

City of Ketchum Planning & Building

STAFF REPORT KETCHUM PLANNING AND ZONING COMMISSION REGULAR MEETING OF AUGUST 10, 2021

PROJECT:	The Lofts at 760
FROJECT.	THE LOTIS at 700

- FILE NUMBER: P 21-043
- APPLICATION TYPE: Preapplication Design Review
- APPLICANT: Daniel Hollis, HR Architects, LLC (Architect)
- **PROPERTY OWNER:** SV Ventures, LLC
- **REQUEST:** Preapplication Design Review for the development of a new, 11,656 square foot, three-story mixed-use building
- LOCATION: 760 N Washington Avenue Ketchum Townsite: Block 13: Lot 6
- **ZONING:** Community Core Subdistrict 2 Mixed Use (CC-2)
- **REVIEWER:** Morgan R. Landers, AICP Senior Planner

EXECUTIVE SUMMARY:



Figure 1: Conceptual Rendering of Lofts at 760

The Applicant is proposing an 11,656 square foot three-story multi-family development known as the Lofts at 760 (the "project"), is located at 760 N Washington Avenue (the "subject property"). The subject property is a mid-block interior lot zoned Community Core -Subdistrict 2 - Mixed Use (CC-2) with a one-story cabin on site. The existing building was built in 1940. The building is not listed as one of the 26 preliminary historic structures being reviewed by the Historic Preservation Commission and has not otherwise been identified as one which gives historical or cultural importance to the neighborhood or community.

Adjacent to the property is a two-story office building to the north and a vacant parking lot to the south. To the west, the block between 7th St and 8th St consists of one and two-story single-family residences. As proposed, the project proposes to demolish the existing structure and build a three-story mixed-use building with ground floor commercial, two residential dwelling units on the second floor, and one residential dwelling unit on the third floor. Two of the dwelling units are less than 2,000 square feet, the remaining unit is more than 2,000 square feet. A total of seven parking spaces are required for the project, six standard parking

spaces and one ADA parking space. The project proposes a total of six off-street parking spaces. The project meets the parking requirements by receiving on street parking credit for two spaces (KMC §17.125.050.D). See below for further detail on parking compliance for the project.

The project is proposing to take advantage of the Floor Area Ratio (FAR) bonus for Community Housing. Overall, staff believes the project to be in conformance with all requirements of the zoning code and most standards related to Design Review. Staff believes the applicant could make improvements to the project in the following areas to fully conform to Design Review standards:

- Compatibility of Design Materials and colors
- Landscaping location and grade of landscaping

BACKGROUND:

The City of Ketchum received the application for Preapplication Design Review of the Lots at 760 on April 27, 2021. The application was deemed complete on June 28, 2021, after two reviews for completeness. Following receipt of the complete application, staff routed the application materials to all city departments for review. Department comments were provided to the applicant on July 16, 2021. Department comments and applicant response to comments can be found as Exhibit A to this staff report.

CONFORMANCE WITH ZONING AND DESIGN REVIEW STANDARDS:

Per Ketchum Municipal Code (KMC) §17.96.010.C – *Preapplication Design Review*, all new nonresidential and all new multi-family developments of five or more units require a preapplication design review by the Planning and Zoning Commission (the "Commission"). The purpose of preapplication review is to allow the commission to exchange ideas and give direction to the applicant on the "design concept" (KMC §17.96.010.C.2). The preapplication design review facilitates a discussion between the Planning & Zoning Commission, developers and their design teams, and the community. This preliminary review allows the Commission to identify design issues, offer constructive feedback, and highlight opportunities where the project can further comply with the Design Review standards.

Before granting Design Review approval, the Planning & Zoning Commission must determine that applications meet two criteria: (1) the project doesn't jeopardize the health, safety, or welfare of the public, and (2) the project conforms to all Design Review standards and zoning regulations (KMC §17.96.050.A).

Conformance with Zoning Regulations

During department review, city staff reviewed the project for conformance with all applicable zoning code requirements including uses, dimensional limitations, signage, parking, development standards, and dark skies. The project, as proposed, complies with all applicable zoning code requirements. Below is an analysis of some key items of note.

FAR for Community Housing

The 11,656 square-foot building has a total FAR of 2.12. The CC-2 district allows up to an FAR of 2.25, subject to design review approval, with the contribution of Community Housing. Based on the methodology outlined in KMC §17.124.040.2.a, the project must provide a minimum of 1,046 square feet of community housing. The project is proposing to meet the minimum requirements of the Community Housing provisions with cash-in-lieu payment rather than on-site units. At the current rate of \$238/square foot, the total cash-in-lieu payment will be \$249,031.30. The goal of the FAR bonus for community housing is for the on-site generation of units. Based on the proposed project, all units are well above the square footage requirement for community housing. One option the applicant could consider is the addition of a unit less than 750 square feet, although the Community Core has seen a number of these unit types in the last year and one could argue that a larger unit would meet the current market demand more. On this site, with the ground floor commercial unit, parking is a limiting factor. Unless the applicant is willing to dedicate one of the second-floor units to community housing, staff agrees that a cash-in-lieu payment for this project is appropriate.

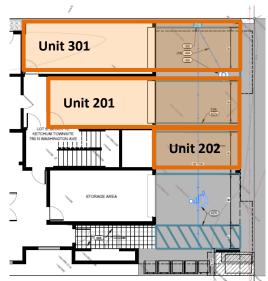
<u>Parking</u>

The project proposes a total of six spaces on site, two garage spaces, three surface spaces, and one ADA space all accessed from the alley (see Sheet C1.0 of Exhibit B). Below is an overview of the parking required and the proposed compliance of the project. As shown in the table, the project proposes to meet the parking requirements for the commercial unit with on-street parking.

Unit/Floor	Required Parking	Provided Parking		
Unit 201 (2 nd Floor)	1 space	2 spaces - garage (1) and surface (1)		
Unit 202 (2 nd Floor)	1 space	1 surface space		
Unit 301	2 spaces	2 spaces - garage (1) and surface (1)		
Commercial Unit (1 st Floor)	2 spaces	2 on-street spaces adjacent to lot		
Total	6 spaces	7 spaces		

Table 1: Lofts at 760 Parking Requirements

Although there are 6 parking spaces on site, the tandem configuration of the two garage spaces, requires that the garage and adjacent surface space be dedicated to the same unit. As such, there is no off-street parking for the commercial unit. In the Community Core, for 5,500 square foot lots, if the parking requirement results in more than four spaces, on-street parking adjacent to the building can be used to meet the parking requirement for non-residential uses (KMC §17.125.050.D) provided that four off-street spaces are provided first. The subject property is 5,501 square feet and the project is providing more than four off-street parking spaces, therefore, on-street parking can be used to meet the requirement for the commercial unit.



Additionally, there is a storage unit proposed in front of the ADA space. The initial application designated this as a garage, however, staff indicated to the applicant that this could not be a

parking space as the ADA space obstructs use of the garage for

Figure 2: Parking Allocation for Off-Street Parking

parking. As the project moves forward, staff recommends restrictions on the use of that space be indicated on the preliminary and final plats to ensure no future use of that area for parking.

Conformance with Design Review Improvements and Standards

During department review, city staff reviewed the project for conformance with all applicable design review improvements and standards outlined in KMC §17.96.060 – *Improvements and Standards*. Staff also reviewed the project for conformance with KMC §17.96.070 – *Community Core (CC) Projects*. Finally, staff reviewed the project for conformance with all corresponding city code requirements related to right-of-way improvements including but not limited to sidewalks, street lighting, alleys, and on-street parking. Staff believes that either a requirement is not applicable due to the scope of the project, or requirements are met except for the following:

Compatibility of Design – KMC §17.96.060.E1

Standard: The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.

• The proposed materials on the front façade use the black Stonewood panels and grey Corrugated Metal liberally, which creates a very dark and heavy feel to the front of the building. Staff

acknowledges that darker materials are present in the Community Core, however, many instances are

Lofts at 760 Mixed-Use Building Pre-Application Design Review Planning & Zoning Commission Meeting of August 10, 2021 on accent elements of the building but not the predominant color on the full facade. Staff recommended the applicant consider adjusting the materials of the vertical accent component in the center of the façade or the materials used for the cantilevered decks to brighten the façade and be more compatible with the surrounding structures and neighborhood. Staff does not believe that adjustments to the entire façade are necessary, but one or the other element could be addressed to achieve the desired outcome. No revisions to the application were made by the applicant following staff's comments.



Figure 3: Front Facade of Lofts at 760

Architectural - KMC §17.96.070.B

Standard 2: 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. Standard 3: For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows.

• Staff believes the two standards above seek to create a ground level streetscape where pedestrians can interact with commercial spaces through appropriate landscaping and large open windows and doors that differentiate the commercial space from residential spaces above. The project proposes commercial space on the ground floor fronting N Washington, which staff supports. Staff provided various ideas for the applicant to consider in relation to these standards. The initial application included the planter box shown on Sheet A3.2 at a height of just over three feet tall. Staff provided feedback to the applicant that lowering the height of the planter box or eliminating the planer box in exchange for at grade landscaping would create a more inviting pedestrian environment and be more consistent with landscaping of adjacent properties. Lowering of the landscape element would also allow for taller windows in the

center of the front façade, facilitating а more interactive environment for pedestrians with the commercial unit. In response to comments, the applicant lowered the height of the planter box to 20-24" in height, addressing the comment and facilitating outdoor seating.



