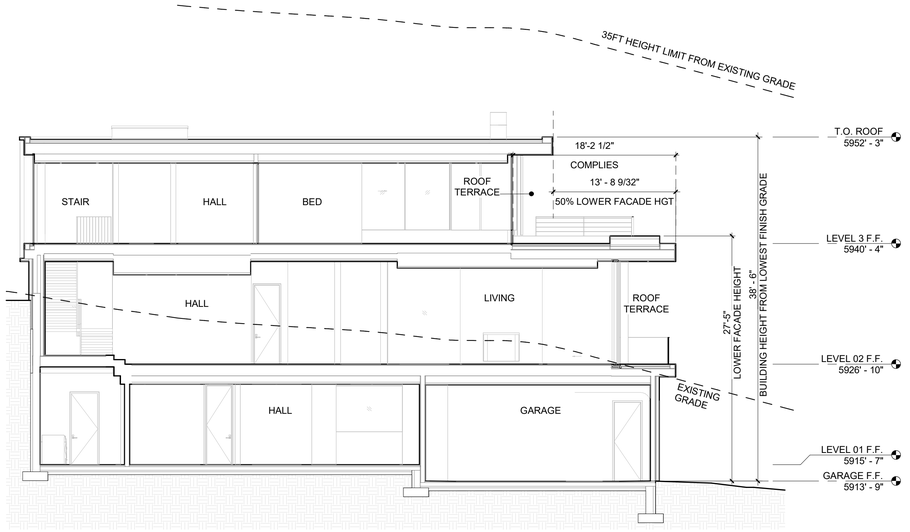
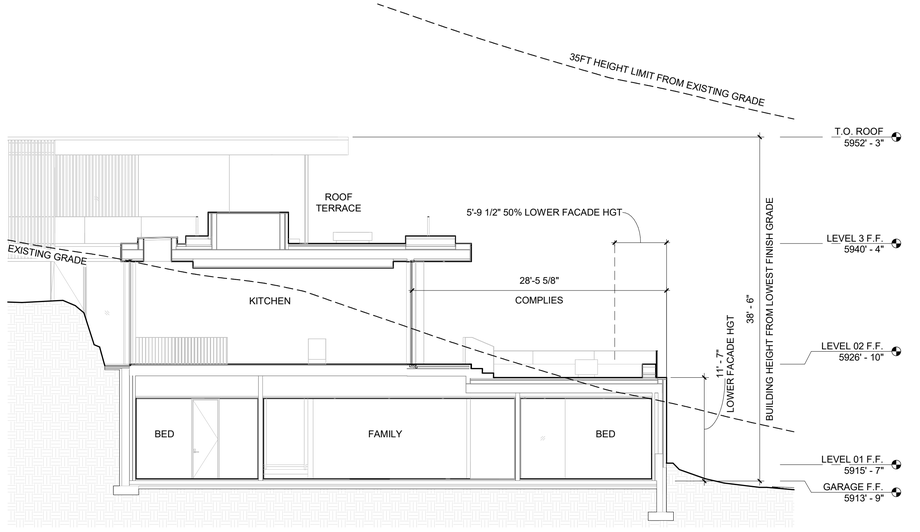
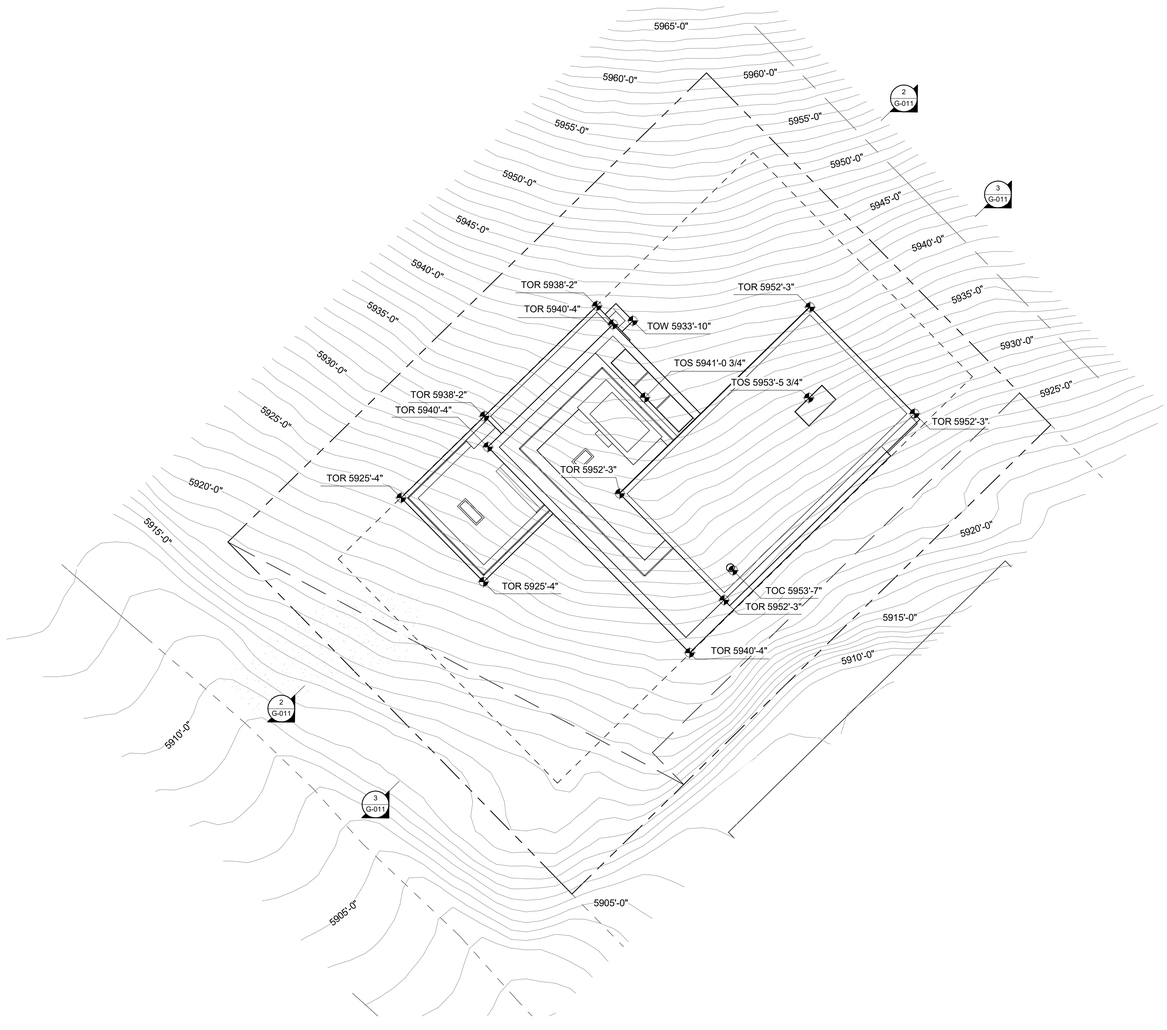


3 | 1/8" = 1'-0" | **BUILDING HEIGHT SECTION**



2 | 1/8" = 1'-0" | **BUILDING HEIGHT SECTION**



1 | 1/16" = 1'-0" | **ROOF PLAN / BUILDING HEIGHT**

SURVEY HEIGHT

EXISTING GRADE	XXXX'-X"
TOR	TOP OF ROOF
TOC	TOP OF CHIMNEY
TOS	TOP OF SKYLIGHT
TOW	TOP OF WALL

MAXIMUM BUILDING HEIGHT :

THE GREATEST VERTICAL DISTANCE MEASURED AT ANY POINT FROM THE ROOF TO NATURAL, EXISTING, OR FINISHED GRADE, WHICHEVER IS LOWEST. THE MAXIMUM VERTICAL DISTANCE FROM THE LOWEST EXPOSED FINISHED FLOOR TO THE HIGHEST POINT OF THE ROOF (REGARDLESS OF VERTICAL ALIGNMENT) SHALL BE NO MORE THAN FIVE FEET GREATER THAN THE MAXIMUM HEIGHT PERMITTED IN THE ZONING DISTRICT (SEE ILLUSTRATION B ON FILE IN THE OFFICE OF THE CITY CLERK). NO FACADE SHALL BE GREATER THAN THE MAXIMUM HEIGHT PERMITTED IN THE ZONING DISTRICT. (SEE DEFINITION OF "FACADE" IN THIS SECTION AND ILLUSTRATION B ON FILE IN THE OFFICE OF THE CITY CLERK.) FACADES WHICH STEP UP OR DOWN HILLSIDES SHALL BE SET BACK FROM THE LOWER FACADE A MINIMUM OF 50 PERCENT OF THE HEIGHT OF THE LOWER FACADE; EXCEPT, THAT ROOF OVERHANGS MAY EXTEND UP TO THREE FEET INTO THIS AREA (SEE ILLUSTRATION B ON FILE IN THE OFFICE OF THE CITY CLERK). THIS BUILDING HEIGHT PROVISION SHALL APPLY TO PARAPETS, BOSTON ROOFS AND ANY OTHER PORTION OF A BUILDING ROOF, BUT SHALL NOT APPLY TO FLAGPOLES, LIGHTNING RODS, WEATHER VANES, ANTENNAS OR CHIMNEYS.

BUILDING HEIGHT NOTES:

1. SEE LANDSCAPE DRAWINGS FOR EXISTING & NEW TREE LOCATIONS.
2. SEE CIVIL DRAWINGS FOR DRIVEWAY LAYOUT, PROFILE & SITE DRAINAGE INFORMATION.
3. SEE A-100 FOR ARCHITECTURAL SITE PLAN.
4. ALL ROOFING TO BE A CLASS 'A' NON-COMBUSTIBLE FLAT ROOF ASSEMBLY.
5. BUILDING ELEVATION 100'-0" = +5,915'-7" USGS.
6. ALL TOP OF ROOF ELEVATIONS LOCATE THE HIGHEST POINT OF THE ROOF STRUCTURE, WITH ROOF ASSEMBLY SLOPING INWARDS TOWARDS INTERNAL ROOF DRAINS, WITH THE EXCEPTION OF THE T.O. SKYLIGHTS AS NOTED.

KNOB HILL RESIDENCE

OWNER:

KNOB HILL PROPERTIES, LLC
P.O. BOX 14001-174
KETCHUM, ID 83340

PROJECT ARCHITECT:

RO | ROCKETT DESIGN
1306 BRIDGEWAY, FLOOR 2
SAUSALITO, CA 94965
TEL: 415.289.0830

SURVEYOR:

GALENA-BENCHMARK ENGINEERING
P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, ID 83340
TEL: 208.726.9512

GEOTECHNICAL ENGINEER:

BUTLER ASSOCIATES, INC.
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KETCHUM, ID 83340
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BOZEMAN, MT 59715
TEL: 406.551.2098

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SEAL:

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4	09.17.25	MODR APPLICATION
3	09.09.25	MODR APPLICATION
2	06.13.25	MODR APPLICATION
1	01.15.25	MODR PRE-APPLICATION

PROJECT:

KNOB HILL RESIDENCE

LOT 3 & 4, BLOCK 91

PROJECT NUMBER

2204

DRAWING TITLE:

BUILDING HEIGHT

DRAWING NUMBER:

G-011

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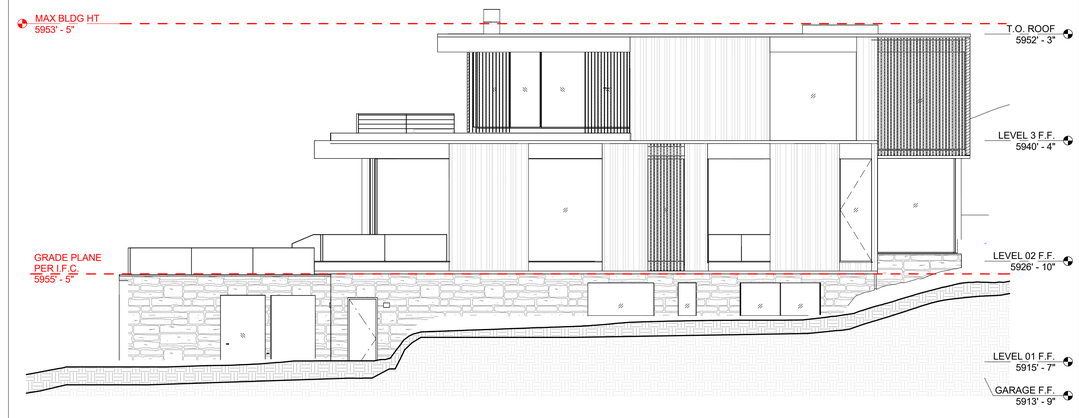
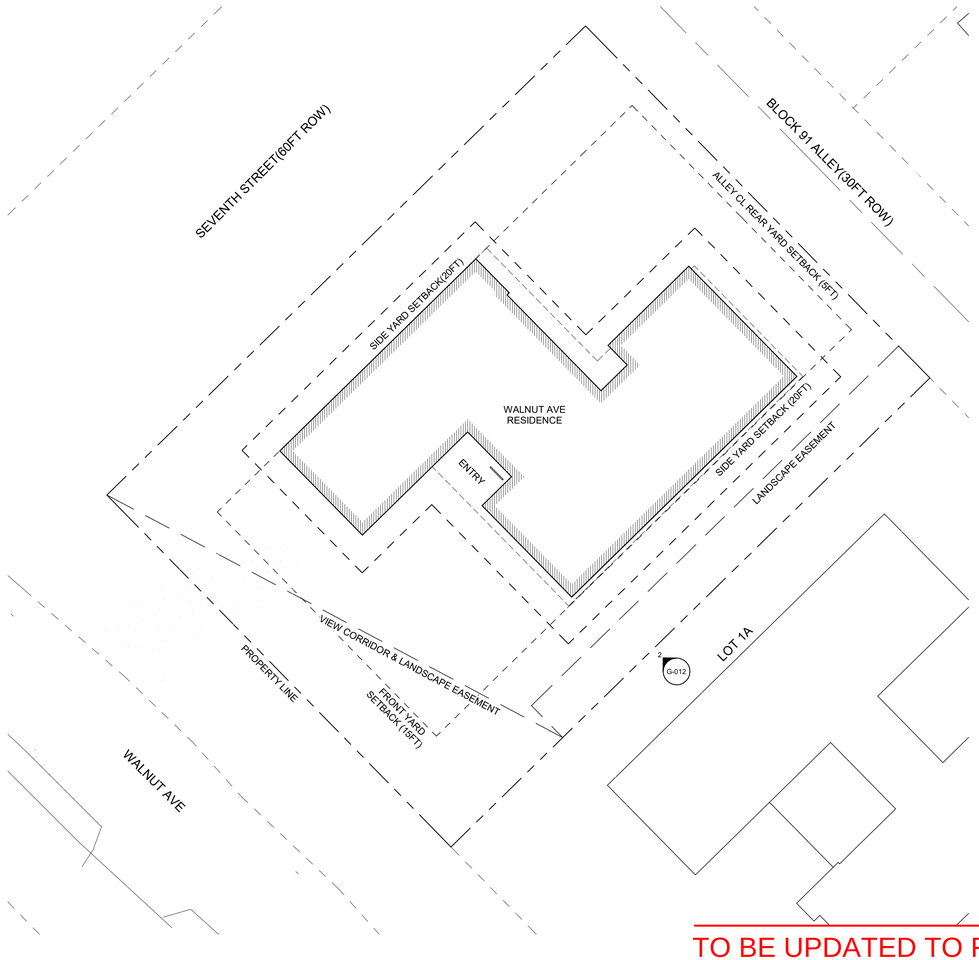


2 | 1/8" = 1'-0" | **GRADE PLANE ELEVATION / EAST**



INTERNATIONAL FIRE CODE (IFC) 2018
CHAPTER 2: DEFINITIONS

GRADE PLANE: A REFERENCE PLANE REPRESENTING THE AVERAGE OF FINISHED GROUND LEVEL ADJOINING THE BUILDING AT EXTERIOR WALLS. WHERE THE FINISHED GROUND LEVEL SLOPES AWAY FROM THE EXTERIOR WALLS, THE REFERENCE PLANE SHALL BE ESTABLISHED BY THE LOWEST POINT WITHIN THE AREA BETWEEN THE LOT LINE, OR WHERE THE LOT LINE IS MORE THAN 6' FROM THE BUILDING, BETWEEN THE BUILDING AND A POINT 6 FEET FROM THE BUILDING.

INTERNATIONAL FIRE CODE (IFC) 2018
SECTION D105
AERIAL FIRE APPARATUS ACCESS ROADS

D105.1 WHERE REQUIRED

WHERE THE VERTICAL DISTANCE BETWEEN THE GRADE PLANE AND THE HIGHEST ROOF SURFACE EXCEEDS 30 FEET (9144 MM), APPROVED AERIAL FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED. FOR PURPOSES OF THIS SECTION, THE HIGHEST ROOF SURFACE SHALL BE DETERMINED BY MEASUREMENT TO THE EAVE OF A PITCHED ROOF, THE INTERSECTION OF THE ROOF TO THE EXTERIOR WALL, OR THE TOP OF PARAPET WALLS, WHICHEVER IS GREATER.

MAIN HOUSE GRADE PLANE ELEVATION:

5917' - 6"
+ 5934' - 0"
+ 5942' - 10"
+ 5929' - 6"
+ 5941' - 2"
+ 5924' - 10"
+ 5919' - 4"
+ 5915' - 2"
+ 5915' - 8"
+ 5914' - 4"

/ 10

= 5,925' 5"

+ 30'

MAX BLDG HEIGHT = 5,955' 5"

*TO AVOID AERIAL APPARATUS

TO BE UPDATED TO REFLECT FLOOR PLANS AND ELEVATIONS

1 | 1/16" = 1'-0" | **GRADE PLANE CALCULATION**

KNOB HILL RESIDENCE

OWNER:

KNOB HILL PROPERTIES, LLC
P.O. BOX 14001-174
KETCHUM, ID 83340

PROJECT ARCHITECT:

RO | ROCKETT DESIGN
1306 BRIDGEWAY, FLOOR 2
SAUSALITO, CA 94965
TEL: 415.289.0830

SURVEYOR:

GALENA-BENCHMARK ENGINEERING
P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, ID 83340
TEL: 208.726.9512

GEOTECHNICAL ENGINEER:

BUTLER ASSOCIATES, INC.
P.O. BOX 1034
KETCHUM, ID 83340
TEL: 208.720.6432

CIVIL ENGINEER:

GALENA-BENCHMARK ENGINEERING
P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, ID 83340
TEL: 208.726.9512

LANDSCAPE ARCHITECT:

FIELD STUDIO
722 N ROUSE AVE
BOZEMAN, MT 59715
TEL: 406.551.2098

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SEAL:

NO	DATE	ISSUE
4	09.17.25	MODR APPLICATION
2	06.13.25	MODR APPLICATION

PROJECT:
KNOB HILL RESIDENCE
LOT 3 & 4, BLOCK 91

PROJECT NUMBER
2204

DRAWING TITLE:
AVERAGE GRADE PLANE DIAGRAM

DRAWING NUMBER:
G-012

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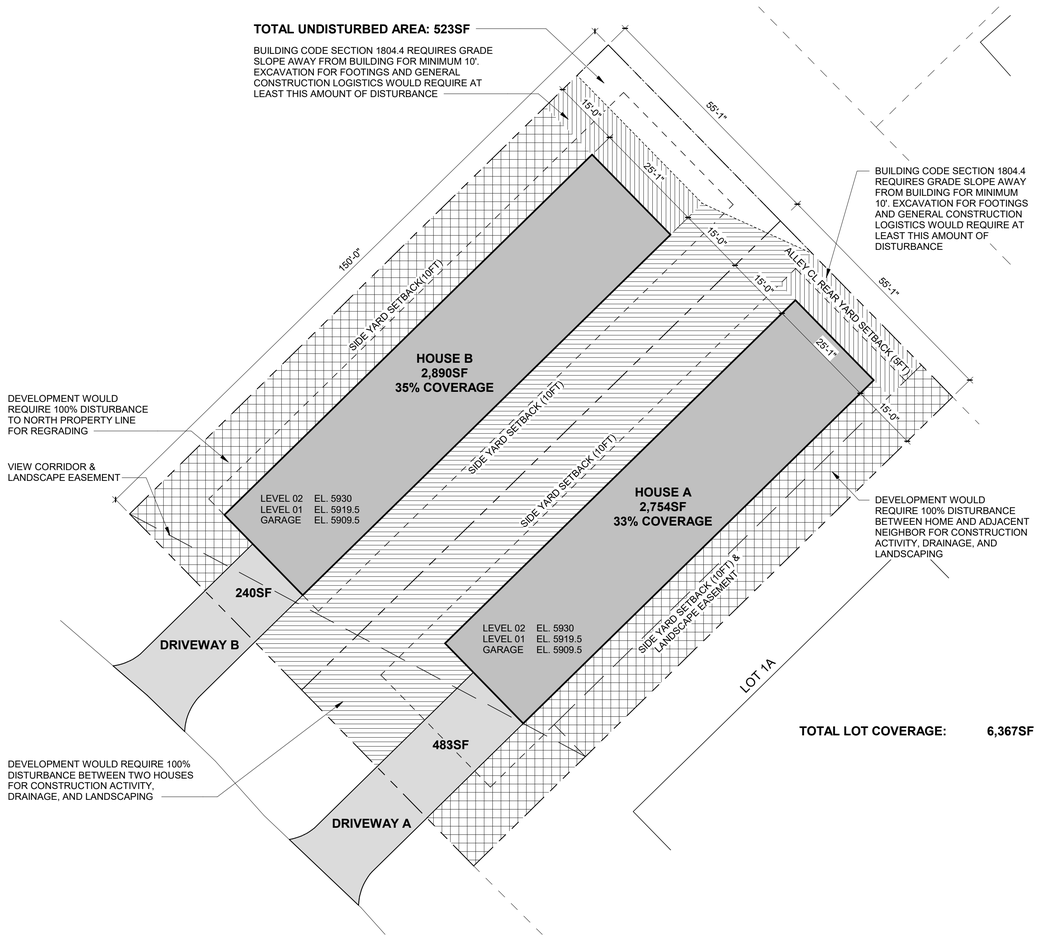
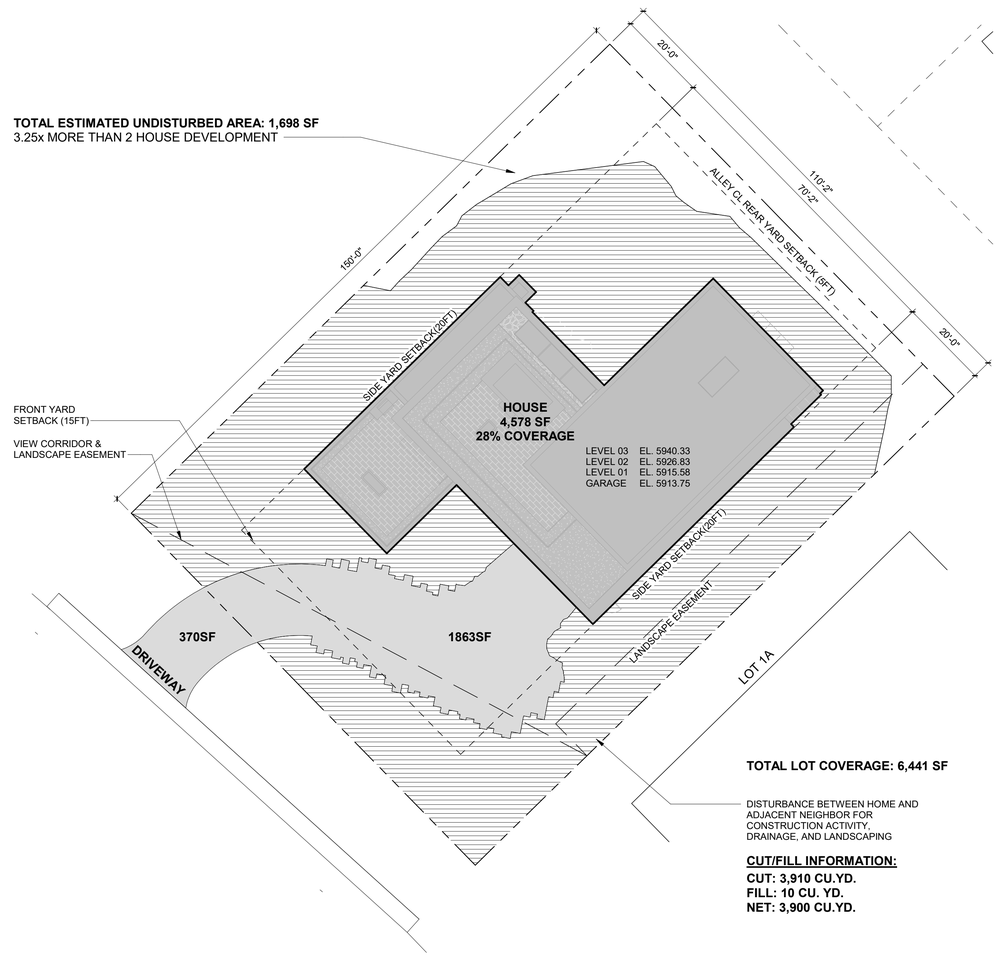


TOTAL LOT COVERAGE: 6,367SF

2 | 1/16" = 1'-0" | **LOT DISTURBANCE DIAGRAM / DOUBLE LOT DEVELOPMENT**



TOTAL LOT COVERAGE: 6,441 SF

CUT/FILL INFORMATION:
CUT: 3,910 CU.YD.
FILL: 10 CU. YD.
NET: 3,900 CU.YD.

1 | 1/16" = 1'-0" | **LOT DISTURBANCE DIAGRAM / SINGLE LOT DEVELOPMENT**

KNOB HILL RESIDENCE

OWNER:

KNOB HILL PROPERTIES, LLC
P.O. BOX 14001-174
KETCHUM, ID 83340

PROJECT ARCHITECT:

RO | ROCKETT DESIGN
1306 BRIDGEWAY, FLOOR 2
SAUSALITO, CA 94965
TEL: 415.289.0830

SURVEYOR:

GALENA-BENCHMARK ENGINEERING
P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, ID 83340
TEL: 208.726.9512

GEOTECHNICAL ENGINEER:

BUTLER ASSOCIATES, INC.
P.O. BOX 1034
KETCHUM, ID 83340
TEL: 208.720.6432

CIVIL ENGINEER:

GALENA-BENCHMARK ENGINEERING
P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, ID 83340
TEL: 208.726.9512

LANDSCAPE ARCHITECT:

FIELD STUDIO
722 N ROUSE AVE
BOZEMAN, MT 59715
TEL: 406.551.2098

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1	01.15.25	MODR PRE-APPLICATION

PROJECT:
KNOB HILL RESIDENCE
LOT 3 & 4, BLOCK 91

PROJECT NUMBER
2204

DRAWING TITLE:
LOT DISTURBANCE DIAGRAMS

DRAWING NUMBER:
G-020

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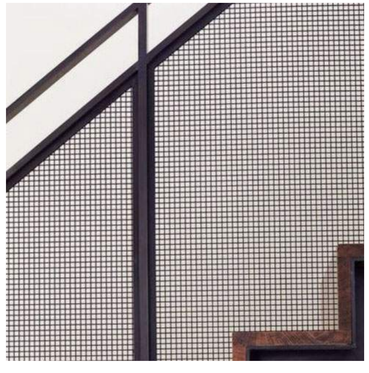

7 NTS **[MTL-3] METAL GUARDRAILS / MATTE DARK BRONZE**

6 NTS **[MTL-2] DARK METAL ELEMENTS, FASCIA, & NATIVE GREEN ROOF / MATTE DARK BRONZE**

5 NTS **[MTL-1] ALUMINUM WINDOWS & DOORS / PANORAMAH / BLACK ANODIZED**

4 NTS **[WD-2] MEDIUM-TONED / ACCOYA BARNWOOD / WOOD SOFFITS**

3 NTS **[WD-1] MEDIUM-TONED / ACCOYA BARNWOOD / TIMBER ELEMENTS & WOOD CLADDING**

2 NTS **[STN-2] MEDIUM-TONED / NATURAL STONE PAVING / MOCCASIN SANDSTONE**

1 NTS **[STN-1] DARK-TONED / NATURAL STONE CLADDING / PRAIRIE FIELDSTONE**

KNOB HILL RESIDENCE

OWNER:

KNOB HILL PROPERTIES, LLC
P.O. BOX 14001-174
KETCHUM, ID 83340

PROJECT ARCHITECT:

RO | ROCKETT DESIGN
1306 BRIDGEWAY, FLOOR 2
SAUSALITO, CA 94965
TEL: 415.289.0830

SURVEYOR:

GALENA-BENCHMARK ENGINEERING
P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, ID 83340
TEL: 208.726.9512

GEOTECHNICAL ENGINEER:

BUTLER ASSOCIATES, INC.
P.O. BOX 1034
KETCHUM, ID 83340
TEL: 208.720.6432

CIVIL ENGINEER:

GALENA-BENCHMARK ENGINEERING
P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, ID 83340
TEL: 208.726.9512

LANDSCAPE ARCHITECT:

FIELD STUDIO
722 N ROUSE AVE
BOZEMAN, MT 59715
TEL: 406.551.2098

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1	01.15.25	MODR PRE-APPLICATION

PROJECT:

KNOB HILL RESIDENCE

LOT 3 & 4, BLOCK 91

PROJECT NUMBER

2204

DRAWING TITLE:

MATERIAL PALETTE

DRAWING NUMBER:

G-021

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2 NTS **PERSPECTIVE / BIRD'S EYE**

NOTE:

REFER TO G-021 FOR MATERIAL PALETTE

3 NTS **PERSPECTIVE / STREET VIEW**

NOTE:

REFER TO G-021 FOR MATERIAL PALETTE

1 NTS **PERSPECTIVE / STREET VIEW**

KNOB HILL RESIDENCE

OWNER:

KNOB HILL PROPERTIES, LLC
P.O. BOX 14001-174
KETCHUM, ID 83340

PROJECT ARCHITECT:

RO | ROCKETT DESIGN
1306 BRIDGEWAY, FLOOR 2
SAUSALITO, CA 94965
TEL: 415.289.0830

SURVEYOR:

GALENA-BENCHMARK ENGINEERING
P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, ID 83340
TEL: 208.726.9512

GEOTECHNICAL ENGINEER:

BUTLER ASSOCIATES, INC.
P.O. BOX 1034
KETCHUM, ID 83340
TEL: 208.720.6432

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GALENA-BENCHMARK ENGINEERING
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KETCHUM, ID 83340
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LANDSCAPE ARCHITECT:

FIELD STUDIO
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PROJECT:

KNOB HILL RESIDENCE

LOT 3 & 4, BLOCK 91

PROJECT NUMBER

2204

DRAWING TITLE:

RENDERED PERSPECTIVES

DRAWING NUMBER:

G-022

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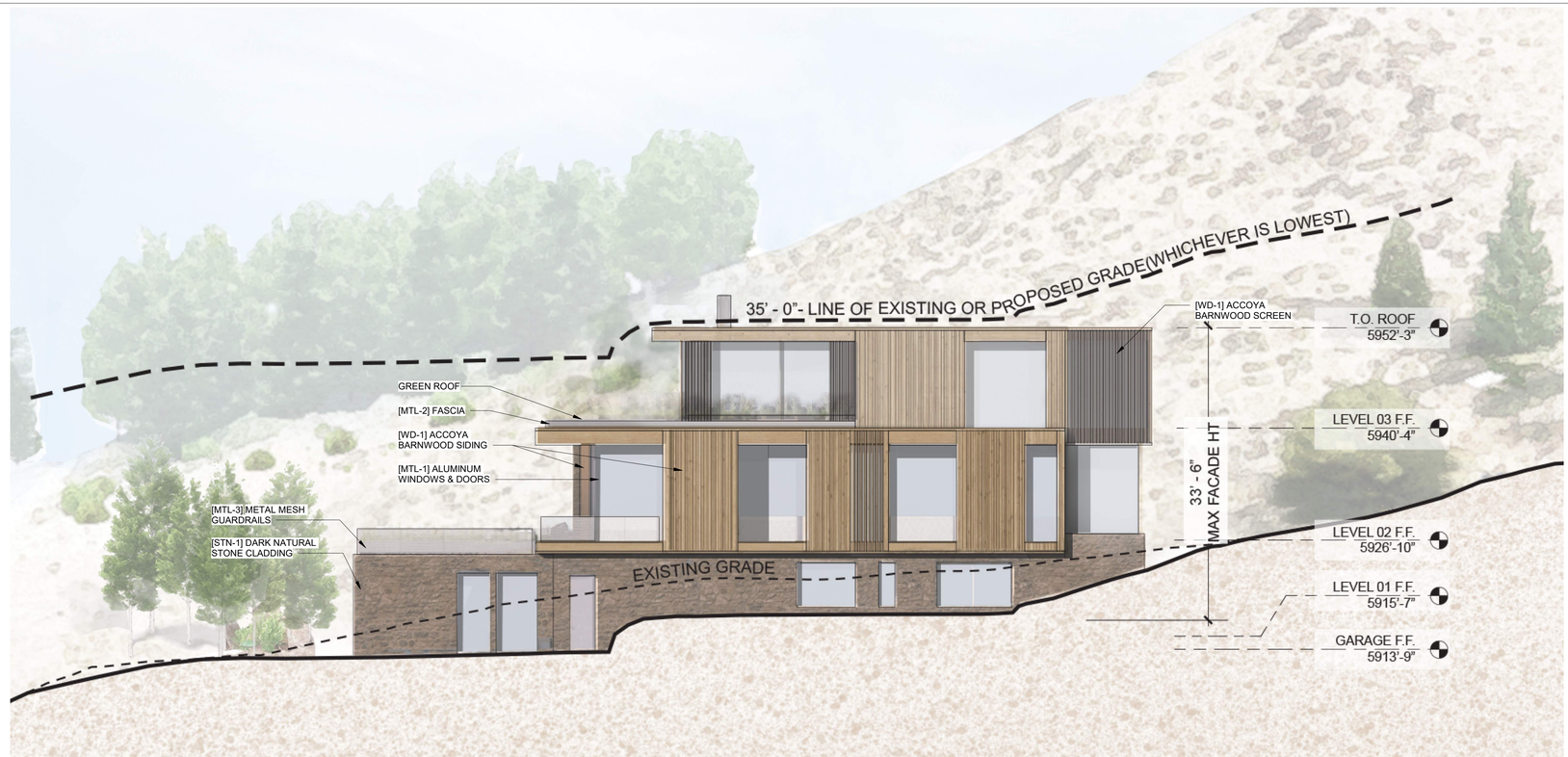
2 | 1/8" = 1'-0" | **ELEVATION / SOUTH**



1 | 1/8" = 1'-0" | **ELEVATION / EAST**

NOTE:

REFER TO G-021 FOR MATERIAL PALETTE

KNOB HILL RESIDENCE

OWNER:

KNOB HILL PROPERTIES, LLC
P.O. BOX 14001-174
KETCHUM, ID 83340

PROJECT ARCHITECT:

RO | ROCKETT DESIGN
1306 BRIDGEWAY, FLOOR 2
SAUSALITO, CA 94965
TEL: 415.289.0830

SURVEYOR:

GALENA-BENCHMARK ENGINEERING
P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, ID 83340
TEL: 208.726.9512

GEOTECHNICAL ENGINEER:

BUTLER ASSOCIATES, INC.
P.O. BOX 1034
KETCHUM, ID 83340
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CIVIL ENGINEER:

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P.O. BOX 733 - 100 BELL DRIVE
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TEL: 208.726.9512

LANDSCAPE ARCHITECT:

FIELD STUDIO
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BOZEMAN, MT 59715
TEL: 406.551.2098

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PROJECT:

KNOB HILL RESIDENCE

LOT 3 & 4, BLOCK 91

PROJECT NUMBER

2204

DRAWING TITLE:

RENDERED ELEVATIONS

DRAWING NUMBER:

G-023

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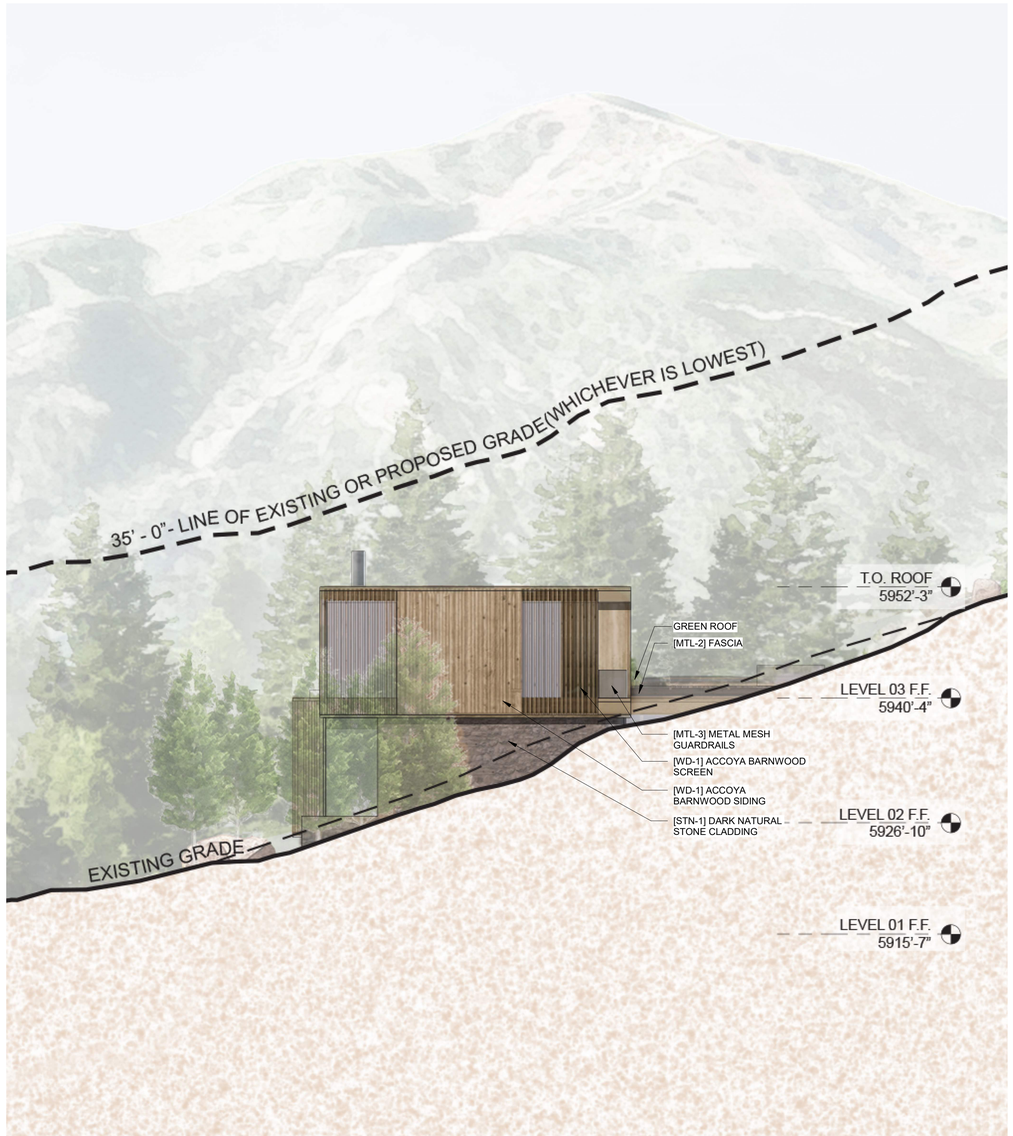
NOTE:

REFER TO G-021 FOR MATERIAL PALETTE

2 | 1/8" = 1'-0" | **ELEVATION / WEST**



NOTE:

REFER TO G-021 FOR MATERIAL PALETTE

1 | 1/8" = 1'-0" | **ELEVATION / NORTH**

KNOB HILL RESIDENCE

OWNER:

KNOB HILL PROPERTIES, LLC
P.O. BOX 14001-174
KETCHUM, ID 83340

PROJECT ARCHITECT:

RO | ROCKETT DESIGN
1306 BRIDGEWAY, FLOOR 2
SAUSALITO, CA 94965
TEL: 415.289.0830

SURVEYOR:

GALENA-BENCHMARK ENGINEERING
P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, ID 83340
TEL: 208.726.9512

GEOTECHNICAL ENGINEER:

BUTLER ASSOCIATES, INC.
P.O. BOX 1034
KETCHUM, ID 83340
TEL: 208.720.6432

CIVIL ENGINEER:

GALENA-BENCHMARK ENGINEERING
P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, ID 83340
TEL: 208.726.9512

LANDSCAPE ARCHITECT:

FIELD STUDIO
722 N ROUSE AVE
BOZEMAN, MT 59715
TEL: 406.551.2098

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2	06.13.25	MODR APPLICATION
1	01.15.25	MODR PRE-APPLICATION

PROJECT:

KNOB HILL RESIDENCE

LOT 3 & 4, BLOCK 91

PROJECT NUMBER

2204

DRAWING TITLE:

RENDERED ELEVATIONS

DRAWING NUMBER:

G-024

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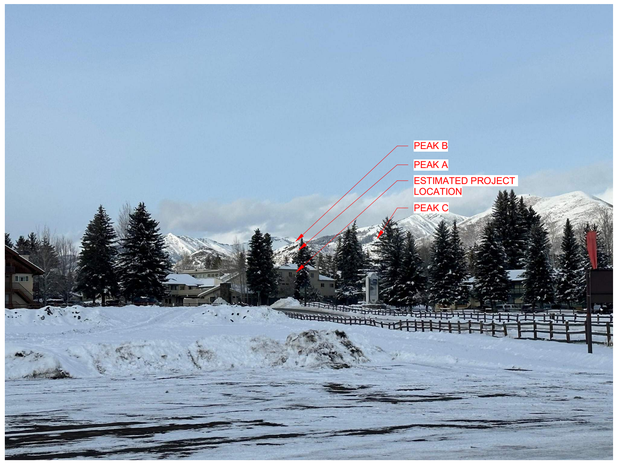
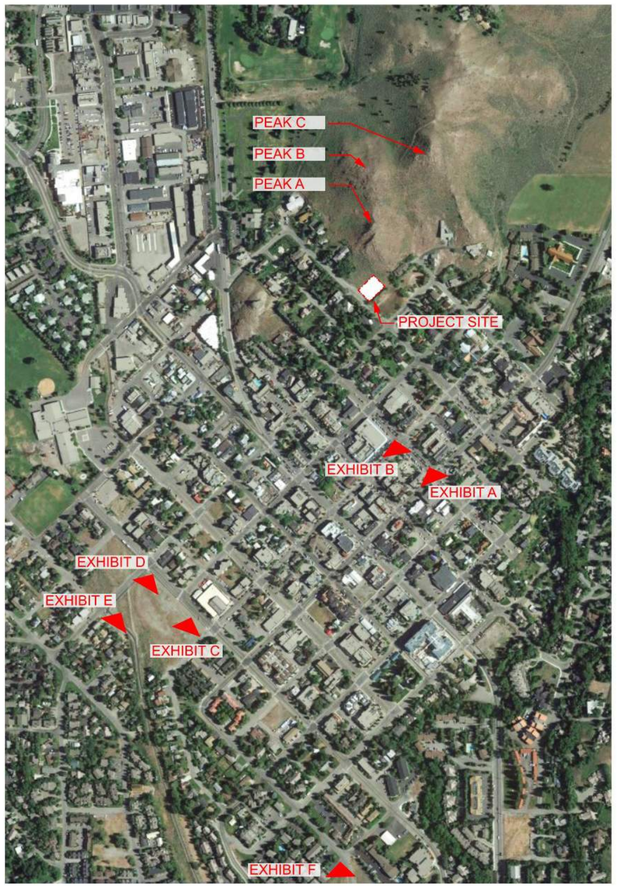


6 | NTS | **EXHIBIT F - VIEW FROM RIVER RUN PARKING LOT**

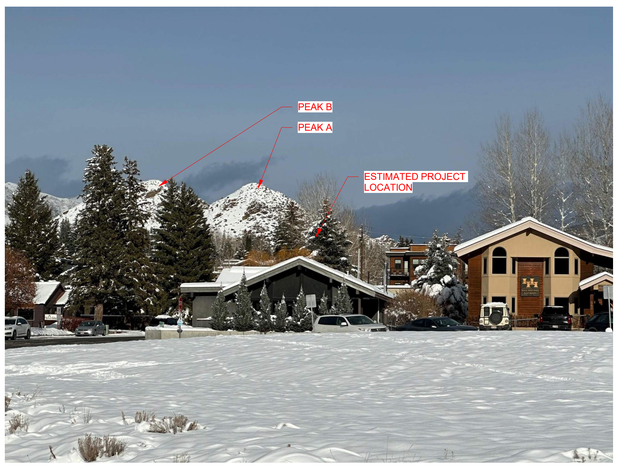
3 | NTS | **EXHIBIT C - VIEW FROM 6TH STREET GRAVEL BIKE PATH CONNECTOR**



7 | NTS | **EXHIBIT KEY MAP**

5 | NTS | **EXHIBIT E - VIEW FROM BIKE PATH NEAR 6TH STREET FURTHER VANTAGE**

2 | NTS | **EXHIBIT B - VIEW FROM TOWN SQUARE ICE CREAM SHED**



4 | NTS | **EXHIBIT D - VIEW FROM BIKE PATH NEAR 6TH STREET**

1 | NTS | **EXHIBIT A - VIEW FROM TOWN SQUARE STARBUCKS**

KNOB HILL RESIDENCE

OWNER:

KNOB HILL PROPERTIES, LLC
P.O. BOX 14001-174
KETCHUM, ID 83340

PROJECT ARCHITECT:

RO | ROCKETT DESIGN
1306 BRIDGEWAY, FLOOR 2
SAUSALITO, CA 94965
TEL: 415.289.0830

SURVEYOR:

GALENA-BENCHMARK ENGINEERING
P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, ID 83340
TEL: 208.726.9512

GEOTECHNICAL ENGINEER:

BUTLER ASSOCIATES, INC.
P.O. BOX 1034
KETCHUM, ID 83340
TEL: 208.720.6432

CIVIL ENGINEER:

GALENA-BENCHMARK ENGINEERING
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LANDSCAPE ARCHITECT:

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PROJECT:
KNOB HILL RESIDENCE
LOT 3 & 4, BLOCK 91

PROJECT NUMBER
2204

DRAWING TITLE:
PHOTOGRAPHY EXHIBITS

DRAWING NUMBER:
G-025

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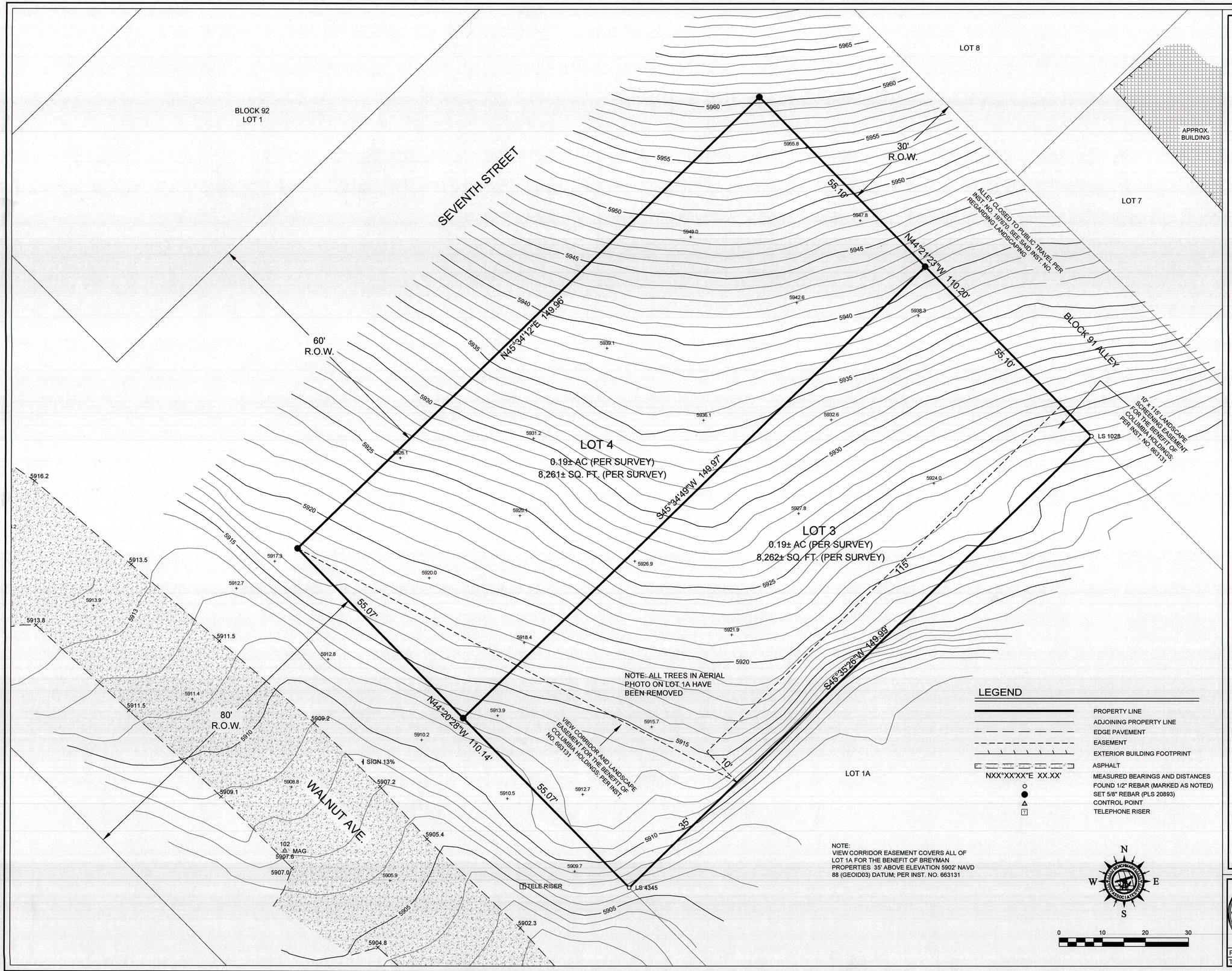

NOTES

SURVEY NARRATIVE:

1. THE PURPOSE OF THIS MAP IS TO SHOW LIMITED SITE INFORMATION AS IT EXISTED ON THE DATE THE FIELD SURVEY WAS PERFORMED IN RELATION TO PLATTED LOT LINES. CHANGES MAY HAVE OCCURRED TO SITE CONDITIONS SINCE SURVEY DATE. LOT LINES ARE BASED ON FOUND MONUMENTS. ALL FOUND MONUMENTS WERE ACCEPTED AS EITHER ORIGINAL CORNERS, OR REPLACEMENTS OF ORIGINAL CORNERS. SET MONUMENTS WERE ESTABLISHED USING PROPORTIONED DISTANCES AND BEARINGS ADJUSTED TO BLAINE COUNTY GIS.
2. REFERENCED SURVEYS: PLAT OF VILLAGE OF KETCHUM: INST. NO. 302967; RECORD OF SURVEY OF KETCHUM TOWNSITE: BLOCK 91, LOTS 1 & 2, INST. NO. 626556; PLAT OF KETCHUM TOWNSITE: BLOCK 91, LOT 1A; INST NO. 652564; RECORD OF SURVEY OF KETCHUM TOWNSITE: BLOCK 91, LOTS 7 & 8; INST. NO. 665488; CITY OF KETCHUM ORDINANCE NO. 173, INST. NO. 197670; RECIPROCAL VIEW CORRIDOR AND LANDSCAPE EASEMENT AGREEMENT, INST. NO. 663131.
3. BOUNDARY DIMENSIONS SHOWN HEREON ARE MEASURED. FOR RECORD DIMENSIONS, SEE REFERENCED SURVEYS.
   VERTICAL DATUM: ELEVATIONS BASED ON NAVD 88 (GEOID03) DATUM UTILIZING SMARTNET CORS STATION IDKM.
4. UNDERGROUND UTILITIES WERE NOT LOCATED AND ARE NOT SHOWN HEREON.
5. THIS MAP WAS PREPARED FOR THE EXPRESS USE OF THE CLIENT AND IS NOT TRANSFERABLE TO OTHERS WITHOUT WRITTEN CONSENT.
7. TITLE POLICY BY STEWART TITLE GUARANTY COMPANY. FILE NO. 22455152, GUARANTEE NO. G-0000367463638, DATED JUNE 2, 2022. CERTAIN INFORMATION CONTAINED WITHIN SAID POLICY MAY NOT APPEAR ON THIS MAP OR MAY AFFECT ITEMS SHOWN ON THIS MAP.
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9. THIS DRAWING IS VOID AFTER 2 YEARS AND NO FURTHER COPIES OR DIGITAL FILES WILL BE TRANSMITTED.

EASEMENTS, ENCUMBRANCES AND RESTRICTIONS:

10. BUILDING AREA: BUILDING ENVELOPE IF SHOWN, IS PER PLAT. SETBACK AND FOOTPRINT REQUIREMENTS PER CURRENT CITY/COUNTY ORDINANCES MAY VARY FROM PLAT. IT IS RECOMMENDED THAT SAID ORDINANCES BE REVIEWED PRIOR TO DESIGN.
11. GENERAL RESTRICTIONS : EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY APPLICABLE TO THE SUBJECT OF REAL ESTATE: EASEMENTS, OTHER THAN THOSE SHOWN OR LISTED HEREON, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING, WETLANDS, AVALANCHE OR ANY OTHER LAND-USE REGULATIONS OR HAZARDS.

SURVEY AND SITE FEATURES:

12. BASIS OF BEARINGS IS IDAHO STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE AS DERIVED BY GPS OBSERVATIONS. ALL DISTANCES SHOWN ARE GROUND DISTANCES IN U.S. SURVEY FEET.
13. BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER PLAT. REFER TO PLAT & CC&R'S FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
14. UTILITIES AND DRAIN PIPES IF SHOWN HEREON ARE PER SURFACE EVIDENCE ONLY. OTHER UNDERGROUND UTILITIES MAY EXIST. LOCATION OF UNDERGROUND UTILITIES AND SERVICES SHOULD BE CONFIRMED PRIOR TO EXCAVATION OR DESIGN.
15. BUILDING WALLS IF SHOWN HEREON ARE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
16. SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.
17. TREE LOCATIONS AND DRIP LINES IF SHOWN HEREON ARE APPROXIMATE.
18. ORTHOPHOTOGRAPHY: PHOTO RECTIFIED AT GROUND LEVEL ONLY. IMAGES OF OBJECTS ABOVE GROUND LEVEL (TREES, BUILDINGS, POWER POLES, ETC.,) MAY BE DISPLACED. DATE OF PHOTOGRAPHY: MAY 2017.
19. CONTOUR INTERVAL: 1' - CONTOURS IN AREAS OF DENSE VEGETATION MAY DEVIATE FROM TRUE ELEVATION BY ONE HALF THE HEIGHT OF THE VEGETATION. DATE OF LIDAR FLIGHT FOR CONTOURS: 2017.
20. MAP SCALE: DUE TO ELECTRONIC MAP DELIVERY AND ALTERNATE PRINTING METHODS, PLEASE USE BAR SCALE TO DETERMINE ACTUAL PRINTED SCALE.
21. FEATURES OBSCURED FROM VIEW BY DEBRIS, SNOW, VEGETATION OR VEHICLES AT THE TIME OF SURVEY, DO NOT APPEAR ON THIS MAP.

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- EDGE PAVEMENT
- EASEMENT
- EXTERIOR BUILDING FOOTPRINT
- ASPHALT
- NXX°XX'XX"E XX.XX' — MEASURED BEARINGS AND DISTANCES
- ○ FOUND 1/2" REBAR (MARKED AS NOTED)
- ● SET 5/8" REBAR (PLS 20893)
- △ CONTROL POINT
- T TELEPHONE RISER

NOTE:
VIEW CORRIDOR EASEMENT COVERS ALL OF LOT 1A FOR THE BENEFIT OF BREYMAN PROPERTIES 35' ABOVE ELEVATION 5902' NAVD 88 (GEOID03) DATUM; PER INST. NO. 663131

N W E S

0 10 20 30

PROFESSIONAL LAND SURVEYOR — LICENSED — 20893 — 6/9/22 — STATE OF IDAHO — ROBERT O. BREER

PREPARED BY :
BENCHMARK ASSOCIATES
P.O. BOX 733 - 100 BELL DRIVE, KETCHUM, IDAHO, 83340
PHONE (208)726-9512 FAX (208)726-9514
WEB: http://benchmark-associates.com/
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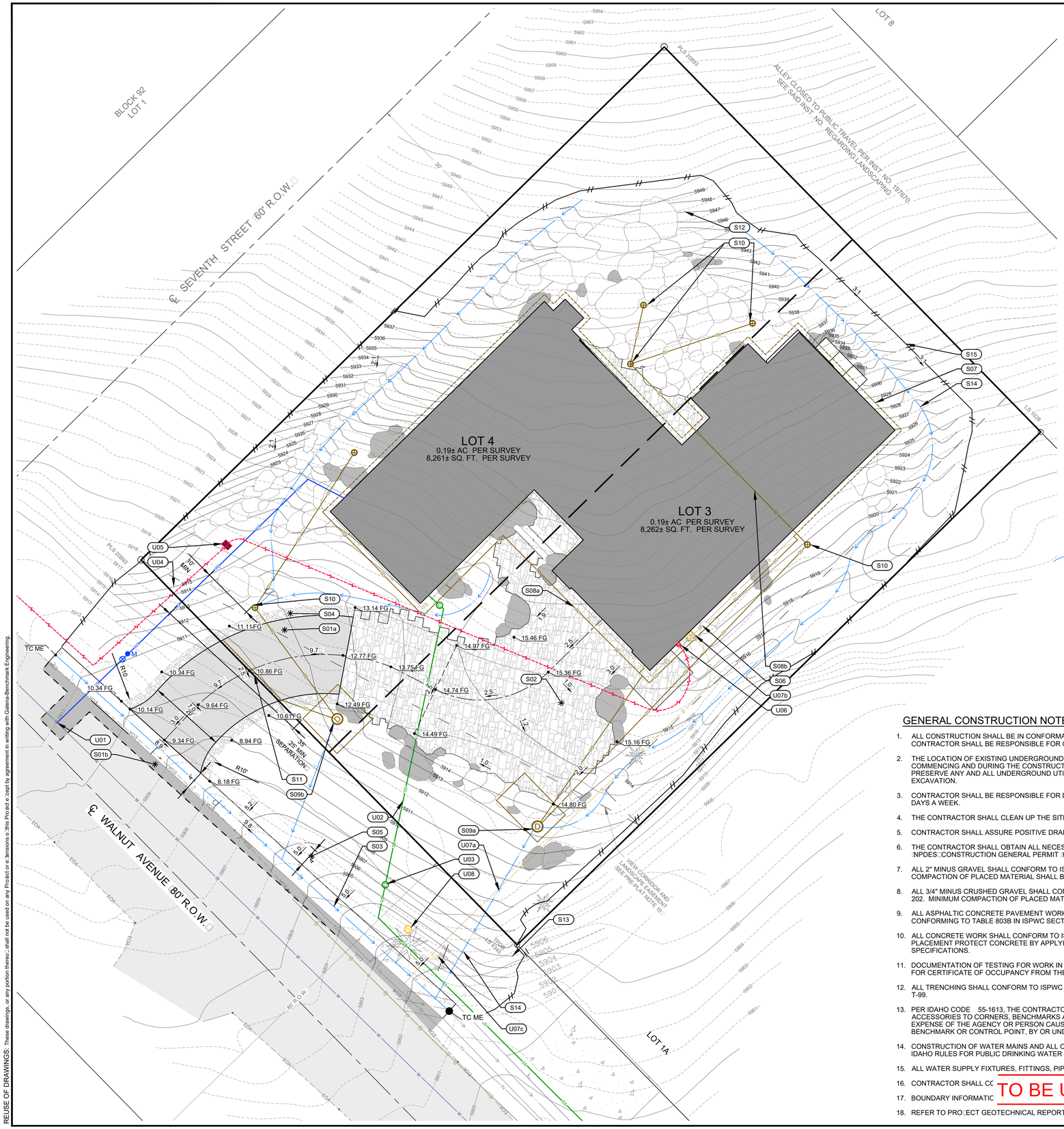
KETCHUM VILLAGE
BLOCK 91, LOTS 3 & 4

LOCATED WITHIN
SECTION 18, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.,
CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PREPARED FOR : JARVIS GROUP

PROJECT NO. 22061	DWG BY: HDB	CRD: 22061	22061_TOPO.DWG
TOPOGRAPHIC SURVEY	DATE OF SURVEY: 6/6/2022		SHEET: 1 OF 1



GRAPHIC SCALE
0 10 20
Scale in Feet

SITE IMPROVEMENT KEY NOTES

- S01 CONSTRUCT ASPHALT.
  a. ASPHALT DRIVEWAY WITH SNOW MELT HEATING. SEE DETAIL 3 / C1.1.
  b. ASPHALT ROW REPAIR. SEE COK TYPICAL STREET ASPHALT SECTION STANDARD DETAIL 2 / C1.1.
- S02 CONSTRUCT HEATED STONE PAVER DRIVEWAY. SEE LANDSCAPE PLANS FOR MATERIALS.
- S03 CONSTRUCT 4' WIDE CONCRETE VALLEY GUTTER TIE END INTO EXISTING VALLEY GUTTER. SEE DETAIL 6 / C1.1.
- S04 CONSTRUCT 2' WIDE GRAVEL SHOULDER AD□ACENT TO DRIVEWAY PAVEMENT. SEE DETAIL 1 / C1.1.
- S05 CONSTRUCT 4' WIDE ¾" CRUSHED AGGREGATE GRAVEL SHOULDER. SLOPE 5□ TOWARDS VALLEY GUTTER. ASSURE CONTINUATION OF DRAINAGE FROM UPSTREAM LOTS. SEE DETAIL 1 / C1.1.
- FD S06 INSTALL 4" PERFORATED FOOTING DRAIN WITH A MINIMUM SLOPE OF 1.0□. SEE GEOTECHNICAL REPORT FOR DETAIL AND CONSULT WITH GEOTECH ENGINEER FOR PLACEMENT.
- S07 INSTALL 4" PERFORATED CUTOFF TRENCH WITH A MINIMUM SLOPE OF 1.0□. SEE GEOTECHNICAL REPORT FOR DETAIL AND CONSULT WITH GEOTECH ENGINEER FOR PLACEMENT.
- SD S08 INSTALL 6" ADS N-12 STORM DRAIN PIPE WITH A MINIMUM SLOPE OF 2.0□.
  a. 6" ADS N-12 STORM PIPE.
  b. 6" ADS N-12 STORM PIPE WITH 8" DR-18 SLEEVE UNDER BUILDING. MUST MEET WATER MAIN STANDARDS.
- D S09 INSTALL DRYWELLS. SEE DETAIL 4 / C1.1.
  a. 8'L □12'W X 8'D SQUARE DW RIM = 5913.35'
  b. 10' L. X 10'W X 8'D SQUARE DW RIM = 5911.9'
- S10 INSTALL 12" LANDSCAPE CATCH BASIN WITH 1FT MIN SUMP. SEE DETAIL 5 / C1.1.
- S11 INSTALL 6" WIDE TRENCH DRAIN WITH HDPE CHANNEL WITH A 0.75□ BUILT IN CHANNEL SLOPE. SEE DETAIL 7 / C1.1.
- S12 SEE LANDSCAPE PLAN FOR BOULDER/BEDROCK RETAINING INFORMATION.
- S13 MATCH LOT 1A FUTURE GRADING.
- S14 DRAINAGE FLOWLINE. DRYWELLS DESIGNED TO OVERFLOW INTO R.O.W.
- S15 LIMIT OF DISTURBANCE. SEE LANDSCAPE PLANS FOR MORE DETAIL.

LEGEND

- PROPERTY LINE
- PROPERTY LINE TO BE REMOVED
- AD□OINER'S LOT LINE
- EASEMENT
- 1' CONTOUR INTERVAL - 2017 LIDAR
- 5' CONTOUR INTERVAL - 2017 LIDAR
- EOA EDGE OF ASPHALT
- EXISTING TREE
- 5' CONTOUR PROPOSED
- 1' CONTOUR PROPOSED
- SAWCUT LINE
- Found 5/8" Rebar □6/6/2022□
- Set 5/8" Rebar □6/6/2022 PLS 20893□

CUT-FILL INFORMATION

CUT 3,550 CU. YD. = 95,850 CU. FT.

FILL 15 CU. YD. = 405 CU. FT.

NET 3,535 CU. YD. = 95,445 CU. FT.

UTILITY IMPROVEMENT KEY NOTES

- WS W U01 HOT TAP EXISTING WATER MAIN AND INSTALL NEW 2" WATER SERVICE LINE, CURB STOP AND WATER METER VAULT. COORDINATE ALL WATER ACTIVITY WITH THE KETCHUM WATER DEPT. SEE DETAILS 8 / C1.1 FOR TRENCHING, & 10 / C1.1 FOR SERVICE CONNECTION.
- SS U02 INSTALL 4" PVC SEWER SERVICE TO EXISTING SERVICE STUB. MAINTAIN MIN OF 2□ SLOPE.
- SS U03 INSTALL 4" SEWER SERVICE CLEANOUT.
- U04 INSTALL NEW BURIED POWER SERVICE. EXACT LOCATION WILL BE DETERMINED BY IDAHO POWER. PROVIDE A MINIMUM HORIZONTAL SEPARATION DISTANCE OF 3' FROM POWER TO GAS & WATER SERVICE LINES.
- PM U05 PROPOSED POWER TRANSFORMER. COORDINATE LOCATION WITH IDAHO POWER CO. TRANSFORMER TO BE SCREENED WITH LANDSCAPE ON SIDES AND REAR. MAINTAIN 10' CLEARANCE IN FRONT OF DOORS AND 3' ALL SIDES.
- U06 PROPOSED POWER METER. COORDINATE WITH IDAHO POWER.
- U07 PROPOSED GAS UTILITY. LOCATION OF LINES AND DEVICES TO BE COORDINATED AND CONFIRMED BY INTERMOUNTAIN GAS.
  a. PROPOSED GAS SERVICE LINE LOCATION.
  b. PROPOSED GAS METER LOCATION.
  c. GAS MAIN LOCATION UNKNOWN. COORDINATE SERVICE CONNECTION TO MAIN WITH INTERMOUNTAIN GAS.
- TV U08 RELOCATE TV RISER 8' FROM EDGE OF ASPHALT. COORDINATE WITH UTILITY PROVIDER.

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" □ISPWC□ AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPWC AND CITY OF KETCHUM STANDARDS ON SITE DURING CONSTRUCTION.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING AND DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL DIGLINE □1-800-342-1585□TO LOCATE ALL EXISTING UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS IN ADVANCE OF EXCAVATION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL DURING THE CONSTRUCTION OF ALL ITEMS HEREON. DUST CONTROL SHALL BE CONTINUOUS DURING CONSTRUCTION, 24 HOURS PER DAY 7 DAYS A WEEK.
4. THE CONTRACTOR SHALL CLEAN UP THE SITE AFTER CONSTRUCTION SO THAT IT IS IN A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM THE HOUSE.
6. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION □THIS MAY INCLUDE ENCROACHMENT PERMITS AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM □NPDES□CONSTRUCTION GENERAL PERMIT □CGP□PERMIT COVERAGE□
7. ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPWC 802, TYPE II □ITD STANDARD 703.04, 2"□ SHALL BE PLACED IN CONFORMANCE WITH ISPWC SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90□ OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.
8. ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPWC 802, TYPE I □ITD STANDARD 703.04, 3/4" B□ SHALL BE PLACED IN CONFORMANCE WITH ISPWC SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95□ OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
9. ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPWC SECTION□S□805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" □13MM□NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPWC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPWC SECTION 805.
10. ALL CONCRETE WORK SHALL CONFORM TO ISPWC SECTIONS 701, 703, AND 705. ALL CONCRETE SHALL BE 3,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPWC SECTION 703, TABLE 1. IMMEDIATELY AFTER PLACEMENT PROTECT CONCRETE BY APPLYING MEMBRANE-FORMING CURING COMPOUND, TYPE 2, CLASS A PER ASTM C 309-94. APPLY CURING COMPOUND PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
11. DOCUMENTATION OF TESTING FOR WORK IN THE RIGHT-OF-WAY IN COMPLIANCE WITH SECTION 12.04.040 D WILL BE REQUIRED FOR ASPHALT, CONCRETE AND BASE MATERIALS AND WILL BE NECESSARY FOR CERTIFICATE OF OCCUPANCY FROM THE CITY OF KETCHUM.
12. ALL TRENCHING SHALL CONFORM TO ISPWC STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95□ OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
13. PER IDAHO CODE 55-1613, THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED AND RE-MONUMENTED, AT THE EXPENSE OF THE AGENCY OR PERSON CAUSING THEIR LOSS OR DISTURBANCE AT THEIR ORIGINAL LOCATION OR BY SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT BENCHMARK OR CONTROL POINT, BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.
14. CONSTRUCTION OF WATER MAINS AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION □ISPWC□ IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE CITY OF KETCHUM UTILITIES DEPARTMENT STANDARDS.
15. ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL BE ANSI/NSF STD. 61 COMPLIANT.
16. CONTRACTOR SHALL CC
17. BOUNDARY INFORMATIC
18. REFER TO PRO□ECT GEOTECHNICAL REPORT FOR FOUNDATION CUT-OFF TRENCH AND FOOTING DRAIN DETAILS.

TO BE UPDATED TO REFLECT FLOOR PLANS AND ELEVATIONS

KNOB HILL RESIDENCE
GRADING, DRAINAGE & UTILITY PLAN

LOCATED WITHIN SECTION 10, T.2 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: KNOB HILL PROPERTIES LLC

PRO: EC? INFORMATION
G: BMA.fc:\ketchum village block 91\Lots 3 & 4\2499 Preside.dwg Construction 24099 Civil MODR.dwg 07/18/25 12:33:14 PM

PRELIMINARY NOT FOR CONSTRUCTION

DESIGNED BY:	SLS
DRAWN BY:	SLS
CHECKED BY:	□L
DATE:	6/13/25

GALENA–BENCHMARK ENGINEERING
Civil Engineers & Land Surveyors
100 Bell Drive
P.O. Bo□ 733
Ketchum, Idaho 83340
(208) 726-9512
www.benchmark-associates.com

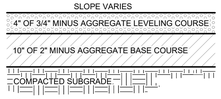
GALENA ELEVATION ABOVE SEA 9236 FEET
SURVEYING ENGINEERING TOWN BENCH MARK

PURPOSE: ISSUE FOR MODR DESIGN REVIEW

NO	DATE	BY	REVISIONS
1	06.13.25	SLS	MODR APPLICATION

C1.0

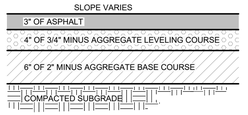
REUSE OF DRAWINGS: These drawings, or any portion thereo□ shall not be used on any Project or e□tensions o□ this Project e□cept by agreement in writing with Galena-Benchmark Engineering.



NOTES:
1. SUBBASE CAN BE 2" TYPE II OR ¾" TYPE I CRUSHED AGGREGATE BASE COURSE.
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.

1 C1.1 **TYPICAL GRAVEL DRIVEWAY SECTION**

N.T.S.



NOTES:
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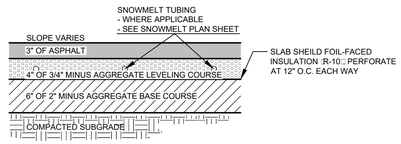
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PRO□ECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

2 C1.1 **TYPICAL ASPHALT DRIVEWAY SECTION**

N.T.S.



NOTES:
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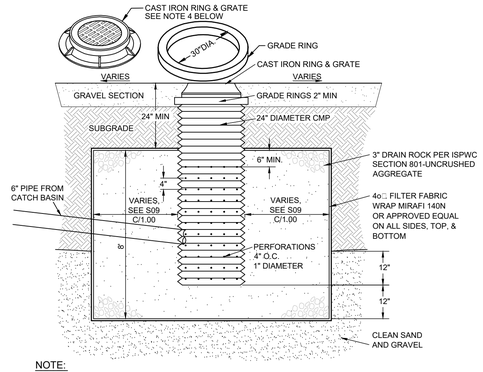
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PRO□ECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

3 C1.1 **TYPICAL HEATED ASPHALT SECTION**

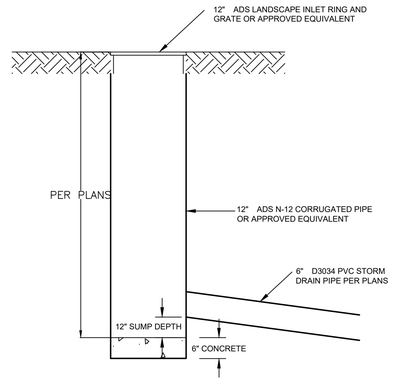
N.T.S.



NOTE:
1. THE BED SHALL BE EXCAVATED A MINIMUM OF 24" INTO CLEAN SAND AND GRAVEL.
2. MAXIMUM DEPTH SHALL NOT EXCEED 12 FEET.
3. IF CLEAN SAND AND GRAVEL IS NOT ENCOUNTERED WITHIN 12 FEET, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER.
4. GRATE OR SOLID LID AS APPROVED BY CITY OF KETCHUM.

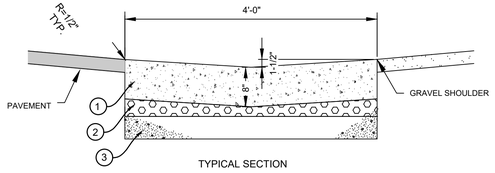
4 C1.1 **DRYWELL DETAIL**

N.T.S.



5 C1.1 **12" Ø LANDSCAPE CATCH BASIN**

N.T.S.



TYPICAL SECTION

LEGEND

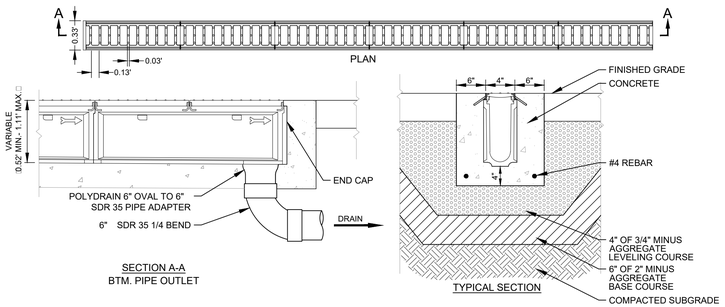
1. 8-INCH THICK CONCRETE
2. 2" MIN. OF ¾" TYPE 1 AGGREGATE BASE
3. 6" OF 2" TYPE II SUBBASE

NOTES

1. ½-INCH PREFORMED EXPANSION □OINT MATERIAL □AASHTO M 213□AT TERMINAL POINTS OF RADII.
2. CONTINUOUS PLACEMENT PREFERRED. SCORE INTERVALS TO MATCH SIDEWALK WITH 10-FEET MAXIMUM SPACING.
3. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.

6 C1.1 **4 FT CONCRETE VALLEY GUTTER**

N.T.S.



SECTION A-A
BTM. PIPE OUTLET

TYPICAL SECTION

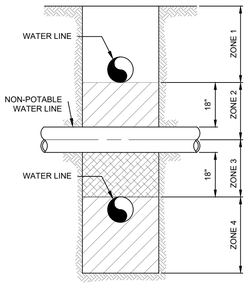
NOTES
1. LINE DRAIN IS SUITABLE FOR APPLICATIONS FOR CONTROLLING SPREAD IN GUTTER FLOW CONDITIONS OR TO INTERCEPT SHEET FLOW. TYPICAL APPLICATION IS AT THE STREET CURB OR BARRIER.
2. THE FRAME AND GRATE IS SUITABLE FOR PEDESTRIAN AND BICYCLE TRAFFIC AND RATED FOR H-25 AND HS-25 LOADS.
3. CONCRETE THICKNESS, TYPE, AND AMOUNT OF REINFORCEMENT TO BE SAME AS AD□ACENT PAVEMENT OR GREATER. PERFORM STRUCTURAL ANALYSIS TO DETERMINE REQUIREMENTS FOR APPLICATION.
4. TOP OF GRATE TO BE INSTALLED FLUSH TO 1/8 IN BELOW FINISHED GRADE. BEVEL CONCRETE TO TOP OF GRATE IF BELOW FLUSH.

7 C1.1 **TRENCH DRAIN DETAIL**

□ABT INTERCEPTOR LINE DRAIN OR APPROVED EQUAL□

N.T.S.

THE TERM "LINE" APPLIES TO BOTH MAIN LINES AND SERVICE LINES



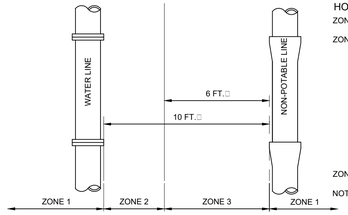
VERTICAL SEPARATION REQUIREMENTS

ZONE 1: A□ WATER AND NPWL MUST BE SEPARATED BY AT LEAST 18"
AND
B□ ONE FULL, UNCUT LENGTH OF BOTH PWL AND NPWL PIPE MUST BE CENTERED ON THE CROSSING SO THAT THE □OINTS ARE AS FAR AS POSSIBLE FROM THE CROSSING.

ZONE 2: A□ ONE FULL, UNCUT LENGTH OF BOTH PWL AND NPWL PIPE MUST BE CENTERED ON THE CROSSING SO THAT THE □OINTS ARE AS FAR AS POSSIBLE FROM THE CROSSING.
AND EITHER
B□ NPWL MUST BE CONSTRUCTED TO WATER MAIN STANDARDS AND PRESSURE TESTED FOR WATER TIGHTNESS FOR A HORIZONTAL DISTANCE OF 10 FEET ON BOTH SIDES OF CROSSING.
OR
C□ EITHER THE NPWL OR WATER LINE OR BOTH MUST BE ENCASED WITH A SLEEVEING MATERIAL ACCEPTABLE TO DEQ FOR A HORIZONTAL DISTANCE OF 10 FEET ON BOTH SIDES OF THE CROSSING.

ZONE 3: SAME REQUIREMENTS AS ZONE 2 EXCEPT THE NPWL MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLING.

ZONE 4: SAME REQUIREMENTS AS ZONE 1 EXCEPT THE THE NPWL MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLING.



□DISTANCES ARE HORIZONTAL

HORIZONTAL SEPARATION REQUIREMENTS

ZONE 1: A□ NO SPECIAL REQUIREMENTS.

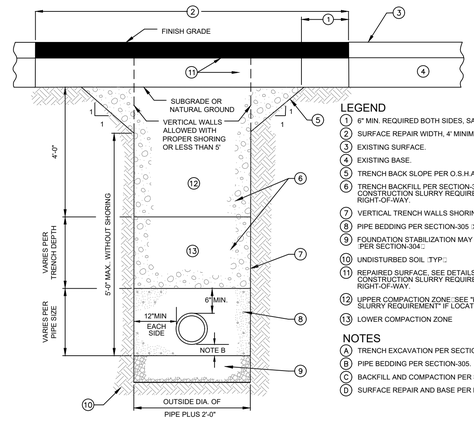
ZONE 2: A□ NO SPECIAL REQUIREMENTS FOR POTABLE OR NON-POTABLE SERVICES
B□ WATER AND NPWL SEPARATED BY AT LEAST 6 FEET AT OUTSIDE WALLS.
AND
C□ WATER AT LEAST 18 INCHES HIGHER IN ELEVATION THAN THE NPWL.
AND EITHER
D□ NPWL CONSTRUCTED TO POTABLE WATER MAIN STANDARDS AND PRESSURE TESTED FOR WATER TIGHTNESS.
OR
E□ SITE SPECIFIC REQUIREMENTS APPROVED BY DEQ.

ZONE 3: NOT ALLOWED WITHOUT DEQ WAIVER.

NOTE: SANITARY SEWER FORCE MAINS MUST HAVE MIN. 10' HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION. ZONE 2 AND ZONE 3 PLACEMENTS ARE NOT ALLOWED WITHOUT A WAIVER GRANTED BY DEQ.

8 C1.1 **POTABLE AND NON-POTABLE WATER LINE □NPWL□SEPARATION**

N.T.S.



LEGEND
1. 6" MIN. REQUIRED BOTH SIDES, SAWCUT REQUIRED.
2. SURFACE REPAIR WIDTH, 4' MINIMUM.
3. EXISTING SURFACE.
4. EXISTING BASE.
5. TRENCH BACK SLOPE PER O.S.H.A. OR SUITABLE SHORING.
6. TRENCH BACKFILL PER SECTION-306, OR SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
7. VERTICAL TRENCH WALLS SHORING PER O.S.H.A..
8. PIPE BEDDING PER SECTION-305 □SEE SD-302□
9. FOUNDATION STABILIZATION MAY VARY PER SOIL TYPE AND STABILITY PER SECTION-304□
10. UNDISTURBED SOIL □TYP.□
11. REPAIRED SURFACE, SEE DETAILS 1 AND 2, SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
12. UPPER COMPACTION ZONE□SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
13. LOWER COMPACTION ZONE

NOTES
A. TRENCH EXCAVATION PER SECTION-301.
B. PIPE BEDDING PER SECTION-305.
C. BACKFILL AND COMPACTION PER SECTION-306.
D. SURFACE REPAIR AND BASE PER DETAIL 3/C20

KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT

IN AREAS WHERE IT IS NECESSARY TO CUT THE ASPHALT PAVEMENT AND DIG A TRENCH FOR BURIAL OF CONDUIT CABLE OR OTHER CITY UTILITY, THE TRENCH SHALL BE BACKFILLED WITH A LEAN CONCRETE MIX TO THE BOTTOM OF FINISH SURFACE MATERIAL WITH THE FOLLOWING PROPORTIONS OF MATERIALS:

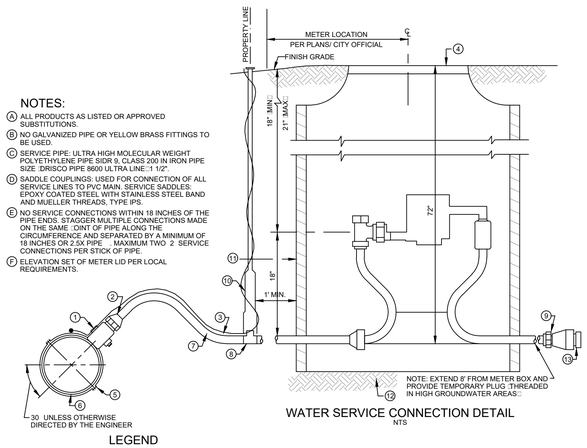
COARSE AGGREGATE ¾" MINUS□	2,600 LBS.
SAND	800 LBS.
PORTLAND CEMENT	94 LBS.
WATER	11 GAL. MAX.□

WATER CONTENT IS MAXIMUM AND MAY BE REDUCING DOWNWARD. CARES SHALL BE TAKEN TO ASSURE THAT EXCESS WATER IS NOT PRESENT IN THE MIXING DRUM PRIOR TO CHARGING THE MIXER WITH MATERIALS. THOROUGH MIXING WILL BE REQUIRED PRIOR TO DISCHARGE.

NO COMPACTION, VIBRATION OR FINISHING IS REQUIRED. THE LEAN CONCRETE MIX SHALL BE STRUCK OFF AT OR BELOW THE ELEVATION OF THE PLANTMIX SURFACING WITH A SQUARE-NOSE SHOVEL OR SIMILAR HAND TOOL. THE BACKFILL MIX SHALL BE ALLOWED TO SET FOR A MINIMUM OF 2 HOURS BEFORE THE PERMANENT PLANTMIX SURFACING IS PLACED TO COMPLETE THE TRENCH REPAIR. TEMPORARY PLACEMENT OF ASPHALT COLD MIX SURFACING MAY BE NECESSARY TO ACCOMMODATE TRAFFIC WITHIN THE FIRST 2 HOURS OF BACKFILL PLACEMENT PRIOR TO COMPLETING THE PERMANI

9 C1.1 **TYPICAL TRENCH SECTION**

N.T.S.



NOTES:
- A ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS.
- B NO GALVANIZED PIPE OR YELLOW BRASS FITTINGS TO BE USED.
- C SERVICE PIPE: ULTRA HIGH MOLECULAR WEIGHT POLYETHYLENE PIPE SIDR 9, CLASS 200 IN IRON PIPE SIZE□DRISCO PIPE 8600 ULTRA LINE□1 1/2".
- D SADDLE COUPLINGS: USED FOR CONNECTION OF ALL SERVICE LINES TO PVC MAIN. SERVICE SADDLES: EPOXY COATED STEEL WITH STAINLESS STEEL BAND AND MUELLER THREADS, TYPE IPS.
- E NO SERVICE CONNECTIONS WITHIN 18 INCHES OF THE PIPE ENDS. STAGGER MULTIPLE CONNECTIONS MADE ON THE SAME □OINT OF PIPE ALONG THE CIRCUMFERENCE AND SEPARATED BY A MINIMUM OF 18 INCHES OR 2.5X PIPE □ MAXIMUM TWO 2 SERVICE CONNECTIONS PER STICK OF PIPE.
- F ELEVATION SET OF METER LID PER LOCAL REQUIREMENTS.