Figure 4: Proposed Streetscape at Lofts at 760

Staff believes this is an improvement, however, staff believes that at-grade landscaping elements would be more compatible with surrounding properties and would allow for taller windows at the ground level. The applicant could consider removal of the planter box and place a landscape strip along the front property line, connecting the two patios. This option allows for windows in the center that mimic the floor to ceiling windows that flank the doors at the ground level. Another alternative is to add an additional set of windows at the ground level where the building sign is currently proposed. Staff acknowledges that this does have an impact on the vertical continuity of design and may not be a critical change with the improvement to the façade with the reduction in the planter height.

Landscaping - KMC §17.96.060.I and §17.96.070.D

Standard: 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.

• Staff believes the landscaping would better enhance and complement the neighborhood and townscape with at-grade landscaping elements that compliment the landscaping of adjacent properties as shown in Figures 5 and 6.

Standard: 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.

Per the site visit on June 24, 2021 with the City Arborist, two replacement trees are required for the project. There are a total of three trees to be removed from the subject property. One of those trees is in poor health. The remaining two trees are large, healthy coniferous trees. The project proposes to replace these trees on-site with Autumn Blaze Maples. The code does not require a like-for-like replacement of the trees. Staff believes the replacement trees proposed are complimentary to the proposed project and the scale of the trees will compliment the pedestrian environment well.

Service Areas and Mechanical/Electrical Equipment - KMC §17.96.070.C

Standard 2: Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design.

• The project proposes to screen the parking on the northern property boundary. On the southern boundary, some images show the screening extending to the street where others show the screening ends at or doglegs around the transformer. Staff requested clarity from the applicant on screening of the parking and transformer during department review. The existing fence along the southern boundary of the property will be mostly removed, however, as the fence approaches the alley, it veers onto the adjacent property to the south (See Sheet TOPO of Exhibit B). The applicant is proposing to remove the portion of the fence on the subject property but leave the remainder of the fence on the adjacent property. Staff recommends the applicant screen the transformer and the parking on the subject property as shown on Sheet A3.1, removing the dogleg proposed, and not rely on the fencing of the adjacent property for screening as the fence may fall into disrepair and be removed.

RECOMMENDATION

Staff recommends the Commission provide feedback to the applicant on staff comments and any additional areas of concern and advance the application to Final Design Review.

EXHIBITS:

- A. Lofts at 760 Cover Letter and Response to Department Comments
- B. Lofts at 760 Design Review Application Materials
- C. Lofts at 760 Conceptual Rendering
- D. Lofts at 760 Photometric Analysis for Streetlight

Lofts at 760 Mixed-Use Building Pre-Application Design Review Planning & Zoning Commission Meeting of August 10, 2021



Figure 5: Landscaping of adjacent property to the north.



Figure 6: Example of landscaping and seating area to the north at 8th and Washington.

Exhibit A: Lofts at 760 – Cover Letter and Response to Department Comments



PO Box 1769 [post] Sun Valley, ID 83353 220 River Street, East Ketchum, ID 83340 v 208.721.7160

23rd July 2021

Morgan Landers

City of Ketchum – Design Review Committee P.O. Box 2315 480 East Ave. N. Ketchum, ID 83340

Dear Design Review Committee,

We are excited to submit to you for "*Pre-App Design review*" our Mixed-Use project ("*The* **760** *N. Washington Mixed Use project"*) located at 760 N. Washington Avenue, Ketchum. A 3 story, mixed use structure, 11,656 sf, located on the north end of the community core. Currently proposed 3 residential units will be available for market rate sales, as well as a ground floor commercial space.

The programming of the building is as follows:

Ground Level:

- Parking access from alley to the East.
- 9' 10'-0" High Ceilings.
- Multiple Foyer/Entry Stairs for Upper Residential Units
- Mechanical Space
- (1) Commercial space fronting N. Washington Ave @ 1,473 square feet
- Outdoor Trash / Recycling area
- 1 Building Storage and Utility room for Outdoor toys (Bikes / Kayaks / etc)
- (2) car garage @ ranging from 240 SF to 301 SF accessed from the alleyway on the east side pf the project.
- Storage room / lockers.
- Additionally, 3 car parking spaces including one ADA Van space.
- Landscaped Entry courtyard.

Second Level:

- Stair / elevator /Access Points to Residential Units
- (1) 3-bedroom, 3 bath unit, 1,872 square feet (#201)
- (1) 3-bedroom, 3 bath unit @ 1,888 square feet (#202)
- Balconies and Terraces for Residential Units
- Mechanical Space

Third Level:

• Stair / elevator /Access Points to Residential Units

- (1) 4-bedroom, 4 1/2 bath penthouse unit, office, bonus room, 3,700 square feet (#301)
- Balconies and Terraces for Penthouse unit.
- Mechanical

Roof Level:

• Outdoor mechanical area set at least 12' from any building edge.

We have proposed a mix of materials and colors that will hopefully enact a sense of vibrancy to this area of Ketchum. Key materials as per sample board images include a Stonewood siding/panel product connected to the building via a "rain-screen" detail. We are using Siparila wood siding (this has a 17-year warranty on not doing any refinishing), a standing seam bronze metal for a siding material in a standard pattern. The planter on the street frontage will be board-formed concrete.

We are proposing to also break up the building mass / scale by using 2 types of balcony / deck structures. One being a solid parapet condition with metal tube steel placed on top and then the other deck handrails will be a steel mesh system. Slightly different to the previous Lofts @ 660 & 780 1st Ave multifamily projects.

Hopefully we can get this submittal on a meeting agenda shortly.

We look forward to conversing more about at the earliest P&Z hearing date, please feel free to ask any questions or for additional information that will assist in approving this project to the next level. We are excited to work with you on this project, and we look forward to starting the next phase of the design process.

Sincerely,

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Daniel Hollis, Principal

HR Architects, LLC 208 // 721 // 7160 o

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760 N Washington Avenue Development Potential

Legal – Lot 6, Block 13, 760 N. Washington Ave

Parcel Size - 5,501 SF

Dimensions – 55' on N. Washington Ave, 100' N. Washington Ave to Alleyway

Permissible Gross Density @ 2.25 Floor Area Ratio (FAR) = 12,375 SF

- 1. (A) 5,500 SF x (H) 2.25 (per 17.124.040: FLOOR AREA RATIOS AND COMMUNITY HOUSING) = 12,375 SF
- 2. (M) 11,720 SF 12,375 SF = -555 SF

Community Housing Requirement (net SF)

20% of Gross FAR in excess of 1.0 FAR x 85% = 10,310 SF Can be satisfied on-site, off-site, or by payment in lieu (currently set at \$238/SF) This will be a "Payment-in-lieu" project.

Parking Requirement

Residential – one space over 750 (4 spaces required) Project will provide 6 parking spaces, 2 more than required including a Van Accessible parking space.

Maximum Building Height

42 Feet (Proposed 37'-6 1/4" north west roof)

Setbacks

N. Washington Avenue - average of 5 feet Alley - 3 feet South Side – 0' (we are proposing a 3'-0" setback) North Side – 0' (we are proposing a 3'-0" setback)

RESPONSE TO CITY LETTER:

Pre-Design Review

Planning

• Parking – Per the requirements for off-street parking and loading, the plans for the project need to be adjusted to meet the parking requirements for the number of units proposed. Staff understands the applicant may revise the number of units to reduce the amount of parking required. Dedicated surface parking spaces can be used to meet the off-street parking requirements for residential provided they are unobstructed and have direct access to the alley. The surface parking space in front of the storage closet can be utilized provided that all access requirements to the closet are met in the event the space is utilized for mechanical equipment. The handicap parking space is not permitted to be in a tandem position to one of the dedicate garage spaces as this obstructs the garage space owner's ability to access the space. Tandem parking may only be utilized by the same owners of a unit, not different units. Please revise the plan set and the project narrative to address this issue.

Parking has been modified, to show 2 garages, 4 other parking spaces including an ADA accessible parking space. The top floor has been modified into 1 Penthouse unit. The revised size of the penthouse unit will require 2 parking spaces. Unit 201 will have two parking spaces and then the remaining single parking space will be for unit #202. The revised previous parking garage will be maintained as a storage room for the building.

• Community Housing Cash-in-Lieu – The project narrative indicates the project intends to satisfy the community housing requirement through a cash-in-lieu payment. Staff will provide a cash-in-lieu number based on any changes to the project resulting from comments in this memo and additional design changes for Final Design Review. Staff strongly encourages the applicant to consider dedication of a community housing unit on-site rather than a cash-in-lieu payment.

As previously discussed, the developer is currently in the process of planning for the new project that will have a whole floor designated to community housing. This project will only have 3 residential units, so the goal here is to use the Cash-in-Lieu option for the housing requirement.

• Illumination – Sheet E1.1 shows light trespass on the southwest corner of the project outside the property boundaries. Please revise the Sheet to eliminate light trespass from the area lighting of the project. Additionally, streetlights are required per the City of Ketchum Right-of-Way and Lighting Standards (Attachment A). Please revise Sheet E1.1 to reflect the addition of a streetlight per those requirements.