LEGEND
1. CORP STOP WITH COMPRESSION COUPLING FORD MODEL F-1100 OR APPROVED EQUAL
2. MUELLER H-15072.
3. N0. 12 COPPER FINDER WIRE. SEE SD-514 FOR SPLICING
4. MUELLER 18" DIA OPENING LID OR APPROVED EQUAL. 2" DIA HOLE IN LID FOR RADIO READ UNIT. LIDS AND FRAMES LOCATED IN PAVED OR GRAVEL AREAS WHICH WILL RECEIVE VEHICULAR TRAFFIC SHALL BE H-20 RATED, D&L SUPPLY D-6016 RING WITH SOLID LID OR APPROVED EQUAL.
5. STAINLESS STEEL SADDLE.
6. WATER MAIN.
7. 2" SERVICE LINE, 200 PSI POLY PIPE WITH INSERTS □TYP.□
8. FORD MODEL B-111 RESILIENT SEAT, CURB BALL VALVE OR APPROVED EQUAL.
9. DOUBLE PURPOSE COUPLING.
10. STANDARD KETCHUM STYLE VALVE BOX WITH ERIE STYLE LID AND ATTACHED ROD
11. 18" DIA. X 72" DEEP MUELLER THERMA COIL METER VAULT OR APPROVED EQUAL NOTCH FOR SERVICE LATERALS.
12. FIRM UNDISTURBED EARTH. □SET TILE ON 2"X 22" DIAMETER PRECAST CONCRETE BLOCK IF OVER EXCAVATION OCCURS□.
13. PROVIDE TEMPORARY PLUG □THREADED IN HIGH WATER AREAS□

WATER SERVICE CONNECTION DETAIL

NTS

TO BE UPDATED TO REFLECT FLOOR PLANS AND ELEVATIONS

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KNOB HILL RESIDENCE
DETAIL SHEET

LOCATED WITHIN SECTION 10, T.2 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: KNOB HILL PROPERTIES LLC

PRO□ECT INFORMATION
G: BMA /k□etchum village 3block 91 Lots 3 & 4 24099 Preside□dwg Construction Old 24099 Civil 25.6.10.dwg 07/17/25 1:41:14 PM

PRELIMINARY NOT FOR CONSTRUCTION

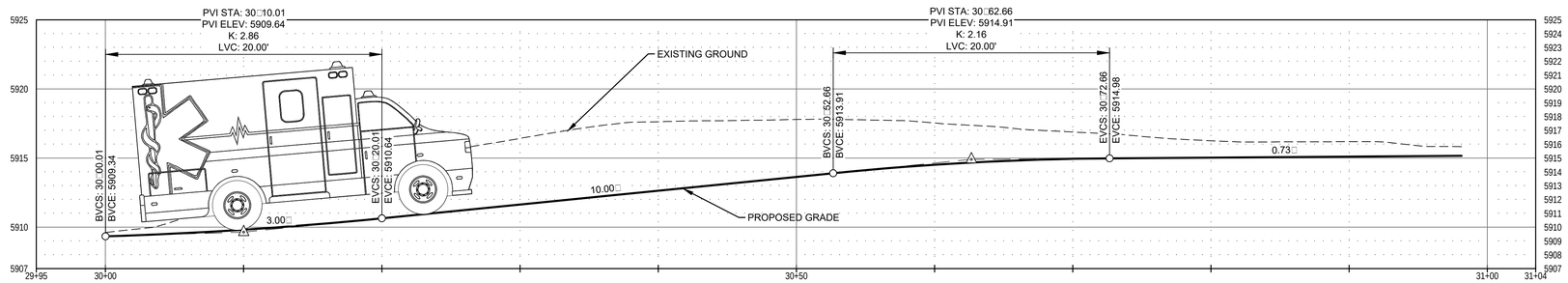
DESIGNED BY:	SLS
DRAWN BY:	SLS
CHECKED BY:	□L
DATE:	6/13/25

GALENA–BENCHMARK ENGINEERING
Civil Engineers & Land Surveyors
100 Bell Drive
P.O. Bo□ 733
Ketchum, Idaho 83340
208.788.1705
www.benchmark-associates.com
SURVEYING ENGINEERING PLANNING
GALENA ELEVATION ABOVE SEA 9230 FEET
BENCHMARK

NO	DATE	BY	REVISIONS
PURPOSE: ISSUE FOR MODR DESIGN REVIEW			
1	06.13.25	SLS	MODR APPLICATION

C1.1

GRAPHIC SCALE
0 10 20
Scale in Feet



DRIVEWAY FIRE ACCESS PROFILE PROFILE
HORIZ: 1" = 5'
VERT: 1" = 5'

TO BE UPDATED TO REFLECT FLOOR PLANS AND ELEVATIONS

KNOB HILL RESIDENCE
DRIVEWAY EXHIBIT

LOCATED WITHIN SECTION 10, T.2 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: KNOB HILL PROPERTIES LLC

PRO: EC7 INFORMATION
G: BMA K:\ketchum village 3\bck 91 Lots 3 & 4 24099 Preslide\dwg Construction 24099 Civil MODR.dwg 07/24/25 5:27:32 PM

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DESIGNED BY:	SLS
DRAWN BY:	SLS
CHECKED BY:	JL
DATE:	6/13/25

PURPOSE: ISSUE FOR MODR DESIGN REVIEW

NO	DATE	BY	REVISIONS
1	06.13.25	SLS	MODR APPLICATION

GALENA–BENCHMARK ENGINEERING
Civil Engineers & Land Surveyors
100 Bell Drive
P.O. Box 733
Ketchum, Idaho 83340
208.726.9512
www.benchmark-associates.com

GALENA ELEVATION ABOVE SEA LEVEL 9230 FEET
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BENCH MARK

EXH

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LEGEND

- PROPERTY BOUNDARY
- CONCRETE PAVING
- STONE PLANK PAVERS
- GRAVEL SHOULDER
- EXISTING CONTOUR
- EXISTING VEGETATION TO REMAIN
- ORNAMENTAL LANDSCAPE BOULDERS
- LANDSCAPE BOULDERS NECESSARY FOR RETAINING

LOT CALCULATIONS

LOT COVERAGE

LOT SIZE = ± 16,523 SF 0.38 ACRES
BUILDING COVERAGE = 4,578 SF
COVERAGE BY DRIVEWAY/PARKING = 1,863 SF
TOTAL = 6,441 SF

PROPOSED BUILDING COVERAGE PERCENTAGE: 28

0' 5' 10' 20'
Scale: 1" = 10'

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PROJECT NUMBER: 2409.00

KNOB HILL RESIDENCE

KETCHUM, ID

DATE	ISSUE
2025.01.15	MODR PRE-APP
2025.06.13	MODR APP
2025.09.03	MODR REV 1

SHEET TITLE

OVERALL
SITE PLAN

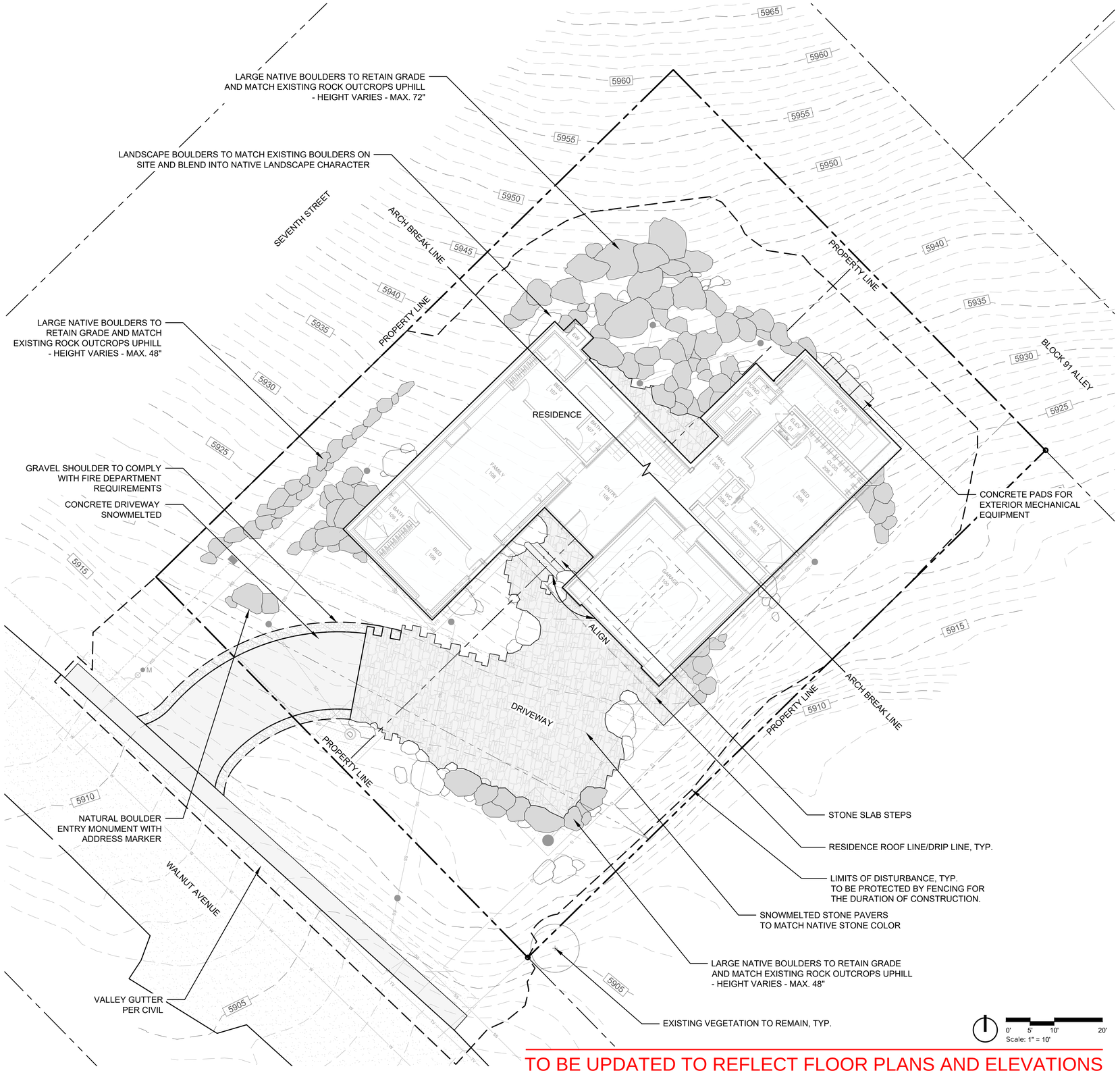
SHEET 1 OF 4

L-0.00

LEGEND

- PROPERTY BOUNDARY
- CONCRETE PAVING
- STONE PLANK PAVERS
- GRAVEL SHOULDER
- EXISTING CONTOUR
- EXISTING VEGETATION TO REMAIN
- ORNAMENTAL LANDSCAPE BOULDERS
- LANDSCAPE BOULDERS NECESSARY FOR RETAINING
- ALIGN

REPRESENTATIVE IMAGES OF EXISTING NATIVE BOULDERS TO MATCH ON SITE



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DATE	ISSUE
2025.01.15	MODR PRE-APP
2025.06.13	MODR APP

SHEET TITLE

LAYOUT AND MATERIALS PLAN

SHEET 2 OF 4

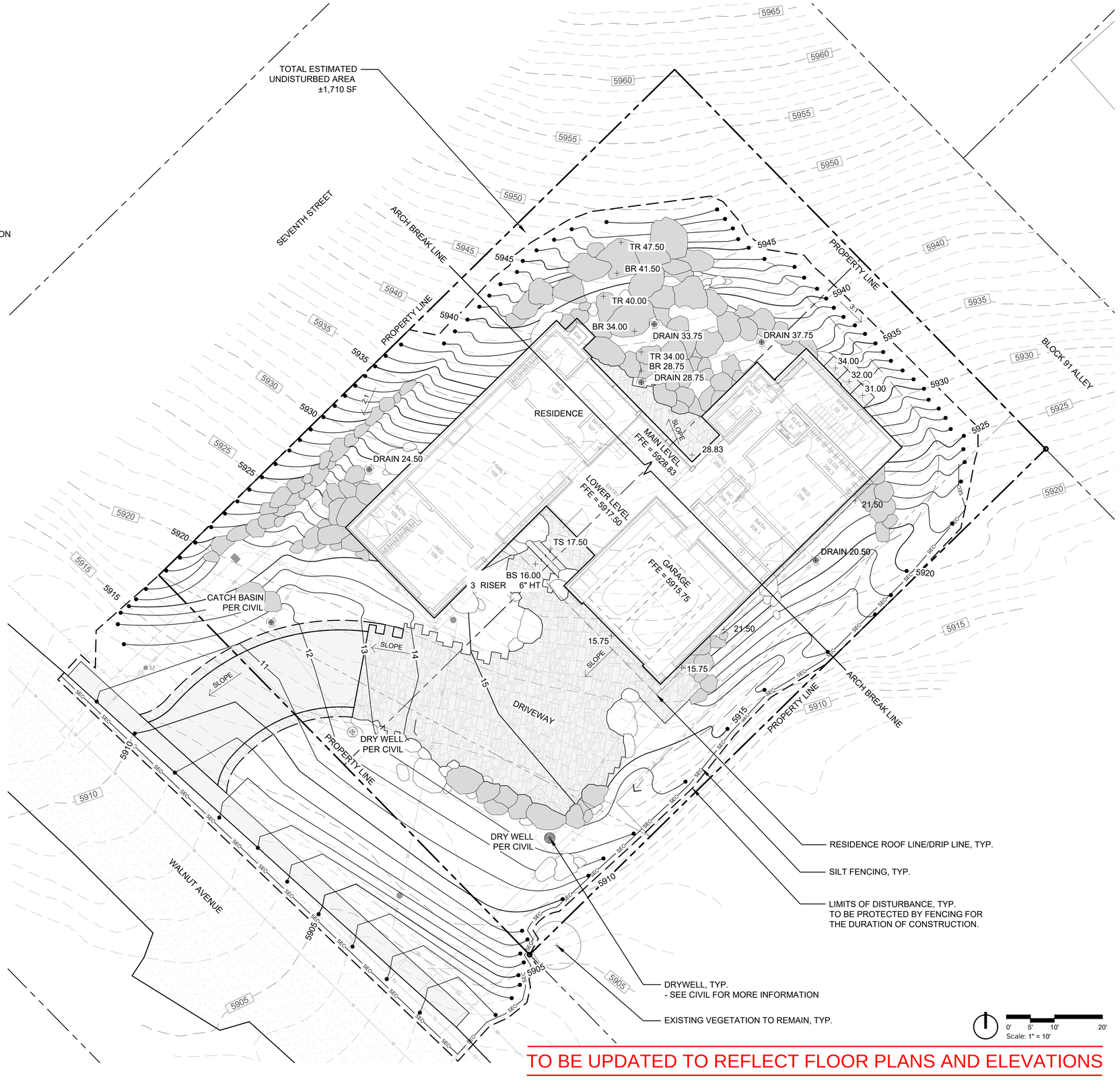
L-1.00

LEGEND

- PROPERTY BOUNDARY
- LIMITS OF DISTURBANCE
- EROSION CONTROL & TREE PROTECTION FENCING
- CONCRETE PAVING
- STONE PLANK PAVERS
- GRAVEL SHOULDER
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING VEGETATION TO REMAIN
- ORNAMENTAL LANDSCAPE BOULDERS
- LANDSCAPE BOULDERS NECESSARY FOR RETAINING
- DRAINAGE SWALE
- XX.XX SPOT ELEVATION
  - FFE= FINISH FLOOR ELEVATION
  - TS = TOP OF STEP
  - BS = BOTTOM OF STEP
  - TR = TOP OF RETAINING
  - BR = BOTTOM OF RETAINING

GRADING NOTES

1. STOCKPILE BORROW SOIL MATERIALS AND EXCAVATED SATISFACTORY SOIL MATERIALS WITHOUT INTERMIXING. PLACE, GRADE, AND SHAPE STOCKPILES TO DRAIN SURFACE WATER. COVER TO PREVENT WINDBLOWN DUST.
2. PLOW, SCARIFY, BENCH, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING MATERIAL.
3. SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING. FINISH SUBGRADES TO ELEVATIONS REQUIRED TO ACHIEVE INDICATED FINISH ELEVATIONS.
4. UNACCEPTABLE MATERIALS: CLEAN SOIL OF CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, BUILDING DEBRIS, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, ACID, AND OTHER EXTRANEOUS MATERIALS THAT ARE HARMFUL TO PLANT GROWTH.
5. DO NOT APPLY MATERIALS OR TILL IF EXISTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
6. IF PLANTING SOIL OR SUBGRADE IS OVERCOMPACTED, DISTURBED, OR CONTAMINATED BY FOREIGN OR DELETERIOUS MATERIALS OR LIQUIDS, REMOVE THE PLANTING SOIL AND CONTAMINATION RESTORE THE SUBGRADE AS DIRECTED BY LANDSCAPE ARCHITECT AND REPLACE CONTAMINATED PLANTING SOIL WITH NEW PLANTING SOIL.
7. CONTRACTOR TO STAKE LIMITS OF ROADS AND PLANTING BEDS IN FIELD FOR LANDSCAPE ARCHITECT TO REVIEW AND APPROVE PRIOR TO CONSTRUCTION.
8. ALL SPOT ELEVATIONS ARE FINISH GRADE UNLESS OTHERWISE NOTED.
9. SEE PLANTING DETAILS FOR TOP SOIL REQUIREMENTS IN PLANTING PITS FOR TREES, SHRUBS, AND PERENNIALS.
10. ROUGH GRADE 6" LESS THAN FINISH GRADE TO ALLOW FOR TOPSOIL IN LAWN AREA. REFER TO SPECIFICATIONS FOR TOP SOIL DEPTH.
11. ALL SWALES TO SLOPE AT A MINIMUM OF 2 LONGITUDINAL SLOPE.
12. FINAL GRADE TO BE MIN ± 4-6" BELOW TOP OF CONCRETE FOUNDATION WALL.
13. EXISTING STONE WALLS AND BOULDER OUTCROPS WILL BE RECONSTRUCTED BY LANDSCAPE CONTRACTOR. IF PORTIONS OF THE WALL NEED TO BE REMOVED FOR ROUGH GRADING, EXISTING STONE TO BE PALLETIZED FOR RE-USE. EXTENTS IF WALL REMOVAL TO BE COORDINATED WITH LANDSCAPE ARCHITECT.
14. FINAL WALL LAYOUT TO BE CONFIRMED IN FIELD BASED ON EXISTING TREE LOCATIONS
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING BOTH LINE AND GRADE. ANY DISCREPANCIES, ERRORS OR OMISSIONS ON THE CONSTRUCTION DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
16. THE CONTRACTOR SHALL STAKE ALL KEY AREAS AND SHALL RECEIVE APPROVAL FROM THE OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH CONSTRUCTION.
17. SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS. CONTRACTOR SHALL PROVIDE A SMOOTH FINISH GRADE THROUGHOUT THE ENTIRE PRO ECT FREE OF RUTS, DEPRESSIONS AND IRREGULARITIES. POSITIVE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES. ALL SWALES, DEPRESSIONS, ETC. NOT SHOWN ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF LANDSCAPE ARCHITECT IMMEDIATELY IN WRITING.



TO BE UPDATED TO REFLECT FLOOR PLANS AND ELEVATIONS

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722 N.ROUSE AVE.
BOZEMAN, MT 59715
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PROJECT NUMBER: 2409.00

KNOB HILL RESIDENCE

KETCHUM, ID

DATE	ISSUE
2025.01.15	MODR PRE-APP
2025.06.13	MODR APP

SHEET TITLE

GRADING AND DRAINAGE PLAN

SHEET 3 OF 4

L-2.00

LEGEND

- PROPERTY BOUNDARY
- CONCRETE PAVING
- STONE PLANK PAVERS
- GRAVEL SHOULDER
- EXISTING CONTOUR
- EXISTING VEGETATION TO REMAIN
- ORNAMENTAL LANDSCAPE BOULDERS
- LANDSCAPE BOULDERS NECESSARY FOR RETAINING

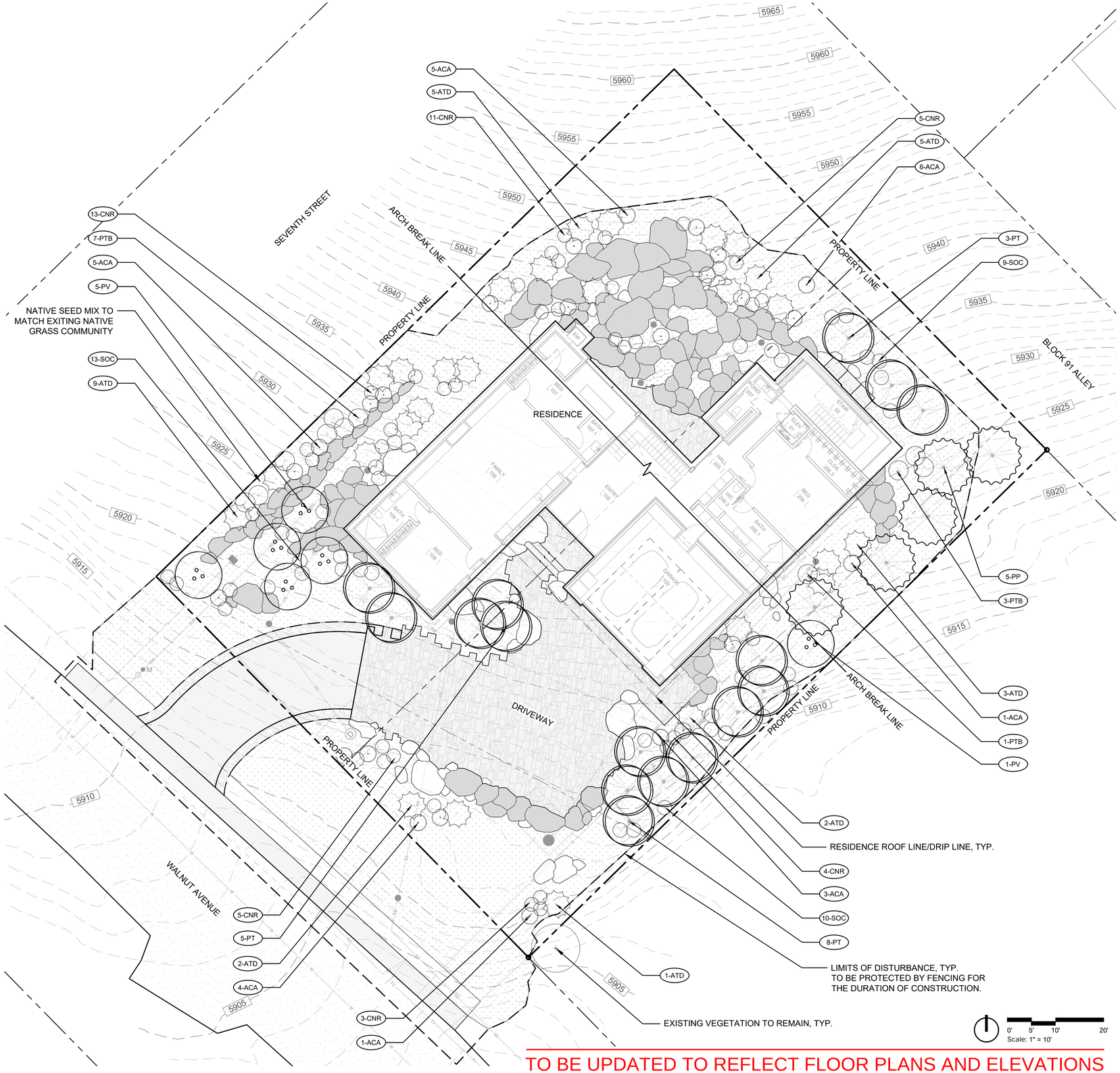
PLANTING SCHEDULE

SYM.	KEY	QTY	BOTANIC NAME	COMMON NAME	ROOT	SIZE	SPACING
TREES							
	PP	5	*Pinus ponderosa*	Ponderosa Pine	B&B	14' HT	PER PLAN
	PT	16	*Populus tremulodes*	Quaking Aspen	B&B	2" CAL.	PER PLAN
	PV	6	*Prunus virginiana*	Common Chokecherry	CONT.	#25	PER PLAN
SHRUBS							
	ACA	25	*Artemisia cana*	Silver Sagebrush	CONT.	#2	PER PLAN
	ATD	27	*Artemisia tridentata*	Big Sagebrush	CONT.	#7	PER PLAN
	CNR	41	*Chrysothamnus nauseosus*	Rabbitbrush	CONT.	#5	PER PLAN
	PTB	11	*Purshia tridentata*	Antelope Bitterbrush	CONT.	#5	PER PLAN
	SOC	32	*Symphoricarpos occidentalis*	Western Snowberry	CONT.	#5	PER PLAN

SEED MIX

SYM.	ZONE	SEED MIX	AREA
	NATIVE GRASS AND FORB MIX	SPECIES CANADIAN BLUEGRASS, *Poa compressa* SHEEP FESCUE, *Festuca oviana* IDAHO FESCUE, *Festuca idahoensis* BLUEBUNCH WHEATGRASS, *Agropyron inerme* ARROWLEAF BALSAMROOT, *Balsamoriza sagittata* SULFUR-FLOWER BUCKWHEAT, *Eriogonum umbellatum*	±7,800 SF

NOTE:
1. VERIFY EXACT GRASS MIXTURE WITH LANDSCAPE ARCHITECT TO MATCH EXISTING CONDITIONS ON SITE PRIOR TO INSTALL.
2. TREE CROWNS AND ALL OTHER COMBUSTIBLE VEGETATION EXTENDING TO WITHIN 10 FT OF ANY STRUCTURE OR CHIMNEY SHALL BE PRUNED TO MAINTAIN A MINIMUM HORIZONTAL CLEARANCE OF 10 FT. TREE CROWNS WITHIN 30 FT OF ANY STRUCTURE SHALL BE PRUNED TO REMOVE LIMBS LOCATED LESS THAN 6 FT ABOVE THE GROUND SURFACE ADJACENT TO THE TREES. NOR-FIRE RESISTIVE VEGETATION OR GROWTH SHALL BE KEPT CLEAR OF BUILDINGS AND STRUCTURES, IN SUCH A MANNER AS TO PROVIDE A CLEAR AREA FOR FIRE SUPPRESSION OPERATIONS.



0' 5' 10' 20'
Scale: 1" = 10'

TO BE UPDATED TO REFLECT FLOOR PLANS AND ELEVATIONS

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SHEET TITLE

PLANTING PLAN

SHEET 4 OF 4

L-5.00

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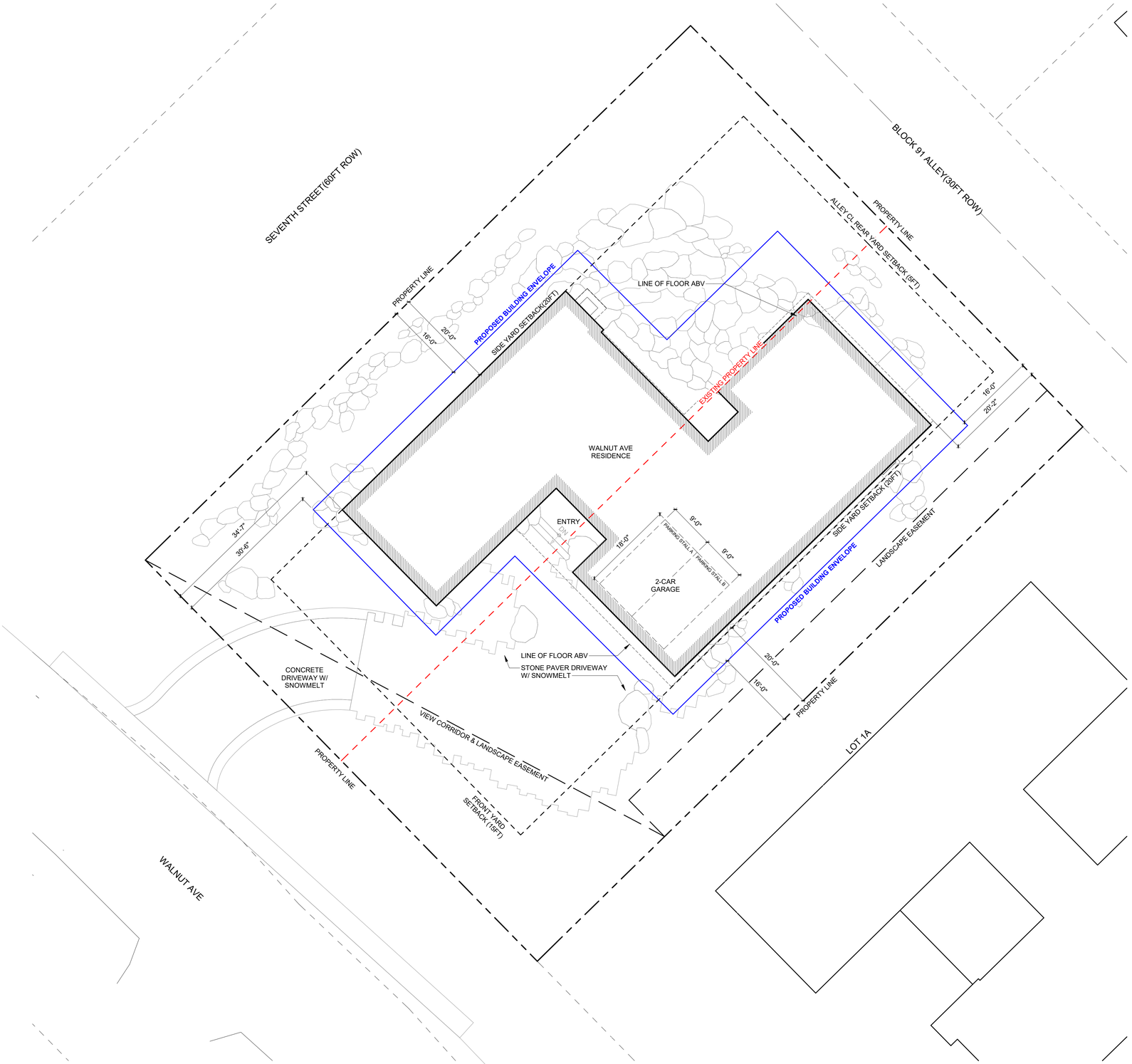

SITE PLAN NOTES:

1. SEE LANDSCAPE PLAN FOR (E) & (N)TREE LOCATIONS
2. SEE CIVIL DRAWINGS FOR DRIVEWAY LAYOUT, PROFILE & SITE DRAINAGE INFORMATION.

1 | 1" = 10'-0" | **SITE PLAN**

KNOB HILL RESIDENCE

OWNER:

KNOB HILL PROPERTIES, LLC
P.O. BOX 14001-174
KETCHUM, ID 83340

PROJECT ARCHITECT:

RO | ROCKETT DESIGN
1306 BRIDGEWAY, FLOOR 2
SAUSALITO, CA 94965
TEL: 415.289.0830

SURVEYOR:

GALENA-BENCHMARK ENGINEERING
P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, ID 83340
TEL: 208.726.9512

GEOTECHNICAL ENGINEER:

BUTLER ASSOCIATES, INC.
P.O. BOX 1034
KETCHUM, ID 83340
TEL: 208.720.6432

CIVIL ENGINEER:

GALENA-BENCHMARK ENGINEERING
P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, ID 83340
TEL: 208.726.9512

LANDSCAPE ARCHITECT:

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722 N ROUSE AVE
BOZEMAN, MT 59715
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NO	DATE	ISSUE
4	09.17.25	MODR APPLICATION
3	09.09.25	MODR APPLICATION
2	06.13.25	MODR APPLICATION
1	01.15.25	MODR PRE-APPLICATION

PROJECT:

KNOB HILL RESIDENCE

LOT 3 & 4, BLOCK 91

PROJECT NUMBER

2204

DRAWING TITLE:

SITE PLAN

DRAWING NUMBER:

A-100

NOT FOR CONSTRUCTION

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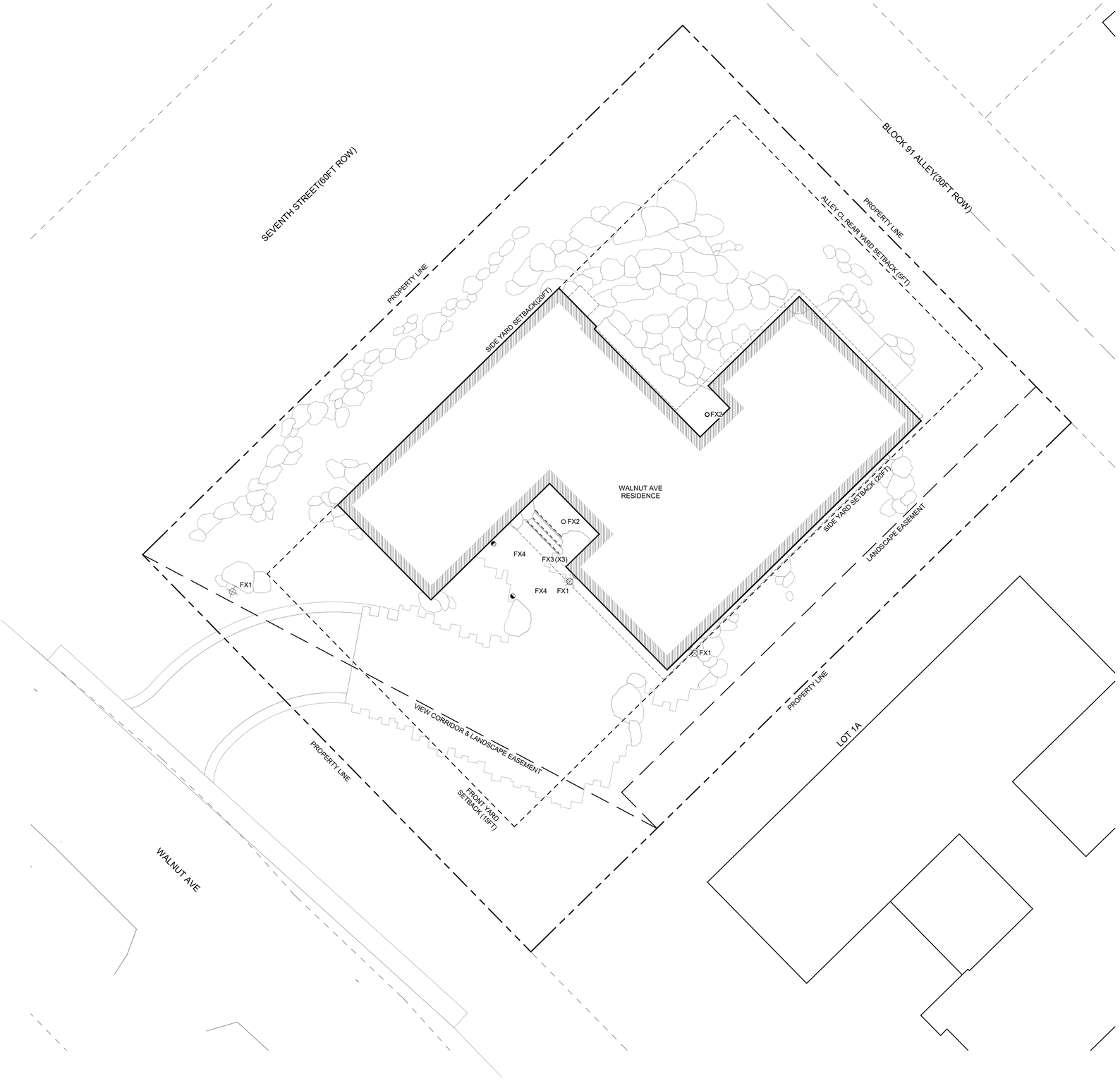

LIGHT FIXTURE LEGEND:

- FX1 / SHIELDED WALL MOUNTED SCONCE
- FX2 / RECESSED CEILING DOWNLIGHT
- FX3 / RECESSED LINEAR COVE LIGHT
- FX4 / SHIELDED RECESSED IN-GRADE GRAZER

SITE PLAN NOTES:

1. SEE LANDSCAPE PLAN FOR (E) & (N)TREE LOCATIONS
2. SEE CIVIL DRAWINGS FOR DRIVEWAY LAYOUT, PROFILE & SITE DRAINAGE INFORMATION.
3. ALL EXTERIOR LIGHTING TO BE FULLY SHIELDED AND COMPLY WITH KMC 17.132 - DARK SKIES
4. SEE PHOTOMETRIC PLAN & CUTSHEETS FOR LIGHT FIXTURE INFORMATION

1 | 1" = 10'-0" | **SITE PLAN / EXTERIOR LIGHTING & POWER**

KNOB HILL RESIDENCE

OWNER:

KNOB HILL PROPERTIES, LLC
P.O. BOX 14001-174
KETCHUM, ID 83340

PROJECT ARCHITECT:

RO | ROCKETT DESIGN
1306 BRIDGEWAY, FLOOR 2
SAUSALITO, CA 94965
TEL: 415.289.0830

SURVEYOR:

GALENA-BENCHMARK ENGINEERING
P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, ID 83340
TEL: 208.726.9512

GEOTECHNICAL ENGINEER:

BUTLER ASSOCIATES, INC.
P.O. BOX 1034
KETCHUM, ID 83340
TEL: 208.720.6432

CIVIL ENGINEER:

GALENA-BENCHMARK ENGINEERING
P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, ID 83340
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NO	DATE	ISSUE
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2	06.13.25	MODR APPLICATION

PROJECT:

KNOB HILL RESIDENCE

LOT 3 & 4, BLOCK 91

PROJECT NUMBER

2204

DRAWING TITLE:

SITE PLAN / EXTERIOR LIGHTING & POWER

DRAWING NUMBER:

A-101

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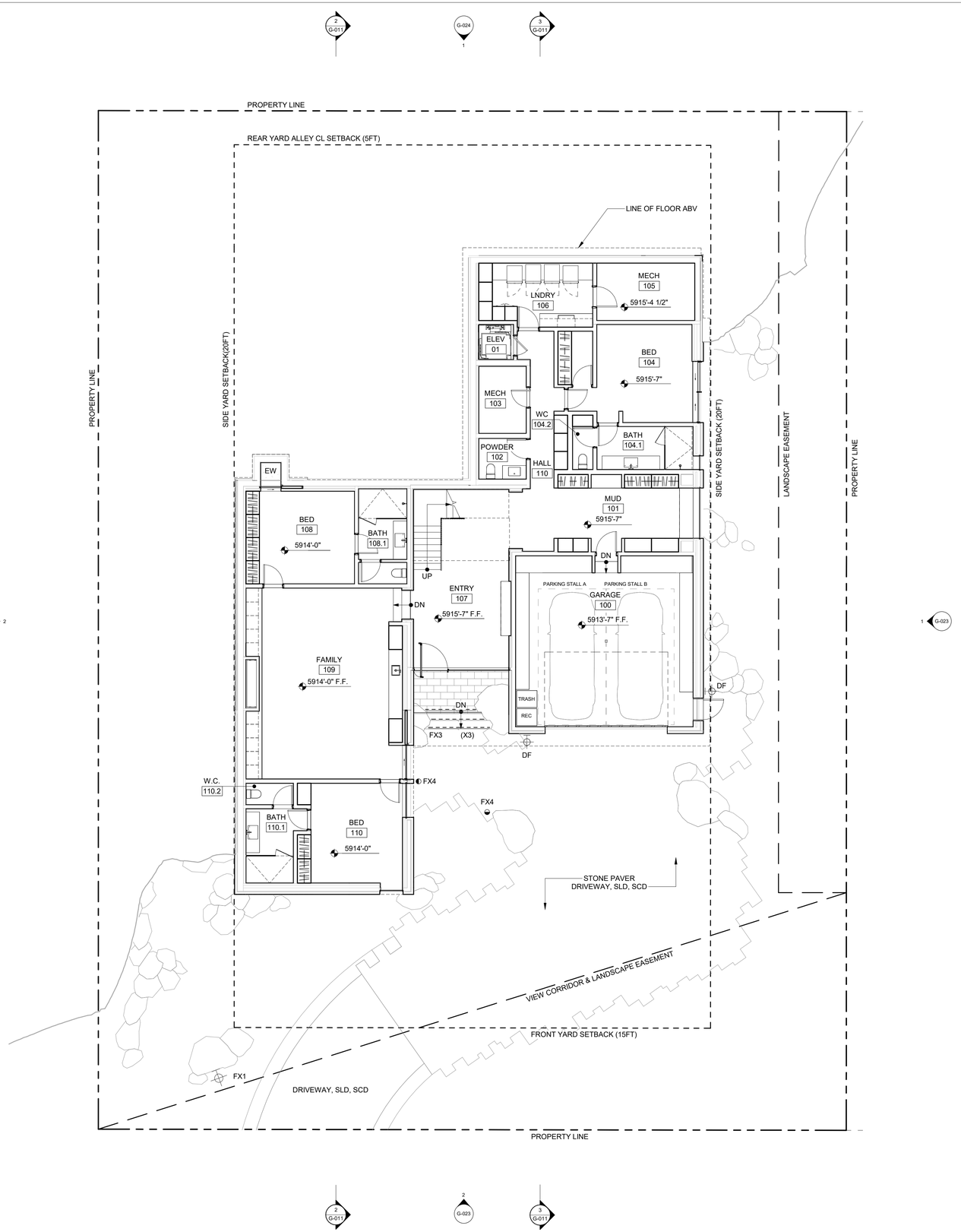

PROPOSED GROSS FLOOR AREA - BASEMENT

BASEMENT	2151 SF

PROPOSED GROSS FLOOR AREA - LEVEL 01

LEVEL 01	1356 SF

PROPOSED NET FLOOR AREA - LEVEL 01

LEVEL 01	3260 SF

KMC §17.08 - DEFINITIONS

FLOOR AREA, GROSS: THE SUM OF THE HORIZONTAL AREA OF THE BUILDING MEASURED ALONG THE OUTSIDE WALLS OF EACH FLOOR OF A BUILDING OR PORTION OF A BUILDING, INCLUDING STAIR TOWERS AND ELEVATORS ON THE GROUND FLOOR ONLY, AND 50 PERCENT OF ATRIUMS OVER 18 FEET PLATE HEIGHT, BUT NOT INCLUDING BASEMENTS, UNDERGROUND PARKING AREAS OR OPEN UNENCLOSED DECKS. PARKING AREAS COVERED BY A ROOF OR PORTION OF THE BUILDING AND ENCLOSED ON THREE OR MORE SIDES BY BUILDING WALLS ARE INCLUDED. FOUR PARKING STALLS FOR DEVELOPMENTS ON SINGLE KETCHUM TOWN SITE LOTS OF 5,600 SQUARE FEET IN SIZE OR LESS ARE NOT INCLUDED IN THE GROSS FLOOR AREA CALCULATION.

FLOOR AREA, NET: THE SUM OF THE HORIZONTAL AREAS OF ALL FLOORS IN A BUILDING INCLUDING BASEMENTS BUT NOT INCLUDING OPEN UNENCLOSED DECKS, INTERIOR OR EXTERIOR CIRCULATION, MECHANICAL EQUIPMENT ROOMS, PARKING AREAS, COMMON AREAS, PUBLIC BATHROOMS OR STORAGE AREAS IN BASEMENTS.

LIGHT FIXTURE LEGEND:

- FX1 / SHIELDED WALL MOUNTED SCONCE
- FX2 / RECESSED CEILING DOWNLIGHT
- FX3 / RECESSED LINEAR COVE LIGHT
- FX4 / SHIELDED RECESSED IN-GRADE GRAZER

REFERENCE PLAN NOTES:

1. SEE LANDSCAPE DRAWINGS FOR PLANTING AND LANDSCAPE INFORMATION
2. SEE CIVIL DRAWING FOR DRIVEWAY AND SITE DRAINAGE INFORMATION
3. USGS ELEVATION +5,915'-7" IS NOTED AS +100'-0" IN SUBSEQUENT ARCHITECTURAL DRAWINGS
4. COORDINATE STARTPOINT WITH CIVIL
5. SEE G-200 FOR MORE INFORMATION REGARDING ROOF ASSEMBLIES
6. ALL EXTERIOR LIGHTING TO BE FULLY SHIELDED AND COMPLY WITH KMC 17.132 - DARK SKIES
7. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, WINDOWS WITHIN EXTERIOR DOORS, AND SKYLIGHTS SHALL BE TEMPERED GLASS, MULTILAYERED GLAZED PANELS, GLASS BLOCK OR HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. ALL EXTERIOR DOORS SHALL BE SOLID CORE CONSTRUCTION OR HAVE A FIRE RATING OF NOT LESS THAN 20 MINUTES. ALL EXTERIOR VENTS SHALL BE DESIGNED AND APPROVED TO PREVENT FLAME OR EMBER PENETRATION AND ALL EXTERIOR MESH SHALL HAVE OPENINGS THAT DO NOT EXCEED 1/8". GUTTERS AND DOWNSPOUTS SHALL BE NON-COMBUSTIBLE AND SHALL BE PROVIDED WITH AN APPROVED MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS.
8. ALL MATERIALS WITHIN 12" VERTICAL OF FINISHED GRADE SHALL BE 1 HOUR RATED, NON-COMBUSTIBLE, OR COVERED WITH MINIMUM 28-GAUGE FLASHING. THE AREA 12" HORIZONTAL FROM THE BASE OF A WALL SHALL BE FINISHED IN A WAY TO PREVENT ANY VEGETATION GROWING, AND FOR VEGETATIVE DEBRIS TO BE EASILY REMOVED.

1 | 1/8" = 1'-0" | **REFERENCE PLAN / LEVEL 01**

KNOB HILL RESIDENCE

OWNER:

KNOB HILL PROPERTIES, LLC
P.O. BOX 14001-174
KETCHUM, ID 83340

PROJECT ARCHITECT:

RO | ROCKETT DESIGN
1306 BRIDGEWAY, FLOOR 2
SAUSALITO, CA 94965
TEL: 415.289.0830

SURVEYOR:

GALENA-BENCHMARK ENGINEERING
P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, ID 83340
TEL: 208.726.9512

GEOTECHNICAL ENGINEER:

BUTLER ASSOCIATES, INC.
P.O. BOX 1034
KETCHUM, ID 83340
TEL: 208.720.6432

CIVIL ENGINEER:

GALENA-BENCHMARK ENGINEERING
P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, ID 83340
TEL: 208.726.9512

LANDSCAPE ARCHITECT:

FIELD STUDIO
722 N ROUSE AVE
BOZEMAN, MT 59715
TEL: 406.551.2098

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SEAL:

NO	DATE	ISSUE
4	09.17.25	MODR APPLICATION
3	09.09.25	MODR APPLICATION
2	06.13.25	MODR APPLICATION
1	01.15.25	MODR PRE-APPLICATION

PROJECT:

KNOB HILL RESIDENCE

LOT 3 & 4, BLOCK 91

PROJECT NUMBER
2204

N

DRAWING TITLE:

REFERENCE PLAN / LEVEL 01

DRAWING NUMBER:

A-102

NOT FOR CONSTRUCTION

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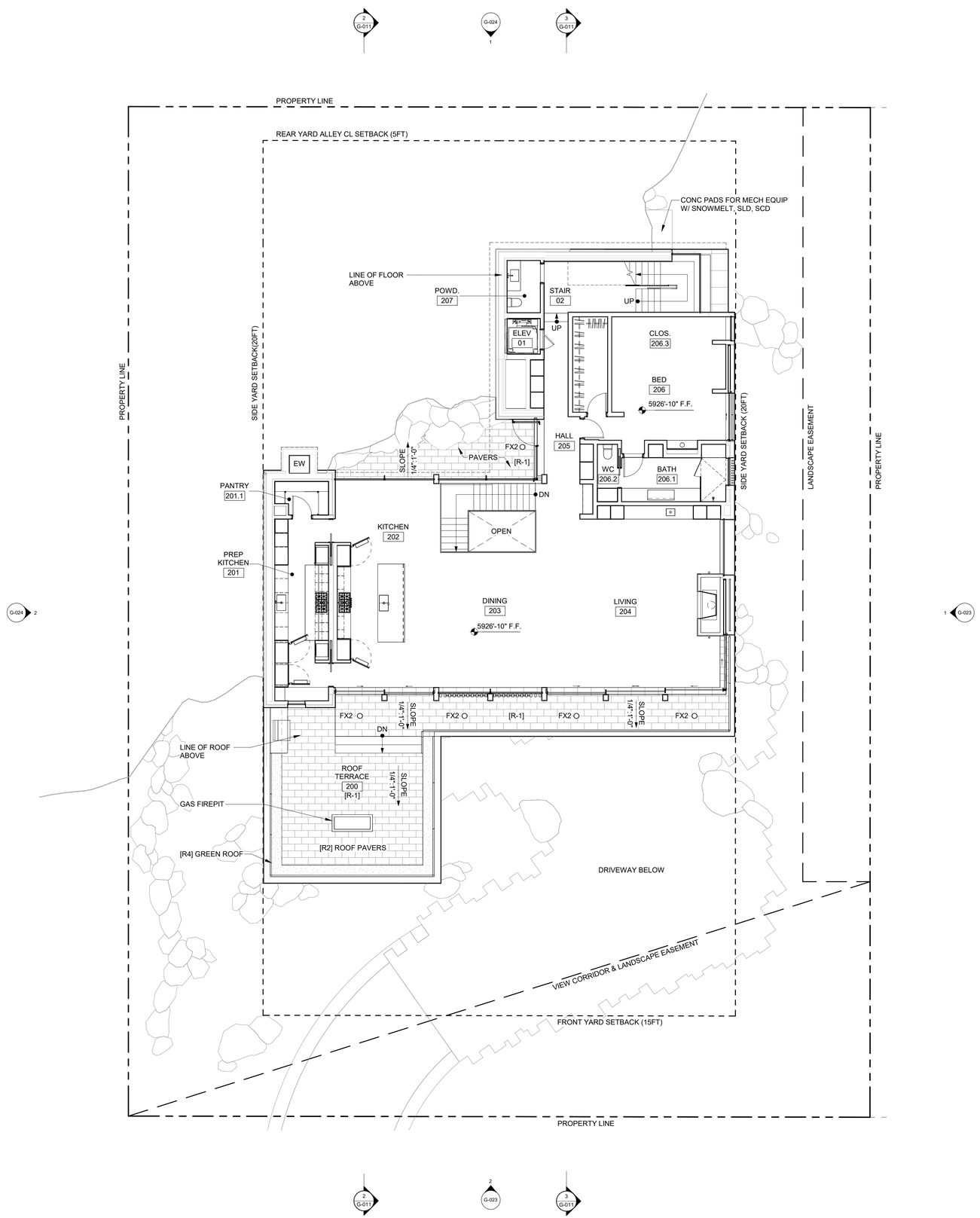

PROPOSED GROSS FLOOR AREA - LEVEL 02

LEVEL 02	3138 SF

PROPOSED NET FLOOR AREA - LEVEL 02

LEVEL 02	3138 SF

KMC §17.08 - DEFINITIONS

FLOOR AREA, GROSS: THE SUM OF THE HORIZONTAL AREA OF THE BUILDING MEASURED ALONG THE OUTSIDE WALLS OF EACH FLOOR OF A BUILDING OR PORTION OF A BUILDING, INCLUDING STAIR TOWERS AND ELEVATORS ON THE GROUND FLOOR ONLY, AND 50 PERCENT OF ATRIUMS OVER 18 FEET PLATE HEIGHT, BUT NOT INCLUDING BASEMENTS, UNDERGROUND PARKING AREAS OR OPEN UNENCLOSED DECKS. PARKING AREAS COVERED BY A ROOF OR PORTION OF THE BUILDING AND ENCLOSED ON THREE OR MORE SIDES BY BUILDING WALLS ARE INCLUDED. FOUR PARKING STALLS FOR DEVELOPMENTS ON SINGLE KETCHUM TOWN SITE LOTS OF 5,600 SQUARE FEET IN SIZE OR LESS ARE NOT INCLUDED IN THE GROSS FLOOR AREA CALCULATION.

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LIGHT FIXTURE LEGEND:

- FX1 / SHIELDED WALL MOUNTED SCONCE
- FX2 / RECESSED CEILING DOWNLIGHT
- FX3 / RECESSED LINEAR COVE LIGHT
- FX4 / SHIELDED RECESSED IN-GRADE GRAZER

REFERENCE PLAN NOTES:

1. SEE LANDSCAPE DRAWINGS FOR PLANTING AND LANDSCAPE INFORMATION
2. SEE CIVIL DRAWING FOR DRIVEWAY AND SITE DRAINAGE INFORMATION
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1	1/8" = 1'-0"	**REFERENCE PLAN / LEVEL 02**

KNOB HILL RESIDENCE

OWNER:

KNOB HILL PROPERTIES, LLC
P.O. BOX 14001-174
KETCHUM, ID 83340

PROJECT ARCHITECT:

RO | ROCKETT DESIGN
1306 BRIDGEWAY, FLOOR 2
SAUSALITO, CA 94965
TEL: 415.289.0830

SURVEYOR:

GALENA-BENCHMARK ENGINEERING
P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, ID 83340
TEL: 208.726.9512

GEOTECHNICAL ENGINEER:

BUTLER ASSOCIATES, INC.
P.O. BOX 1034
KETCHUM, ID 83340
TEL: 208.720.6432

CIVIL ENGINEER:

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LANDSCAPE ARCHITECT:

FIELD STUDIO
722 N ROUSE AVE
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TEL: 406.551.2098

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1	01.15.25	MODR PRE-APPLICATION

PROJECT:

KNOB HILL RESIDENCE

LOT 3 & 4, BLOCK 91

PROJECT NUMBER

2204

N

DRAWING TITLE:

REFERENCE PLAN / LEVEL 02

DRAWING NUMBER:

A-103

NOT FOR CONSTRUCTION

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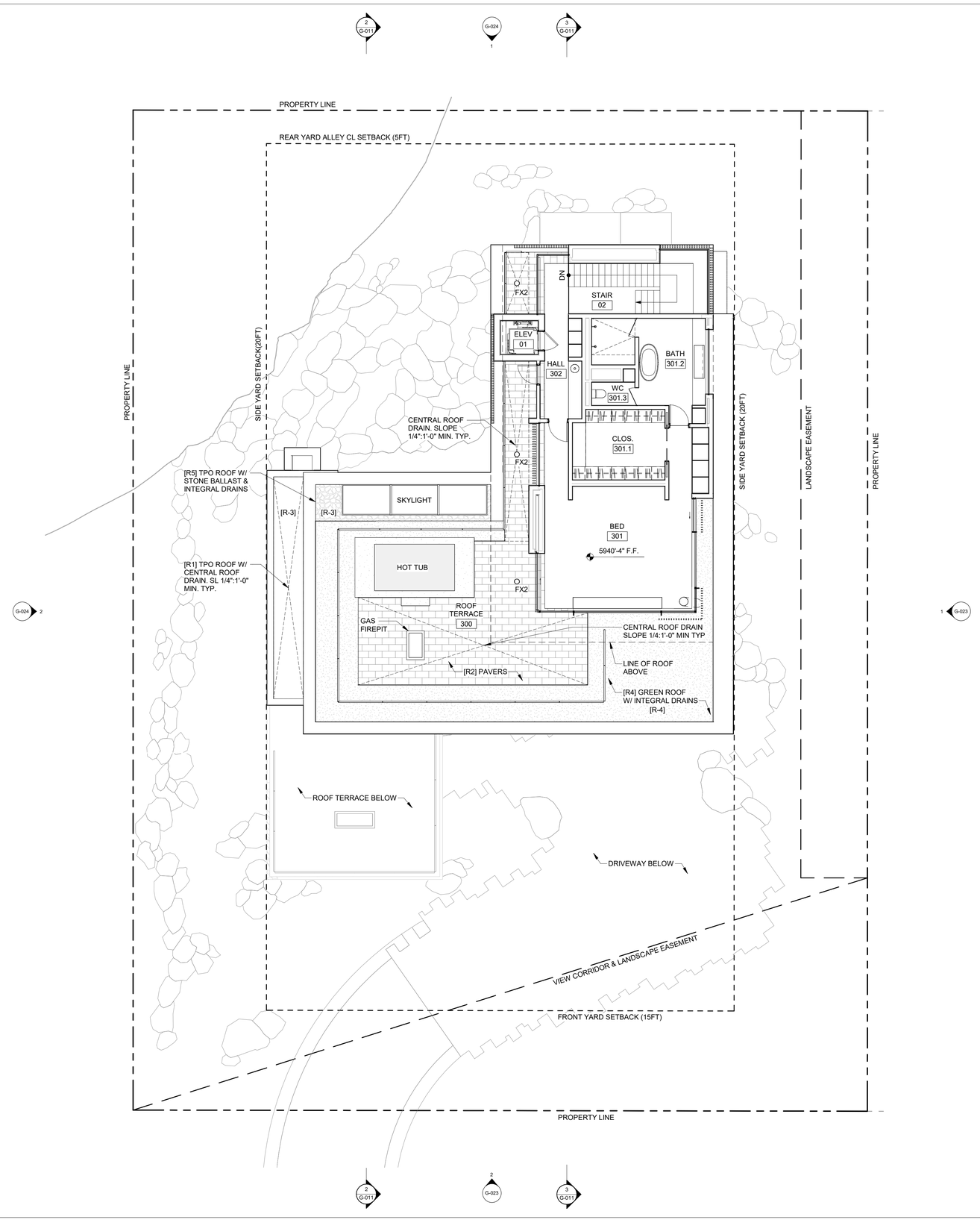

PROPOSED GROSS FLOOR AREA - LEVEL 03

LEVEL 03	1274 SF

PROPOSED NET FLOOR AREA - LEVEL 03

LEVEL 03	1274 SF

KMC §17.08 - DEFINITIONS

FLOOR AREA, GROSS: THE SUM OF THE HORIZONTAL AREA OF THE BUILDING MEASURED ALONG THE OUTSIDE WALLS OF EACH FLOOR OF A BUILDING OR PORTION OF A BUILDING, INCLUDING STAIR TOWERS AND ELEVATORS ON THE GROUND FLOOR ONLY, AND 50 PERCENT OF ATRIUMS OVER 18 FEET PLATE HEIGHT, BUT NOT INCLUDING BASEMENTS, UNDERGROUND PARKING AREAS OR OPEN UNENCLOSED DECKS. PARKING AREAS COVERED BY A ROOF OR PORTION OF THE BUILDING AND ENCLOSED ON THREE OR MORE SIDES BY BUILDING WALLS ARE INCLUDED. FOUR PARKING STALLS FOR DEVELOPMENTS ON SINGLE KETCHUM TOWN SITE LOTS OF 5,600 SQUARE FEET IN SIZE OR LESS ARE NOT INCLUDED IN THE GROSS FLOOR AREA CALCULATION.

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1 | 1/8" = 1'-0" | **REFERENCE PLAN / LEVEL 03**

KNOB HILL RESIDENCE

OWNER:

KNOB HILL PROPERTIES, LLC
P.O. BOX 14001-174
KETCHUM, ID 83340

PROJECT ARCHITECT:

RO | ROCKETT DESIGN
1306 BRIDGEWAY, FLOOR 2
SAUSALITO, CA 94965
TEL: 415.289.0830

SURVEYOR:

GALENA-BENCHMARK ENGINEERING
P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, ID 83340
TEL: 208.726.9512

GEOTECHNICAL ENGINEER:

BUTLER ASSOCIATES, INC.
P.O. BOX 1034
KETCHUM, ID 83340
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GALENA-BENCHMARK ENGINEERING
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LANDSCAPE ARCHITECT:

FIELD STUDIO
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BOZEMAN, MT 59715
TEL: 406.551.2098

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SEAL:

NO	DATE	ISSUE
4	09.17.25	MODR APPLICATION
3	09.09.25	MODR APPLICATION
2	06.13.25	MODR APPLICATION
1	01.15.25	MODR PRE-APPLICATION

PROJECT:

KNOB HILL RESIDENCE

LOT 3 & 4, BLOCK 91

PROJECT NUMBER

2204

DRAWING TITLE:

REFERENCE PLAN / LEVEL 03

DRAWING NUMBER:

A-104

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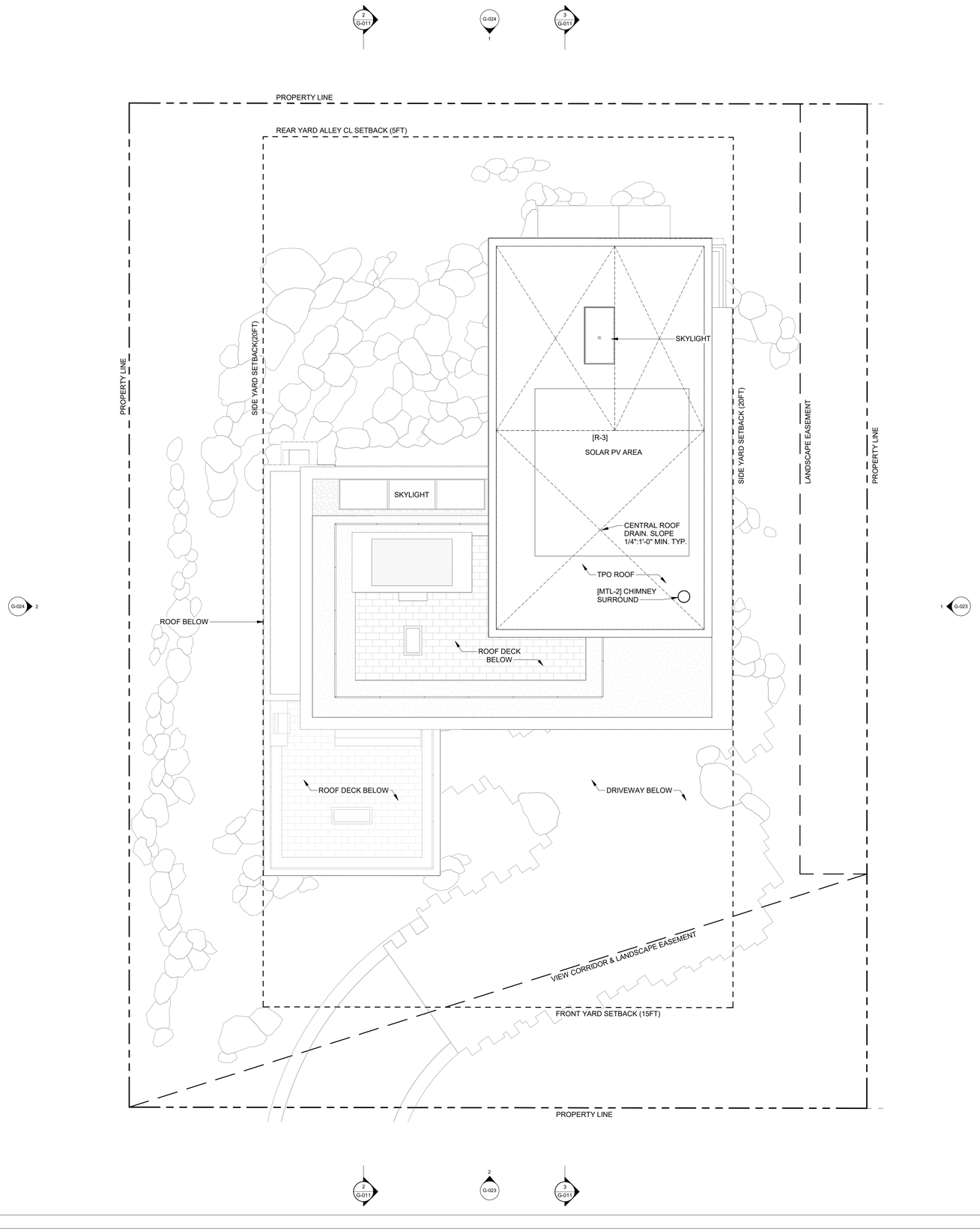

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1	1/8" = 1'-0"	**REFERENCE PLAN / ROOF**

KNOB HILL RESIDENCE

OWNER:

KNOB HILL PROPERTIES, LLC
P.O. BOX 14001-174
KETCHUM, ID 83340

PROJECT ARCHITECT:

RO | ROCKETT DESIGN
1306 BRIDGEWAY, FLOOR 2
SAUSALITO, CA 94965
TEL: 415.289.0830

SURVEYOR:

GALENA-BENCHMARK ENGINEERING
P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, ID 83340
TEL: 208.726.9512

GEOTECHNICAL ENGINEER:

BUTLER ASSOCIATES, INC.
P.O. BOX 1034
KETCHUM, ID 83340
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CIVIL ENGINEER:

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LANDSCAPE ARCHITECT:

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2	06.13.25	MODR APPLICATION
1	01.15.25	MODR PRE-APPLICATION

PROJECT:

KNOB HILL RESIDENCE

LOT 3 & 4, BLOCK 91

PROJECT NUMBER

2204

DRAWING TITLE:

REFERENCE PLAN / ROOF

DRAWING NUMBER:

A-105

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GENERAL NOTES

REFERENCE SHEET E0.1 FOR GENERAL NOTES.

GENERAL NOTES

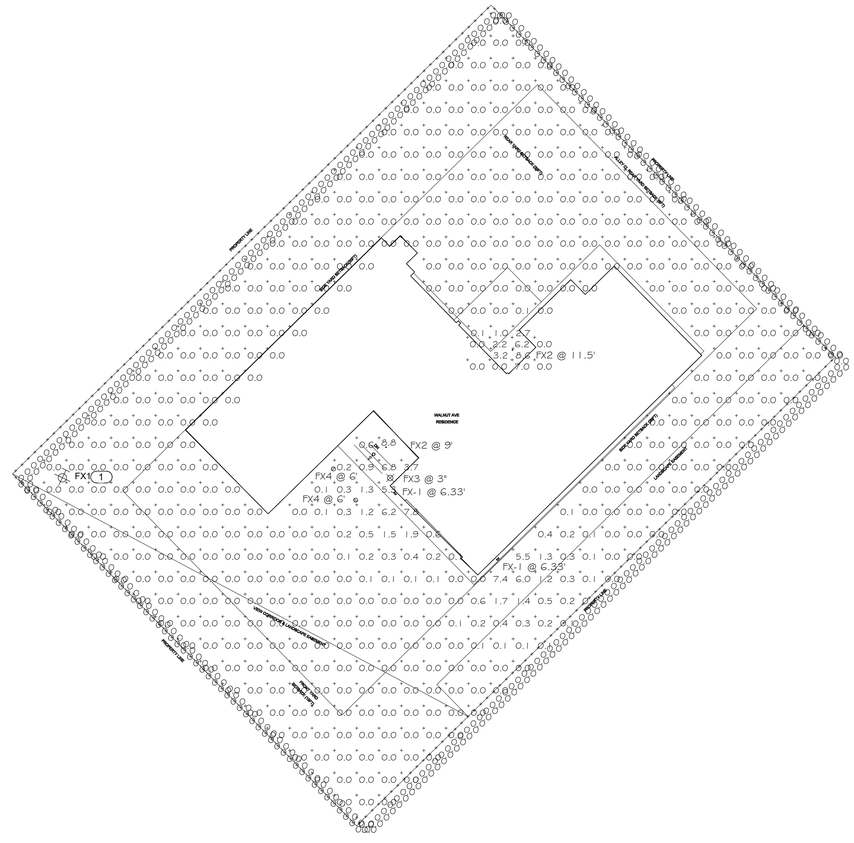
(1) FIXTURE DOES NOT PROVIDE LIGHTING FOOT CANDLE AT THE GROUND

EXTERIOR LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	SOURCE			DIMMING	VOLTAGE	TOTAL VA	MANUFACTURER BASIS OF DESIGN		OTHERS	MOUNTING		NOTES
		TYPE	LM/CCT(K)	CRI				NAME	CATALOG SERIES		TYPE	DEPTH	
FX-1	WALL SCONCE	LED	1161/2700	--	--	120.00	12.00	BROWLEE	7075-08-TW-C13-27K	APPROVED EQUAL	SURFACE 6' AFF	--	--
FX2	2" DOWNLIGHT	LED	667/2700	--	--	120.00	7.50	USAI LIGHTING	S2RD 9 27K5 20 P1 AS61 WH UNV	APPROVED EQUAL	RECESSED	--	--
FX3	STEP LIGHT	LED	1161/2700	--	--	120.00	18.00	ALUZ	A1-ZAKY-STN	APPROVED EQUAL	RECESSED	--	--
FX4	MINI MARKER	LED	1161/2700	--	--	120.00	4.00	MINIMIS	M1 MP 27 BK PKMP-0115	APPROVED EQUAL	RECESSED	--	--

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
5' veret c	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
5' vert a	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
5' vert b	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
5' vert d	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
Calc Zone #6	+	1.9 fc	7.0 fc	0.0 fc	N/A	N/A
Calc Zone #7	+	0.2 fc	8.8 fc	0.0 fc	N/A	N/A



1 E-108 PHOTOMETRIC PLAN
NOT TO SCALE

TO BE UPDATED TO REFLECT FLOOR PLANS AND ELEVATIONS

KNOB HILL RESIDENCE

OWNER:

KNOB HILL PROPERTIES, LLC
P.O. BOX 14001-174
KETCHUM, ID 83340

PROJECT ARCHITECT:

RO | ROCKETT DESIGN
1306 BRIDGEWAY, FLOOR 2
SAUSALITO, CA 94965
TEL: 415.289.0830

SURVEYOR:

GALENA-BENCHMARK ENGINEERING
P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, ID 83340
TEL: 208.726.9512

GEOTECHNICAL ENGINEER:

BUTLER ASSOCIATES, INC.
P.O. BOX 1034
KETCHUM, ID 83340
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TEL: 208.726.9512

LANDSCAPE ARCHITECT:

FIELD STUDIO
722 N ROUSE AVE
BOZEMAN, MT 59715
TEL: 406.551.2098

MEP ENGINEER

PROFICIENT ENGINEERING
4704 N HARLAN STREET, SUITE 620
DENVER, CO 80212
TEL: 727.779.3556

PROFICIENT
ENGINEERING
4704 N. Harlan St Suite 620
Denver, Colorado 80212
720.779.3556
Project #326045

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SEAL:

NO	DATE	ISSUE
	07/17/2025	90% SET

PROJECT:
KNOB HILL RESIDENCE
LOT 3 & 4, BLOCK 91

PROJECT NUMBER
2204

DRAWING TITLE:
PHOTOMETRIC PLAN

DRAWING NUMBER:
E-108

NOT FOR CONSTRUCTION

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TIER 2

the LittleTwos™ Pinhole High Output 2" Round Downlight - S2RD-HO

FX2

USAI Lighting

Available as a full family of downlight, adjustable and wall wash, USAI's high performance 2" aperture pinhole product line can light spaces with ceilings from 8' to 20' in height while remaining fully serviceable AND installable from below the ceiling plane.

FEATURES

- High performance pinhole with install-from-below capability
- Classic White, Dim to Warm, Dim to Warm+ LED and Color Select Tunable White color options
- Trimmed, trimless and millwork styles are compatible with sheetrock, ACT, wood/millwork, and many other ceiling materials
- Industry leading illumination and craftsmanship
- New construction and remote driver housing options for easy installation in any site condition

the LittleTwos Pinhole Installs from Below with Integral Driver - 6-3/4" plenum space required

PERFORMANCE DATA

See Page 6 for Details

1 One Fixture Per Driver

	Classic White			Dim-to-Warm and Dim-to-Warm+	Color Select Tunable White
Wattage:	9W	15W	20W	15W	15W
Color Temperature and CRI	3000K, 80+	3000K, 80+	3000K, 80+	3000K, 90+	3000K, 90+
Source Lumens:	1200 lm	1875 lm	2600 lm	1100 lm	1000 lm
Maximum Delivered Lumens:	875 lm	1350 lm	1900 lm	750 lm	850 lm

TABLE OF CONTENTS - HOW TO USE THIS SPEC SHEET

- **Install from Below / Retrofit fixture ordering options - page 2**
- **Integral Driver fixture ordering options - page 3**
- **Remote Driver fixture ordering options - page 4**
- **Remote Driver power supplies - page 5**
- **Performance data - page 6**
- **Fixture drawings - pages 7 - 10**
- **Notes - pages 11 - 13**

USAI LIGHTING COLLABORATORY
13 Crosby Street
New York, NY 10013
845-234-4090
showroom@usailighting.com

USAI LIGHTING HEADQUARTERS
1126 River Road
New Windsor, NY 12553
T: 845-565-8500 F: 845-561-1130
info@usailighting.com

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TIER 2

the LittleTwos™ Pinhole - S2RD-HO 2" Round Downlight with Integral Driver, Retrofit Install from Below

USAI Lighting

1. Specify fixture part number

S2RD_				P1			Finish Options		RT		
Fixture Function	Flange Type*	Wattage Options	LED Color Options	Beam Options	Lens Options	Optic Media (Optional)**	Baffle Finish	Outer Trim Finish	Mounting Options	Voltage Options Select one	Dimming Driver Options
S2RD Straight baffle 2" pinhole Round Downlight	**F** Flanged **L** Trimless *for Millwork trim option, see page 3 ordering table	**Classic White Light** **09V2M** 9W LED **15V2M** 15W LED **20V2M** 20W LED	**27K5** 2700K, 80+ CRI **27K1** 2700K, 90+ CRI **30K5** 3000K, 80+ CRI **30K1** 3000K, 90+ CRI **35K5** 3500K, 80+ CRI **35K1** 3500K, 90+ CRI **40K5** 4000K, 80+ CRI **40K1** 4000K, 90+ CRI	**20** 20° beam **25** 25° beam **30** 30° beam **65** 65° beam	**P1** Beam softener, provided standard	**AS61** Linear Spread **HX** Hexcell Louver (1, 3) **CT25** Warm filter, LK CTO Reduces output by 15% and shifts CCT down by ~250K (1, 3)	**WH** White Matte **BL** Black Matte **SM** Silver Matte **BG** Black Specular	**WH** White Matte **BL** Black Matte **WH** White Matte **BL** Black Matte	**RT** Retrofit Install from Below * See trim drawings on page 8 and table on page 12 for max ceiling thickness	**UNV** 120V-277V	***For use with Universal Voltage 120V-277V*** **D6E** ElkhLED D-10V, 1% (3) **D6F** ElkhLED D-10V, 1% (3) **D6A** ElkhLED D-10V, 0.1% (3) **D6B** ElkhLED D-10V, 0.1% (3) **D7A** ElkhLED DALI2, 0.1% (3) **D7B** ElkhLED DALI2, 0.1% (3) **D7E** ElkhLED DALI2, 1% (3) **D7F** ElkhLED DALI2, 1% (3)
		Dim-to-Warm & Dim-to-Warm+ **15DW2M** 15W LED	**3020KH** 3000K-2200K, 90+ CRI **3018KH** 3000K-1800K, 90+ CRI	**20** 20° beam **25** 25° beam **30** 30° beam **65** 65° beam	**P1** Beam softener, provided standard	**AS61** Linear Spread				**120V**	***For use with 120V only*** **D22** ERP Trimode (0-10V and Phase 2-wire), 1% (2, 3) **D19** Hatch Phase 2-wire, 1% (1, 3)
		Color Select Tunable White* **15CS4F** 15W LED	**6022KH** 6000K-2200K, 90+ CRI * Requires 2-channel driver	**20** 20° beam **25** 25° beam **30** 30° beam **65** 65° beam	**P1** Beam softener, provided standard	**AS61** Linear Spread	*Notes:* *1 Not available for DW2 LED* *2 Not available with VDM LED* *3 Not available with CS4 LED* *4 Only for use with CS4 LED*			Color Select Tunable White* **UNV** 120V-277V	***For use with Color Select only*** **D3GT** Mosaic D-10C 2-Channel for Color Select Tunable White only, 1% (4) **D37F** Mosaic DALI2 DTR, 2-Channel for Color Select Tunable White only, 1% (4)

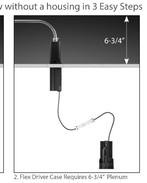
* Requires 2-channel driver

NOTE: RT fixtures cannot be installed in acoustical ceilings, NCT housing tray required. See order table options on page 3

For Lutron Athena Wireless node options, visit order table on page 3

Retrofit and Install from Below without a housing in 3 Easy Steps

1. Insert Flex Driver Case from Below Ceiling Plane



2. Flex Driver Case Requires 6-3/4" Plenum Height for Installation

3. Bend Flex Driver Case

4. Finished Installation from Below with Integral Driver

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13 Crosby Street
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TO BE UPDATED TO REFLECT FLOOR PLANS AND ELEVATIONS

KNOB HILL RESIDENCE

OWNER:

KNOB HILL PROPERTIES, LLC
P.O. BOX 14001-174
KETCHUM, ID 83340

PROJECT ARCHITECT:

RO | ROCKETT DESIGN
1306 BRIDGEWAY, FLOOR 2
SAUSALITO, CA 94965
TEL: 415.289.0830

SURVEYOR:

GALENA-BENCHMARK ENGINEERING
P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, ID 83340
TEL: 208.726.9512

GEOTECHNICAL ENGINEER:

BUTLER ASSOCIATES, INC.
P.O. BOX 1034
KETCHUM, ID 83340
TEL: 208.720.6432

CIVIL ENGINEER:

GALENA-BENCHMARK ENGINEERING
P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, ID 83340
TEL: 208.726.9512

LANDSCAPE ARCHITECT:

FIELD STUDIO
722 N ROUSE AVE
BOZEMAN, MT 59715
TEL: 406.551.2098

MEP ENGINEER

PROFICIENT ENGINEERING
4704 N HARLAN STREET, SUITE 620
DENVER, CO 80212
TEL: 727.779.3556

PROFICIENT ENGINEERING
4704 N. Harlan St Suite 620
Denver, Colorado 80212
720.779.3556
Project #326045

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NO DATE ISSUE

PROJECT:

KNOB HILL RESIDENCE

LOT 3 & 4, BLOCK 91

PROJECT NUMBER

2204

DRAWING TITLE:

PHOTOMETRIC CUTSHEETS

DRAWING NUMBER:

E-109

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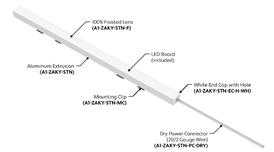
7/21/2025 7:27:17 PM

ALUZ



A1 Series | Surface
ZAKY Standard
(A1-ZAKY-STN)

TYPE FX3

SINGLE BIN 2700K-3000K ✓TM-30 ✓LM-79 ✓LM-80 IP67 DRY WET CLOSET RATED ETL RoHS COMPLIANT TRUE JAB MADE IN USA

GENERAL FEATURES

Applications	Accent, Decorative, Surface, Recessed, Pendant Lighting
Lens	Clear, 50% Semi-Frosted, or 100% Frosted
Viewing Angle	120°
Length	Built to Order (+/- 1/8" Tolerance)
Construction	Aluminum Extrusion
Field Cutting	Dry Location Only
Weight	0.248 lbs per Foot
Mounting	Mounting Clips (Sold Separately)
Listing	Dry, Wet, or IP67 Location UL2108, 673.9, 60.4, CSA C22.2 #9 UL8750, CSA250
Driver	Remote (Sold Separately)
Closet Rating	Up to 3.6 Watts per Foot Maximum
Temperature Ratings	Operating / Startup: -20° to 68°C (-4° to 120°F) Storage: -40° to 76°C (-40° to 170°F)
Installation Link	**Link to Installation Instructions** >

END VIEW / DIMENSIONS

LENS / OPTICS APPEARANCE

Clear Lens **(CL)**
Visible Diode Image
0% Light Loss

50% Semi-Frosted Lens **(SF)**
Slight Diode Image
12.5% Light Loss

100% Frosted Lens **(F)**
No Diode Image, Line of Light
25% Light Loss

ELECTRICAL

Dimming	0-10V, Forward / Reverse Phase, Lutron, DMX, DALI
Maximum Run (Class 1 Applications)	20' **(6W)**, 30' **(4W)**, 36' **(3W, 2W)**
Maximum Run (Class 2 Applications)	14' **(6W)**, 21' **(4W)**, 28' **(3W)**, 36' **(2W)**
Luminaire Voltage	24VDC

SPECIFY PRODUCT CODE | CHOOSE FROM DROP DOWNS

Series	Lens	Watts per Foot	Dimming	CCT LED	Listing	Finish	Luminaire Length
A1-ZAKY-STN							
ZAKY Standard **(A1-ZAKY-STN)**	Clear Lens **(CL)**	2 Watts **(2W)** 216 Lumens / ft+	0-10V: 100% - 1% **(10V)**	2400K **(24K)**	Indoor **(DRY)**	Natural Silver+ **(NA)**	Specify Length in Feet & Inches **Example:** 7'8"
	50% Semi-Frosted Lens **(SF)**	3 Watts **(3W)** 324 Lumens / ft+	Phase Dimming Forward Phase / Reverse Phase **(PH)**	2700K **(27K)**			
			Hi-Lume TI 3 Wire™ **(L3DA)**	3000K **(30K)**	Outdoor+ **(WET)**	Polished **(PA)**	
	100% Frosted Lens Line of Light **(F)**	4 Watts **(4W)** 432 Lumens / ft+	Hi-Lume Premier 0.1% JAB™ **(L3DD)**	3500K **(35K)**		White **(WH)**	
			DMX-512™ **(DMX)**	4000K **(40K)**	Outdoor IP67+ **(IP67)**	Satin / Silver **(SA)**	
		6 Watts **(6W)** 648 Lumens / ft+	DALI™ **(DALI)**	4200K **(40K)**		Black **(BA)**	
			JAB 0-10V **(JAB-10V)**	5000K **(50K)**			
			Leave Blank for Non-Dimming	5700K **(57K)**			
				Red **(R)**			
				Green **(G)**			
				Blue **(B)**			
				Amber **(A)**			

Note: Remote drivers wattage sized based on length of run. **Example:** 10' run x 3 Watts per foot = 30 Watts. Driver will be sized to 30 Watts maximum.

- Lumens per Foot based on 35K CCT LED with Clear Lens **(CL)**. **Example:** 108 Lumens x 2 Watts = 216 Lumens per Foot.
- **(L3DA)** 60 watt max Hi-Lume 1% L3DA3W #LIDAAUNL-CV240
- **(L3DD)** 96 watt max Hi-Lume Premier 0.1% #LIDD-96W24V-U
- Default DMX address of each fixture is 001. Consult third party DMX commissioner to modify at time of installation.
- DALI commissioning to be performed by a third party at time of installation. ALUZ does not provide DALI commissioning.
- Run lengths required for Wet Location and IP67 products. Provide run lengths at time of order.
- Standard Finish is Natural Silver **(NA)**. If left blank.

1170 N Red Gum St, Anaheim, CA 92806
aluz.lighting info@aluz.lighting 866.ALUZ.LTG | 714.535.7900

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Specification Submittal

5 / 21 / 2024 / Rev 13

ALUZ

A1 Series | Surface
ZAKY Standard
(A1-ZAKY-STN)

TYPE

LAMP FEATURES

Lamp Type	LEDs
CRI	> 90
Efficacy*	108 Lumens per Watt

Note: Efficacy is based on 35K CCT LED **(35K)**.

LAMP SPECIFICATIONS

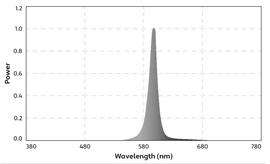
Lamp Number	Correlated Color Temperature / Description	Efficacy (Lumens per Watt)	L70 LED Life
24K	2400 Kelvin (Incandescent White)	108	60,000 hrs.
27K	2700 Kelvin (Warm White)	108	
30K	3000 Kelvin (Warm White)	108	
35K	3500 Kelvin (Neutral White)	108	
40K	4000 Kelvin (Neutral White)	108	
45K	4500 Kelvin (Neutral White)	108	
50K	5000 Kelvin (Cool White)	108	
57K	5700 Kelvin (Cool White)	108	
R	Red (621nm)		40,000 hrs.
G	Green (525nm)		
B	Blue (470nm)		
A	Amber (590nm)		

To calculate Lumens per Foot, multiply Efficacy by Watts per Foot.
Example: 108 Lumens per Watt x 2 Watts per Foot = 216 Lumens per Foot.

BEAM ANGLE

120° x 120° Beam

SPECTRAL POWER DISTRIBUTION AMBER LED (590nm) TURTLE FRIENDLY



DRIVERS

Dimming Selection	Product Code	Link to Specification Sheet / URL
Phase Dimming Forward Phase / Reverse Phase	**(PH)**	https://aluz.lighting/assets/PDFs/DRV/DRIVERS-Brochure.pdf
0-10V: 100% - 1%	**(10V)**	https://aluz.lighting/assets/PDFs/DRV/DRIVERS-Brochure.pdf
Hi-Lume TI 3 Wire	**(L3DA)**	https://aluz.lighting/assets/PDFs/DRV/DRIVERS-Brochure-Lutron.pdf
Hi-Lume Premier 0.1% JAB	**(L3DD)**	https://aluz.lighting/assets/PDFs/DRV/DRIVERS-Brochure-Lutron.pdf
JAB 0-10V	**(JAB-10V)**	https://aluz.lighting/assets/PDFs/DRV/DRIVERS-Brochure.pdf
DMX-512	**(DMX)**	https://aluz.lighting/assets/PDFs/DRV/DRIVERS-Brochure-RDM.pdf
DALI	**(DALI)**	https://aluz.lighting/assets/PDFs/DRV/DRIVERS-Brochure-RDM.pdf

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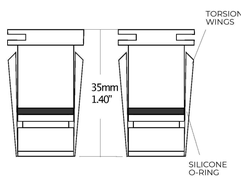
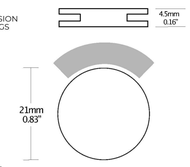
MINT

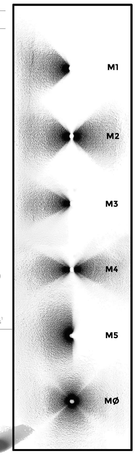
RECESSED/IN-GRADE UNI- AND BI-DIRECTIONAL MARKER
MINIM.IS/mint

UNI- & BI-DIRECTIONAL MARKER + GRAZER FOR WALL + STAIR + DRIVEWAY + PATH

FX4







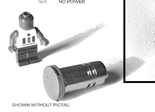
SPECIFICATIONS

MATERIAL:	PRECISION, HAND-MILLED TITANIUM	LUMINAIRE WEIGHT:	0.1 LB (45 GRAMS)
SECONDARY OPTICS:	PMMA LENS + 316 STAINLESS PRISM REFLECTOR	DRIVE-OVER RATING:	10,500 LBS (4,775 KG)
PIGTAIL:	23-INCH (58CM) DOUBLE-SHEATHED PIGTAIL	MP FAMILY RATING:	125mA @ 12vDC = 1.5 watt
POWER REQUIREMENT:	CONSTANT VOLTAGE 12-VOLT DC, PARALLEL TOPO.	LUMEN OUTPUT:	UP TO 45 LM (DELIVERED)
ENVIRONMENT:	IP67=IP65, WET, DRY, IC, CONCRETE, IN-GRADE	DRILL HOLE SIZE:	17MM Ø
WARRANTY:	5-YEAR LIMITED WARRANTY	TEMPERATURE RATING:	-40°F (-40°C) TO 250°F (121°C)

HOW TO SPECIFY. LUMINAIRE EXAMPLE CODE: M2-MP-35-AU-TRKTRD16-PKMP-0115-DL2

PROD.	FAMILY	CCT & CRI		BEZEL COLOR	TRIM KIT	POWER KIT [4]		POWER DIMMING PROTOCOLS [5]	
M1 (90° 1-way)	MP	27	2700°K CRI 90+)	TI NATURAL TITANIUM	TSKTRDTR [3]	PKMP-0115	FOR 1 TO 15 LIGHTS	10V	0-10VDC + 10V PWM [1]
M2 (90° 2-way)		30	(3000°K CRI 90+)	AU MATTE GOLD [2]	NOKIT	PKMP-1630	FOR 16 TO 30 LIGHTS	DL1	DALI + 10V PWM [1]
M3 (45° 1-way)		35	(3500°K CRI 90+)	BK MATTE BLACK [2]		NOPW	NO POWER	DL2	DALI-2 + 10V PWM [1]
M4 (45° 2-way)		40	(4000°K CRI 90+)					N/A	NO POWER
M5 (180°)		50	(5000°K CRI 90+)						
MØ (360°)									

1. A MINIMUM OF THREE (3) LUMINAIRES ARE REQUIRED MEET DRIVER'S "MINIMUM LOAD" REQUIREMENTS. A MINIM.IS LOAD RESISTOR IS REQUIRED FOR OPERATION OF FEWER THAN THREE LUMINAIRES.
2. ALL-TITANIUM CONCRETE / PLASTER TRIM KIT "BEFORE THE POUR". DATASHEET: https://minim.is/cutsheet/CUT-SHEET-TRKTXXXX.pdf
3. SUBJECT TO AVAILABILITY. ADDITIONAL CHARGE, AND LEAD TIMES. INCORRECT CHOICE RESULTS IN RESTOCKING FEE.
4. 1 KIT TO POWER 1-15 LIGHTS OR 16-30 LIGHTS. DATA SHEET: https://minim.is/cutsheet/CUT-SHEET-PKMPXXXX.pdf



SHOWN WITHOUT PIGTAIL

WARRANTY NOTES + DISCLAIMER

MAI FUNCTION AND/OR DAMAGE TO PRODUCT DUE TO EMPLOY OF INCOMPATIBLE OR DEFECTIVE DIMMING SYSTEM / PROTOCOL, OR DUE TO DISREGARD OF INSTALLATION INSTRUCTIONS WILL NOT BE COVERED UNDER WARRANTY. CONTACT MINIMIS FOR RECOMMENDED POWER SOURCES. MAINS DIMMING WILL INVALIDATE WARRANTY.

CONSULT A DIMMING SYSTEM MANUFACTURER WITH MINIMUM LOAD BEFORE INSTALLING.

MINIMIS RESERVES THE RIGHT AT ITS SOLE DISCRETION TO MAKE DESIGN CHANGES TO OUR PRODUCTS, AT ANY TIME, AND WITHOUT ADVANCE NOTICE.

CONSULT US: +1 305 503 5779 or WWW.MINIM.IS/contact

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MIAMI BEACH 33239

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+1 305 503 5779

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KNOB HILL RESIDENCE

OWNER:

KNOB HILL PROPERTIES, LLC
P.O. BOX 14001-174
KETCHUM, ID 83340

PROJECT ARCHITECT:

RO | ROCKETT DESIGN
1306 BRIDGEWAY, FLOOR 2
SAUSALITO, CA 94965
TEL: 415.289.0830

SURVEYOR:

GALENA-BENCHMARK ENGINEERING
P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, ID 83340
TEL: 208.726.9512

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722 N ROUSE AVE
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PROFICIENT ENGINEERING
4704 N HARLAN STREET, SUITE 620
DENVER, CO 80212
TEL: 727.779.3556

PROFICIENT ENGINEERING
4704 N. Harlan St Suite 620
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SEAL:

NO DATE ISSUE

PROJECT:
KNOB HILL RESIDENCE
LOT 3 & 4, BLOCK 91

PROJECT NUMBER
2204

DRAWING TITLE:
PHOTOMETRIC CUTSHEETS

DRAWING NUMBER:
E-110

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City of Ketchum
Planning & Building

IN RE:	)
	)
Knob Hill Residence	) KETCHUM PLANNING AND ZONING COMMISSION
Lot Consolidation Preliminary Plat	) FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Application File Number: P25-016A	) RECOMMENDATION
	)
	)
Date: September 23, 2025	)

PROJECT:	Knob Hill Residence
APPLICATION TYPE:	Lot Consolidation Subdivision Preliminary Plat with Waiver Requests
FILE NUMBER:	P25-016A
ASSOCIATED APPLICATIONS:	Pre-Application Mountain Overlay Design Review P24-087 & Mountain Overlay Design Review P25-016
PROPERTY OWNER:	Knob Hill Properties LLC
REPRESENTATIVE:	Peter Seidner & Hank Moore, Presidio Vista Properties
ARCHITECT:	Zac Rockett, Architect, Ro Rockett Design
REQUEST:	Mountain Overlay Design Review for the development of a new three-story, 7,672 square-foot single-family residence and associated site improvements and Lot Consolidation Subdivision Preliminary Plat with Waiver Request to establish building envelope in 25% and greater slope.
LOCATION:	Ketchum Townsite—Block 91: Lots 3 & 4 (Parcel Numbers: RPK0000091004A & RPK00000910030)
ZONING:	Limited Residential (LR)
OVERLAY:	Mountain Overlay (MO)

RECORD OF PROCEEDINGS

The Planning and Zoning Commission (the "Commission") considered the Knob Hill Residence Lot Consolidation Preliminary Plat Application File No. P25-016A during their regular meetings on August 26 and September 9, 2025. The application was considered concurrently Mountain Overlay Design Review Application File No. P25-016 in accordance with Idaho Code §67-6522. A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political

subdivisions on August 1, 2025. The public hearing notice was published in the Idaho Mountain Express on August 6, 2025. A notice was posted on the project site on August 11, 2025. The public hearing notice was published on the city's website on August 7, 2025. The building corners were staked and the story pole was installed on the project site on August 19, 2025. After considering Staff's analysis, the applicant's presentation, and public comment, the Commission recommended approval of the Knob Hill Residence Lot Consolidation Subdivision Preliminary Plat Application File No. P25-016A to the City Council subject to conditions.

FINDINGS OF FACT

The Commission having reviewed the entire project record, provided notice, and conducted the required public hearing does hereby make and set forth these Findings of Fact, Conclusions of Law, and Decision as follows:

The applicant is proposing to develop a new three-story, 7,672 square-foot single-family home and associated site improvements on two vacant Ketchum townsite lots on Walnut Avenue just north of 6th Street within the Knob Hill neighborhood (the "subject property"). The subject property is located within the city's Limited Residential (LR) Zone and the Mountain Overlay (MO).

The applicant has submitted a Lot Consolidation Subdivision Preliminary Plat Application to combine lots 3 and 4 and requests two waivers. Lot consolidations are permitted in the LR Zone subject to a waiver pursuant to KMC §16.04.030.C.1a. In addition to the waiver required to consolidate the two lots in the LR Zone, the applicant has requested a waiver to establish a reasonable building envelope within the hillside of 25% and greater slope.

Waiver Requests x2

Lot consolidations are permitted in the LR Zone subject to a waiver pursuant to KMC §16.04.030.C1a. The Commission believes the project complies with all lot consolidation standards and waiver requirements. Building envelopes are required to be established on lots that contain areas of 25% or greater slope based on natural contours. These building envelopes must be established outside of hillsides with 25% and greater slope (KMC §16.04.040.F2) unless the request qualifies for one of two waivers outlined in the subdivision code. The application qualifies for the first waiver outlined in KMC §16.04.040.F2.a , which states a waiver may be considered, "for lot line shifts of parcels that are entirely within slopes of 25% or greater to create a reasonable building envelope, and mountain overlay design review standards and all other City requirements are met."

KMC §16.04.130A provides the following general requirements for waivers:

> Waiver of any of the requirements of this chapter may be granted by the council on a case by case basis upon the recommendation of the commission. Application for such waiver(s) must be in writing and must show that there are special physical characteristics or conditions affecting the property in question where literal enforcement of this chapter would result in undue hardship not the result of actions by the subdivider, and that the waiver would not be detrimental to the public welfare, health and safety, nor injurious to property owners in the immediate area.

The subject property is characterized by a steep slope and easements that constrain development potential. The slope exhibit shows the subject property with areas of 25% and greater slope in red,

areas of 20% slope in green, and areas of 15% slope in yellow. Most of the subject property contains hillsides of 25% and greater slope. The subject property is constrained by a view corridor and landscape easement (recorded as Instrument No. 663131) that benefits the adjacent property to the south along Walnut Avenue. The view corridor easement is intended to preserve the views from the adjacent property over the southwest side of the subject property. The landscape easement is intended to provide screening for privacy. The Walnut Avenue public ROW between 6th and 9th streets is substandard and does not conform to city ROW standards for width or grade. The Commission believes these characteristics of the subject property justify the granting of the waiver requests.