See revised Sheet E1.1 Site Photometric plan showing no light trespass from proposed lighting on site. Sheet E1.2 Site Photometric plan #2 shows the option with a street light in ROW next to the SW corner of the site at the main entry to the building.

• Improvements and Standards (17.96.060 and 17.96.070) – the following comments are based on the Improvements and Standards outlined in the KMC that pertain to planning issues.

• E. Compatibility of Design -

1 - The proposed materials on the front façade use the black Stonewood panels and grey Corrugated Metal liberally which creates a very dark and heavy feel to the front of the building. Staff acknowledges that darker materials are present in the Community Core, however, most instances are on accent elements of the building but not the predominant color on a full facade. Staff recommends the applicant consider adjusting the materials of the vertical accent component in the center of the façade or the materials used for the cantilevered decks to brighten the façade and be more compatible with the surrounding structures and neighborhood.

We will provide physical samples of all the exterior building materials for the commission to review at the presentation on August 10th. It will be great to get their feedback on the proposed materials.

• *F. Architectural* – Staff believes the project conforms to the guidelines outlined in Standards 1-8 of Section 17.96.060.F. Staff also believes that the project conforms to the guidelines outlined in Standards 1 and 4-7 of Section 17.96.070.B. Staff provides the following comments for consideration on standards 2 and 3 of Section 17.96.070.B.

o 2 and 3 – The project proposes commercial space on the ground floor fronting N Washington, which staff supports. However, the height of the planter box and the design of the ground level façade does not differentiate this space from the residential units above. The intent of standard 2 is to differentiate the commercial from residential space and allow for pedestrians to interact with the space through the windows. Staff agrees with the inclusion of landscaping in the area. However, a lower planter box or ground level landscaping would allow for a more dynamic landscape element. Bringing the landscaping to the ground level would also tie in with the landscaping on the adjacent property to the north more effectively.

We would like to keep the planter box but lower the walls down to 20-24" high so that can be used a seating element. This breaks down the mass along the west (street frontage) as well giving the space a more dynamic area for people to use. Refer to landscape plans that show TOW as well as West Elevation.

o An alternative is to create a narrow landscape strip along the front of the property adjacent to the sidewalk and connect the patios of the north and south entrance to the commercial space.

<mark>See above.</mark>

o Adjustments to the landscaping would facilitate the use of windows that extended further to the ground, more indicative of a storefront feel, interacting with the pedestrian environment adjacent to the commercial space, and achieve the intent of the standard.

<mark>See above.</mark>

• *I. Landscaping* – Staff believes the proposed project meets standards 1, 3, and 4. Staff offers the following comment related to standard 2 for consideration:

o 2 – See comments above on streetscape as it relates to the commercial space. Staff believes that adjustments to the landscape planter are necessary to meet the landscape standard and "enhance and complement the neighborhood".

<mark>See above.</mark>

• Section 17.96.070.1 – Landscaping – Per the site visit on June 24, 2021 with the City Arborist, two replacement trees are required for the proposed project. Staff believes the landscape plan meets the requirement for replacement trees with the two maples shown on Sheet L2.

• *J. Public Amenities* – Staff recommends consideration of a bench in the south patio area of the project as this area includes an entrance to the commercial space, but also the entrance to the residential units.

• Section 17.96.070.C - Service Areas and Mechanical/Electrical Equipment -

o 1 – Please note that a letter from Clear Creek Disposal acknowledging the proposed refuse handling plan and confirming service to the property will be required with application for Final Design Review.

This letter will be provided at the time of submittal of the Formal Design Review Application. Mike (Clear Creek) has a copy of the current site plan. o 2 – Sheets L1, L2, and A1.1 show the screening of the garbage area doglegging toward the column as it approaches the alley. Sheet A3.1 shows the transformer fully screened from the adjacent property. Please confirm the screening along the garbage area extends to the alley as shown on A3.1. The alley side of the transformer may remain open, however, must be screened to the adjacent property.

As shown in the existing site pics there is an existing wood fence along the south property line, question to staff on this would be do we need to continue the screening if there is a 5' high fence already?

Streets and Engineering

• See Attachment B for a full set of comments from the Engineering department. These comments are informational at this time and no revisions are required to address these comments until the application moves forward to final Design Review and building permit.

• Improvements and Standards (17.96.060 and 17.96.070)

o A. Streets –

 \Box 1 – The alley adjacent to the project is not maintained by the city as the full extent of the alley is not paved. Snow removal and ongoing maintenance and repair of the paved section proposed will be the responsibility of the applicant until the full extent of the alley has been improved.

As noted on the site plans, "HOA is responsible for snow removal in the city ROW adjacent to the site on the weet sidewalks and East Alleyway".

 \Box 2 – Approval by the city engineer on the proposed Right-of-Way improvements will be conducted during Final Design Review.

o *B.* - *Sidewalks* – Standards 2, 3, and 6 are not applicable to the project as a sidewalk is proposed and the proposed sidewalk is in conformance with KMC standards. Staff believes the project to be in conformance with Standards 1, 4, and 5.

Utilities – Water and Wastewater

• No comments were received from Wastewater.

Water

o For Final Design submittal, plans must demonstrate how the building will be metered including the number of meters proposed. Irrigation must be on a separate meter. Each meter will trigger a connection fee.

See revised MEP plans that indicate irrigation and other metering for the project.

o A fire suppression system is required for this project. See memo from Fire Marshall in Attachment C.

A Fire suppression system will be designed and installed on this project by Mountain Fire Sprinklers, an approved design by the State will be issued to the building department of Ketchum once complete.

o A minimum of two meters will be required, one for the commercial space and irrigation, and one for the residential use.

<mark>See above.</mark>

o Residential units can be individually metered; however, connection fees will apply to each unit. See above.

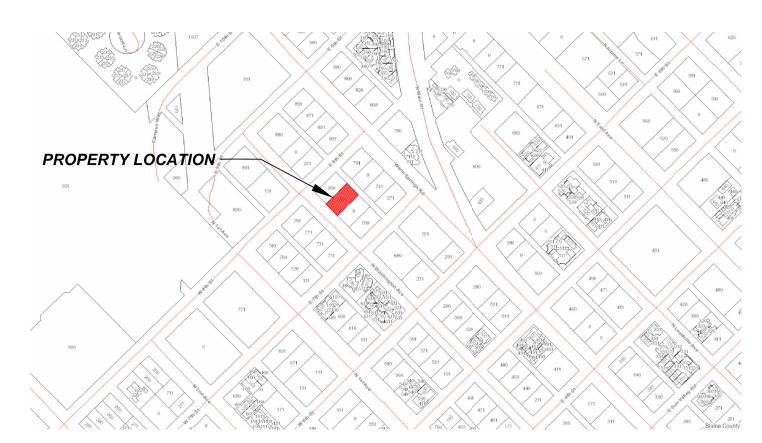
<u>Fire</u>

See Attachment C for Fire Department comments. No action is required at this time to address these comments.

Exhibit B: Lofts at 760 – Design Review Application Materials







GENERAL NOTES

- 1. THE WORK INCLUDED UNDER THIS CONTRACT CONSISTS OF ALL LABOR, MATERIALS, TRANSPORTATION, TOOLS & EQUIPMENT NECESSARY FOR THE CONSTRUCTION OF THE PROJECT LEAVING ALL WORK READY FOR USE.
- 2. THESE DRAWINGS, TOGETHER WITH THE SPECIFICATION, AIA GENERAL CONDITIONS DOCUMENT A-201, 1988 EDITION, REPRESENT THE CONTRACT DOCUMENTS.
- 3. THE PLANS INDICATE THE GENERAL EXTENT OF NEW CONSTRUCTION NECESSARY FOR THE WORK, BUT ARE NOT INTENDED TO BE ALL-INCLUSIVE. ALL NEW WORK NECESSARY TO ALLOW FOR A FINISHED JOB IN ACCORDANCE WITH THE INTENTION OF THE DRAWINGS IS INCLUDED REGARDLESS OF WHETHER SHOWN ON THE DRAWINGS OR MENTIONED IN THE NOTES.
- 4. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE CLIENT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- 5. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT & COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES & SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.
- 6. THE GENERAL CONTRACTOR SHALL VERIFY & ASSUME RESPONSIBILITY FOR ALL DIMENSIONS & SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING PREMISES & TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN REASONABLY INFERRED FROM SUCH EXAMINATION.
- 7. WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.
- 8. ALL DIMENSIONS WHEN SHOWN IN PLAN ARE TO FACE OF EXTERIOR WALL SHEATHING, FACE OF CMU, OR FACE OF INTERIOR STUD, U.N.O.
- 9. ALL DIMENSIONS ARE TO TOP OF FINISHED FLOOR IN SECTION OR ELEVATION, U.N.O. 10. THE GENERAL CONTRACTOR SHALL REVIEW ALL BUILDING DIMENSIONS FOR ACCURACY PRIOR TO LAYING OUT ANY PORTION OF BUILDING ON SITE, & SHALL NOTIFY THE ARCHITECT WELL IN ADVANCE OF ANY DISCREPANCIES OR ERRORS.
- 11. THE GENERAL CONTRACTOR SHALL COORDINATE ALL WORK WITH EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO IRRIGATION SYSTEMS, ELECTRICAL CONDUIT, WATER LINES, SEWER & STORMWATER LINES, GAS LINES, ETC.