Lot Consolidation Standards
KMC §16.04.030.C4 requires that preliminary plat applications for lot consolidations must demonstrate conformance with:

- All applicable building permit and land use development approvals,
- All applicable zoning regulations in Title 17 of KMC, and
- General conformance with the comprehensive plan.

Standards for lot consolidations were first introduced in Ketchum through the adoption of Interim Ordinance 1234 in October 2022 and permanently added into the city's subdivision regulations through the adoption Ordinance 1249 in October 2023. These standards are intended to limit the loss of existing housing stock and preserve future housing opportunities on vacant lots. In addition, these standards promote the efficient use of land and infrastructure by encouraging infill development on vacant or underused parcels.

The proposed lot consolidation removes the opportunity to develop one single-family residence. While removing this housing opportunity, the lot consolidation helps reduce hillside disturbance compared to the disturbance that would be required to develop one housing unit on each of the two lots. The lot disturbance diagrams on sheet G-020 of the project plans show that the total undisturbed area in the two-lot development scenario is 523 square feet, which is 69% less than the 1,698 square feet that is proposed to be undisturbed with the proposed project on the consolidated parcel.

The Knob Hill Residence proposal presents benefits and trade-offs related to three core values identified in the 2014 Plan—community character, a variety of housing options, and environmental quality and scenic beauty. The 2014 Plan states that providing a variety of housing choices, both for the year-round workforce and second homes for seasonal residents, is critical to maintain Ketchum's strong economy and diverse demographic of residents (page 9). Policy H-3.1 encourages a mixture of housing types with varied price ranges and densities that meet a variety of needs (page 21). Our surrounding undeveloped hillsides and open spaces are an integral part of Ketchum's character. The 2014 Plan states, "Protecting and enhancing the visual character of our community gateways, the undeveloped hillsides, and night skies is a priority" (page 9). 2014 Plan goals and policies promote protecting hillsides from further development and encourage the strengthening of Mountain Overlay standards.

The proposal to develop one single-family home on the consolidate townsite lots reduces the amount of hillside disturbance but also removes the potential to develop one additional housing unit. The project is compatible with adjacent developments in the surrounding neighborhood. Many existing homes in the Knob Hill neighborhood are located on consolidated townsite lots. The Commission

believes the benefits of reducing hillside disturbance and the project's compatibility with the surrounding Knob Hill neighborhood outweigh the loss of one additional housing unit.

Preliminary Plat Requirements (Ketchum Municipal Code §16.04.030)				
Compliant				
Yes	No	N/A	City Code	City Standards
☒	☐	☐	16.04.030.C.1	The subdivider shall file with the administrator copies of the completed subdivision application form and preliminary plat data as required by this chapter.
			Commission Findings	*The City of Ketchum Planning and Building Department received the completed subdivision application and all applicable application materials on April 24, 2025.*
☒	☐	☐	16.04.030.J	Contents Of Preliminary Plat: The preliminary plat, together with all application forms, title insurance report, deeds, maps, and other documents reasonably required, shall constitute a complete subdivision application.
			Commission Findings	*The subdivision application was deemed complete on April 24, 2025.*
☒	☐	☐	16.04.030.J.1	The preliminary plat shall be drawn to a scale of not less than one inch equals one hundred feet (1" = 100') and shall show the following: The scale, north point and date.
			Commission Findings	*This standard is met as shown on Sheet 1 of the preliminary plat.*
☒	☐	☐	16.04.030.J.2	The name of the proposed subdivision, which shall not be the same or confused with the name of any other subdivision in Blaine County, Idaho.
			Commission Findings	*As shown on Sheet 1 of the preliminary plat, the plat is titled "Ketchum Townsite: Block 91, Lot 3A" which is not the same as any other subdivision in Blaine County, Idaho.*
☒	☐	☐	16.04.030.J.3	The name and address of the owner of record, the subdivider, and the engineer, surveyor, or other person preparing the plat.
			Commission Findings	*The name of the owner and surveyor is shown on Sheet 1 of the plat.*
☒	☐	☐	16.04.030.J.4	Legal description of the area platted.
			Commission Findings	*The legal description of the area platted is shown on page 1 of the preliminary plat.*
☒	☐	☐	16.04.030.J.5	The names and the intersecting boundary lines of adjoining subdivisions and parcels of property.
			Commission Findings	*The preliminary plat shows adjacent lots 1A, lot 5A, lot 7, and lot 8 located within block 91 of the original Ketchum Townsite.*
☒	☐	☐	16.04.030.J.6	A contour map of the subdivision with contour lines and a maximum interval of five feet (5') to show the configuration of the land based upon the United States geodetic survey data, or other data approved by the city engineer.
			Commission Findings	*Existing site conditions, including topography, are included on the project plans submitted with Mountain Overlay Design Review Application File No. P25-016.*

☒	☐	☐	16.04.030.J.7	The scaled location of existing buildings, water bodies and courses and location of the adjoining or immediately adjacent dedicated streets, roadways and easements, public and private.
			Commission Findings	*Sheet 1 of the preliminary plat shows the location of Walnut Avenue, 6th Street, the unimproved 7th Street ROW, and the Block 91 alley.*
☒	☐	☐	16.04.030.J.8	Boundary description and the area of the tract.
			Commission Findings	*Sheet 1 provides the boundary description of the area.*
☒	☐	☐	16.04.030.J.9	Existing zoning of the tract.
			Commission Findings	*Plat note #11 on Sheet 1 of the preliminary plat specifies that the subject property is located within the City's Limited Residential Zoning District.*
☒	☐	☐	16.04.030.J.10	The proposed location of street rights of way, lots, and lot lines, easements, including all approximate dimensions, and including all proposed lot and block numbering and proposed street names.
			Commission Findings	*The preliminary plat shows the location and property lines for consolidated Lot 3A. No new streets or blocks are being proposed with this application.*
☐	☐	☒	16.04.030.J.11	The location, approximate size and proposed use of all land intended to be dedicated for public use or for common use of all future property owners within the proposed subdivision.
			Commission Findings	*This standard is not applicable as there is no requirement or proposal for land dedicated to public use.*
☐	☐	☒	16.04.030.J.12	The location, size and type of sanitary and storm sewers, water mains, culverts and other surface or subsurface structures existing within or immediately adjacent to the proposed sanitary or storm sewers, water mains, and storage facilities, street improvements, street lighting, curbs, and gutters and all proposed utilities.
			Commission Findings	*This standard does not apply as this preliminary plat proposes to consolidate two existing lots within the original Ketchum Townsite*
☐	☐	☒	16.04.030.J.13	The direction of drainage, flow and approximate grade of all streets.
			Commission Findings	*This standard does not apply as no new streets are proposed.*
☐	☐	☒	16.04.030.J.14	The location of all drainage canals and structures, the proposed method of disposing of runoff water, and the location and size of all drainage easements, whether they are located within or outside of the proposed plat.
			Commission Findings	*This standard does not apply as no new drainage canals or structures are proposed.*
☐	☐	☒	16.04.030.J.15	All percolation tests and/or exploratory pit excavations required by state health authorities.
			Commission Findings	*This standard does not apply as no additional tests are required.*
☐	☐	☒	16.04.030.J.16	A copy of the provisions of the articles of incorporation and bylaws of homeowners' association and/or condominium declarations to be filed with the final plat of the subdivision.

			Commission Findings	*This standard does not apply to the subdivision application for the lot consolidation.*
☒	☐	☐	16.04.030.J.17	Vicinity map drawn to approximate scale showing the location of the proposed subdivision in reference to existing and/or proposed arterials and collector streets.
			Commission Findings	*Sheet 1 of the preliminary plat includes a vicinity map.*
☐	☐	☒	16.04.030.J.18	The boundaries of the floodplain, floodway and avalanche zoning district shall also be clearly delineated and marked on the preliminary plat.
			Commission Findings	*The subject property is not within a floodplain, floodway, or avalanche zone district.*
☒	☐	☐	16.04.030.J.19	Building envelopes shall be shown on each lot, all or part of which is within a floodway, floodplain, or avalanche zone; or any lot that is adjacent to the Big Wood River, Trail Creek, or Warm Springs Creek; or any lot, a portion of which has a slope of twenty five percent (25%) or greater; or upon any lot which will be created adjacent to the intersection of two (2) or more streets.
			Commission Findings	*The subject property is comprised of two separate lots located within the block 91 of the original Ketchum Townsite. Building envelopes are required to be established on lots that contain areas of 25% or greater slope based on natural contours. These building envelopes must be established outside of hillsides with 25% and greater slopes (KMC §16.04.040.F2) unless the request qualifies for one of two waivers outlined in the subdivision code. The application qualifies for the first waiver outlined, which states a waiver may be considered, "for lot line shifts of parcels that are entirely within slopes of 25% or greater to create a reasonable building envelope, and mountain overlay design review standards and all other City requirements are met." The applicant has requested a waiver to create a reasonable building envelope on the consolidated development parcel.*
☒	☐	☐	16.04.030.J.20	Lot area of each lot.
			Commission Findings	*Sheet 1 of the preliminary plat shows that the area of consolidated Lot 3A is 16,523 square feet.*
☐	☐	☒	16.04.030.J.21	Existing mature trees and established shrub masses.
			Commission Findings	*No mature trees or established shrub masses exist on the subject property.*
☒	☐	☐	16.04.030.J.22	A current title report shall be provided at the time that the preliminary plat is filed with the administrator, together with a copy of the owner's recorded deed to such property.
			Commission Findings	*The applicant submitted a title commitment Company, and a quitclaim deed with the preliminary plat application.*
☐	☐	☒	16.04.030.J.23	Three (3) copies of the preliminary plat shall be filed with the administrator.
			Commission Findings	*The City of Ketchum received digital copies of the preliminary plat at the time of application.*

Subdivision Development & Design Standards (Ketchum Municipal Code §16.04.040)				
Compliant				
Yes	No	N/A	City Code	City Standards
☐	☐	☒	16.04.040.A	Required Improvements: The improvements set forth in this section shall be shown on the preliminary plat and installed prior to approval of the final plat. Construction design plans shall be submitted and approved by the city engineer. All such improvements shall be in accordance with the comprehensive plan and constructed in compliance with construction standard specifications adopted by the city. Existing natural features which enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.
			Commission Findings	*This standard is not applicable as this project combines two lots within the original Ketchum Townsite. No improvements are proposed or required for the lot consolidation.*
☐	☐	☒	16.04.040.B	Improvement Plans: Prior to approval of final plat by the commission, the subdivider shall file two (2) copies with the city engineer, and the city engineer shall approve construction plans for all improvements required in the proposed subdivision. Such plans shall be prepared by a civil engineer licensed in the state.
			Commission Findings	*This standard is not applicable as this project combines two lots within the original Ketchum Townsite. No additional improvements are proposed or required for the lot consolidation.*
☐	☐	☒	16.04.040.C	Prior to final plat approval, the subdivider shall have previously constructed all required improvements and secured a certificate of completion from the city engineer. However, in cases where the required improvements cannot be constructed due to weather conditions or other factors beyond the control of the subdivider, the city council may accept, in lieu of any or all of the required improvements, a performance bond filed with the city clerk to ensure actual construction of the required improvements as submitted and approved. Such performance bond shall be issued in an amount not less than one hundred fifty percent (150%) of the estimated costs of improvements as determined by the city engineer. In the event the improvements are not constructed within the time allowed by the city council (which shall be one year or less, depending upon the individual circumstances), the council may order the improvements installed at the expense of the subdivider and the surety. In the event the cost of installing the required improvements exceeds the amount of the bond, the subdivider shall be liable to the city for additional costs. The amount that the cost of installing the required improvements exceeds the amount of the performance bond shall automatically become a lien upon any and all property within the subdivision owned by the owner and/or subdivider.
			Commission Findings	*This standard is not applicable as this project combines two lots within the original Ketchum Townsite. No additional improvements are proposed or required for the lot consolidation.*

☐	☐	☒	16.04.040.D	As Built Drawing: Prior to acceptance by the city council of any improvements installed by the subdivider, two (2) sets of as built plans and specifications, certified by the subdivider's engineer, shall be filed with the city engineer. Within ten (10) days after completion of improvements and submission of as built drawings, the city engineer shall certify the completion of the improvements and the acceptance of the improvements, and shall submit a copy of such certification to the administrator and the subdivider. If a performance bond has been filed, the administrator shall forward a copy of the certification to the city clerk. Thereafter, the city clerk shall release the performance bond upon application by the subdivider.
			Commission Findings	This standard is not applicable as this project combines two lots within the original Ketchum Townsite. No additional improvements are proposed or required for the lot consolidation.
☐	☐	☒	16.04.040.E	Monumentation: Following completion of construction of the required improvements and prior to certification of completion by the city engineer, certain land survey monuments shall be reset or verified by the subdivider's engineer or surveyor to still be in place. These monuments shall have the size, shape, and type of material as shown on the subdivision plat. The monuments shall be located as follows: 1. All angle points in the exterior boundary of the plat. 2. All street intersections, points within and adjacent to the final plat. 3. All street corner lines ending at boundary line of final plat. 4. All angle points and points of curves on all streets. 5. The point of beginning of the subdivision plat description.
			Commission Findings	*The applicant shall meet the required monumentation standards prior to recordation of the final plat.*
☒	☐	☐	16.04.040.F	Lot Requirements: 1. Lot size, width, depth, shape and orientation and minimum building setback lines shall be in compliance with the zoning district in which the property is located and compatible with the location of the subdivision and the type of development, and preserve solar access to adjacent properties and buildings. 2. Whenever a proposed subdivision contains lot(s), in whole or in part, within the floodplain, or which contains land with a slope in excess of twenty five percent (25%), based upon natural contours, or creates corner lots at the intersection of two (2) or more streets, building envelopes shall be shown for the lot(s) so affected on the preliminary and final plats. The building envelopes shall be located in a manner designed to promote harmonious development of structures, minimize congestion of structures, and provide open space and solar access for each lot and structure. Also, building envelopes shall be located to promote access to the lots and maintenance of public utilities, to minimize cut and fill for roads and building foundations, and minimize adverse impact upon environment, watercourses and topographical features. Structures may only be built on buildable lots. Lots shall only be created that meet the

				definition of "lot, buildable" in section 16.04.020 of this chapter. Building envelopes shall be established outside of hillsides of twenty five percent (25%) and greater and outside of the floodway. A waiver to this standard may only be considered for the following: a. For lot line shifts of parcels that are entirely within slopes of twenty five percent (25%) or greater to create a reasonable building envelope, and mountain overlay design review standards and all other city requirements are met. b. For small, isolated pockets of twenty five percent (25%) or greater that are found to be in compliance with the purposes and standards of the mountain overlay district and this section. 3. Corner lots shall have a property line curve or corner of a minimum radius of twenty five feet (25') unless a longer radius is required to serve an existing or future use. 4. Side lot lines shall be within twenty degrees (20°) to a right angle or radial line to the street line. 5. Double frontage lots shall not be created. A planting strip shall be provided along the boundary line of lots adjacent to arterial streets or incompatible zoning districts. 6. Every lot in a subdivision shall have a minimum of twenty feet (20') of frontage on a dedicated public street or legal access via an easement of twenty feet (20') or greater in width. Easement shall be recorded in the office of the Blaine County recorder prior to or in conjunction with recordation of the final plat.
			Commission Findings	*Standard #3 through #6 are not applicable as the preliminary plat consolidates two existing lots and no new lots will be created.* *The lot consolidation preliminary plat complies with standard #1. The applicant has proposed consolidating the two lots and the new single-family residence will comply with the dimensional standards and setbacks required in the LR Zone.*
☐	☐	☒	16.04.040.G	G. Block Requirements: The length, width and shape of blocks within a proposed subdivision shall conform to the following requirements: 1. No block shall be longer than one thousand two hundred feet (1,200'), nor less than four hundred feet (400') between the street intersections, and shall have sufficient depth to provide for two (2) tiers of lots. 2. Blocks shall be laid out in such a manner as to comply with the lot requirements. 3. The layout of blocks shall take into consideration the natural topography of the land to promote access within the subdivision and minimize cuts and fills for roads and minimize adverse impact on environment, watercourses and topographical features. 4. Corner lots shall contain a building envelope outside of a seventy five foot (75') radius from the intersection of the streets.

			Commission Findings	*N/A. This standard is not applicable as this project proposes to combine two existing lots within the original Ketchum Townsite. This application does not create a new block.*
☐	☐	☒	16.04.040.H	Street Improvement Requirements: 1. The arrangement, character, extent, width, grade and location of all streets put in the proposed subdivision shall conform to the comprehensive plan and shall be considered in their relation to existing and planned streets, topography, public convenience and safety, and the proposed uses of the land; 2. All streets shall be constructed to meet or exceed the criteria and standards set forth in chapter 12.04 of this code, and all other applicable ordinances, resolutions or regulations of the city or any other governmental entity having jurisdiction, now existing or adopted, amended or codified; 3. Where a subdivision abuts or contains an existing or proposed arterial street, railroad or limited access highway right of way, the council may require a frontage street, planting strip, or similar design features; 4. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods; 5. Street grades shall not be less than three-tenths percent (0.3%) and not more than seven percent (7%) so as to provide safe movement of traffic and emergency vehicles in all weather and to provide for adequate drainage and snow plowing; 6. In general, partial dedications shall not be permitted, however, the council may accept a partial street dedication when such a street forms a boundary of the proposed subdivision and is deemed necessary for the orderly development of the neighborhood, and provided the council finds it practical to require the dedication of the remainder of the right of way when the adjoining property is subdivided. When a partial street exists adjoining the proposed subdivision, the remainder of the right of way shall be dedicated; 7. Dead end streets may be permitted only when such street terminates at the boundary of a subdivision and is necessary for the development of the subdivision or the future development of the adjacent property. When such a dead end street serves more than two (2) lots, a temporary turnaround easement shall be provided, which easement shall revert to the adjacent lots when the street is extended; 8. A cul-de-sac, court or similar type street shall be permitted only when necessary to the development of the subdivision, and provided, that no such street shall have a maximum length greater than four hundred feet (400') from entrance to center of turnaround, and all cul-de-sacs shall have a minimum turnaround radius of sixty feet (60') at the property line and not less than forty five feet (45') at the curb line; 9. Streets shall be planned to intersect as nearly as possible at right angles, but in no event at less than seventy degrees (70°);

				10. Where any street deflects an angle of ten degrees (10°) or more, a connecting curve shall be required having a minimum centerline radius of three hundred feet (300') for arterial and collector streets, and one hundred twenty five feet (125') for minor streets; 11. Streets with centerline offsets of less than one hundred twenty five feet (125') shall be prohibited; 12. A tangent of at least one hundred feet (100') long shall be introduced between reverse curves on arterial and collector streets; 13. Proposed streets which are a continuation of an existing street shall be given the same names as the existing street. All new street names shall not duplicate or be confused with the names of existing streets within Blaine County, Idaho. The subdivider shall obtain approval of all street names within the proposed subdivision from the commission before submitting same to council for preliminary plat approval; 14. Street alignment design shall follow natural terrain contours to result in safe streets, usable lots, and minimum cuts and fills; 15. Street patterns of residential areas shall be designed to create areas free of through traffic, but readily accessible to adjacent collector and arterial streets; 16. Reserve planting strips controlling access to public streets shall be permitted under conditions specified and shown on the final plat, and all landscaping and irrigation systems shall be installed as required improvements by the subdivider; 17. In general, the centerline of a street shall coincide with the centerline of the street right of way, and all crosswalk markings shall be installed by the subdivider as a required improvement; 18. Street lighting may be required by the commission or council where appropriate and shall be installed by the subdivider as a requirement improvement; 19. Private streets may be allowed upon recommendation by the commission and approval by the council. Private streets shall be constructed to meet the design standards specified in subsection H2 of this section; 20. Street signs shall be installed by the subdivider as a required improvement of a type and design approved by the administrator and shall be consistent with the type and design of existing street signs elsewhere in the city; 21. Whenever a proposed subdivision requires construction of a new bridge, or will create substantial additional traffic which will require construction of a new bridge or improvement of an existing bridge, such construction or improvement shall be a required improvement by the subdivider. Such construction or improvement shall be in accordance with adopted standard specifications; 22. Sidewalks, curbs and gutters may be a required improvement installed by the subdivider; and 23. Gates are prohibited on private roads and parking access/entranceways, private driveways accessing more than one single-

				family dwelling unit and one accessory dwelling unit, and public rights of way unless approved by the city council.
			Commission Findings	*This standard is not applicable as this application proposes to combine two existing lots within the Ketchum Townsite. This proposal does not create a new street, private road, or bridge.*
☐	☐	☒	16.04.040.I	Alley Improvement Requirements: Alleys shall be provided in business, commercial and light industrial zoning districts. The width of an alley shall be not less than twenty feet (20'). Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be provided to permit safe vehicular movement. Dead end alleys shall be prohibited. Improvement of alleys shall be done by the subdivider as required improvement and in conformance with design standards specified in subsection H2 of this section.
			Commission Findings	*This standard is not applicable as this project combines two lots within the Ketchum Townsite and no alley improvements are proposed.*
☐	☐	☒	16.04.040.J	Required Easements: Easements, as set forth in this subsection, shall be required for location of utilities and other public services, to provide adequate pedestrian circulation and access to public waterways and lands. 1. A public utility easement at least ten feet (10') in width shall be required within the street right of way boundaries of all private streets. A public utility easement at least five feet (5') in width shall be required within property boundaries adjacent to Warm Springs Road and within any other property boundary as determined by the city engineer to be necessary for the provision of adequate public utilities. 2. Where a subdivision contains or borders on a watercourse, drainageway, channel or stream, an easement shall be required of sufficient width to contain such watercourse and provide access for private maintenance and/or reconstruction of such watercourse. 3. All subdivisions which border the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a ten foot (10') fish and nature study easement along the riverbank. Furthermore, the council shall require, in appropriate areas, an easement providing access through the subdivision to the bank as a sportsman's access. These easement requirements are minimum standards, and in appropriate cases where a subdivision abuts a portion of the river adjacent to an existing pedestrian easement, the council may require an extension of that easement along the portion of the riverbank which runs through the proposed subdivision. 4. All subdivisions which border on the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a twenty five foot (25') scenic easement upon which no permanent structure shall be built in order to protect the natural vegetation and wildlife along the riverbank and to protect structures from damage or loss due to riverbank erosion. 5. No ditch, pipe or structure for irrigation water or irrigation wastewater shall be constructed, rerouted or changed in the course of planning for or constructing required improvements within a proposed subdivision unless same has first been approved in writing by the ditch company or property

				owner holding the water rights. A written copy of such approval shall be filed as part of required improvement construction plans. 6. Nonvehicular transportation system easements including pedestrian walkways, bike paths, equestrian paths, and similar easements shall be dedicated by the subdivider to provide an adequate nonvehicular transportation system throughout the city.
			Commission Findings	*This standard is not applicable as no easements are proposed or required for this project. The project does not create a new private street. This property is not adjacent to Warm Springs Road. The property does not border a watercourse, drainageway, channel, or stream.*
☐	☐	☒	16.04.040.K	Sanitary Sewage Disposal Improvements: Central sanitary sewer systems shall be installed in all subdivisions and connected to the Ketchum sewage treatment system as a required improvement by the subdivider. Construction plans and specifications for central sanitary sewer extension shall be prepared by the subdivider and approved by the city engineer, council and Idaho health department prior to final plat approval. In the event that the sanitary sewage system of a subdivision cannot connect to the existing public sewage system, alternative provisions for sewage disposal in accordance with the requirements of the Idaho department of health and the council may be constructed on a temporary basis until such time as connection to the public sewage system is possible. In considering such alternative provisions, the council may require an increase in the minimum lot size and may impose any other reasonable requirements which it deems necessary to protect public health, safety and welfare.
			Commission Findings	*This standard is not applicable as this project proposes combining two existing lots within the original Ketchum Townsite. Sewer system improvements are not required for this lot consolidation.*
☐	☐	☒	16.04.040.L	Water System Improvements: A central domestic water distribution system shall be installed in all subdivisions by the subdivider as a required improvement. The subdivider shall also be required to locate and install an adequate number of fire hydrants within the proposed subdivision according to specifications and requirements of the city under the supervision of the Ketchum fire department and other regulatory agencies having jurisdiction. Furthermore, the central water system shall have sufficient flow for domestic use and adequate fire flow. All such water systems installed shall be looped extensions, and no dead end systems shall be permitted. All water systems shall be connected to the municipal water system and shall meet the standards of the following agencies: Idaho department of public health, Idaho survey and rating bureau, district sanitarian, Idaho state public utilities commission, Idaho department of reclamation, and all requirements of the city.
			Commission Findings	*This standard is not applicable as this project proposes combining two existing lots within the original Ketchum Townsite. Water system improvements are not required for this lot consolidation.*
☐	☐	☒	16.04.040.M	Planting Strip Improvements: Planting strips shall be required improvements. When a predominantly residential subdivision is proposed

				for land adjoining incompatible uses or features such as highways, railroads, commercial or light industrial districts or off street parking areas, the subdivider shall provide planting strips to screen the view of such incompatible features. The subdivider shall submit a landscaping plan for such planting strip with the preliminary plat application, and the landscaping shall be a required improvement.
			Commission Findings	*This standard is not applicable as this project proposes to combine two existing lots within the Ketchum Townsite. Planting strip improvements are not required for this project.*
☐	☐	☒	16.04.040.N	Cuts, Fills, And Grading Improvements: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts, fills, alterations of topography, streams, drainage channels, and disruption of soils and vegetation. The design criteria shall include the following: 1. A preliminary soil report prepared by a qualified engineer may be required by the commission and/or council as part of the preliminary plat application. 2. Preliminary grading plan prepared by a civil engineer shall be submitted as part of all preliminary plat applications. Such plan shall contain the following information: a. Proposed contours at a maximum of five foot (5') contour intervals. b. Cut and fill banks in pad elevations. c. Drainage patterns. d. Areas where trees and/or natural vegetation will be preserved. e. Location of all street and utility improvements including driveways to building envelopes. f. Any other information which may reasonably be required by the administrator, commission or council to adequately review the affect of the proposed improvements. 3. Grading shall be designed to blend with natural landforms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways. 4. Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for open space for the benefit of future property owners within the subdivision. 5. Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the subdivider for revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction. Until such times as such revegetation has been installed and established, the subdivider shall maintain and protect all disturbed surfaces from erosion. 6. Where cuts, fills, or other excavations are necessary, the following development standards shall apply:

				a. Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil stability. b. Fills shall be compacted to at least ninety five percent (95%) of maximum density as determined by AASHO T99 (American Association of State Highway Officials) and ASTM D698 (American standard testing methods). c. Cut slopes shall be no steeper than two horizontal to one vertical (2:1). Subsurface drainage shall be provided as necessary for stability. d. Fill slopes shall be no steeper than three horizontal to one vertical (3:1). Neither cut nor fill slopes shall be located on natural slopes of three to one (3:1) or steeper, or where fill slope toes out within twelve feet (12') horizontally of the top and existing or planned cut slope. e. Toes of cut and fill slopes shall be set back from property boundaries a distance of three feet (3'), plus one-fifth (1/5) of the height of the cut or the fill, but may not exceed a horizontal distance of ten feet (10'); tops and toes of cut and fill slopes shall be set back from structures at a distance of at least six feet (6'), plus one-fifth (1/5) of the height of the cut or the fill. Additional setback distances shall be provided as necessary to accommodate drainage features and drainage structures.
			Commission Findings	*This standard is not applicable as this project proposes combining two existing lots within the original Ketchum Townsite. No grading improvements are proposed or required for the lot consolidation. The grading improvements are shown the project plans submitted with Mountain Overlay Design Review Application File No. P25-016.*
☐	☐	☒	16.04.040.O	Drainage Improvements: The subdivider shall submit with the preliminary plat application such maps, profiles, and other data prepared by an engineer to indicate the proper drainage of the surface water to natural drainage courses or storm drains, existing or proposed. The location and width of the natural drainage courses shall be shown as an easement common to all owners within the subdivision and the city on the preliminary and final plat. All natural drainage courses shall be left undisturbed or be improved in a manner that will increase the operating efficiency of the channel without overloading its capacity. An adequate storm and surface drainage system shall be a required improvement in all subdivisions and shall be installed by the subdivider. Culverts shall be required where all water or drainage courses intersect with streets, driveways or improved public easements and shall extend across and under the entire improved width including shoulders.
			Commission Findings	*This standard is not applicable as this project proposes combining two existing lots within the original Ketchum Townsite. No drainage improvements are proposed or required for the lot consolidation. The drainage improvements are shown on the project plans approved with Mountain Overlay Design Review Application File No. P25-016.*
☐	☐	☒	16.04.040.P	Utilities: In addition to the terms mentioned in this section, all utilities including, but not limited to, electricity, natural gas, telephone and cable

				services shall be installed underground as a required improvement by the subdivider. Adequate provision for expansion of such services within the subdivision or to adjacent lands including installation of conduit pipe across and underneath streets shall be installed by the subdivider prior to construction of street improvements.
			Commission Findings	*This standard is not applicable as this project proposes combining two existing lots within the original Ketchum Townsite. No utility improvements are proposed or required for the lot consolidation. The drainage improvements are shown on the project plans approved with Mountain Overlay Design Review Application File No. P25-016.*
☐	☐	☒	16.04.040.Q	Off Site Improvements: Where the offsite impact of a proposed subdivision is found by the commission or council to create substantial additional traffic, improvements to alleviate that impact may be required of the subdivider prior to final plat approval, including, but not limited to, bridges, intersections, roads, traffic control devices, water mains and facilities, and sewer mains and facilities.
			Commission Findings	*This standard is not applicable as this project proposes combining two existing lots within the original Ketchum Townsite. Off-site improvements are not required or proposed with this project.*
☒	☐	☐	16.04.040.R	Avalanche And Mountain Overlay: All improvements and plats (land, planned unit development, townhouse, condominium) created pursuant to this chapter shall comply with City of Ketchum Avalanche Zone District and Mountain Overlay Zoning District requirements as set forth in Title 17 of this Code.
			Commission Findings	*The Commission believes the project complies with all Mountain Overlay Zoning District requirements and the Mountain Overlay design review criteria and standards specified in KMC §17.104.070.A.*
☐	☐	☒	16.04.040.S	Existing natural features which enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.
			Commission Findings	*This standard is not applicable as this project proposes combining two existing lots within the original Ketchum Townsite. The project plans submitted with Mountain Overlay Design Review Application File No. P25-16 specify the existing mature vegetation that is proposed to remain on the subject property.*

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code and pursuant to Chapters 3, 9 and 13 of Title 50 Idaho Code to enact the ordinances and regulations, which ordinances are codified in the Ketchum Municipal Code ("KMC") and are identified in the Findings of Fact and which are herein restated as Conclusions of Law by this reference and which City Ordinances govern the applicant's Lot Consolidation Subdivision Preliminary Plat application for the development and use of the project site.

2. The Commission has authority to hear the applicant's Lot Consolidation Subdivision Preliminary Plat Application pursuant to Chapter 16.04 of Ketchum Municipal Code Title 16.

3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Ketchum Municipal Code §16.04.030.

4. The Lot Consolidation Subdivision Preliminary Plat Application is governed under Chapter 16.04 of Ketchum Municipal Code.

5. The Knob Hill Residence Lot Consolidation Subdivision Preliminary Plat Application File No. P25-016A meets all applicable standards specified in Title 16 of Ketchum Municipal Code.

DECISION

THEREFORE, the Ketchum Planning and Zoning Commission **recommends approval** of this Lot Consolidation Preliminary Plat with Waiver Requests Application File No. P25-016A this Tuesday, September 23, 2025 subject to the following conditions of approval.

CONDITIONS OF APPROVAL

1. This Lot Consolidation Subdivision Preliminary Plat with Waiver Requests approval is subject to Mountain Overlay Design Review Application File No. P25-016.
2. As required by KMC 16.04.030.I, the applicant shall obtain final plat approval within two years of City Council's approval of the preliminary plat. If final plat approval is not obtained within this timeframe, the preliminary plat approval shall become null and void.
3. The lot consolidation subdivision final plat shall not be signed by the City Clerk or recorded until a building permit is issued for the Knob Hill Residence development pursuant to KMC §16.04.030.G.

Findings of Fact **adopted** this 23rd day of September 2025.

Neil Morrow, Chair
City of Ketchum
Planning and Zoning Commission

City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF SEPTEMBER 23, 2025

PROJECT:	Sawtooth Serenade
FILE NUMBER:	P24-027
APPLICATION:	Final Design Review
PROPERTY OWNER:	McCaw Nell Elizabeth Trustee, Distrustful Ernest Revocable Trust U/A/D 02/03/16
REPRESENTATIVE:	Dave Thielsen, Thielsen Architects (Architect)
LOCATION:	260 N 1st Ave (KETCHUM TOWNSITE LOT 5A BLK 38)
ZONING:	Community Core – Subdistrict 2 Mixed Use (CC-2)
OVERLAY:	None
REVIEWER:	Morgan Landers, AICP – Director of Planning and Building
NOTICE:	A public meeting notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on September 3, 2025. The notice was published in the Idaho Mountain Express on September 3, 2025. A notice was posted on the project site and the city's website on August 28, 2025. Story poles and a physical notice were verified on the subject property on September 16, 2025.

INTRODUCTION

The applicant is proposing a 23,867 gross square foot multi-family development located at 260 N 1st Ave (the "subject property") in the Community Core Subdistrict 2 – Mixed Use (CC-2) zone district. The project includes two residential dwelling units, ground floor private recreation space, garage parking for five vehicles, and storage for the two units. The subject property is three vacant Ketchum Townsite

lots totaling 16,507 SF on the east corner of N 1st Ave and Sun Valley Rd (Figure 1) south of the new 1st and Sun Valley office building, diagonal from the mixed-use building where Maude's is located. The three townsite lots were consolidated in 2007. Please see Attachments A and B for the application materials and design review plan set for the development.

Figure 1: Subject Property 260 N 1st Ave

The project proposes to take advantage of the Floor Area Ratio (FAR) bonus in exchange for community housing, mitigating the additional floor area by making a community housing in-lieu payment of $688,160. The total FAR for the project is 1.45, where 1.0 is permitted by right.

The application is not subject to certain requirements of the city's current municipal code including minimum residential densities and ground floor commercial. Those requirements were adopted in October of 2022 through Interim Ordinance 1234. The pre-application design review was deemed complete prior to the effective date of that ordinance. Applicability of Ordinance 1234 to the development was further evaluated by City Council on March 4, 2024 as part of an appeal hearing of an administrative determination where council found the ordinance to not apply to the proposed development.

A pre-application design review with the Commission occurred on January 24, 2023. The packet and recording of that meeting can be found HERE. The Commission provided feedback on the initial design including:

- Materials – monochromatic palette that may appear bland or muted without vegetation, too cool, recommended reduction in the use of metal paneling
- Bulk of the structure – there isn't enough breaking up the building along its length
- Fenestration/Glazing – The amount of fenestration and monotony of that fenestration makes the building appear long and flat
- North Façade (Sun Valley Rd) – architectural features felt ungrounded and bulky
- South Façade – reduce the amount of black metal
- Corner of 1st and Sun Valley – needed to be more open with windows and other public space
- Landscaping – requested an introduction of public space into the development to provide better interface between the public and private realms, spacing of street trees
- Roof – long and flat nature of the third-floor roof

The Planning and Zoning Commission conducted a hearing on the final design review application (Click Here for recording) on February 11, 2025, provided feedback to the applicant, and continued the hearing to a date uncertain:

- Although there is a wedding cake approach to the building from front to back (1st Ave to the Alley) the building does not deploy a successful approach in reducing the bulk and mass from north to south (Sun Valley Rd to 2nd St). The proposal reads as one long building. The commission recommended redesigning the project to have the appearance of two separate structures
- Concern related to compatibility of design with other buildings in the neighborhood, the reduction of bulk and mass of buildings spanning three Ketchum townsite lots is critically important to maintain the neighborhood scale of the downtown
- Residential developments should take cues from other residential buildings in the downtown, the architectural features proposed within the development read more like an office building than a residential structure
- Symmetry and banding and flat roof line exacerbate the bulk and mass of the building and other efforts to reduce the bulk and mass are not effective
- Lacks charm and the bulk of the building is unattractive
- Sun Valley Rd facade doesn't seem to match the front façade along 1st Ave
- South façade continues to lack interest and needs to be addressed
- Too much glazing on the 1st Ave façade, uncharacteristic of surrounding buildings
- Alley elevation needs differentiation between the windows and the building façade for the building to be successful

Following that hearing, the applicant has made additional changes to the proposed building. The following changes are being presented for consideration by the Commission:

- Removal of the slanted glass element on the south side of the ground floor
- Introduction of additional public seating area at the corner of 1st and Sun Valley Rd
- Introduction of vertical stone elements on the upper floors of the northern half of the building
- Changes to the north and south facades
- Reduction in amount of metal paneling used on the alley façade
- Moderate reductions in glazing on the second and third floors

In general, the applicant has addressed a few of the comments from the Commission such as the addition of public seating at the corner, reductions of glazing on the second and third floors, and reduction of metal paneling on the alley facade. However, the applicant has not addressed the more fundamental issues with the building such as compatibility with the neighborhood, maintaining the Ketchum townsite scale and cadence with design, and adjusting the design to be more representative of residential use. Staff believe the Commission has been clear and consistent in their requested changes to the applicant over the course of the pre-application and final design review process. Staff believe the applicant has not addressed the full extent of the comments to the degree the Commission has repeatedly requested. At this time, staff is recommending denial of the design review application for reasons stated below. A full review of the zoning standards and design review criteria can be found in Attachments D and E respectively.

ANALYSIS

Per KMC 17.96.050.A. *Criteria.* The Commission shall determine the following before approval is given for design review:

1. The project does not jeopardize the health, safety or welfare of the public.

2. The project conforms to all applicable standards and criteria as set forth in this chapter, this title, and any other standards as adopted or amended by the City of Ketchum from time to time.

Criteria 1 evaluates the project's impact on the community through its alignment with the goals and policies of the city's currently adopted plans related to public health, safety, and welfare such as the adopted 2014 comprehensive plan. Criteria 2 above relates to the project's conformance with the city's zoning ordinance such as permitted uses, dimensional limitations, parking, dark skies, and the design review improvements and standards listed in 17.96.060 and 17.96.070. During department review, city staff reviewed the project against the city's adopted plans specific to direction on design and neighborhood compatibility (criteria 1) and for all applicable zoning requirements including conformance with all applicable design review standards outlined in KMC §17.96.060 – *Improvements and Standards* and KMC §17.96.070 – *Community Core (CC) Projects*.

Below is a review of the two criteria and an overview of where staff believe the application meets or does not meet the criteria.

Criteria 1: Health, Safety, and Welfare of the Public

The 2014 Comprehensive Plan outlines 10 core values that drive our vision for the future including a strong and diverse economy, vibrant downtown, community character, and a variety of housing options. The built environment within the downtown plays a key role in materializing these values to achieve the city's vision. The 2014 Comprehensive Plan designates the future land use for the subject property as "mixed-use commercial" where, according to the plan, "New structures in existing mixed-use areas should be oriented to streets and sidewalks and contain a mix of activities. Mixed-use development should contain common public space features that provide relief to the density and contribute to the quality of the street."

The comprehensive plan acknowledges that Ketchum has high-quality public spaces including streets and plazas that contribute to our current success and, as noted above, new mixed-use developments should contain public spaces that provide relief from the bulk and mass of structures that contain higher densities. Although this is a low-density development, with only two units, the bulk and mass of the project is that of a higher density development and should seek to achieve the same design objectives. The Commission requested a more substantial public space element in the development to address the design goals of the comprehensive plan and assist in the reduction of the bulk and mass of the building. The applicant has introduced an additional carve out for public seating at the corner of Sun Valley Rd and 1st Ave as shown and described on Sheet A0.15 of Attachment B. Staff believe the addition of the seating area is an improvement to the development and assists in achieving the goals of the comprehensive plan related to street quality and pedestrian experience, however, staff does not believe the space to be large enough to achieve the goal of reducing the bulk and mass of the structure as further described below in the design review analysis.

Policy CD-1.3 of Chapter 4 of the comprehensive plan states that "Infill and redevelopment projects should be contextually appropriate to the neighborhood and development in which they occur. Context refers to the natural and manmade features adjoining a development site; it does not imply a certain style." As further described below in the design review analysis, staff does not believe the development is contextually appropriate to the neighborhood based on the features of adjoining development patterns.

Criteria 2: Applicable Standards and Criteria

Zoning and Dimensional Standards
As outlined in Attachment D, the application is in conformance with the zoning and dimensional standards of the Ketchum Municipal Code.

Design Review Standards
In general, the proposed project meets many of the design review standards (Attachment E). However, staff does not believe the proposed development meets key design review standards critical to the success of the development as outlined below.

Bulk and Flatness of the Building - As the subject property is three Ketchum Townsite lots, and the building is maximizing the allowable north/south footprint, the resulting building is 165 feet long on the N 1st Ave side. KMC Criteria 17.96.050.F.5 states "Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness". During the review of the preapplication design review, the Commission echoed staff's concerns related to the flatness of the building due to the amount of glazing, the length of the building, and the repetitive nature of the architectural design on the 2nd and 3rd floor levels. The Commission also agreed with staff that the length of the building warranted a closer look at how the building could be broken up in a way that better mirrors the Ketchum townsite rhythm of the surrounding blocks. Although changes were made by the applicant, the Commission echoed the same comments in the design review hearing in February as noted above.

The applicant has made further changes to the front façade. Figure 2 on the following page shows the 1st Ave façade from the first design review meeting in February. Figure 3 on the following page shows the revised proposal for Commission consideration. Key changes include the removal of slanted glass at the southern ground floor façade, reduction of glazing on the second and third floors, the addition of vertical stone architectural features on the second and third floors, and addition of stone on the second floor façade on the south end of the building.

Figure 2: Initial Proposal (design review)

Figure 3: Current Proposal (design review)

The Commission was explicit in their request of the applicant to make dramatic changes to the building to reduce the perceived bulk and mass. The Commission requested the applicant make changes to more closely match other residential structures in the neighborhood, softening the hard appearance of the structure. The Commission also requested the applicant approach the design of the structure as two buildings rather than one to better match the rhythm and cadence of the surrounding neighborhood as the program of the building provides an opportunity to do so with the limited programming of uses. The applicant has not implemented either of those requests. In review of the changes, staff believe the proposed changes have done quite the opposite. Stubborn commitment to the core elements of the initial proposal speaks more of brutalist architecture with large monolithic geometric forms, lack of ornamentation, and blocky appearance thus increasing the perceived bulk and mass of the structure rather than softening it. The building still retains its appearance as a commercial building, lacking differentiation and interest.

Although not a specific design review criterion, staff believe the vertical stone elements are impractical for the climate of Ketchum. The stone feature is proposed as an integral part of the roof drainage system, with open down-troughs that bring roof/deck runoff down the façade. The applicant materials state that this features was introduced to differentiate the left unit from the right, however, staff believe the down-troughs will not function the way envisioned due to the limited amount of rain Ketchem receives each year. Staff also believe that during the winter months, the proposed features will become iced over and not function for proper roof drainage.

Although the 1st Ave façade of the building is the most prominent, the Sun Valley Rd façade is also a critical influence on the city's design context. The Commission reiterated to the applicant that the façade was disconnected from the design of the rest of the building and lacked cohesiveness. As shown in the figures on the following page, changes have been made to the north façade that staff believe increase the disconnected nature of the design and further complicates the façade. Rather than simplifying the façade with detailing and ornamentation of a traditional nature, the façade is busy. The angles of the projections increase the bulk and mass of the building rather than creating a design that recesses into the background of the pedestrian experience.

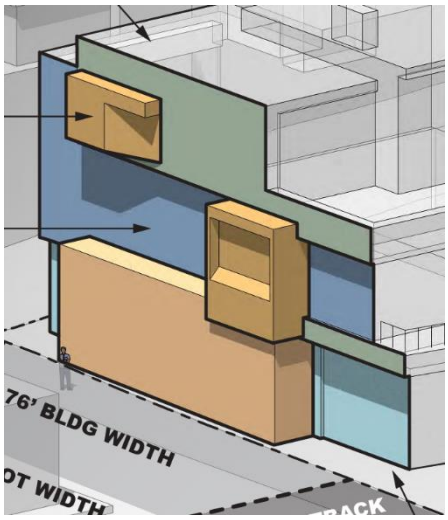

Figure 4: Initial Proposal (design review)

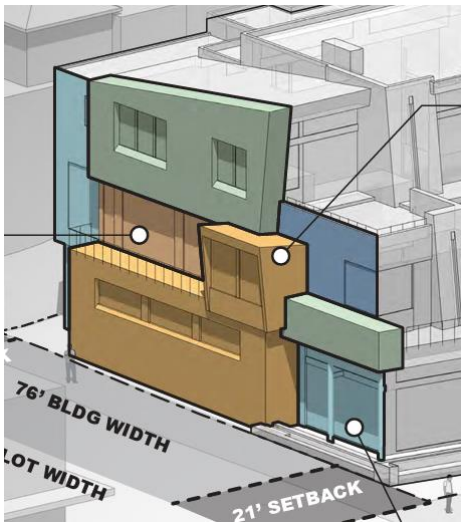

Figure 6: Current Proposal (design review)

The applicant has also made changes to the south façade of the structure adjacent to the fitness center. The Commission requested the applicant review opportunities to add interest to the façade and reduce the size of the blank wall. Staff believe the changes to the south façade are very positive. The change in color palette softens the façade and the addition of windows adds interest that cannot be achieved through changes in materials or texture.

Figure 8: Initial Proposal (design review)

Figure 7: Current Proposal (design review)

Although the applicant has revised the development to address the Commission's feedback, staff does not believe the applicant has addressed the most substantive issue of reducing the perceived bulk and mass of the structure through design. The Commission has provided this feedback over the course of multiple meetings, with additional feedback to the applicant from staff to take more drastic approaches to design solutions. As the current design has not addressed that fundamental issue, staff is recommending denial of the design review application.

Staff Recommendation

The Planning and Zoning Commission has the following options for acting on the application:

- Motion to Approve
- Motion to Approve with conditions
- Motion to continue to a date certain or uncertain
- Motion to Deny

Staff recommend the Commission deny the design review application.

Recommended Motion: “I move to deny the design review application (P24-027) for the Sawtooth Serenade development located at 260 N 1st Ave and direct staff to return with findings of fact, conclusions of law, and decision.”

Attachments:

A. Application and Supporting Documents
B. Design Review Plan Set
C. Story Pole and Staking Information
D. Dimensional Standards Review
E. Design Review Criteria Review

City of Ketchum

ATTACHMENT A:

Application and Supporting Documents

OFFICIAL USE ONLY
File Number:
Date Received:
By:
Pre-Application Fee Paid:
Design Review Fee Paid:
By:

City of Ketchum
Planning & Building

Design Review Application

Please submit your completed application electronically to: planningandzoning@ketchumidaho.org

APPLICANT INFORMATION	
Project Name: Sawtooth Serenade	Phone: 425-828-0333
Owner: Scott and Julie Lynch & Yahn Bernier and Elizabeth McCaw	Mailing Address: Lynch - 409 5th Ave W, Kirkland, WA 98033
Email: scott@lynchclan.com and yahnbernier@valvesoftware.com	Bernier - 321 82nd Ave NE, Medina, WA 98039
Architect/Representative: Thielsen Architects - Dave Thielsen	Phone: 425-828-0333
Email: davet@thielsen.com	Mailing Address:
Architect License Number: AR-986776	720 Market Street, Suite C, Kirkland, WA 98033
Engineer of Record: Galena-Benchmark Engineering - Jeff Loomis	Phone: 208-788-1705
Email: jeff@galena-benchmark.com	Mailing Address:
Engineer License Number: 7986	317 North River St, Hailey, ID 83333
Primary Contact Name and Phone Number: Thielsen Architects - Robert Connor - 425-828-0333 robertc@thielsen.com	

PROJECT INFORMATION			
Legal Land Description: Ketchum Townsite Block 38, Lot 5A		Street Address: 260 1st Avenue	
Lot Area (Square Feet): 16,507	Zoning District: CC - Subdistrict 2		RPK #: RPK0000038005A
Overlay District:	☐Floodplain	☐ Avalanche	☐Mountain ☒None
Type of Construction:	☒New	☐Addition	☐Remodel ☐Other
Anticipated Use: Residential		Number of Residential Units: 2	

GROSS FLOOR AREA	Proposed	Existing
Basements	7,484 Sq. Ft.	Sq. Ft.
1st Floor	5,786 Sq. Ft.	Sq. Ft.
2nd Floor	10,039 Sq. Ft.	Sq. Ft.
3rd Floor	8,042 Sq. Ft.	Sq. Ft.
Mezzanine	Sq. Ft.	Sq. Ft.
Total	23,867 - 31,351 with basement Sq. Ft.	Sq. Ft.

FLOOR AREA RATIO		
Community Core: 1.45	Tourist:	General Residential-High:

BUILDING COVERAGE/OPEN SPACE
Percent of Building Coverage: 80.0%

DIMENSIONAL STANDARDS/PROPOSED SETBACKS			
Front: 10.5' average	**Side:** 6.1' average	**Side:** 0'-6"	**Rear:** 3'-0"
Building Height: 41.95' on 1st Avenue side and 41.97' on alley side			

OFF STREET PARKING		
Parking Spaces Provided: 5	Curb Cut: Alley access Sq. Ft.	%

WATER SYSTEM	
☒ Municipal Service	☐ Ketchum Spring Water

The Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Design Review Application in which the city of Ketchum is the prevailing party, to pay the reasonable attorney fees, including attorney fees on appeal and expenses of the city of Ketchum. I, the undersigned, certify that all information submitted with and upon this application form is true and accurate to the best of my knowledge and belief.

08.27.2025

Signature of Owner/Representative — Date

DESIGN REVIEW APPLICATION CERTIFICATION OF COMPLETENESS

Project Name: Sawtooth Serenade	Reviewed by:
Date:	Time:

REQUIRED DOCUMENTS (CHECK ALL THAT APPLY):

☒ Design review application form including project name, location, applicant, owner, project representatives and contact information.

☒ One (1) PDF electronic set of the complete application containing all requirements as listed below, plans appropriately scaled, shall be submitted. Electronic record of the materials and color sample board may be satisfied with photos. One (1) hardcopy set of scalable plans showing at a minimum the following:

☒ Vicinity map, to scale, showing the project location in relationship to neighboring buildings and the surrounding area. Note: a vicinity map must show location of adjacent buildings and structures.

☒ Drainage plan (grading, catch basins, piping, and dry-wells).

☒ Utilities plan (location and size of water and sewer mains and services, gas, electric, TV and phone).

☒ Site plan, to scale, showing proposed parking (including parking stall dimensions), loading, general circulation and snow storage. List square footage of subject property including lot dimensions.

☒ Landscape plan (existing landscaping on the site shown and adjacent right-of-way as retained, relocated or removed; proposed landscaping including species type, size and quantity).

☒ Floor plan. List gross and net square footage for each floor. List occupancy classification and type of construction.

☒ Detailed elevations of all sides of the proposed building and other exterior elements (colors, materials).

☒ Exterior lighting plan, pursuant to chapter 17.132, showing location, height, type and lumen output; spec sheets for fixtures; illuminance levels/photometrics for exterior lighting.

☒ Photometric analysis prepared by MH Companies (see city Right-of Way and Lighting Standards at https://www.ketchumidaho.org/sites/default/files/fileattachments/streets_amp_facilities/page/2851/row_standards_-_2022.pdf) showing placement of street light fixtures and average and maximum footcandle illumination along the sidewalk adjacent to the project.

☒ One (1) 11” x 17” materials and colors sample board showing all exterior materials used on the façade of the structure. A digital copy may be sufficient as approved by the Administrator.

☐ At least one week prior to the scheduled Commission meeting, on the site applicant shall stake the building corners for all proposed buildings and additions, all trees proposed to be removed shall be flagged and the applicant shall install story poles, or other height delineation method pre-approved by the Administrator, at the maximum roof peaks of the proposed buildings. Documentation of this work shall be provided to the project planner one week prior to the meeting. Failure by the applicant to perform this work one week prior to the Commission meeting shall result in a continuation of the project for consideration.

☒ For projects requiring pre-application design review, a model or computer simulation renderings, as described in subsection 17.96.010(C) of this chapter shall be required.

- For new multi-tenant buildings, a master signage plan shall be submitted.
- The Administrator may waive some submittal requirements if it is determined the information is not relevant to the design review.
- Other information as required by the Administrator or the Commission.
- Design review fee shall be submitted as described in section 17.96.100 of this chapter.

STAFF COMMENTS:

Thielsen
ARCHITECTS

August 27, 2025

Design Review Committee
City of Ketchum
480 East Avenue North
Ketchum, ID 83340.

RE: Sawtooth Serenade, 260 1st Avenue, Ketchum, ID

Dear Design Review Committee Members,

On behalf of our clients, Scott and Julie Lynch, and Yahn Bernier and Beth McCaw, I am pleased to present their proposed new residences for our second Design Review. My clients have been active members of the Ketchum community since 1989. They are excited to move forward with their proposed new homes as they prepare for the next phase of their lives. The project, as designed and presented, meets all Zoning requirements, including use, as allowed under the ordinance in effect at the time of application.

We have worked with Scott, Julie, Yahn, and Beth to address the design comments and recommendations that you, the Planning and Zoning Commission members, made during our February 11, 2025, Design Review meeting. To assist in your review, I will briefly summarize our responses and modifications.

1ST AND SUN VALLEY ROAD PUBLIC SPACE

- The corner of 1st Avenue and Sun Valley Road has been regularly discussed as highly activated, with the outdoor seating at Maude's being cited as a model. Commissioner Susan Passavoy asked, "If the design wouldn't be greatly improved by having a more public space at the corner, which is kiddie corner to Maude's, and could be more reflective of what is happening in the Maude's space, without impinging dramatically on the occupants' use of their own private property?" However, it is important to understand that Maude's main floor is built to the property line, and there is no outdoor public space provided on the Maude's property. The tables, chairs, and the bench in front of Maude's, which the Commissioners have often lauded, are located within the public right of way and yet are clearly intended solely for the use of Maude's customers.
- In response to the Commission's request for the creation of street-level public space at Sawtooth Serenade, the Lynches' and Berniers' propose creating a truly public seating area on the owners' private property adjacent to the intersection. With a spectacular view of Baldy, it features benches and space for a free-standing public art piece that the owners anticipate placing in the center of the seating area. In this proposed public space, anyone can sit, perhaps sip their coffee, eat their lunch, or take in the natural splendor of Ketchum. By breaking the stone planter of the previous design and carving out an L-shaped public seating area, the project now addresses an item that has been of the highest importance to the Commission: the lack of outdoor public space on the activated corner of 1st and Sun Valley Road.

BULK AND FLATNESS OF THE BUILDING

- The visual bulk and flatness of Sawtooth Serenade have been mentioned at times by Staff and the Commissioners. The commissioners have remarked that Sawtooth appears bulkier than other buildings

720 Market Street, Suite C
Kirkland, Washington 98033
www.thielsenarchitects.com
Telephone: 425.828.0333
FAX: 425.828.9376

and "flat" along the 1st Avenue façade. However, a thoughtful study of similarly sized projects previously approved on multi-Ketchum Townsite lots along 1st Avenue shows that Sawtooth is far less bulky and is not flat by any objective comparative analysis. This evaluation begins with an analysis of the FAR of these comparative projects, with Sawtooth Serenade being by far the lowest. Then, comparing the building configurations, Sawtooth was designed using terraced, cascading forms that step back from 1st Avenue at each level. The approved multi-lot projects along 1st Avenue do not step back from 1st Avenue, and in fact, the upper levels are mostly at the property line with little or no modulation. In addition to stepping back from 1st Avenue, the façade on each level of Sawtooth is enhanced with modulation and movement. Wall planes move in and out, while cantilevered decks and canopies further break up the plane of the façade.

- To assist the commission with visualizing the apparent bulk and flatness of Sawtooth, sheets A0.8 and A0.9 have been added to the submittal. The diagrams on sheet A0.8 speak to Sawtooth's modulation and cascading design and how the design concept evolved. As a comparison to other recently approved or constructed buildings on multiple Ketchum Townsite lots along 1st Avenue, the diagrams on sheet A0.9 show Sawtooth Serenade's massing overlaid with shaded wireframe outlines of the 1st and 4th Building and the Perry Building. Both buildings can clearly be seen as much more massive, flat, and bulky than Sawtooth Serenade. These two approved projects were submitted under the same ordinances, regulations, guidelines, and criteria under which Sawtooth is vested, establishing the precedent by which Sawtooth must also be viewed and considered.

SUN VALLEY ROAD FACADE

- The Sun Valley Road façade has been described as unsettled, with the cantilevered third-floor bay specifically called out as problematic. The composition of this façade has been refined to address those concerns.
- On the upper level, the bay was removed, replaced with recessed windows. Recessed windows were also added to the Primary Bedroom on this façade. A shed roof has been added to the upper level, pulling down the scale and reducing mass. Also on the upper level, the Lynches' Primary Bedroom deck has been reduced in size by setting it back from Sun Valley Road by an additional 3'-6".
- The Office and the corner Bedroom on the middle level were similarly pulled back from Sun Valley Road. At the ground level, the windows set in masonry were made larger. Further, additional storefront glazing has been added to the entry near the alley to more closely reflect the language of the 1st Avenue façade. At the ground level, the windows in the stone veneer wall were made larger, and additional storefront glazing was added to the entry near the alley, more closely reflecting the language of the 1st Avenue façade.

ZERO LOT LINE FACADE

- The height of zero lot line facades has been a recurring topic of discussion among the members of the Planning and Zoning Commission on many recent projects, Sawtooth Serenade included. Commissioners have asked that the upper level step away from the zero lot line to reduce the mass of the building at the property line. In response to these requests, the upper level of Sawtooth was reduced in size so that the full whole upper level is set back from the zero lot line by 5'-0". This not only reduces the visual bulk of the building, but it also allows windows and wood siding to be added to the façade, further reducing the visual mass. In the new composition, the zero lot line wall is only 1½ stories tall with wood siding and windows above, replacing the previous areas of metal panels.

APPARENT LENGTH OF THE BUILDING

- The Commission suggested that a better design strategy for a building of this length would be to make the building appear as if it were two buildings. Commissioner Morrow suggested, "It would be very cool if it looked more like two buildings than one big building." While breaking the appearance of the building into multiple smaller buildings is not a zoning code requirement, the design language of each of the residences has been modified to create visual differentiation between the two homes.
- The Lynches' home, on the west side of the project, now features a shed-roofed volume, outward canted elements, vertical battered stone veneer masses, an angled deck, and skewed wall planes. The sunshade canopies were removed, and the overhangs pared back.
- The Berniers' residence was redesigned as a more traditional counterpoint to the Lynches' home, with exclusively horizontal lines. It now features square and rectangular forms, deeply recessed windows, right angles, and projecting steel sunshades. The primary bedroom deck has been removed, while the middle level spaces have been reconfigured to create significant modulation of the wall planes.
- The result is contrasting forms from one unit to the other. Taken in context with the ground floor, each side of the building has its own distinctive massing and language. To keep the design from becoming unsettled and overly complex, the materials palette was maintained, but different materials are emphasized on each of the two homes. The lower and middle levels of the Berniers' home are nearly exclusively stone veneer, while the Lynches' side is a combination of storefront, wood, and metal cladding with some stone masonry accents.

AMOUNT OF GLAZING ON 1ST AVENUE ELEVATION

- The amount of glazing on the middle and upper levels along 1st Avenue has been identified in both the staff report and in Commission discussion as incompatible with the existing fabric of development. Commissioner Morrow stated, "I still think there is too much glazing on that side (1st Avenue upper two levels)." In response to these concerns, the area of glazing on the middle and upper levels of Sawtooth Serenade has been reduced by 12%. Areas of siding and stone veneer have replaced windows, increasing the amount of solid wall to 56% of the overall facade. Beyond simply reducing the amount of glazing, windows and doors have been further recessed or reconfigured to reduce their visibility from 1st Avenue and the surrounding area.
- By comparing Sawtooth Serenade's glazing along 1st Avenue to other projects recently approved by the P&Z within two blocks of Sawtooth Serenade, it is clear that the proposed glazing is in keeping with the fabric of development in this area. To illustrate this point, sheet A0.13 has been added to this submittal set. The percentage of glazing on the upper levels of the Perry Building is 55%, Sawtooth Serenade is 46%, Maude's is 45%, 1st and 4th is 44% and 1st & Sun Valley Road is 31%. The percentage of glazing facing 1st Avenue on the middle and upper levels of Sawtooth Serenade falls well within the range of the approved projects.
- Where Sawtooth Serenade stands alone is how far the middle and upper-level glazing is set back from 1st Avenue. Due to Sawtooth's cascading or terraced design, the glazing on the middle-level façade sits back from the property line 24'-0" to 35'-6". On the upper-level, Sawtooth's glazing sits back from the property line 37'-4" to 46'-6". Comparatively, the setback of glazing from the property line on the upper levels is approximately: 5'-0" to 16'-6" on the Perry Building, 2'-0" to 14'-0" on the 1st & Sun Valley Road Building, 0'-0" to 12'-6" on Maude's, and 0'-0" on the 1st & 4th Building. Unlike these previously approved projects, Sawtooth Serenade's terraced building form and modulated façades on the upper two levels, coupled with the distance back from the 1st Avenue property line, reduce the visual impact of the glazing on the upper levels.

LIGHT TRESPASS AND DARK WINDOWS ALONG 1ST AVENUE

- Commissioners expressed concern that, when the units were occupied, there would be excessive light trespass, and when they were unoccupied, they would be visual black holes. Commissioner McGraw asked, "Whether or not it's a black void that you feel like you can disappear into (when unoccupied) or a Pink Floyd concert lighting up the street (when occupied)." With the area of glazing along this façade reduced by 12%, both the dark void and the light trespass potential are significantly reduced. Additionally, both homes and their common spaces will utilize lighting control systems to control the interior and exterior lights. The project team welcomes a discussion with the Commission as to whether you would like to see interior and/or exterior lights illuminate automatically to simulate occupancy when the Lynches or Berniers are not in town. Low levels of interior and exterior lighting would give visual interest to people on the street without creating light trespass. Should this be the wish of the Commission, it can easily be accomplished.
- Commissioner McGraw also stated, "That dichotomy (between light when occupied and dark unoccupied) doesn't exist in the community core at the moment." The fact is that nearly all buildings have lights on when occupied and are dark when unoccupied. In commercial or office buildings, the illuminated and dark schedule occurs on a daily basis; the lights are on during business hours and off when the staff leaves for the day. In residential buildings, most windows are dark whether the residents are home or not. Very few people, the Lynches and Berniers included, have all their interior lights on when they are at home, and generally all are off when the residents are away. This can be seen every evening by walking the streets of the community core after dark. But as noted above, through lighting controls, occupied building lighting can be simulated regardless of whether the residences are in use or not.
- An element that has been cited as a potential source of light trespass on Sawtooth and other projects is the stair core. Like Sawtooth Serenade, many buildings, including the 1st and Sun Valley Road Office Building, the Perry Building, and the 1st and 4th Building, utilize glazed stair/circulation cores as an architectural feature. What sets Sawtooth Serenade apart from those other buildings is that, because of the R3 occupancy, the central stair core is not required to be illuminated 24 hours a day, as the stairs in those other buildings are required to be. Thus, if preferred by the Commission, the lights in the stair tower at Sawtooth can be on an occupancy sensor to turn on automatically when someone enters the stair tower/circulation core and off when they leave it. Conversely, if preferred by the Commission, these lights can also be programmed to be on every evening to simulate occupancy through an agreed-upon time, then occupancy sensors would be active after that time.

REFLECTED SUNLIGHT FROM 1ST AVENUE GLAZING

- In one of our coordination meetings with Morgan Landers, she commented that the amount of glazing on 1st Avenue could mean that, at certain times of the day, the sunlight reflecting off the building could be dazzling to people on the street. Because of the cascading nature of the design, the forms of the Lynches' home and the recessed windows and sunshades of the Berniers' home, very little reflected sunlight will reach street level. We have done sun studies, and our submittal Sheet A0.14 provides reflected light diagrams showing that only late in the afternoon, in the darkest part of winter, and just before the sun goes behind Baldy, will sunlight reflecting off the building windows reach the public right of way.

CONCLUSION

As designed, Sawtooth Serenade meets all Zoning requirements, including uses allowed, under the ordinance in effect at the time this project was vested. Scott, Julie, Yahn, and Beth are sensitive to the aesthetic considerations that you, as the Planning and Zoning Commission, are considering in the Design Review. Based on projects

previously approved by the Commission in recent years, the materials selected and forms developed will complement and integrate well within the fabric of development along 1st Avenue. Thus, on behalf of Beth, Yahn, Julie, and Scott, I want to thank you in advance for your thoughtful consideration of their new homes. They are excited to further strengthen their long-standing community ties and begin building their new homes in the town they love.

Respectfully,

David G. Thielsen, AIA

CC Scott and Julie Lynch
Yahn Bernier and Beth McCaw
Jim Laski
Morgan Landers

City of Ketchum

ATTACHMENT B:

Design Review Plan Set

SAWTOOTH SERENADE

PROJECT DATA

OWNERS:
Scott and Julie Lynch
409 5th Avenue West
Kirkland, WA 98033

OWNERS:
Yahn Bernier and Elizabeth McCaw
321 82nd Avenue Northeast
Medina, WA 98039

PROJECT ADDRESS:
260 N 1st Ave
KETCHUM, ID 83340

APPLICABLE CODES:
2020 Idaho Residential Code (2018 I.R.C. Amended)
2018 International Building Code (I.B.C.)
2018 International Mechanical Code (I.M.C.)
2018 International Fire Code (I.F.C.)
2018 Uniform Plumbing Code (U.P.C.)
2017 National Electrical Code (N.E.C.)
2020 Idaho Energy Conservation Code (2018 I.E.C.C. Amended)

OCCUPANCY: R-3 (One and Two Family Residences)

CONSTRUCTION TYPE: VB

LEED RATING: Silver projected

SPRINKLERED: YES per NFPA 13 and City of Ketchum Ordinance #1125

TAX NUMBER: RPK0000038005A

LEGAL DESCRIPTION: Ketchum Townsite Block 38, Lot 5A

ZONING: CC-SD2, Lot Area = 16507 sf

REQUIRED PARKING: 4 spaces - 2 spaces required per residential unit of 2,001 sf or greater. Building contains 2 residential units of 2,001 sf or greater.

PARKING PROVIDED: 5 full sized vehicle spaces per KZC 17I25.030. Because the required parking spaces are located within the building the spaces are dimensioned on the lower level plan. Please see sheet A2.

REQUIRED STANDARD SETBACKS:

Front and Street Side Setback:	5' Average
Alley Setback:	3'
Interior Side Setback:	0'

See sheets A12, A13, A14, and A15 for actual setbacks

NET FLOOR AREA SUMMARY:

Lower Level:	3,944 sf
Middle Level:	9,554 sf
Upper Level:	7,510 sf
Total:	**21,008** sf
Lynch Residence Net Floor Area:	8,357 sf
Bernier Residence Net Floor Area:	8,707sf

ALLOWABLE GROSS FLOOR AREA:
Lower level G.F.A. above basement invisible plane including stair tower and elevator = **1,030 sf**
Parking area = 5,148 sf less underground parking area of 392 sf
Parking area G.F.A. = **4,756 sf**
Middle level = 10,421 sf less stair tower and elevator of 470 sf
Middle level G.F.A. = **10,039 sf**
Upper level = 8,716 sf less stair tower and elevator of 470 sf
Upper level G.F.A. = **8,042 sf**

Lower Level G.F.A.	**1,030 sf**
Parking Area G.F.A.	**4,756 sf**
Middle Level G.F.A.	**10,039 sf**
Upper Level G.F.A.	**8,042 sf**
Total G.F.A.	**23,867 sf**

Maximum Allowable Floor Area Ratio 2.25 with Inclusionary Housing Incentive
Allowable G.F.A.: 16507 x 2.25 = 37140.75 sf
Actual G.F.A.: **23,867 sf** (23,867 sf < 37140.75 sf)
Proposed G.F.A. = 1.45

REQUIRED FLOOR AREA RATIO INCREASE:
Lot Area: 16507 sf
Standard Allowable Floor Area Ratio 1.0
Allowable G.F.A.: 16507 x 1.0 = 16507 sf
Actual G.F.A. exceeds standard allowable G.F.A. by 7,360 sf
Required Community Housing = 7,360 sf x .20 x .85 = 1,251 sf
Current Fee in Lieu Required = 1,251 sf exceedance x $450/sf = $562,950.00

FINISH FLOOR ELEVATIONS:

Lower Level	5825'-0"
Middle Level	5842'-6"
Upper Level	5855'-7½"

AVERAGE EXISTING GRADE:

Average Grade at Front (1st Ave)	
Elevation at West Corner:	5824.50'
Elevation at East Corner:	5825.00'
Average Grade at Front:	**5824.75'**
Average Grade at Rear (Alley)	
Elevation at West Corner:	5825.90'
Elevation at East Corner:	5834.80'
Average Grade at Rear:	**5830.35'**

BUILDING HEIGHT LIMIT:

Average Grade 1st Avenue:	5824.75'
Allowable Maximum Height 1st Ave.:	5866.75'
Actual Maximum Height of Structure:	**5866.70'**
Actual Height **5866.70'** < Allowable Height	**5866.75'** COMPLIES
Average Grade Alley:	5830.35'
Allowable Maximum Height Alley:	5872.35'
Actual Maximum Height of Structure:	**5872.33'**
Actual Height **5872.33'** < Allowable Height	**5872.35'** COMPLIES

PROJECT TEAM

OWNERS:
Scott and Julie Lynch
409 5th Avenue West
Kirkland, WA 98033

ARCHITECT:
Thielsen Architects, Inc. P.S.
720 Market Street, Suite C
Kirkland, WA 98033
(425) 828-0333 fax (425) 828-9376
Contact: Robert Connor

LANDSCAPE ARCHITECT:
Eggers Associates
P.O. Box 953
Ketchum, ID 83340
(208) 725-0988
Contact: Kurt Eggers

CIVIL ENGINEER:
Galena-Benchmark Engineering
100 Bell Drive, Suite C
Ketchum, ID 83340
(208) 726-9512
Contact: Jeff Loomis

LAND SURVEYOR:
Galena-Benchmark Engineering
100 Bell Drive, Suite C
Ketchum, ID 83340
(208) 726-9512
Contact: Mark Philips

LANDUSE ATTORNEY:
Lawson Laski Clark, PLLC
675 Sun Valley Road, Suite A
Ketchum, ID 83340
(208) 725-0055
Contact: Jim Laski

OWNERS:
Yahn Bernier and Elizabeth McCaw
321 82nd Avenue Northeast
Medina, WA 98039

STRUCTURAL ENGINEER:
SSF Engineers
934 Broadway Ave
Tacoma, WA 98402
(253) 284-9470
Contact: Ryan Reichman

LIGHTING DESIGNER:
Kevin Flower, LC
20650 N. 29th Placet, Suite 106
Phoenix, AZ 85050
(602) 341-3667
Contact: Kevin Flower

GEOTECHNICAL ENGINEER:
Steve Butler & Associates
208 Spruce Avenue North
Ketchum, ID 83340
(208) 720-6432
Contact: Steve Butler

STREET LIGHTING DESIGNER:
The MH Companies
2995 North Cole Road, Suite 115
Boise, ID 83704
(208) 609-3722
Contact: Mike Decker

FAR 1.45

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A0.2	Context Analysis
A0.3	Context Analysis
A0.4	Site Analysis
A0.5	Site Analysis
A0.6	Context Comparisons
A0.7	Context Comparisons
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A0.18	Comment Response - Plans
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EL12	Electrical Specifications
ES1	Street Lighting Photometric Plan
C0.10	Cover Sheet
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C0.30	Neighboring Buildings Plan
C0.90	Site Demolition Plan
C1.00	Site Plan
C2.00	Site Improvement Details
C2.10	Alley Lip of Gutter Plan
C2.20	Street Side Lip of Gutter Plan
C2.30	Site Grading Plan
C3.00	Site Drainage and Utility Details
C3.10	Site Drainage and Utility Plan
L3.0	Lower Level Landscape Plan
L3.1	Middle Level Landscape Plan
L3.2	Upper Level Landscape Plan
L3.3	Roof Level Landscape Plan

LICENSED ARCHITECT CLAUDIO THIELSEN STATE OF IDAHO

Revised: 6 7 8 9 10

Revised: 09/30/22 07/17/23 10/10/24 07/31/25 1 2 3 4 5

Drawn: 08/10/22
Checked: ---- ----
Construction Set Issued: ----

Thielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel 425.828.0333 ◥ Fax 425.828.9376

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
COVER SHEET
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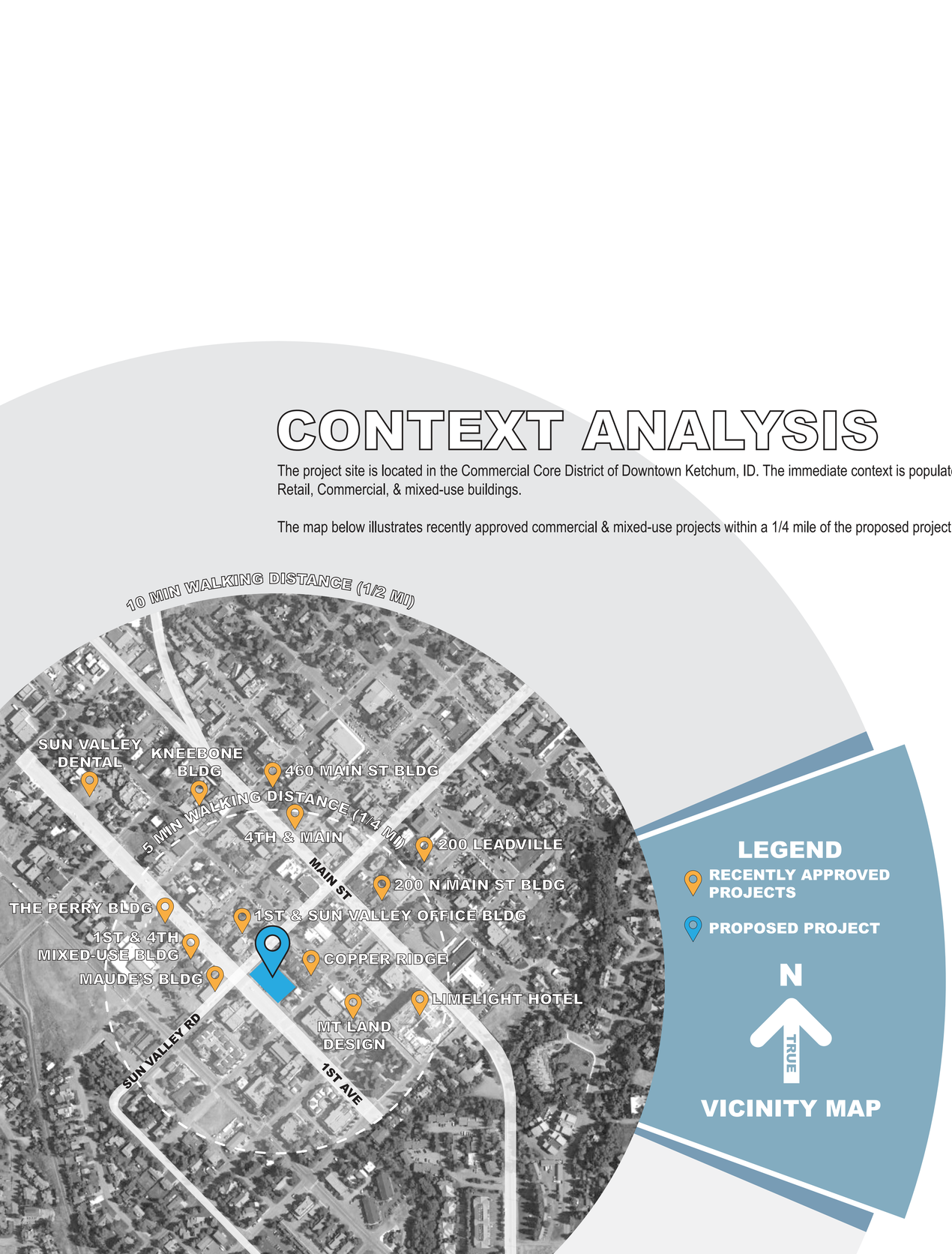
Sheet:
A0.0

Project No.
2002

CONTEXT ANALYSIS

The project site is located in the Commercial Core District of Downtown Ketchum, ID. The immediate context is populated by Retail, Commercial, & mixed-use buildings.

The map below illustrates recently approved commercial & mixed-use projects within a 1/4 mile of the proposed project site.



LICENSED ARCHITECT AR-988776 DAVID C. THELSEN STATE OF IDAHO

Revised:
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1 09/30/22
2 07/17/23
3 10/10/24
4 08/27/25
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Construction Set Issued: ----

Thelsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel 425.828.0333 ◥ Fax 425.828.9376

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
CONTEXT ANALYSIS
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Sheet:
A0.1

Project No.
2002

CONTEXT ANALYSIS

The project site is located in the Commercial Core District of Downtown Ketchum, ID. The immediate context is populated by Retail, Commercial, & mixed-use buildings.

The map below illustrates recently approved commercial & mixed-use projects within a 1/4 mile of the proposed project site.

LICENSED ARCHITECT AR-988776 DAVID C THIELSEN STATE OF IDAHO

Revised:
6 7 8 9 10

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1 09/30/22
2 07/17/23
3 10/10/24
4 08/27/25
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Drawn: 10/10/24
Checked: ---- ----
Construction Set Issued:

Thielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel 425.828.0333 ◥ Fax 425.828.9376

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
CONTEXT ANALYSIS
---- ----

Sheet:
A0.2

Project No.
2002

CONTEXT ANALYSIS

The project site is located in the Commercial Core District of Downtown Ketchum, ID. The immediate context is populated by Retail, Commercial, & mixed-use buildings.

The map below illustrates recently approved commercial & mixed-use projects within a 1/4 mile of the proposed project site.

LICENSED ARCHITECT AR-986776 DAVID C. NIELSEN STATE OF IDAHO

Revised:
6 7 8 9 10

Revised:
1 09/30/22
2 07/17/23
3 10/10/24
4 08/27/25
5

Drawn: 10/10/24
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Construction Set Issued: ----

Nielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel 425.828.0333 ◥ Fax 425.828.9376

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
CONTEXT ANALYSIS
---- ----

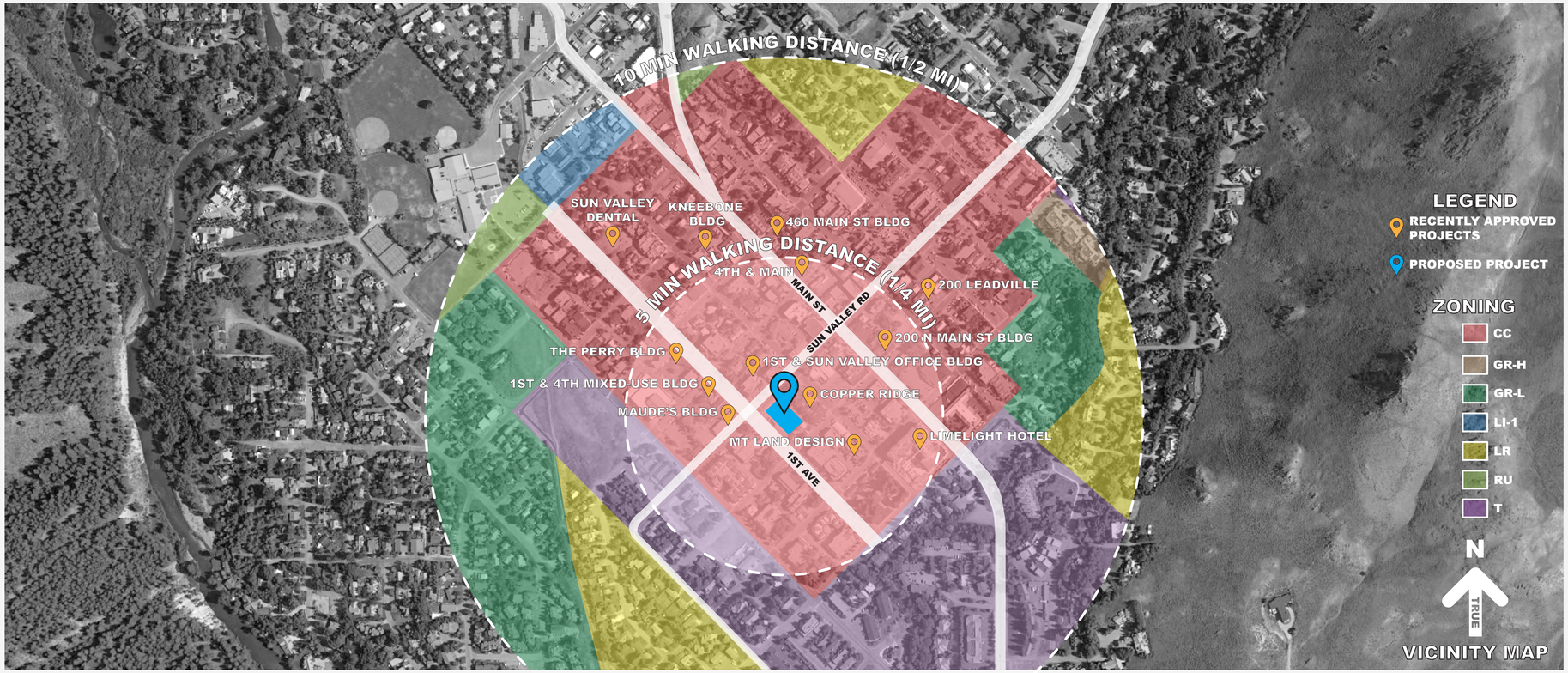
Sheet:
A0.3

Project No.
2002

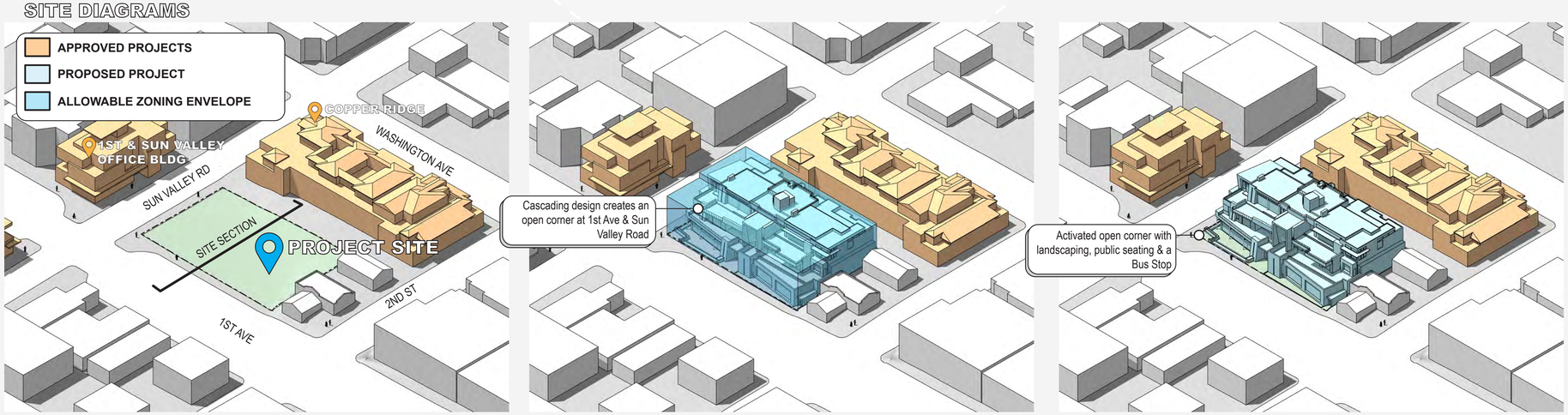
SITE ANALYSIS

The project site is located in the Community Core District of Downtown Ketchum, ID. The immediate context is populated by Retail, Commercial, & mixed-use buildings.

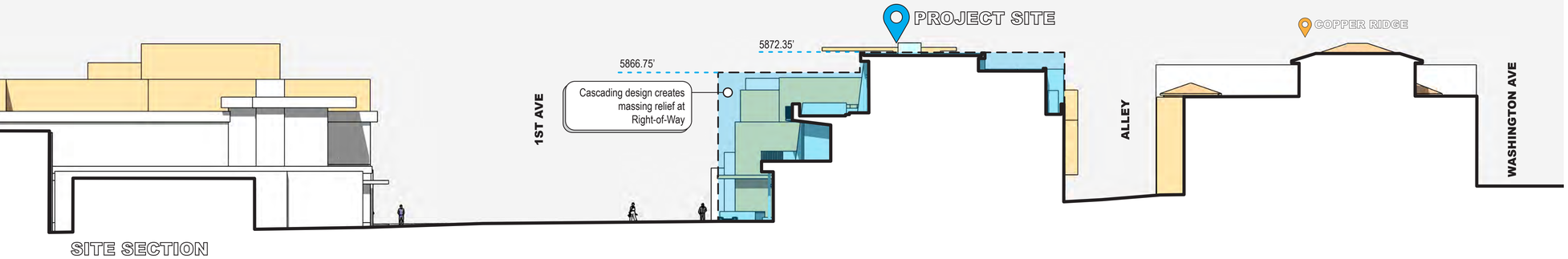
Copper Ridge, 1st & Sun Valley Office Bldg, 1st & 4th Mixed-Use Bldg & The Perry Bldg are all noteworthy projects that are within the immediate vicinity of the proposed project. Three of which are located on 1st Ave.



SITE DIAGRAMS



SITE | **ALLOWABLE ZONING ENVELOPE** | **PROPOSED BUILDING MASSING**



SITE SECTION

Thielsen Architects
Kirkland, WA 98033 ◥ Tel 425.828.0333 ◥ Fax 425.828.9376

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
SITE ANALYSIS

Sheet:
A0.4

Project No.
2002

Revised:
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1 09/30/22
2 07/17/23
3 10/10/24
4 08/27/25
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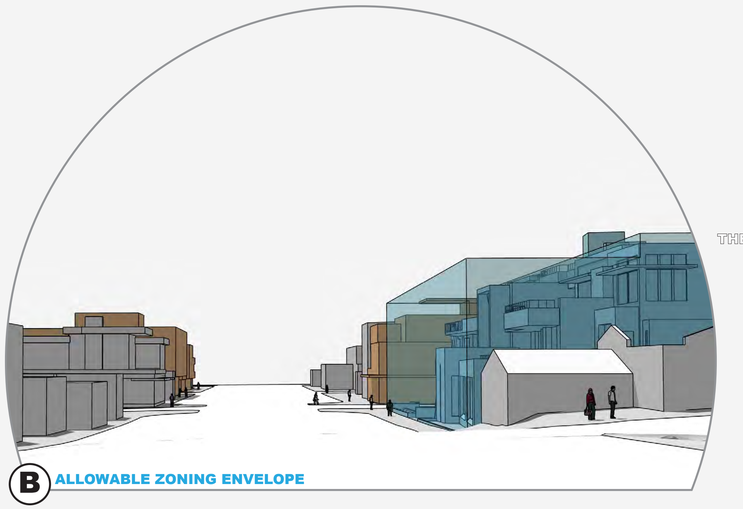
A The building massing aligns with the cadence & rhythm of the street and integrates with the pattern of development along 1st Ave

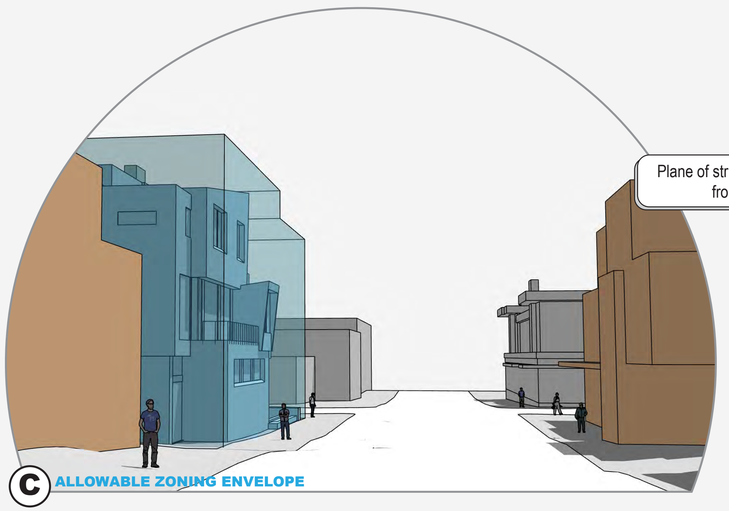
A ALLOWABLE ZONING ENVELOPE

B The scale of the ground floor massing matches adjacent 1 story buiding to the East



B ALLOWABLE ZONING ENVELOPE

C Building modulation reduces scale & responds to the existing mass of neighboring buildings along Sun Valley Road

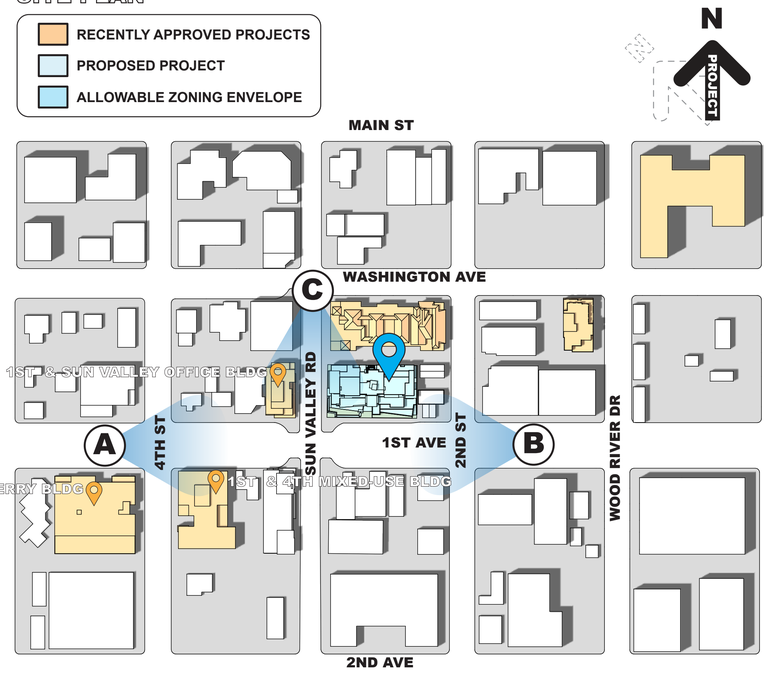


C ALLOWABLE ZONING ENVELOPE

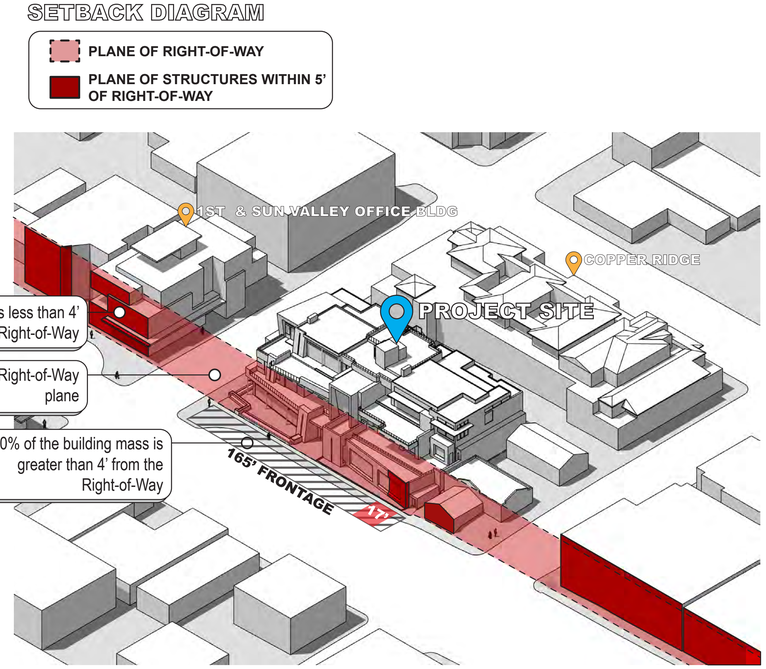
SITE ANALYSIS

The project has been designed to fit within the scale and context of the existing street fabric. This has been accomplished by a single story structure at the ground level along 1st Ave. In addition, the project steps away from the primary 1st Ave property line to reduce the project's impact to the street fabric.

SITE PLAN



SETBACK DIAGRAM



LICENSED ARCHITECT AR-988776 DAVID C THIELSEN STATE OF IDAHO

Revised:
6 7 8 9 10

Revised:
1 09/30/22
2 07/17/23
3 10/10/24
4 08/27/25
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Drawn: 10/10/24
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Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
SITE ANALYSIS
---- ----

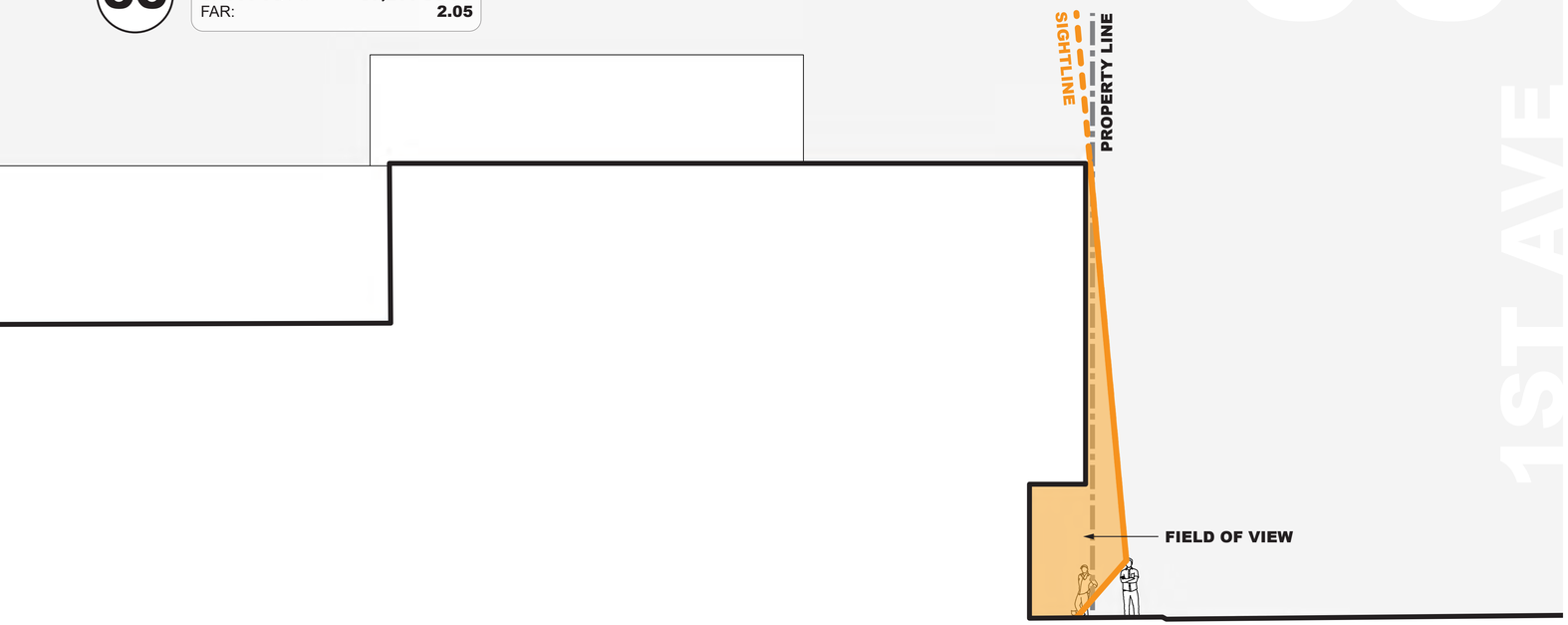
Sheet:
A0.5

Project No.
2002

1ST AVE & 4TH ST MIXED-USE BLDG

CC

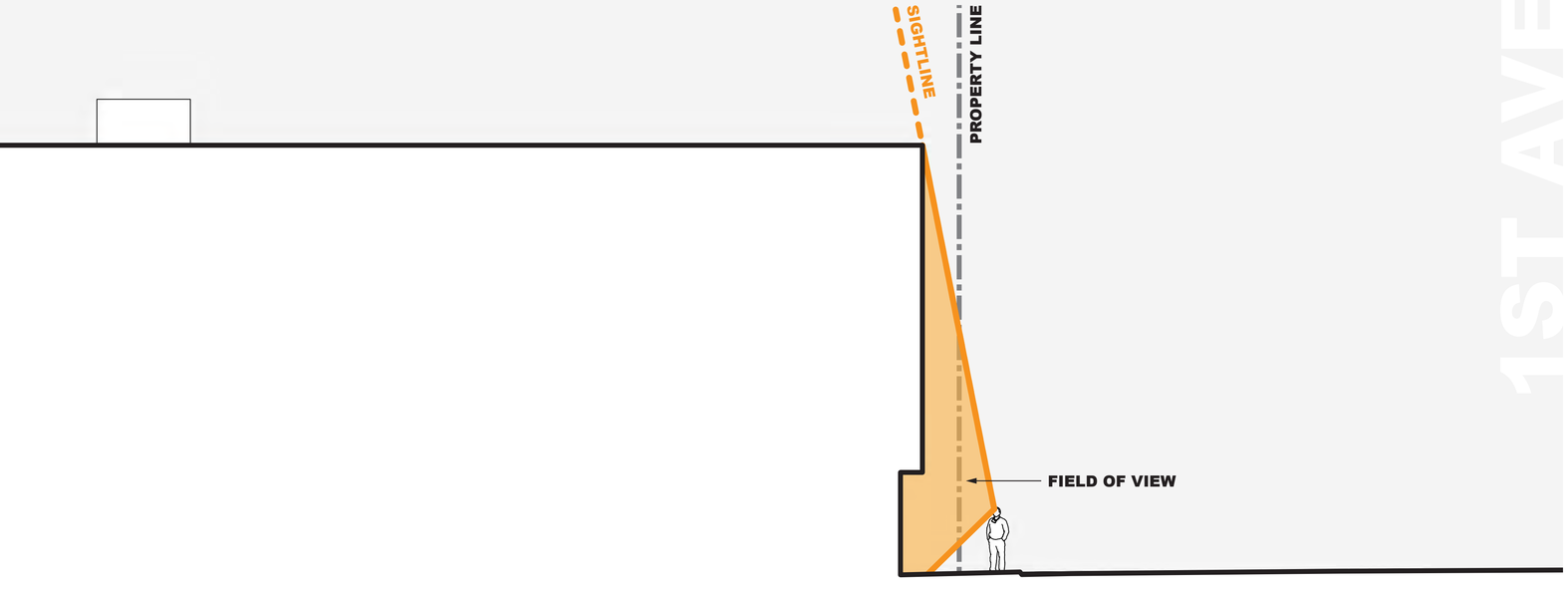
2 TOWNSITE LOTS:	**18,163 SQ FT**
GROSS SQ FT:	**37,211 SQ FT**
FAR:	**2.05**



THE PERRY BLDG

DD

3 TOWNSITE LOTS:	**24,703 SQ FT**
GROSS SQ FT:	**53,756 SQ FT**
FAR:	**2.18**

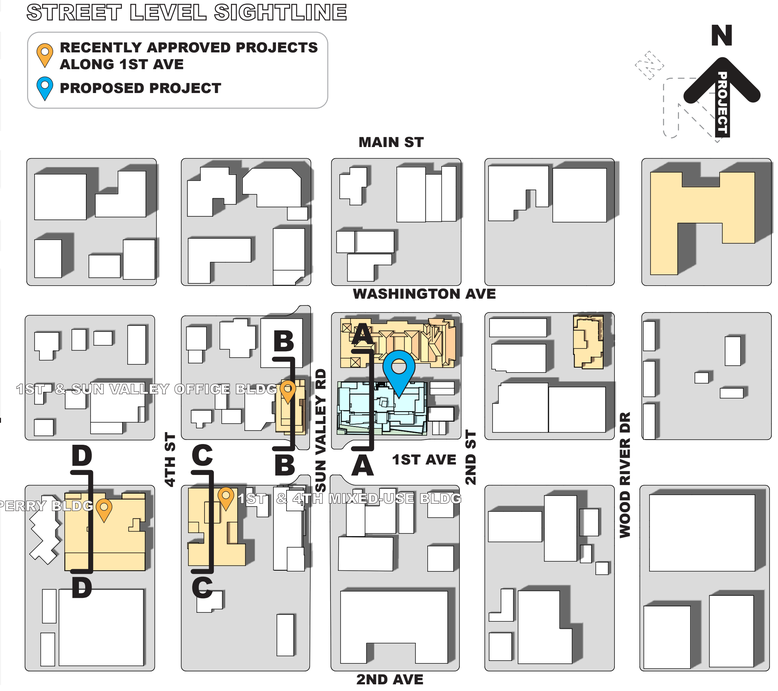


CONTEXT COMPARISON

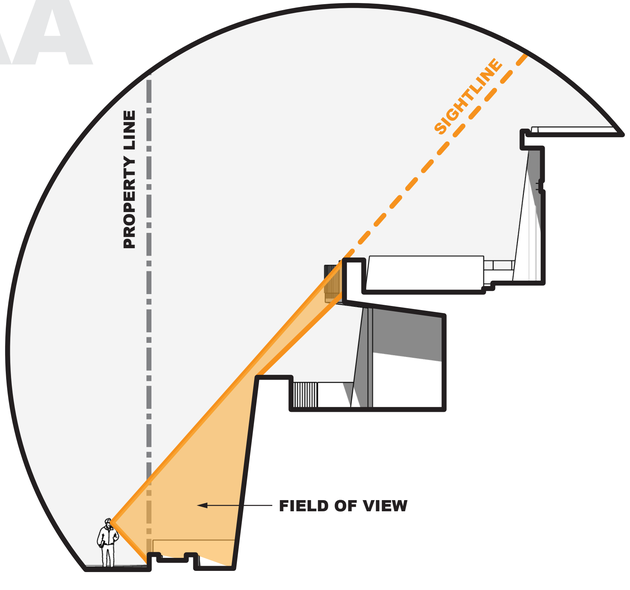
The proposed project design utilizes negative space in the massing along 1st Avenue to enhance the pedestrian experience and reduce the visual impact of the building from the sidewalk. That is achieved by stepping the structure back from the property line as each floor rises, reducing the overall mass of the building. Additionally, the lower floor of the proposed project pulls away from the property line. This creates a pedestrian experience that is open to the sky, rather than an imposing building mass at the street face.

STREET LEVEL SIGHTLINE

- **RECENTLY APPROVED PROJECTS ALONG 1ST AVE**
- **PROPOSED PROJECT**



SAWTOOTH SERENADE



LICENSED ARCHITECT DAVID C. THIELSEN AR-988776 STATE OF IDAHO

Revised: 6 7 8 9 10

Revised: 1 09/30/22 2 07/17/23 3 10/10/24 4 08/27/25 5

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Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
CONTEXT COMPARISON
---- ----

Sheet:
A0.6

Project No.
2002

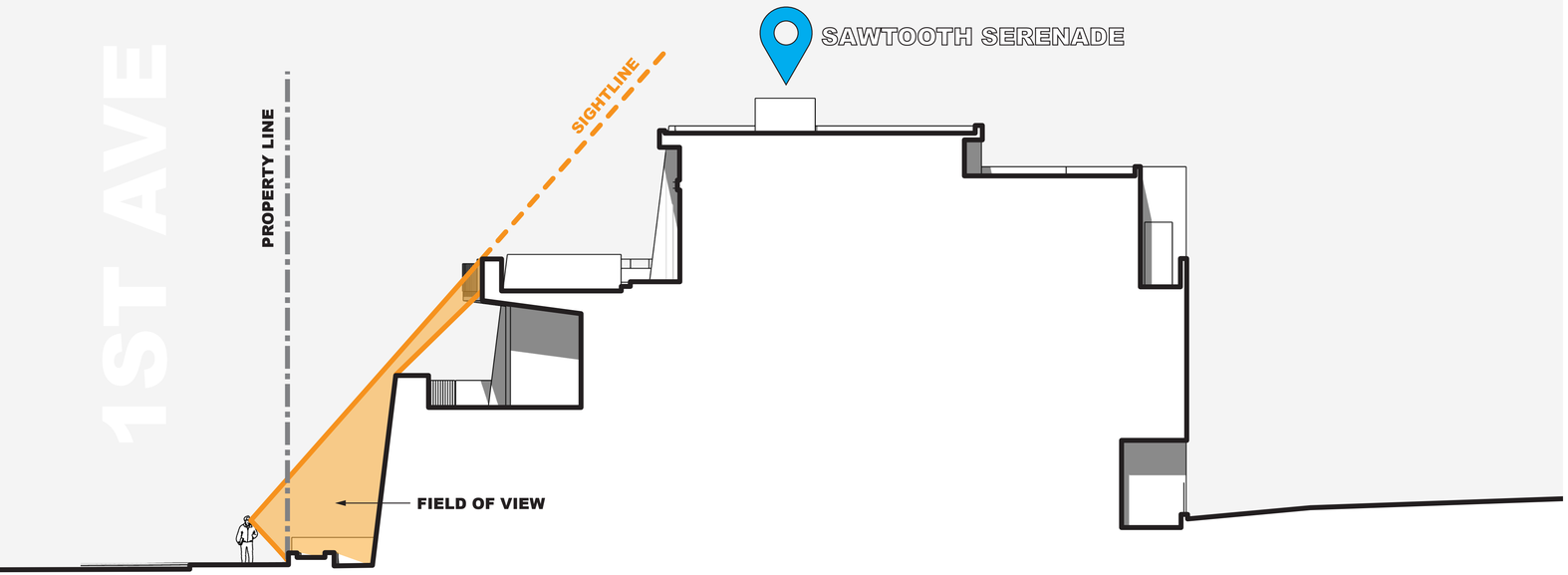
CONTEXT COMPARISON

The proposed project design utilizes negative space in the massing along 1st Avenue to enhance the pedestrian experience and reduce the visual impact of the building from the sidewalk. That is achieved by stepping the structure back from the property line as each floor rises, reducing the overall mass of the building. Additionally, the lower floor of the proposed project pulls away from the property line. This creates a pedestrian experience that is open to the sky, rather than an imposing building mass at the street face.

PROPOSED PROJECT

AA

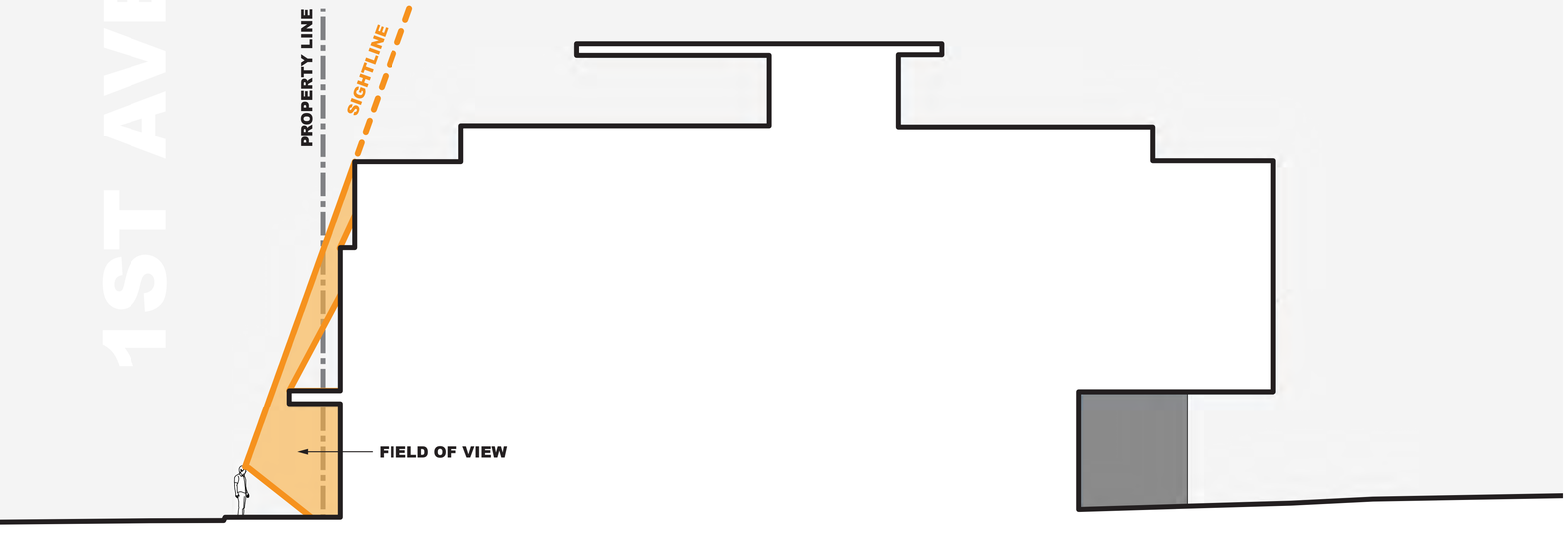
3 TOWNSITE LOTS: **16,507 SQ FT**
GROSS SQ FT: **21,004 SQ FT**
FAR: **1.45**



1ST AVE & SUN VALLEY OFFICE BLDG

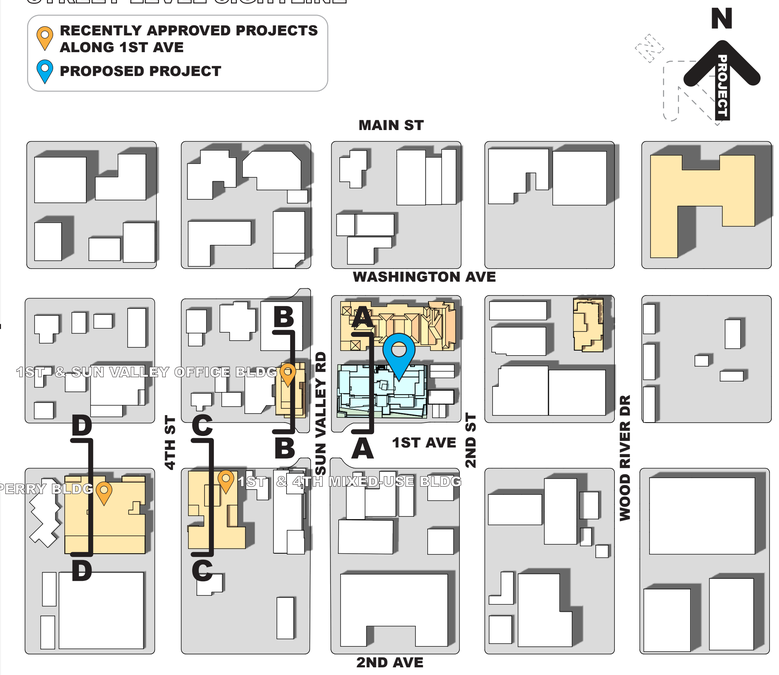
BB

1 TOWNSITE LOTS: **5,500 SQ FT**
GROSS SQ FT: **10,932 SQ FT**
FAR: **1.99**



STREET LEVEL SIGHTLINE

RECENTLY APPROVED PROJECTS ALONG 1ST AVE
PROPOSED PROJECT



LICENSED ARCHITECT AR-988776 DAVID C THIELSEN STATE OF IDAHO

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Revised: 6 7 8 9 10

Revised: 1 09/30/22, 2 07/17/23, 3 10/10/24, 4 08/27/25, 5

Drawn: 10/10/24
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Construction Set Issued: ----

Project: SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

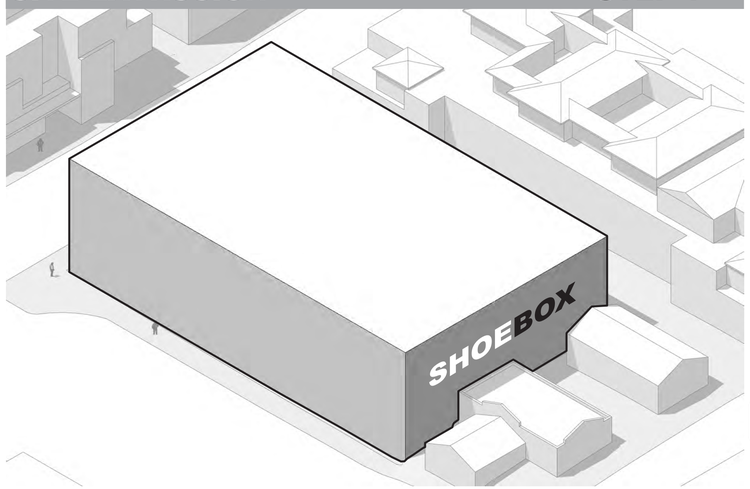
Sheet Title: CONTEXT COMPARISON

Sheet: A0.7
Project No. 2002

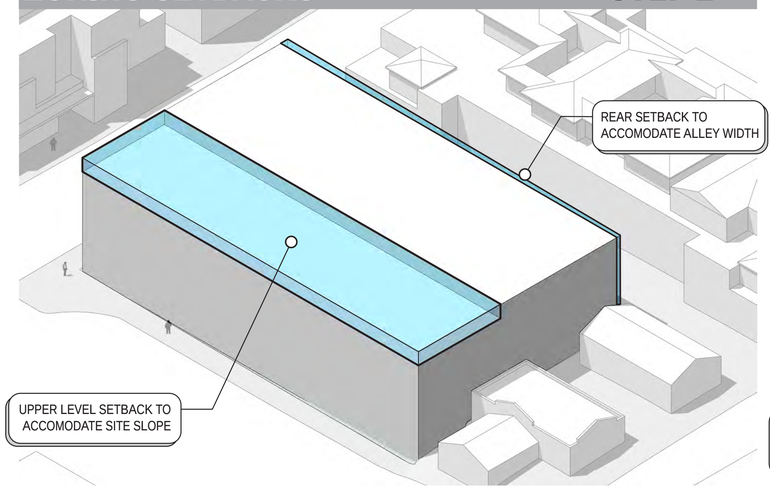
MASSING - BULK, FLATNESS & SYMMETRY

Since the design's inception there has been an emphasis to broaden the Right-of-Way and reduce building mass along 1st Ave N. This has been done to increase public use at the ground level and establish a massing scale that is sensitive to neighboring low-rise buildings adjacent to the site. The diagram below itemizes the steps to achieve this.

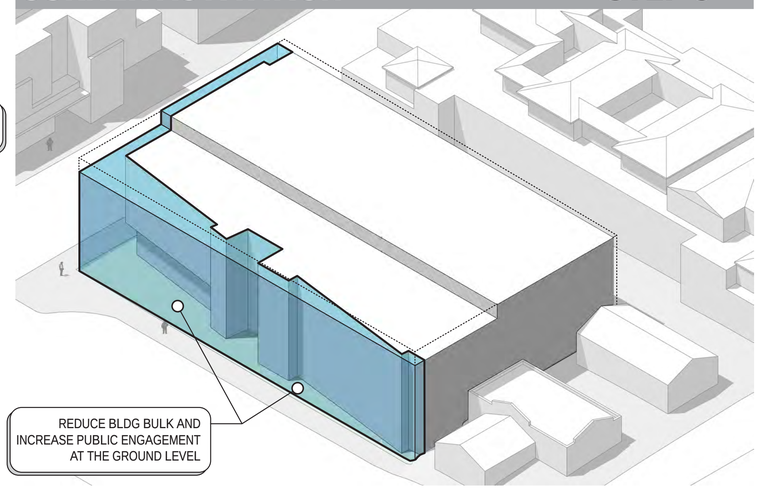
SITE EXTRUSION — STEP 1



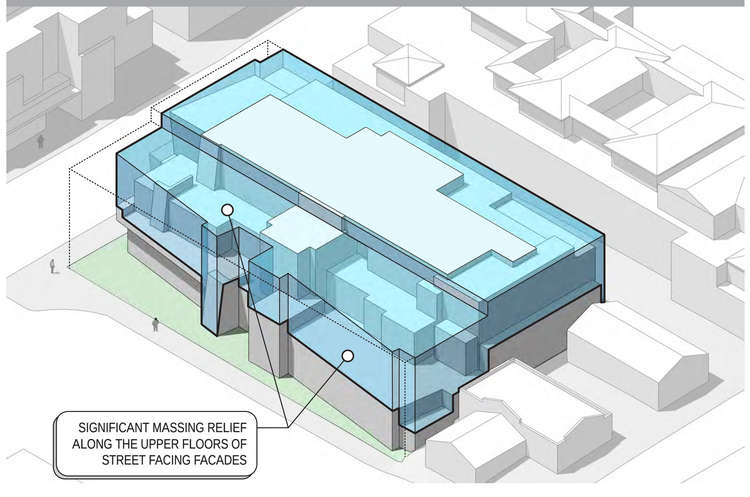
ZONING SETBACKS — STEP 2



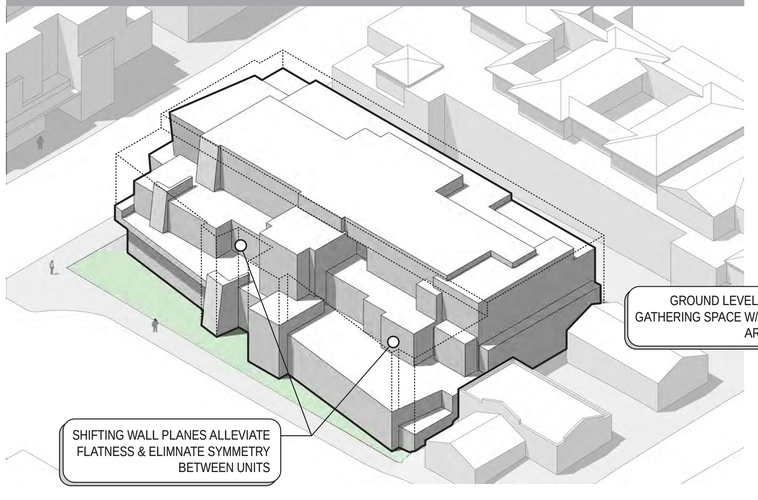
CORNER ACTIVATION — STEP 3



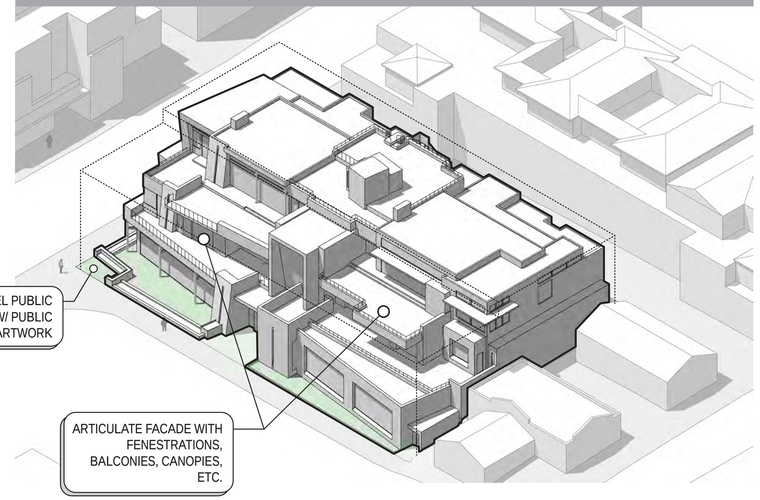
MASSING RELIEF — STEP 4



BUILDING ENVELOPE — STEP 5



ARTICULATION — STEP 6



LICENSED ARCHITECT
AR-988776
DAVID C THELSEN
STATE OF IDAHO

Revised:
6 7 8 9 10

Revised:
1 09/30/22
2 07/17/23
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Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

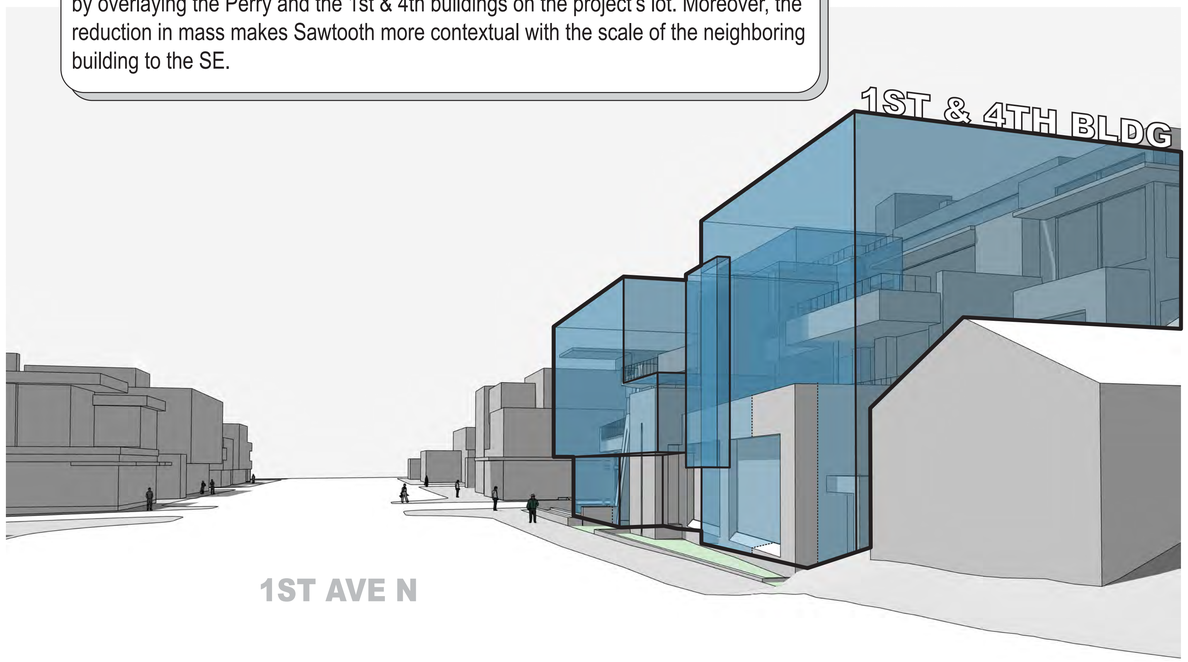
Sheet Title:
MASSING DIAGRAMS

Sheet:
A0.8

Project No.
2002

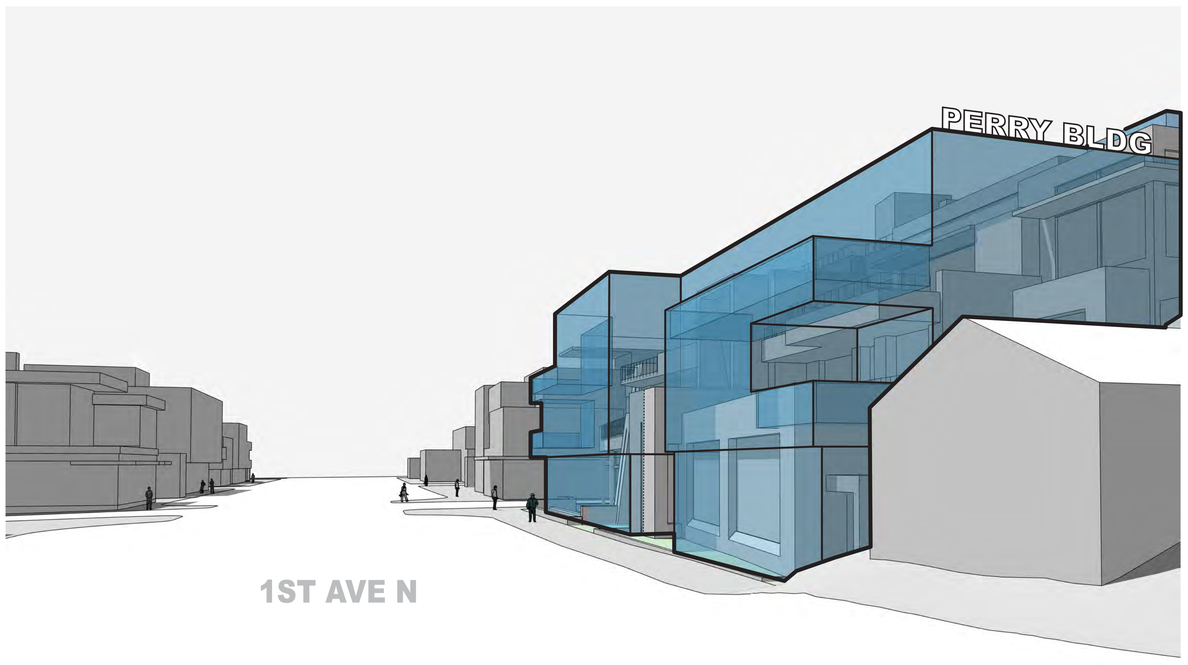
MASSING - BULK, FLATNESS & SYMMETRY

When compared to recently approved projects of similar lot size, Sawtooth Serenade has significantly less mass, bulk & flatness along the Right-of-Way. This is illustrated by overlaying the Perry and the 1st & 4th buildings on the project's lot. Moreover, the reduction in mass makes Sawtooth more contextual with the scale of the neighboring building to the SE.



PERSPECTIVE OVERLAY **A**

PERSPECTIVE OVERLAY **B**



PERSPECTIVE OVERLAY **C**

PERSPECTIVE OVERLAY **D**

LICENSED ARCHITECT AR-988776 DAVID C THIELSEN STATE OF IDAHO

Revised:
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09/30/22 1
07/17/23 2
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Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
MASSING DIAGRAMS
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Sheet:
A0.9

Project No.
2002

DESIGN CONCEPT

The primary facade along 1st Ave consists of a **cascading design** that is separated into 3 tiers. Each tier steps further from the Right-of-Way as the building increases in height.

Cascading promotes human scale by reducing the project into separate tiers. The top tier is not visible from the perspective of a pedestrian walking along the project side of 1st Ave. See sections on sheet A0.12

The corner is enhanced with landscaping in a low planter which provides continuous public seating along 1st Ave & Sun Valley Road. Additionally, the corner has been left open to the public with a bench that has been integrated into the planters. Moreover, the open space will be adorned with a piece of freestanding public art.

The cascading creates a transitionary design that is at the scale of adjacent single story buildings on 1st Ave and begins increasing in scale as it moves north towards the taller neighboring property, Copper Ridge

LEGEND

TOP TIER
Setback 37.3' - 46.5' from Property Line

MID TIER
Setback 24'- 35.5' from Property Line

LOWER TIER
Setback 1.5'- 21' from Property Line

LICENSED ARCHITECT AR-988776 DAVID C THIELSEN STATE OF IDAHO

Revised:
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Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
DESIGN CONCEPT
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Sheet:
A0.10

Project No.
2002

DESIGN CONCEPT

The secondary facade along Sun Valley Road has been modulated and carved to reduce massing, bulk & flatness.

Unique building modules are incorporated into the design to reduce flatness and repetition

Push and pull techniques are employed along the facade creating various building planes to reduce bulk & flatness

3' SETBACK

76' BLDG WIDTH

100' LOT WIDTH

21' SETBACK

Majority of the building mass along Sun Valley Road is setback at least 5' allowing for landscaping across the facade

LEGEND

APPROX. DISTANCE FROM PROPERTY LINE

- 1.5' - 2'
- 5'
- 7'
- 8.5'
- 9.5'

LICENSED ARCHITECT AR-988776 DAVID C. THELSEN STATE OF IDAHO

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Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
DESIGN CONCEPT
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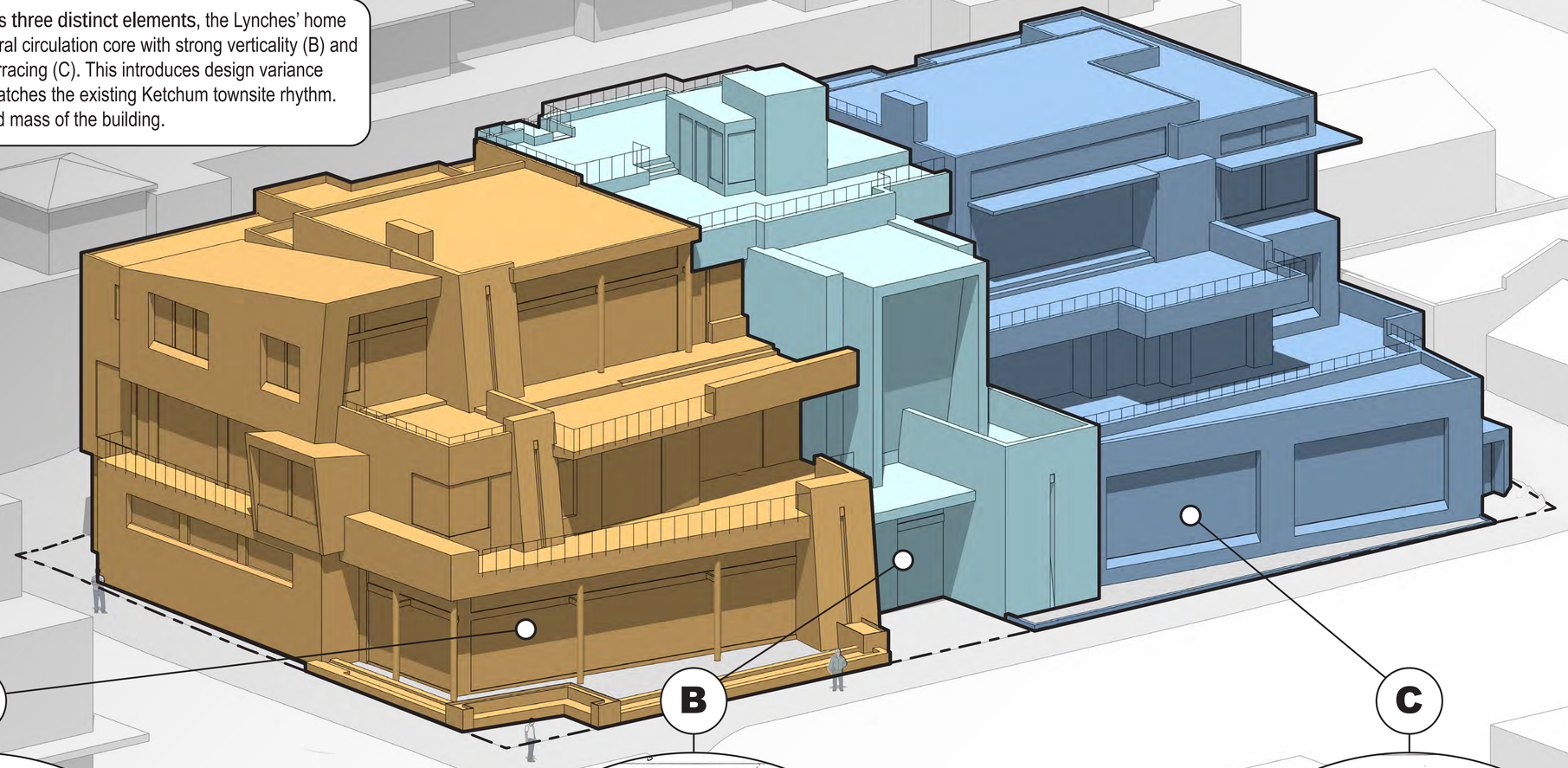
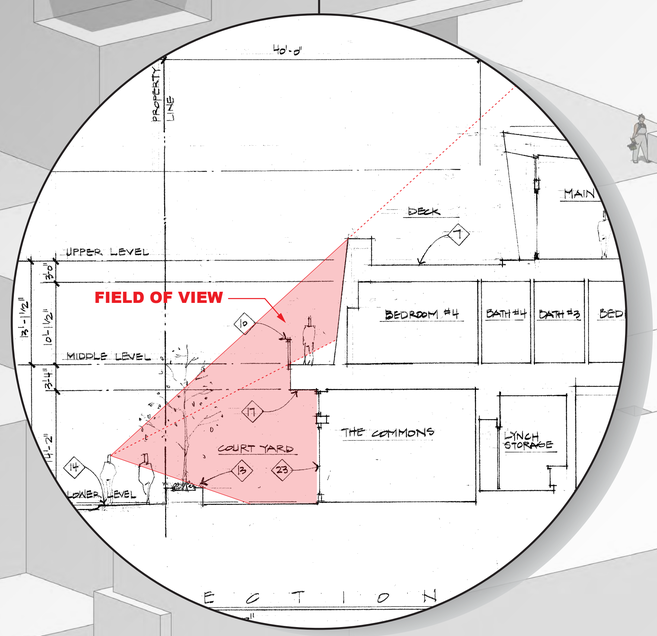
Sheet:
A0.11

Project No.
2002

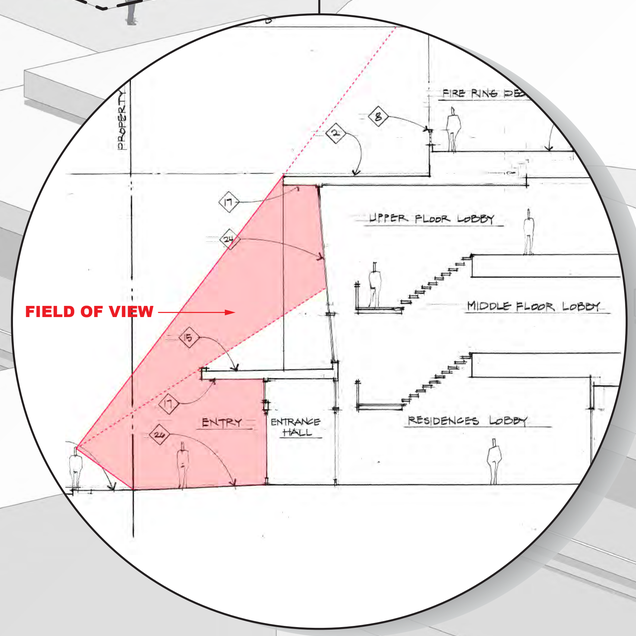
DESIGN CONCEPT

The primary facade along 1st Ave has **three distinct elements**, the Lynches' home with horizontal terracing (A), the central circulation core with strong verticality (B) and the Berniers' home with horizontal terracing (C). This introduces design variance along the street facing facade that matches the existing Ketchum townsite rhythm. Furthermore, it reduces the perceived mass of the building.

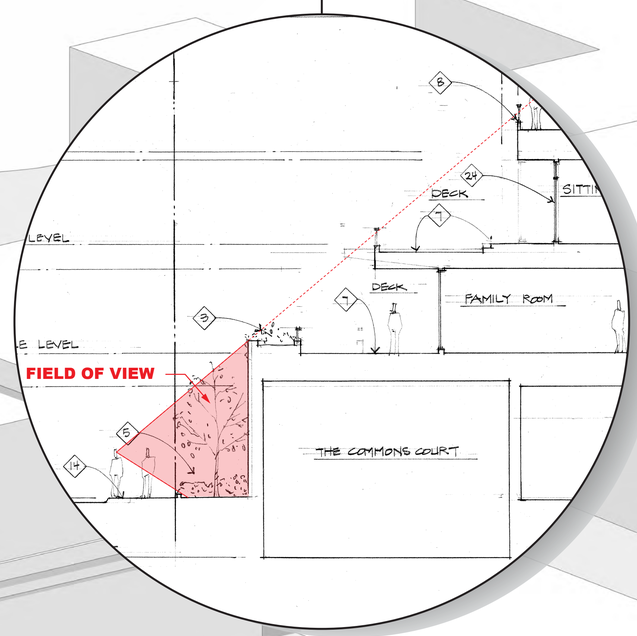




Section 'A' is setback furthest from the property line and is adorned with more landscaping than sections 'B' & 'C'. Storefronts provide transparency between the Commons & Right-of-Way. Only level 1 & 2 visible from street level.



Section 'B' contains the main building entry and vertical circulation core. It separates the horizontal terracing of the two residences by establishing a strong vertical form.



Section 'C' has a monolithic base with deeply inset fenestrations at the street level. Its mass obstructs the visiblity of levels 2 & 3.

LICENSED ARCHITECT AR-986776 DAVID C. THIELSEN STATE OF IDAHO

Revised:
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Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
DESIGN CONCEPT
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Sheet:
A0.12

Project No.
2002

PERCENT GLAZING STUDY

"As you all know, our design review criteria really encourages increased glazing and storefront window at the ground floor, but what we don't see in Ketchum's downtown is that same glazing pattern and that same substance of windows on the 2nd & 3rd floors of projects."
-Morgan Landers

I think the initial changes are a good start. I still think there's probably too much glazing on the front side.
-Neil Morrow

Of the recently approved projects within the immediate vicinity, the main facade of Sawtooth Serenade does not exceed glazing benchmarks set by approved projects. Moreover, there is not a clear trend suggesting the main facades of recently approved projects have reduced glazing on levels 2-3 when compared to the ground level.

Furthermore, the proposed design cascades away from the Right-of-Way. Resulting in the level 2 glazing being setback 24'-35.5' and level 3 glazing being setback 37.3'-46.5' from the Right-of-Way. Of the recently approved projects, this feature is unique to Sawtooth Serenade and promotes privacy while reducing mass, bulk & reflectivity.

LEGEND

- AREA OF GLAZING
- LEVELS 2-3 DESIGNATION

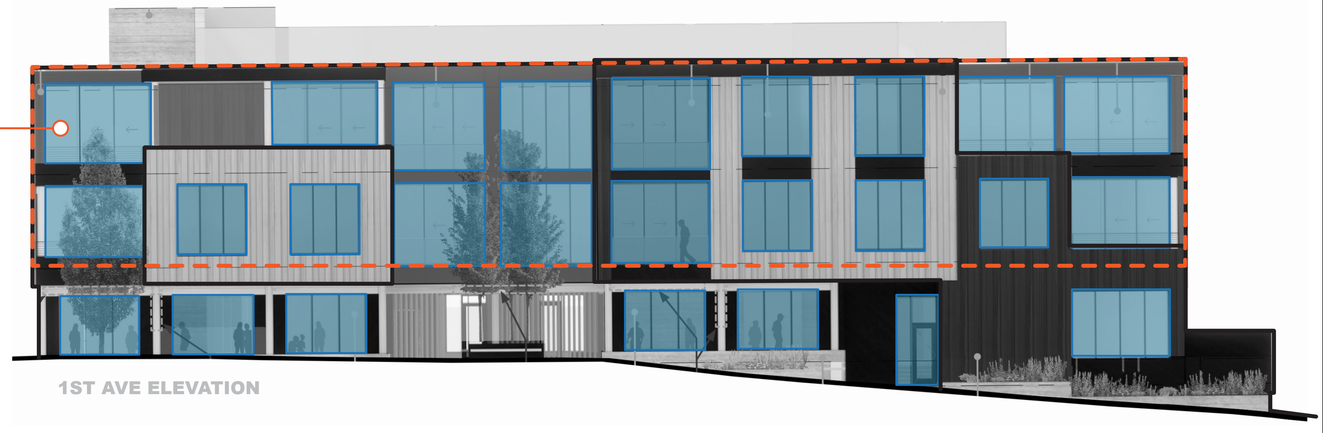
SAWTOOTH SERENADE 44% OVERALL

1ST AVE ELEVATION

THE MAUDE'S BLDG 39% OVERALL

1ST AVE ELEVATION

THE PERRY BLDG 45% OVERALL

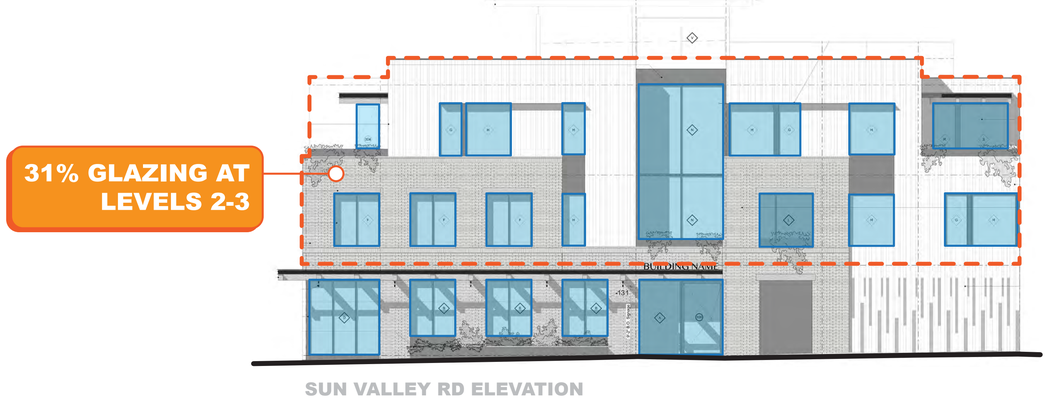


1ST AVE ELEVATION

1ST & 4TH BLDG 49% OVERALL

1ST AVE ELEVATION

1ST & SUN VALLEY BLDG 30% OVERALL



SUN VALLEY RD ELEVATION

LICENSED ARCHITECT DAVID C THIELSEN STATE OF IDAHO

Revised: 6 7 8 9 10

Revised: 1 09/30/22 2 07/17/23 3 10/10/24 4 07/31/25 5

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Project: SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title: PERCENT GLAZING STUDY ---- ----

Sheet: A0.13
Project No. 2002

GLAZING REFLECTIVITY

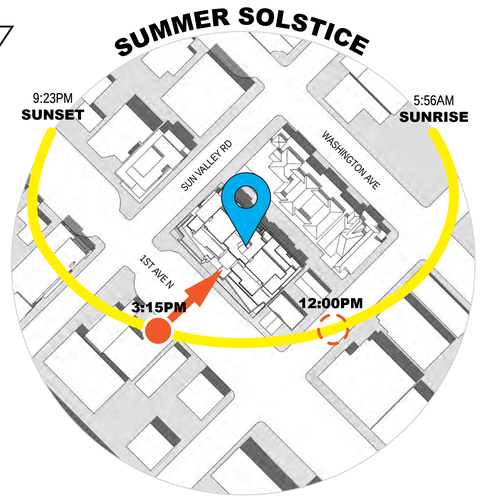
INCIDENT SUN RAY

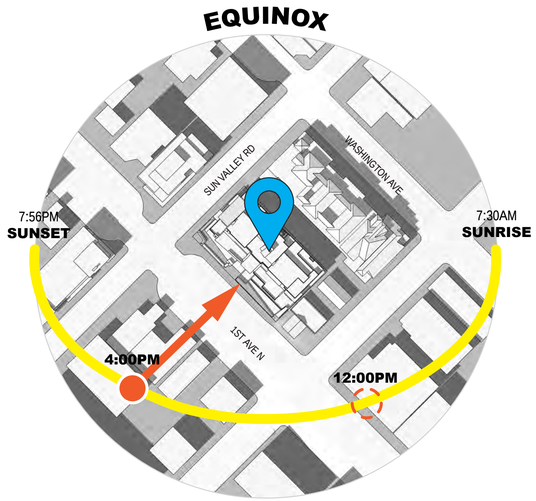
REFLECTED SUN RAY

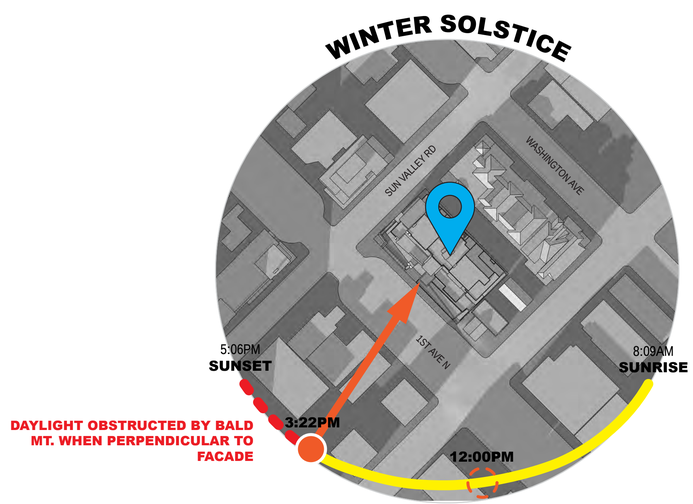
The project's cascading design promotes sun control through the use of the structural elements of the building. Direct sunlight is deflected from building fenestrations via cantilevered architectural features (overhangs, canopies, balconies, etc) to create Green Design that reduces solar heat gain during summer and spring seasons. This ultimately reduces light pollution from radiating to neighboring buildings and the public right-of-way.

During winter months a small fraction of clerestory fenestrations will reflect light into the public right-of-way.

The following diagrams illustrate fennestration reflections at peak times of day. When the sun is perpendicular to the 1st Ave N facade.

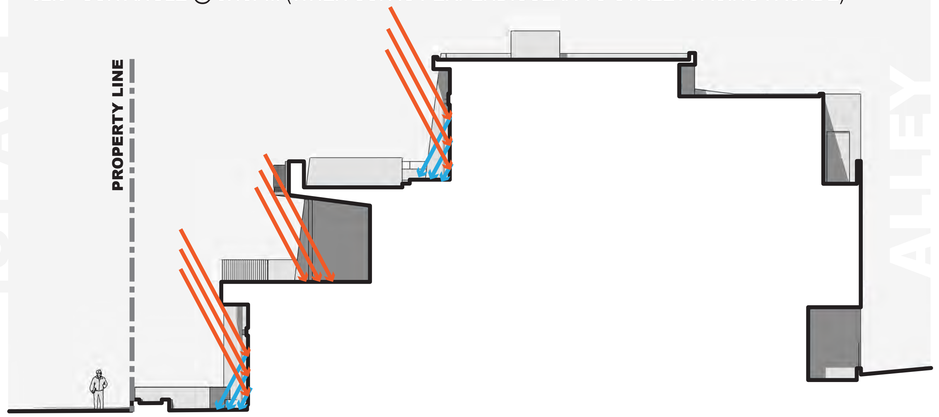






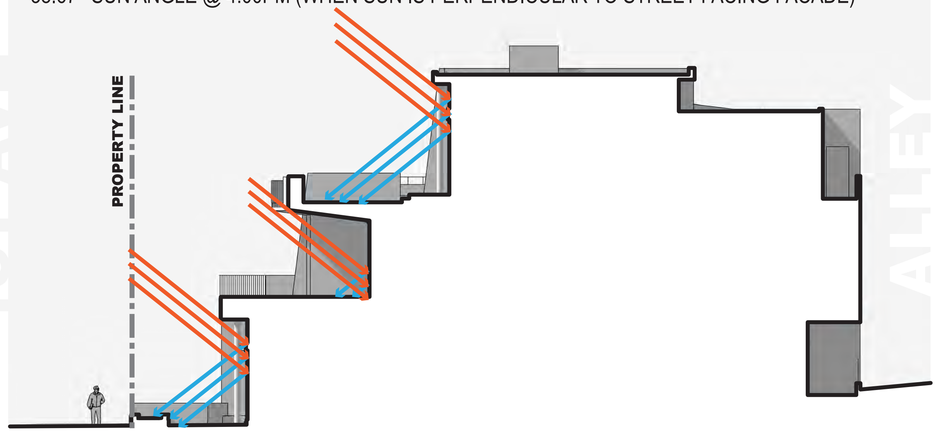
SUMMER SOLSTICE

62.0° SUN ANGLE @ 3:15PM (WHEN SUN IS PERPENDICULAR TO STREET FACING FACADE)



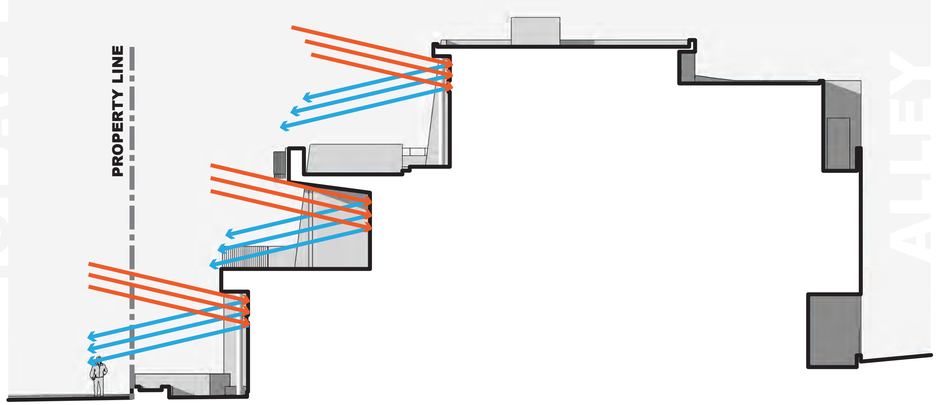
EQUINOX

38.67° SUN ANGLE @ 4:00PM (WHEN SUN IS PERPENDICULAR TO STREET FACING FACADE)



WINTER SOLSTICE

13.12° SUN ANGLE @ 3:22PM (WHEN SUN IS PERPENDICULAR TO STREET FACING FACADE)



LICENSED ARCHITECT LAR-988776 DAVID C. THIELSEN STATE OF IDAHO

Revised:
6 7 8 9 10

Revised:
1 09/30/22
2 07/17/23
3 10/10/24
4 07/31/25
5

Drawn: 10/10/24
Checked: ---- ----
Construction Set Issued: ----

Thielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel 425.828.0333 ◥ Fax 425.828.9376

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
GLAZING REFLECTIVITY
---- ----

Sheet:
A0.14

Project No.
2002

COMMENT RESPONSE A

PRE-APPLICATION DESIGN REVIEW

DESIGN REVIEW COMMENTS

N/A - Design at Pre-Application Design Review Submittal

CYCLE 1 DESIGN REVIEW

DESIGN REVIEW COMMENTS

All of the wood siding on the northeast corner of the building. There is something about that corner that is a little unsettling. I don't know if it is the jogs in the roof plane. Somehow it's just not very grounded.
-Brenda Moczygemba

This is just a large plane of glass. (in reference to the upper level glazing)
-Brenda Moczygemba

I think the roof is kind of flat and straight.
-Neil Morrow

RESPONSE

1. The south wall of the Lynch's bedroom was pulled back from N 1st Ave to break up the wall plane of the upper level and introduce more modulation to that face. The roof line at the northwest corner was lowered and simplified to bring more solidity to the composition. This also significantly reduced the building's bulk when viewed from Sun Valley Rd as the facade is now 2' shorter than it was previously. Simplifyingthe roof line now emphasizes the modulation, in plan and profile, of the west facade which features bays, recessed areas, balconies and significant glazing. These elements create a building which yields a human scale at the pedestrian experience.

2. The amount of glazing on the upper level has been reduced by 16% with significant areas being replaced by solid wall clad in wood siding to further break up the facade.

3. The central portions of the facade, adjacent to the stair, were pulled back from the Great Room walls to add modulation. On the Berniers' side, the wall and window in this area were deeply recessed below an overhang. The Lynches' side features a sunshade canopy over the windows

4. The height of the Berniers' bedroom volume was reduced. The south wall was brought towards N 1st Ave and a wrap-around sunshade was added to further break up the plane and introduce more articulation to the upper level.

CYCLE 2 DESIGN REVIEW (CURRENT DESIGN)

A

DESIGN REVIEW COMMENTS

"I am wondering if the design wouldn't be greatly improved by having more public space at the corner, which is kiddie corner to Maude's..."
-Susan Passavoy

"The Sun Valley Rd elevation felt kinda disjointed, unsettled, ungrounded, there's a lot of pop-outs, recessions and that it felt fairly complex."
-Morgan Landers

"The Sun Valley Rd side is kinda complex and jumbled."
-Neil Morrow

RESPONSE

1A The Lynches' material palette is comprised mainly of wood with steel and stone accents, while the Berniers' is comprised of stone and wood.

2A The Lynches' primary bedroom has been redesigned to simplify the facade, reduce mass & glazing and differentiate the Lynches' home from the Berniers' home. This has been achieved by removing a bay on the West facade in addition to adding a shed roof and angled features. This creates a design that is playful and dynamic in contrast to the Berniers' home which is more traditional.

3A The Lynches' primary bedroom deck mass has been reduced. Furthermore, steel shingle siding has been removed and replaced with wood siding.

4A Battered stone elements with integrated down-troughs, which act like water features, that bring roof/deck runoff down have been added across the Lynches' home. This gesture further buttresses a sense of dynamism and playfulness at the Lynches' home. Lastly, the battered features reduce glazing and create vertical elements, further differentiating the Lynches' from the Berniers'.

5A To further distinguish the Lynches' home from the Berniers', the Lynches' side has an angled deck with a steel fascia & a doubly-warped wood soffit. While the Berniers' deck is orthogonal and contained within solid wood half-walls. A steel planter also adorns the Lynches' deck while the Berniers' deck is left simple and unobstructed.

6A A truly public gathering space on this corner of the Sawtooth property has been created. The gathering space has public art and a custom bench with integrated plantings behind the bench's backrest.

7A Exposed structural steel columns adorn the Lynches' home. By contrast they have been completely removed from the Berniers' side.

8A Steel shingles have been reduced by 65% along street facing facades & the zero lot line. It remains on the Lynches' side, albeit in reduced quantity, as a differentiator between the two homes.

LICENSED ARCHITECT AR-988776 DAVID C THIELSEN STATE OF IDAHO

Revised:
6 7 8 9 10

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1 09/30/22
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4 07/31/25
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Drawn: 10/10/24
Checked: ---- ----
Construction Set Issued: ----

Thielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel 425.828.0333 ◥ Fax 425.828.9376

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
COMMENT RESPONSE A

Sheet:
A0.15

Project No.
2002

COMMENT RESPONSE B

PRE-APPLICATION DESIGN REVIEW

DESIGN REVIEW COMMENTS

N/A - Design at Pre-Application Design Review Submittal

CYCLE 1 DESIGN REVIEW

DESIGN REVIEW COMMENTS

All of the wood siding on the northeast corner of the building. There is something about that corner that is a little unsettling. I don't know if it is the jogs in the roof plane. Somehow it's just not very grounded.
-Brenda Moczygemba

This is just a large plane of glass. (in reference to the upper level glazing)
-Brenda Moczygemba

I think the roof is kind of flat and straight.
-Neil Morrow

RESPONSE

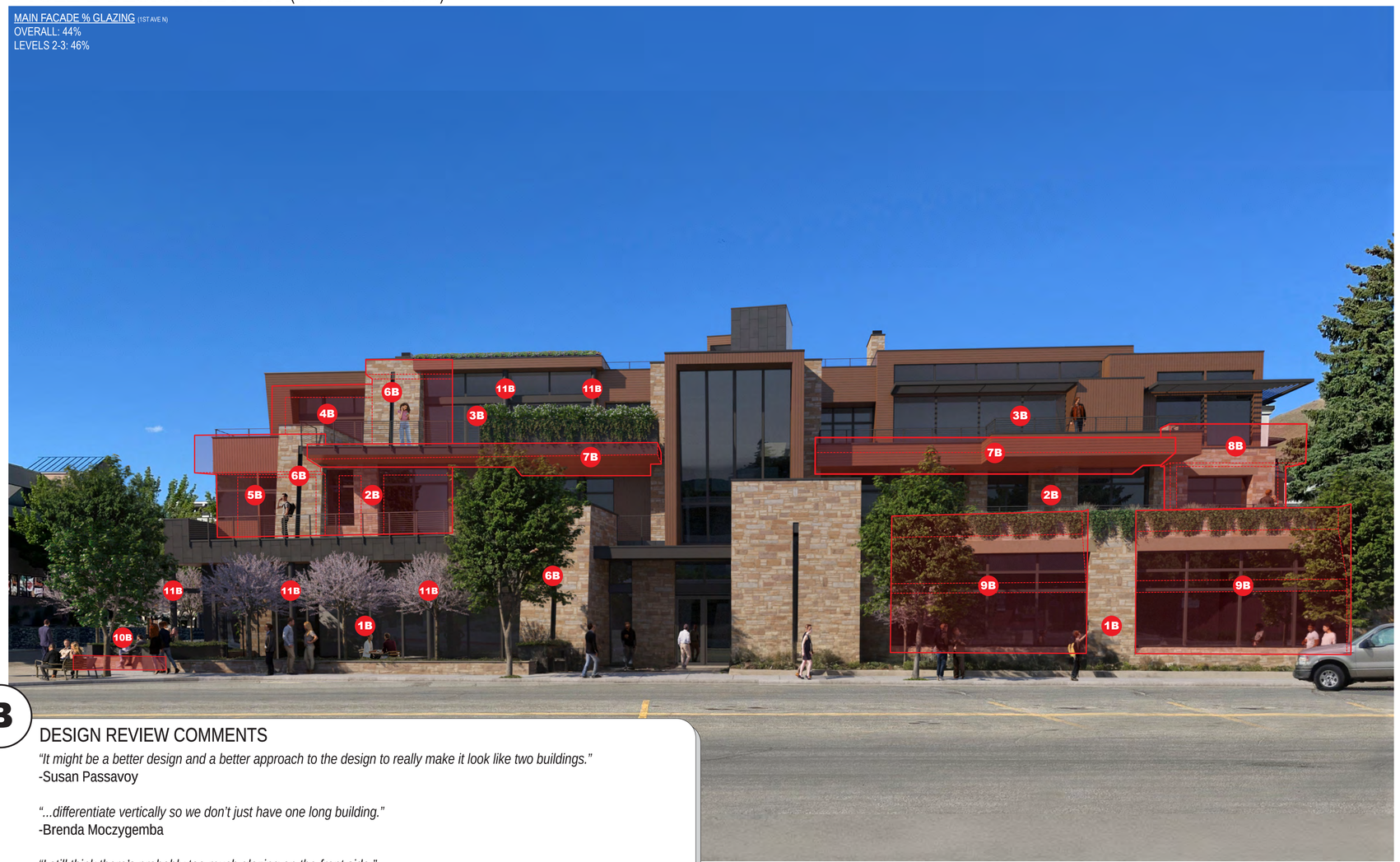
1. The south wall of the Lynch's bedroom was pulled back from N 1st Ave to break up the wall plane of the upper level and introduce more modulation to that face. The roof line at the northwest corner was lowered and simplified to bring more solidity to the composition. This also significantly reduced the building's bulk when viewed from Sun Valley Rd as the facade is now 2' shorter than it was previously. The simplication of the roof line now emphasizes the modulation, in plan and profile, of the west facade which features bays, recessed areas, balconies and significant glazing. These elements create a building which yields a human scale at the pedestrian experience.

2. The amount of glazing on the upper level has been reduced by 16% with significant areas being replaced by solid wall clad in wood siding to further break up the facade.

3. The central portions of the facade, adjacent to the stair, were pulled back from the Great Room walls to add modulation. On the Bernier's side, the wall and window in this area were deeply recessed below an overhang. The Lynch's side features a sunshade canopy over the windows

4. The height of the Bernier's bedroom volume was reduced. The south wall was brought towards N 1st Ave and a wrap-around sunshade was added to further break up the plane and introduce more articulation to the upper level.

CYCLE 2 DESIGN REVIEW (CURRENT DESIGN)



B

DESIGN REVIEW COMMENTS

"It might be a better design and a better approach to the design to really make it look like two buildings."
-Susan Passavoy

"...differentiate vertically so we don't just have one long building."
-Brenda Moczygemba

"I still think there's probably too much glazing on the front side."
-Neil Morrow

RESPONSE

1B The two homes differ in materiality from level to level. At the ground floor the Lynches' home has a storefront and coutyard, characterized by a sense of openess and transparency. The Berniers' home by contrast has been updated to have less glazing and more masonry, creating a more traditional aesthtatic.

2B The middle floor of the Lynches' home has wood siding with masonry & steel shingle accents. The Berniers' side is entirely masonry across the middle floor. Glazing has been reduced on both sides.

3B The upper floor of the Lynches' home has wood siding with masonry & steel shingle accents. The Berniers' side is entirely wood siding with deep sunshades. Glazing has been reduced on both sides.

4B The Lynches' side has been re-designed to be dynamic & playful. The upper level primary bedroom now has a shed roof. Moreover, the south facing glazing has been recessed further back to reduce glazing facing 1st Ave N per the board's comments.

5B The corner of the middle floor on the Lynches' side has been updated to have less mass & glazing. Furthermore, most of the steel shingle siding has been replaced with wood and stone siding making the design less commercial and more residential.

6B Battered stone elements with integrated down-troughs, which act like water features, that bring roof/deck runoff down have been added across the Lynches' home. This gesture further buttresses a sense of dynamism and playfulness at the Lynches' home. Lastly, the battered features reduce glazing and create vertical elements, further differentiating the Lynches' from the Berniers'.

7B The Lynches' side has an angled deck with a steel fascia & a doubly-warped wood soffit. While the Berniers' deck is orthogonal and contained within solid wood half-walls. A steel planter also adorns the Lynches' deck while the Berniers' deck is left simple and unobstructed.

8B The Berniers' primary bedroom deck has been removed to reduce mass along the zero lot line. Moreover, the exterior wall of the guest bedroom below has been set further back from 1st Ave N.

9B The Berniers' home has been re-designed to be more traditional and solid. The ground level storefront on the Berniers' side has been updated to be simple recessed openings adorned with concrete lintels within the stone facade.

10B A truly public gathering space on this corner of the Sawtooth property has been created. The gathering space has public art and a custom bench with intergrated plantings behind the bench's backrest.

11B Exposed structural steel columns adorn the Lynches' side. By contrast they have been completely removed from the Berniers' side.

LICENSED ARCHITECT
DAVID C NIELSEN
AR-998776
STATE OF IDAHO

Revised:
6 7 8 9 10

Revised:
1 09/30/22
2 07/17/23
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4 07/31/25
5

Drawn: 10/10/24
Checked: ---- ----
Construction Set Issued: ----

Nielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel 425.828.0333 ◥ Fax 425.828.9376

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
COMMENT RESPONSE B
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Sheet:
A0.16

Project No.
2002

COMMENT RESPONSE C

PRE-APPLICATION DESIGN REVIEW

DESIGN REVIEW COMMENTS

N/A - Design at Pre-Application Design Review Submittal

CYCLE 1 DESIGN REVIEW

DESIGN REVIEW COMMENTS

All of the wood siding on the northeast corner of the building. There is something about that corner that is a little unsettling. I don't know if it is the jogs in the roof plane. Somehow it's just not very grounded.
-Brenda Moczygemba

This is just a large plane of glass. (in reference to the upper level glazing)
-Brenda Moczygemba

I think the roof is kind of flat and straight.
-Neil Morrow

RESPONSE

1. The south wall of the Lynch's bedroom was pulled back from N 1st Ave to break up the wall plane of the upper level and introduce more modulation to that face. The roof line at the northwest corner was lowered and simplified to bring more solidity to the composition. This also significantly reduced the building's bulk when viewed from Sun Valley Rd as the facade is now 2' shorter than it was previously. The simplication of the roof line now emphasizes the modulation, in plan and profile, of the west facade which features bays, recessed areas, balconies and significant glazing. These elements create a building which yields a human scale at the pedestrian experience.

2. The amount of glazing on the upper level has been reduced by 16% with significant areas being replaced by solid wall clad in wood siding to further break up the facade.

3. The central portions of the facade, adjacent to the stair, were pulled back from the Great Room walls to add modulation. On the Bernier's side, the wall and window in this area were deeply recessed below an overhang. The Lynch's side features a sunshade canopy over the windows

4. The height of the Bernier's bedroom volume was reduced. The south wall was brought towards N 1st Ave and a wrap-around sunshade was added to further break up the plane and introduce more articulation to the upper level.

CYCLE 2 DESIGN REVIEW (CURRENT DESIGN)

C

DESIGN REVIEW COMMENTS

"There were changes that were made to the upper roofline area, but there is still a significant amount of black metal shingles..."
-Morgan Landers

"This is just a large plane of glass."
-Brenda Moczygemba

RESPONSE

1C Steel shingles have been reduced by 65% along street facing facades & the zero lot line. Steel shingles have almost entirely been removed from the Berniers' home to further differentiate it from the Lynches'. As a result the material pallete for the Berniers' is simplified to stone & wood.

2C Stone cladding has been exclusively used across the middle level of the Berniers' home along 1st Ave N facade to further buttress the difference between the two homes and reduce glazing.

3C The massing on the Berniers' home has been greatly reduced along the zero lot line by shrinking the primary suite area. Resulting in a 5' setback at upper level along the zero lot line. Lastly, windows have been added making the facade more welcoming and residential.

4C The Berniers' upper level primary suite deck has been removed to reduce mass along 1st Ave N. Moreover, the exterior wall of the middle level guest bedroom has been set further back from 1st Ave N and the glazing has been reduced. This change also further differentiates the two homes.

5C The Berniers' home has been re-designed to be more traditional and solid. The ground level storefront on the Berniers' side has been updated to be simple recessed openings adorned with concrete lintels within the stone facade. The concrete lintels match the colored concrete on the zero lot line foundation wall. The storefront has also been reduced to further decrease glazing.

6C The Berniers' deck has been updated to be orthogonal and clad in wood. This creates an aesthetic that is more simple and subdued in contrast to the Lynches' side which is angled and clad with steel shingles.

LICENSED ARCHITECT
AR-988776
DAVID C. THIELSEN
STATE OF IDAHO

Thielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel 425.828.0333 ◥ Fax 425.828.9376

Revised:
6 7 8 9 10

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1 09/30/22
2 07/17/23
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Checked: ---- ----
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Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
COMMENT RESPONSE C
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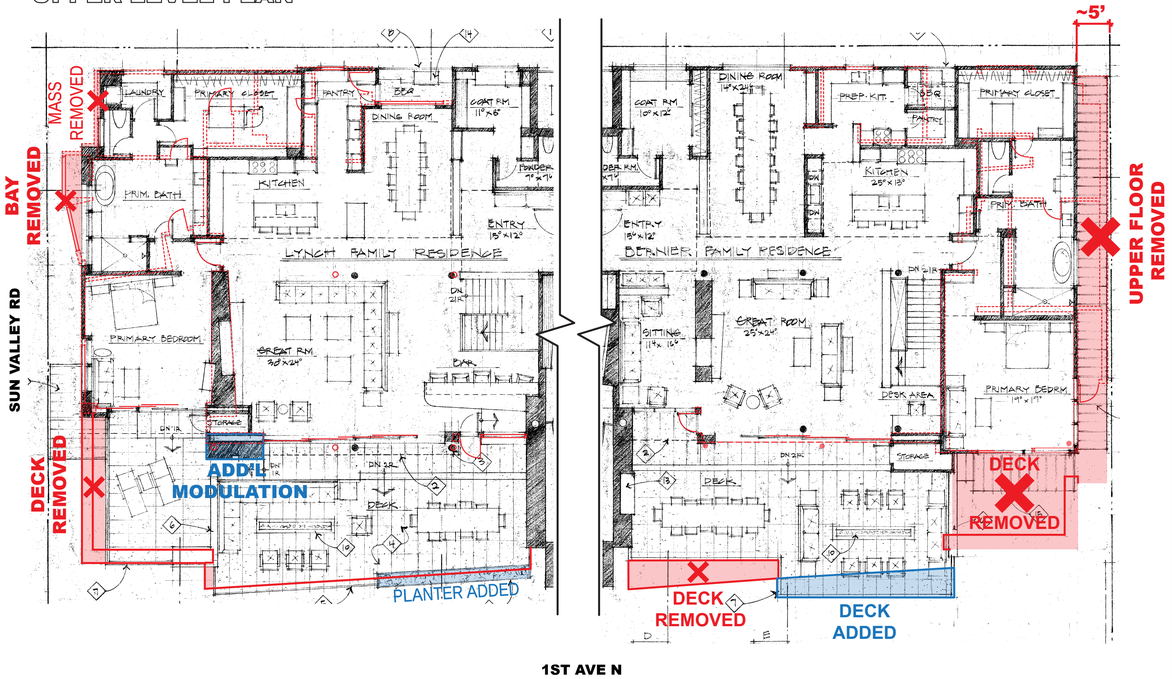
Sheet:
A0.17

Project No.
2002

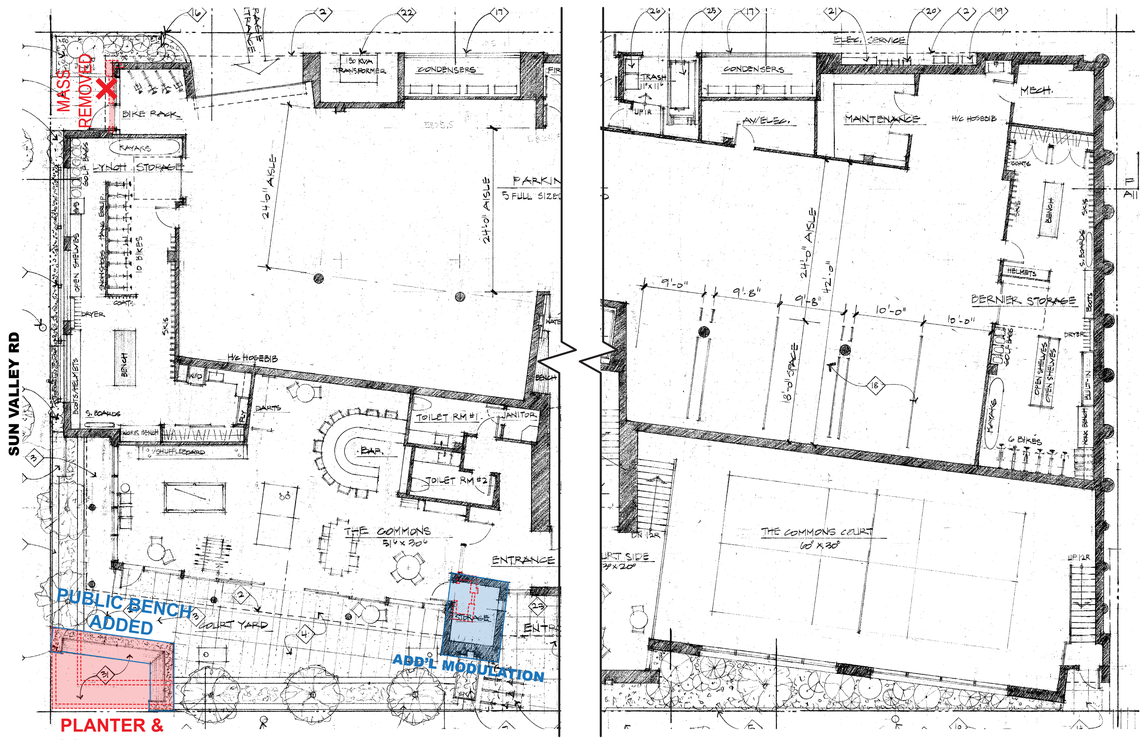
COMMENT RESPONSE - PLANS

Below are plans documenting the itemized changes that have occured between cycle 1 and the current design. Sections highlighted in **RED** have been removed. Sections highlighted in **BLUE** have been added. Dashed red lines represent interior changes.

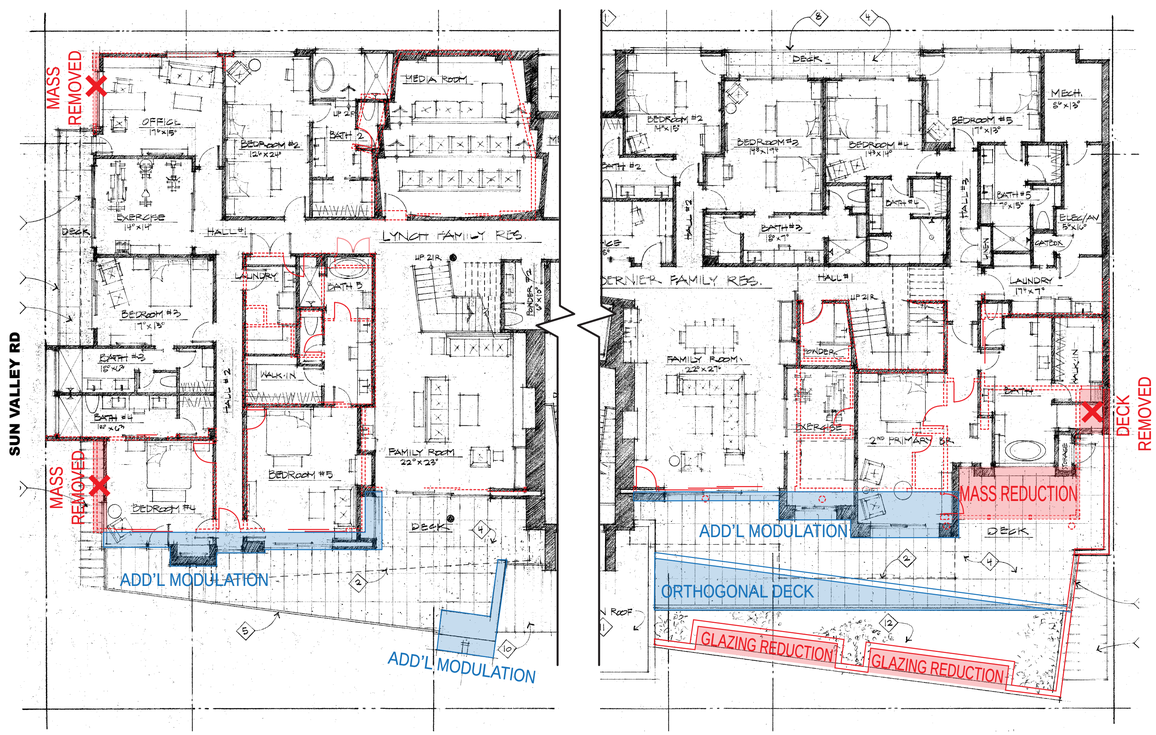
UPPER LEVEL PLAN



GROUND LEVEL PLAN



MIDDLE LEVEL PLAN



LICENSED ARCHITECT
DAVID C. NIELSEN
STATE OF IDAHO

Revised:
6 7 8 9 10

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1 09/30/22
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Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
COMMENT RESPONSE - PLANS
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Sheet:
A0.18

Project No.
2002

PERSPECTIVES

VIEW FROM THE CORNER OF N 1ST AVE & SUN VALLEY RD

LICENSED ARCHITECT AR-986776 DAVID C THIELSEN STATE OF IDAHO

Revised:
6 7 8 9 10

Revised:
1 09/30/22
2 07/17/23
3 10/10/24
4 07/31/25
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Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
EXTERIOR RENDERINGS
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Sheet:
A0.19

Project No.
2002

PERSPECTIVES

VIEW ACROSS N 1ST AVE

LICENSED ARCHITECT AR-988776 DAVID C THIELSEN STATE OF IDAHO

Revised:
6 7 8 9 10

Revised:
1 09/30/22
2 07/17/23
3 10/10/24
4 07/31/25
5

Drawn: 10/10/24

Checked: ---- ----

Construction Set Issued: ----

Thielsen ARCHITECTS
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Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
EXTERIOR RENDERINGS
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Sheet:
A0.20

Project No.
2002

PERSPECTIVES

VIEW FROM THE CORNER OF N 1ST AVE & 2ND ST

LICENSED ARCHITECT AR-988776 DAVID C THIELSEN STATE OF IDAHO

Revised:
6 7 8 9 10

Revised:
1 09/30/22
2 07/17/23
3 10/10/24
4 07/31/25
5

Drawn: 10/10/24

Checked: ---- ----

Construction Set Issued: ----

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Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
EXTERIOR RENDERINGS
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Sheet:
A0.21

Project No.
2002

PERSPECTIVES

VIEW LOOKING SOUTH ON SUN VALLEY RD

LICENSED ARCHITECT AR-986776 DAVID C THIELSEN STATE OF IDAHO

Revised:
6 7 8 9 10

Revised:
1 09/30/22
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Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
EXTERIOR RENDERINGS
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Sheet:
A0.22

Project No.
2002

PERSPECTIVES

VIEW LOOKING WEST ON N 1ST AVE AT SAWTOOTH
SERENADE FRONT ENTRY

LICENSED ARCHITECT AR-988776 DAVID C NIELSEN STATE OF IDAHO

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6 7 8 9 10

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Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
EXTERIOR RENDERINGS
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Sheet:
A0.23

Project No.
2002

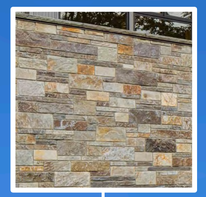
EXTERIOR MATERIALS

DARK BRONZE WINDOWS & SLIDING DOOR FRAMES

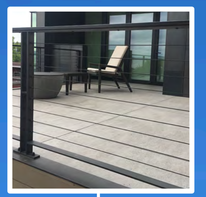
HORIZONTAL BROWN STAINED SIDING

VERTICAL BROWN STAINED SIDING

COURSED ASHLAR STONE VENEER



BLACKENED STAINLESS STEEL CABLE RAILS



COURSED ASHLAR STONE VENEER

PRE-WEATHERED ZINC INTERLOCKING SHINGLES

SANDSET CONCRETE SIDEWALK PAVERS

LARGE FORMAT SINTERED STONE PATIO & DECK PAVERS

INTEGRAL COLOR CONCRETE

LICENSED ARCHITECT AR-986776 DAVID C THIELSEN STATE OF IDAHO

Revised:
6 7 8 9 10

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09/30/22 1
07/17/23 2
10/10/24 3
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Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
EXTERIOR RENDERINGS
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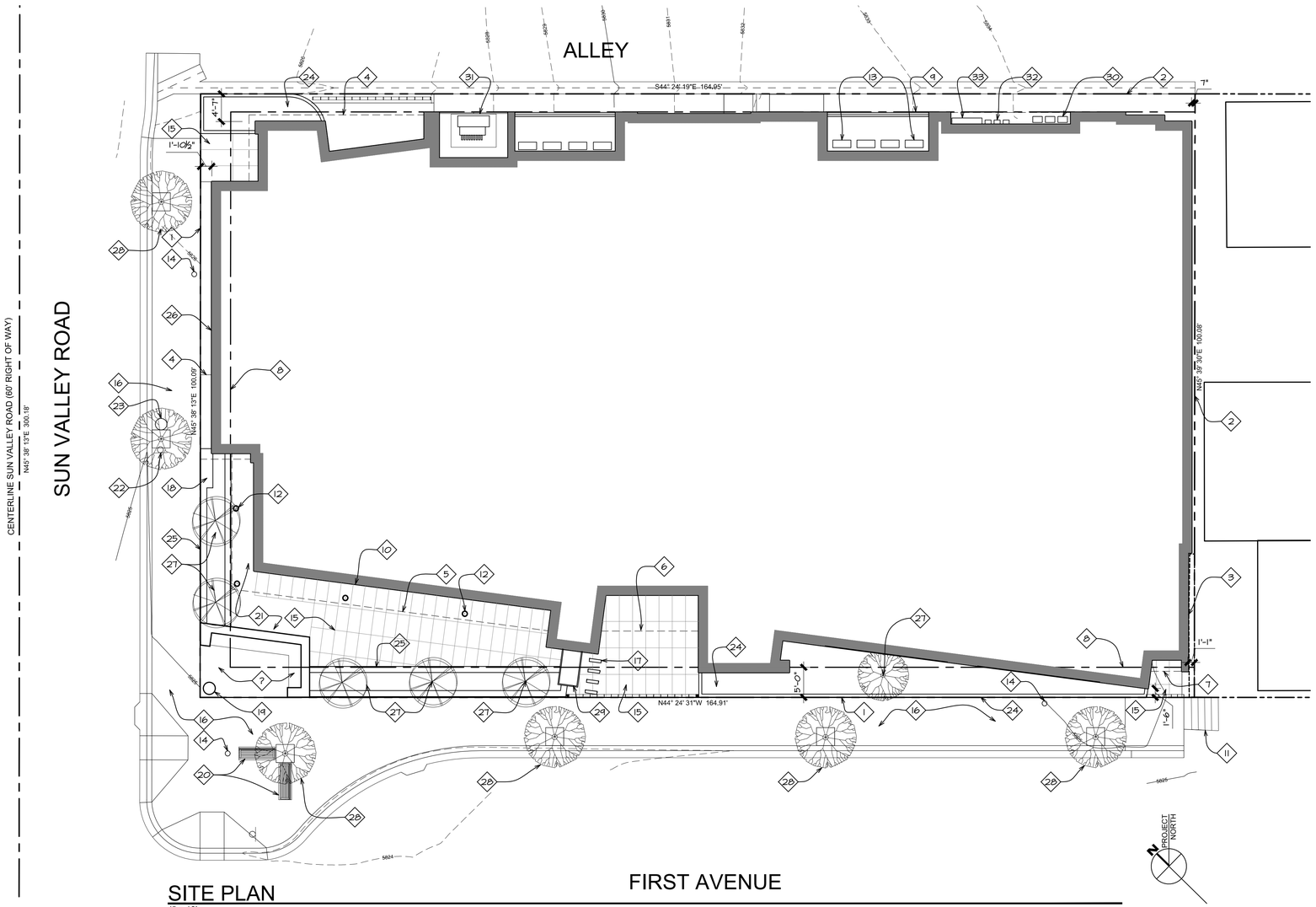
Sheet:
A0.24

Project No.
2002

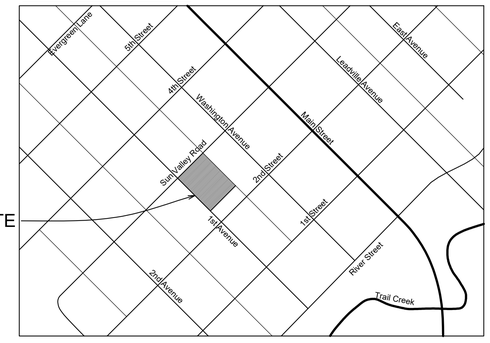
KEYNOTES

1 Property line/edge of right of way
2 Property line
3 Deck encroachment easement per survey
4 Line of cantilevered floor above
5 Line of cantilevered deck above
6 Line of entry canopy above
7 Line of roof above
8 5' required average street setback
9 3' required alley setback
10 Line of building footprint
11 Existing stairs to remain unaltered,
12 Structural steel column with blackened finish, typical.
13 Mechanical system condensers screened from public view with horizontal wood screen
14 New public street lighting per City of Ketchum regulations and MH Lighting design drawings.
15 Large format sintered stone pavers with hydronic snow melt system.
16 New public sidewalk and curb/gutter per civil drawings. Sidewalk to be constructed of "sand-set" unit pavers with hydronic snow melt system.
17 Bicycle racks. 2 bicycle racks required per KZC 17.125.060, racks for 4 bicycles meeting KZC 17.96.070.F.1 provided.
18 Built-in public bench
19 Public art. Free standing sculpture to be selected and purchased by the project owners.
20 Fixed, freestanding public bench per City of Ketchum standards
21 Artificial turf per Landscape drawings and details.
22 Bus stop sign
23 Trash can per City of Ketchum standards
24 Landscape planting per the Landscape drawings within +/- 6" high concrete curb or steel edging to contain soil and mulch. At the Alley, the curbing shall be rolled concrete to accommodate snow removal equipment.
25 Raised stone veneer planter finished with full bed stone veneer face and stone cap, containing trees and planting per Landscape plans. Planter walls with stone cap to be set level. Height of planter to vary with slope of public sidewalk. The top of planter at the north end on Sun Valley Road starts at 15" above the sidewalk. Thus, the top of planter will be 22" above the sidewalk at the corner of Sun Valley Road and 1st, and 27" above public sidewalk at the entry to Sawtooth Serenade.
26 "Green wall" frame consisting of freestanding greenscreen panels supported by square steel posts, supporting climbing plants per landscape plans.
27 Trees per landscape drawings, typ.
28 Street trees per Landscape drawings, Civil Engineering drawings, and City of Ketchum details – typical. Root well and grate per civil drawings, typ.
29 48" tall raised plate steel planter with blackened finish
30 Natural gas meters per Intermountain Gas Company requirements.
31 3-phase 150 KVA transformer per Idaho Power requirements. Transformer to be screened from public view with a non-combustible screen.
32 Electrical meters per Idaho Power requirements.
33 Electrical service C.T. can/distribution panel per Idaho Power requirements.