PROJECT DIRE

CLIENT & OWNER-BUILDER SV VENTURES, LLC PO BOX 5023 (mailing) KETCHUM, ID 83340

CONTACT ARCHITECT FOR ALL CLIENT COMMUNICATIONS ARCHITECT HOLLIS RUMPELTES ARCHITECTS, PO 1769 (POST) SUN VALLEY, ID 83353 220 RIVER STREET (COURIER) KETCHUM, ID 83340 P: 208.721.7160 / 208.721.0633 E: daniel@hp-architects.com or JJ@hp

CONTRACTOR **KEARNS MCGINNIS & VANDENBER** 500 NORTH WASHINGTON SUITE 10 KETCHUM, ID 83340 P: 208.726.4843 E: erin@kmvbuilders.com

STRUCTURAL ENGINEER MURAR ENGINEERING & DESIGN 668 NORTH 9th STREET (COURIER) BOISE, ID 83702 P: 208.343.4125 E: kmurar@murarengineering.com

GEOTECHNICAL ENGINEER BUTLER ASSOCIATES, INC BOX 1034, KETCHUM, ID 83340 P: 208.720.6432 E: svgeotech@gmail.com

MECHANICAL, ELECTRICAL & PLUMBING EI **MUSGROVE ENGINEERING** 234 WHISPERWOOD WAY (COURIER BOISE, ID 83709 P: 208 384 0585 E: toddN@musgrovepa.com

CIVIL / SURVEYORS GALENA ENGINEERING, INC 317 N. RIVER STREET, HAILEY, ID 83333 P: 208.788.1705 E: sflynn@galena-engineering.com

CODE COMPLIANCE DIA SULLIVAN, ARCHITECT PLLC P.O BOX 233 WHITEFISH, MT 59937 P: 406.250.1016 E: dsa@cyberport.net

COM-CHECK JOHN REUTER, GREENWORKS P.O BOX 4714 KETCHUM, ID 83340 P: 208.721.2922 E: jreuter@gmx.com

INTERIORS LATHAM INTERIORS P.O BOX 5739 KETCHUM, ID 83340 P 208 928 6366 E: Sarah@lathaminteriors.com

ACOUSTICS

MULLINS ACOUSTICS 10400 OVERLAND ROAD #211 BOISE, ID 83709 P 208 514 6264 E: Earl@mullinsacoustics.com

- 12. THE GENERAL CONTRACTOR SHALL PROTECT ALL EXISTING SITE CONDITIONS TO REMAIN, INCLUDING TREES & SHRUBS, PAVING, FENCES, WALLS, ETC.
- 13. DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITION
- 14. VERIFY ALL ARCHITECTURAL DETAILS WITH THE STRUCTURAL DRAWINGS ORDERING OF, OR INSTALLTION OF ANY ITEM OF WORK.
- 15. INSTALL ALL EQUIPMENT & MATERIALS PER MANUFACTURER'S RECOMMEND
- 16. VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES, ETC ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WO
- 17. SEALANT, CAULKING & FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS A INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLTION RECOMMENDATIONS & STANDARD INDUSTRY & BUILDING PRACTICES.
- 18. THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH, DEBRIS, & WAS ON A REGULAR BASIS OF ALL SUBCONTRACTORS & TRADES, & SHALL EXER CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS, OR DUST FF AFFECTING, IN ANY WAY, FINISHED AREAS INSIDE OR OUTSIDE THE JOB SITI
- 19. THE GENERAL CONTRACTOR SHALL PROVIDE SOLID BLOCKING AS REQUIRE INSTALLATION OF ALL EQUIPMENT, CASEWORK, CABINETS, WOOD TRIM, ACC HANDRAILS, ETC.
- 20. FOR ALL FINISHES AT FLOORS, WALLS, & CEILINGS, REFER TO INTERIORS.
- 21. DRIVEWAY ORIENTATION, HARDSCAPE, & LANDSCAPE ARE DESIGN/BUILD U DIRECT SUPERVISION OF THE GENERAL CONTRACTOR INCLUDED UNDER T CONTRACT. FOLLOW LANDSCAPE & ARCHITECTURAL DRAWINGS WHERE AF FOR DESIGN INTENT.
- 22. THE GENERAL CONTRACTOR SHALL ADHERE TO ALL APPLICABLE BUILDING WELL AS CITY, COUNTY, & STATE BUILDING REGULATIONS. ALSO ADHERE GUIDELINES.

ECTORY	PROJECT	DATA		DRAWI	NGINDEX
	LEGAL OWNER OWNER'S ADDRESS	SV VENTURES, L 760 N. WASHING KETCHUM, ID 83	TON AVENUE		PROJECT DATA / GENERA EXTERIOR 3D MODEL VIEV
			040	A0.2	EXTERIOR 3D MODEL VIEV
					EXISTING SITE PICTURES
	CODE	2018 IBC			EXISTING SITE PICTURES
	ZONING	CC2: COMMUNIT	Y CORE (2)		EXTERIOR MATERIALS & C STAGING AND CONTRACT
S, AIA					CODE ANALYSIS
	SETBACKS				CODE ANALYSIS
	FRONT YARD	5' AVERAGE (N. \	Nashington)		1st FLOOR EXITING PLAN
	SIDE YARD	0' INTERIOR (0-3'	• ,	A0.11	2nd FLOOR EXITING PLAN
hp-architects.com		•	FROFUSED)	A0.12	3rd FLOOR EXITING PLAN
mp-areiniceus.com	REAR YARD	3' (ALLEY)		A0.13	ENERGY COMPLIANCE (GR
	HT LIMITATION	42' (PROPOSED	37'-6 1/4")	SURVEY PLAN	TOPOGRAPHICAL & SITE II
101 (COURIER)	USE OCCUPANCY	RESIDENTIAL: GI			COVER SHEET (GALENA E
		BUSINESS: GRO	JP B		SITE GRADING & DRAINAG
					SIGNING, PAVEMENT MAR
	CONST. TYPE	V-B (SPRINKLER	ED)	C2.0	DETAILS (GALENA ENG.)
२)	CODE COMPLIANCE:	IBC 2018		LANDSCAPE	
		IRC 2018			SITE PLAN
		IECC 2018		L2	LANDSCAPE PLANTING SC
		CMEC 2018		ARCHITECTURAL	
		IPMC 2018			ARCHITECTURAL SITE PLA
		IFC 2018			SITE PLAN
	PROVIDE REQUIRED	UNDER FLOOR VE	NTING/	A2.0	DIMENSIONED FOUNDATIO
	RADON MITIGATION A	S REQUIRED.		A2.1	FIRST FLOOR PLAN
ENGINEER					SECOND FLOOR PLAN
LINGINEEK	PROVIDE REQUIRED		NTING		THIRD FLOOR PLAN
IER)	MOLD MITIGATION AS	REQUIRED.			DIMENSIONED FIRST FLOO
					DIMENSIONED SECOND FI
	PROVIDE UNDER FLO VENTILATION OF 1 CF				ROOF PLAN
	AREA		FLOOR		FIRST FLOOR FINISHES PL
					SECOND FLOOR FINISHES
	FLOOR LIVE LOAD:	100 PSF, 40 PSF		A2.10	THIRD FLOOR FINISHES P
	ROOF LIVE LOAD:				ISOLATED PLAN - COMME
		100 PSF (SNOW I	LOAD)		ISOLATED PLAN - UNIT #20
	SEISMIC ZONE:				ISOLATED PLAN - UNIT #20
	WIND LOADS:	115 MPH 3 SECO	ND GUST (ULT	/	ISOLATED PLAN - UNIT #30 ISOLATED PLAN - UNIT #30
		CATEGORY II			FIRST FLOOR REFLECTED
		IMPORTANCE FA	CTOR = I		SECOND FLOOR REFLECT
					THIRD FLOOR REFLECTED
	AREA CALCUL	ATIONS	Δ3 1	EXTERIOR ELEVATIONS (N	
	SITE AREA		5,501 SF		EXTERIOR ELEVATIONS (S
	PROPOSED 1st FLR	ARFA (GROSS)	3,370 SF		BUILDING SECTIONS
			0,010 01		BUILDING SECTIONS BUILDING SECTIONS
	PROPOSED 2nd FLR	AREA	4,143 SF		
					WALL SECTIONS & DETAIL
	PROPOSED 3rd FLR	AKEA	4,143 SF		WALL SECTIONS & DETAIL

PROPOSED DECK / PATIO AREA

TOTAL GROSS BUILDING AREA

1st FLR COMMERCIAL AREA

NET RESIDENTIAL AREA

A0.11 A0.12	1st FLOOR EXITING PLAN 2nd FLOOR EXITING PLAN 3rd FLOOR EXITING PLAN ENERGY COMPLIANCE (GREENWORKS)
IRVEY PLAN	
С	TOPOGRAPHICAL & SITE INFORMATION
C0.1	COVER SHEET (GALENA ENG.)
C1.0	SITE GRADING & DRAINAGE PLAN (GALENA ENG.)
C1.1	SIGNING, PAVEMENT MARKING & LIGHTING
C2.0	DETAILS (GALENA ENG.)
ANDSCAPE	
L1	SITE PLAN