SITE PLAN
1" = 10'

VICINITY MAP



LICENSED ARCHITECT OR-9897776 DAVID C. THIELSEN STATE OF OREGON

Revised: 6 7 8 9 10

Revised: 1 09/30/22 2 07/17/23 3 10/10/24 4 07/31/25 5

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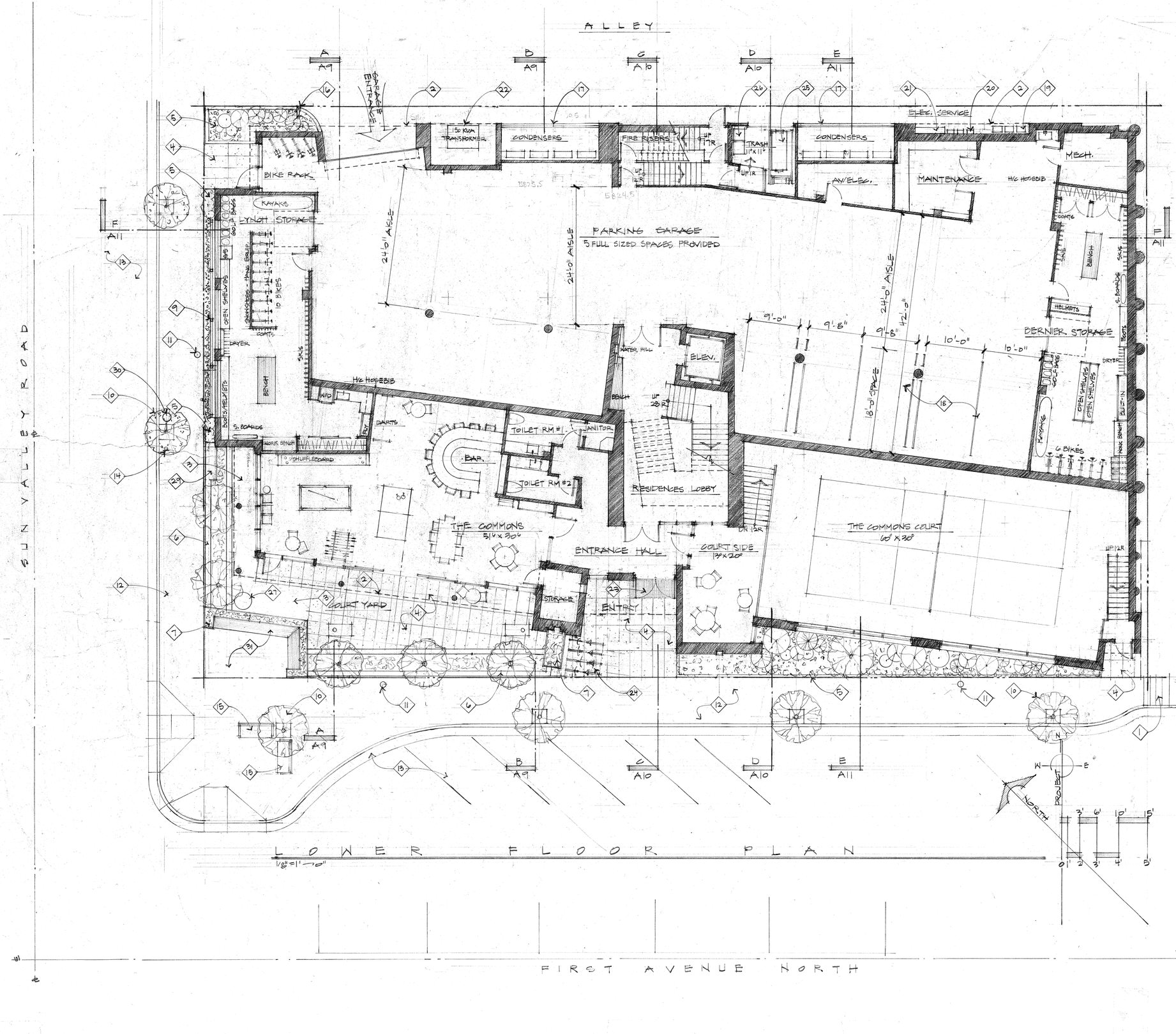
Thielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel 425.828.0333 ◥ Fax 425.828.9376

Project: SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title: SITE PLAN

Sheet: A1
Project No. 2002



LOWER FLOOR PLAN

1/8"=1'-0"

LOWER FLOOR PLAN KEY NOTES:

1. Existing stairs to remain.
2. Dashed line indicates line of structure above – typical.
3. Artificial turf per Landscape drawings and details.
4. Large format Sintered Stone pavers with hydronic snow melt system.
5. Landscape planting per the Landscape drawings within +/- 6" high concrete curb or steel edging to contain soil and mulch. At the Alley, the curbing shall be rolled concrete to accommodate snow removal equipment.
6. Raised stone veneer planter finished with full bed stone veneer face and stone cap containing trees and planting per Landscape plans. Planter walls with stone cap to be set level. Height of planter to vary with slope of public sidewalk. The top of planter at the north end on Sun Valley Road start 15" above the sidewalk. Thus, the top of planter will be 22" above the sidewalk at the corner of Sun Valley Road and 1st, and 27" above public sidewalk at the entry to Sawtooth Serenade.
7. Raised plate steel planter with blackened finish.
8. Public Art – free standing sculpture to be selected and purchased by the project Owners.
9. "Green wall" frame consisting of freestanding greenscreen panels supported by square steel post, supporting climbing plantings per Landscape plans. Panels and posts to have a blackened finish.
10. Street trees per Landscape drawings, Civil Engineering drawings, and City of Ketchum details – typical.
11. New public street lighting per City of Ketchum regulations/details and MH Lighting design drawings.
12. New 8'-0" wide public sidewalk and curb/gutter per Civil drawings. Sidewalk to be constructed of "sand-set" unit pavers with hydronic snow melt system.
13. Storm drainage, striped street parking, public signage, and street improvements per Civil Engineering drawings.
14. Bus stop - public signage per City of Ketchum and Mountain Rides requirements.
15. Public bench - Landscape Forms Generation 50 Traditional Backed Bench with Ipe wood and powder-coated "Onyx" finish per City of Ketchum standards and requirements.
16. Convex traffic mirror.
17. Mechanical system condensers screened from public view with horizontal wood screen.
18. Off Street Parking: 4 spaces required per KZC 17.125.040. Total of 5 spaces provided which conform to KZC 17.125.030 for full sized vehicle spaces.
19. Natural gas meters per Intermountain Gas Company requirements.
20. Electrical meters per Idaho Power requirements.
21. Electrical service C.T can/distribution panel per Idaho Power requirements.
22. 3-phase 150 KVA transformer per Idaho Power requirements. Transformer to be screened from public view with a non-combustible screen.
23. Stainless steel open grate "grid" recessed mat.
24. Landscape Forms MultipliCity Bike Racks with Ipe wood tops and powder-coated Onyx metal finish. Racks for 2 bicycles are required per KZC 17.125.060. Racks for 4 bicycles meeting KZC 17.96.070.F.1 are provided.
25. Garbage Dumpster on glider.
26. Recycle bin.
27. Manhole for site stormwater drywell access per Civil engineering drawings.
28. Structural steel column with blackened finish - typical.
29. The top of planter at the north end of Sun Valley Road shall be +/- 24" wide and 15" above the sidewalk to create a public bench at the bus stop.
30. Public trash receptacle – Landscape Forms Generation 50 Litter with Ipe wood and powder-coated "Onyx" finish per City of Ketchum standards and requirements.
31. Public open space and bench. Paved with "sand-set" unit pavers with hydronic snow melt system.

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Project:
SAWTOOTH SERENADE
260 1ST AVE. NORTH
KETCHUM, IDAHO

Sheet Title:
LOWER FLOOR PLAN

Sheet:
A2

Project No.
2002

THE COMPLETE LINE

MIDDLE FLOOR PLAN

1/8" = 1'-0"

MIDDLE FLOOR PLAN KEY NOTES:

1. Open steel framed exit stair with metal stanchions, top rail, and open horizontal steel cable. Finish to be blackened - typical.
2. Dashed line indicates the line of structure above – typical.
3. Structural steel column with blackened finish - typical.
4. Large format Sintered Stone pavers on pedestals with hydronic snow melt system - typical.
5. Guard Rail: Open horizontal steel cable guard rail with fascia-mounted metal stanchions and top rail. The installed guard rail height shall be a minimum of 36" above the finished decking surface. The finish of all railing components to be black.
6. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted at decking surface to steel base plate. The installed guard rail height shall be a minimum of 36" above the finished decking surface. The finish of all railing components to be black.
7. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to planter. The installed guard rail height shall be a minimum of 36" above the finished decking surface. The finish of all railing components to be black.
8. Guard Rail: Solid guard rail – see Elevations for cladding material. The finished guard rail height shall be a minimum of 36" above the finished decking surface (42" high @ BBQ Decks).
9. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to top of the parapet wall. The installed guard rail height shall be a minimum of 36" above the finished decking surface. The finish of all railing components to be black.
10. "Magna-Loc 180" 18" coverage "Striations" profile mechanically seamed structural standing seam metal roofing with 2" rib height double crimped standing seams and factory-applied sealant; manufactured by Metal Sales Manufacturing Corporation with rib mounted snow guards. Roof pitch to be ½:12.
11. Green Roof: Vegetated low-slope "Sponge-Roof" system or equal to retain stormwater, planted with Sedum mix per Landscape plans and details.
12. Raised planter with plantings per the Landscape plans.
13. [redacted]

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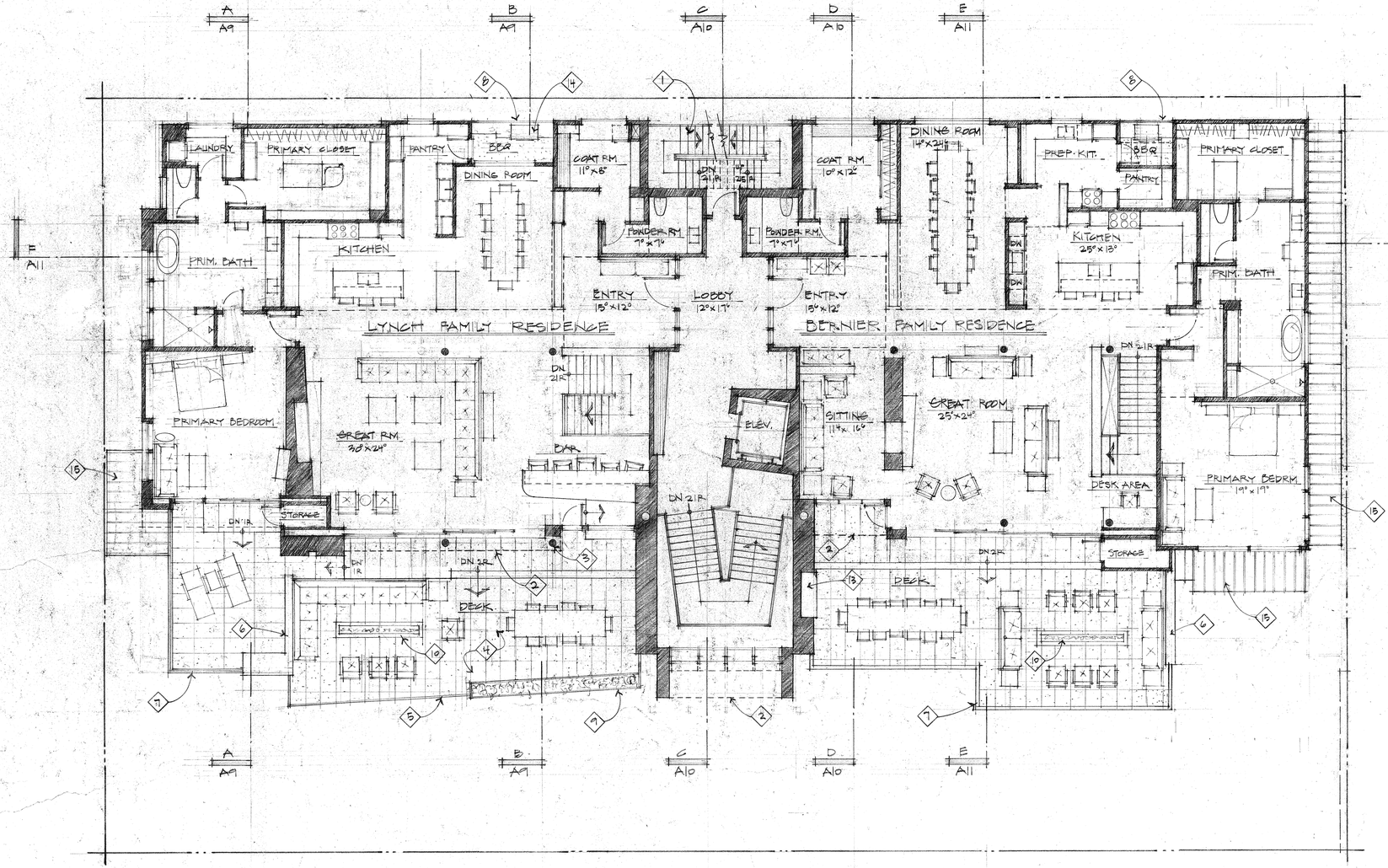
Project:
SAWTOOTH SERENADE
260 1st AVE NORTH
KETCHUM, IDAHO

Sheet Title:
MIDDLE FLOOR PLAN

Sheet:
A3

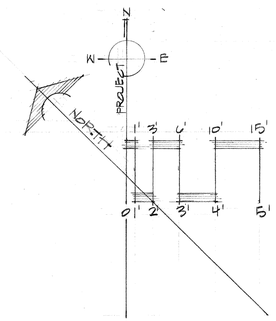
Project No.
2002

THE COMPLETE LINE



UPPER FLOOR PLAN KEY NOTES:

1. Open steel framed exit stair with metal stanchions, top rail, and open horizontal steel cable. Finish to be blackened - typical.
2. Dashed line indicates the line of roof overhang above – typical.
3. Structural steel column with blackened finish - typical.
4. Large format Sintered Stone pavers on pedestals with hydronic snow melt system - typical.
5. Guard Rail: Open horizontal steel cable guard rail with fascia-mounted metal stanchions and top rail. The installed guard rail height shall be a minimum of 36" above the finished decking surface. The finish of all railing components to be black.
6. Stone veneered wall/guard rail. The installed wall will be a minimum of 42" above the finished decking surface.
7. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted on top of a parapet wall. The installed guard rail height shall be a minimum of 36" above the finished decking surface. The finish of all railing components to be black.
8. Guard Rail: Solid guard rail – see Elevations for cladding material. The finished guard rail height shall be a minimum of 36" above the finished decking surface (42" high @ BBQ Decks).
9. Raised steel planter with planting per the Landscape plans.
10. Natural gas firepit.
11. Not used.
12. Not used.
13. Exterior cabinet with stone countertop 36" above upper finished floor elevation.
14. Natural gas BBQ built into exterior cabinetry with stone countertop.
15. "Magna-Loc 180" mechanically seamed structural standing seam metal roofing with 18" wide "Striations" profile panels and 2" high double crimped standing seams and factory-applied sealant; manufactured by Metal Sales Manufacturing Corporation with rib mounted snow guards (rails) on roof below. Roof pitch to be ½:12.



UPPER FLOOR PLAN

1/8" = 1'-0"

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Project:
SAWTOOTH SERENADE
260 1ST AVE. NORTH
KETCHUM, IDAHO

Sheet Title:
UPPER FLOOR PLAN

Sheet:
A4

Project No.
2002

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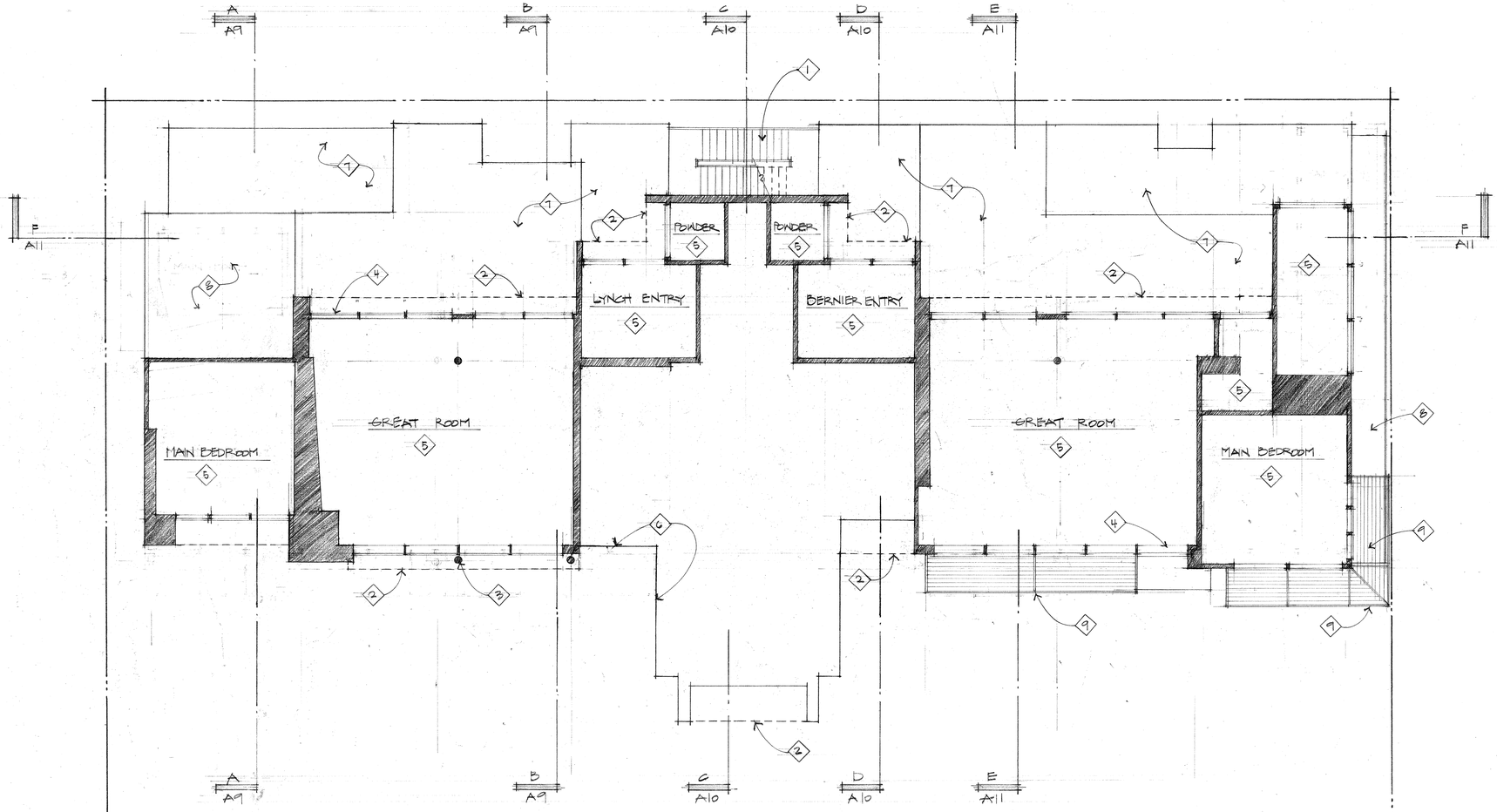
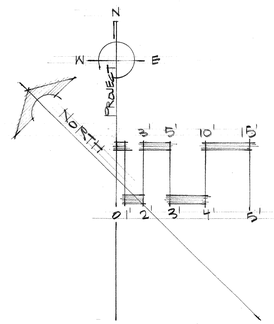


CLERESTORY PLAN

1/8" = 1'-0"



CLERESTORY PLAN KEY NOTES:

1. Open steel framed exit stair with metal stanchions, top rail, and open horizontal steel cable. Finish to be blackened - typical.
2. Dashed line indicates line of roof overhang above – typical.
3. Structural steel column with blackened finish - typical.
4. Thermally broken aluminum framed windows with blackened finish - typical.
5. Interior living space with clerestory windows.
6. Line indicates outer perimeter of wall of upper floor living space without clerestory windows.
7. Green Roof: Vegetated low-slope "Sponge-Roof" system or equal to retain storm water, planted with Sedum mix per Landscape plans and details. See the Roof Deck Plan for the full extent of the green roof at the upper roof locations.
8. "Magna-Loc 180" mechanically seamed structural standing seam metal roofing with 18" wide "Striations" profile panels and 2" high double crimped standing seams and factory-applied sealant; manufactured by Metal Sales Manufacturing Corporation with rib mounted snow guards (rails) on roof below. Roof pitch to be ½:12.
9. Louvered steel sun screen with blackened finish below - typical.

THE COMPLETE LINE

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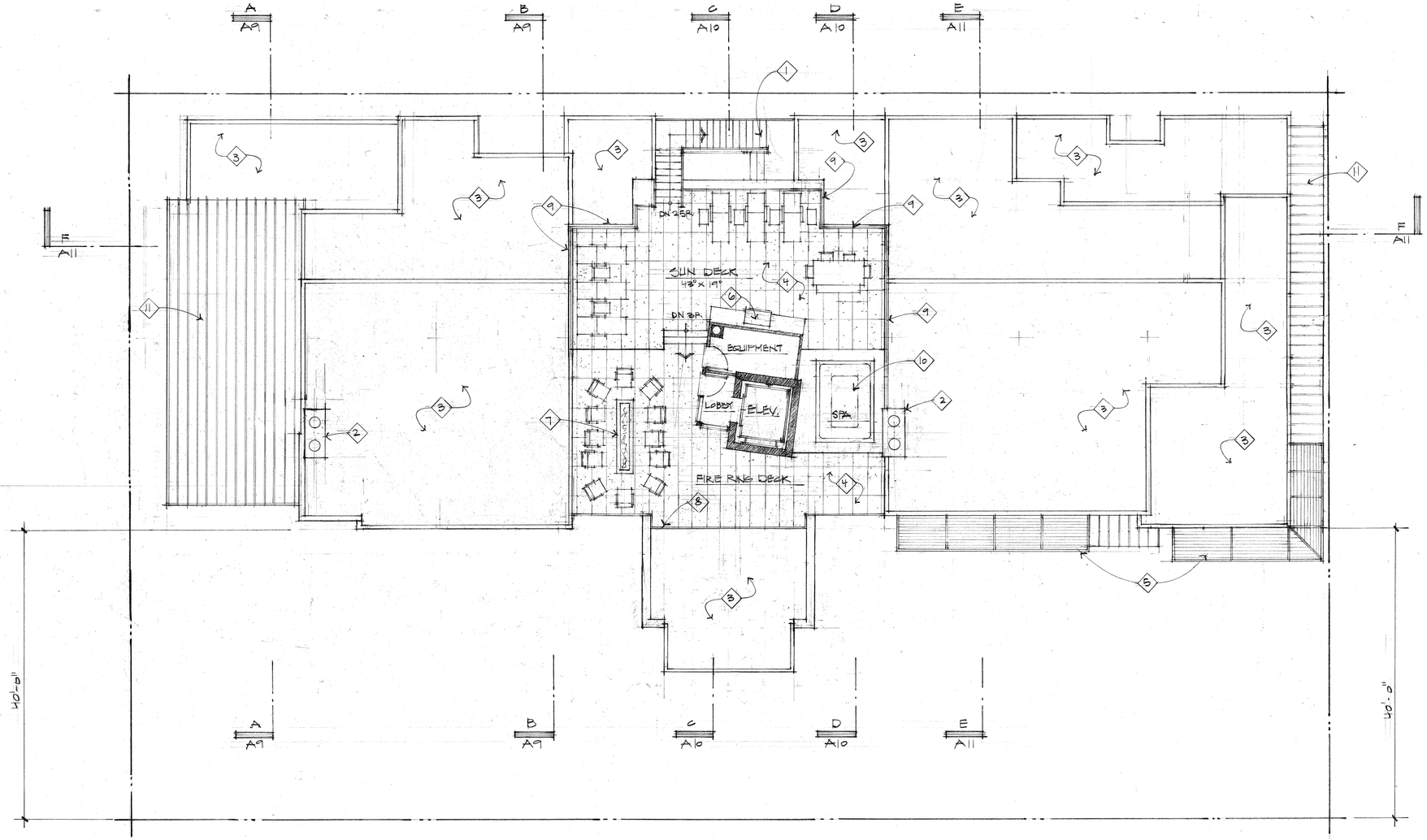
Project:
SAWTOOTH SERENADE
260 1ST AVE. NORTH
KETCHUM, IDAHO

Sheet Title:
CLERESTORY PLAN

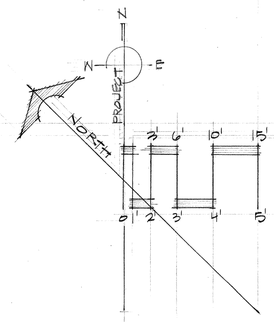
Sheet:
A5

Project No.
2002



ROOF DECK PLAN

1/8" = 1'-0"



ROOF DECK PLAN KEY NOTES:

1. Open steel framed exit stair with metal stanchions, top rail, and open horizontal steel cable. Finish to be blackened - typical.
2. Full-bed stone veneered masonry chimney.
3. Green Roof: Vegetated low-slope "Sponge-Roof" system or equal to retain storm water, planted with Sedum mix per Landscape plans and details. Typical at all areas noted as "Green Roof".
4. Large format Sintered Stone pavers on pedestals with hydronic snow melt system.
5. Louvered steel sun screen below with blackened finish - typical.
6. Natural gas BBQ built into exterior cabinetry with stone countertop.
7. Natural gas fire ring.
8. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted on wood parapet wall. Top of guardrail is below maximum height of building at the rear at the rear. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
9. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to steel base plate on wood sided parapet wall. Guard rail height shall be 36" above finished decking surface. The finish of all railing components to be black. Perimeter wall enclosing a roof top deck: Allowed to extend 4'-0" above the roof surface if at least 75% is transparent per KZC 17.12.040. The top of guard rail extends 23" above the maximum height of building at the rear. The solid parapet portion is 5" above the maximum height of building at the rear with open cable rail on top extending 18". Therefore, the solid parapet wall/cap above maximum height of building at the rear = 25%, transparent open rail = 75%.
10. Site built spa with automated cover. Top surface of spa coping to be flush with Sun Deck paver surface.
11. "Magna-Loc 180" 18" coverage "Striations" profile mechanically seamed structural standing seam metal roofing with 2" rib height double crimped standing seams and factory-applied sealant; manufactured by Metal Sales Manufacturing Corporation with rib mounted snow guards (rails). Roof pitch to be ½:12.

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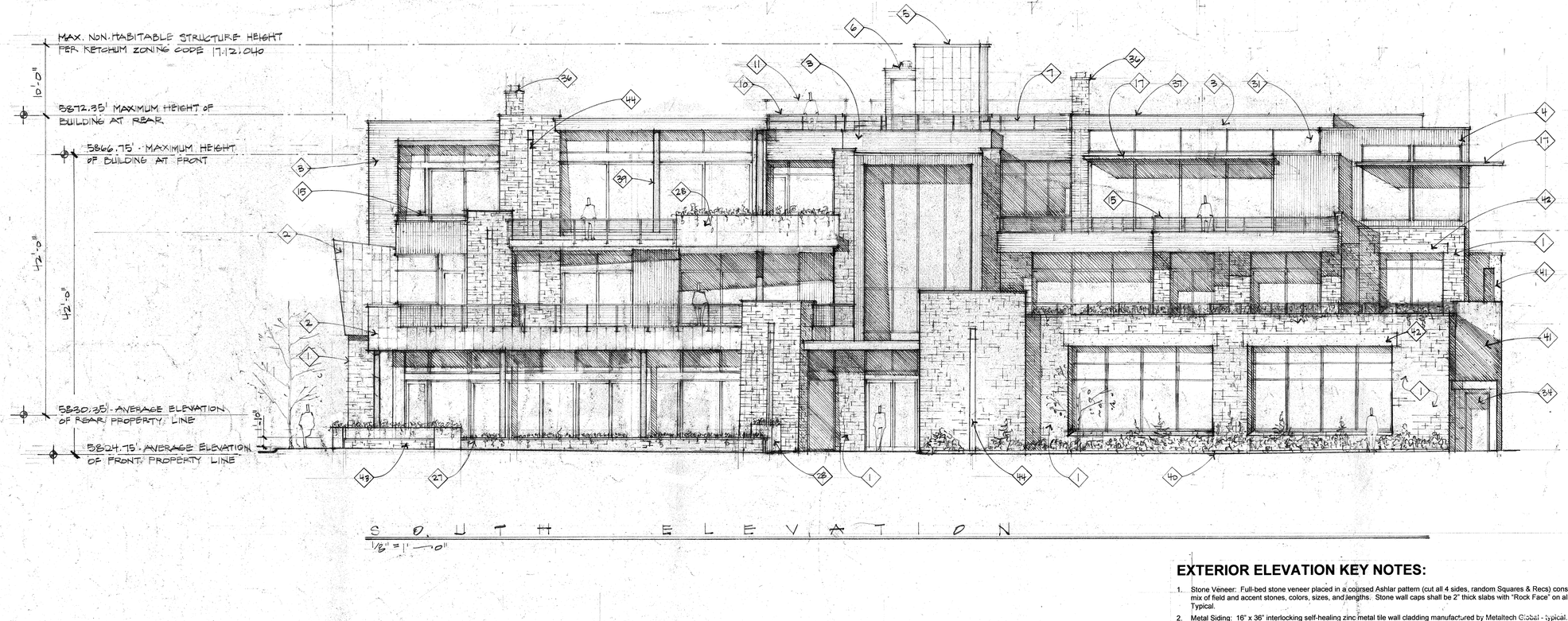
Project:
SAWTOOTH SERENADE
260 1ST AVE. NORTH
KETCHUM, IDAHO

Sheet Title:
ROOF DECK PLAN

Sheet:
A6

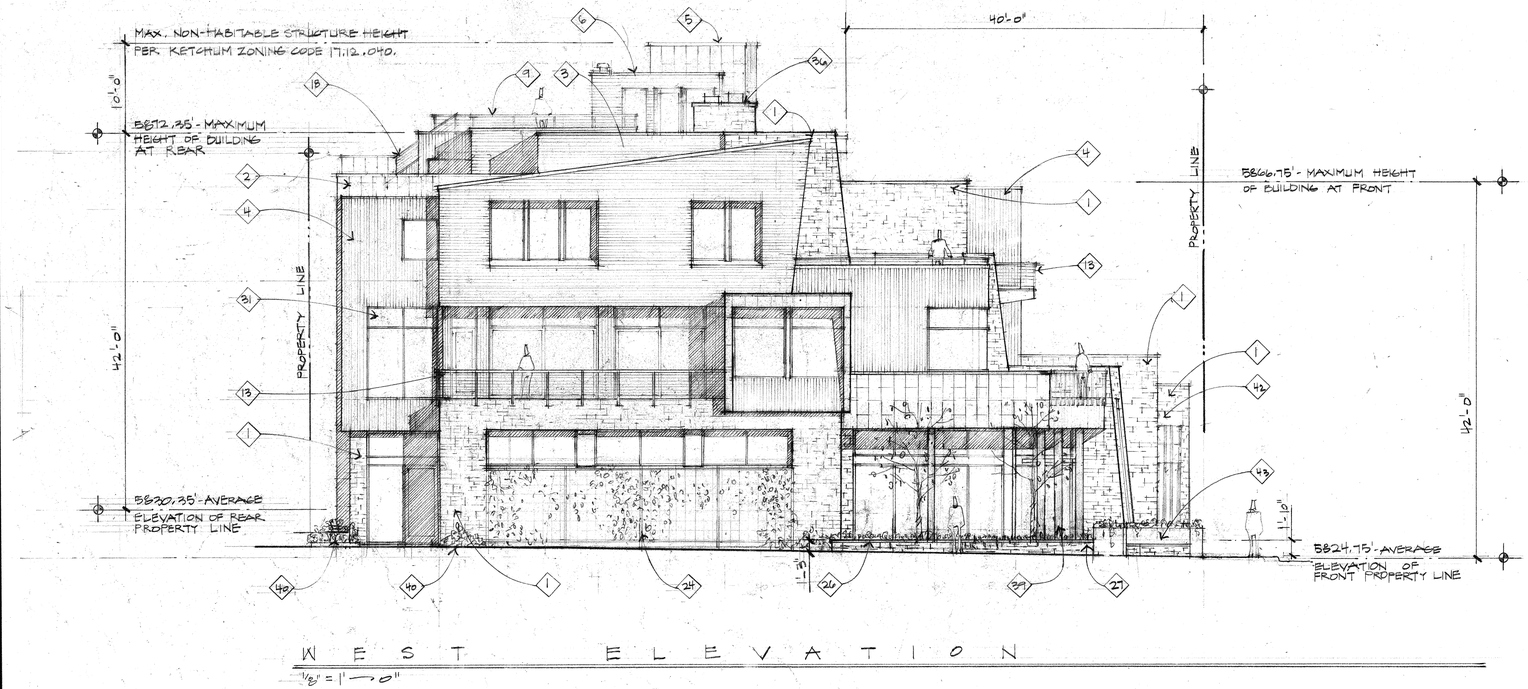
Project No.
2002

THE CONCEPTS AND



SOUTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

EXTERIOR ELEVATION KEY NOTES:

1. Stone Veneer: Full-bed stone veneer placed in a coursed Ashlar pattern (cut all 4 sides, random Squares & Recs) consisting of 2¼", 4", 5", 7¾", and 10½" stone heights set in a random mix of field and accent stones, colors, sizes, and lengths. Stone wall caps shall be 2" thick slabs with "Rock Face" on all exposed vertical edges and "Thermal" finish on top face. Typical.
2. Metal Siding: 16" x 36" interlocking self-healing zinc metal tile wall cladding manufactured by Metaltech Global - typical.
3. Horizontal Wood Siding: Custom milled stained cedar tongue and groove siding with a square ¼" x ¼" reveal line between board faces.
4. Vertical Wood Siding: Custom milled stained cedar tongue and groove siding with a square ¼" x ¼" reveal line between board faces.
5. Non-habitable elevator enclosure with metal siding per Key Note #2. Non-habitable structures located on building roof tops: Allowed to extend 10'-0" above maximum building height per KZC 17.12.040 – Community Core Dimensional Standards. Top of elevator enclosure non-habitable roof to be 10'-0" above maximum building height.
6. Non-habitable structure with horizontal wood siding per Key Note #3. Non-habitable structures located on building roof tops: Allowed to extend 10'-0" above maximum building height per KZC 17.12.040 – Community Core Dimensional Standards. Top of non-habitable roof to be 6'-6" above maximum building height.
7. Finished surface of Sun Deck beyond.
8. Dashed line indicates the approximate outline of adjacent buildings on 2nd Street.
9. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to steel base plate on wood sided parapet wall. Guard rail height shall be 36" above finished decking surface. The finish of all railing components to be black. Perimeter wall enclosing a roof top deck: Allowed to extend 4'-0" above the roof surface if at least 75% is transparent per KZC 17.12.040. The top of guard rail extends 23" above the maximum height of building at the rear. The solid parapet portion is 5" above the maximum height of building at the rear with open cable rail on top extending 18". Therefore, the solid parapet wall/cap above maximum height of building at the rear = 25%, transparent open rail = 75%.
10. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted on wood parapet wall. Top of guardrail is below maximum height of building at the rear at the rear. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
11. Guard rail beyond, see Key Note #9.
12. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to planter. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
13. Guard Rail: Open horizontal steel cable guard rail with fascia mounted metal stanchions and top rail. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
14. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted at decking surface to steel base plate. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
15. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to steel base plate on parapet wall [redacted]. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
16. Guard Rail: Minimum of 36" high solid guard rail [redacted] and sheet metal cap (42" high @ BBQ Decks).
17. Louvered steel sun screen with blackened finish - typical.
18. Open steel framed exit stair with metal stanchions, top rail, and open horizontal steel cable. Finish to be blackened.
19. 3-phase transformer per Idaho Power requirements. Transformer to be screened from public view with a non-combustible screen. Screen outline indicated as dashed for clarity.
20. Electrical meters per Idaho Power requirements.
21. Electrical service C.T can/distribution panel per Idaho Power requirements.
22. Natural gas meters per Intermountain Gas Company requirements.
23. Mechanical system condensers screened from public view with horizontal wood fence.
24. "Green wall" frame consisting of freestanding greenscreen panels supported by square steel post, supporting climbing plantings per Landscape plans.
25. Location of freestanding public art sculpture to be selected and purchased by the project Owners.
26. The top of planter at the north end on Sun Valley Road shall be +/- 24" wide and 15" above the sidewalk to create a public bench at the bus stop.
27. Raised stone veneer planter finished with full bed stone veneer face and stone cap per Key Note #1, containing trees and planting per Landscape plans. Planter walls with stone cap to be set level. Height of planter to vary with slope of public sidewalk. The top of planter at the north end on Sun Valley Road start 15" above the sidewalk. Thus, the top of planter will be 22" above the sidewalk at the corner of Sun Valley Road and 1st, and 27" above public sidewalk at the entry to Sawtooth Serenade.
28. Raised plate steel planter with blackened finish.
29. Self-healing zinc sheet metal facia flat panels manufactured by Metaltech Global Steel.
30. Thermally broken aluminum framed sliding doors with blackened finish - typical.
31. Thermally broken aluminum framed windows with blackened finish - typical.
32. Not used.
33. Insulated and weather-stripped rolling steel overhead door with blackened finish.
34. Solid insulated metal door, finish to match window/door frames.
35. Metal trim to match windows/doors - typical.
36. Masonry chimney with termination per IBC 2113.9. Chimney finish to be full bed stone veneer face per Key Note #1.
37. Sheet metal flashing caps with to finish to match metal siding per Key Note #2 - typical.
38. Stained Cedar 1x4 tongue and groove wood soffit.
39. Structural steel column with blackened finish - typical.
40. Landscape planting per the Landscape drawings within +/- 6" high concrete curb or steel edging to contain soil and mulch. At the Alley, the curbing shall be rolled concrete to accommodate snow removal equipment.
41. Cast-in-place concrete wall with integral color.
42. Concrete lintel with integral color - typical.
43. Public bench with wood top, stone base and steel planter back.
44. Open steel down-troughs for roof and deck drainage - typical.

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01.31.2025

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Project:
SAWTOOTH SERENADE
260 1ST AVE. NORTH
KETCHUM, IDAHO

Sheet Title:
BUILDING ELEVATIONS

Sheet:
A7.1

Project No.
2002

THE COMPLETE PLAN

SOUTH ELEVATION
1/8" = 1'-0"

WEST ELEVATION
1/8"=1'-0"

LICENSED ARCHITECT AR-889776 DAVID C THIELSEN STATE OF IDAHO

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6 7 8 9 10

Revised: 07/31/25
1 2 3 4 5

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Thielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel 425.828.0333 ◥ Fax 425.828.9376

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
EXTERIOR ELEVATIONS
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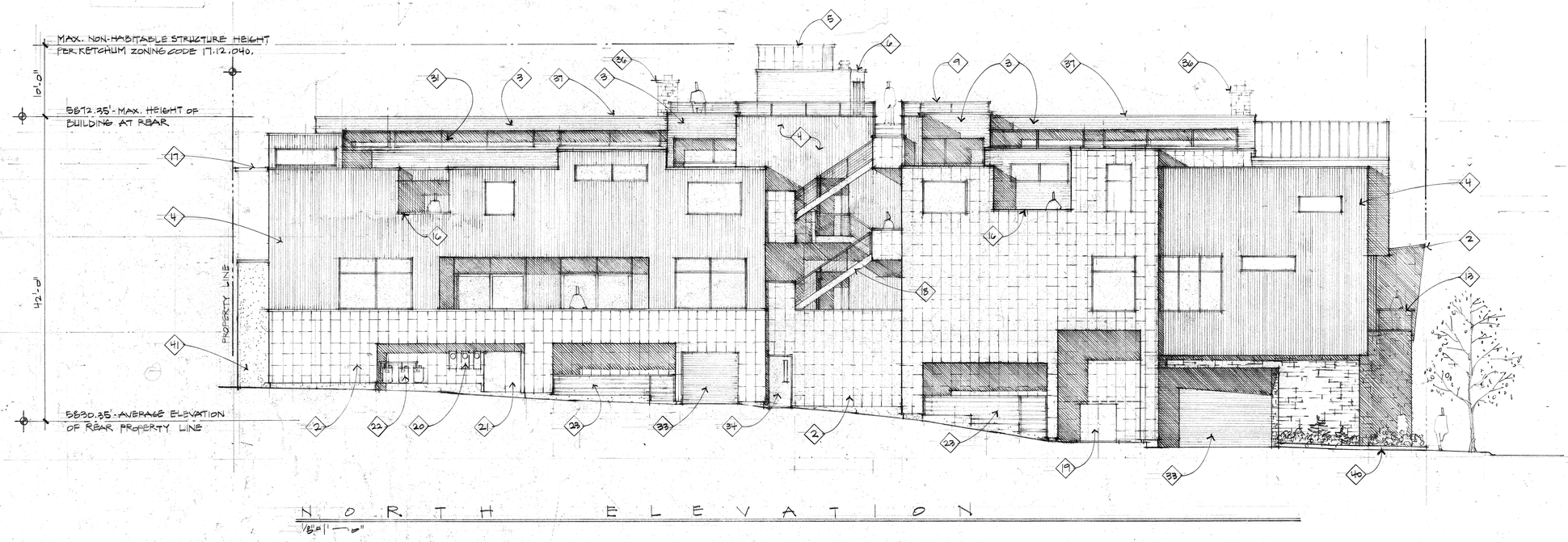
Sheet:
A7.2

Project No.
2002

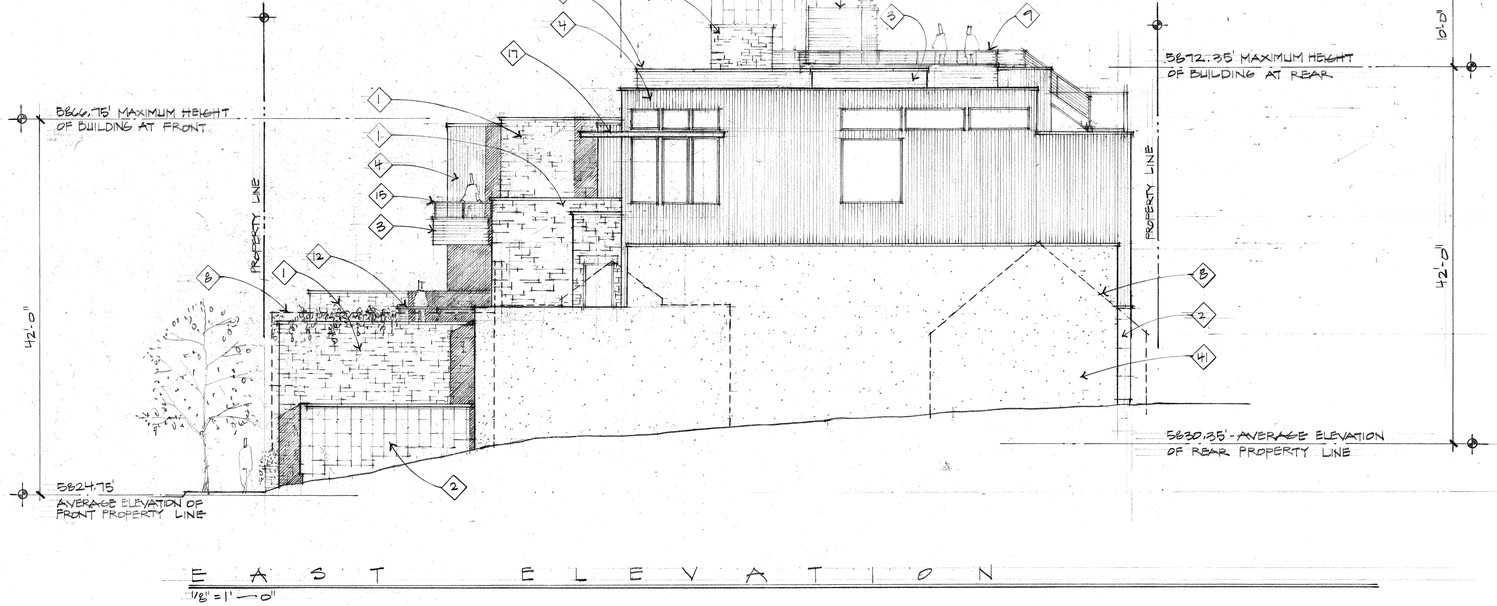


NORTH ELEVATION

1/8" = 1'-0"

EXTERIOR ELEVATION KEY NOTES:

1. Stone Veneer: Full-bed stone veneer placed in a coursed Ashlar pattern (cut all 4 sides, random Squares & Recs) consisting of 2½", 4", 5", 7¼", and 10½" stone heights set in a random mix of field and accent stones, colors, sizes, and lengths. Stone wall caps shall be 2" thick slabs with "Rock Face" on all exposed vertical edges and "Thermal" finish on top face. Typical.
2. Metal Siding: 16" x 36" interlocking self-healing zinc metal tile wall cladding manufactured by Metaltech Global - typical.
3. Horizontal Wood Siding: Custom milled stained cedar tongue and groove siding with a square ¼" x ¼" reveal line between board faces.
4. Vertical Wood Siding: Custom milled stained cedar tongue and groove siding with a square ¼" x ¼" reveal line between board faces.
5. Non-habitable elevator enclosure with metal siding per Key Note #2. Non-habitable structures located on building roof tops: Allowed to extend 10'-0" above maximum building height per KZC 17.12.040 – Community Core Dimensional Standards. Top of elevator enclosure non-habitable roof to be 10'-0" above maximum building height.
6. Non-habitable structure with horizontal wood siding per Key Note #3. Non-habitable structures located on building roof tops: Allowed to extend 10'-0" above maximum building height per KZC 17.12.040 – Community Core Dimensional Standards. Top of non-habitable roof to be 6'-6" above maximum building height.
7. Finished surface of Sun Deck beyond.
8. Dashed line indicates the approximate outline of adjacent buildings on 2nd Street.
9. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to steel base plate on wood sided parapet wall. Guard rail height shall be 36" above finished decking surface. The finish of all railing components to be black. Perimeter wall enclosing a roof top deck: Allowed to extend 4'-0" above the roof surface if at least 75% is transparent per KZC 17.12.040. The top of guard rail extends 23" above the maximum height of building at the rear. The solid parapet portion is 5" above the maximum height of building at the rear with open cable rail on top extending 18". Therefore, the solid parapet wall/cap above maximum height of building at the rear = 25%, transparent open rail = 75%.
10. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted on wood parapet wall. Top of guardrail is below maximum height of building at the rear at the rear. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
11. Guard rail beyond, see Key Note #9.
12. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to planter. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
13. Guard Rail: Open horizontal steel cable guard rail with fascia mounted metal stanchions and top rail. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
14. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted at decking surface to steel base plate. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
15. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to steel base plate on parapet [redacted]. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
16. Guard Rail: Minimum of 36" high solid guard rail [redacted] and sheet metal cap (42" high @ BBQ Decks).
17. Louvered steel sun screen with blackened finish - typical.
18. Open steel framed exit stair with metal stanchions, top rail, and open horizontal steel cable. Finish to be blackened.
19. 3-phase transformer per Idaho Power requirements. Transformer to be screened from public view with a non-combustible screen. Screen outline indicated as dashed for clarity.
20. Electrical meters per Idaho Power requirements.
21. Electrical service C.T can/distribution panel per Idaho Power requirements.
22. Natural gas meters per Intermountain Gas Company requirements.
23. Mechanical system condensers screened from public view with horizontal wood fence.
24. "Green wall" frame consisting of freestanding greenscreen panels supported by square steel post, supporting climbing plantings per Landscape plans.
25. Location of freestanding public art sculpture to be selected and purchased by the project Owners.
26. The top of planter at the north end on Sun Valley Road shall be +/- 24" wide and 15" above the sidewalk to create a public bench at the bus stop.
27. Raised stone veneer planter finished with full bed stone veneer face and stone cap per Key Note #1, containing trees and planting per Landscape plans. Planter walls with stone cap to be set level. Height of planter to vary with slope of public sidewalk. The top of planter at the north end on Sun Valley Road start 15" above the sidewalk: Thus, the top of planter will be 22" above the sidewalk at the corner of Sun Valley Road and 1st, and 27" above public sidewalk at the entry to Sawtooth Serenade.
28. Raised plate steel planter with blackened finish.
29. Self-healing zinc sheet metal facia flat panels manufactured by Metaltech Global Steel.
30. Thermally broken aluminum framed sliding doors with blackened finish - typical.
31. Thermally broken aluminum framed windows with blackened finish - typical.
32. Not used.
33. Insulated and weather-stripped rolling steel overhead door with blackened finish.
34. Solid insulated metal door, finish to match window/door frames.
35. Metal trim to match windows/doors - typical.
36. Masonry chimney with termination per IBC 2113.9. Chimney finish to be full bed stone veneer face per Key Note #1.
37. Sheet metal flashing caps with to finish to match metal siding per Key Note #2 - typical.
38. Stained Cedar 1x4 tongue and groove wood soffit.
39. Structural steel column with blackened finish - typical.
40. Landscape planting per the Landscape drawings within +/- 6" high concrete curb or steel edging to contain soil and mulch. At the Alley, the curbing shall be rolled concrete to accommodate snow removal equipment.
41. Cast-in-place concrete wall with integral color.
42. Concrete lintel with integral color - typical.
43. Public bench with wood top, stone base and steel planter back.
44. Open steel down-troughs for roof and deck drainage - typical.



EAST ELEVATION

1/8" = 1'-0"

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Revised:
07.20.2022
09.12.2022
10.12.2024
01.31.2025

Drawn: CSB
Date: 10.12.2022
Checked:
Construction Set Issued:

Project:
SAWTOOTH SERENADE
260 1ST AVE. NORTH
KETCHUM IDAHO

Sheet Title:
BUILDING ELEVATIONS

Sheet:
A8.1

Project No.
2002

NORTH ELEVATION
1/8" = 1'-0"

EAST ELEVATION
1/8" = 1'-0"

LICENSED ARCHITECT AR-889776 DAVID C NIELSEN STATE OF IDAHO

Revised:
6 7 8 9 10

Revised: 07/31/25
1 2 3 4 5

Drawn: 10/10/24
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Construction Set Issued: ----

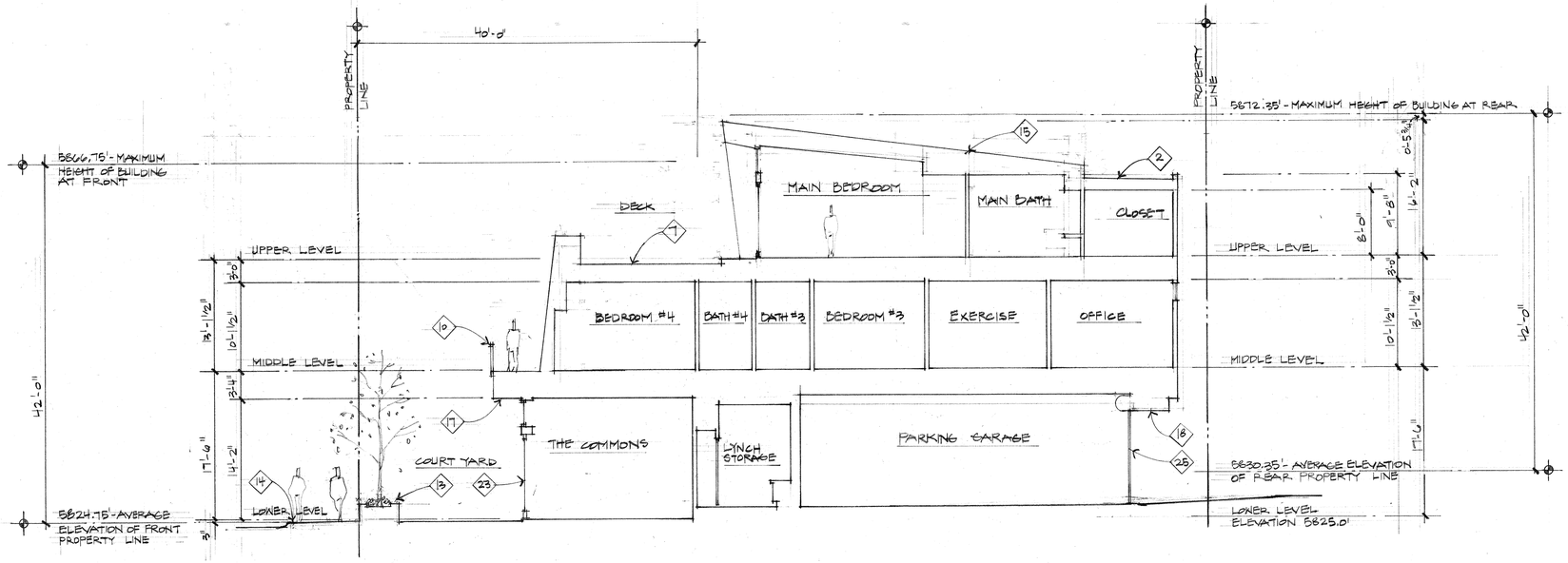
Nielsen ARCHITECTS
Kirkland, WA 98033 Tel 425.828.0333 Fax 425.828.9376

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
EXTERIOR ELEVATIONS
---- ----

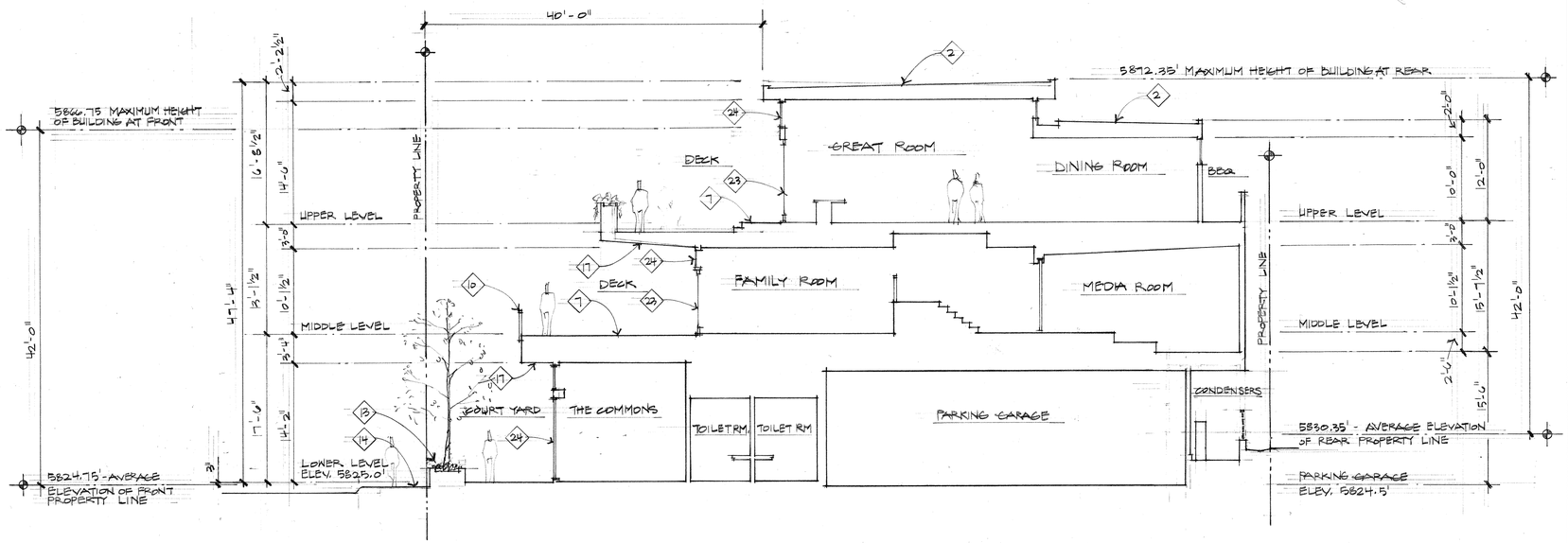
Sheet:
A8.2

Project No.
2002



S E C T I O N A

1/8" = 1'-0"



S E C T I O N B

1/8" = 1'-0"

BUILDING SECTION KEY NOTES:

1. Open steel framed exit stair with metal stanchions, top rail, and open horizontal steel cable. Finish to be blackened.
2. Green Roof: Vegetated low-slope "Sponge-Roof" system or equal to retain storm water, planted with Sedum mix per Landscape plans and details.
3. Raised planter with plantings per the Landscape plans.
4. "Green wall" frame consisting of freestanding greenscreen panels supported by square steel post, supporting climbing plantings per Landscape plans.
5. Landscape planting per the Landscape plans within +/- 6" high raised 6" concrete curb to contain soil and mulch.
6. Site built spa with automated cover. Top surface of spa coping to be flush with Sun Deck paver surface.
7. Large format Sintered Stone pavers on pedestals with hydronic snow melt system.
8. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted on wood parapet wall. Top of guardrail is below maximum height of building at the rear at the rear. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
9. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to steel base plate on wood sided parapet wall. Guard rail height shall be 36" above finished decking surface. The finish of all railing components to be black. Perimeter wall enclosing a roof top deck: Allowed to extend 4'-0" above the roof surface if at least 75% is transparent per KZC 17.12.040. The top of guard rail extends 23" above the maximum height of building at the rear. The solid parapet portion is 5" above the maximum height of building at the rear with open cable rail on top extending 18". Therefore, the solid parapet wall/cap above maximum height of building at the rear = 25%, transparent open rail = 75%.
10. Guard Rail: Open horizontal steel cable guard rail with fascia mounted metal stanchions and top rail. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
11. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted at decking surface to steel base plate. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
12. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to planter. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
13. Raised stone veneer planter finished with full bed stone veneer face and stone cap [redacted] containing trees and planting per Landscape plans. Planter walls with stone cap to be set level. Height of planter to vary with slope of public sidewalk. The top of planter at the north end on Sun Valley Road start 15" above the sidewalk. Thus, the top of planter will be 22" above the sidewalk at the corner of Sun Valley Road and 1st, and 27" above public sidewalk at the entry to Sawtooth Serenade.
14. New public sidewalk and curb/gutter per Civil drawings. Sidewalk to be constructed of "sand-set" unit pavers with hydronic snow melt system.
15. "Magna-Loc 180" 18" coverage "Striations" profile mechanically seamed structural standing seam metal roofing with 2" rib height double crimped standing seams and factory-applied sealant; manufactured by Metal Sales Manufacturing Corporation with rib mounted snow guards (rails). Roof pitch to be ½:12.
16. Louvered steel sun screen with blackened finish - typical.
17. Stained Cedar 1x4 tongue and Groove wood soffit – typical at all roof and deck soffits.
18. Stone slab soffit at full bed stone veneer.
19. Horizontal wood fence to screen the mechanical system condensers from public view.
20. Guard Rail: Minimum of 36" high solid guard rail clad with metal siding.
21. Key Note not used.
22. Stainless steel open grate "grid" recessed mat.
23. Thermally broken aluminum framed sliding doors with blackened finish - typical.
24. Thermally broken aluminum framed windows with blackened finish - typical.
25. Insulated and weather-stripped rolling steel overhead door with blackened finish.
26. Large format Sintered Stone pavers on concrete sub-slab with hydronic snow melt system.
27. Sloped glazing in thermally broken aluminum frames with blackened finish.
28. Metal soffit to match metal siding.
29. Mechanical system condensers.

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Permit: 07.30.2022 / 07.17.2023 / 10.02.2024 / 01.31.2025

Drawn: DB | Checked: | Construction Set Issued: 10.2022

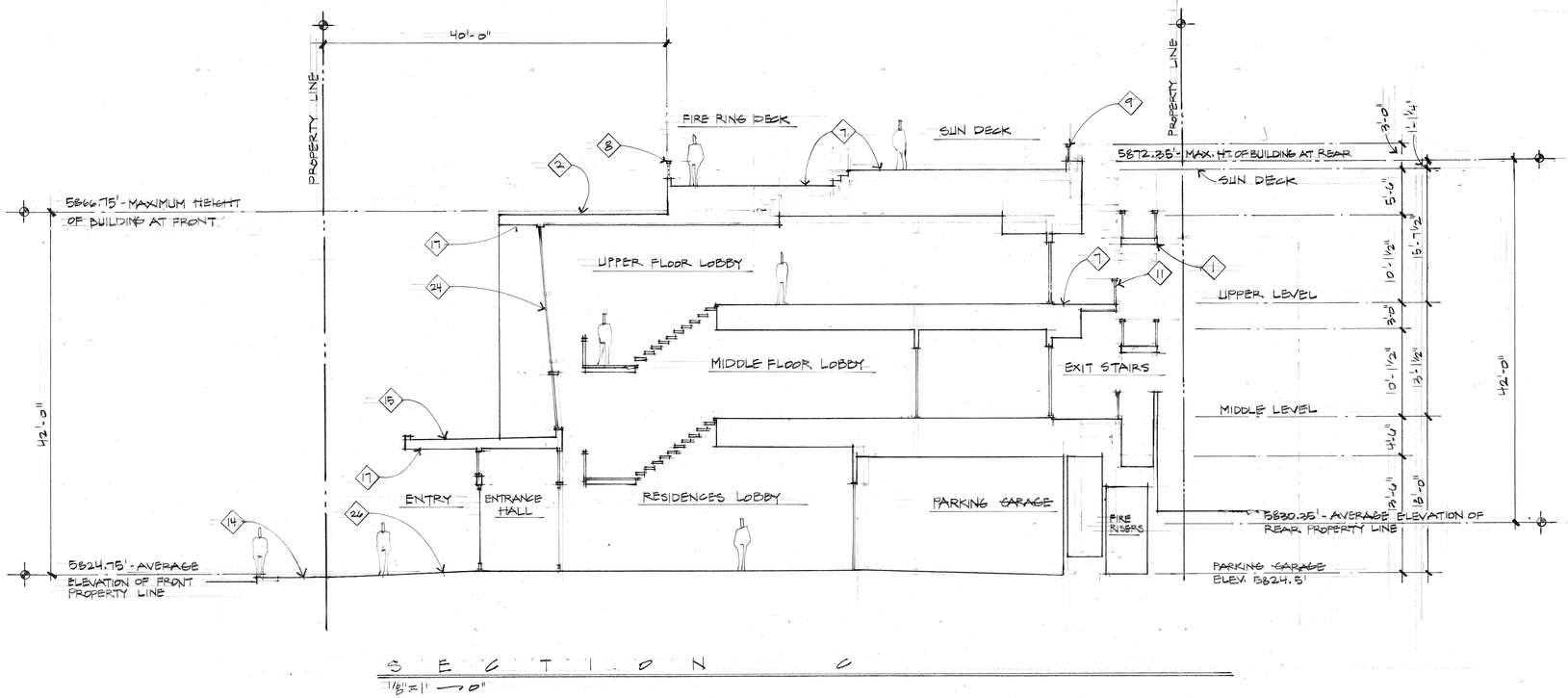
Project: SAWTOOTH SERENADE, 200 1ST AVE. NORTH, KETCHUM, IDAHO

Sheet Title: BUILDING SECTIONS

Sheet: A9

Project No. 2002

THE COMPLETE LINE

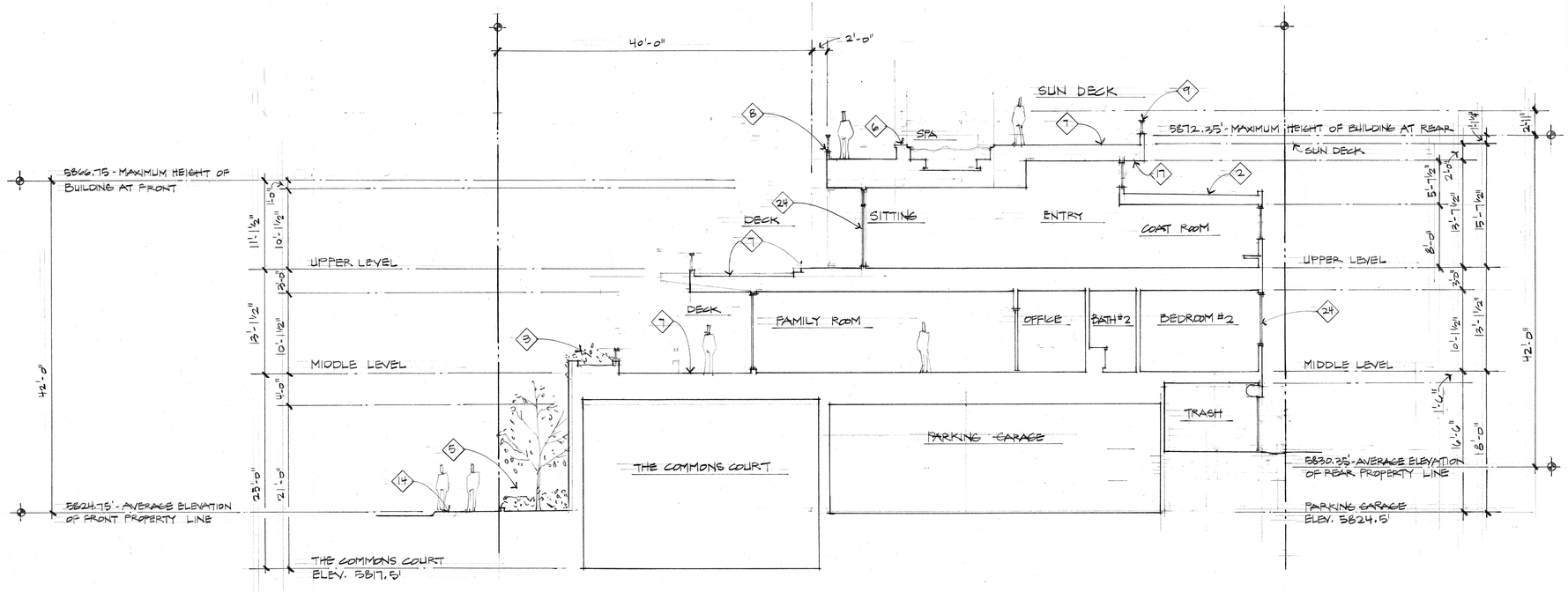


SECTION C

1/8" = 1' — 0"

BUILDING SECTION KEY NOTES:

1. Open steel framed exit stair with metal stanchions, top rail, and open horizontal steel cable. Finish to be blackened.
2. Green Roof: Vegetated low-slope "Sponge-Roof" system or equal to retain storm water, planted with Sedum mix per Landscape plans and details.
3. Raised planter with plantings per the Landscape plans.
4. "Green wall" frame consisting of freestanding greenscreen panels supported by square steel post, supporting climbing plantings per Landscape plans.
5. Landscape planting per the Landscape plans within +/- 6" high raised 6" concrete curb to contain soil and mulch.
6. Site built spa with automated cover. Top surface of spa coping to be flush with Sun Deck paver surface.
7. Large format Sintered Stone pavers on pedestals with hydronic snow melt system.
8. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted on wood parapet wall. Top of guardrail is below maximum height of building at the rear at the rear. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
9. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to steel base plate on wood sided parapet wall. Guard rail height shall be 36" above finished decking surface. The finish of all railing components to be black. Perimeter wall enclosing a roof top deck: Allowed to extend 4'-0" above the roof surface if at least 75% is transparent per KZC 17.12.040. The top of guard rail extends 23" above the maximum height of building at the rear. The solid parapet portion is 5" above the maximum height of building at the rear with open cable rail on top extending 18". Therefore, the solid parapet wall/cap above maximum height of building at the rear = 25%, transparent open rail = 75%.
10. Guard Rail: Open horizontal steel cable guard rail with fascia mounted metal stanchions and top rail. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
11. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted at decking surface to steel base plate. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
12. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to planter. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
13. Raised stone veneer planter finished with full bed stone veneer face and stone cap [redacted] containing trees and planting per Landscape plans. Planter walls with stone cap to be set level. Height of planter to vary with slope of public sidewalk. The top of planter at the north end on Sun Valley Road start 15" above the sidewalk. Thus, the top of planter will be 22" above the sidewalk at the corner of Sun Valley Road and 1st, and 27" above public sidewalk at the entry to Sawtooth Serenade.
14. New public sidewalk and curb/gutter per Civil drawings. Sidewalk to be constructed of "sand-set" unit pavers with hydronic snow melt system.
15. "Magna-Loc 180" 18" coverage "Striations" profile mechanically seamed structural standing seam metal roofing with 2" rib height double crimped standing seams and factory-applied sealant; manufactured by Metal Sales Manufacturing Corporation with rib mounted snow guards (rails). Roof pitch to be ½:12.
16. Louvered steel sun screen with blackened finish - typical.
17. Stained Cedar 1x4 tongue and Groove wood soffit – typical at all roof and deck soffits.
18. Stone slab soffit at full bed stone veneer.
19. Horizontal wood fence to screen the mechanical system condensers from public view.
20. Guard Rail: Minimum of 36" high solid guard rail clad with metal siding.
21. Key Note not used.
22. Stainless steel open grate "grid" recessed mat.
23. Thermally broken aluminum framed sliding doors with blackened finish - typical.
24. Thermally broken aluminum framed windows with blackened finish - typical.
25. Insulated and weather-stripped rolling steel overhead door with blackened finish.
26. Large format Sintered Stone pavers on concrete sub-slab with hydronic snow melt system.
27. Sloped glazing in thermally broken aluminum frames with blackened finish.
28. Metal soffit to match metal siding.
29. Mechanical system condensers.



SECTION D

1/8" = 1' — 0"

THE COMPLETE LINE

Revised:
09.29.2023
01.17.2023
10.10.2022
03.31.2023

Drawn: DSH
Date: 10.10.2022
Checked:
Construction Set Issued:

Thielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel: 425.828.0333 ◥ www.thielsen.com

Project:
SAWTOOTH SERENADE
200 1ST AVE. NORTH
KETCHUM, IDAHO

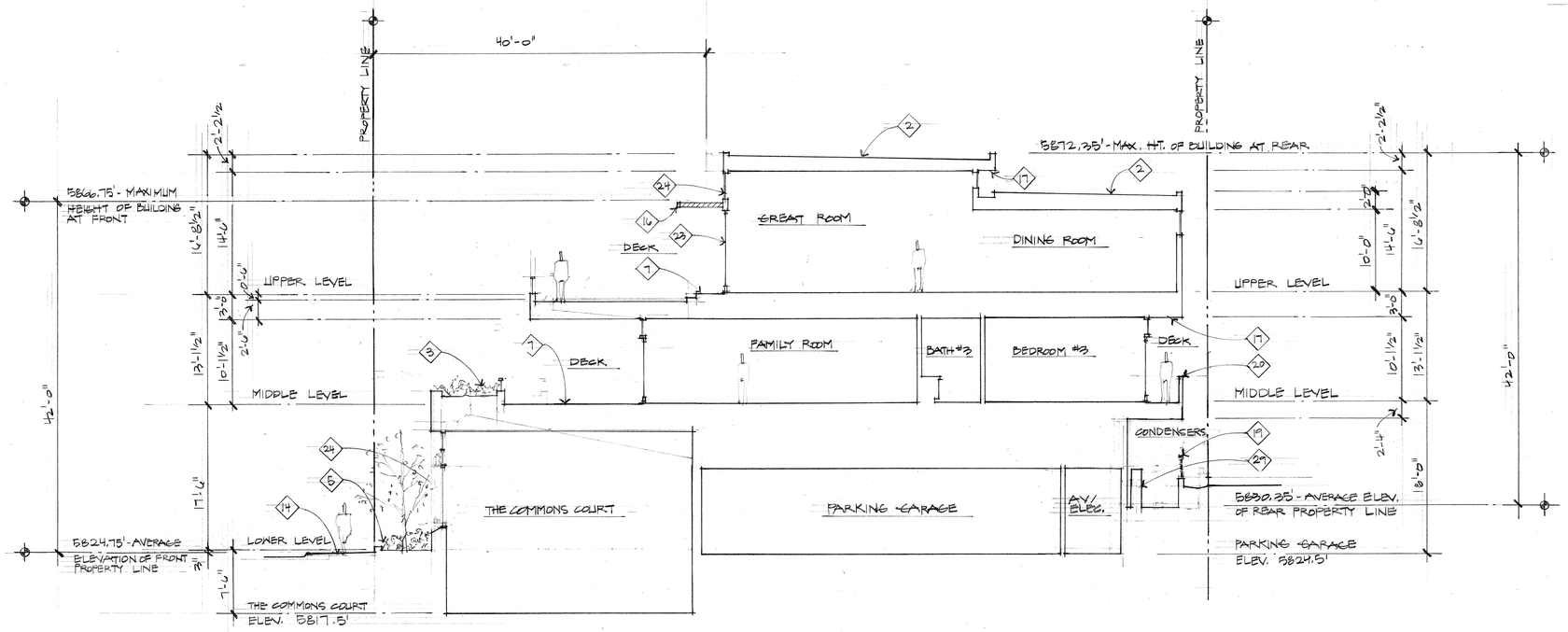
Sheet Title:
BUILDING SECTIONS

Sheet:
A10

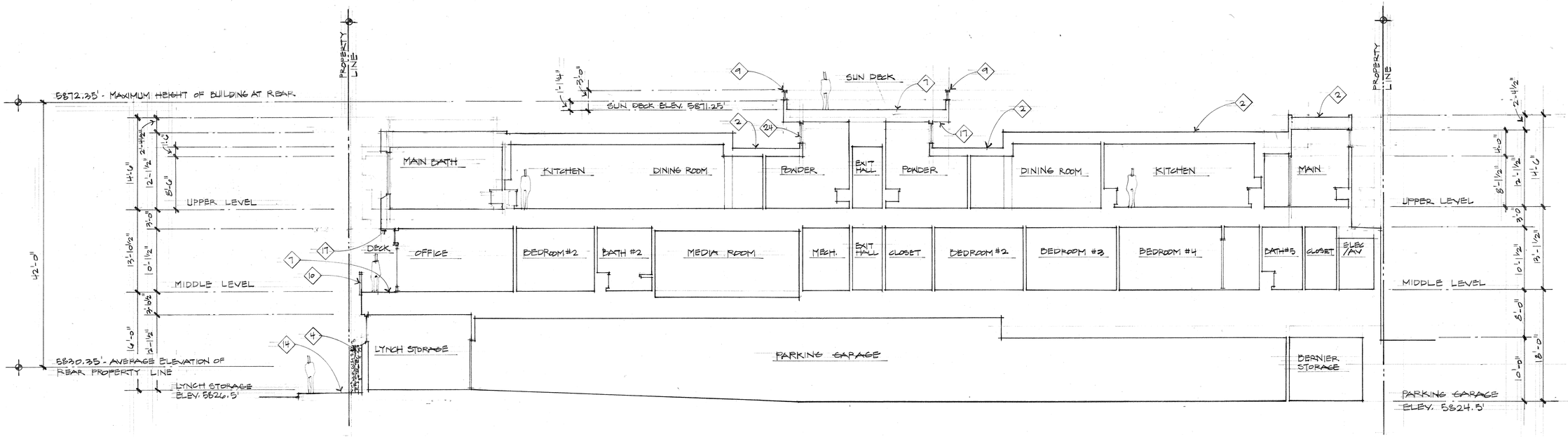
Project No.
2002

BUILDING SECTION KEY NOTES:

1. Open steel framed exit stair with metal stanchions, top rail, and open horizontal steel cable. Finish to be blackened.
2. Green Roof: Vegetated low-slope "Sponge-Roof" system or equal to retain storm water, planted with Sedum mix per Landscape plans and details.
3. Raised planter with plantings per the Landscape plans.
4. "Green wall" frame consisting of freestanding greenscreen panels supported by square steel post, supporting climbing plantings per Landscape plans.
5. Landscape planting per the Landscape plans within +/- 6" high raised 6" concrete curb to contain soil and mulch.
6. Site built spa with automated cover. Top surface of spa coping to be flush with Sun Deck paver surface.
7. Large format Sintered Stone pavers on pedestals with hydronic snow melt system.
8. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted on wood parapet wall. Top of guardrail is below maximum height of building at the rear at the rear. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
9. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to steel base plate on wood sided parapet wall. Guard rail height shall be 36" above finished decking surface. The finish of all railing components to be black. Perimeter wall enclosing a roof top deck: Allowed to extend 4'-0" above the roof surface if at least 75% is transparent per KZC 17.12.040. The top of guard rail extends 23" above the maximum height of building at the rear. The solid parapet portion is 5" above the maximum height of building at the rear with open cable rail on top extending 18". Therefore, the solid parapet wall/cap above maximum height of building at the rear = 25%, transparent open rail = 75%.
10. Guard Rail: Open horizontal steel cable guard rail with fascia mounted metal stanchions and top rail. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
11. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted at decking surface to steel base plate. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
12. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to planter. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
13. Raised stone veneer planter finished with full bed stone veneer face and stone cap per Key Note #1, containing trees and planting per Landscape plans. Planter walls with stone cap to be set level. Height of planter to vary with slope of public sidewalk. The top of planter at the north end on Sun Valley Road start 15" above the sidewalk. Thus, the top of planter will be 22" above the sidewalk at the corner of Sun Valley Road and 1st, and 27" above public sidewalk at the entry to Sawtooth Serenade.
14. New public sidewalk and curb/gutter per Civil drawings. Sidewalk to be constructed of "sand-set" unit pavers with hydronic snow melt system.
15. "Magna-Loc 180" 18" coverage "Striations" profile mechanically seamed structural standing seam metal roofing with 2" rib height double crimped standing seams and factory-applied sealant; manufactured by Metal Sales Manufacturing Corporation with rib mounted snow guards (rails). Roof pitch to be ½:12.
16. Louvered steel sun screen with blackened finish - typical.
17. Stained Cedar 1x4 tongue and Groove wood soffit – typical at all roof and deck soffits.
18. Stone slab soffit at full bed stone veneer.
19. Horizontal wood fence to screen the mechanical system condensers from public view.
20. Guard Rail: Minimum of 36" high solid guard rail [redacted]
21. Key Note not used.
22. Stainless steel open grate "grid" recessed mat.
23. Thermally broken aluminum framed sliding doors with blackened finish - typical.
24. Thermally broken aluminum framed windows with blackened finish - typical.
25. Insulated and weather-stripped rolling steel overhead door with blackened finish.
26. Large format Sintered Stone pavers on concrete sub-slab with hydronic snow melt system.
27. Sloped glazing in thermally broken aluminum frames with blackened finish.
28. Metal soffit to match metal siding.
29. Mechanical system condensers.



SECTION E
1/8" = 1'-0"



SECTION F
1/8" = 1'-0"

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09.30.2022
01.17.2023
10.13.2023
01.31.2024

Drawn: 10.7.2022
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Construction Set Issued:

Thielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel: 425.828.0333 ◥ www.thielsen.com

Project:
SAWTOOTH SERENADE
240 1ST AVE. NORTH
KETCHUM, IDAHO

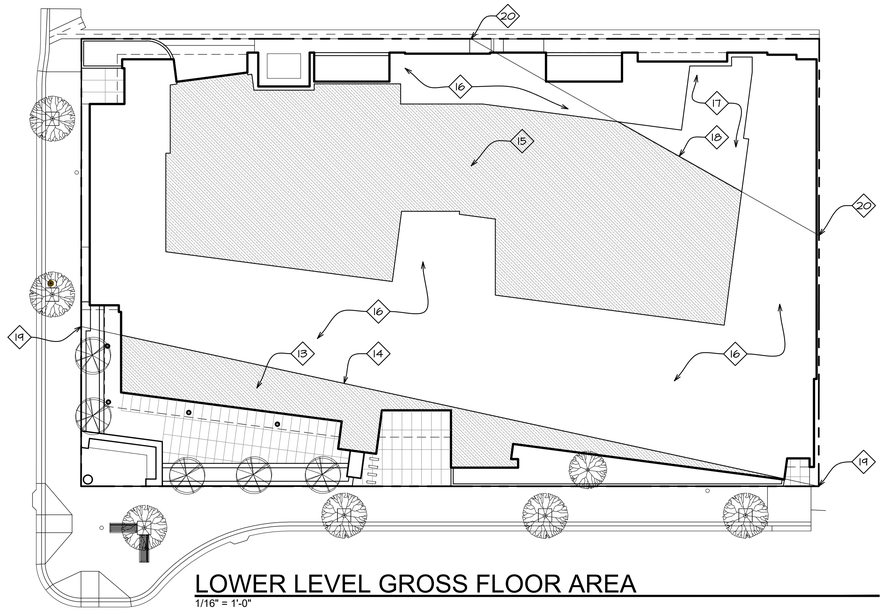
Sheet Title:
BUILDING SECTIONS

Sheet:
A11

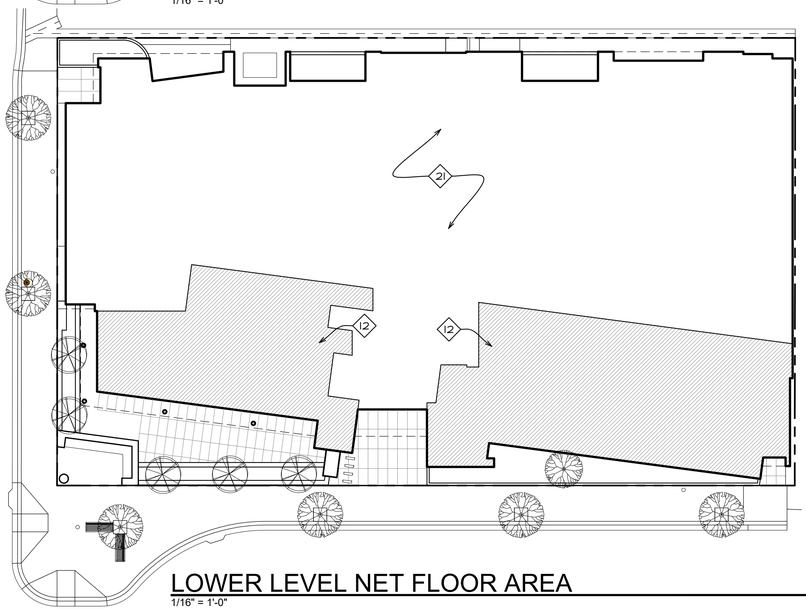
Project No.
2002

KEYNOTES

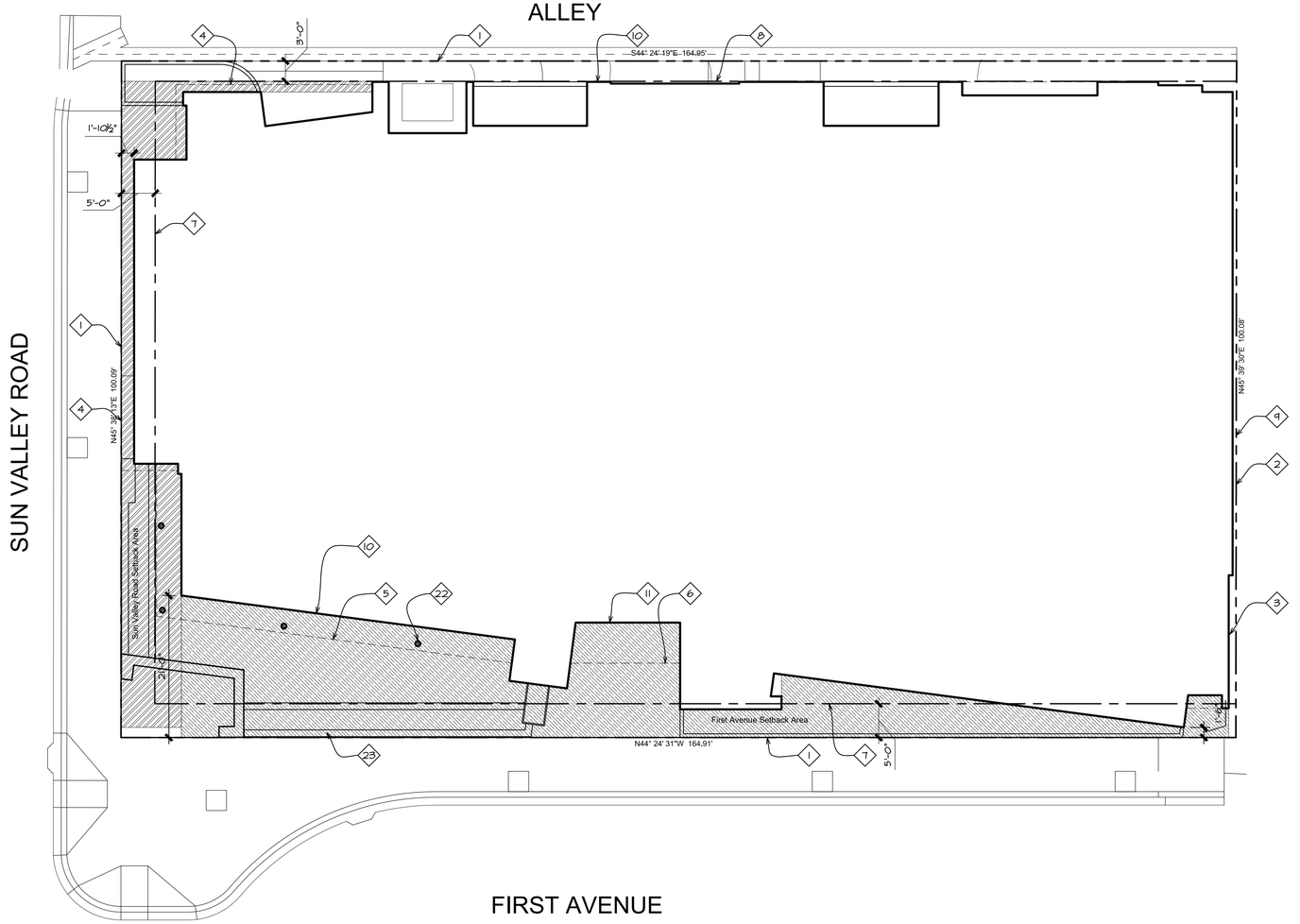
1 Property line/edge of right of way
2 Property line
3 Deck encroachment easement per survey
4 Line of cantilevered floor above
5 Line of cantilevered deck above
6 Line of entry canopy above
7 5' required average street setback
8 3' required alley setback
9 0' interior side setback
10 Line of building footprint
11 Location of building address numbers.
12 Area included as net floor area
13 Floor area above basement invisible plane and included in gross floor area calculations per KMC 17.08.020 definition of floor area, gross
14 Line where basement invisible plane crosses lower floor finished floor at elevation 5825.0'
15 Area of garage counted as groos floor area, not underground parking, per KMC 17.08.020 definition of floor area, gross and underground parking
16 Floor area below basement grade plan and excluded from gross floor area calculations per KMC 17.08.020 definition of floor area, gross
17 Underground parking floor area with ceiling height less than 4' above basement invisible plan and excluded from gross floor area calculations per KMC 17.08.020 definition of floor area, gross and underground parking
18 Line where basement invisible plane is 4' below garage ceiling.
19 Point where basement invisible plane intersects elevation 5825.0' at the property line
20 Point where basement invisible plane intersects elevation 5834.0' which is 4' below the ceiling height of the parking area.
21 Interior circulation, mechanical, parking, and storage in basement areas excluded from net floor area calculation
22 Structural steel column with blackened finish, typical.
23 Raised stone veneer planter finished with full bed stone veneer face and stone cap, containing trees and planting per Landscape plans. Planter walls with stone cap to be set level. Height of planter to vary with slope of public sidewalk. The top of planter at the north end on Sun Valley Road starts at 15" above the sidewalk. Thus, the top of planter will be 22" above the sidewalk at the corner of Sun Valley Road and 1st, and 27" above public sidewalk at the entry to Sawtooth Serenade.



LOWER LEVEL GROSS FLOOR AREA
1/16" = 1'-0"



LOWER LEVEL NET FLOOR AREA
1/16" = 1'-0"



LOWER LEVEL SETBACK PLAN
1" = 10'

SUN VALLEY ROAD SETBACK:

Setback Area:	587 sf
Frontage Length:	95'-7"
Average Setback Depth:	6.1'

1ST AVENUE SETBACK:

Setback Area:	1634 sf
Frontage Length:	154'-11"
Average Setback Depth:	10.5'

GROSS FLOOR AREA: 1,030 sf
GROSS FLOOR AREA PARKING: 4,756 sf

NET FLOOR AREA: 3,944 sf

9"
260
3'-8"

SIGNAGE:

SIGNAGE AREA:

Maximum area : 1 sq. ft. per 3 linear ft. street frontage or 60 sq.ft. (KZC 17.127.050)
(Wall) = 219'-11 ¼" (street frontage) / 3 linear ft.
= 73 sq ft > 60 sq ft.

Proposed Address Signage : 9" x 44" = 396 sq. in. = 2.75 sq. ft.
(Wall) 2.75 sq. ft. < 60 sq. ft.

LICENSED ARCHITECT 24A-999776 DAVID C THIELSEN STATE OF IDAHO

Revised:
6 7 8 9 10

Revised:
09/30/22
07/17/23
10/10/24
07/31/25
1 2 3 4 5

Drawn: 08/10/22
Checked: ---- ----
Construction Set Issued: ----

Thielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel 425.828.0333 ◥ Fax 425.828.9376

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

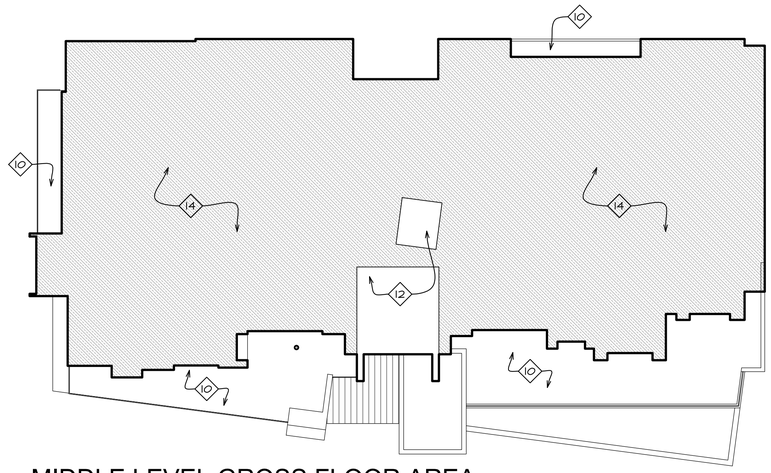
Sheet Title:
LOWER LEVEL SETBACK PLAN
MASTER SIGNAGE PLAN
LOWER LEVEL GFA & NFA PLANS

Sheet:
A12

Project No.
2002

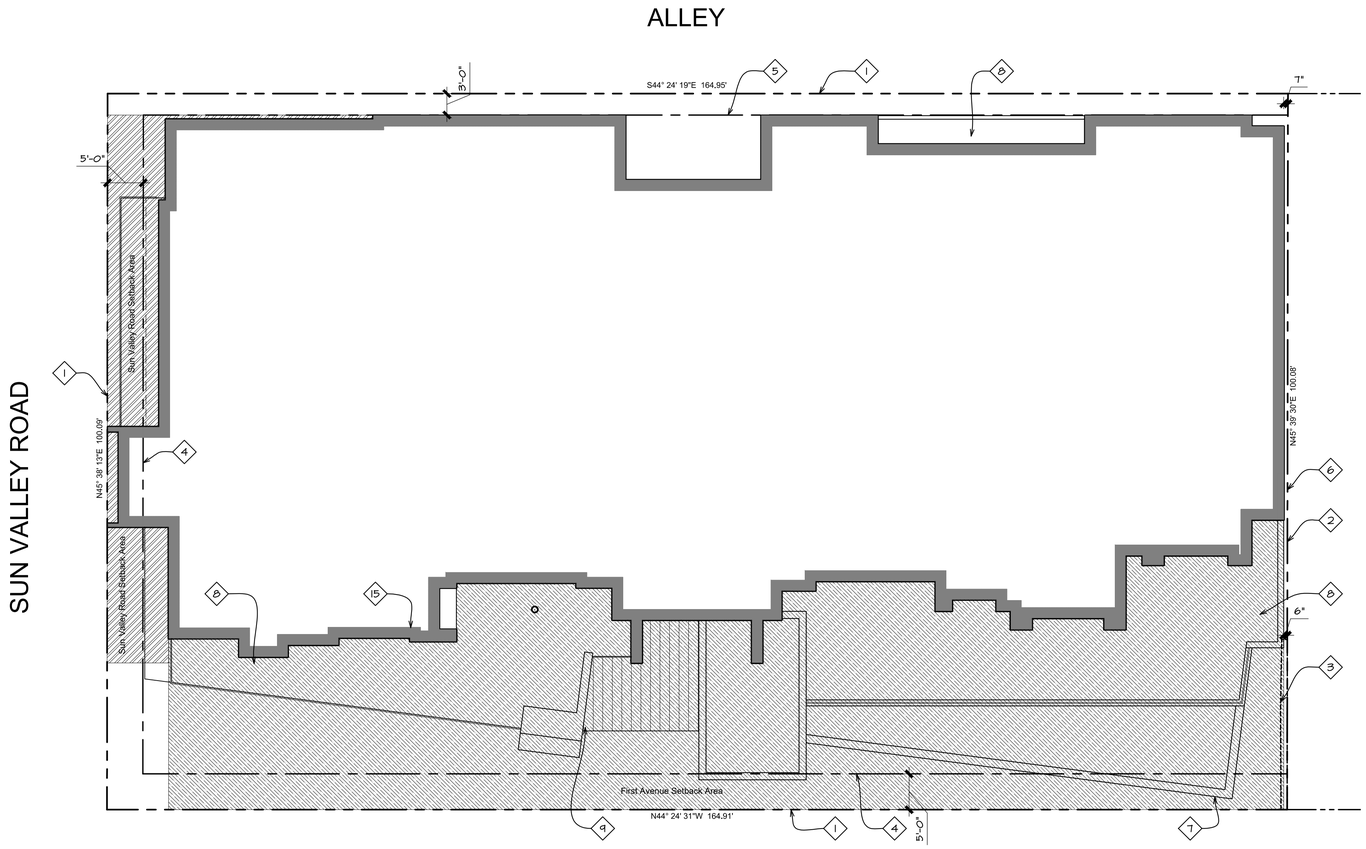
KEYNOTES

1 Property line/edge of right of way
2 Property line
3 Deck encroachment easement per survey
4 5' required average street setback
5 3' required alley setback
6 0' interior side setback
7 Line of wall below
8 Waterproof deck below
9 Line of entry canopy roof below
10 Waterproof deck
11 Interior circulation area excluded from net floor area calculations per KMC 17.08.020 definition of floor area, net.
12 Stair and elevator area excluded from gross floor area calculations per kmc 17.08.020 definition of floor area, gross.
13 Area included as net floor area
14 Area included as gross floor area
15 Structural steel column with blackened finish, typical.



MIDDLE LEVEL GROSS FLOOR AREA
1/16" = 1'-0"

MIDDLE LEVEL NET FLOOR AREA
1/16" = 1'-0"



MIDDLE LEVEL SETBACK PLAN
1" = 10'

SUN VALLEY ROAD SETBACK:

Setback Area:	526 sf
Frontage Length:	76'-6"
Average Setback Depth:	6.9'

FIRST AVENUE SETBACK:

Setback Area:	4431 sf
Frontage Length:	155'-10"
Average Setback Depth:	28.4'

GROSS FLOOR AREA:	10,039 sf
NET FLOOR AREA:	9,554 sf
LYNCH RESIDENCE FLOOR AREA:	4,710 sf
BERNIER RESIDENCE FLOOR AREA:	4,844 sf

LICENSED ARCHITECT AR-988776 DAVID C THIELSEN STATE OF IDAHO

Revised:
6 7 8 9 10

Revised:
09/30/22
07/17/23
10/10/24
07/31/25
1 2 3 4 5

Drawn: 08/10/22
Checked: ---- ----
Construction Set Issued: ----

Thielsen ARCHITECTS
Kirkland, WA 98033 Tel 425.828.0333 Fax 425.828.9376

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

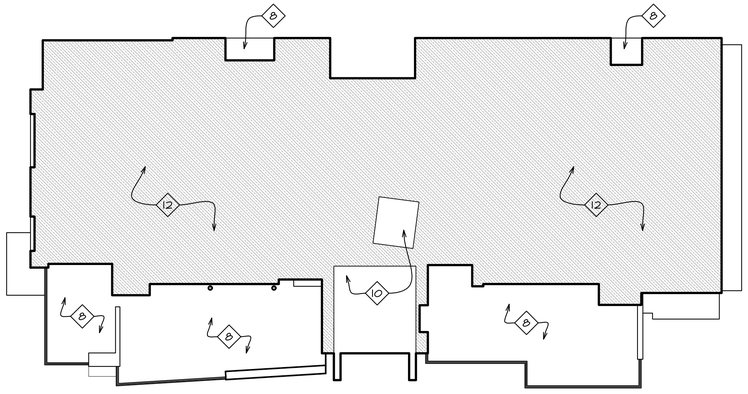
Sheet Title:
MIDDLE LEVEL SETBACK PLAN
MIDDLE LEVEL GROSS FLOOR AREA PLAN
MIDDLE LEVEL NET FLOOR AREA PLAN

Sheet:
A13

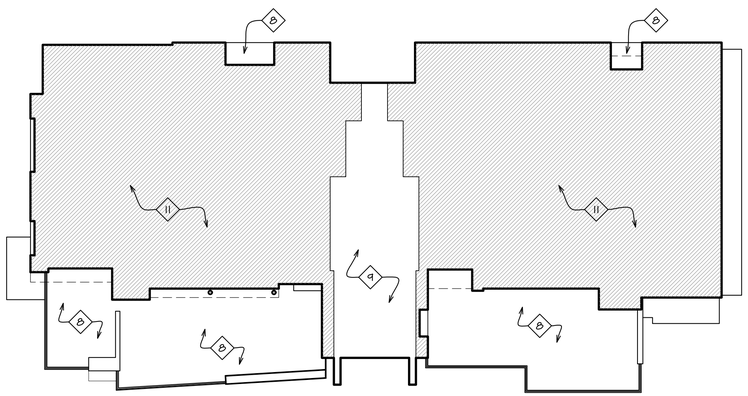
Project No.
2002

KEYNOTES

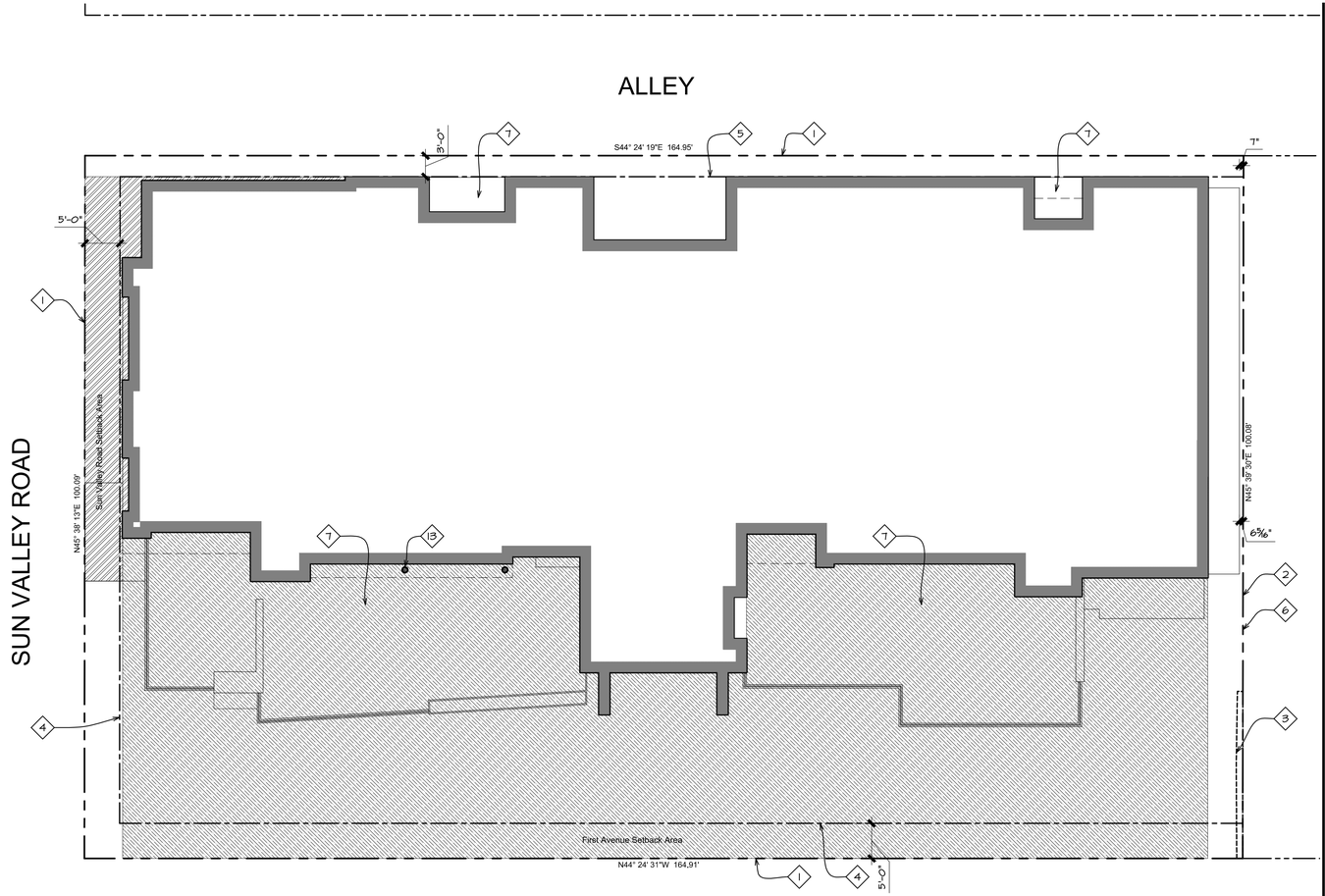
1 Property line/edge of right of way
2 Property line
3 Deck encroachment easement per survey
4 5' required average street setback
5 3' required alley setback
6 0' interior side setback
7 Waterproof deck below
8 Waterproof deck
9 Interior circulation area excluded from net floor area calculations per KMC 17.08.020 definition of floor area, net.
10 Stair and elevator area excluded from gross floor area calculations per kmc 17.08.020 definition of floor area, gross.
11 Area included as net floor area
12 Area included as gross floor area
13 Structural steel column with blackened finish, typical.



UPPER LEVEL GROSS FLOOR AREA
1/16" = 1'-0"



UPPER LEVEL NET FLOOR AREA
1/16" = 1'-0"



UPPER LEVEL SETBACK PLAN
1" = 10'

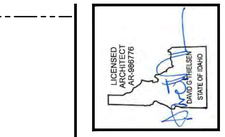
SUN VALLEY ROAD SETBACK:

Setback Area:	377 sf
Frontage Length:	57'-7"
Average Setback Depth:	6.5'

FIRST AVENUE SETBACK:

Setback Area:	6132 sf
Frontage Length:	154'-6"
Average Setback Depth:	39.7'

GROSS FLOOR AREA:	8,042 sf
NET FLOOR AREA:	7,510 sf
LYNCH RESIDENCE UPPER FLOOR AREA:	3,647 sf
BERNIER RESIDENCE UPPER FLOOR AREA:	3,863 sf



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6 7 8 9 10

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Kirkland, WA 98033 ◥ Tel 425.828.0333 ◥ Fax 425.828.9376

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
UPPER LEVEL SETBACK PLAN
UPPER LEVEL GROSS FLOOR AREA PLAN
UPPER LEVEL NET FLOOR AREA PLAN

Sheet:
A14

Project No.
2002

KEYNOTES

1 Property line/edge of right of way

2 Property line

3 Deck encroachment easement per survey

4 5' required average street setback

5 3' required alley setback

6 0' interior side setback

7 Line of wall below

8 Building facade step occurs at this location.

9 Line of required building height step, minimum 40'-0" from front property line and minimum 35'-0" from rear property line, per KZC 17.12.040.

10 Masonry chimney with termination per IBC 2113.9.

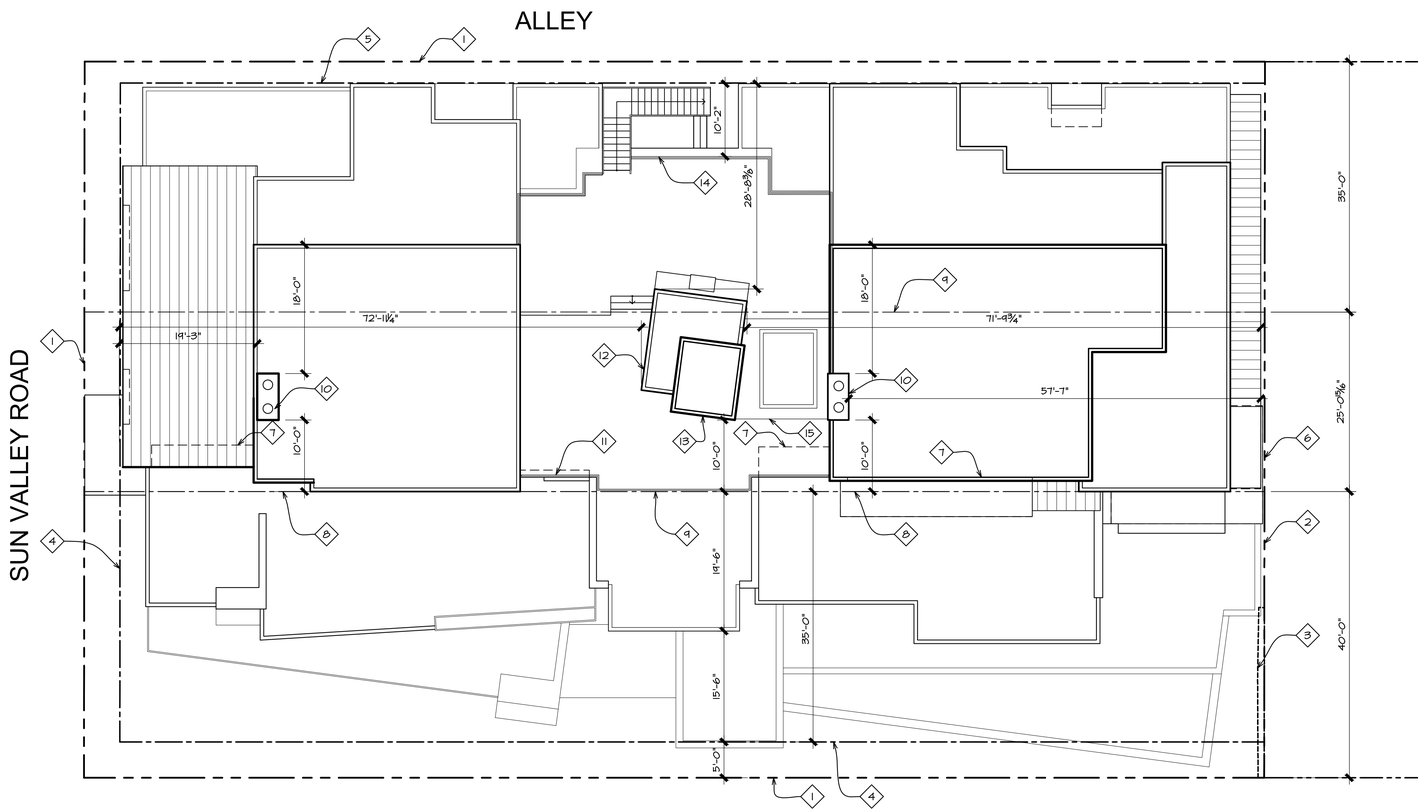
11 Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted on wood parapet wall. Top of guardrail is below maximum height of building at the rear at the rear. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.

12 Non-habitable structures located on building roof tops are allowed to extend 10'-0" above maximum building height per KZC 17.12.040 – Community Core Dimensional Standards. Top of elevator lobby roof to be 6'-0" above maximum building height.

13 Non-habitable structures located on building roof tops are allowed to extend 10'-0" above maximum building height per KZC 17.12.040 – Community Core Dimensional Standards. Top of elevator enclosure roof to be 9'-6" above maximum building height.

14 Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to steel base plate on wood sided parapet wall. Guard rail height shall be 36" above finished decking surface. The finish of all railing components to be black. Perimeter wall enclosing a roof top deck: Allowed to extend 4'-0" above the roof surface if at least 75% is transparent per KZC 17.12.040. The top of guard rail extends 23" above the maximum height of building at the rear. The solid parapet portion is 5" above the maximum height of building at the rear with open cable rail on top extending 18". Therefore, the solid parapet wall/cap above maximum height of building at the rear = 25%, transparent open rail = 75%.

15 Site built hot tub/spa with automated cover. Top surface of spa coping to be flush with Sun Deck paver surface.



ROOF LEVEL SETBACK PLAN
1" = 10'

LICENSED ARCHITECT AR-988776 DAVID C THIELSEN STATE OF IDAHO

Revised: 6 7 8 9 10

Revised: 1 09/30/22 2 07/17/23 3 10/10/24 4 07/31/25 5

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Project: SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title: ROOF LEVEL SETBACK PLAN ---- ----

Sheet: A15

Project No. 2002

KEYNOTES

1 Line of cantilevered floor above

2 Line of cantilevered deck above

3 Line of entry canopy above

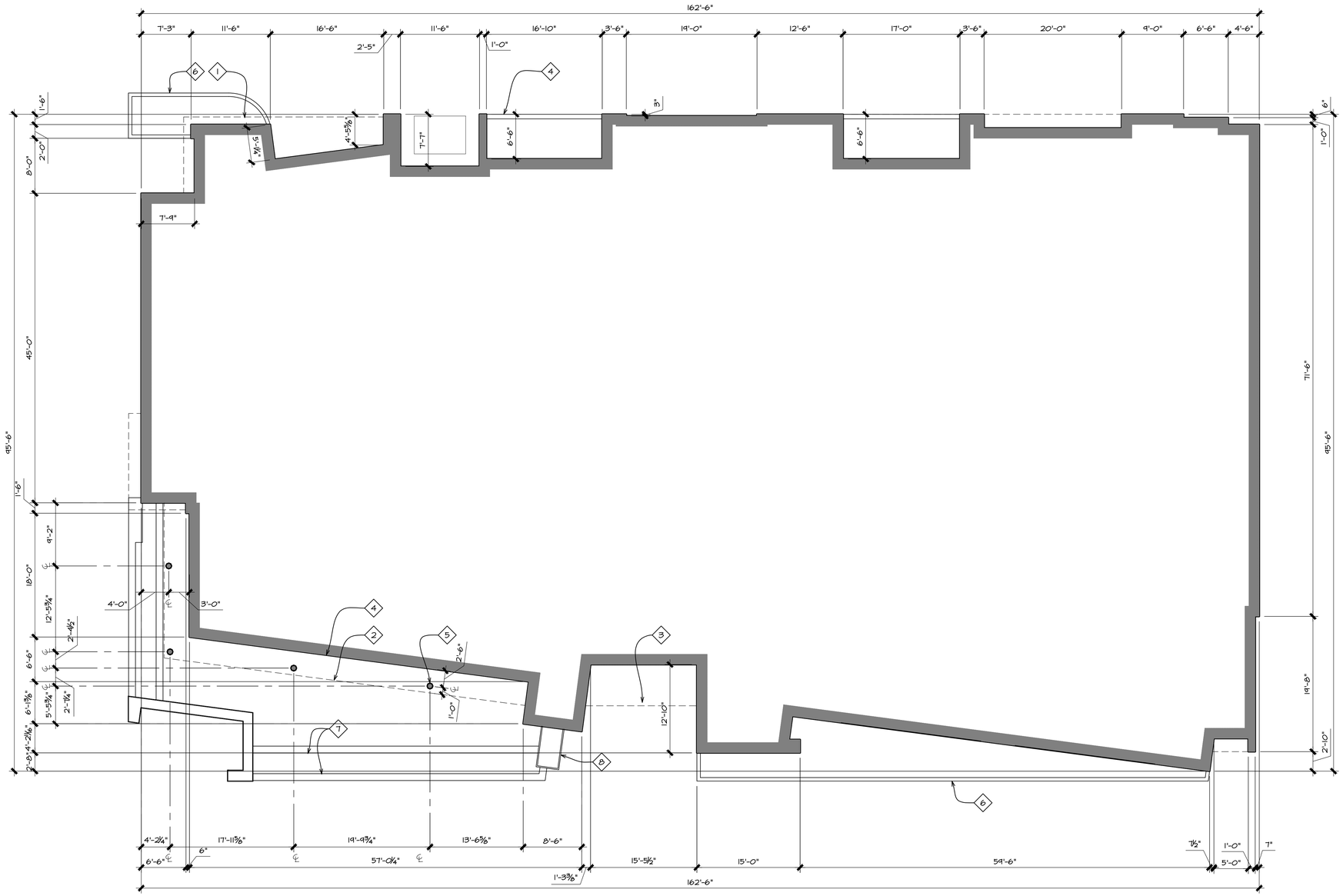
4 Line of building footprint

5 Structural steel column with blackened finish, typical.

6 6" tall concrete curb

7 Raised stone veneer planter finished with full bed stone veneer face and stone cap, containing trees and planting per Landscape plans. Planter walls with stone cap to be set level. Height of planter to vary with slope of public sidewalk. The top of planter at the north end on Sun Valley Road starts at 15" above the sidewalk. Thus, the top of planter will be 22" above the sidewalk at the corner of Sun Valley Road and 1st, and 27" above public sidewalk at the entry to Sawtooth Serenade.

8 48" tall raised plate steel planter with blackened finish



LOWER LEVEL DIMENSION PLAN

1/8" = 1'-0"

LICENSED ARCHITECT
AR-888776
DAVID C. THELSEN
STATE OF IDAHO

Thelsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel 425.828.0333 ◥ Fax 425.828.9376

Revised:
6 7 8 9 10

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5

Drawn: 08/10/22
Checked: ---- ----
Construction Set Issued: ----

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

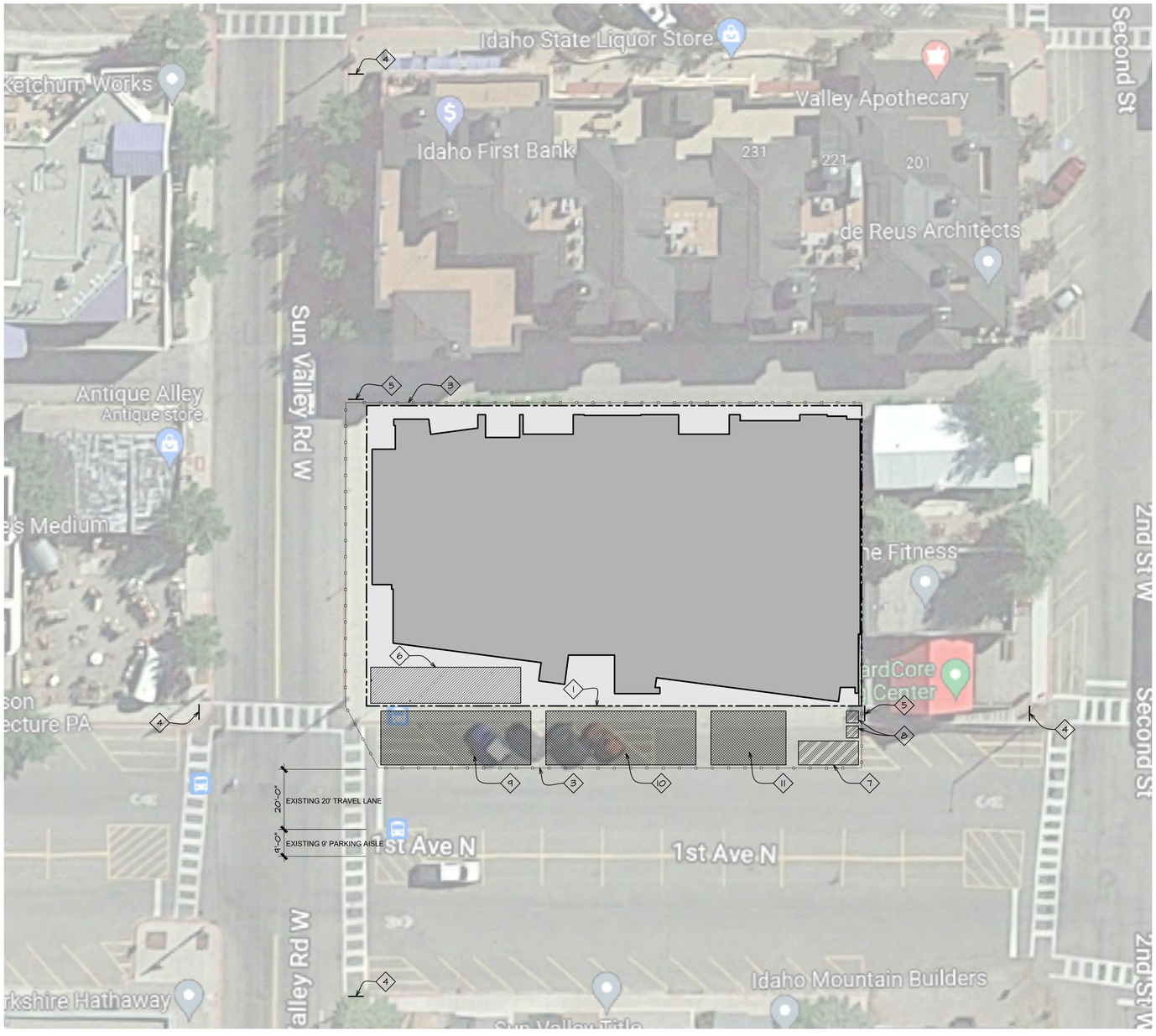
Sheet Title:
LOWER FLOOR DIMENSION PLAN
---- ----

Sheet:
A16

Project No.
2002

KEYNOTES

1 Property line
2 Line of building footprint
3 Temporary 6' tall chainlink construction fence.
4 Temporary "Sidewalk closed ahead" sign
5 Temporary "Sidewalk closed" sign
6 Materials storage area
7 Job trailer
8 Portable toilets
9 Material delivery and unloading area
10 Temporary mobile construction crane location
11 Truck wash area



CONSTRUCTION MANAGEMENT PLAN

1" = 20'

N

CONSTRUCTION MANAGEMENT NOTES

1. General contractor to ensure that all construction activity meets the requirements of the City of Ketchum and all OSHA safety standards.
2. Construction hours to be 7:30 am until 7:00 pm. No construction activity on Sundays or holidays.
3. For construction during the winter, all snow is to be removed from the job site. No snow is to be stored on site.

LICENSED ARCHITECT AR-888776 DAVID C NIELSEN STATE OF IDAHO

Revised:
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Revised:
1 09/30/22
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4 07/31/25
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Nielsen ARCHITECTS
Kirkland, WA 98033 Tel 425.828.0333 Fax 425.828.9376

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
CONSTRUCTION PLAN
---- ----

Sheet:
A17

Project No.
2002

1 LOWER FLOOR PLAN

LIGHTING PLAN

SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. IT IS THE INTENT OF THESE DRAWINGS TO PROVIDE A COMPREHENSIVE LIGHTING PLAN WHICH SHOWS LIGHT FIXTURE LOCATIONS, FIXTURE SPECIFICATIONS, AND CIRCUITRY FOR THE PURPOSE OF A LICENSED ELECTRICAL CONTRACTOR TO BID AND INSTALL A COMPLETE LIGHTING SYSTEM.

2. THE ELECTRICAL CONTRACTOR SHALL FOLLOW AND ADHERE TO THE CURRENT NATIONAL ELECTRICAL CODE (NEC). IN THE EVENT OF A CONFLICT BETWEEN THIS DRAWING AND THE APPLICABLE CODE, THE CODE SHALL PREVAIL AND THE INSTALLATION SHALL BE MADE IN COMPLIANCE WITH THE CODE.

3. ALL EMERGENCY EGRESS LIGHTING IS THE RESPONSIBILITY OF THE ELECTRICAL ENGINEER OR ELECTRICAL CONTRACTOR.

4. ALL WALL AND FLOOR OUTLETS SHOWN ON LIGHTING PLAN ARE FOR CONTROL OF LIGHTING EQUIPMENT. ALL OTHER OUTLETS AND LOCATIONS ALONG WITH CIRCUIT BREAKER AND/OR DETAILED ELECTRICAL WIRING PLEASE REFER TO THE ELECTRICAL SHEETS.

5. ALL DIMMING CIRCUITS ARE TWO-WIRE UNLESS NOTED DIFFERENTLY. NO COMMON NEUTRALS SHALL BE USED.

6. FIELD PAINT ALL CONDUIT, JUNCTION BOXES, LIGHTING TRIM AND HARDWARE TO MATCH ADJACENT SURFACES.

7. ELECTRICAL CONTRACTOR SHALL VERIFY ALL CEILING TYPES, RECESS CONDITIONS, AND MOUNTING HARDWARE REQUIRED PRIOR TO PURCHASE OF ANY LIGHTING FIXTURES.

8. ELECTRICAL CONTRACTOR SHALL VERIFY MOUNTING HEIGHTS OF ALL DECORATIVE FIXTURES WITH INTERIOR DESIGNER PRIOR TO INSTALLATION.

9. ALL STEP LIGHTS SHALL BE MOUNTED AT +1'-6" A.F.F. TO CENTER OF FIXTURE UNLESS OTHERWISE NOTED.

10. ALL WIRE USED SHALL BE COPPER

11. IN ORDER TO MAINTAIN THE INTEGRITY OF OUR LIGHTING DESIGN, KJF LIGHTING DESIGN, WILL REQUIRE SITE VISITS DURING ELECTRICAL ROUGH AND ELECTRICAL TRIM STAGES. THE ELECTRICAL CONTRACTOR MAY BE HELD LIABLE FOR EXPENSES INCURRED IN A RESULT OF MOVING LIGHT FIXTURES INSTALLED PRIOR TO CLIENT OR KJF LIGHTING DESIGN'S APPROVAL.

12. THE ELECTRICAL CONTRACTOR SHALL ALLOW TWO EVENINGS (4 HOUR MINIMUM EACH) AND PROVIDE ALL NECESSARY LADDERS AND MAN LIFTS TO ASSIST KJF LIGHTING DESIGN DURING THE FINAL AIM AND FOCUS OF ALL ADJUSTABLE LIGHTING FIXTURES.

13. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR TO REVIEW ALL INFORMATION ON THESE PLANS. IF THERE ARE ERRORS, OMISSIONS, OR QUESTIONS CONCERNING THESE PLANS PLEASE CONTACT KJF LIGHTING DESIGN - 602.448.5007 FOR CLARIFICATION.

PROJECT NOTES

1. LIGHTING EQUIPMENT (MANDATORY) N1104.1 (AMENDED) ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.

2. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING. (N1102.4.4).

3. FIXTURES LOCATED IN DAMP OR WET LOCATIONS SUCH AS SHOWER/TUB AREA AND FIXTURED/LIGHTS INSTALLED OUTSIDE SHALL BE "LISTED" TO BE SUITABLE FOR DAMP / WET LOCATION.

4. EXTERIOR LIGHTING OVER 30 WATTS SHALL INCLUDE AN AUTOMATIC SHUT-OFF. (N1104.3).

5. ALL PERMANENTLY INSTALLED INTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, AN OCCUPANT SENSOR CONTROL OR OTHER CONTROL SUCH AS AN AUTOMATIC TIMER SHUT-OFF SWITCH. EXCEPTIONS INCLUDE BATHROOMS AND HALLWAYS. (N1104.2).

6. ALL LINEAR LED STRIP TAPE LIGHT TO BE FED EVERY 16'-0". CONSULT KJF LIGHTING DESIGN FOR WIRING DIAGRAMS

LIGHT CONTROL SYMBOL LEGEND

$	SINGLE POLE SWITCH
$'	SINGLE POLE JAMB SWITCH
$MO	SINGLE POLE MOTION SWITCH
$T	SINGLE POLE TIMER SWITCH
D	SINGLE POLE DIMMER
	1/2 SWITCHED DUPLEX RECEPTACLE
CR	SWITCHED RECESSED CLOCK RECEPTACLE
FP	1/2 SWITCHED FLOOR PLUG RECEPTACLE
T#	REMOTE LOW VOLTAGE TRANSFORMER

KEVIN J. FLOWER
LIGHTING DESIGN

20650 N. 29th Place Suite 106
PHOENIX, AZ 85050
WWW.KEVINJFLOWER.COM
T 602.341.3667

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DRAWN BY:
KEVIN FLOWER

DATE: JULY 19, 2022

SCALE: AS NOTED

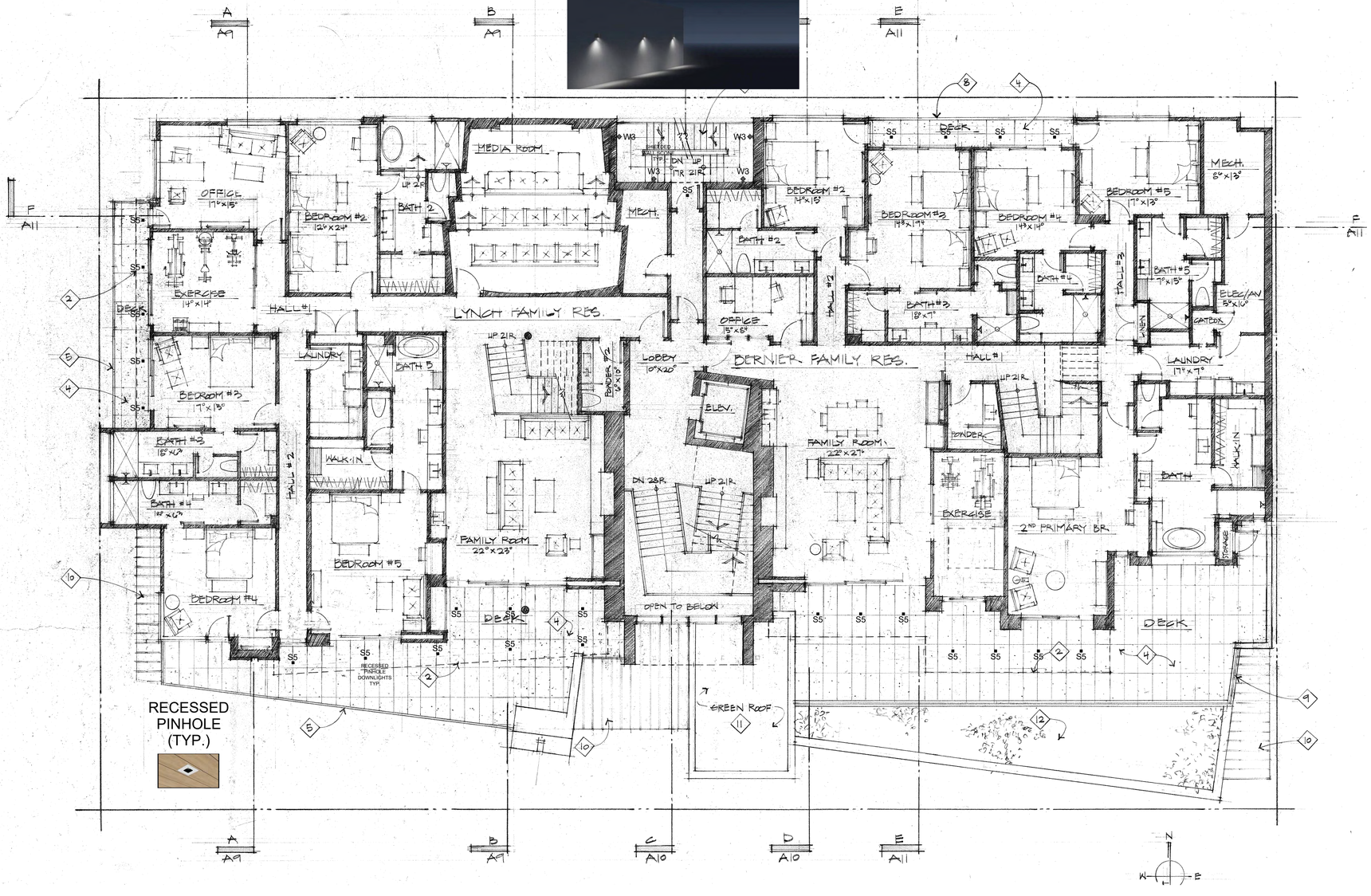
REVISIONS:

1 City Comments - 9.30.22
2 City Comments 5.24.23
3 City Comments 8.26.24
4 City Comments 8.25.25

SAWTOOTH SERENADE
260 1ST AVENUE NORTH
KETCHUM IDAHO

SHEET NUMBER:
LIGHTING PLAN
EL 1

SHIELDED
WALL SCONCE
(TYP.)



1 MIDDLE FLOOR PLAN
LIGHTING PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

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5. ALL DIMMING CIRCUITS ARE TWO-WIRE UNLESS NOTED DIFFERENTLY. NO COMMON NEUTRALS SHALL BE USED.

6. FIELD PAINT ALL CONDUIT, JUNCTION BOXES, LIGHTING TRIM AND HARDWARE TO MATCH ADJACENT SURFACES.

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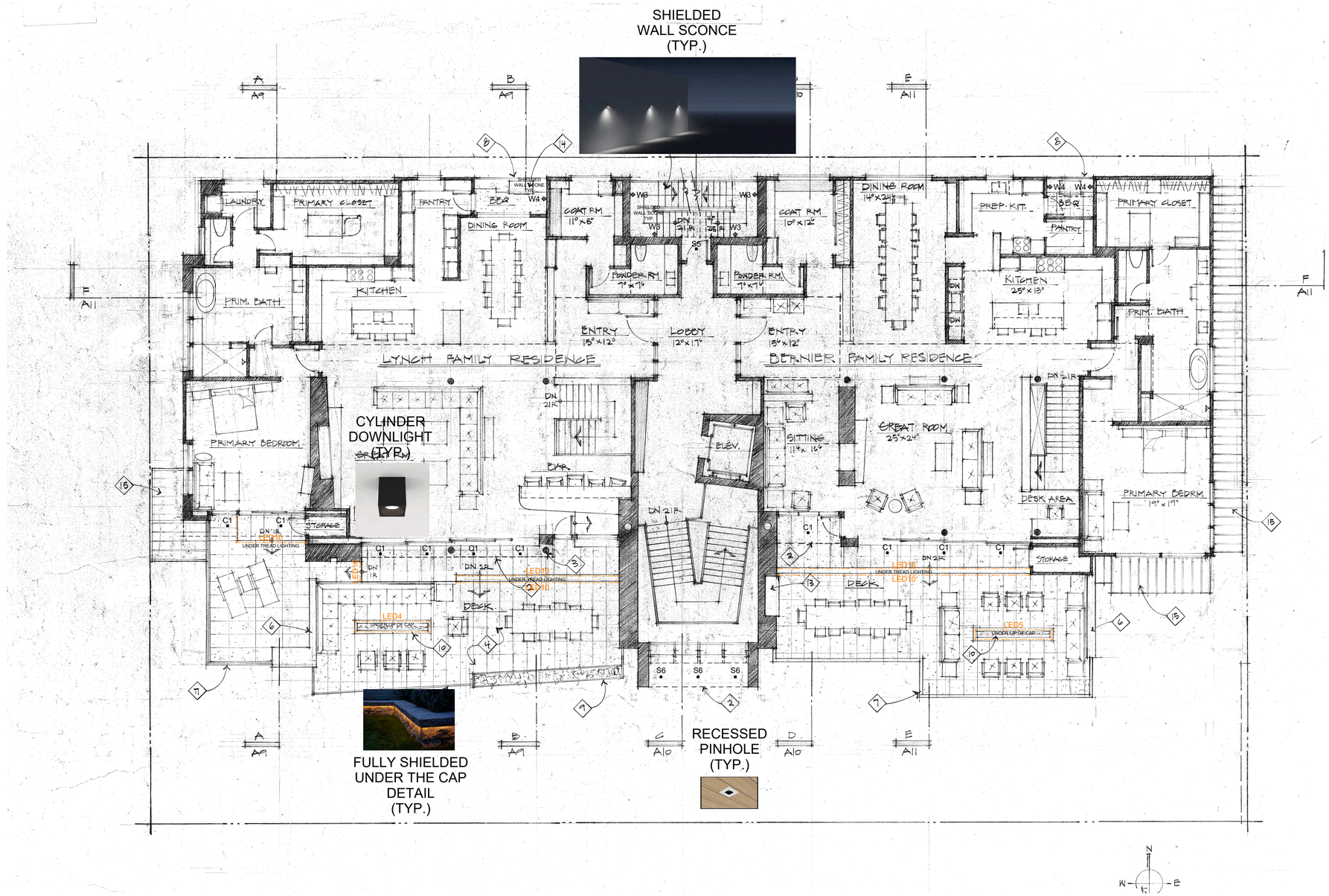
SAWTOOTH SERENADE
260 1ST AVENUE NORTH
KETCHUM IDAHO

SHEET NUMBER:
LIGHTING PLAN
EL 2



1 UPPER FLOOR PLAN

LIGHTING PLAN

SCALE: 1/8" = 1'-0"

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9. ALL STEP LIGHTS SHALL BE MOUNTED AT +1'-6" A.F.F. TO CENTER OF FIXTURE UNLESS OTHERWISE NOTED.

10. ALL WIRE USED SHALL BE COPPER

11. IN ORDER TO MAINTAIN THE INTEGRITY OF OUR LIGHTING DESIGN, KJF LIGHTING DESIGN, WILL REQUIRE SITE VISITS DURING ELECTRICAL ROUGH AND ELECTRICAL TRIM STAGES. THE ELECTRICAL CONTRACTOR MAY BE HELD LIABLE FOR EXPENSES INCURRED IN A RESULT OF MOVING LIGHT FIXTURES INSTALLED PRIOR TO CLIENT OR KJF LIGHTING DESIGN'S APPROVAL.

12. THE ELECTRICAL CONTRACTOR SHALL ALLOW TWO EVENINGS (4 HOUR MINIMUM EACH) AND PROVIDE ALL NECESSARY LADDERS AND MAN LIFTS TO ASSIST KJF LIGHTING DESIGN DURING THE FINAL AIM AND FOCUS OF ALL ADJUSTABLE LIGHTING FIXTURES.

13. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR TO REVIEW ALL INFORMATION ON THESE PLANS. IF THERE ARE ERRORS, OMISSIONS, OR QUESTIONS CONCERNING THESE PLANS PLEASE CONTACT KJF LIGHTING DESIGN - 602.448.5007 FOR CLARIFICATION.

PROJECT NOTES

1. LIGHTING EQUIPMENT (MANDATORY) N1104.1 (AMENDED) ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.

2. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING. (N1102.4.4).

3. FIXTURES LOCATED IN DAMP OR WET LOCATIONS SUCH AS SHOWER/TUB AREA AND FIXTURED/LIGHTS INSTALLED OUTSIDE SHALL BE "LISTED" TO BE SUITABLE FOR DAMP / WET LOCATION.

4. EXTERIOR LIGHTING OVER 30 WATTS SHALL INCLUDE AN AUTOMATIC SHUT-OFF. (N1104.3).

5. ALL PERMANENTLY INSTALLED INTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, AN OCCUPANT SENSOR CONTROL OR OTHER CONTROL SUCH AS AN AUTOMATIC TIMER SHUT-OFF SWITCH. EXCEPTIONS INCLUDE BATHROOMS AND HALLWAYS. (N1104.2).

6. ALL LINEAR LED STRIP TAPE LIGHT TO BE FED EVERY 16'-0". CONSULT KJF LIGHTING DESIGN FOR WIRING DIAGRAMS

LIGHT CONTROL SYMBOL LEGEND

$	SINGLE POLE SWITCH
$P	SINGLE POLE JAMB SWITCH
$MD	SINGLE POLE MOTION SWITCH
$T	SINGLE POLE TIMER SWITCH
D	SINGLE POLE DIMMER
	1/2 SWITCHED DUPLEX RECEPTACLE
WCP	SWITCHED RECESSED CLOCK RECEPTACLE
FP	1/2 SWITCHED FLOOR PLUG RECEPTACLE
T#	REMOTE LOW VOLTAGE TRANSFORMER

KEVIN J. FLOWER
LIGHTING DESIGN
20650 N. 29th Place Suite 106
PHOENIX, AZ 85050
WWW.KEVINJFLOWER.COM
T 602.341.3667

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DRAWN BY:
KEVIN FLOWER

DATE: JULY 19, 2022

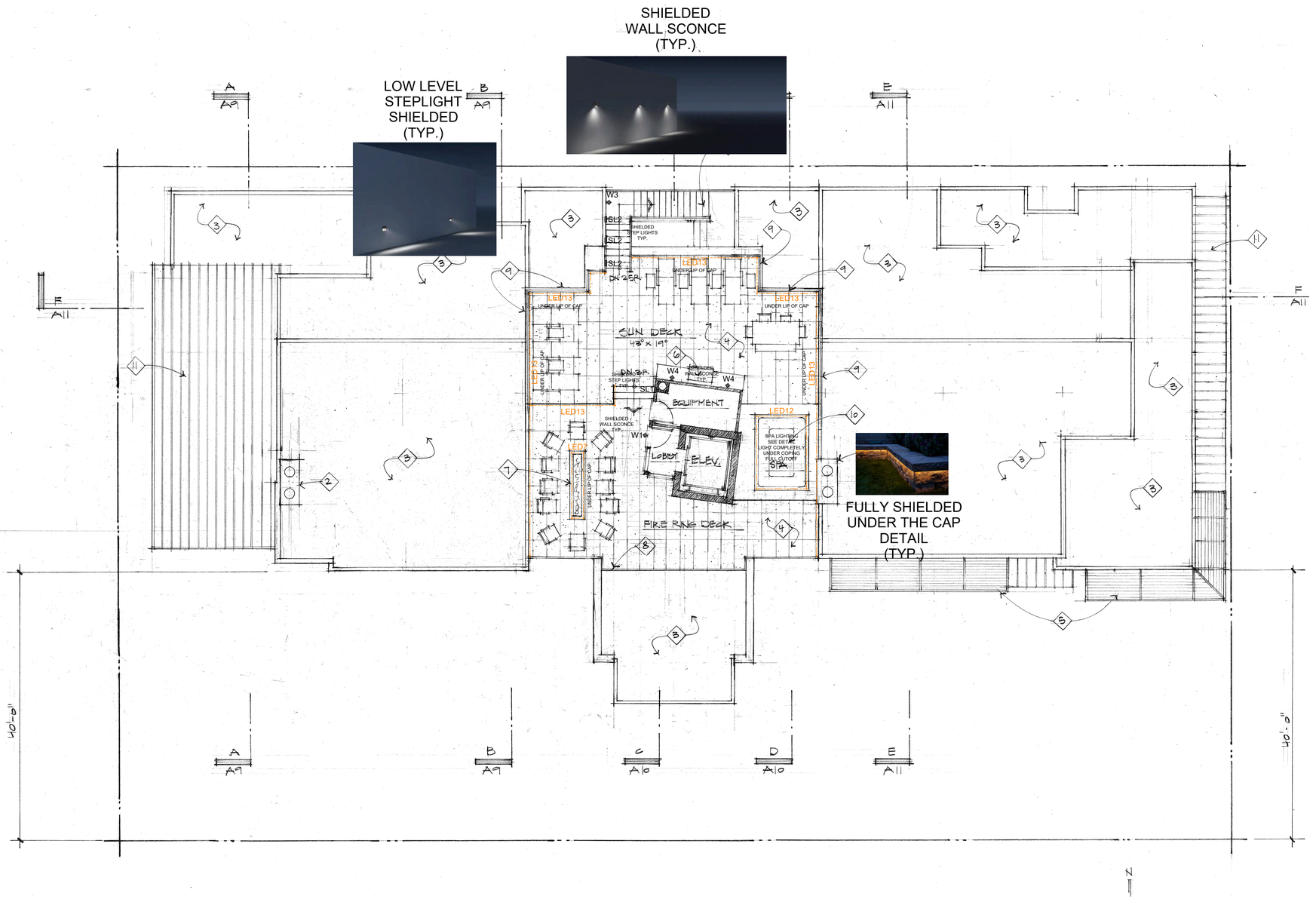
SCALE: AS NOTED

REVISIONS:

1. City Comments - 9.30.22
2. City Comments 5.24.23
3. City Comments 8.26.24
4. City Comments 8.25.25

SAWTOOTH SERENADE
260 1ST AVENUE NORTH
KETCHUM IDAHO

SHEET NUMBER:
LIGHTING PLAN
EL 3



FULLY SHIELDED
UNDER THE CAP
DETAIL
(TYP.)

1 ROOF DECK PLAN
LIGHTING PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

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2. THE ELECTRICAL CONTRACTOR SHALL FOLLOW AND ADHERE TO THE CURRENT NATIONAL ELECTRICAL CODE (NEC). IN THE EVENT OF A CONFLICT BETWEEN THIS DRAWING AND THE APPLICABLE CODE, THE CODE SHALL PREVAIL AND THE INSTALLATION SHALL BE MADE IN COMPLIANCE WITH THE CODE.

3. ALL EMERGENCY EGRESS LIGHTING IS THE RESPONSIBILITY OF THE ELECTRICAL ENGINEER OR ELECTRICAL CONTRACTOR.

4. ALL WALL AND FLOOR OUTLETS SHOWN ON LIGHTING PLAN ARE FOR CONTROL OF LIGHTING EQUIPMENT. ALL OTHER OUTLETS AND LOCATIONS ALONG WITH CIRCUIT BREAKER AND/OR DETAILED ELECTRICAL WIRING PLEASE REFER TO THE ELECTRICAL SHEETS.

5. ALL DIMMING CIRCUITS ARE TWO-WIRE UNLESS NOTED DIFFERENTLY. NO COMMON NEUTRALS SHALL BE USED.

6. FIELD PAINT ALL CONDUIT, JUNCTION BOXES, LIGHTING TRIM AND HARDWARE TO MATCH ADJACENT SURFACES.

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$'	SINGLE POLE JAMB SWITCH
$MD	SINGLE POLE MOTION SWITCH
$T	SINGLE POLE TIMER SWITCH
D	SINGLE POLE DIMMER
	1/2 SWITCHED DUPLEX RECEPTACLE
CP	SWITCHED RECESSED CLOCK RECEPTACLE
FP	1/2 SWITCHED FLOOR PLUG RECEPTACLE
T#	REMOTE LOW VOLTAGE TRANSFORMER

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KEVIN FLOWER

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SAWTOOTH SERENADE
260 1ST AVENUE NORTH
KETCHUM IDAHO

SHEET NUMBER:
LIGHTING PLAN
EL 4

1 LOWER FLOOR PLAN

LIGHTING PLAN

SCALE: 1/8" = 1'-0"

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	0	C1	SINGLE	N.A.	1.000	SPC0609SQINC-PAR30-MB-SM-MB w/ GU24 Base
	8	L2	SINGLE	N.A.	1.000	JB - ZDC - FB
	302	LED	SINGLE	N.A.	1.000	DI-24V-SE-NBL2-27-32-SPN
	16	S5	SINGLE	N.A.	1.000	HW-D3ADSQ-09-GT-40L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N
	0	S6	SINGLE	N.A.	1.000	HW-D3ADSQ-09-GT-25L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N
	2	SL1	SINGLE	N.A.	1.000	34705.023-27K
	1	SL2	SINGLE	N.A.	1.000	34703.023
	1	W1	SINGLE	N.A.	1.000	85105.023-27K
	3	W2	SINGLE	N.A.	1.000	77756-27K
	2	W3	SINGLE	N.A.	1.000	85105.023-27K
	0	W4	SINGLE	N.A.	1.000	NL-ZD-3LED-DN-CR-FB

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Lower Level Overview	Illuminance	Fc	0.69	16.6	0.0	N.A.	N.A.
Lower Level Light Trespass East	Obtrusive - III	Fc	0.00	0.0	0.0	N.A.	N.A.
Lower Level Plan Trespass North	Obtrusive - III	Fc	0.01	0.1	0.0	N.A.	N.A.
Lower Level Plan Trespass South	Obtrusive - III	Fc	0.01	0.1	0.0	N.A.	N.A.
Lower Level Plan Trespass West	Obtrusive - III	Fc	0.00	0.0	0.0	N.A.	N.A.

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$	SINGLE POLE SWITCH
$J	SINGLE POLE JAMB SWITCH
$MO	SINGLE POLE MOTION SWITCH
$T	SINGLE POLE TIMER SWITCH
D	SINGLE POLE DIMMER
	1/2 SWITCHED DUPLEX RECEPTACLE
SC	SWITCHED RECESSED CLOCK RECEPTACLE
FP	1/2 SWITCHED FLOOR PLUG RECEPTACLE
T#	REMOTE LOW VOLTAGE TRANSFORMER

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1 City Comments - 9.30.22
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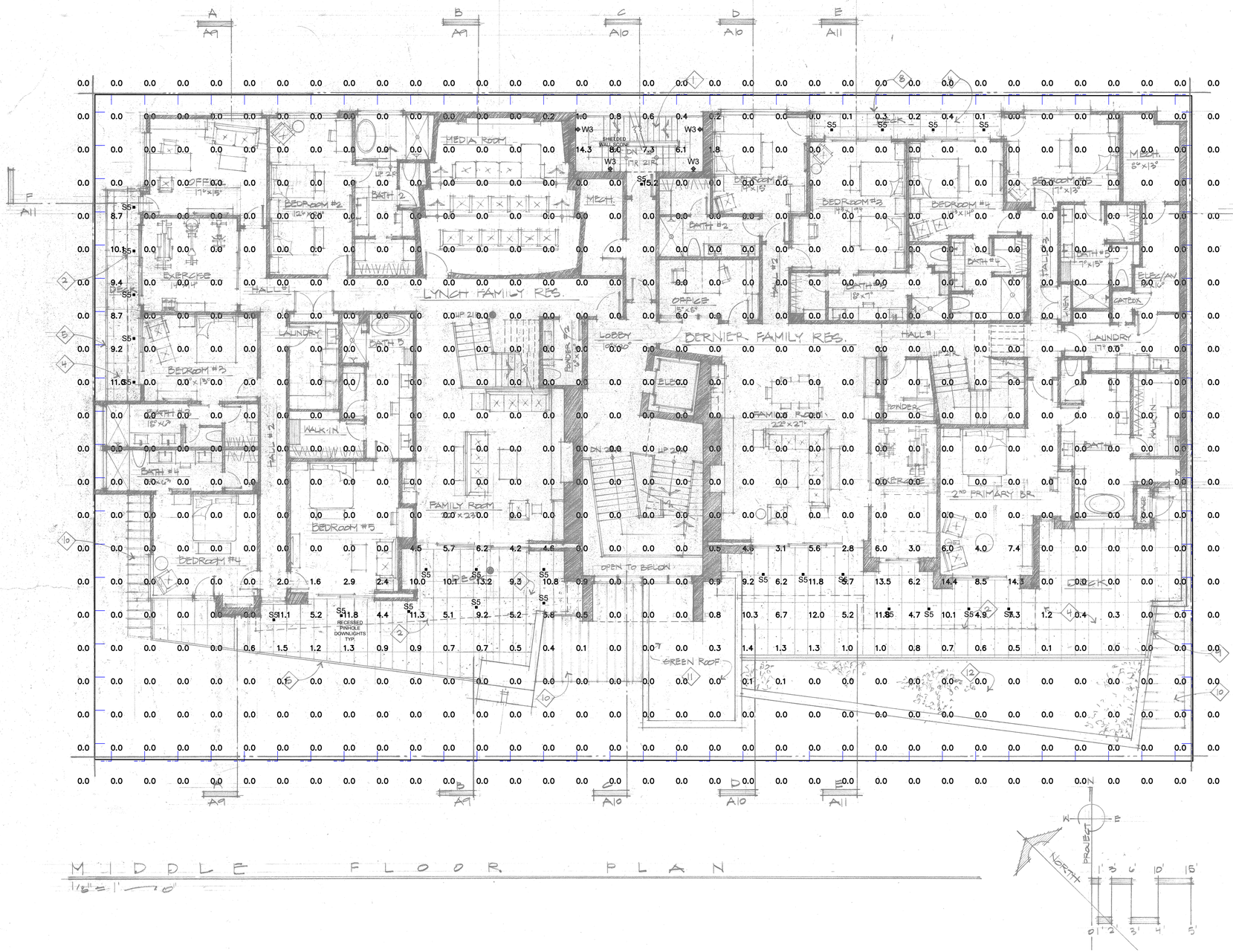
SAWTOOTH SERENADE
260 1ST AVENUE NORTH
KETCHUM IDAHO

SHEET NUMBER:
PHOTOMETRIC PLAN
EL 5



MIDDLE FLOOR PLAN

1/8" = 1'-0"

2 MIDDLE FLOOR PLAN

LIGHTING PLAN

SCALE: 1/8" = 1'-0"

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
⊖	0	C1	SINGLE	N.A.	1.000	SPC0609SQINC-PAR30-MB-SM-MB w/ GU24 Base
⊖	0	L2	SINGLE	N.A.	1.000	JB - ZDC - FB
-	0	LED	SINGLE	N.A.	1.000	DI-24V-SE-NBL2-27-32-SPN
▭	34	S5	SINGLE	N.A.	1.000	HW-D3ADSQ-09-GT-40L-11-NCQC-H-SP / UN-D3TFSPA-CWH-N
▭	0	S6	SINGLE	N.A.	1.000	HW-D3ADSQ-09-GT-25L-11-NCQC-H-SP / UN-D3TFSPA-CWH-N
▯	0	SL1	SINGLE	N.A.	1.000	34705.023-27K
▯	0	SL2	SINGLE	N.A.	1.000	34703.023
⊖	0	W1	SINGLE	N.A.	1.000	85105.023-27K
⊖	0	W2	SINGLE	N.A.	1.000	77756-27K
⊖	4	W3	SINGLE	N.A.	1.000	85105.023-27K
⊖	0	W4	SINGLE	N.A.	1.000	NL-ZD-3LED-DN-CR-FB

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Middle Level Overview	Illuminance		1.03	15.2	0.0	N.A.	N.A.
Middle Level Plan Light Trespass East	Obtrusive - III	Fc	0.00	0.0	0.0	N.A.	N.A.
Middle Level Plan Light Trespass North	Obtrusive - III	Fc	0.00	0.0	0.0	N.A.	N.A.
Middle Level Plan Light Trespass South	Obtrusive - III	Fc	0.00	0.0	0.0	N.A.	N.A.
Middle Level Plan Light Trespass West	Obtrusive - III	Fc	0.00	0.0	0.0	N.A.	N.A.

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KETCHUM IDAHO

SHEET NUMBER:
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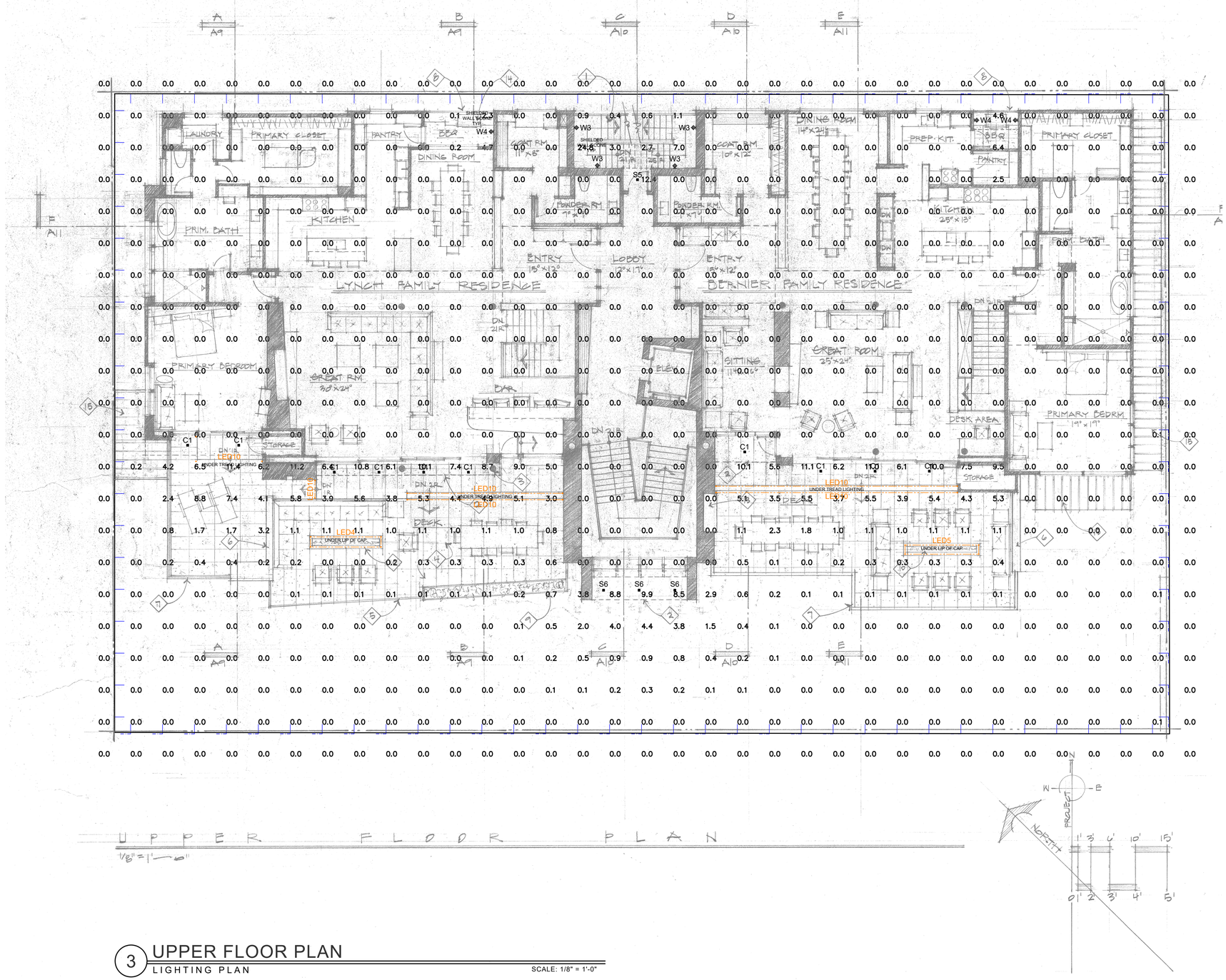
EL 6



UPPER FLOOR PLAN

1/8" = 1'-0"

3 UPPER FLOOR PLAN

LIGHTING PLAN

SCALE: 1/8" = 1'-0"

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Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
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	306	LED	SINGLE	N.A.	1.000	DI-24V-SE-NBL2-27-32-SPN
	2	S5	SINGLE	N.A.	1.000	HW-D3ADSQ-09-GT-40L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N
	3	S6	SINGLE	N.A.	1.000	HW-D3ADSQ-09-GT-25L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N
	0	SL1	SINGLE	N.A.	1.000	34705.023-27K
	0	SL2	SINGLE	N.A.	1.000	34703.023
	0	W1	SINGLE	N.A.	1.000	85105.023-27K
	0	W2	SINGLE	N.A.	1.000	77756-27K
	4	W3	SINGLE	N.A.	1.000	85105.023-27K
	3	W4	SINGLE	N.A.	1.000	NL-ZD-3LED-DN-CR-FB

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Upper Level Overview	Illuminance	Fc	0.78	24.8	0.0	N.A.	N.A.
Upper Level Plan Light Trespass East	Obtrusive - III	Fc	0.00	0.0	0.0	N.A.	N.A.
Upper Level Plan Light Trespass North	Obtrusive - III	Fc	0.00	0.0	0.0	N.A.	N.A.
Upper Level Plan Light Trespass South	Obtrusive - III	Fc	0.00	0.0	0.0	N.A.	N.A.
Upper Level Plan Light Trespass West	Obtrusive - III	Fc	0.00	0.0	0.0	N.A.	N.A.

GENERAL NOTES

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3. ALL EMERGENCY EGRESS LIGHTING IS THE RESPONSIBILITY OF THE ELECTRICAL ENGINEER OR ELECTRICAL CONTRACTOR.

4. ALL WALL AND FLOOR OUTLETS SHOWN ON LIGHTING PLAN ARE FOR CONTROL OF LIGHTING EQUIPMENT. ALL OTHER OUTLETS AND LOCATIONS ALONG WITH CIRCUIT BREAKER AND/OR DETAILED ELECTRICAL WIRING PLEASE REFER TO THE ELECTRICAL SHEETS.

5. ALL DIMMING CIRCUITS ARE TWO-WIRE UNLESS NOTED DIFFERENTLY. NO COMMON NEUTRALS SHALL BE USED.

6. FIELD PAINT ALL CONDUIT, JUNCTION BOXES, LIGHTING TRIM AND HARDWARE TO MATCH ADJACENT SURFACES.

7. ELECTRICAL CONTRACTOR SHALL VERIFY ALL CEILING TYPES, RECESS CONDITIONS, AND MOUNTING HARDWARE REQUIRED PRIOR TO PURCHASE OF ANY LIGHTING FIXTURES.

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9. ALL STEP LIGHTS SHALL BE MOUNTED AT +1'-6" A.F.F. TO CENTER OF FIXTURE UNLESS OTHERWISE NOTED.

10. ALL WIRE USED SHALL BE COPPER

11. IN ORDER TO MAINTAIN THE INTEGRITY OF OUR LIGHTING DESIGN, KJF LIGHTING DESIGN, WILL REQUIRE SITE VISITS DURING ELECTRICAL ROUGH AND ELECTRICAL TRIM STAGES. THE ELECTRICAL CONTRACTOR MAY BE HELD LIABLE FOR EXPENSES INCURRED IN A RESULT OF MOVING LIGHT FIXTURES INSTALLED PRIOR TO CLIENT OR KJF LIGHTING DESIGN'S APPROVAL.

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4. EXTERIOR LIGHTING OVER 30 WATTS SHALL INCLUDE AN AUTOMATIC SHUT-OFF. (N1104.3).

5. ALL PERMANENTLY INSTALLED INTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, AN OCCUPANT SENSOR CONTROL OR OTHER CONTROL SUCH AS AN AUTOMATIC TIMER SHUT-OFF SWITCH. EXCEPTIONS INCLUDE BATHROOMS AND HALLWAYS. (N1104.2).

6. ALL LINEAR LED STRIP TAPE LIGHT TO BE FED EVERY 16'-0". CONSULT KJF LIGHTING DESIGN FOR WIRING DIAGRAMS

LIGHT CONTROL SYMBOL LEGEND

- S — SINGLE POLE SWITCH
- S' — SINGLE POLE JAMB SWITCH
- S^MO — SINGLE POLE MOTION SWITCH
- S^T — SINGLE POLE TIMER SWITCH
- D — SINGLE POLE DIMMER
- 1/2 SWITCHED DUPLEX RECEPTACLE
- CP — SWITCHED RECESSED CLOCK RECEPTACLE
- FP — 1/2 SWITCHED FLOOR PLUG RECEPTACLE
- T# — REMOTE LOW VOLTAGE TRANSFORMER

KEVIN J. FLOWER
LIGHTING DESIGN
20650 N. 29th Place Suite 106
PHOENIX, AZ 85050
WWW.KEVINJFLOWER.COM
T 602.341.3667

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DRAWN BY:
KEVIN FLOWER

DATE: JULY 19, 2022

SCALE: AS NOTED

REVISIONS:

1. City Comments - 9.30.22
2. City Comments 5.24.23
3. City Comments 8.26.24
4. City Comments 8.25.25

SAWTOOTH SERENADE
260 1ST AVENUE NORTH
KETCHUM IDAHO

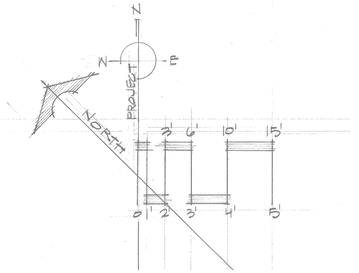
SHEET NUMBER:

PHOTOMETRIC PLAN

EL 7

ROOF DECK PLAN

1/8" = 1'-0"



5 ROOF DECK PLAN
LIGHTING PLAN

SCALE: 1/8" = 1'-0"

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	0	C1	SINGLE	N.A.	1.000	SPC0609SQINC-PAR30-MB-SM-MB w/ GU24 Base
	0	L2	SINGLE	N.A.	1.000	JB - ZDC - FB
	237	LED	SINGLE	N.A.	1.000	DI-24V-SE-NBL2-27-32-SPN
	0	S5	SINGLE	N.A.	1.000	HW-D3ADSQ-09-GT-40L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N
	0	S6	SINGLE	N.A.	1.000	HW-D3ADSQ-09-GT-25L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N
	1	SL1	SINGLE	N.A.	1.000	34705.023-27K
	3	SL2	SINGLE	N.A.	1.000	34703.023
	1	W1	SINGLE	N.A.	1.000	85105.023-27K
	0	W2	SINGLE	N.A.	1.000	77756-27K
	1	W3	SINGLE	N.A.	1.000	85105.023-27K
	2	W4	SINGLE	N.A.	1.000	NL-ZD-3LED-DN-CR-FB

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Roof Deck Overview	Illuminance	Fc	0.26	22.2	0.0	N.A.	N.A.
							N.A.
Roof Deck Plan Light Trespass East	Obtrusive - III	Fc	0.00	0.0	0.0	N.A.	
							N.A.
Roof Deck Plan Light Trespass North	Obtrusive - III	Fc	0.00	0.0	0.0	N.A.	N.A.
Roof Deck Plan Light Trespass South	Obtrusive - III	Fc	0.00	0.0	0.0	N.A.	N.A.
Roof Deck Plan Light Trespass West	Obtrusive - III	Fc	0.00	0.0	0.0	N.A.	N.A.

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LIGHT CONTROL SYMBOL LEGEND

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DRAWN BY:
KEVIN FLOWER

DATE: JULY 19, 2022

SCALE: AS NOTED

REVISIONS:
1. City Comments - 9.30.22
2. City Comments 5.24.23
3. City Comments 8.26.24
4. City Comments 8.25.25

SAWTOOTH SERENADE
260 1ST AVENUE NORTH
KETCHUM IDAHO

SHEET NUMBER:
PHOTOMETRIC PLAN
EL 8

KEVIN J. FLOWER LIGHTING DESIGN

20650 N. 29th Place Suite 106
Phoenix AZ 85050
602.341.3667

Lighting Fixture Schedule

Project: Sawtooth Serenade

Quantity	Type	Manufacturer	Model Number / Description	Volts	Dimming	Lamp Type	Watts
10	C1	SPECTRUM	SPC0609SQINC-PAR30-MB-SM-MB w/ GU24 Base 6" Square Cylinder Surface Mounted with GU24 Base and Ketra Lamp	120V AC	KETRA (COLOR SET TO 27K)	HW-S30-08H-O-GTWFL-11G25-BK LOUVER: S30ALUV45 BK	10
9	L2	FX LUMINAIRE	JB - ZDC - FB - Warm 27K Lens 4" Surface Mounted Tree Downlight with 45° Cutoff Shroud	12V AC	ELV	Integral LED lamp	4
16	LED1 - LED16	ELEMENTAL LED	LINEAR LED LIGHTING MOUNTED IN CHANNEL DIFFUSED AND MOUNTED FACING DOWNWARD CONTRACTOR TO DETERMINE BILL OF MATERIALS USING DI-24V-SE-NBL2-27-32-SPN-ELV-FACTORY - 32.8 Foot Spool / 27K / 2.44W/FT DI-ODX-24VXXW-J - ELV DIMMING DRIVERS	24V DC	ELV	Integral LED lamp	2.44W/FT
41	S5	KETRA	HW-D3ADSQ-09-GT-40L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N 3" Adjustable LED with 40 Degree Beam and Interchangeable Optics	120V AC	KETRA (COLOR SET TO 27K)	Integral LED lamp	9
3	S6	KETRA	HW-D3ADSQ-09-GT-25L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N 3" Adjustable LED with 25 Degree Beam and Interchangeable Optics	120V AC	KETRA (COLOR SET TO 27K)	Integral LED lamp	9
3	SL1	ERCO	34705.023-27K w/appropriate Housing 7-5/8" x 6-7/8" Recessed Linear Light with Deep Beam	120V AC	ELV	Integral LED lamp	8
3	SL2	ERCO	34703.023-27K w/appropriate Housing 7-5/8" x 6-7/8" Recessed Linear Light with Wide Beam	120V AC	ELV	Integral LED lamp	8
3	W1	ERCO	85105.023-27K w/33137.023 Mounting Plate 7-7-16" Wall Mounted Floor Wash Light	120V AC	ELV	Integral LED lamp	8
0 NOT USED	W2	BEGA LIGHTING	77756-27K w/70755 Glare Shield 4-3/8 Cylindrical Wall Mounted Downlight with 180 degree Glare Shield	120V AC	0-10V	Integral LED lamp	10.5
11	W3	ERCO	85105.023-27K w/33137.023 Mounting Plate 7-7-16" Wall Mounted Floor Wash Light	120V AC	ELV	Integral LED lamp	8
5	W4	FX LUMINAIRE	NL-ZD-3LED-DN-CR-FB w/ Wide Spread Lens - Warm 27K Lens 3" Surface Mounted Downlight with	12V AC	PHASE	Integral LED lamp	4

*** ALL FIXTURES INSTALLED IN EXTERIOR CONDITIONS MUST BE DAMP OR WET RATED AND BE DARK SKY COMPLIANT
*** EQUIVALENT FIXTURES MAY BE SUBSTITUTED WITH OWNERS APPROVAL
*** ALL FIXTURES ARE TO BE APPROVED BY OWNER BEFORE ORDERING.
*** ALL LINEAR PRODUCT MUST BE FIELD MEASURED BEFORE ORDERING.
*** ALL LED PRODUCT IS TO BE FIELD VERIFIED FOR PROPER COLOR RENDERING BEFORE ORDERING
*** ALL TRIM COLORS TO BE VERIFIED WITH OWNER BEFORE ORDERING.

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LIGHT CONTROL SYMBOL LEGEND

$	SINGLE POLE SWITCH
$J	SINGLE POLE JAMB SWITCH
$MD	SINGLE POLE MOTION SWITCH
$T	SINGLE POLE TIMER SWITCH
D	SINGLE POLE DIMMER
	1/2 SWITCHED DUPLEX RECEPTACLE
CP	SWITCHED RECESSED CLOCK RECEPTACLE
FP	1/2 SWITCHED FLOOR PLUG RECEPTACLE
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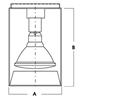
SAWTOOTH SERENADE
260 1ST AVENUE NORTH
KETCHUM IDAHO

SHEET NUMBER:
PHOTOMETRIC PLAN
EL 9

Acoustic Designs Group
Type: C1

Model # SPC0609SQINC-PAR30-MB-SM-MB w/ GU24 Base
With Ketra HW-S30-08H-O-GTWFL-11G25-BK / LOUVER



A	B
6.0 IN. 152.4 mm	9.5 241.3 mm

6" SQUARE DIRECT
PAR SERIES

cylinders

SPC0609SQINC - CEILING MOUNT

APPLICATION
6" square cylinder series for use with incandescent PAR lamps.

FEATURES
Spectrum Surface Solutions series provides traditional architectural style with high performance energy efficient illumination. Rugged design with flexible mounting, finish and lamping options make these extremely versatile fixtures.

FINISH
Multi-stage polyester powder-coat process applied on our dedicated paint lines. A wide variety of standard and custom finishes are available. All exposed materials are promote pretreated to resist corrosion.

ELECTRONICS
120V socket standard.

CONSTRUCTION
Extruded, .125 6063 aluminum fixture housing. Specular primary optical reflectors provide high efficiency illumination. Stainless steel hardware with galvanized steel brackets to resist corrosion. Formed .063 aluminum reflector/trim finished to specification.

CODE COMPLIANCE
ETL listed for damp locations. Manufactured and tested to UL standard No. 1598.

SERIES	LED LAMP	TRIM	MOUNTING[1]	FINISH[1]
SPC0609SQINC	PAR30 R30	0906-PT Platinum Silver MW Matte White MB Matte Black	HM Hung Straight PM Rigid Pendant Mount[2] AT Hung Straight At Thread CD Cord / Cable Mount SM Surface Mount	MW[3] Matte White MB[3] Matte Black PT Platinum Silver CC Custom Color See Page 4 for Full Range of Color Options (93-90015)

EXAMPLE: SPC0609SQINC/PAR38/0305PT/HM36/MW

NOTES:
1 See Mounting Page for Details on Components and Finishes 2 Specify length in inches See Mounting Page for Available Lengths 3 See Color Page for More Options/Consult Factory for Special Finishes 4 Standard Finishes

SPECTRUM LIGHTING INC. PROJECT: TYPE:

Dimensions and values shown are nominal. Spectrum Lighting continually works to improve products and reserves the right to make changes which may alter the performance or appearance of products.

Acoustic Designs Group
Type: C1

Model # SPC0609SQINC-PAR30-MB-SM-MB w/ GU24 Base
With Ketra HW-S30-08H-O-GTWFL-11G25-BK / LOUVER

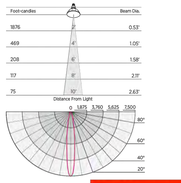
KETRA
S30 TUNABLE LAMP

P/N 3662380 Rev I
Specifications are subject to change without notice

ISO FOOTCANDLE CHARTS: 2700 - 5000 K VALUES ONLY

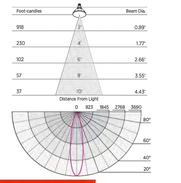
Beam Angle: 15° Spot (SP)

Product Code[1]	Wattage	Lumens	CBCP
S3010CTSP11E26WH	17 W	1050	7501



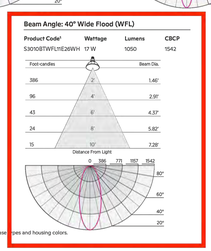
Beam Angle: 25° Flood (FL)

Product Code[1]	Wattage	Lumens	CBCP
S3010BTFLI1E26WH	17 W	1050	3672



Beam Angle: 40° Wide Flood (WFL)

Product Code[1]	Wattage	Lumens	CBCP
S3010BTWFLHE26WH	17 W	1050	1042



[1] Performance data applies to all base types and housing colors.

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Acoustic Designs Group
Type: C1

Model # SPC0609SQINC-PAR30-MB-SM-MB w/ GU24 Base
With Ketra HW-S30-08H-O-GTWFL-11G25-BK / LOUVER

KETRA

P/N 3662380 Rev I
Specifications are subject to change without notice

S30 Tunable LED S30 Lamp

The Ketra Difference:

High Def Palette—covers a wide range of 16.7 million colors, including pastels, saturated colors and high CRI whites spanning from 1,400K to 10,000K.

Dynamic Spectrum—precisely tunes the amount of energy across the visible spectrum to produce Natural Light, Natural Dimming and Vibrancy.

TruBeam—produces uniform color across any available beam angle.

Color Lock—maintains your desired color point at a one-step MacAdam Ellipse across all Ketra product families and over each product's lifetime.

ORDERING GUIDE

Please download this PDF to use the interactive drop down features of the ordering guide.

-CM-	S30	08	I	CTSP	11E26	WH
Product Line	Model	Lumens	Location	System/Beam Angle	Region /Voltage / Base	Housing Color

Order code: CM-S3008ICTSP11E26WH

Product Line	Code
Commercial (Athena compatible)	CM-
Residential (HomeWorks compatible)	HW-

Model	
5-Series PAR30 Long Neck LED S30 Lamp	S30

Lumens	
800 [1]	08
1050 [1]	10
600 High-Efficacy [1,2,4]	06H
1050 High-Efficacy [1,3,4]	10H

Location	
Indoor	I
Outdoor/Patio [5]	O

System/Beam Angle	Code
KetraNest Spot (15°)	CTSP
KetraNest Flood (25°)	BTFL
KetraNest Wide Flood (40°)	BTWFL
KetraNest Very Wide Flood (60°)	BTVFL
KetraNest Extra Wide Flood (90° BR Style)	BTXFL
CCX Spot (15°) [6]	GTSP
CCX Flood (25°) [6]	GTFL
CCX Wide Flood (40°) [6]	GTWFL
CCX Very Wide Flood (60°) [6]	GTVFL
CCX Extra Wide Flood (90° BR Style) [6]	GTXFL

Region/ Voltage/ Base	Code
North America, 120 V~ 60 Hz, E26	11E26
North America, 120 V~ 60 Hz, GU24	11G24

Housing Color	
White	WH
Black	BK

[1] This option is not available for sale in California.
[2] High-efficacy light sources are Title 20 and Title 24 JA8 compliant.
[3] High-efficacy only available for design with Clear Connect Type X systems.
[4] Extra Wide Flood beam angle is not available in the high-efficacy lumen options.
[5] CCX stands for Clear Connect Type X.
[6] For use in protected outdoor applications only. In wet locations the lamp must be installed in a wet location rated fixture.

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Acoustic Designs Group
Type: C1

Model # SPC0609SQINC-PAR30-MB-SM-MB w/ GU24 Base
With Ketra HW-S30-08H-O-GTWFL-11G25-BK / LOUVER

KETRA
S30 TUNABLE LAMP

P/N 3662380 Rev I
Specifications are subject to change without notice

SPECIFICATIONS[1]

Optical & Electrical Performance

Lumen Output[2]	800 lm/1050 lm
CRI (Ra)[2]	>90 (R9 >90)
Lumen Maintenance[2]	50,000 hours to L70 @ 25 °C TA
Color Point Maintenance[2]	One-step MacAdam Ellipse over product lifetime
Color Point Range[4]	1400 °K – 10,000 °K, Fully Saturated, & Pastel
Equivalent Traditional LED S30 Lamp	75W halogen PAR30
Dimming Range[4]	0.1-100%

Environmental

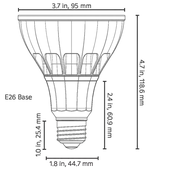
Operating Temperature	0 to 50 °C
Extended Operating Temperature[5]	-25 to 0 °C
Storage Temperature	-30 to 80 °C
Humidity	0 – 95%, Non-condensing
Certification	UL, cUL, RoHS, FCC Class B
Location	UL Damp Location, IP20

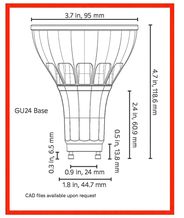
Mechanical

Weight	1.35 lbs, 600 g
Housing Material	Powder Coated Aluminum, Polymer
Lens Material	UL Damp Location, IP20
Base Type	E26 GU24

Electrical

Power Consumption	S30.08 9.3 W / S30.10 13 W S30.08 HE 8.4 W, S30.10 HE 12 W
Power Factor	>0.9
Efficacy	S30.08 88 lm/W, S30.10 81 lm/W S30.08HE 96 lm/W, S30.10HE 90 lm/W
Current	170 mA Max
Emergency Lighting	Evaluated by UL, for use in emergency lighting systems in accordance with standard UL 924 and CSA C22.2 No. 141-15 Emergency Sets, Type S, model LUT-SHUNT-4-TD UL, file E205057. See Lutron Application Note 106 (P/N 048106) at www.lutron.com for wiring details. This is only applicable to CCX fixtures used in an Athena system.





CAD files available upon request

Accessories

S30 Accessory Short Snoot	S30ASNTS5 WH/BK
S30 Accessory Tall Snoot	S30ASNT30 WH/BK
S30 Accessory 45° Hex Louver Includes Tall Snoot	S30ALUV45 WH/BK
S30 Accessory 15° Baffle Includes Tall Snoot	S30ABF15 WH/BK
S30 Downlight Trim	UN-S30A-TMSK-PWH/PBK/PBZ/CWH/PSR

[1] All performance measurements taken at 3000 K, 25 °C ambient, 100% power input, unless otherwise stated.
[2] Lumen measurement complies with IES LM-79-08 testing procedures.
[3] Lumen maintenance values calculated in accordance to TM-21 procedures based on LM-80 compliant measurement data.
[4] Intensity and color point control requires compatible system.
[5] Color accuracy not guaranteed while operating in Extended Operating Temperature range.

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Acoustic Designs Group
Type: LED

Model # DI-24V-SE-NBL2-27-32-SPN-ELV-FACTORY

diodeled®

NEON BLAZE™ Diffused LED Lighting
Specification Sheet

NEON BLAZE™ NBL1/NBL2/NBL4
Diffused LED Lighting

Date

Project Notes

Diffused, neon-like LED lighting with top-bending and side-bending options.
Available in static white and colors, and suitable for wet locations (IP65).