L2 LANDSCAPE PLANTING SCHEDULE

A0.0 PROJECT DATA / GENERAL NOTES / INDEX

A0.6 EXTERIOR MATERIALS & COLORS SAMPLE BOARD

A0.7 STAGING AND CONTRACTOR PARKING PLAN

BLDG ENVELOPE

STRUCTURAL

MECHANICAL

A0.1 EXTERIOR 3D MODEL VIEWS

A0.2 EXTERIOR 3D MODEL VIEWS

TURAL	
A1.1	ARCHITECTURAL SITE PLAN
A1.2	SITE PLAN
A2.0	DIMENSIONED FOUNDATION PLAN
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	THIRD FLOOR PLAN
A2.4	DIMENSIONED FIRST FLOOR PLAN
A2.5	DIMENSIONED SECOND FLOOR PLAN
A2.6	DIMENSIONED THIRD FLOOR PLAN
A2.7	ROOF PLAN
A2.8	FIRST FLOOR FINISHES PLAN
A2.9	SECOND FLOOR FINISHES PLAN
A2.10	THIRD FLOOR FINISHES PLAN
A2.12	ISOLATED PLAN - COMMERCIAL SPACE
A2.13	ISOLATED PLAN - UNIT #201
A2.14	ISOLATED PLAN - UNIT #202
A2.15	ISOLATED PLAN - UNIT #301
A2.16	ISOLATED PLAN - UNIT #302
A2.17	FIRST FLOOR REFLECTED CEILING PLAN
A2.18	SECOND FLOOR REFLECTED CEILING PLAN
A2.19	THIRD FLOOR REFLECTED CEILING PLAN
A3.1	,
A3.2	EXTERIOR ELEVATIONS (SOUTH & WEST)
A4.1	BUILDING SECTIONS
A4.2	
A4.3	
A5.1	WALL SECTIONS & DETAILS

A5.1 A5.2 A5.3	WALL SECTIONS & DETAILS
	DOOR & WINDOW TYPES WINDOW SCHEDULE DOOR SCHEDULE
Δ.8.1	

A8.1 | CASEWORK UNIT

7.0011	of to Entor at of the
A8.2	CASEWORK UNIT CASEWORK UNIT CASEWORK UNIT CASEWORK UNIT
A8.3	CASEWORK UNIT
A8.4	CASEWORK UNIT
A8.5	CASEWORK UNIT
A8.6	CASEWORK UNIT

CASEWORK	UNII
CASEWORK	UNIT
CASEWORK	UNIT

STAINLESS STEEL

S.S.D. SEE STRUCTURAL DRAWINGS

S.S.

TIONS TO	A		D		G		N		(S CONT.)	
	<u>А</u> .В.	ANCHOR BOLT	DET./DTL	DETAIL	<u>G</u> A.	GAUGE	N	NORTH	STL	STEEL
	ABV.	ABOVE	DEMO.	DEMOLISH, -TION	GALV.	GALVANIZED	N.I.C.	NOT IN CONTRACT	STD	STANDARD
	AC	AIR CONDITIONER, -ING	Ø, DIA.	DIAMETER	G.C.	GENERAL CONTRACTOR	NO, #	NUMBER	STOR.	STORAGE
ITIONS.	A.D.	AREA DRAIN	DIAG.	DIAGONAL	GEN.	GENERAL	NOM.	NOMINAL	STRUCT.	STRUCTURE, -URAL
	ADJ.	ADJUSTABLE	DIM.	DIMENSION	G.I.	GALVANIZED IRON	N.R.C.	NOISE REDUCTION	SUSP.	SUSPEND(ED)
S PRIOR TO THE	A.F.F.	ABOVE FINISHED FLOOR	DKG	DECKING	GL.	GLASS		COEFFICIENT	SVCE	SERVICE
	ALUM.	ALUMINUM	DN	DOWN	GLZG	GLAZING	N.T.S.	NOT TO SCALE	SYM.	SYMMETRICAL
	&, +	AND	D.O.	DOOR OPENING	GR.	GRADE			-	
	<	ANGLE	DR	DOOR	GSM	GALVANIZED SHEET METAL	0		T	
ENDATIONS.	ANOD.	ANODIZED	D.S.	DOWN SPOUT	G.F.I.	GROUND FAULT INTERRUPTED	0.C.	ON CENTER	TBD	TO BE DETERMINED
	A.P.	ACCESS PANEL	DWG	DRAWING	GWB	GYPSUM WALL BOARD	O.D.	OUTSIDE DIAMETER	TEL TEMP	TELEPHONE
	ARCH.	ARCHITECT, -URAL	F		Ц		O.H. OPNG	OVERHANG OPENING	T&G	
ETC. PRIOR TO	Р		<u>E</u> E	EAST	<u>H</u> HDR	HEADER	OPNG OPP.	OPENING OPPOSITE	TAG	TONGUE & GROOVE THICKNESS
WORK.	<u>В</u> ВАТТ.	BATTERY	⊏ (e)	EXISTING	HDWD	HARDWOOD	OPP. OVHD	OVERHEAD	THRU	THROUGH
	BATT. B.O.	BOTTOM OF	EA.	EACH	HDWD H.M.	HARDWOOD HOLLOW METAL	OVHD	OVERHEAD	T.O.S.	TOP OF SLAB
S ARE NOT	BD	BOARD	EL, ELEV.		HORIZ.	HORIZONTAL	<u>P</u>		T.O.W.	TOP OF WALL
	BITUM.	BITUMINOUS	ELEC.	ELECTRIC, -AL, -IAN	H.P.	HIGH POINT	PERF.	PERFORATE(D)	TYP.	TYPICAL
	BLDG	BUILDING	EMER.	EMERGENCY	HR	HOUR	PERM.	PERIMETER		TTTICAL
	BLKG	BLOCKING	ENCL.	ENCLOSE(D), - URE	H, HT	HIGH, HEIGHT	PL.	PLATE	<u>U</u>	
	BLW	BELOW	ENG.	ENGINEER		HEATING, HEATER	PLAS.	PLASTIC	U.N.O.	UNLESS NOTED OTHERWISE
ASTE MATERIALS	BOT.	воттом	ENT.	ENTRY, -ANCE	HVAC	HEATING VENTILATION &		. PLASTIC LAMINATE	V	
ERCISE STRICT	BRK	BRICK	EQ.	EQUAL	110/10	AIR CONDITIONING	PLUMB.	PLUMBING	Č VENT.	VENTILATION
	B.S.	BOTH SIDES	EQUIP.	EQUIPMENT			PLYWD	PLYWOOD	VERT.	VERTICAL
Γ FROM	BSMNT	BASEMENT	EXSTG/	EXISTING	Ī		PNL	PANEL	VEST.	VESTIBULE
SITE.			EXIST		I.D.	INSIDE DIAMETER	POL.	POLISH(ED)	V.C.T.	VINYL COMPOSITE TILE
	<u>C</u>		EXH.	EXHAUST	IN.	INCHES	PR	PAIR	V.P.	VENEER PLASTER
RED FOR THE	ዊ	CENTER LINE	EXP.	EXPANSION	INSUL.	INSULATION	<u>R</u>		V.T.R.	VENT THRU ROOF
	CAB.	CABINET	E.J.	EXPANSION JOINT	INV.	INVERT	R	RISER		
ACCESSORIES,	CAP.	CAPACITY	EXT.	EXTERIOR	<u>J</u>		RAD.	RADIUS	W	
	CEM.	CEMENT, -IOUS	-		JT	JOINT	R.A.	RETURN AIR	W, WD	WIDE, WIDTH
	CER.	CERAMIC	<u>F</u> F.A.I.	FRESH AIR INTAKE			R.D.	ROOF DRAIN	W/	WITH
<u>)</u>	C.F.	CUBIC FEET	F.A.I. FNDTN	FOUNDATION		LINEAR DIFFUSER	REF.	REFER TO, REFERENCE	WC WD	WATER CLOSET WOOD
-	C.F.M.	CUBIC FEET PER MINUTE	FIBERGL.		LIN. DIFF.	LONG, LENGTH	REFER	REFRIGERATOR	W.H.	WATER HEATER
	C.I.P.	CAST IN PLACE CONCRETE	FIN.	FINISH(ED)	LAM.	LAMINATE	REINF.	REINFORCE(D)	WDW	WINDOW
UNDER THE	C.J.	CONTROL JOINT	F.F.	FINISH(ED) FLOOR	LAV.	LAVATORY	REV.	REVISED, REVISION	W.P.	WATERPROOFING
THIS	CLNG	CEILING	F.C.	FINISH(ED) CEILING	LB	POUND	RM	ROOM	WT	WEIGHT
APPROPRIATE	CLOS.	CLOSET	FIN GR	FINISH(ED) GRADE	L.C.	LAUNDRY CHUTE	R.H.	ROBE HOOK		WEIGHT
	CMU	CONCRETE MASONRY UNIT	FLR	FLOOR	L.D.	LANDSCAPE DRAWINGS	R.O.	ROUGH OPENING		
	CONC.	CONCRETE	FLUOR.	FLUORESCENT	L.P.	LOW POINT	S			
	CNTR	COUNTER	F.O.	FACE OF	LT, LTG	LIGHT, LIGHTING	s	SOUTH		
NG CODES, AS	C.O.	CLEANOUT	F.O.I.C.	FURNISHED BY OWNER	LVR	LOUVER	SCHED.	SCHEDULE		
E TO O.S.H.A	COL.	COLUMN		INSTALLED BY CONTRACTOR			SCRN	SCREEN		
	COMM.	COMMUNICATION	F.P.	FIREPROOFING	M		SECT.	SECTION		
	CONST CONT	CONSTRUCTION	FR.	FRAME	MACH.	MACHINE MAXIMUM	S.C.D.	SEE CIVIL DRAWINGS		
	CONT. CORR.	CONTINUOUS CORRIDOR	FRT'D	FIRE RETARDANT TREATED	MAX. MECH	MECHANICAL	S.E.D.	SEE ELECTRICAL DRAWINGS	5	
	CORR. C.P.		FRZR	FREEZER	MECH. MEMB.	MECHANICAL	S.L.D.	SEE LANDSCAPE DRAWINGS		
	C.P. CPT	CARPET	F.S.	FULL SIZE	MEZZ.	MEZZANINE	SHT	SHEET		
	CRS	COURSE(S)	FT	FOOT, FEET	MFR	MANUFACTURER	SIM.	SIMILAR		
	C.S.A.	CRAWLSPACE ACCESS	FTG	FOOTING	MIN.	MINIMUM	S.J.	SCORED JOINT		
	С.Т.	CERAMIC TILE	FXTR	FIXTURE	MISC.	MISCELLANEOUS	SPKLR	SPRINKLER		
	CTR	CENTER			M.O.	MASONRY OPENING	SPKR	SPEAKER		
					MTD	MOUNTED		. SQUARE FOOT, FEET		
					MTNG	MEETING	SQ.	SQUARE		