FEATURES

- Fully diffused, distinct light
- Top-bending and side-bending options with multiple output levels
- IP65 for wet locations and UV stabilized for outdoor use
- Ideal for coves and other architectural details
- 5 Year limited warranty

ORDERING CODES
Order spools, and components for field assembly

Diode LED	Voltage	Form	Model	CCT	Length
DI	24V	SE Side Bending TE Top Bending	NBL1 NBL2 NBL4	27 2700K 30 3000K 35 3500K 40 4000K 50 5000K	16 16.4' (5m) spool 32 32.8' (10m) spool Pre-Cut spool Custom Length

OPTIONAL ORDERING CODES
Mounting, drivers, and assembly preference

Mounting	Drivers	Delivery
SPN Surface Mounting Channel FMC Flexible Mounting Channel	ELV 24V Constant Voltage Dim to Warm DALI Dim2Warm	FBULK Unassembled FASSY Assembled *Max Delivery Distance

Model	24V-SE-NBL1	24V-SE-NBL2	24V-SE-NBL4	24V-TE-NBL1	24V-TE-NBL2	24V-TE-NBL4
Voltage	24V	24V	24V	24V	24V	24V
Wattage	1.22 W/ft.	2.44 W/ft.	4.4 W/ft.	1.22 W/ft.	2.44 W/ft.	4.4 W/ft.
2700K	63lft.	126lft.	226lft.	90/ft.	172/ft.	344/ft.
3000K	65/ft.	140/ft.	198/ft.	102/ft.	218/ft.	317/ft.
3500K	60/ft.	125/ft.	195/ft.	88/ft.	273/ft.	273/ft.
4000K	N/A	N/A	N/A	N/A	N/A	N/A
Lumens 5000K	58/ft.	116/ft.	172/ft.	86/ft.	266/ft.	266/ft.
Blue	6/ft.	12/ft.	19/ft.	16/ft.	31/ft.	37/ft.
Gold	31/ft.	61/ft.	84/ft.	70/ft.	157/ft.	184/ft.
Green	30/ft.	48/ft.	76/ft.	69/ft.	148/ft.	151/ft.
Pink	17/ft.	37/ft.	53/ft.	39/ft.	93/ft.	110/ft.
Red	11/ft.	21/ft.	34/ft.	20/ft.	61/ft.	64/ft.
Cut Points	2 in.	2 in.	2 in.	2 in.	2 in.	2 in.
Max Run	65 ft.	32 ft.	16 ft.	65 ft.	32 ft.	16 ft.
CRI	90+ CRI	90+ CRI	90+ CRI	90+ CRI	90+ CRI	90+ CRI
Dimensions	0.27 x 0.75 in (W x H)	0.27 x 0.75 in (W x H)	0.27 x 0.75 in (W x H)	0.65 x 0.59 in (W x H)	0.65 x 0.59 in (W x H)	0.65 x 0.59 in (W x H)
Environment	Outdoor / Wet Location (IP65)	Outdoor / Wet Location (IP65)	Outdoor / Wet Location (IP65)	Outdoor / Wet Location (IP65)	Outdoor / Wet Location (IP65)	Outdoor / Wet Location (IP65)
Ambient Temperature	+4 ~ 122°F (-20 ~ 50°C)	+4 ~ 122°F (-20 ~ 50°C)	+4 ~ 122°F (-20 ~ 50°C)	+4 ~ 122°F (-20 ~ 50°C)	+4 ~ 122°F (-20 ~ 50°C)	+4 ~ 122°F (-20 ~ 50°C)
Operating Temperature	-4 ~ 176°F (-20 ~ 80°C)	+4 ~ 176°F (-20 ~ 80°C)	-4 ~ 176°F (-20 ~ 80°C)	+4 ~ 176°F (-20 ~ 80°C)	-4 ~ 176°F (-20 ~ 80°C)	+4 ~ 176°F (-20 ~ 80°C)
Certification	UL Listed 2108	UL Listed 2108	UL Listed 2108	UL Listed 2108	UL Listed 2108	UL Listed 2108
Warranty	5 Year	5 Year	5 Year	5 Year	5 Year	5 Year

Acoustic Designs Group
Type: LED

Model # DI-24V-SE-NBL2-27-32-SPN-ELV-FACTORY

diodeled®

NEON BLAZE™ Diffused LED Lighting
Specification Sheet

NEON BLAZE™ NBL1/NBL2/NBL4
Diffused LED Lighting

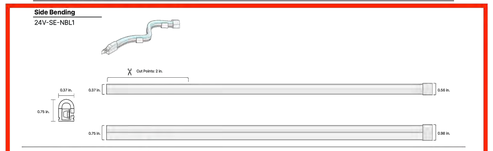
Date

Project Notes

Diffused, neon-like LED lighting with top-bending and side-bending options.
Available in static white and colors, and suitable for wet locations (IP65).

MECHANICAL DIAGRAMS

Side Bending
24V-SE-NBL1



Top Bending
24V-TE-NBL1

Connections

Male Connector

Female Connector

Side Bending Connector

Top Bending Connector

GENERAL NOTES

1. IT IS THE INTENT OF THESE DRAWINGS TO PROVIDE A COMPREHENSIVE LIGHTING PLAN WHICH SHOWS LIGHT FIXTURE LOCATIONS, FIXTURE SPECIFICATIONS, AND CIRCUITRY FOR THE PURPOSE OF A LICENSED ELECTRICAL CONTRACTOR TO BID AND INSTALL A COMPLETE LIGHTING SYSTEM.

2. THE ELECTRICAL CONTRACTOR SHALL FOLLOW AND ADHERE TO THE CURRENT NATIONAL ELECTRICAL CODE (NEC). IN THE EVENT OF A CONFLICT BETWEEN THIS DRAWING AND THE APPLICABLE CODE, THE CODE SHALL PREVAIL AND THE INSTALLATION SHALL BE MADE IN COMPLIANCE WITH THE CODE.

3. ALL EMERGENCY EGRESS LIGHTING IS THE RESPONSIBILITY OF THE ELECTRICAL ENGINEER OR ELECTRICAL CONTRACTOR.

4. ALL WALL AND FLOOR OUTLETS SHOWN ON LIGHTING PLAN ARE FOR CONTROL OF LIGHTING EQUIPMENT. ALL OTHER OUTLETS AND LOCATIONS ALONG WITH CIRCUIT BREAKER AND/OR DETAILED ELECTRICAL WIRING PLEASE REFER TO THE ELECTRICAL SHEETS.

5. ALL DIMMING CIRCUITS ARE TWO-WIRE UNLESS NOTED DIFFERENTLY. NO COMMON NEUTRALS SHALL BE USED.

6. FIELD PAINT ALL CONDUIT, JUNCTION BOXES, LIGHTING TRIM AND HARDWARE TO MATCH ADJACENT SURFACES.

7. ELECTRICAL CONTRACTOR SHALL VERIFY ALL CEILING TYPES, RECESS CONDITIONS, AND MOUNTING HARDWARE REQUIRED PRIOR TO PURCHASE OF ANY LIGHTING FIXTURES.

8. ELECTRICAL CONTRACTOR SHALL VERIFY MOUNTING HEIGHTS OF ALL DECORATIVE FIXTURES WITH INTERIOR DESIGNER PRIOR TO INSTALLATION.

9. ALL STEP LIGHTS SHALL BE MOUNTED AT +1'-6" A.F.F. TO CENTER OF FIXTURE UNLESS OTHERWISE NOTED.

10. ALL WIRE USED SHALL BE COPPER

11. IN ORDER TO MAINTAIN THE INTEGRITY OF OUR LIGHTING DESIGN, KJF LIGHTING DESIGN, WILL REQUIRE SITE VISITS DURING ELECTRICAL ROUGH AND ELECTRICAL TRIM STAGES. THE ELECTRICAL CONTRACTOR MAY BE HELD LIABLE FOR EXPENSES INCURRED IN A RESULT OF MOVING LIGHT FIXTURES INSTALLED PRIOR TO CLIENT OR KJF LIGHTING DESIGN'S APPROVAL.

12. THE ELECTRICAL CONTRACTOR SHALL ALLOW TWO EVENINGS (4 HOUR MINIMUM EACH) AND PROVIDE ALL NECESSARY LADDERS AND MAN LIFTS TO ASSIST KJF LIGHTING DESIGN DURING THE FINAL AIM AND FOCUS OF ALL ADJUSTABLE LIGHTING FIXTURES.

13. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR TO REVIEW ALL INFORMATION ON THESE PLANS. IF THERE ARE ERRORS, OMISSIONS, OR QUESTIONS CONCERNING THESE PLANS PLEASE CONTACT KJF LIGHTING DESIGN - 602.448.5007 FOR CLARIFICATION.

PROJECT NOTES

1. LIGHTING EQUIPMENT (MANDATORY) N1104.1 (AMENDED) ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.

2. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING. (N1102.4.4).

3. FIXTURES LOCATED IN DAMP OR WET LOCATIONS SUCH AS SHOWER/TUB AREA AND FIXTURED/LIGHTS INSTALLED OUTSIDE SHALL BE "LISTED" TO BE SUITABLE FOR DAMP / WET LOCATION.

4. EXTERIOR LIGHTING OVER 30 WATTS SHALL INCLUDE AN AUTOMATIC SHUT-OFF. (N1104.3).

5. ALL PERMANENTLY INSTALLED INTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, AN OCCUPANT SENSOR CONTROL OR OTHER CONTROL SUCH AS AN AUTOMATIC TIMER SHUT-OFF SWITCH. EXCEPTIONS INCLUDE BATHROOMS AND HALLWAYS. (N1104.2).

6. ALL LINEAR LED STRIP TAPE LIGHT TO BE FED EVERY 16'-0". CONSULT KJF LIGHTING DESIGN FOR WIRING DIAGRAMS

LIGHT CONTROL SYMBOL LEGEND

S	SINGLE POLE SWITCH
S^J	SINGLE POLE JAMB SWITCH
S^MD	SINGLE POLE MOTION SWITCH
S^T	SINGLE POLE TIMER SWITCH
D	SINGLE POLE DIMMER
	1/2 SWITCHED DUPLEX RECEPTACLE
^CP	SWITCHED RECESSED CLOCK RECEPTACLE
FP	1/2 SWITCHED FLOOR PLUG RECEPTACLE
T#	REMOTE LOW VOLTAGE TRANSFORMER

KEVIN J. FLOWER
LIGHTING DESIGN
20650 N. 29th Place Suite 106
PHOENIX, AZ 85050
WWW.KEVINJFLOWER.COM
T 602.341.3667

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DRAWN BY:
KEVIN FLOWER

DATE: JULY 19, 2022

SCALE: AS NOTED

REVISIONS:

1 City Comments - 9.30.22
2 City Comments 5.24.23
3 City Comments 8.26.24
4 City Comments 8.25.25

SAWTOOTH SERENADE
260 1ST AVENUE NORTH
KETCHUM IDAHO

SHEET NUMBER:
PHOTOMETRIC PLAN
EL10

Acoustic Designs Group
Type: S5

Model # HW-D3ADSQ-09-GT-40L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N

KETRA

P/N 3662371 Rev I
Specifications are subject to change without notice

D3 Adjustable, Square

The Ketra Difference:

High Def Palette—covers a wide range of 16.7 million colors, including pastels, saturated colors and high CRI whites spanning from 1,400K to 10,000K.

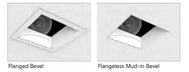
Dynamic Spectrum—precisely tunes the amount of energy across the visible spectrum to produce Natural Light, Natural Dimming and Vibrancy.

TruBeam—produces uniform color across any available beam angle.

Color Lock—maintains your desired color point at a one-step MacAdam Ellipse across all Ketra product families and over each product's lifetime.

Features:

Ketra's D3 adjustable downlight features low-profile housing, wireless communication, and field-replaceable optics and electronics. With a wealth of trim and optic accessories, the D3 is ideal for a large variety of applications. The D3 family is fully Title 24 JA8 compliant and is equipped with Ketra's full suite of unique solutions.


Flanged Bevel

Flangeless Mud-in Bevel

Flanged Pinhole

Flangeless Mud-in Pinhole

Flangeless Millwork Shallow

Flangeless Millwork Shallow Pinhole

Color Options

White

Black

Silver

Bronze

Paintable White

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Acoustic Designs Group
Type: S5

Model # HW-D3ADSQ-09-GT-40L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N

KETRA

P/N 3662371 Rev I
Specifications are subject to change without notice

ORDERING GUIDE

Please download this PDF to use the interactive drop down features of the ordering guide.

Housing

Product Line | Fixture / Trim | Wattage | System

Beam Angle | Region / Voltage | Housing Type | Optic Accessory | Shipping Option

Order code:

Product Line	Code
Commercial (Athena compatible)	CM-
Residential (HomeWorks compatible)	HW-

Fixture / Trim	
D3 Adjustable, Square Flanged[1]	D3ADSQ
D3 Adjustable, Square Flangeless[1,2]	D3ADSM
D3 Adjustable, Collar Adapter Not Specified[3]	D3ADXX

Wattage	
9 W	09
13 W	13
18 W	18

System	
KetraNet	8T
Clear Connect-Type X	6T

Beam Angle	
Spot (15°) Low Glare	15L
Flood (25°) Low Glare	25L
Wide Flood (40°) Low Glare	40L
Very Wide Flood (60°) Low Glare	60L

Beam Angle (cont.)	Code
Spot (15°) High Output	15H
Flood (25°) High Output	25H
Wide Flood (40°) High Output	40H
Very Wide Flood (60°) High Output	60H

Region/Voltage	
120 V~ 60 Hz, North America	11
277 V~ 60 Hz, North America	12

Housing Type	
New Construction, IC/Airtight	NCIC
New Construction, IC/Airtight, Flangeless Millwork Trim[4]	NCIM
New Construction, IC/Airtight, Outdoor/Patio[5]	NCOC
New Construction, IC/Airtight, Outdoor/Patio, Flangeless Millwork Trim[4]	NCOM

Optic Accessory[6] (See diagram on p. 3)	
None	N
Solite Lens	S
Frost Lens	F
Hex Louver	H

Shipping Option	
Single Pack Default, ships with Butterfly Brackets & 24 in Nailer Bars to be installed in field	SB

Trim

Product Line

Model | Trim Color | Trim Accessory

Order code:

Product Line	Code
Universal	UN-

Model	Code
Flanged Trim[1,7]	
D3 Square Adjustable Bevel	D3TFSQ1
D3 Square Adjustable Pinhole	D3TFSPA
Flangeless Mud-In Trim[4]	
D3 Square Adjustable Bevel	D3TXSQ1
D3 Square Adjustable Pinhole	D3TXSPA
Flangeless Millwork Trim[2,4]	
D3 Square Adjustable Bevel	D3TMSQ1
D3 Square Adjustable Pinhole	D3TMSPA

Trim Color	
White	PWH
Black	PBK
Silver	PSR
Bronze	PBZ
Paintable White	CWH

Trim Accessory[6] (See diagram on p. 3)	
None	N
Solite Lens	S
Frost Lens	F

1 D3 Adjustable, Square flanged fixture (D3ADSQ) can only be used with flanged trims (D3TFS-) and is compatible with NCIC/NCOC housing type, but is incompatible with NCIM/NCOM.
2 Use flanged trims (D3TFS-) on wood and stone ceilings with thickness in the range of 0.625 in - 1.5 in (15.8 mm - 38.1 mm) with NCIC/NCOC housing type.
3 D3 Adjustable, Square flangeless fixture (D3ADSM) can be used with a flangeless mud-in trim (D3TXS-) with NCIC/NCOC housing type, or with a flangeless millwork trim (D3TMS-) with NCIM/NCOM housing type.
4 Use the flangeless millwork trims (D3TMS-) on wood and stone ceilings with thickness in the range of 0.625 in - 2.5 in (15.8 mm - 63.5 mm) with NCIM/NCOM housing type.
5 Outdoor/Patio D3s must have a trim installed with a lens.
6 D3s installed outdoors must use housing type NCOC or NCOM.
7 Downlight is wet location rated when trim is installed with lens.
8 Ceiling installation cannot begin until the collar adapter is installed (see the Component Ordering Guide for details).
9 Millwork Trim Retainer supplied with Millwork Trim to ensure color match.

Designed in Austin, TX 844.588.6445 | ketra.com
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Acoustic Designs Group
Type: S5

Model # HW-D3ADSQ-09-GT-40L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N

KETRA
D3 ADJUSTABLE SQUARE

P/N 3662371 Rev I
Specifications are subject to change without notice

SPECIFICATIONS[1]

Optical & Electrical Performance

Delivered Lumen Output[2]				
Beam Angle (1 in [25.4 mm] recess)	9 W	13 W	18 W	Pinhole lm multiplier
15° beam, low glare	650 lm	882 lm	1092 lm	0.57
25° beam, low glare	623 lm	845 lm	1046 lm	0.48
40° beam, low glare	569 lm	772 lm	955 lm	0.61
60° beam, low glare	561 lm	760 lm	941 lm	0.60
15° beam, high output	682 lm	928 lm	1148 lm	0.62
25° beam, high output	678 lm	923 lm	1142 lm	0.48
40° beam, high output	646 lm	878 lm	1087 lm	0.54
60° beam, high output	630 lm	857 lm	1061 lm	0.55
CRI (Ra)	>90 (93> >90)			
Lumen Maintenance[3]	50,000 hours to L70 @ 25 °C T$_q$			
Color Point Range[4]	1400K – 10,000K, Fully Saturated, & Pastel			
Equivalent Traditional Lamp	75 W halogen			
Dimming Range[4]	0.1–100%			
Power consumption	D3.09 9 W D3.13 13 W D3.18 18 W			
Voltage	120 V~ 60 Hz 277 V~ 60 Hz			
Power Factor	>0.9			
Inrush Current[5]	800 mA, 0.2 mS duration			

Delivered Efficacy			
Beam Angle (1 in [25.4 mm] recess)	9 W	13 W	18 W
15° beam, low glare	72 lm/W	68 lm/W	61 m/W
25° beam, low glare	69 lm/W	65 lm/W	58 lm/W
40° beam, low glare	63 lm/W	59 lm/W	53 lm/W
60° beam, low glare	62 lm/W	58 lm/W	52 lm/W
15° beam, high output	76 lm/W	71 lm/W	63 lm/W
25° beam, high output	75 lm/W	71 lm/W	62 lm/W
40° beam, high output	72 lm/W	68 lm/W	59 lm/W
60° beam, high output	70 lm/W	66 lm/W	58 lm/W
Surge Protection	2.5 KV		
Emergency Lighting	Evaluated by UL, for use in emergency lighting systems in accordance with standard UL 924 and CSA C22.2 No. 141 when paired with the D7S– model (LUT-SHUNT-A-TD (UL: file E305507). See Lutron Application Note 106 (P/N 048106) at www.lutron.com for wiring details. This is only applicable to CCX fixtures used in an Athena system.		

Environmental

Operating Temperature (T$_c$)	0 – 40 °C[7]
Storage Temperature	-20 – 80 °C
Humidity	0 – 95%, Non-condensing
Certification	UL, cUL, 120 V~: FCC Class B, 277 V~: FCC Class A , Title 24 [JA8]*
Location	UL Damp Location, UL Wet Location Available with Trim Lens
Outdoor Use	Outdoor use available with Trim Lens
Extended Operating Temperature	-35 – 0 °C[7]

Mechanical

Mounting Options	Hanger Bars/ Butterfly Brackets
Field Replaceable Optics	Yes
Field Replaceable Light Engine	Yes
Field Replaceable Power Supply	Yes
Additional Optic Lens	2.5 in (63.5 mm) lens, ⅛ in (3.18 mm) thick
Additional Trim Lens	2.75 in (69.85 mm) lens, ⅛ in (3.18 mm) thick
Housing Material	Powder Coated Steel, Polymer
Lens Material	Glass

Dimensions

Ceiling Square Cut-out	4 in (101.6 mm) flanged; 5.5 in (139.70 mm) flangeless mud-in; 4 in (101.6 mm) flangeless millwork
Trim Outside Dimension	4.63 in (117.6 mm) flanged; 3.75 in (95.2 mm) flangeless mud-in; 4 in (101.6 mm) flangeless millwork
Trim Inside Dimension	Flanged: 2.84 in (72.14 mm) Bevel 1.07 in (3.0 mm) Pinhole
	Flangeless: 2.76 in (70.1 mm) Bevel 1.07 in (3.0 mm) Pinhole
Optics Outside Dimension	2.5 in (63.5 mm)
Trim Depth	1 in (25.4 mm)
Ceiling Thickness	Flanged, flangeless mud-in: 0.625 – 1.5 in (15.8 – 38.1 mm) Flangeless millwork collar: 0.625 – 2.5 in (15.8 – 63.5 mm)
Emitter Vertical Adjustment (tool-free)	0.75 in (19 mm)
Housing Vertical Adjustment via Butterfly Bracket	1.75 in (44.5 mm)
Adjustability	Tilt to 40° Full 364° Rotation
Housing Height	3.50 in (88.9 mm)
Housing Length	18.38 in (466.8 mm)
Housing Width	10 in (254 mm)
Unit Weight	7.75 lb (3.51 kg)

1 All performance measurements taken with 1 in (25.4 mm) trim, with light engine at nadir at the low regress position, at 3000 K, 25 °C ambient, 100% power input, unless otherwise stated.
2 Lumen measurement complies with IES LM-79-08 testing procedures.
3 Lumen maintenance values calculated in accordance to TM-21 procedures based on LM-80 compliant measurement data.
4 Intensity and color point control requires compatible system.
5 For more information on inrush current, refer to Ketra's Inrush App Note in the Support section of our website.
6 Rated for direct application of spray foam with less than R-21 insulative value or 3 in (76.2 mm) of closed cell spray foam, 95 °F (35 °C) maximum operating temperature.
7 Color accuracy not guaranteed in Extended Operating Temperature range.
* All products in the D3 family are Title 24 JA8 compliant. For more information please contact customer service at ketrasales@lutron.com or 844.588.6445.

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Acoustic Designs Group
Type: S6

Model # HW-D3ADSQ-09-GT-25L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N

KETRA

P/N 3662371 Rev I
Specifications are subject to change without notice

D3 Adjustable, Square

The Ketra Difference:

High Def Palette—covers a wide range of 16.7 million colors, including pastels, saturated colors and high CRI whites spanning from 1,400K to 10,000K.

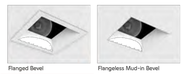
Dynamic Spectrum—precisely tunes the amount of energy across the visible spectrum to produce Natural Light, Natural Dimming and Vibrancy.

TruBeam—produces uniform color across any available beam angle.

Color Lock—maintains your desired color point at a one-step MacAdam Ellipse across all Ketra product families and over each product's lifetime.

Features:

Ketra's D3 adjustable downlight features low-profile housing, wireless communication, and field-replaceable optics and electronics. With a wealth of trim and optic accessories, the D3 is ideal for a large variety of applications. The D3 family is fully Title 24 JA8 compliant and is equipped with Ketra's full suite of unique solutions.


Flanged Bevel

Flangeless Mud-in Bevel

Flanged Pinhole

Flangeless Mud-in Pinhole

Flangeless Millwork Shallow

Flangeless Millwork Shallow Pinhole

Color Options

White

Black

Silver

Bronze

Paintable White

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Acoustic Designs Group
Type: S6

Model # HW-D3ADSQ-09-GT-25L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N

KETRA

P/N 3662371 Rev I
Specifications are subject to change without notice

ORDERING GUIDE

Please download this PDF to use the interactive drop down features of the ordering guide.

Housing

Product Line | Fixture / Trim | Wattage | System

Beam Angle | Region / Voltage | Housing Type | Optic Accessory | Shipping Option

Order code:

Product Line	Code
Commercial (Athena compatible)	CM-
Residential (HomeWorks compatible)	HW-

Fixture / Trim	
D3 Adjustable, Square Flanged[1]	D3ADSQ
D3 Adjustable, Square Flangeless[1,2]	D3ADSM
D3 Adjustable, Collar Adapter Not Specified[3]	D3ADXX

Wattage	
9 W	09
13 W	13
18 W	18

System	
KetraNet	8T
Clear Connect-Type X	6T

Beam Angle	
Spot (15°) Low Glare	15L
Flood (25°) Low Glare	25L
Wide Flood (40°) Low Glare	40L
Very Wide Flood (60°) Low Glare	60L

Beam Angle (cont.)	Code
Spot (15°) High Output	15H
Flood (25°) High Output	25H
Wide Flood (40°) High Output	40H
Very Wide Flood (60°) High Output	60H

Region/Voltage	
120 V~ 60 Hz, North America	11
277 V~ 60 Hz, North America	12

Housing Type	
New Construction, IC/Airtight	NCIC
New Construction, IC/Airtight, Flangeless Millwork Trim[4]	NCIM
New Construction, IC/Airtight, Outdoor/Patio[5]	NCOC
New Construction, IC/Airtight, Outdoor/Patio, Flangeless Millwork Trim[4]	NCOM

Optic Accessory[6] (See diagram on p. 3)	
None	N
Solite Lens	S
Frost Lens	F
Hex Louver	H

Shipping Option	
Single Pack Default, ships with Butterfly Brackets & 24 in Nailer Bars to be installed in field	SB

Trim

Product Line

Model | Trim Color | Trim Accessory

Order code:

Product Line	Code
Universal	UN-

Model	Code
Flanged Trim[1,7]	
D3 Square Adjustable Bevel	D3TFSQ1
D3 Square Adjustable Pinhole	D3TFSPA
Flangeless Mud-In Trim[4]	
D3 Square Adjustable Bevel	D3TXSQ1
D3 Square Adjustable Pinhole	D3TXSPA
Flangeless Millwork Trim[2,4]	
D3 Square Adjustable Bevel	D3TMSQ1
D3 Square Adjustable Pinhole	D3TMSPA

Trim Color	
White	PWH
Black	PBK
Silver	PSR
Bronze	PBZ
Paintable White	CWH

Trim Accessory[6] (See diagram on p. 3)	
None	N
Solite Lens	S
Frost Lens	F

1 D3 Adjustable, Square flanged fixture (D3ADSQ) can only be used with flanged trims (D3TFS-) and is compatible with NCIC/NCOC housing type, but is incompatible with NCIM/NCOM.
2 Use flanged trims (D3TFS-) on wood and stone ceilings with thickness in the range of 0.625 in - 1.5 in (15.8 mm - 38.1 mm) with NCIC/NCOC housing type.
3 D3 Adjustable, Square flangeless fixture (D3ADSM) can be used with a flangeless mud-in trim (D3TXS-) with NCIC/NCOC housing type, or with a flangeless millwork trim (D3TMS-) with NCIM/NCOM housing type.
4 Use the flangeless millwork trims (D3TMS-) on wood and stone ceilings with thickness in the range of 0.625 in - 2.5 in (15.8 mm - 63.5 mm) with NCIM/NCOM housing type.
5 Outdoor/Patio D3s must have a trim installed with a lens.
6 D3s installed outdoors must use housing type NCOC or NCOM.
7 Downlight is wet location rated when trim is installed with lens.
8 Ceiling installation cannot begin until the collar adapter is installed (see the Component Ordering Guide for details).
9 Millwork Trim Retainer supplied with Millwork Trim to ensure color match.

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Acoustic Designs Group
Type: S6

Model # HW-D3ADSQ-09-GT-25L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N

KETRA
D3 ADJUSTABLE SQUARE

P/N 3662371 Rev I
Specifications are subject to change without notice

SPECIFICATIONS[1]

Optical & Electrical Performance

Delivered Lumen Output[2]				
Beam Angle (1 in [25.4 mm] recess)	9 W	13 W	18 W	Pinhole lm multiplier
15° beam, low glare	650 lm	882 lm	1092 lm	0.57
25° beam, low glare	623 lm	845 lm	1046 lm	0.48
40° beam, low glare	569 lm	772 lm	955 lm	0.61
60° beam, low glare	561 lm	760 lm	941 lm	0.60
15° beam, high output	682 lm	928 lm	1148 lm	0.62
25° beam, high output	678 lm	923 lm	1142 lm	0.48
40° beam, high output	646 lm	878 lm	1087 lm	0.54
60° beam, high output	630 lm	857 lm	1061 lm	0.55
CRI (Ra)	>90 (93> >90)			
Lumen Maintenance[3]	50,000 hours to L70 @ 25 °C T$_q$			
Color Point Range[4]	1400K – 10,000K, Fully Saturated, & Pastel			
Equivalent Traditional Lamp	75 W halogen			
Dimming Range[4]	0.1–100%			
Power consumption	D3.09 9 W D3.13 13 W D3.18 18 W			
Voltage	120 V~ 60 Hz 277 V~ 60 Hz			
Power Factor	>0.9			
Inrush Current[5]	800 mA, 0.2 mS duration			

Delivered Efficacy			
Beam Angle (1 in [25.4 mm] recess)	9 W	13 W	18 W
15° beam, low glare	72 lm/W	68 lm/W	61 m/W
25° beam, low glare	69 lm/W	65 lm/W	58 lm/W
40° beam, low glare	63 lm/W	59 lm/W	53 lm/W
60° beam, low glare	62 lm/W	58 lm/W	52 lm/W
15° beam, high output	76 lm/W	71 lm/W	63 lm/W
25° beam, high output	75 lm/W	71 lm/W	62 lm/W
40° beam, high output	72 lm/W	68 lm/W	59 lm/W
60° beam, high output	70 lm/W	66 lm/W	58 lm/W
Surge Protection	2.5 KV		
Emergency Lighting	Evaluated by UL, for use in emergency lighting systems in accordance with standard UL 924 and CSA C22.2 No. 141 when paired with the D7S– model (LUT-SHUNT-A-TD (UL: file E305507). See Lutron Application Note 106 (P/N 048106) at www.lutron.com for wiring details. This is only applicable to CCX fixtures used in an Athena system.		

Environmental

Operating Temperature (T$_c$)	0 – 40 °C[7]
Storage Temperature	-20 – 80 °C
Humidity	0 – 95%, Non-condensing
Certification	UL, cUL, 120 V~: FCC Class B, 277 V~: FCC Class A , Title 24 [JA8]*
Location	UL Damp Location, UL Wet Location Available with Trim Lens
Outdoor Use	Outdoor use available with Trim Lens
Extended Operating Temperature	-35 – 0 °C[7]

Mechanical

Mounting Options	Hanger Bars/ Butterfly Brackets
Field Replaceable Optics	Yes
Field Replaceable Light Engine	Yes
Field Replaceable Power Supply	Yes
Additional Optic Lens	2.5 in (63.5 mm) lens, ⅛ in (3.18 mm) thick
Additional Trim Lens	2.75 in (69.85 mm) lens, ⅛ in (3.18 mm) thick
Housing Material	Powder Coated Steel, Polymer
Lens Material	Glass

Dimensions

Ceiling Square Cut-out	4 in (101.6 mm) flanged; 5.5 in (139.70 mm) flangeless mud-in; 4 in (101.6 mm) flangeless millwork
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Adjustability	Tilt to 40° Full 364° Rotation
Housing Height	3.50 in (88.9 mm)
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* All products in the D3 family are Title 24 JA8 compliant. For more information please contact customer service at ketrasales@lutron.com or 844.588.6445.

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GENERAL NOTES

1. IT IS THE INTENT OF THESE DRAWINGS TO PROVIDE A COMPREHENSIVE LIGHTING PLAN WHICH SHOWS LIGHT FIXTURE LOCATIONS, FIXTURE SPECIFICATIONS, AND CIRCUITRY FOR THE PURPOSE OF A LICENSED ELECTRICAL CONTRACTOR TO BID AND INSTALL A COMPLETE LIGHTING SYSTEM.

2. THE ELECTRICAL CONTRACTOR SHALL FOLLOW AND ADHERE TO THE CURRENT NATIONAL ELECTRICAL CODE (NEC). IN THE EVENT OF A CONFLICT BETWEEN THIS DRAWING AND THE APPLICABLE CODE, THE CODE SHALL PREVAIL AND THE INSTALLATION SHALL BE MADE IN COMPLIANCE WITH THE CODE.

3. ALL EMERGENCY EGRESS LIGHTING IS THE RESPONSIBILITY OF THE ELECTRICAL ENGINEER OR ELECTRICAL CONTRACTOR.

4. ALL WALL AND FLOOR OUTLETS SHOWN ON LIGHTING PLAN ARE FOR CONTROL OF LIGHTING EQUIPMENT. ALL OTHER OUTLETS AND LOCATIONS ALONG WITH CIRCUIT BREAKER AND/OR DETAILED ELECTRICAL WIRING PLEASE REFER TO THE ELECTRICAL SHEETS.

5. ALL DIMMING CIRCUITS ARE TWO-WIRE UNLESS NOTED DIFFERENTLY. NO COMMON NEUTRALS SHALL BE USED.

6. FIELD PAINT ALL CONDUIT, JUNCTION BOXES, LIGHTING TRIM AND HARDWARE TO MATCH ADJACENT SURFACES.

7. ELECTRICAL CONTRACTOR SHALL VERIFY ALL CEILING TYPES, RECESS CONDITIONS, AND MOUNTING HARDWARE REQUIRED PRIOR TO PURCHASE OF ANY LIGHTING FIXTURES.

8. ELECTRICAL CONTRACTOR SHALL VERIFY MOUNTING HEIGHTS OF ALL DECORATIVE FIXTURES WITH INTERIOR DESIGNER PRIOR TO INSTALLATION.

9. ALL STEP LIGHTS SHALL BE MOUNTED AT +1'-6" A.F.F. TO CENTER OF FIXTURE UNLESS OTHERWISE NOTED.

10. ALL WIRE USED SHALL BE COPPER

11. IN ORDER TO MAINTAIN THE INTEGRITY OF OUR LIGHTING DESIGN, KJF LIGHTING DESIGN, WILL REQUIRE SITE VISITS DURING ELECTRICAL ROUGH AND ELECTRICAL TRIM STAGES. THE ELECTRICAL CONTRACTOR MAY BE HELD LIABLE FOR EXPENSES INCURRED IN A RESULT OF MOVING LIGHT FIXTURES INSTALLED PRIOR TO CLIENT OR KJF LIGHTING DESIGN'S APPROVAL.

12. THE ELECTRICAL CONTRACTOR SHALL ALLOW TWO EVENINGS (4 HOUR MINIMUM EACH) AND PROVIDE ALL NECESSARY LADDERS AND MAN LIFTS TO ASSIST KJF LIGHTING DESIGN DURING THE FINAL AIM AND FOCUS OF ALL ADJUSTABLE LIGHTING FIXTURES.

13. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR TO REVIEW ALL INFORMATION ON THESE PLANS. IF THERE ARE ERRORS, OMISSIONS, OR QUESTIONS CONCERNING THESE PLANS PLEASE CONTACT KJF LIGHTING DESIGN - 602.448.5007 FOR CLARIFICATION.

PROJECT NOTES

1. LIGHTING EQUIPMENT (MANDATORY) N1104.1 (AMENDED) ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.

2. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING. (N1102.4.4).

3. FIXTURES LOCATED IN DAMP OR WET LOCATIONS SUCH AS SHOWER/TUB AREA AND FIXTURED/LIGHTS INSTALLED OUTSIDE SHALL BE "LISTED" TO BE SUITABLE FOR DAMP / WET LOCATION.

4. EXTERIOR LIGHTING OVER 30 WATTS SHALL INCLUDE AN AUTOMATIC SHUT-OFF. (N1104.3).

5. ALL PERMANENTLY INSTALLED INTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, AN OCCUPANT SENSOR CONTROL OR OTHER CONTROL SUCH AS AN AUTOMATIC TIMER SHUT-OFF SWITCH. EXCEPTIONS INCLUDE BATHROOMS AND HALLWAYS. (N1104.2).

6. ALL LINEAR LED STRIP TAPE LIGHT TO BE FED EVERY 16'-0". CONSULT KJF LIGHTING DESIGN FOR WIRING DIAGRAMS

LIGHT CONTROL SYMBOL LEGEND

S	SINGLE POLE SWITCH
S^{J}	SINGLE POLE JAMB SWITCH
S^{MD}	SINGLE POLE MOTION SWITCH
S^{T}	SINGLE POLE TIMER SWITCH
D	SINGLE POLE DIMMER
	1/2 SWITCHED DUPLEX RECEPTACLE
^{GFCI}	SWITCHED RECESSED CLOCK RECEPTACLE
FP	1/2 SWITCHED FLOOR PLUG RECEPTACLE
T#	REMOTE LOW VOLTAGE TRANSFORMER

KEVIN J. FLOWER
LIGHTING DESIGN

20650 N. 29th Place Suite 106
PHOENIX, AZ 85050
WWW.KEVINJFLOWER.COM
T 602.341.3667

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DRAWN BY:
KEVIN FLOWER

DATE: JULY 19, 2022

SCALE: AS NOTED

REVISIONS:

1 City Comments - 9.30.22
2 City Comments 5.24.23
3 City Comments 8.26.24
4 City Comments 8.25.25

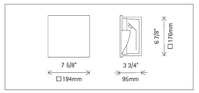
SAWTOOTH SERENADE
260 1ST AVENUE NORTH
KETCHUM IDAHO

SHEET NUMBER:
PHOTOMETRIC PLAN
EL11

Acoustic Designs Group **Model # 34705.023-27K**
Type: SL1

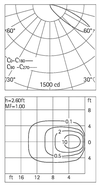
ERCO

Lightmark Floor washlight



34705.023
LED module: 6W 630lm 3000K warm white
Trailing edge dimmable
Version 3
Flush mounting detail
Spherolit lens, deep beam

Product description
Housing: polymer, black.
Housing for recessed mounting in brickwork and dry-wall partitions: stainless steel. Mounting bracket: metal, hot-dip galvanized. Clamp extension 1–30mm.
Control gear, 60Hz, 120V dimmable, 277V switchable. 1 cable entry. 3-pole terminal block.
LED module: high-power LEDs on metal-core PCB. Collimating lens made of optical polymer.
Cover with non-reflective safety glass: corrosion-resistant cast aluminum, No-Rinse surface treatment. Graphit m, double powder-coated.
Suitable for wet location (IP65): dust-proof and water jet-proof.
120V: Dimming with external dimmers possible (trailing edge).
Weight 5.31lbs / 2.41kg
Version with 3000K CRI 97 or 2700K, 3500K, 4000K CRI 92 available on request.



Technical data

Luminous flux of the luminaire	351lm
Connected load	6.0W
Luminaire efficacy	44lm/W
Color deviation	1.5 SDCM
Color rendition index	CRI 92
Lumen maintenance (LED manufacturer specifications)	L90/B10 ≥50000h L90 ≤100000h
LED failure rate	0.1% ≤50000h
LMF	E

For your regional contact in the ERCO Sales network click here
www.erco.com/contact

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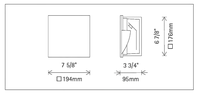
Technical region: 120V/60Hz, 277V/ 60Hz
We reserve the right to make technical and design changes.
Edition: 28.04.2022
Current version under
www.erco.com/34705.023

Acoustic Designs Group **Model # 34703.023-27K**
Type: SL2

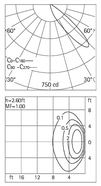
ERCO

Lightmark Floor washlight



34703.023
LED module: 6W 630lm 3000K warm white
Trailing edge dimmable
Version 3
Flush mounting detail
Spherolit lens, wide beam

Product description
Housing: polymer, black.
Housing for recessed mounting in brickwork and dry-wall partitions: stainless steel. Mounting bracket: metal, hot-dip galvanized. Clamp extension 1–30mm.
Control gear, 60Hz, 120V dimmable, 277V switchable. 1 cable entry. 3-pole terminal block.
LED module: high-power LEDs on metal-core PCB. Collimating lens made of optical polymer.
Cover with non-reflective safety glass: corrosion-resistant cast aluminum, No-Rinse surface treatment. Graphit m, double powder-coated.
Suitable for wet location (IP65): dust-proof and water jet-proof.
120V: Dimming with external dimmers possible (trailing edge).
Weight 5.31lbs / 2.41kg
Version with 3000K CRI 97 or 2700K, 3500K, 4000K CRI 92 available on request.



Technical data

Luminous flux of the luminaire	332lm
Connected load	6.0W
Luminaire efficacy	42lm/W
Color deviation	1.5 SDCM
Color rendition index	CRI 92
Lumen maintenance (LED manufacturer specifications)	L90/B10 ≥50000h L90 ≤100000h
LED failure rate	0.1% ≤50000h
LMF	E

For your regional contact in the ERCO Sales network click here
www.erco.com/contact

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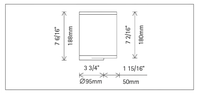
Technical region: 120V/60Hz, 277V/ 60Hz
We reserve the right to make technical and design changes.
Edition: 28.04.2022
Current version under
www.erco.com/34703.023

Acoustic Designs Group **Model # 85105.023-27K w/33137.023**
Type: W1

ERCO

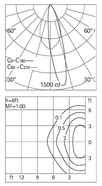
Cylinder Floor washlight



85105.023 Graphit m
LED module: 6W 630lm 3000K warm white
Trailing edge dimmable
Version 6
Size 2
Spherolit lens, oval flood

Lower non-reflective safety glass.
Suitable for wet location (IP65): dust-proof and water jet-proof.
120V: Dimming with external dimmers possible (trailing edge).
Weight 3.97lbs / 1.80kg
Version with 3000K CRI 97 or 2700K, 3500K, 4000K CRI 92 available on request.

Product description
Housing: corrosion-resistant aluminum profile, No-Rinse surface treatment. Double powder-coated. Optimized surface for reduced accumulation of dirt. Tamper-proof screw.
Cover and wall plate: corrosion-resistant cast aluminum.
Control gear, 60Hz, 120V dimmable, 277V switchable. 2 cable entries. Through-wiring possible. 3-pole terminal block.
LED module: high-power LEDs on metal-core PCB. Collimating lens made of optical polymer.
Front lens bottom: Reflector: aluminum, silver, bright anodized. Inclined oval flood Spherolit lens for pathway lighting.



Technical data

Luminous flux of the luminaire	462lm
Connected load	8.0W
Luminaire efficacy	58lm/W
Color deviation	1.5 SDCM
Color rendition index	CRI 92
Lumen maintenance (LED manufacturer specifications)	L90/B10 ≥50000h L90 ≤100000h
LED failure rate	0.1% ≤50000h
LMF	E

For your regional contact in the ERCO Sales network click here
www.erco.com/contact

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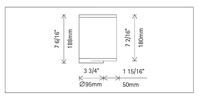
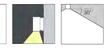
Technical region: 120V/60Hz, 277V/ 60Hz
We reserve the right to make technical and design changes.
Edition: 28.04.2022
Current version under
www.erco.com/85105.023

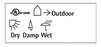
Acoustic Designs Group **Model # 85105.023-27K w/33137.023**
Type: W3

ERCO

Cylinder Floor washlight







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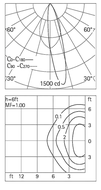

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LMF	E

For your regional contact in the ERCO Sales network click here
www.erco.com/contact

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Technical region: 120V/60Hz, 277V/ 60Hz
We reserve the right to make technical and design changes.
Edition: 28.04.2022
Current version under
www.erco.com/85105.023

Acoustic Designs Group **Model # NL-ZD-3LED-DN-CR-FB w/ Wide Spread Lens**
Type: W4

FXLuminaire

Down & Up/Down Lights

NL Down & Up/Down Light DESIGNER PREMIUM

PROJECT

CATALOG #

TYPE

NOTES

Wall-mounted, geometric square down light or up/down sconce in 3, 6, or 9 LED. Available in aluminum or brass construction. RGBW option available for use with Luxor® lighting control systems.

Quick Facts

- Down or up/down configurations
- Natural, powder coat, or antique brass/copper finishes
- Tamper-resistant features
- Phase and PWM dimmable
- Die-cast aluminum or brass
- Lumileds® Integrated LEDs
- Compatible with Luxor technology
- Input voltage: 10-15V

Learn more. Visit: fxl.com | +1 760.744.5240
Generated 18 Jul 2022 17:27:22

GENERAL NOTES

1. IT IS THE INTENT OF THESE DRAWINGS TO PROVIDE A COMPREHENSIVE LIGHTING PLAN WHICH SHOWS LIGHT FIXTURE LOCATIONS, FIXTURE SPECIFICATIONS, AND CIRCUITRY FOR THE PURPOSE OF A LICENSED ELECTRICAL CONTRACTOR TO BID AND INSTALL A COMPLETE LIGHTING SYSTEM.

2. THE ELECTRICAL CONTRACTOR SHALL FOLLOW AND ADHERE TO THE CURRENT NATIONAL ELECTRICAL CODE (NEC). IN THE EVENT OF A CONFLICT BETWEEN THIS DRAWING AND THE APPLICABLE CODE, THE CODE SHALL PREVAIL AND THE INSTALLATION SHALL BE MADE IN COMPLIANCE WITH THE CODE.

3. ALL EMERGENCY EGRESS LIGHTING IS THE RESPONSIBILITY OF THE ELECTRICAL ENGINEER OR ELECTRICAL CONTRACTOR.

4. ALL WALL AND FLOOR OUTLETS SHOWN ON LIGHTING PLAN ARE FOR CONTROL OF LIGHTING EQUIPMENT. ALL OTHER OUTLETS AND LOCATIONS ALONG WITH CIRCUIT BREAKER AND/OR DETAILED ELECTRICAL WIRING PLEASE REFER TO THE ELECTRICAL SHEETS.

5. ALL DIMMING CIRCUITS ARE TWO-WIRE UNLESS NOTED DIFFERENTLY. NO COMMON NEUTRALS SHALL BE USED.

6. FIELD PAINT ALL CONDUIT, JUNCTION BOXES, LIGHTING TRIM AND HARDWARE TO MATCH ADJACENT SURFACES.

7. ELECTRICAL CONTRACTOR SHALL VERIFY ALL CEILING TYPES, RECESS CONDITIONS, AND MOUNTING HARDWARE REQUIRED PRIOR TO PURCHASE OF ANY LIGHTING FIXTURES.

8. ELECTRICAL CONTRACTOR SHALL VERIFY MOUNTING HEIGHTS OF ALL DECORATIVE FIXTURES WITH INTERIOR DESIGNER PRIOR TO INSTALLATION.

9. ALL STEP LIGHTS SHALL BE MOUNTED AT +1'-6" A.F.F. TO CENTER OF FIXTURE UNLESS OTHERWISE NOTED.

10. ALL WIRE USED SHALL BE COPPER

11. IN ORDER TO MAINTAIN THE INTEGRITY OF OUR LIGHTING DESIGN, KJF LIGHTING DESIGN, WILL REQUIRE SITE VISITS DURING ELECTRICAL ROUGH AND ELECTRICAL TRIM STAGES. THE ELECTRICAL CONTRACTOR MAY BE HELD LIABLE FOR EXPENSES INCURRED IN A RESULT OF MOVING LIGHT FIXTURES INSTALLED PRIOR TO CLIENT OR KJF LIGHTING DESIGN'S APPROVAL.

12. THE ELECTRICAL CONTRACTOR SHALL ALLOW TWO EVENINGS (4 HOUR MINIMUM EACH) AND PROVIDE ALL NECESSARY LADDERS AND MAN LIFTS TO ASSIST KJF LIGHTING DESIGN DURING THE FINAL AIM AND FOCUS OF ALL ADJUSTABLE LIGHTING FIXTURES.

13. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR TO REVIEW ALL INFORMATION ON THESE PLANS. IF THERE ARE ERRORS, OMISSIONS, OR QUESTIONS CONCERNING THESE PLANS PLEASE CONTACT KJF LIGHTING DESIGN - 602.448.5007 FOR CLARIFICATION.

PROJECT NOTES

1. LIGHTING EQUIPMENT (MANDATORY) N1104.1 (AMENDED) ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.

2. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING. (N1102.4.4).

3. FIXTURES LOCATED IN DAMP OR WET LOCATIONS SUCH AS SHOWER/TUB AREA AND FIXTURED/LIGHTS INSTALLED OUTSIDE SHALL BE "LISTED" TO BE SUITABLE FOR DAMP / WET LOCATION.

4. EXTERIOR LIGHTING OVER 30 WATTS SHALL INCLUDE AN AUTOMATIC SHUT-OFF. (N1104.3).

5. ALL PERMANENTLY INSTALLED INTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, AN OCCUPANT SENSOR CONTROL OR OTHER CONTROL SUCH AS AN AUTOMATIC TIMER SHUT-OFF SWITCH. EXCEPTIONS INCLUDE BATHROOMS AND HALLWAYS. (N1104.2).

6. ALL LINEAR LED STRIP TAPE LIGHT TO BE FED EVERY 16'-0". CONSULT KJF LIGHTING DESIGN FOR WIRING DIAGRAMS

LIGHT CONTROL SYMBOL LEGEND

$	SINGLE POLE SWITCH
$[1]	SINGLE POLE JAMB SWITCH
$[MD]	SINGLE POLE MOTION SWITCH
$[T]	SINGLE POLE TIMER SWITCH
D	SINGLE POLE DIMMER
	1/2 SWITCHED DUPLEX RECEPTACLE
[CP]	SWITCHED RECESSED CLOCK RECEPTACLE
FP	1/2 SWITCHED FLOOR PLUG RECEPTACLE
T#	REMOTE LOW VOLTAGE TRANSFORMER

KEVIN J. FLOWER
LIGHTING DESIGN
20650 N. 29th Place Suite 106
PHOENIX, AZ 85050
WWW.KEVINJFLOWER.COM
T 602.341.3667

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DRAWN BY:
KEVIN FLOWER

DATE: JULY 19, 2022

SCALE: AS NOTED

REVISIONS:

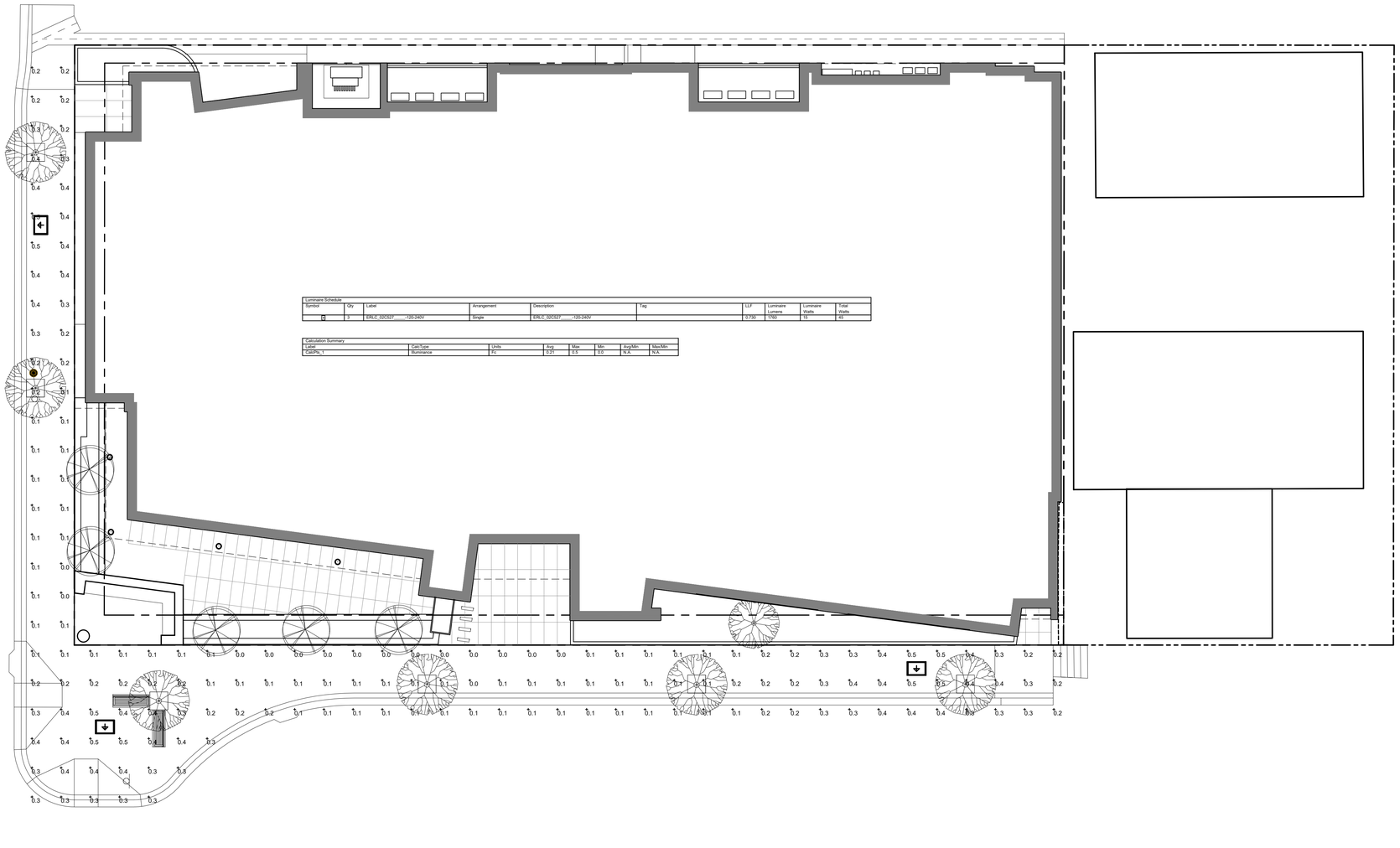
1 City Comments - 9.30.22
2 City Comments 5.24.23
3 City Comments 8.26.24
4 City Comments 8.25.25

SAWTOOTH SERENADE
260 1ST AVENUE NORTH
KETCHUM IDAHO

SHEET NUMBER:
PHOTOMETRIC PLAN
EL12

CENTERLINE SUN VALLEY ROAD (60' RIGHT OF WAY)

N45° 38' 17"E 300.18'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SAWTOOTH SERENADE
CITY OF KETCHUM, BLAINE COUNTY, IDAHO
AUGUST 2025

CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPWC) AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPWC AND CITY OF KETCHUM STANDARDS ON SITE DURING CONSTRUCTION.

2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING AND DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL DIGLINE (1-800-342-1585) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS IN ADVANCE OF EXCAVATION.

3. CONTRACTOR SHALL COORDINATE RELOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) WITH THE APPROPRIATE UTILITY FRANCHISE.

4. THE CONTRACTOR SHALL CLEAN UP THE SITE AFTER CONSTRUCTION SO THAT IT IS IN A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.

5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION (THIS MAY INCLUDE ENCROACHMENT PERMITS AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT (CGP) PERMIT COVERAGE).

6. ALL CLEARING & GRUBBING SHALL CONFORM TO ISPWC SECTION 201.

7. ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPWC SECTION 202. SUBGRADE SHALL BE EXCAVATED AND SHAPED TO LINE, GRADE, AND CROSS-SECTION SHOWN ON THE PLANS. THE SUBGRADE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-698. THE CONTRACTOR SHALL WATER OR AERATE SUBGRADE AS NECESSARY TO OBTAIN OPTIMUM MOISTURE CONTENT. IN-LIEU OF DENSITY MEASUREMENTS, THE SUBGRADE MAY BE PROOF-ROLLED TO THE APPROVAL OF THE ENGINEER.

- PROOF-ROLLING: AFTER EXCAVATION TO THE SUBGRADE ELEVATION AND PRIOR TO PLACING COURSE GRAVEL, THE CONTRACTOR SHALL PROOF ROLL THE SUBGRADE WITH A 5-TON SMOOTH DRUM ROLLER, LOADED WATER TRUCK, OR LOADED DUMP TRUCK, AS ACCEPTED BY THE ENGINEER. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF UNSUITABLE SUBGRADE MATERIAL AREAS, AND/OR AREAS NOT CAPABLE OF COMPACTION ACCORDING TO THESE SPECIFICATIONS. UNSUITABLE OR DAMAGED SUBGRADE IS WHEN THE SOIL MOVES, PUMPS AND/OR DISPLACES UNDER ANY TYPE OF PRESSURE INCLUDING FOOT TRAFFIC LOADS.
- IF, IN THE OPINION OF THE ENGINEER, THE CONTRACTOR'S OPERATIONS RESULT IN DAMAGE TO, OR PROTECTION OF, THE SUBGRADE, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR THE DAMAGED SUBGRADE BY OVER-EXCAVATION OF UNSUITABLE MATERIAL TO FIRM SUBSOIL, LINE EXCAVATION WITH GEOTEXTILE FABRIC, AND BACKFILL WITH PIT RUN GRAVEL.

8. ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPWC 802, TYPE II (ITD STANDARD 703.04, 2"), SHALL BE PLACED IN CONFORMANCE WITH ISPWC SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.

9. ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPWC 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPWC SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.

10. ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPWC SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPWC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPWC SECTION 805.

11. ASPHALT SAWCUTS SHALL BE AS INDICATED ON THE DRAWINGS, OR 24" INCHES FROM EDGE OF EXISTING ASPHALT, IF NOT INDICATED OTHERWISE SO AS TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.

12. CONTRACTOR IS RESPONSIBLE FOR A TRAFFIC CONTROL PLAN FOR WORK WITHIN THE CITY RIGHTS-OF-WAY. CONTRACTOR WILL NEED TO MAINTAIN ACCESS TO ALL PRIVATE PROPERTIES, UNLESS OTHERWISE COORDINATE WITH THE PROPERTY OWNER THROUGH THE CITY ENGINEER.

13. ALL CONCRETE WORK SHALL CONFORM TO ISPWC SECTIONS 701, 703, AND 705. ALL CONCRETE SHALL BE 4,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPWC SECTION 703, TABLE 1. IMMEDIATELY AFTER PLACEMENT PROTECT CONCRETE BY APPLYING MEMBRANE-FORMING CURING COMPOUND, TYPE 2, CLASS A PER ASTM C 309-94. APPLY CURING COMPOUND PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.

14. ALL TRENCHING SHALL CONFORM TO ISPWC STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.

15. PER IDAHO CODE § 55-1613, THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS; ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED AND RE-MONUMENTED, AT THE EXPENSE OF THE AGENCY OR PERSON CAUSING THEIR LOSS OR DISTURBANCE AT THEIR ORIGINAL LOCATION OR BY SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT BENCHMARK OR CONTROL POINT, BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.

16. CONSTRUCTION OF WATER MAINS AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE CITY OF KETCHUM UTILITIES DEPARTMENT STANDARDS.

17. CONTRACTOR SHALL PRESSURE TEST, DISINFECT, AND CONDUCT BIOLOGICAL TESTING IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE PRESSURE TESTING, DISINFECTION, AND MICROBIOLOGICAL TESTING PROCEDURES.

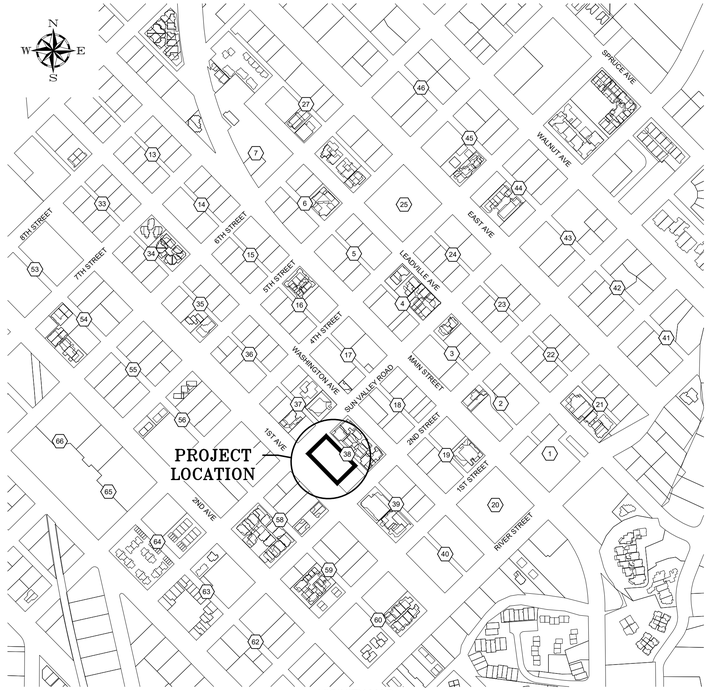
18. ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL BE ANSI/NSF STD. 61 COMPLIANT.

19. ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL COMPLY WITH THE LOW LEAD ACT REQUIRING ALL MATERIALS TO HAVE A LEAD CONTENT EQUAL TO OR LESS THAT 0.25%.

20. THE CONTRACTOR SHALL USE ANSI/NSF STANDARD 60 CHEMICALS AND COMPOUNDS DURING INSTALLATION & DISINFECTION OF POTABLE WATER MAIN.

21. EXISTING CONDITIONS AND BOUNDARY INFORMATION SHOWN HEREON ARE PER A SURVEY CONDUCTED BY GALENA ENGINEERING. TOPOGRAPHIC INFORMATION IS AS IT EXISTED ON THE DATE THE FIELD SURVEY WAS PERFORMED (05/22/19).

22. DOCUMENTATION OF TESTING FOR WORK WITHIN THE CITY RIGHT-OF-WAY MEETING SECTION 12.04.040 D WILL BE REQUIRED FOR ASPHALT, CONCRETE, AND BASE MATERIALS AND WILL BE NECESSARY FOR CERTIFICATE OF OCCUPANCY.



VICINITY MAP
N.T.S.

SHEET INDEX

SHEET#	DESCRIPTION
C0.10	COVER SHEET
C0.20	EXISTING SITE CONDITIONS
C0.30	NEIGHBORING BUILDINGS PLAN
C0.90	SITE DEMOLITION PLAN
C1.00	SITE PLAN / SITE GEOMETRY PLAN
C2.00	SITE IMPROVEMENT DETAIL SHEET
C2.10	ALLEY LIP OF GUTTER PLAN AND PROFILE
C2.20	STREET SIDE LIP OF GUTTER PLAN AND PROFILE
C2.30	SITE GRADING PLAN
C3.00	SITE DRAINAGE AND UTILITY DETAILS
C3.10	SITE DRAINAGE AND UTILITY PLAN

REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any Project or extensions of this Project except by agreement in writing with Galena-Benchmark Engineering

SAWTOOTH SERENADE (131 E SUN VALLEY RD)
COVER SHEET
LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: THIELSEN ARCHITECTS

PROJECT INFORMATION
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PROFESSIONAL ENGINEER REGISTERED 7986 8/26/25 STATE OF IDAHO JEFF C LOOMIS

DESIGNED BY:	JCL
DRAWN BY:	MS
CHECKED BY:	JCL
SURVEY DATE:	

GALENA–BENCHMARK ENGINEERING
Civil Engineers & Land Surveyors
100 Bell Drive
P.O. Box 733
Ketchum, Idaho 83340
(208) 726-9512
www.benchmark-associates.com

SURVEYING ENGINEERING CIVIL CONSTRUCTION
GALENA ELEVATION ABOVE SEA 9230 FEET
BENCH MARK

PURPOSE: **DESIGN REVIEW - REVISION 2 (09/23/2024)**

NO	DATE	BY	REVISIONS
1	08/11/22	SMF	ISSUE FOR DESIGN REVIEW
2	07/13/23	JCL	ISSUE FOR DESIGN REVIEW
3	09/23/24	JCL	ISSUE FOR DESIGN REVIEW
4	08/26/25	JCL	ISSUE FOR DESIGN REVIEW

C0.10

LOT 5A, BLOCK 38, KETCHUM TOWNSITE

A TOPOGRAPHIC MAP SHOWING

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PREPARED FOR HOLLIS REMPELTES ARCHITECTS

PROJECT INFORMATION
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COPPER RIDGE CONDOMINIUMS

CENTERLINE SUN VALLEY ROAD (60' RIGHT OF WAY)
N45° 38' 13"E 300.18'
[N45°19'05"E 300.11']

BLOCK 38

ALLEY

20'

VALLEY GUTTER

S44° 24' 19"E 164.95'
[S44°43'24"E 164.93']

LOT 5A
16,507 Sq. Ft.±
0.38 Ac.±

30'

N45° 38' 13"E 100.09'
[N45°19'05"E 100.06']

[N44°43'22"W 164.91']
N44° 24' 31"W 164.91'

N45° 39' 30"E 100.08'
[S45°19'53"W 100.06']

LOT 8

Deck Encroachment Easement
Per Instrument No. 405813

WOOD STEPS

50'

CENTERLINE FIRST AVENUE (100' RIGHT OF WAY)
N44° 24' 31"W 279.86'
(N44°45'42"W 279.89')
[N44°43'22"W 279.86']

SEWER MANHOLE
RIM ELEV. = 5824.61
INV = 5817.56

SEWER MANHOLE
RIM ELEV. = 5830.01
INV = 5818.51

GRAPHIC SCALE
10 0 5 10 20
1 inch = 10 ft.

LEGEND

- Property Line
- Adjoiner's Lot Line
- Centerline Right of Way
- Building Setback Line
- Easement Line
- Concrete Line
- Edge of Asphalt
- Paint Striping
- Retaining Wall
- Fence Line
- Sewer main Line
- Water main Line
- Buried Telephone Line
- Buried Cable Television Line
- Buried Power Line
- Gas main Line
- 1' Contour Interval
- 5' Contour Interval
- Survey Control
- Found 1/2" Rebar
- Found 5/8" Rebar
- Found 5/8" Rebar with Aluminum Cap
- Water Valve
- Drywell
- Sign
- Light
- Telephone Riser
- Power Box
- Sewer Manhole
- Gas Valve
- ( ) Record Bearing & Distance, Ketchum Townsite, Block 38, Lot 1A, Instrument Number 467733
- [ ] Record Bearing & Distance, Lot 5A, Block 38, Ketchum Townsite, Instrument Number 548431

BOW = Back of Walk
CB = Catch Basin
CC = Curb Cut
COR = Corner
CNTRL = Survey Control
DWELL = Drywell
DY = Double Yellow
EOA = Edge of Asphalt
FNC = Fence
FND = Found
GV = Gas Valve
IC = Illegible Cap
IP = Iron Pipe
LIP = Lip of Gutter
LP = Low Point
NG = Natural Ground
PBOX = Power Box
PHBOX = Telephone Riser
PT = Point of Tangent
RTW = Retaining Wall
SGN = Sign
SMH = Sewer Manhole
STRP = Stripe
TA = Top of Asphalt
TBC = Top Back of Curb
TBM = Temporary Benchmark
TOE = Toe of Slope
TOP = Top of Slope
VG = Valley Gutter
WV = Water Valve

NOTES

1. The purpose of this map is to show topographical information as it existed on the date the field survey was performed. Changes may have occurred to site conditions since survey date (10/02/18).
2. Boundary information is based on Found Monumentation and the recorded plat of Lot 5A, Block 38, Ketchum Townsite, Instrument Number 548431, records of Blaine County. Refer to the Plat Notes, Conditions, Covenants, and Restrictions on Original Plat.
3. Sub-surface utility locations are approximate and locations should be verified before any excavation.
4. Galena Engineering Inc. has not received a Title Policy from the client and has not been requested to obtain one. Relevant information that may be contained within a Title Policy may therefore not appear on this map and may affect items shown hereon. It is the responsibility of the client to determine the significance of the Title Policy information and determine whether it should be included. If the client desires for the information to be included they must furnish said information to Galena Engineering, Inc. and request it be added to this map.
5. Benchmark is top of the $\frac{5}{8}$" rebar with No Cap, at the Northwest Corner of Lot 5A. Elevation = 5824.53'

PROFESSIONAL ENGINEER
REGISTERED
JESS M. LARSEN
7986
8/2/25
STATE OF IDAHO

PROFESSIONAL LAND SURVEYOR
LICENSED
16670
10/02/18
STATE OF IDAHO
MARK E. PHILLIPS

REUSE OF DRAWINGS
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GALENA ENGINEERING, INC.
Civil Engineers & Land Surveyors
317 N. River Street
Hailey, Idaho 83333
(208) 788-1705
(208) 788-4612 fax
email galena@galena-engineering.com

NO	DATE	BY	REVISIONS

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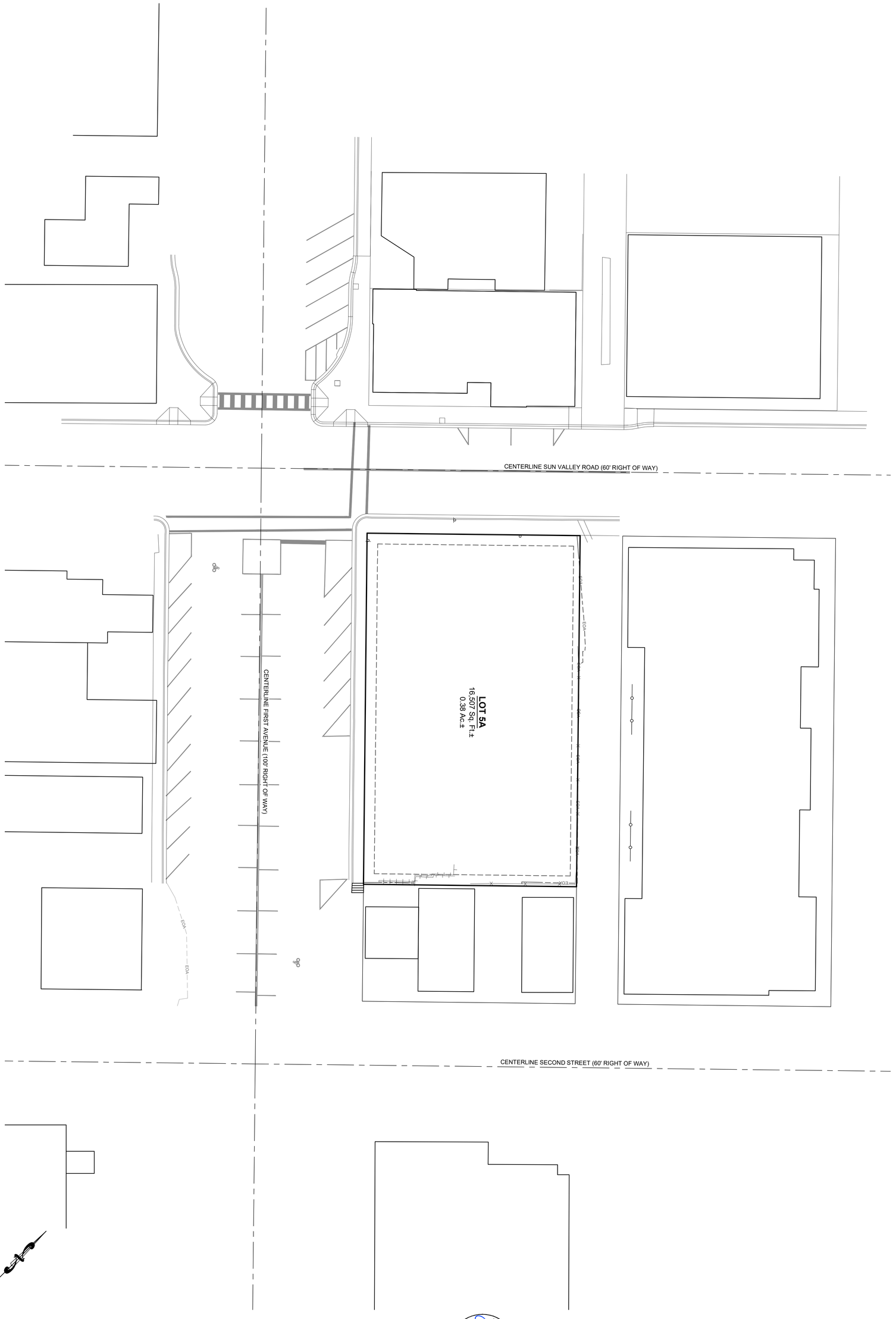

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NO	DATE	BY	REVISIONS

GALENA ENGINEERING, INC.
Civil Engineers & Land Surveyors
317 N. River Street
Hailey, Idaho 83333
(208) 788-1705
(208) 788-4612 fax
email galena@galena-engineering.com

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PROJECT NO. 6376-03
DRAWN BY
CHECKED BY

NEIGHBORING BUILDINGS PLAN

LOT 5A, BLOCK 38, KETCHUM TOWNSITE

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR HOLLIS REMPELTES ARCHITECTS

PROJECT INFORMATION
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COPPER RIDGE CONDOMINIUMS

RETAIN AND PROTECT CONCRETE VALLEY GUTTER

SUN VALLEY ROAD (60' R/W)

200 N. 1ST. AVE.

FIRST AVENUE (100' R/W)

RETAIN AND PROTECT WOOD STEPS

SITE DEMOLITION KEY NOTES

- D01 SAWCUT ASPHALT TO PROVIDE FOR A CLEAN VERTICAL EDGE.
- D02 REMOVE AND DISPOSE OF ASPHALT.
- D03 REMOVE AND DISPOSE OF CONCRETE SIDEWALK, CURB AND GUTTER.
- D04 REMOVE AND DISPOSE OF RETAINING WALL.
- D05 REMOVE AND DISPOSE OF CATCH BASIN AND DRYWELL.
- D06 RELOCATE POWER BOX. CONTRACTOR TO COORDINATE ACTIVITY WITH UTILITY FRANCHISE.
- D07 RELOCATE TELEPHONE RISER. CONTRACTOR TO COORDINATE ACTIVITY WITH UTILITY FRANCHISE.
- D08 REMOVE STREET LIGHT. RETURN TO CITY OF KETCHUM. CONTRACTOR TO COORDINATE ACTIVITY WITH CITY OF KETCHUM.
- D09 OBLITERATE EXISTING ROAD MARKINGS.
- D10 REMOVE AND RETAIN SIGN FOR FUTURE USE.
- D11 REMOVE AND DISPOSE OF FENCE.

GRAPHIC SCALE
0 10 20
Scale in Feet

REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any Project or extensions of this Project except by agreement in writing with Galena-Benchmark Engineering.

SAWTOOTH SERENADE (131 E SUN VALLEY RD)
SITE DEMOLITION PLAN

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: THIELSEN ARCHITECTS

PROJECT INFORMATION
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PROFESSIONAL ENGINEER REGISTERED 7986 8/26/25 STATE OF IDAHO JEFF C LOOMIS

DESIGNED BY: JCL
DRAWN BY: MS
CHECKED BY: JCL
SURVEY DATE:

GALENA–BENCHMARK ENGINEERING
Civil Engineers & Land Surveyors
100 Bell Drive
P.O. Box 733
Ketchum, Idaho 83340
(208) 726-9512
www.benchmark-associates.com

GALENA ELEVATION ABOVE SEA 9030 FEET SURVEYING ENGINEERING PLANNING BENCHMARK

PURPOSE: **DESIGN REVIEW - REVISION 2 (09/23/2024)**

NO	DATE	BY	REVISIONS
1	08/11/22	SMF	ISSUE FOR DESIGN REVIEW
2	07/13/23	JCL	ISSUE FOR DESIGN REVIEW
3	09/23/24	JCL	ISSUE FOR DESIGN REVIEW
4	08/26/25	JCL	ISSUE FOR DESIGN REVIEW

C0.90

COPPER RIDGE CONDOMINIUMS

SUN VALLEY ROAD (60' R/W)

FIRST AVENUE (100' R/W)

200 N. 1ST. AVE.

Curve Table					
Curve	Radius	Length	Delta	Chord Direction	Chord Length
C1	28.00'	4.19'	8°34'20"	S51°02'48"W	4.19'
C2	32.00'	5.42'	9°41'45"	S50°29'05"W	5.41'
C3	10.00'	15.72'	90°02'44"	S00°36'51"W	14.15'
C4	10.00'	8.69'	49°46'19"	S69°17'40"E	8.42'
C5	38.00'	33.01'	49°46'19"	S69°17'40"E	31.98'

GRAPHIC SCALE
0 10 20
Scale in Feet

SAWTOOTH SERENADE (131 E SUN VALLEY RD)
SITE PLAN / SITE GEOMETRY PLAN

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: THIELSEN ARCHITECTS

PROJECT INFORMATION
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PROFESSIONAL ENGINEER REGISTERED 7986 8/26/25 STATE OF IDAHO JEFF C. LOOMIS

DESIGNED BY: JCL
DRAWN BY: MS
CHECKED BY: JCL
SURVEY DATE:

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Civil Engineers & Land Surveyors
100 Bell Drive
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Ketchum, Idaho 83340
(208) 726-9512
www.benchmark-associates.com

GALENA ELEVATION ABOVE SEA 5236 FEET BENCH MARK

PURPOSE: **DESIGN REVIEW - REVISION 2 (09/23/2024)**

NO	DATE	BY	REVISIONS
1	08/11/22	SMF	ISSUE FOR DESIGN REVIEW
2	07/13/23	JCL	ISSUE FOR DESIGN REVIEW
3	09/23/24	JCL	ISSUE FOR DESIGN REVIEW
4	08/26/25	JCL	ISSUE FOR DESIGN REVIEW

C1.00

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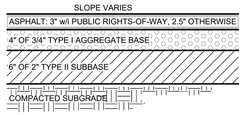
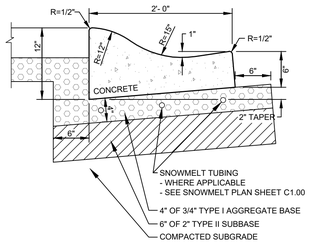


NOTES:
1. SUBBASE CAN BE 2" TYPE II OR ¾" TYPE I CRUSHED AGGREGATE BASE COURSE.
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

1 / C2.00 TYPICAL STREET ASPHALT SECTION
N.T.S.



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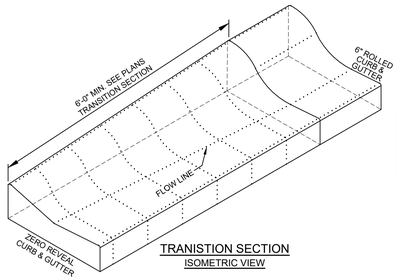
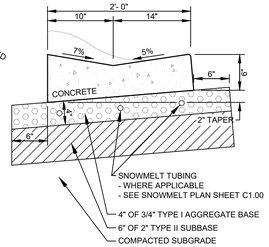
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
4. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
5. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET W/SIDEWALK).
6. SEE MECHANICAL DRAWINGS FOR FINAL SNOWMELT SYSTEM LAYOUT.

2 / C2.00 HEATED 6" CONCRETE ROLLED CURB & GUTTER
N.T.S.



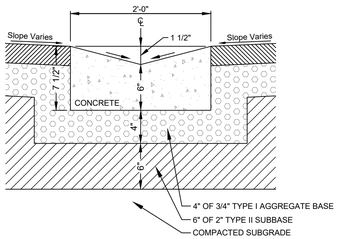
TRANISTION SECTION
ISOMETRIC VIEW



ZERO REVEAL CURB & GUTTER

NOTES:
1. SUBBASE CAN BE 2" TYPE II OR ¾" TYPE I CRUSHED AGGREGATE BASE COURSE.
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
4. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
5. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET W/SIDEWALK).
6. SEE MECHANICAL DRAWINGS FOR FINAL SNOWMELT SYSTEM LAYOUT.

3 / C2.00 TYPICAL HEATED ROLLED CURB TRANSITION DETAIL
N.T.S.



NOTES:
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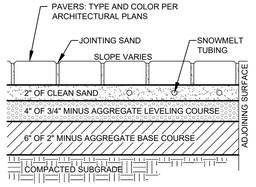
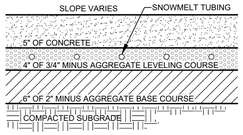
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
4. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
5. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET W/SIDEWALK).

4 / C2.00 24" WIDE CONCRETE VALLEY GUTTER
N.T.S.

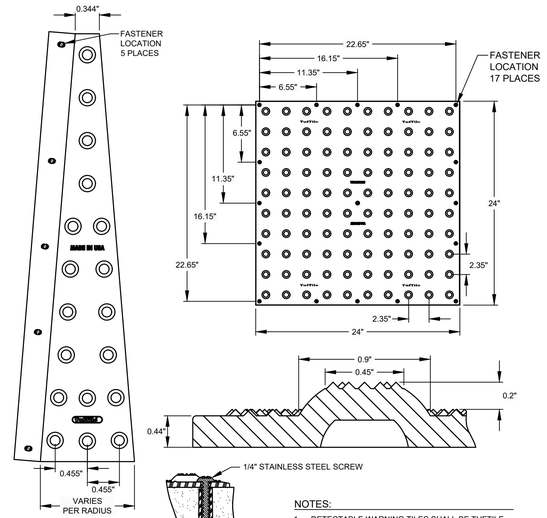


5 / C2.00 HEATED PAVER DETAIL
N.T.S.



NOTES:
1. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
2. CONTINUOUS PLACEMENT PREFERRED. SCORE AT INTERVALS TO MATCH WIDTH OF WALK NOT TO EXCEED 5 FEET SPACING.
3. 1/2" TRANSVERSE PREFORMED BITUMINOUS JOINTS AT THE TERMINUS POINTS FOR CURVE AND WHERE SIDEWALK IS PLACED BETWEEN TWO PERMANENT FOUNDATIONS.
4. MATERIALS AND CONSTRUCTION IN COMPLIANCE WITH ISPWC SPECIFICATIONS.

6 / C2.00 TYPICAL CONCRETE SIDEWALK SECTION
N.T.S.

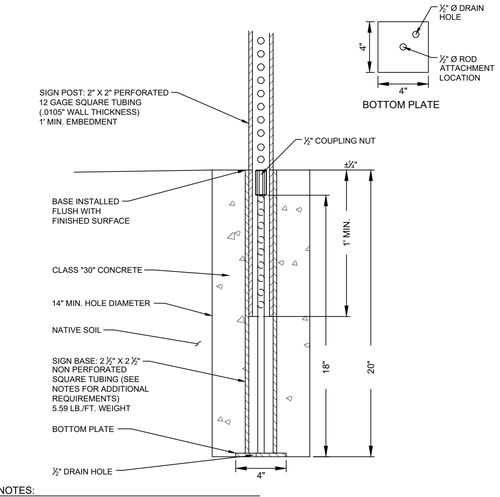


RADIUS - WEDGE TILE

ANCHOR DETAIL

NOTES:
1. DETECTABLE WARNING TILES SHALL BE TUFTILE (CAST IRON & WET SET) OR APPROVED EQUAL.
2. REFER TO DETAIL 8.
3. COLOR TO BE PATINA (NO FINISH).

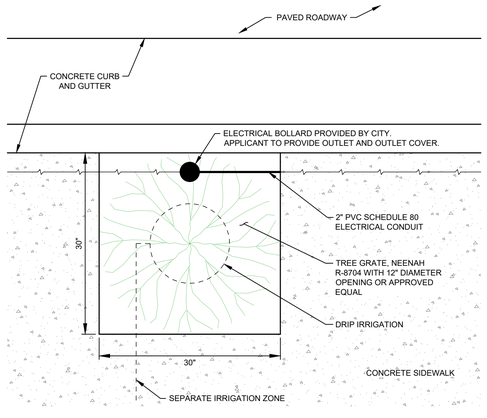
7 / C2.00 DETECTABLE WARNING PLATE
N.T.S.



NOTES:
1. BASES SHALL BE INSTALLED TO BE FLUSH WITH SURFACE.
2. ALL INSTALLATIONS SHALL HAVE 14" Ø MINIMUM FOUNDATION OR GROUTED INTO SOLID ROCK.
3. ALL STREET SIGNS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE MUTCD.
4. SIGN PLACEMENT SHALL BE APPROVED BY THE CITY OF KETCHUM.
5. CITY TO PROVIDE BASES.

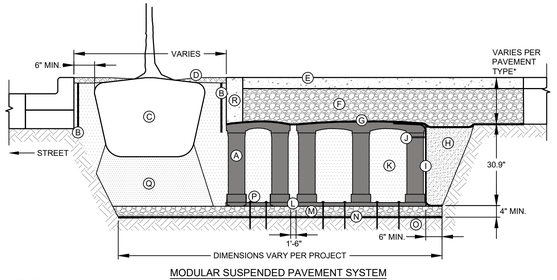
SIGN BASE MATERIAL & DIMENSION REQUIREMENTS
2 ½" OUTSIDE TUBE STEEL (20" LENGTH)
2 ½" INSIDE TUBE STEEL
⅜" THICK
INTERNAL ROD MATERIAL & DIMENSION REQUIREMENTS
½" COLD ROLLED ROD (18" LENGTH)
½" COUPLING NUTS
BOTTOM PLATE MATERIAL & DIMENSION REQUIREMENTS
4" X 4" X ¼" STEEL STRAP

8 / C2.00 TYPICAL SIGN BASE
N.T.S.



NOTES:
1. TREE TO BE 3" MINIMUM CALIPER AUTUMN BLAZE MAPLE OR APPROVED EQUAL.
2. CITY OF KETCHUM REQUIRES DRIP IRRIGATION TO BE ON A SEPARATE ZONE WITH HUNTER/RAINWISE SMART CLOCK, OR APPROVED EQUAL, FOR REMOTE ACCESS BY CITY.
3. APPLICANT TO CONNECT AND PROVIDE CONDUITS, WIRING, AND SEPARATE CIRCUIT, OR TIE TO A CITY CIRCUIT FOR POWER.
4. NO DIRECT BURIAL WIRE PERMITTED.
5. TREE INSTALLATION TO BE MODULAR SUSPENDED PAVEMENT SYSTEM. SEE TREE WELL SECTION VIEW, DETAIL 2.

PLAN VIEW



MODULAR SUSPENDED PAVEMENT SYSTEM

KEY PLAN:
A. SILVA CELL SYSTEM (DECK, BASE, AND POSTS) OR APPROVED EQUAL.
B. DEEPROOT ROOT BARRIER, 12" OR 18", DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT. PREVENTS ROOTS FROM DISTURBING PAVEMENT.
C. TREE ROOT PACKAGE, SIZE VARIES
D. TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS
E. SURFACE TREATMENT, PER PROJECT
F. AGGREGATE BASE COURSE, DEPTH VARIES PER PROJECT
G. GEOTEXTILE TO KEEP AGGREGATE FROM MIGRATING DOWN THROUGH CELL DECK
H. BACKFILL, PER PROJECT SPECIFICATIONS
I. GEOGRID TO PROVIDE FOR VERTICAL SEPARATION BETWEEN PLANTING SOILS AND BACKFILL WHILE ALLOWING ROOT PENETRATION INTO ADJACENT SOILS. 6" (150 mm) TOE (OUTWARD FROM BASE) AND 12" (305 mm) EXCESS (OVER TOP OF DECK).
J. CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER POST FLARE
K. PLANTING SOIL, PER PROJECT SPECIFICATIONS, COMPACTED TO 70-80% PROCTOR
L. SILVA CELL BASE SLOPE, 10% MAX
M. 4" (100 mm) MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
N. GEOTEXTILE, TO PROVIDE SEPARATION BETWEEN SUBGRADE AND AGGREGATE BASE
O. SUBGRADE, COMPACTED TO 95% PROCTOR
P. PIN, PER SILVA CELL SPECIFICATIONS, TO KEEP CELLS IN PLACE DURING CONSTRUCTION
Q. PLANTING SOIL BELOW TREE ROOT PACKAGE, COMPACTED TO 85-90% PROCTOR
R. CONCRETE EDGE RESTRAINT TO STABILIZE EDGE AND PREVENT AGGREGATE MIGRATION INTO TREE OPENING.

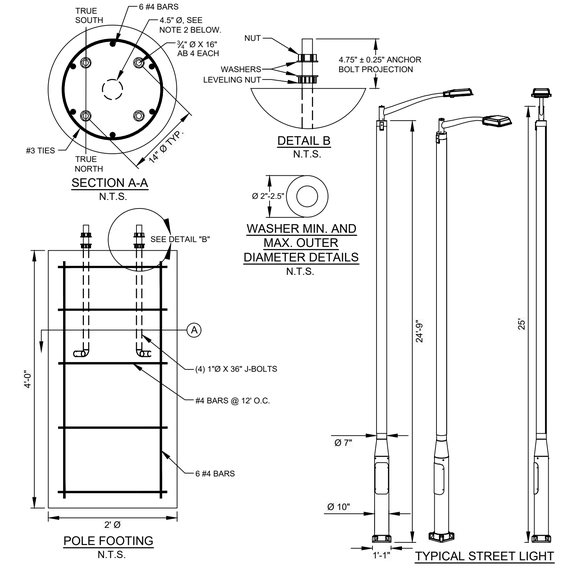
*MINIMUM PAVEMENT PROFILE OPTIONS TO MEET H-20 LOADING

PAVEMENT	+ AGGREGATE BASE COURSE
4" CONCRETE	+ 4" AGGREGATE
3" PAVER	+ 12" AGGREGATE
4" ASPHALT	+ 12" AGGREGATE
2.6" PAVER	+ 5" CONCRETE

SECTION VIEW

NOTES:
1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. A PROJECT SPECIFIC DETAIL WILL NEED TO BE PROVIDED TO CITY FOR REVIEW AND APPROVAL.

9 / C2.00 TREE WELL DETAILS
N.T.S.



SECTION A-A
N.T.S.

DETAIL B
N.T.S.

WASHER MIN. AND MAX. OUTER DIAMETER DETAILS
N.T.S.

POLE FOOTING
N.T.S.

TYPICAL STREET LIGHT

NOTES:
1. STREET LIGHT IS SOLARONE RFS DESIGN 158 LFP OR APPROVED EQUAL.
2. ANY CONDUITS AND/OR GROUNDING WIRES MUST BE HARDWIRED AND CONTAINED WITHIN A 4.5" Ø CIRCLE CENTERED ON THE FOUNDATION. GROUNDING ELECTRODE WIRE AND AC SUPPLY WIRE (IF REQUIRED) ARE 5' MIN. ABOVE THE BASE.
3. ANCHOR BOLT ORIENTATION TO TRUE NORTH/SOUTH IS ONLY RELEVANT FOR OFF-GRID SOLAR POLES. DISREGARD FOR GRID-TIED POLES.
4. GROUNDING WIRE MUST BE 60" FROM BASE SO IT CAN REACH THE GROUNDING LUG INSIDE THE POLE.
5. STREET LIGHT SHALL BE 25' IN HEIGHT OR AS APPROVED BY CITY OF KETCHUM.

10 / C2.00 TYPICAL STREET LIGHT
N.T.S.

REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any Project or extensions of this Project except by agreement in writing with Galena-Benchmark Engineering

SAWTOOTH SERENADE (131 E SUN VALLEY RD)
SITE IMPROVEMENT DETAIL SHEET

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: THIELSEN ARCHITECTS

PROJECT INFORMATION
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DESIGNED BY:	JCL
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SURVEY DATE:	

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Civil Engineers & Land Surveyors
100 Bell Drive
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Ketchum, Idaho 83340
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GALENA ELEVATION ABOVE SEA 9236 FEET BENCH MARK SURVEYING ENGINEERING PLANNING

PURPOSE: **DESIGN REVIEW - REVISION 2 (09/23/2024)**

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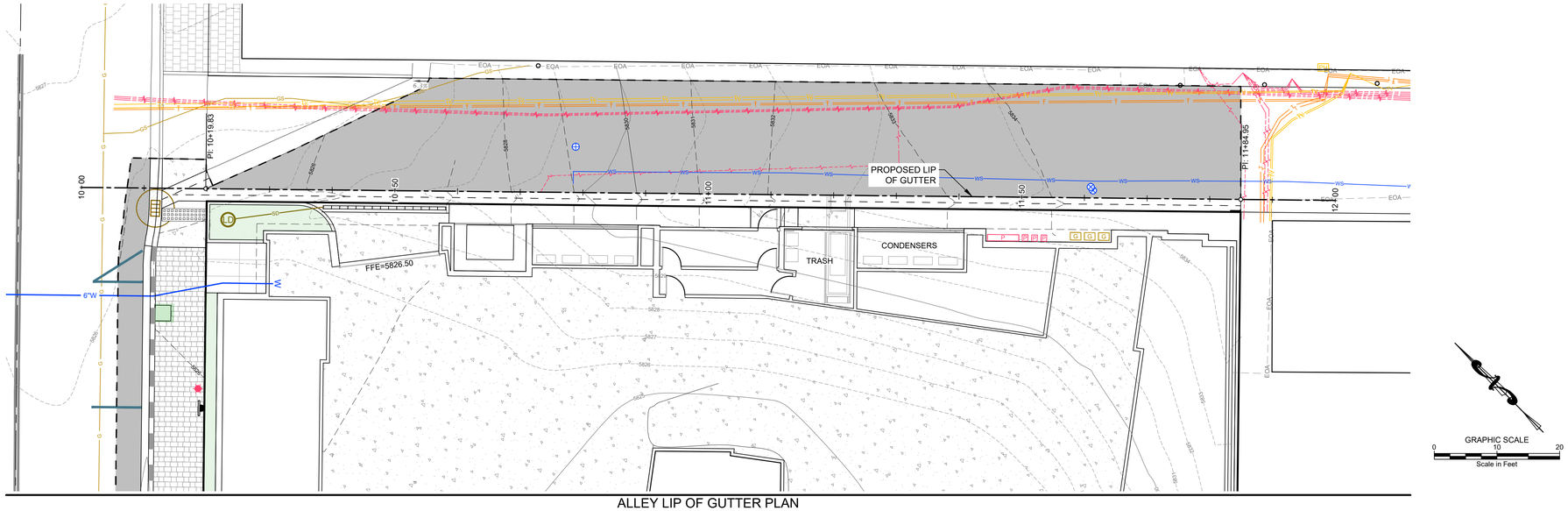
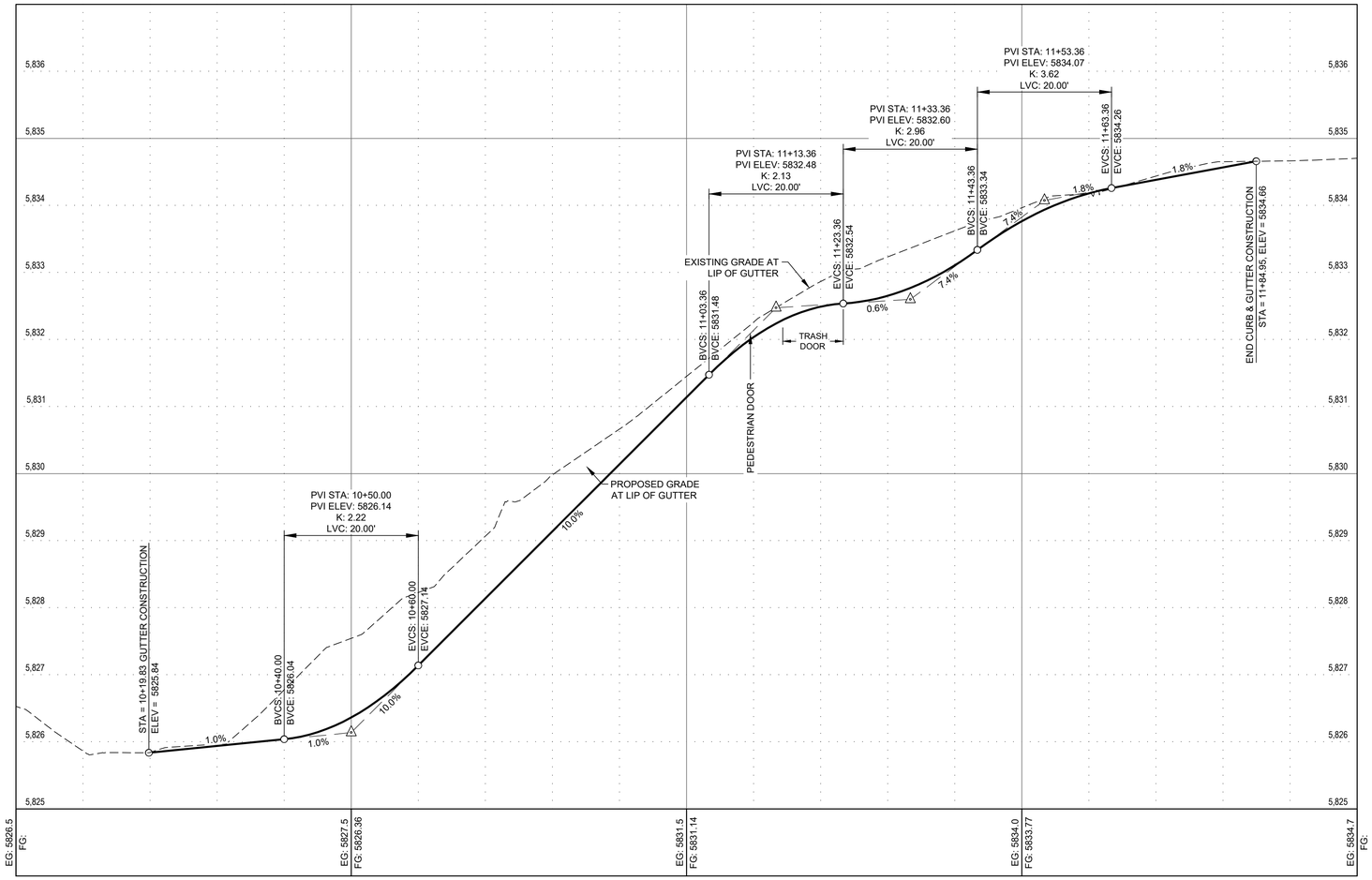


ALLEY LIP OF GUTTER PLAN



ALLEY LIP OF GUTTER PROFILE

SCALE: 1"=10' H; 1"=1' V

SAWTOOTH SERENADE (131 E SUN VALLEY RD)
ALLEY LIP OF GUTTER PLAN AND PROFILE

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: THIELSEN ARCHITECTS

PROJECT INFORMATION
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DESIGNED BY:	JCL
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3	09/23/24	JCL	ISSUE FOR DESIGN REVIEW
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GALENA–BENCHMARK ENGINEERING
Civil Engineers & Land Surveyors
100 Bell Drive
P.O. Box 733
Ketchum, Idaho 83340
(208) 726-9512
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GALENA ELEVATION ABOVE SEA 9230 FEET

C2.10

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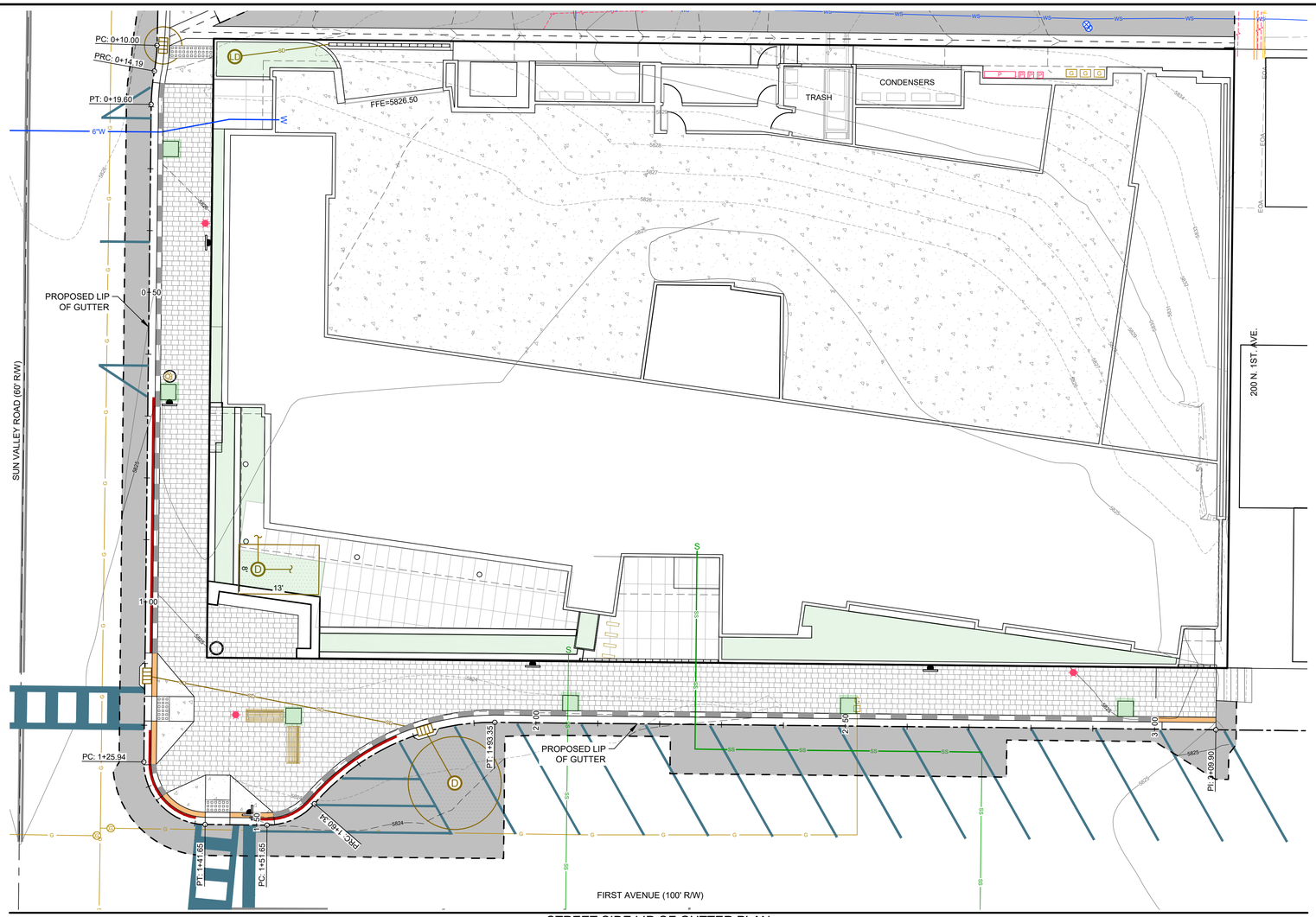
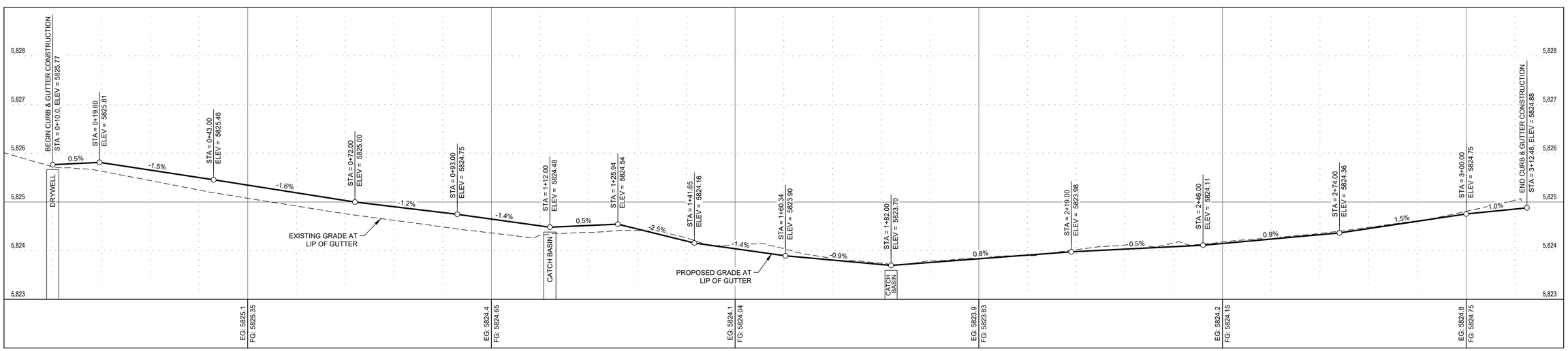


STREET SIDE LIP OF GUTTER PLAN



STREET SIDE LIP OF GUTTER PROFILE
SCALE: 1"=10' H; 1"=1' V

SAWTOOTH SERENADE (131 E SUN VALLEY RD)
STREET SIDE LIP OF GUTTER PLAN AND PROFILE

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: THIELSEN ARCHITECTS

PROJECT INFORMATION
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PROFESSIONAL ENGINEER REGISTERED 7986 8/26/25 STATE OF IDAHO JEFF C LOOMIS

DESIGNED BY: JCL
DRAWN BY: MS
CHECKED BY: JCL
SURVEY DATE:

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SURVEYING ENGINEERING PLANNING BENCH MARK GALENA ELEVATION ABOVE SEA 9230 FEET

NO	DATE	BY	REVISIONS
1	08/11/22	SMF	ISSUE FOR DESIGN REVIEW
2	07/13/23	JCL	ISSUE FOR DESIGN REVIEW
3	09/23/24	JCL	ISSUE FOR DESIGN REVIEW
4	08/26/25	JCL	ISSUE FOR DESIGN REVIEW

PURPOSE: **DESIGN REVIEW - REVISION 2 (09/23/2024)**

C2.20

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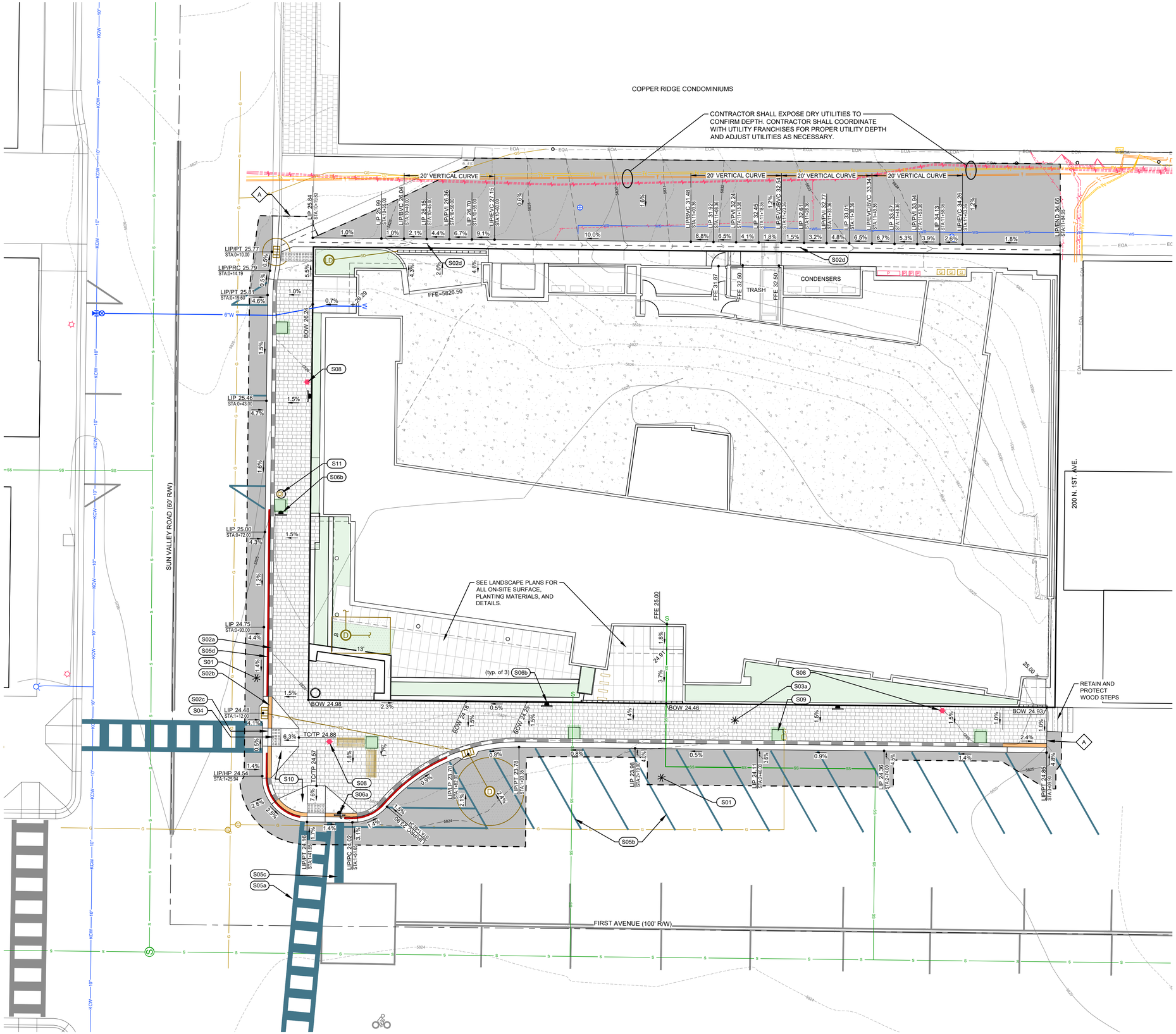

SITE IMPROVEMENT KEY NOTES

- S01 CONSTRUCT ASPHALT ROADWAY / ASPHALT REPAIR. SEE DETAIL 1 / C2.00.
- S02 CONSTRUCT CONCRETE CURB AND GUTTER
  - a. 6" ROLLED C&G PER DETAIL 2a / C2.00.
  - b. CURB TRANSITION (6" ROLLED TO ZERO REVEAL) PER DETAIL 3 / C2.00.
  - c. ZERO REVEAL CURB AND GUTTER PER DETAIL 3 / C2.00.
  - d. 24" WIDE VALLEY GUTTER. PER DETAIL 4 / C2.00.
- S03 CONSTRUCT PAVER SIDEWALK. WIDTH AS SHOWN HEREON. SEE DETAIL 5 / C2.00.
- S04 CONSTRUCT CONCRETE SIDEWALK PEDESTRIAN APPROACHES WITH CITY APPROVED CAST IRON TRUNCATED DOME DETECTABLE WARNING PLAT. REFER TO DETAIL 6 / C2.00 FOR CONCRETE AND DETAIL 7 / C2.00 FOR TRUNCATED DOMES.
- S05 INSTALL ROAD STRIPING / PAINT
  - a. WHITE CROSSWALK STRIPING. MATCH CITY PATTERNS.
  - b. YELLOW ASPHALT PARKING STRIPING (4" WIDE). MATCH CITY PATTERNS.
  - c. WHITE CROSSWALK / STOP BAR STRIPING (24" WIDE).
  - d. RED "NO PARKING" STRIPING ON CURB. MATCH CITY PATTERNS.
- S06 SIGNS:
  - a. INSTALL STOP / STREET SIGN. USE PREVIOUSLY REMOVED SIGN. COORDINATE FINAL LOCATION WITH THE CITY. REFER TO DETAIL 8 / C2.00 FOR SIGN BASE CONFIGURATION.
  - b. INSTALL REGULATORY SIGN. COORDINATE TYPE AND FINAL LOCATION WITH THE CITY. REFER DETAIL 8 / C2.00 FOR SIGN BASE CONFIGURATION.
- S07 RESET UTILITY BOX LID ELEVATION.
  - a. POWER HANDHOLE
    ORIGINAL RIM = 58
    NEW RIM = 58
- S08 INSTALL STREET LIGHT. LOCATIONS SHOWN HEREON ARE FOR GRAPHICAL REPRESENTATION ONLY. ARCHITECT SHALL SUBMIT AN ILLUMINATION ANALYSIS FROM MH COMPANIES TO VERIFY STREET LIGHT PLACEMENTS. REFER TO THE CITY OF KETCHUM STANDARD STREET LIGHT DETAIL. DETAIL 10 / C2.00.
- S09 INSTALL KETCHUM STANDARD TREE WELL. REFER TO DETAIL 9 / C2.00.
- S10 CONSTRUCT CONCRETE SIDEWALK. REFER TO DETAIL 6 / C2.00.
- S11 INSTALL CITY OF KETCHUM STANDARD TRASH CAN.

A MATCH EXISTING LINES AND GRADES

LEGEND

LIP 30.71 Spot Elevation
2.2% Proposed Grade
3.3% Existing Grade

ABBREVIATIONS

BOW = BACK OF WALK
EG = EXISTING GRADE
FF = FINISHED FLOOR
FFE = FINISHED FLOOR AT ENTRY
FG = FINISHED GRADE
LF = LINEAL FEET
LIP = LIP OF GUTTER
HP = HIGH POINT
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVE
POC = POINT ON CURVE
PT = POINT OF TANGENT
TA = TOP OF ASPHALT
TBC = TOP BACK OF CURB
TC = TOP OF CONCRETE
TP = TOP OF PAVERS
TG = TOP OF GRATE

GRAPHIC SCALE
0 10 20
Scale in Feet

SAWTOOTH SERENADE (131 E SUN VALLEY RD)
SITE GRADING PLAN

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: THIELSEN ARCHITECTS

PROJECT INFORMATION
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C2.30

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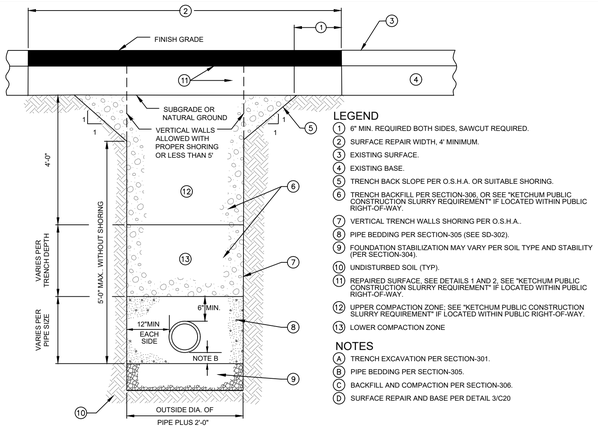


LEGEND

1. 6" MIN. REQUIRED BOTH SIDES, SAWCUT REQUIRED.
2. SURFACE REPAIR WIDTH, 4' MINIMUM.
3. EXISTING SURFACE.
4. EXISTING BASE.
5. TRENCH BACK SLOPE PER O.S.H.A. OR SUITABLE SHORING.
6. TRENCH BACKFILL PER SECTION-306, OR SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
7. VERTICAL TRENCH WALLS SHORING PER O.S.H.A..
8. PIPE BEDDING PER SECTION-305 (SEE SD-302).
9. FOUNDATION STABILIZATION MAY VARY PER SOIL TYPE AND STABILITY (PER SECTION-304).
10. UNDISTURBED SOIL (TYP).
11. REPAIRED SURFACE, SEE DETAILS 1 AND 2, SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
12. UPPER COMPACTION ZONE; SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
13. LOWER COMPACTION ZONE

NOTES

- (A) TRENCH EXCAVATION PER SECTION-301.
- (B) PIPE BEDDING PER SECTION-305.
- (C) BACKFILL AND COMPACTION PER SECTION-306.
- (D) SURFACE REPAIR AND BASE PER DETAIL 3/C20

KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT

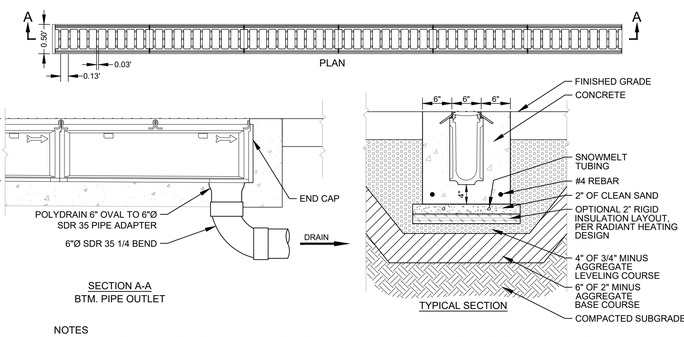
IN AREAS WHERE IT IS NECESSARY TO CUT THE ASPHALT PAVEMENT AND DIG A TRENCH FOR BURIAL OF CONDUIT CABLE OR OTHER CITY UTILITY, THE TRENCH SHALL BE BACKFILLED WITH A LEAN CONCRETE MIX TO THE BOTTOM OF FINISH SURFACE MATERIAL WITH THE FOLLOWING PROPORTIONS OF MATERIALS:

COARSE AGGREGATE (¾" MINUS)	:	2,600 LBS
SAND	:	800 LBS
PORTLAND CEMENT	:	94 LBS
WATER	:	11 GAL (MAX.)

WATER CONTENT IS MAXIMUM AND MAY BE REDUCING DOWNWARD. CARES SHALL BE TAKEN TO ASSURE THAT EXCESS WATER IS NOT PRESENT IN THE MIXING DRUM PRIOR TO CHARGING THE MIXER WITH MATERIALS. THOROUGH MIXING WILL BE REQUIRED PRIOR TO DISCHARGE.

NO COMPACTION, VIBRATION OR FINISHING IS REQUIRED. THE LEAN CONCRETE MIX SHALL BE STRUCK OFF AT OR BELOW THE ELEVATION OF THE PLANTMIX SURFACING WITH A SQUARE-NOSE SHOVEL OR SIMILAR HAND TOOL. THE BACKFILL MIX SHALL BE ALLOWED TO SET FOR A MINIMUM OF 2 HOURS BEFORE THE PERMANENT PLANTMIX SURFACING IS PLACED TO COMPLETE THE TRENCH REPAIR. TEMPORARY PLACEMENT OF ASPHALT COLD MIX SURFACING MAY BE NECESSARY TO ACCOMMODATE TRAFFIC WITHIN THE FIRST 2 HOURS OF BACKFILL PLACEMENT PRIOR TO COMPLETING THE PERMANENT REPAIR.

1 / C3.00 TYPICAL TRENCH SECTION
N.T.S.



NOTES

1. LINE DRAIN IS SUITABLE FOR APPLICATIONS FOR CONTROLLING SPREAD IN GUTTER FLOW CONDITIONS OR TO INTERCEPT SHEET FLOW. TYPICAL APPLICATION IS AT THE STREET CURB OR BARRIER.
2. THE FRAME AND GRATE IS SUITABLE FOR PEDESTRIAN AND BICYCLE TRAFFIC AND RATED FOR H-25 AND HS-25 LOADS.
3. CONCRETE THICKNESS, TYPE, AND AMOUNT OF REINFORCEMENT TO BE SAME AS ADJACENT PAVEMENT OR GREATER. PERFORM STRUCTURAL ANALYSIS TO DETERMINE REQUIREMENTS FOR APPLICATION.
4. TOP OF GRATE TO BE INSTALLED FLUSH TO 1/8 IN BELOW FINISHED GRADE. BEVEL CONCRETE TO TOP OF GRATE IF BELOW FLUSH.

4 / C3.00 TRENCH DRAIN DETAIL
(ABT INTERCEPTOR LINE DRAIN OR APPROVED EQUAL)
N.T.S.

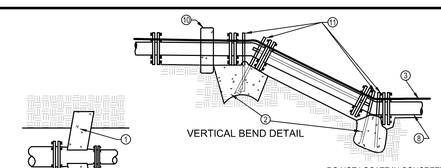
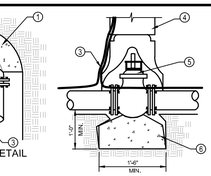


TABLE 1
THRUST AREA FOR HORIZONTAL BENDS***

SOIL BEARING PRESSURE	= 2000 PSF
WORKING PRESSURE RATING	= 150 PSI
SAFTEY FACTOR	= 1.5

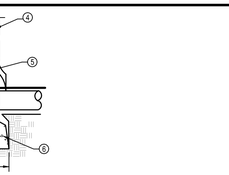
PIPE SIZE	MINIMUM SQUARE FEET OF THRUST AREA ONTO UNDISTURBED EARTH* TEE, PLUG OF VALVE	90° BEND**	45° BEND	22.5°, 11.25° BENDS OR REDUCER
3"	0.8	1.1	0.6	0.3
4"	1.4	2.0	1.1	0.6
6"	3.2	4.5	2.4	1.2
8"	5.7	8.0	4.3	2.2
10"	8.8	12.5	6.8	3.4
12"	12.7	18.0	9.7	5.0
14"	17.3	24.5	13.3	6.8
16"	22.6	32.0	17.3	8.8
18"	28.6	40.5	21.9	11.2

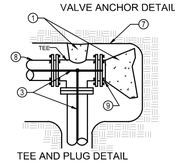
* MUST BE INCREASED BASED ON DIFFERENT CONDITIONS (HIGHER WORKING PRESSURE OR LOWER SOIL BEARING STRENGTH).
** OR TEE ACTING AS A 90° BEND
***THRUST BLOCK DEPTH TO BE A MINIMUM PF 12" FOR PIPE SIZES 3"-8" AND 18" FOR PIPE SIZES 10"-18" OR THE SQUARE ROOT OF THE REQUIRED BEARING AREA, WHICHEVER IS GREATER.



LEGEND

1. FOR HORIZONTAL PIPE BENDS, BEARING THRUST BLOCKS MUST PROVIDE 2500 PSI CONCRETE POURED AGAINST UNDISTURBED EARTH PER TABLE 1.
2. FOR VERTICAL PIPE BENDS, GRAVITY THRUST BLOCKS MUST PROVIDE A VOLUME OF CONCRETE POURED AGAINST UNDISTURBED EARTH WHICH IS SIZED FOR EXPECTED FORCES WITH A MINIMUM 1.5 FACTOR OF SAFETY.
3. NO. 12 COPPER FINDER WIRE. SEE SD-514 FOR SPLICING.
4. C.I. VALVE BOX WITH COVER.
5. C.I. GATE VALVE (M.J.).
6. PRECAST BLOCK FOR CUT IN TEE AND VALVE OR CAST IN PLACE WITH 2-1/2"Ø MIN REBAR.
7. TRENCH SIDE.
8. PIPE.
9. PLUG.
10. HAMMERHEAD THRUST BLOCKING.
11. ANCHOR BARS (1/2"Ø MIN)



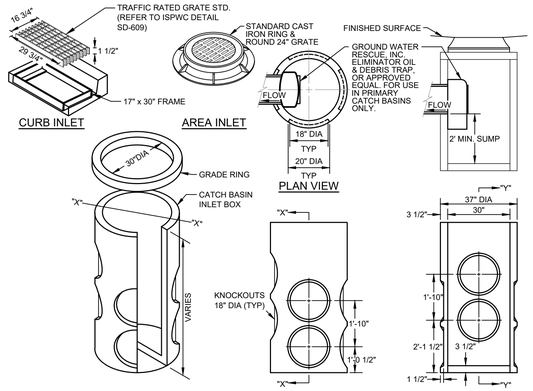


TEE AND PLUG DETAIL

NOTES:

- (A) ANCHOR ALL VALVES CONNECTED TO P.V.C. PIPE AS SHOWN.
- (B) COVER BOLTS AND FLANGES WITH PLASTIC TO PROTECT FROM CONCRETE ADHERENCE DURING CONSTRUCTION OF THRUST BLOCKS.
- (C) SEE CHART FOR MIN THRUST BLOCKS BEARING AREAS.
- (D) ALL CONCRETE TO BE 2500 P.S.I. STRENGTH POURED AGAINST UNDISTURBED EARTH.
- (E) PROVIDE 6 MIL POLYPROPYLENE BETWEEN FITTINGS AND CONCRETE.
- (F) NOTIFY ENGINEER FOR ANY CONDITION OR PIPE SIZE NOT INDICATED.
- (G) ALL BLOCKS TO BE CENTERED AROUND PIPE SPRING LINE.

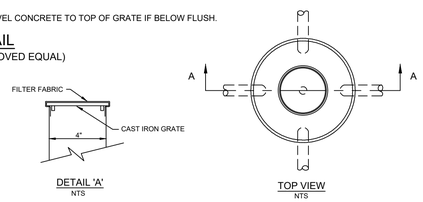
2 / C3.00 THRUST BLOCK AND ANCHOR DETAILS
N.T.S.

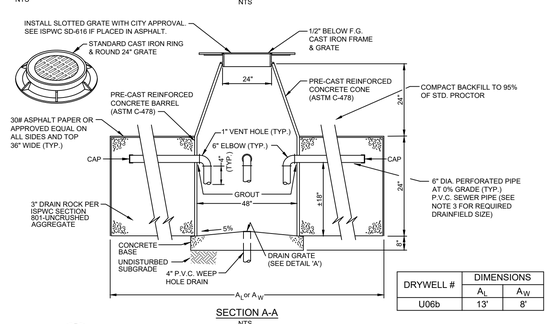


CATCH BASIN INSTALLATION NOTES:

1. A PRIMARY CATCH BASIN IS DEFINED AS THE FIRST STORM STRUCTURE UPSTREAM OF A DRYWELL. A SATELLITE CATCH BASIN IS DEFINED AS THE STORM STRUCTURE UPSTREAM OF THE PRIMARY CATCH BASIN.
2. THE OIL & DEBRIS TRAP SHALL BE INSTALLED ON THE OUTLET OF THE PRIMARY CATCH BASIN ONLY, NOT ON SATELLITE CATCH BASINS.
3. PLACE A MINIMUM OF 4" OF COMPACTED BEDDING ON PREPARED SUBGRADE AS SPECIFIED IN ISPWC SECTION 305 - PIPE BEDDING. EXTEND BEDDING EITHER TO THE LIMITS OF THE EXCAVATION OR AT LEAST 12" OUTSIDE THE LIMITS OF THE BASE SECTION.
4. FILL THE BALANCE OF THE EXCAVATED AREA WITH SELECT MATERIAL COMPACTED LEVEL TO THE TOP OF THE BEDDING.
5. PROVIDE A SMOOTH AND LEVEL BEARING SURFACE ON THE BEDDING SURFACE.

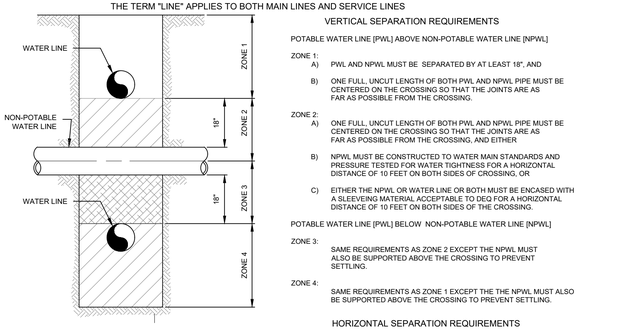
5 / C3.00 30" DIAMETER CATCH BASIN
N.T.S.





DRYWELL #	DIMENSIONS A_L	A_W
U06b	13'	8'

7 / C3.00 MANHOLE STYLE DRYWELL DETAIL
N.T.S.



VERTICAL SEPARATION REQUIREMENTS

POTABLE WATER LINE [PWL] ABOVE NON-POTABLE WATER LINE [NPWL]

ZONE 1:
- A) PWL AND NPWL MUST BE SEPARATED BY AT LEAST 18", AND
- B) ONE FULL, UNCUT LENGTH OF BOTH PWL AND NPWL PIPE MUST BE CENTERED ON THE CROSSING SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE CROSSING.

ZONE 2:
- A) ONE FULL, UNCUT LENGTH OF BOTH PWL AND NPWL PIPE MUST BE CENTERED ON THE CROSSING SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE CROSSING, AND EITHER
- B) NPWL MUST BE CONSTRUCTED TO WATER MAIN STANDARDS AND PRESSURE TESTED FOR WATER TIGHTNESS FOR A HORIZONTAL DISTANCE OF 10 FEET ON BOTH SIDES OF CROSSING, OR
- C) EITHER THE NPWL OR WATER LINE OR BOTH MUST BE ENCASED WITH A SLEEVEING MATERIAL ACCEPTABLE TO DEQ FOR A HORIZONTAL DISTANCE OF 10 FEET ON BOTH SIDES OF THE CROSSING.

POTABLE WATER LINE [PWL] BELOW NON-POTABLE WATER LINE [NPWL]

ZONE 3:
SAME REQUIREMENTS AS ZONE 2 EXCEPT THE NPWL MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLING.

ZONE 4:
SAME REQUIREMENTS AS ZONE 1 EXCEPT THE THE NPWL MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLING.

HORIZONTAL SEPARATION REQUIREMENTS

ZONE 1: (GREATER THAN 10-FEET HORIZONTAL SEPARATION):
- A) NO SPECIAL REQUIREMENTS.

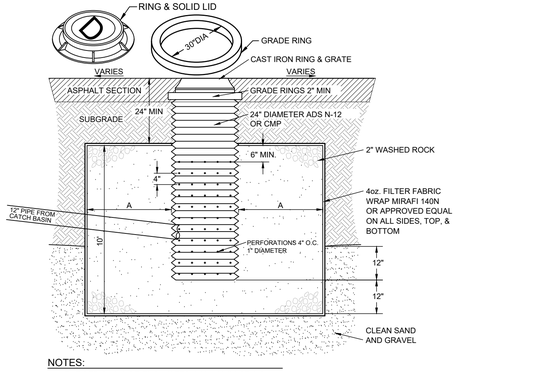
ZONE 2: (BETWEEN 6-FEET AND 10-FEET HORIZONTAL SEPARATION):
- A) NO SPECIAL REQUIREMENTS FOR POTABLE OR NON-POTABLE SERVICES
- B) WATER AND NPWL SEPARATED BY AT LEAST 6 FEET AT OUTSIDE WALLS, AND
- C) WATER AT LEAST 18 INCHES HIGHER IN ELEVATION THAN THE PWL, AND EITHER
- D) NPWL CONSTRUCTED TO POTABLE WATER MAIN STANDARDS, AND PRESSURE TESTED FOR WATER TIGHTNESS, OR
- E) SITE SPECIFIC REQUIREMENTS APPROVED BY DEQ.

ZONE 3: (LESS THAN 6-FEET HORIZONTAL SEPARATION):
NOT ALLOWED WITHOUT DEQ WAIVER.

NOTE: SANITARY SEWER FORCE MAINS MUST HAVE MIN. 10' HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION. ZONE 2 AND ZONE 3 PLACEMENTS ARE NOT ALLOWED WITHOUT A WAIVER GRANTED BY DEQ.

* DISTANCES ARE HORIZONTAL

3 / C3.00 POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPARATION
N.T.S.

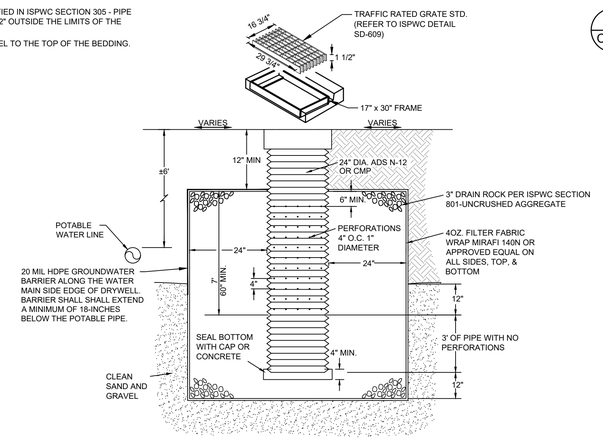


NOTES:

1. THE BED SHALL BE EXCAVATED A MINIMUM OF 24" INTO CLEAN SAND AND GRAVEL.
2. MAXIMUM DEPTH SHALL NOT EXCEED 12 FEET.
3. IF CLEAN SAND AND GRAVEL IS NOT ENCOUNTERED WITHIN 12 FEET, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER.
4. GRATE OR SOLID LID AS APPROVED BY CITY OF KETCHUM.

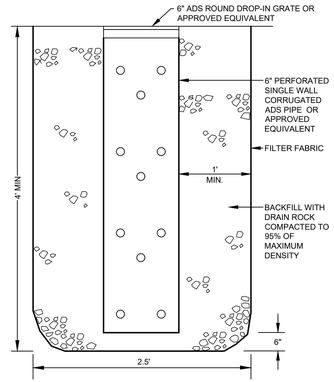
DRYWELL #	DIMENSION "A"
U06a	15'

6 / C3.00 DRYWELL DETAIL
N.T.S.



NOTE: THE BED SHALL BE EXCAVATED A MINIMUM OF 24" INTO CLEAN SAND AND GRAVEL. IF CLEAN SAND AND GRAVEL IS NOT ENCOUNTERED WITHIN 12 FEET, THE CONTRACTOR SHALL CONTACT THE ENGINEER.

8 / C3.00 DRYWELL DETAIL WITH LINER
N.T.S.



9 / C3.00 LANDSCAPE / PLANTER DRAIN
N.T.S.

SAWTOOTH SERENADE (131 E SUN VALLEY RD)
DETAIL SHEET

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
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SURVEY DATE:	

PURPOSE: **DESIGN REVIEW - REVISION 2 (09/23/2024)**

NO	DATE	BY	REVISIONS
1	08/11/22	SMF	ISSUE FOR DESIGN REVIEW
2	07/13/23	JCL	ISSUE FOR DESIGN REVIEW
3	09/23/24	JCL	ISSUE FOR DESIGN REVIEW
4	08/26/25	JCL	ISSUE FOR DESIGN REVIEW

GALENA – BENCHMARK ENGINEERING
Civil Engineers & Land Surveyors
100 Bell Drive
P.O. Box 733
Ketchum, Idaho 83340
(208) 726-9512
www.benchmark-associates.com

SURVEYING ENGINEERING PLANNING
GALENA ELEVATION ABOVE SEA 9230 FEET
BENCH MARK

C3.00

REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any Project or extensions of this Project except by agreement in writing with Galena-Benchmark Engineering

COPPER RIDGE CONDOMINIUMS

CONTRACTOR SHALL EXPOSE DRY UTILITIES TO CONFIRM DEPTH. CONTRACTOR SHALL COORDINATE WITH UTILITY FRANCHISES FOR PROPER UTILITY DEPTH AND ADJUST UTILITIES AS NECESSARY.

CONSTRUCT ASPHALT SURFACE REPAIR

SEE PLUMBING PLAN FOR WATER SERVICE CONTINUATION

SEE PLUMBING PLAN FOR SEWER SERVICE CONTINUATION

TRASH

CONDENSERS

SUN VALLEY ROAD (60' R/W)

200 N. 1ST. AVE.

FIRST AVENUE (100' R/W)

13'

(45 LF)

(9 LF)

UTILITY & STORM IMPROVEMENT KEY NOTES

- U01 INSTALL 10"X6" STAINLESS STEEL TAPPING SADDLE 6" GATE VALVE WITH THRUST BLOCKS REFER TO DETAIL 2 / C3.00.
- U02 INSTALL 6" C-900 PVC WATER SERVICE. REFER TO TRENCHING DETAIL 1 / C3.00 AND POTABLE/NON-POTABLE SEPARATION DETAIL 3 / C3.00.
- U03 SEWER SERVICE:
  - a. UTILIZE EXISTING SEWER SERVICE.
  - b. REALIGN SEWER SERVICE. INSTALL TRAFFIC RATED CLEANOUTS AT EACH BEND. REFER TO ISPWC STANDARD DRAWING SD-506A.
- U04 INSTALL CATCH BASIN. SEE DETAIL 4 / C3.00.
  - a. RIM = 5824.13 I.E.(OUT) = 5821.13
  - b. RIM = 5823.57 I.E.(IN) = 5820.30 I.E.(OUT) = 5820.20
- U05 INSTALL 12" ADS N-12 STORM DRAIN PIPE WITH A MINIMUM SLOPE OF 2.0%. REFER TO TRENCHING DETAIL 1 / C3.00
- U06 DRYWELL:
  - a. INSTALL 15' DIAMETER DRYWELL SEE DETAIL 5 / C3.00. RIM = 5823.92 I.E.(IN) = 5819.90
  - b. INSTALL 8'x14' RECTANGULAR DRYWELL. CONNECT ALL FLOOR, FOUNDATION, ROOF, AND TRENCH DRAINS TO THIS DRYWELL. SEE DETAIL 5 / C3.00. RIM = 5824.9 I.E.(IN) = 5820.9
  - c. INSTALL 6' DIAMETER DRYWELL WITH HDPE LINER SEE DETAIL 8 / C3.00. RIM = 5825.57
  - d. INSTALL LANDSCAPE PLANTER DRYWELL. SEE DETAIL 9 / C3.00 RIM = MATCH PLANTER FINISHED GRADES
- U07 INSTALL 1" PVC IRRIGATION LINE. SEE IRRIGATION PLAN FOR CONNECTION DETAILS.
- U08 INSTALL GAS SERVICE. BY OTHERS.
- U09 INSTALL POWER SERVICE. BY OTHERS.
- U10 INSTALL POWER TRANSFORMER. BY OTHERS.
- U11 INSTALL TRENCH DRAIN. CONNECT TO DRYWELL U06b. REFER TO DETAIL 4 / C3.00.

GRAPHIC SCALE
0 10 20
Scale in Feet

SAWTOOTH SERENADE (131 E SUN VALLEY RD)
DRAINAGE AND UTILITY PLAN

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: THIELSEN ARCHITECTS

PROJECT INFORMATION
G:\BM\A\ketchum village\block 38\Lots 5-7\6376-03 Serenade\dwg\Construction\6376-03 ENG 2025-08-26.dwg 08/26/25 3:17:03 PM

PROFESSIONAL ENGINEER REGISTERED 7986 8/26/25 STATE OF IDAHO JEFF C LOOMIS

DESIGNED BY: JCL
DRAWN BY: MS
CHECKED BY: JCL
SURVEY DATE:

GALENA – BENCHMARK ENGINEERING
Civil Engineers & Land Surveyors
100 Bell Drive
P.O. Box 733
Ketchum, Idaho 83340
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GALENA ELEVATION ABOVE SEA 5630 FEET
SURVEYING ENGINEERING PLANNING BENCHMARK

PURPOSE: **DESIGN REVIEW - REVISION 2 (09/23/2024)**

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C3.10

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Autumn Blaze Maple

Flowering Crab

Tor Birchleaf Spirea

Snowberry

Fritschianna Spirea

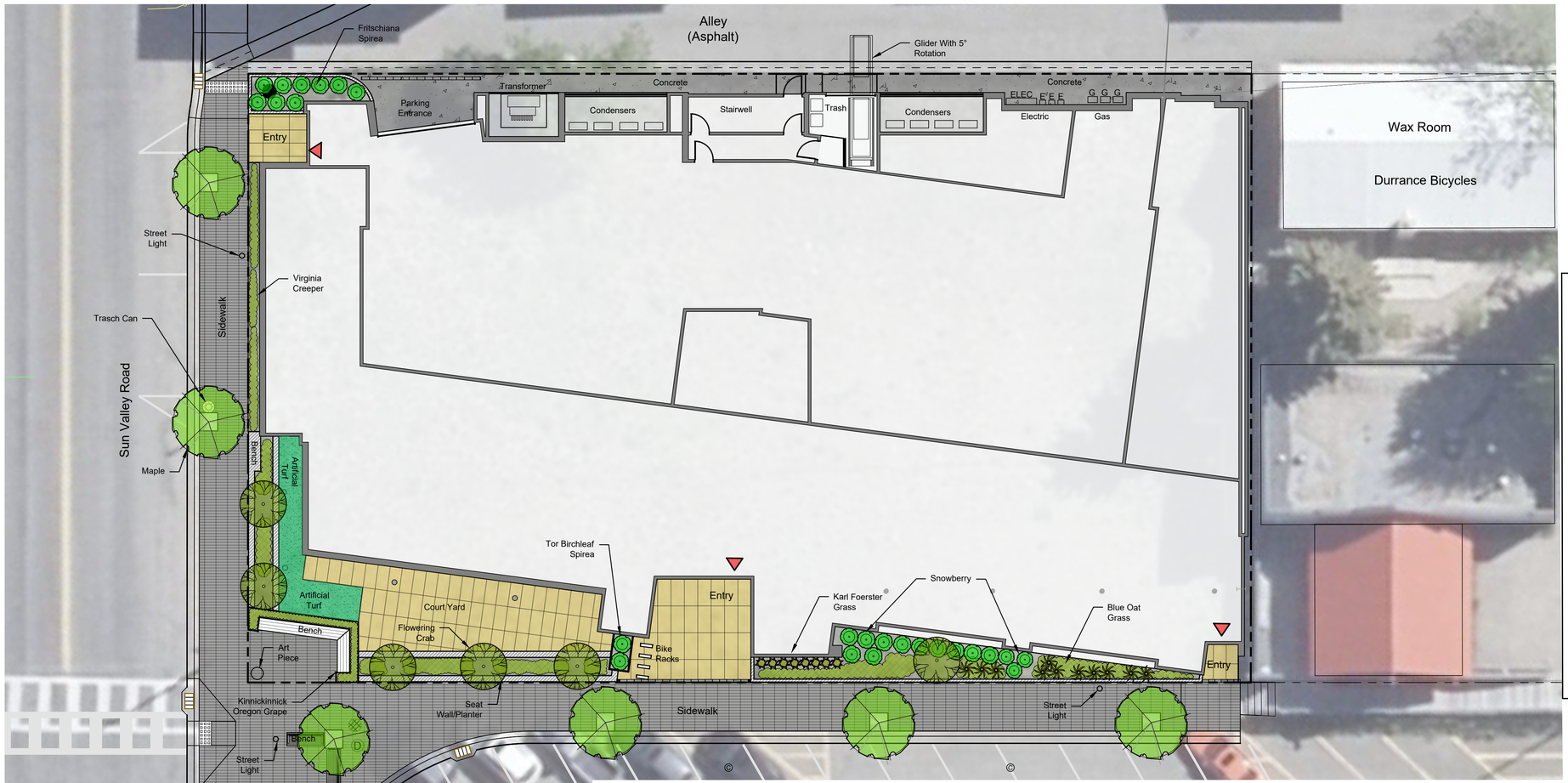
Kinnickkinnick

General Notes

1. Base map information taken from survey by Galena Engineering dated 07/29/20 and from on-site information. Architectural information provided by Thielsen Architects dated 07/28/25. Contractor shall verify conditions in the field prior to construction.
2. Landscape architect is not responsible for any deviation from these plans, unless such changes are authorized by the landscape architect in writing.
3. All existing utilities are underground. All new utilities shall be underground.
4. Site serviced by City of Ketchum.

Plan Legend

- Property Line
- Stone Pavers
- Heated Sidewalk Pavers
- Seat Wall



Aerial Image: Blaine County GIS 2017

Plant Legend

Symbol	Quantity	Species	Size
		Street Trees	
	6	*Autumn Blaze Maple*	*2" - 3" Cal.*
		Deciduous Trees	
	6	*Flowering Crab*	*2" - 3" Cal.*
		Deciduous Shrubs	
	25	*Peking Cotoneaster* *Snowberry* *Fritschiana Spirea* *Tor Birchleaf Spirea*	*5 Gal.*
		Groundcover & *Vines*	
	600 Sq. FT	*Kinnickinnick* *Creeping Oregon Grape* *Virginia Creeper*	*1 Gal.*
		Ornamental Grasses	
	11	*Blue Oat Grass*	*1 Gal.*
	8	*Karl Foerster Grass*	

Creeping Oregon Grape

Virginia Creeper

Blue Oat Grass

Karl Foerster Grass

DESIGN REVIEW - RVSD - 07/30/25

EGGERS ASSOCIATES, P.A.
landscape architecture
T: (208) 725-0988
F: (208) 725-0972
P.O. Box 955
Ketchum, ID. 83340

Sawtooth Serenade

Sawtooth Serenade
260 N 1st Ave
Ketchum, Idaho

Job No: 22.33

Scale: 1" = 10' - 0"

Issue/Revisions:	Date:
Design Review	09/30/22
RVSD	04/19/23
RVSD	07/24/23
RVSD	07/19/24

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Sheet Title: Landscape Plan Lvl 1

Sheet No: L3.0

Peking Cotoneaster

Snowberry

Fritschianna Spirea

Tor Birchleaf Spirea

Blue Oat Grass

Karl Foerster Grass

Virginia Creeper

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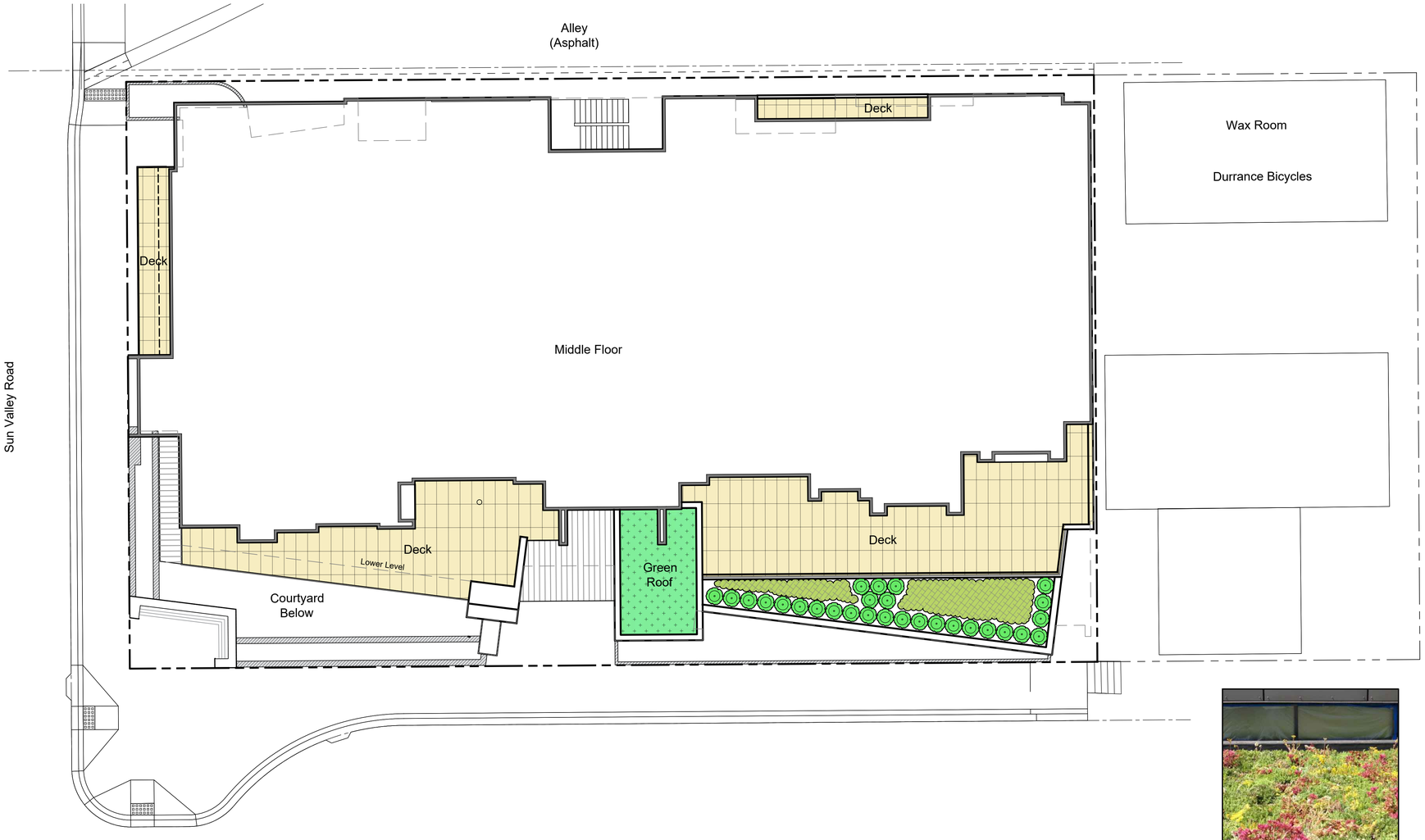
Plan Legend

Property Line

Stone Pavers



Plant Legend

Symbol	Quantity	Species	Size
		Deciduous Shrubs	
	28	*Peking Cotoneaster* *Snowberry* *Fritschiana Spirea* *American Compact Cranberry*	*5 Gal.*
		Plants & Groundcover	
	200 Sq. FT	*Blue Oat Grass* *Karl Foerster Grass* *Virginia Creeper*	*5 Gal.*
		Green Roof	
	260 Sq. FT	*Sedums*	*Trays*

Sedums

0 5 10 20 30

Scale: 1" = 10' - 0"

DESIGN REVIEW - RVSD - 07/30/25

Sawtooth Serenade

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RVSD	07/19/24

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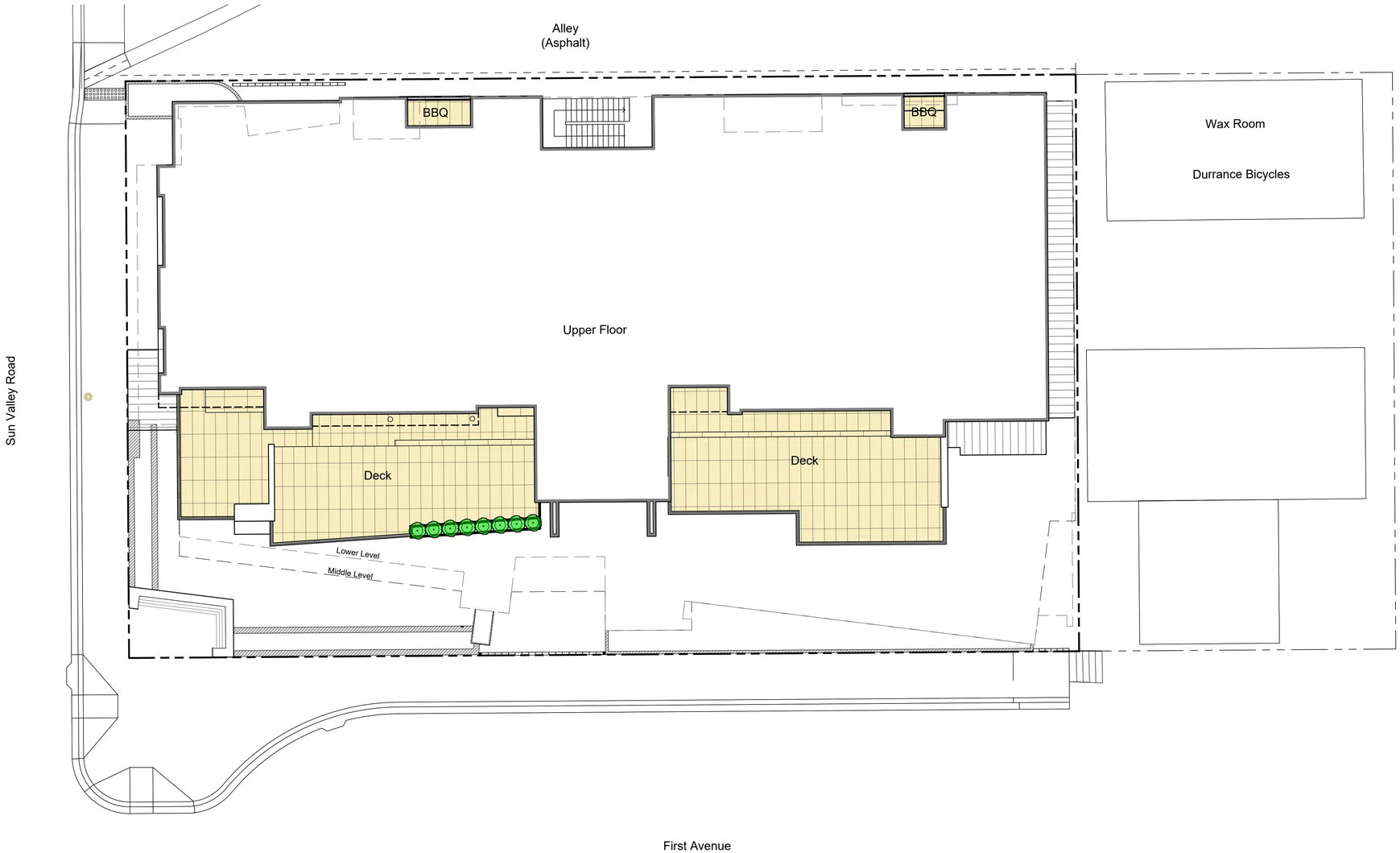
Sheet Title:
Landscape Plan Lvl 2

Sheet No:
L3.1

Tor Birchleaf Spirea



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Plan Legend

- Property Line
- Stone Pavers

Plant Legend

Symbol	Quantity	Species	Size
		Deciduous Shrubs	
	8	*Tor Birchleaf Spirea*	*5 Gal.*

0 5 10 20 30

Scale: 1" = 10' - 0"

DESIGN REVIEW - RVSD - 07/30/25

Sawtooth Serenade

EGGERS ASSOCIATES, P.A.
landscape architecture
P.O. Box 955
Ketchum, ID. 83340
T: (208) 725-0988
F: (208) 725-0972

Sawtooth Serenade
260 N 1st Ave
Ketchum, Idaho

Job No: 22.33

Scale: 1" = 10' - 0"

Issue/Revisions:	Date:
Design Review	09/30/22
RVSD	04/19/23
RVSD	07/24/23
RVSD	07/19/24

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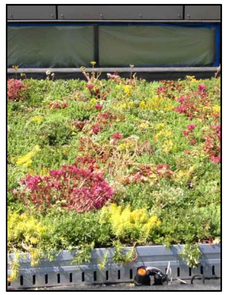
Sheet Title: Landscape Plan Lvl 3

Sheet No: L3.2



Sedums

General Notes

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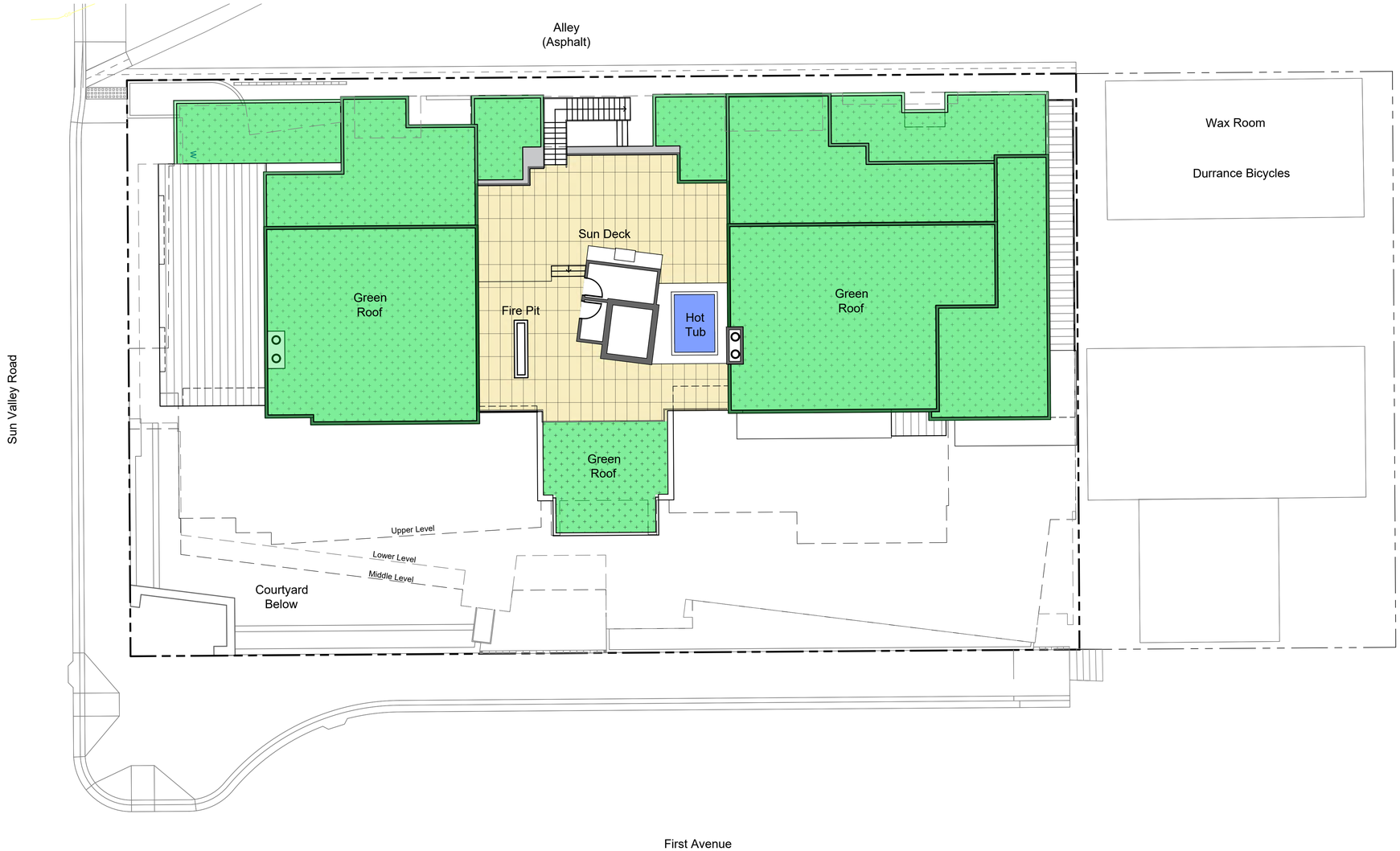
Plan Legend

- Property Line
- Stone Pavers

Plant Legend

Symbol	Quantity	Species	Size
		Green Roof	
	5,640 Sq. FT	*Sedums*	*Trays*



0 5 10 20 30

Scale: 1" = 10' - 0"

DESIGN REVIEW - RVSD - 07/30/25

Sawtooth Serenade

EGGERS ASSOCIATES P.A.
landscape architecture
P.O. Box 953
Ketchum, ID. 83340
T: (208) 725-0988
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Job No: 22.33

Scale: 1" = 10' - 0"

Issue/Revisions:	Date:
Design Review	09/30/22
RVSD	04/19/23
RVSD	07/24/23
RVSD	07/19/24

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Sheet Title: Landscape Plan Roof

Sheet No: L3.3

City of Ketchum

ATTACHMENT C:

Story Pole and Staking Information

SAWTOOTH SERENADE
STORY POLE & STAKING PLAN

LOCATED WITHIN T.4 N., R.18 E. SECTION 18, B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: THIELSEN ARCHITECTS

PROJECT INFORMATION
G:\BMA\Ketchum village\block 38\Lots 5-7\5376-03 Serenade\dwg\Construction\5376-03 STAKE.dwg 01/29/25 12:06:05 PM

PRELIMINARY
NOT FOR
CONSTRUCTION

GRAPHIC SCALE
0 10 20
Scale in Feet

COPPER RIDGE CONDOMINIUMS

COPPER RIDGE CONDOMINIUMS

CENTERLINE SUN VALLEY ROAD (80' RIGHT OF WAY)
N44° 58' 15"E 300.18'

SUN VALLEY ROAD (60' R/W)

20' VERTICAL CURVE

VALLEY GUTTER

BLOCK 38

S44° 24' 19"E 164.95'

FFE=5826.50

CONDENSERS

TRASH

LOT 5A
16,507 Sq. Ft.±
0.38 Ac.±

LOT 8

200 N. 1ST. AVE.

N45° 39' 30"E 100.08'

N45° 38' 13"E 100.09'

30'

APPROX. STORY POLE LOCATION

13'

25.00

50'

N44° 24' 31"W 164.91'

WOOD STEPS

FIRST AVENUE (100' R/W)

CENTERLINE FIRST AVENUE (100' RIGHT OF WAY)

N44° 24' 31"W 279.86'

SEWER MANHOLE
RIM ELEV. = 5824.61
INV = 5817.56

SEWER MANHOLE
RIM ELEV. = 5830.01
INV = 5818.51

PNT #5069 BLDG COR
PNT #5070 BLDG COR
PNT #5071 BLDG COR
PNT #5072 BLDG COR
PNT #5073 BLDG COR
PNT #5074 BLDG COR
PNT #5075 BLDG COR
PNT #5076 BLDG COR
PNT #5077 BLDG COR
PNT #5078 BLDG COR
PNT #5079 BLDG COR
PNT #5080 BLDG COR
PNT #5081 BLDG COR
PNT #5087 BLDG COR

3825.4 BM (R+B) +46.80

3824.8 NG +39.2

3824.4 NG +18.1

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GALENA ELEVATION ABOVE SEA 9230 FEET

SURVEYING ENGINEERING PLANNING BENCHMARK

DESIGNED BY:
DRAWN BY:
CHECKED BY:
SURVEY DATE: 01/30/25

NO	DATE	BY	REVISIONS

PURPOSE: ISSUE FOR REVIEW

C0.20

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City of Ketchum

ATTACHMENT D:

Dimensional Standards Review

PROJECT NAME: Sawtooth Serenade
DESIGN REVIEW FILE NUMBER: P24-027
ADDRESS: 260 N 1st Ave
ZONE DISTRICT: CC-2

Zoning and Dimensional Standards Analysis				
Compliant			**Ketchum Municipal Code Standards and Staff Comments**	
Yes	**No**	**N/A**	**KMC §**	**Standards and Staff Comments**
☒	☐	☐	**17.12.030**	**Minimum Lot Area**
			Staff Comments	**Permitted**: 5,500 square feet **Existing:** 16,507 SF (Per Sheet C0.20)
☒	☐	☐	**17.12.030**	**FAR**
			Staff Comments	**Permitted FAR:** 1.0 **Permitted FAR with Community Housing:** 2.25 **Proposed:** Gross Square Footage – 23,867 SF (Per Sheet A1.1-A1.4) Total Lot Area – 16,507 SF (per sheet C0.20) FAR – 1.45 Community Housing Mitigation Calculation: Permitted Gross Square Feet (1.0 FAR): 16,507 SF Proposed Gross Square Feet: 23,867 SF Increase Above Permitted FAR: 7,360 SF 20% of Increase: 1,472 SF Net Livable (15% Reduction): 1,251 SF Applicant proposes to meet the community housing contribution with a payment in-lieu of housing for the 1,258 SF. 1,258 SF x $550 = **$688,160**
☒	☐	☐	**17.12.030**	**Minimum Building Setbacks**

			Staff Comments	**Permitted:** Front (N 1st Ave): 5 feet average Street Side (north): 5 feet average Side (Interior Lot Line/south): 0 feet Rear (Alley/east): 3 feet **Proposed ground floor:** Per Sheet A12 (middle floor on Sheet A13, upper floor on Sheet A14) Front (N 1st Ave): 11.06 feet Street Side (north): 6 feet Side (Interior Lot Line/south): 0 feet Rear (Alley/east): 3 feet
☒	☐	☐	**17.12.030**	**Building Height**
			Staff Comments	**Permitted:** 42 feet Height of building/CC District: The greatest vertical distance of a building in the community core district measured by determining the average elevation of the front property line and rear property line. Draw a line from the average front or rear elevation up to the maximum building height allowed, and then draw a line at that height parallel to the front or rear property line. The resulting line establishes the highest elevation of the front or rear facade. The front or rear facade shall not extend above this line. Side facades may be stepped up or down to transition from the highest elevation of the front facade height to the highest elevation of the rear facade. One or multiple steps along the side facades are allowed, except no step shall occur within 40 feet of the front elevation or within 35 feet of the rear facade. The City shall establish the elevation points used to calculate the average elevation of the front and rear property lines (see illustration A on file in the office of the City Clerk). **Proposed:** Per Sheet A8.1 Height on 1st Street Side: 42 feet Height on Alley Side: 42 feet Non-habitable structures (elevator/stairwell): 10 feet above the façade wall

☒	☐	☐	**17.125.030H**	**Curb Cut**
			Staff Comments	**Permitted:** A maximum of thirty five percent (35%) of the linear footage of any street frontage may be devoted to access off street parking. **Proposed:** The subject property has two street frontages along N 1st Ave and Sun Valley Rd. All access to proposed off street parking is being accessed from the alley between N 1st Ave and N Washington Ave. Therefore, no street frontage is devoted to access off street parking.
☒	☐	☐	**17.125.040**	**Parking Spaces**
			Staff Comments	**Permitted:** For residential multi-family dwelling units in the Community Core Units 750 square feet or less – 0 spaces Units 751 SF to 2,000 SF – minimum of 1 space Units 2,001 SF and above – minimum of 2 spaces Bicycle Rack Requirements: All uses, other than one family dwellings, are required to provide one bicycle rack, able to accommodate at least two bicycles, for every four parking spaces required by the proposed use. At a minimum, one bicycle parking rack shall be required per development. The project proposes a total of 2 dwelling units: Res Unit 1 – 8,375 SF – 2 spaces required Res Unit 2 – 8,806 SF – 2 space required Total: 4 spaces required **Proposed:** 5 parking spaces within the garage on the ground floor of the development (Per Sheet A2) Six bicycle racks are proposed at the entrance on N 1st Ave. Each bicycle rack can hold two bicycles.
☒	☐	☐	**17.132**	**Lighting**
			Staff	**Permitted:**

			Comments	Color Temperature - All light fixtures must be 2,700 kelvins or less Light Trespass – No light trespass permitted Sidewalk light levels – per the Ketchum Street Standards. Lighting shall not exceed 0.2 foot candle average and at no point shall it exceed 5 foot candles Full cutoff fixtures required **Proposed:** All proposed fixtures are full cutoff, with color temperature of less than 2700 (per sheets EL9-EL12) Per sheets EL5-EL8, there is no light trespass from the subject property except in one area near the front entrance on N 1st Ave. Final review of all lighting will occur at the time of building permit application. As shown on ES1, light levels along the sidewalks is an average of 0.21 foot candles with a max of 5 foot candles.

City of Ketchum

ATTACHMENT E:

Design Review Criteria Review

City of Ketchum
Planning & Building

COMPLIANCE WITH DESIGN REVIEW STANDARDS

17.96.060.A.1 - Streets	Conformance
The applicant shall be responsible for all costs associated with providing a connection from an existing City street to their development.	YES
Finding: The development is at the corner of N 1st Ave and Sun Valley Rd, two existing public rights-of-way. The development proposes to bring both rights-of-way up to city standards by replacing the existing nonconforming sidewalks, provide curb and gutter, and improve the alley to meet standards and provide for adequate drainage. All improvements to the right-of-way improvements are at the expense of the applicant.	

17.96.060.A.2 - Streets	Conformance
All street designs shall be approved by the City Engineer.	YES
Finding: No new streets are proposed for the project, however, all improvements to the right-of-way as shown on the project plans has been reviewed by the City Engineer. Final review of all improvements to the right-of-way will be completed prior to issuance of a building permit for the project.	

17.96.060.B.1 - Sidewalks	Conformance
All projects under subsection 17.96.010.A of this chapter that qualify as a "substantial improvement" shall install sidewalks as required by the Public Works Department.	YES
Finding: KMC 17.124.140 outlines the zone districts where sidewalks are required when substantial improvements are made, which include the CC, all tourist zone districts, and all light industrial districts. As the project is within the CC-2 zone district, sidewalks are required and proposed.	

17.96.060.B.2 - Sidewalks	Conformance
Sidewalk width shall conform to the City's right-of-way standards, however the City Engineer may reduce or increase the sidewalk width and design standard requirements at their discretion.	YES
Finding: The project plans provided the details of the sidewalks for review by the City Engineer. Preliminary review of the project plans indicates that all city right-of-way standards for width and construction are met. Final review of all improvements to the right-of-way will be completed prior to issuance of a building permit for the project.	

17.96.060.B.3 - Sidewalks	Conformance
Sidewalks may be waived if one of the following criteria is met: *a) The project comprises an addition of less than 250 square feet of conditioned space.* b) *The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.*	N/A
Finding: The applicant has not requested, nor has the City Engineer granted a waiver to the sidewalk requirement for the project.	

17.96.060.B.4 - Sidewalks	Conformance
The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.	YES
Finding: As shown on the project plans, the project proposes new sidewalks to be placed the full length of the subject property along N 1st Ave and Sun Valley Rd.	

17.96.060.B.5 – Sidewalks	Conformance
New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.	YES
Finding: There are existing sidewalks along the subject property connecting to existing sidewalks in all directions. The development proposes to replace the existing nonconforming sidewalks. The new 8-foot sidewalks will taper and connect to the existing staircase to the south. There will be direct pedestrian access from the entrances and exits to the building to the new sidewalks as shown in the project plans.	

17.96.060.B.6 - Sidewalks	Conformance
The City may approve and accept voluntary cash contributions in lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be 110 percent of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in lieu contribution shall be paid before the City issues a certificate of occupancy.	N/A
Finding: The applicant has not requested relief from the requirement to construct sidewalks nor has the City granted any such request.	

17.96.060.C.1 - Drainage	Conformance
All stormwater shall be retained on site.	YES
Finding: The project proposes a series of roof drains, drywells, and catch basins to manage onsite stormwater. Per the project plans, all stormwater is being retained on site.	

17.96.060.C.2 - Drainage	Conformance
Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.	YES
Finding: As shown on the project plans, all stormwater is retained on-site. The project proposes to construct right-of-way improvements the length of the subject property, including curb and gutter and other drainage infrastructure, along N 1st Ave and Sun Valley Rd. The project also proposes drainage infrastructure in the alley behind the subject property for the full length of the subject property. Final design of drainage infrastructure will be reviewed and approved by the City Engineer prior to building permit issuance.	

17.96.060.C.3 - Drainage	Conformance
The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.	N/A
Finding: The City Engineer did not identify any additional drainage improvements during department review. Final design of drainage infrastructure will be reviewed and approved by the City Engineer prior to building permit issuance.	

17.96.060.C.4 - Drainage	Conformance
Drainage facilities shall be constructed per City standards.	YES
Finding: Based on review of the project plans by the City Engineer during department review, all drainage facilities meet city standards. Final design of drainage facilities will be reviewed and approved by the city engineer prior to issuance of a building permit.	

17.96.060.D.1 - Utilities	Conformance
All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.	YES
Finding: All project costs associated with the development, including installation of utilities, are the responsibility of the applicant. The applicant has not made requests for funding to the City, and no funds have been provided by the city for the project.	

17.96.060.D.2 - Utilities	Conformance
Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.	YES
Finding: Per the project plans, all necessary utilities are underground. As shown on Sheet A1, a transformer is located in the rear of the property in the alley. The Idaho Power will serve letter is dated September 28, 2022. Additionally, as shown on Sheet A1, all gas and electrical meters are located in the alley as well (callouts #13, #36, #33, and #35). Any changes in transformer size and location, or gas/electrical locations require an amendment to the design review or building permit approval.	

17.96.060.D.3 - Utilities	Conformance
When extension of utilities is necessary all developers will be required to pay for and install two-inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with City of Ketchum standards and at the discretion of the City Engineer.	N/A
Finding: The location of the subject property is already served by fiber optical and therefore no conduit is required in this location.	

17.96.060.E.1 – Compatibility of Design	Conformance
The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.	NO
Finding: See comments in the staff report.	

17.96.060.E.2 – Compatibility of Design	Conformance
Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.	N/A
Finding: The subject property is vacant therefore this standard does not apply.	

17.96.060.E.3 – Compatibility of Design	Conformance
Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.	N/A
Finding: The subject property is vacant therefore this standard does not apply.	

17.96.060.F.1 – Architectural	Conformance
Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.	YES
Finding: The project includes a primary entrance to the building along N 1st Ave as I identified by a prominent vertical architectural feature. There is a secondary entrance to the ground flood storage areas from Sun Valley Rd. All entrances have direct access to the sidewalk.	

17.96.060.F.2 – Architectural	Conformance
The building character shall be clearly defined by use of architectural features.	YES
Finding: The building character is modern as defined by a series of horizontal and vertical architectural features that accent the height and length of the building. The modern design features hard lines and strong corners rather than rounded articulated features.	

17.96.060.F.3 – Architectural	Conformance
There shall be continuity of materials, colors and signing within the project.	YES
Finding: The project uses a consistent set of materials including wood siding, stone veneer, and metal shingles. There is no signage proposed for the building other than addressing.	

17.96.060.F.4 – Architectural	Conformance
Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.	YES
Finding: The development includes an outdoor patio area delineated by a stone veneer wall that matches the stone veneer on the ground floor and stair corridor of the building. Additionally, the upper floor deck areas are enclosed with a transparent railing that matches the metal shingles proposed for the development.	

17.96.060.F.5 – Architectural	Conformance
Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.	NO
Finding: See comments in the staff report.	

17.96.060.F.6 – Architectural	Conformance
Building(s) shall orient toward their primary street frontage.	YES
Finding: The subject properties' primary street frontage is N 1st Ave. The development orients to N 1st Ave with cantilevered balconies and main entrance to the building.	

17.96.060.F.7 – Architectural	Conformance
Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.	YES
Finding: As shown on the project plans, the garbage area is in the rear of the building, in an enclosed storage room with a roll up door for access and service.	

17.96.060.F.8 – Architectural	Conformance
Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.	YES
Finding: As shown on the project plans, the roof plan for the project includes flat roofs at an angle that causes water to drain toward a series of roof drains along the interior of the roof. Cantilevered decks integrate with roof drain systems for any water or snow accumulation. Based on the design of drainage facilities and roof design, no water or snow will enter onto adjacent properties.	

17.96.060.G.1 – Circulation Design	Conformance
Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.	YES
Finding: The project is fully connected by crosswalks with the existing sidewalk system. There are no regional trails, other anticipated easements, or pathways other than the sidewalk system.	

17.96.060.G.2 – Circulation Design	Conformance
Awnings extending over public sidewalks shall extend five feet or more across the public sidewalk but shall not extend within two feet of parking or travel lanes within the right-of-way.	N/A
Finding: The development does not propose any awnings over public sidewalks.	

17.96.060.G.3 – Circulation Design	Conformance
Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.	YES
Finding: Vehicle traffic accesses the site from the alley into a below grade parking area. The access is adequate to enter or exit the project safely. Pedestrian circulation will primarily be internal through garage access and through the secondary entrance on Sun Valley Rd. Bicycle racks are located near the front entrance of the building on N 1st Ave, which is also a primary access point for pedestrians visiting the building.	

17.96.060.G.4 – Circulation Design	Conformance
Curb cuts and driveway entrances shall be no closer than 20 feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right-of-way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.	N/A
Finding: The subject property is a corner lot, however, alley access points for garages in the Community Core are not considered curb cuts or driveways, therefore this standard does not apply.	

17.96.060.G.5 – Circulation Design	Conformance
Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.	YES
Finding: With the right-of-way improvements proposed, access for emergency vehicles, snowplows, and garbage trucks will be enhanced as access to the property will be achievable from all sides. The enclosed garages and garbage handling area is such that vehicles will not obstruct the alley to allow service vehicles to navigate the alley. There is direct access to the building from the alley, N 1st Ave, and Sun Valley Rd in case of emergencies.	

17.96.060.H.1 – Snow Storage	Conformance
Snow storage areas shall not be less than 30 percent of the improved parking and pedestrian circulation areas.	N/A
Finding: The project proposes heated pavers for the pedestrian areas between the building and pedestrian sidewalks per the project plans, therefore, no on-site snow storage is required.	

17.96.060.H.2 – Snow Storage	Conformance
Snow storage areas shall be provided on site.	N/A
Finding: As discussed above, no on-site snow storage is required as snowmelt is proposed.	

17.96.060.H.3 – Snow Storage	Conformance
A designated snow storage area shall not have any dimension less than five feet and shall be a minimum of 25 square feet.	N/A
Finding: As discussed above, no on-site snow storage is required as snowmelt is proposed.	

17.96.060.H.4 – Snow Storage	Conformance
In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed.	N/A
Finding: As discussed above, no on-site snow storage is required as snowmelt is proposed.	

17.96.060.I.1 – Landscaping	Conformance
Landscaping is required for all projects.	YES
Finding: The development proposes landscaping for the project as shown on the project plans including landscape planter beds and street trees. The development also proposes a green roof on the roof of the ground floor entrance to the pickleball court and on the third floor of the building.	

17.96.060.I.2 – Landscaping	Conformance
Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.	YES
Finding: The landscape plan (Sheets L3.1-L3.3) includes street trees and planter boxes with low lying shrubs and tall grasses. The vegetation types proposed are found in many areas of the community core and are appropriate for the microclimate.	

17.96.060.I.3 – Landscaping	Conformance
All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.	YES
Finding: All proposed plantings are drought-tolerant and common for the area.	

17.96.060.I.4 – Landscaping	Conformance
Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.	YES
Finding: The development proposes a small outdoor public seating area at the corner of Sun Valley Rd and 1st Ave. This additional seating oriented to the corner interfaces well with the furnishings proposed for the bulb-out and provides gathering space for folks to meet and talk and patrons of the bus to congregate.	

17.96.060.J.1 – Public Amenities	Conformance
Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.	YES
Finding: The development proposes street trees which have been approved by the Public Works Director. Trash receptacles, benches, and bike racks are proposed on the subject property and within the public right-of-way.	

17.96.060.K.1 – Underground Encroachments	Conformance
Encroachments of below grade structures into required setbacks are subject to subsection 17.128.020.K of this title and shall not conflict with any applicable easements, existing underground structures, sensitive ecological areas, soil stability, drainage, other sections of this Code or other regulating codes such as adopted International Code Council Codes, or other site features concerning health, safety, and welfare.	N/A
Finding: No underground encroachments are proposed with the development	

17.96.060.K.2 – Underground Encroachments	Conformance
No below grade structure shall be permitted to encroach into the riparian setback.	N/A
Finding: The subject property is not adjacent to any bodies of water; therefore, no riparian setback exists for the property.	

FINDINGS REGARDING DESIGN REVIEW STANDARDS – COMMUNITY CORE

17.96.070.A.1 – Streets	Conformance
Street trees, streetlights, street furnishings, and all other street improvements shall be installed or constructed as determined by the Public Works Department.	YES
Finding: The development includes benches, bike racks, and trash receptacles on the subject property. Within the right-of-way, the development proposes street trees along N 1st Ave and Sun Valley Rd, snowmelt sidewalks, streetlights, benches, and trash cans. Final review and approval of all right-of-way improvements will be conducted at the time of building permit.	

17.96.070.A.2 – Streets	Conformance
Street trees with a minimum caliper size of three inches, shall be placed in tree grates.	YES
Finding: As shown in the project plans, street trees proposed are 2” to 3” caliper and include tree grates.	

17.96.070.A.3 – Streets	Conformance
Due to site constraints, the requirements of this subsection A may be modified by the Public Works Department.	N/A
Finding: No modifications to these requirements have been made. The Public Works Department has provided directions as to the location of improvements in the right-of-way.	

17.96.070.B.1 - Architectural	Conformance
Facades facing a street or alley or located more than five feet from an interior side property line shall be designed with both solid surfaces and window openings to avoid the creation of blank walls and employ similar architectural elements, materials, and colors as the front facade.	YES
Finding: The alley façade features three different material types (wood siding, metal shingles, and stone veneer) in addition to various window openings and recessions in the façade. Staff has concerns related to the black wall on the south façade of the building as noted in the staff report, however, the wall is not set back five feet from the interior property line.	

17.96.070.B.2 - Architectural	Conformance
For nonresidential portions of buildings, front building facades and facades fronting a pedestrian walkway shall be designed with ground floor storefront windows and doors with clear transparent glass. Landscaping planters shall be incorporated into facades fronting pedestrian walkways.	YES
Finding: The development includes large store front windows adjacent to the street along N 1st Ave and portions of the façade facing Sun Valley Rd. Landscape planters are incorporated at the base of these facades and there are seating areas proposed that front pedestrian walkways as shown on the landscape plan.	

17.96.070.B.3 - Architectural	Conformance
For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows.	YES
Finding: The landscape plan and proposed plantings, including revised tree species allow for visibility of the ground floor of the building from the sidewalk.	

17.96.070.B.4 - Architectural	Conformance
Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited.	YES
Finding: The roof form and material is like that of the rest of the building. The roof form is flat, compatible with the horizontal cantilevered decks. The roof soffit is proposed to be a lighter color wood siding. No reflective materials are proposed.	

17.96.070.B.5 - Architectural	Conformance
All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters, and downspouts.	N/A
Finding: The project does not include pitched roofs.	

17.96.070.B.6 - Architectural	Conformance
Roof overhangs shall not extend more than three feet over a public sidewalk. Roof overhangs that extend over the public sidewalk shall be approved by the Public Works Department.	N/A
Finding: Roof overhangs are not proposed to encroach into the public right-of-way or over the sidewalk.	

17.96.070.B.7 - Architectural	Conformance
Front porches and stoops shall not be enclosed on the ground floor by permanent or temporary walls, windows, window screens, or plastic or fabric materials.	N/A
Finding: The building does not have any front porches or stoops.	

17.96.070.C.1 – Service Areas and Mechanical/Electrical Equipment	Conformance
Trash disposal areas and shipping and receiving areas shall be located within parking garages or to the rear of buildings. Trash disposal areas shall not be located within the public right-of-way and shall be screened from public views.	YES
Finding: As noted above, all trash disposal areas are located off the alley on the subject property. All loading/unloading service to the building will occur in the alley.	

17.96.070.C.2 – Service Areas and Mechanical/Electrical Equipment	Conformance
Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design.	YES
Finding: As shown on the project plans, there is no roof mounted mechanical equipment proposed. As shown on Sheet A2, there are mechanical rooms on the ground level and areas designated for the transformer, gas and electrical service, and condensers. Much of the mechanical equipment is contained within the building.	

17.96.070.D.1 - Landscaping	Conformance
When a healthy and mature tree is removed from a site, it shall be replaced with a new tree. Replacement trees may occur on or off site.	YES
Finding: There is one tree along the alley, however, the tree is not in good health. The landscape plan includes the addition of nine on-site trees to be planted, which is more than what exists on the property today.	

17.96.070.D.2 - Landscaping	Conformance

Trees that are placed within a courtyard, plaza, or pedestrian walkway shall be placed within tree wells that are covered by tree grates.	YES
Finding: All street trees proposed have tree grates. The trees proposed on-site are within a raised planter bed and therefore do not require tree grates as they are not impeding maintenance or accessibility needs.	

17.96.070.D.3 - Landscaping	**Conformance**
The City arborist shall approve all parking lot and replacement trees.	N/A
Finding: No replacement trees or parking lot trees are proposed for the development therefore this standard does not apply.	

17.96.070.E.1 – Surface Parking Lots	**Conformance**
Surface parking lots shall be accessed from off the alley and shall be fully screened from the street.	YES
Finding: The development does not propose surface parking lots. The enclosed parking area is accessed from the alley.	

17.96.070.E.2 – Surface Parking Lots	**Conformance**
Surface parking lots shall incorporate at least one tree and one additional tree per ten on-site parking spaces. Trees shall be planted in landscaped planters, tree wells and/or diamond shaped planter boxes located between parking rows. Planter boxes shall be designed so as not to impair vision or site distance of the traveling public.	N/A
Finding: The development does not propose surface parking lots therefore this standard does not apply.	

17.96.070.E.3 – Surface Parking Lots	**Conformance**
Ground cover, low lying shrubs, and trees shall be planted within the planters and planter boxes. Tree grates or landscaping may be used in tree wells located within pedestrian walkways.	N/A
Finding: The development does not propose surface parking lots therefore this standard does not apply.	

17.96.070.F.1 – Bicycle Parking	**Conformance**
One bicycle rack, able to accommodate at least two bicycles, shall be provided for every four parking spaces as required by the proposed use. At a minimum, one bicycle rack shall be required per development.	YES
Finding: As shown on the landscape plans, six bicycle racks are proposed at the main entrance to the building on N 1st Ave. Each bicycle rack can accommodate two bicycles.	

17.96.070.F.2 – Bicycle Parking	Conformance
When the calculation of the required number of bicycle racks called for in this section results in a fractional number, a fraction equal to or greater than one-half shall be adjusted to the next highest whole number.	YES
Finding: The development requires four parking spaces, therefore only one bicycle rack is required. As shown on the landscape plans, six bicycle racks are proposed at the main entrance to the building on N 1st Ave. Each bicycle rack can accommodate two bicycles.	

17.96.070.F.3 – Bicycle Parking	Conformance
Bicycle racks shall be clearly visible from the building entrance they serve and not mounted less than 50 feet from said entrance or as close as the nearest non-ADA parking space, whichever is closest. Bicycle racks shall be located to achieve unobstructed access from the public right-of-way and not in areas requiring access via stairways or other major obstacles.	YES
Finding: The bicycle racks are located immediately adjacent to the front entry on N 1st Ave. This location is clearly visible for most visitors to the building and within 50 feet of the entrance on the N 1st Ave side of the building.	