MTNG MEETING

MTL METAL

892 SF

1,526 SF

7,508 SF

11,656 SF

A9.1	STAIR DETAILS	MECHANICAL E 0.0		AL COVER SHEET		
A9.2	STAIR DETAILS	E 0.1 E 1.0		CODE AL SITE PLAN		
VELOPE		E 1.1 E 2.0		AL SITE PHOTOMETRIC PLAN		
BE000 BE100	GENERAL NOTES / SPECIFICATIONS BELOW GRADE DETAILS	E 2.1	2nd FLOO	R LIGHTING PLAN	Hol	lisPartners
BE200	WALL DETAILS	E 2.2 E 3.0		R LIGHTING PLAN MECHANICAL POWER PLAN		AIA LEED AI
BE300 BE400	PENETRATION DETAILS DECK & ABOVE GRADE DETAILS	E 3.1 E 3.2		R MECHANICAL POWER PLAN R MECHANICAL POWER PLAN		
BE401 BE500	DECK & ABOVE GRADE DETAILS WINDOW & DOOR DETAILS	E 3.3	ROOF ME	CHANICAL POWER PLAN	PO BOX 1	
BE600	ROOF DETAILS	E 4.0 E 4.1		R POWER PLAN	220 River	LEY, ID 83353 St. E [courier]
BE601	ROOF DETAILS	E 4.2 E 5.0		R POWER PLAN SPECIAL SYSTEMS / FIRE ALARM		M, ID 83343
CTURAL		E 5.1	2nd FLOOF	R SPECIAL SYSTEMS / FIRE ALARM	V.208.721	.7160
	STRUCTURAL INDEX, LEGENDS & SPEC'S FOUNDATION & FIRST FLOOR FRAMING PLAI	E 5.2 E 6.0		R SPECIAL SYSTEMS / FIRE ALARM AL ONE-LINE DIAGRAM		
	SECOND FLOOR FRAMING PLAN	E 6.1		AL DETAILS		
S 1.2 S 1.3	THIRD FLOOR FRAMING PLAN ROOF FRAMING PLAN	E 7.1 E 8.0		AL SCHEDULES AL DETAILS		ARCHITECT AR 985372
S 2.0 S 2.1	GENERAL STRUCTURAL DETAILS GENERAL STRUCTURAL DETAILS	М				
	FOUNDATION STRUCTURAL DETAILS #1	E		CAL SPECIFICATIONS AL SPECIFICATIONS		
	FOUNDATION STRUCTURAL DETAILS #2 FOUNDATION STRUCTURAL DETAILS #3	Р	PLUMBING	SPECIFICATIONS		DANIEL PETER HOLLIS
S 4.0	STEEL DETAILS #1	FIRE		S BY DESIGN / BUILD CONTRACTOR		STATE OF IDAHO
S 4.1 S 4.2	STEEL DETAILS #2 STEEL DETAILS #3	ACOUSTICS	DIVAVING			Amellel
S 4.3	STEEL DETAILS #4		REPORT &	DETAILS (EARL MULLINS)	THIS W	ORK WAS PREPARED BY ME
	STEEL DETAILS #5 STEEL DETAILS #6	INTERIORS			OR UN	DER MY SUPERVISION AND RUCTION OF THIS PROJECT
	FLOOR FRAMING DETAILS #1 FLOOR FRAMING DETAILS #2		LOOKBOO	K / SPECIFICATIONS (FORTHCOMING)	WILL BI	E UNDER MY OBSERVATION
	ROOF FRAMING DETAILS #1					
S 6.1	ROOF FRAMING DETAILS #2					
IANICAL M 0 0	MECHANICAL COVER SHEET					
M 0.0	MECHANICAL ZONING PLANS				ó	
	MECHANICAL ZONING PLANS - SNOWMELT MECHANICAL - COMPLIANCE CHECK				ects, LL(
M 0.4	MECHANICAL - COMPLIANCE CHECK				es Archit	
M 0.5 M 1.0	MECHANICAL - COMPLIANCE CHECK 1st FLOOR HVAC PLAN				Rumpelt	
M 1.1 M 1.2	2nd FLOOR HVAC PLAN 3rd FLOOR HVAC PLAN				of Hollis	
	ROOF HVAC PLAN				orization	
M 3.1 M 2.0	CONTROL SCHEMATICS HVAC DETAILS				ten auth	
M 3.0	HVAC SCHEDULES				t the writ	
M 5.2 M 5.3					ict withou	
P 2.1 P 2.2 P 2.3 P 2.4 P 3.1 P 3.2 P 3.2 P 4.1 P 4.2 P 4.3 P 4.4	SITE UTILITIES PLAN 1st FLOOR ABOVE FLOOR WASTE & VENT PL 2nd FLOOR WASTE & VENT PLAN 3rd FLOOR WASTE & VENT PLAN ROOF PLUMBING PLAN 1st FLOOR WATER & GAS PLAN 2nd FLOOR WATER & GAS PLAN 3rd FLOOR WATER & GAS PLAN PLUMBING DETAILS PLUMBING DETAILS MAINFOLD DETAILS MAINFOLD DETAILS	AN			LIA, and is not to be used, in whole or in part, for any other pr BEALSION	
P 5.1	PLUMBING SCHEDULES				chitects, .	
					artners Ar	
					of Hollis P	PRE-APP#3 07/23/21 DR ADD. 06/09/21
	SYMBOLS LEGE	N D			property	100% DD05/07/21D.REVIEW03/23/21
	1 GRID NO.			WALL TYPE	ISSUE/DA	SY DPH,JJR
						02/15/21
	Â		GWB-1)	FIN. CLNG MAT.	JOB NO.	1076
					strument .	760
	DOOR NO.				as an ing	
			WOOD	FIN. FLR MAT.		Washington
					Icorporate	Ave
ISE		ED		CEILING MOUNTED EXHAUST FAN	designs in	
	HARDWIRED, BA			ROOM NO. /	(0	I. WASHINGTON AVE, ETCHUM, IDAHO
	BACKUP SMOKE ALARM / DETEC		101/A5.X	ENLARGED PLAN & INT. ELEVATION SHEET NO.	ument, and the ide	
				ELEVATION MARKER	This do	
			Ŧ		DOCUMENTS:	
						OJECT DATA
					王	NERAL NOTES
	A.XX SECT. KE	Y			MO	
	A					
					∧	0.0
	D (A,XX) B INT. ELEV. KEY				CATEG	

N N

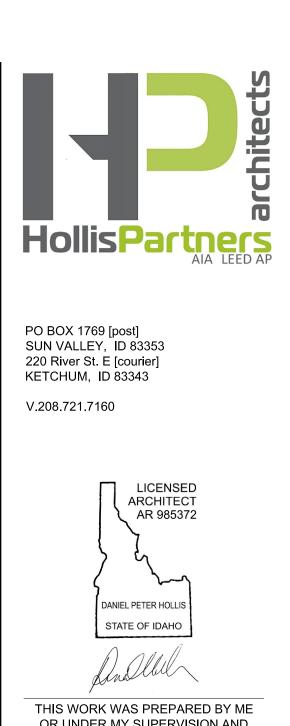












OR UNDER MY SUPERVISION AND
CONSTRUCTION OF THIS PROJECT
WILL BE UNDER MY OBSERVATION

REVISION DAT	E	
	PRE-APP#3	07/23/2
	DR ADD.	06/09/2
	100% DD	05/07/2
	D.REVIEW	
ISSUE/DATE	SCHEMATIC	: 03/16/2
DRAWN BY	DPH,JJR	
CHECKED BY	DPH,JJR	
DATE	02/15/21	
JOB NO.	1076	



760 N. WASHINGTON AVE, KETCHUM, IDAHO

BUILDING MASSING MODEL











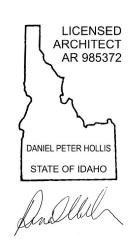
BUILDING MASSING MODEL 1 A0.2











THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

REVISION DAT	F	
	PRE-APP#3	07/23/21
	DR ADD.	06/09/21
	100% DD	05/07/21
	D.REVIEW	03/23/21
ISSUE/DATE	SCHEMATIC	03/16/21
DRAWN BY	DPH,JJR	
CHECKED BY	DPH,JJR	
DATE	02/15/21	
JOB NO.	1076	



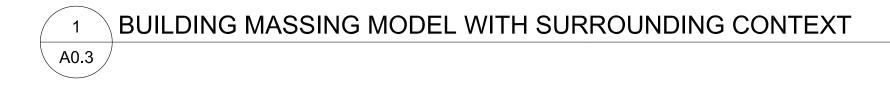
760 N. WASHINGTON AVE, KETCHUM, IDAHO

BUILDING MASSING MODEL

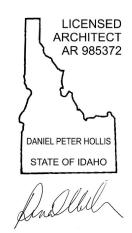












THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

REVISION DAT	E	
ISSUE/DATE DRAWN BY CHECKED BY DATE JOB NO.	PRE-APP#3 DR ADD. 100% DD D.REVIEW SCHEMATIC DPH,JJR DPH,JJR 02/15/21 1076	07/23/21 06/09/21 05/07/21 03/23/21 03/16/21



760 N. WASHINGTON AVE, KETCHUM, IDAHO

BUILDING MASSING MODEL







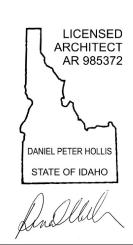












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SUE/DATE RAWN BY	PRE-APP#3 DR ADD. 100% DD D.REVIEW SCHEMATIC DPH,JJR DPH,JJR 02/15/21	06/09/21 05/07/21 03/23/21
OB NO.	1076	



760 N. WASHINGTON AVE, KETCHUM, IDAHO

EXISTING SITE PICTURES



CATEGORY

Α



FINISHED GREY METAL ROOF

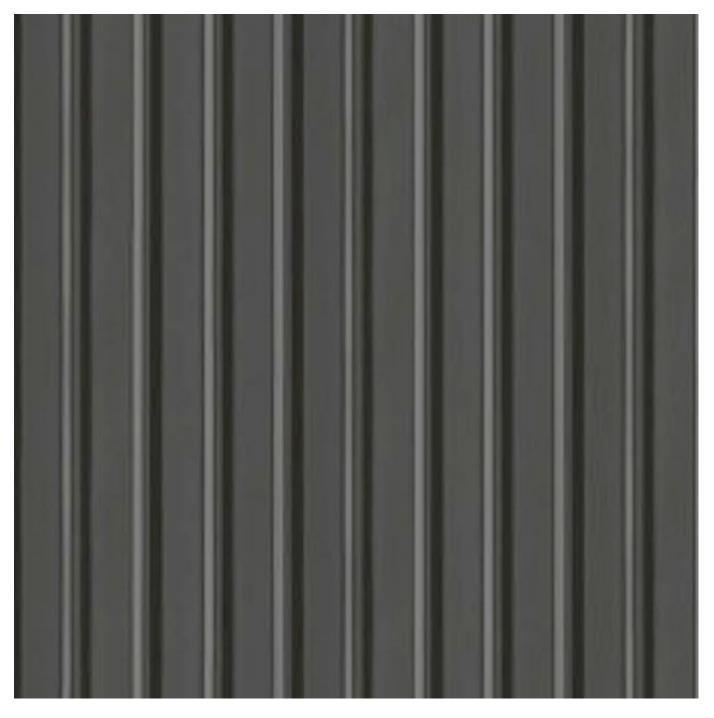


BRONZE/BLACK COLORED DOORS AND WINDOWS





BOARD FORMED FINISH CONCRETE



WESTERN RIB GREY CORRUGATED METAL



SIPARILA WOOD SIDING

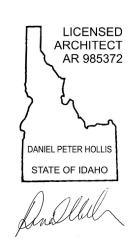


GRAPHITE BLACK STONEWOOD SIDING





PO BOX 1769 [post] SUN VALLEY, ID 83353 220 River St. E [courier] KETCHUM, ID 83343 V.208.721.7160



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EVISION DATE		
	PRE-APP#3	07/23/21
	DR ADD.	06/09/21
	100% DD	05/07/21
	D.REVIEW	03/23/21
SUE/DATE	<u>SCHEMATI</u> C	03/16/21
RAWN BY	DPH,JJR	
HECKED BY	DPH,JJR	
ATE	02/15/21	
OB NO.	1076	



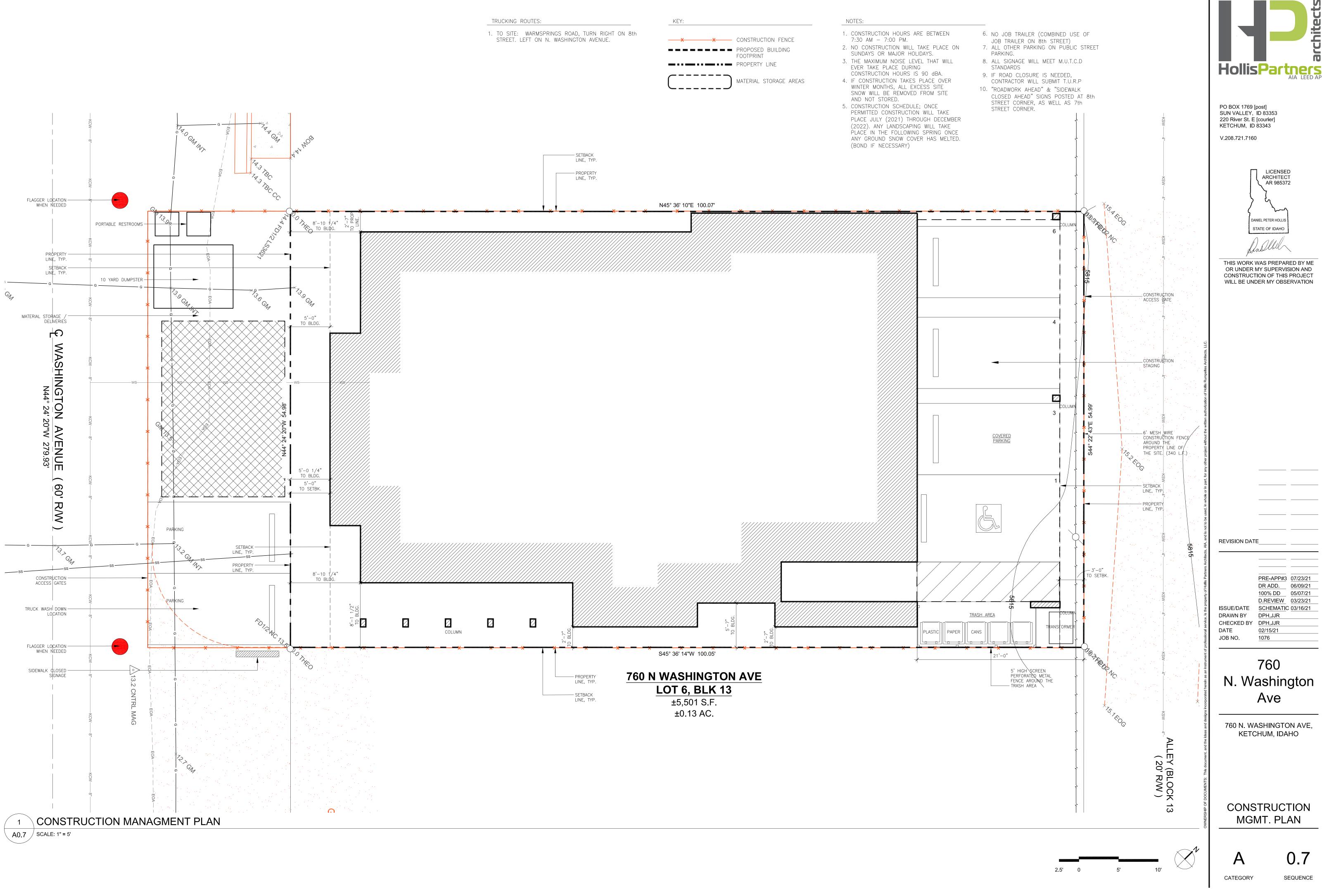
760 N. WASHINGTON AVE, KETCHUM, IDAHO

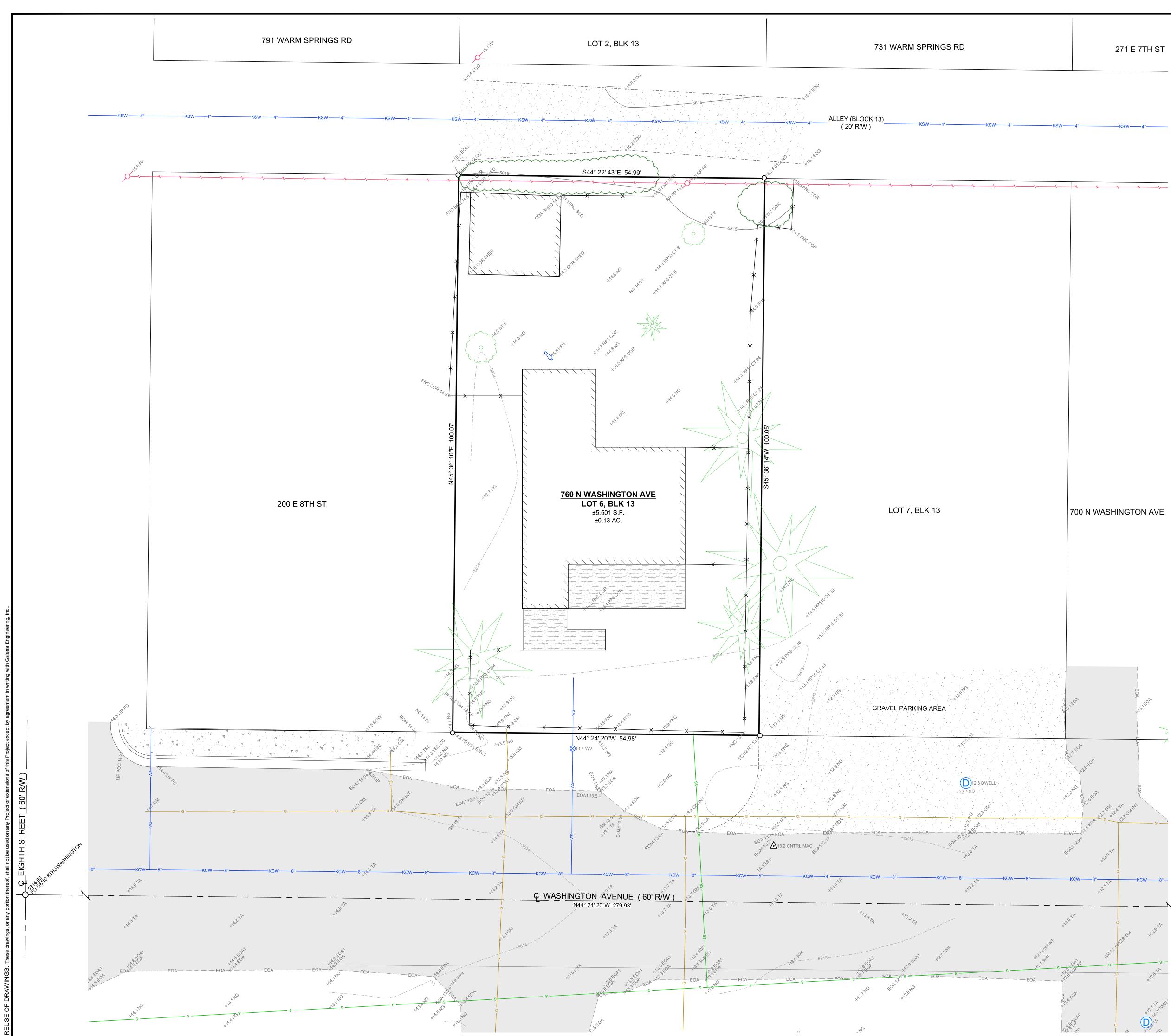
EXT. MATERIALS & COLORS SAMPLE



CATEGORY

Α





LEGEND

	Property Line
	Adjoiner's Lot Line
	Centerline
\bigcirc	FDAC = Found Aluminum Cap
Ō	FD5/8 = Found 5/8" Rebar
0	FD1/2 = Found 1/2" Rebar
${\bigtriangleup}$	CNTRL = Survey Control
	5' Contour Interval
	1' Contour Interval
\sim	DL = Dripline of Vegetation
	Curb & Gutter
X	FNC = Fence Line
_ \ \ \ \ \ \ \ \	Building
eoa	Asphalt
	Concrete Sidewalk
	Gravel Drive
	Wood Deck/ADA Access
	EOG = Edge Of Gravel

CT = Conifer Tree

DT = Deciduous Tree

Sewer Main \square \otimes

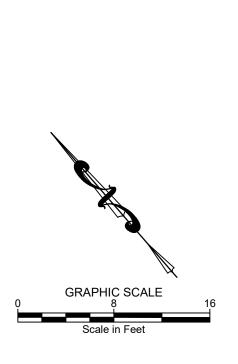
— G — GM = Gas Main Overhead Power Line -O- Power Pole SS = Sewer Service DWELL = Dry Well ——KCW——8"—— Ketchum City Water Line (8") KSW 4" Ketchum Spring Line (4") ws------ WS = Water Service FH = Fire Hydrant FFH = Frost Free Hydrant WV = Water Valve AP = Angle Point BEG = Beginning BOW = Back of Walk CC = Curb Cut COR = Corner EOA = Edge of Asphalt IC = Illegible Cap INT = Intersection LIP = Lip of Gutter NC = No Cap NG = Natural Ground RP = Reference Point TA = Top of Asphalt TBC = Top Back of Curb

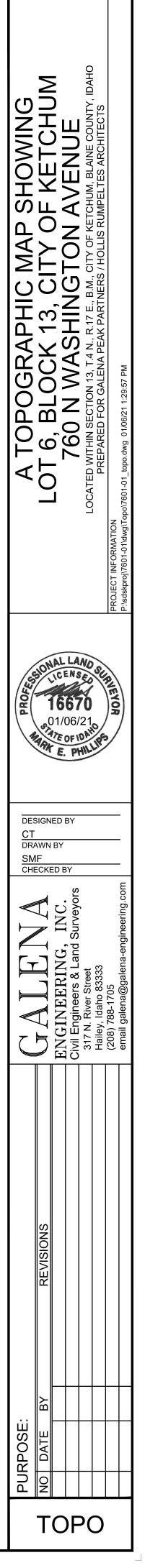
NOTES

5073 5/273

- 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 (12/28/2020).
- 2. Boundary information is based on Found Centerline Monumentation and block breakdown. Please refer to the Official Map of the Village of Ketchum, Instr#302967, records of Blaine County, Idaho. Found lot corner monuments, with no accompanying recorded survey, vary slightly from the proportioned boundary shown hereon.
- 3. Underground utility locations are based on above ground appurtenances / utilities visible at the time of the survey, and underground utility locates performed for previous work, and City maps. Utilities should be located prior to 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.

Benchmark is top of 1/2" rebar marking the southwest corner of lot, elevation = 5814.38. Point elevations shown are truncated (i.e. 19.2 is 5819.2). 5. Vertical Datum is NAVD 1988.



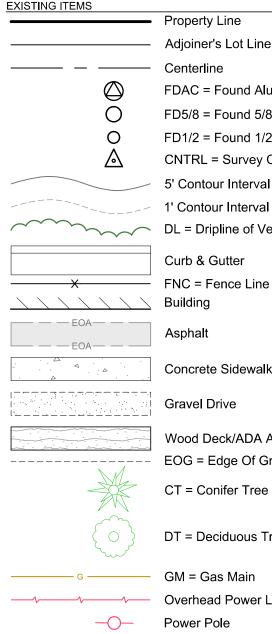


CONSTRUCTION NOTES

- 1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO REGULATIONS FOR PUBLIC DRINKING WATER SYSTEMS," THE 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 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.
- 3. 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, INCLUDING BUT NOT LIMITED TO, EPA'S NPDES CONSTRUCTION GENERAL PERMIT
- 4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
- 5. 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.
- 6. 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.
- 7. ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL BE ANSI/NSF STD. 61 COMPLIANT.
- 8. 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%.
- 9. THE CONTRACTOR SHALL USE ANSI/NSF STANDARD 60 CHEMICALS AND COMPOUNDS DURING INSTALLATION & DISINFECTION OF POTABLE WATER MAIN.
- 10. CONTRACTOR SHALL COORDINATE LOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) NOT SHOWN ON THE DRAWING WITH IDAHO POWER.
- 11. ALL CLEARING & GRUBBING SHALL CONFORM TO ISPWC SECTION 201
- 12. ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPWC SECTION 202. EXCAVATED SUBGRADE SHALL BE COMPACTED AND ALL UNSUITABLE SECTIONS REMOVED AND REPLACED WITH STRUCTURAL FILL AS DETERMINED BY THE ENGINEER. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
- 13. 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.
- 14. 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.
- 15. 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.
- 16. ALL EDGES OF EXISTING ASPHALT PAVING SHALL BE SAW CUT 24" TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.
- 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PER THE CURRENT EDITION OF THE US DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 18. ALL CONCRETE FORM WORK SHALL SHALL CONFORM TO ISPWC SECTION 701 AND 703. ALL CONCRETE SHALL BE 3,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPWC SECTION 703, TABLE 1.
- 19. 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.
- 20. TOPOGRAPHIC, SITE, AND BOUNDARY SURVEYS SHOWN HEREON WERE CONDUCTED BY GALENA ENGINEERING.
- 21.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.
- 22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A MATERIALS TESTING COMPANY DURING CONSTRUCTION TO VERIFY ALL COMPACTION AND MATERIAL PLAN AND SPECIFICATION REQUIREMENTS ARE MET. QUALITY CONTROL DOCUMENTATION OF TESTING FOR WORK IN RIGHT-OF-WAY MEETING CITY OF KETCHUM CODE SECTION 12.04.040 (CONCRETE, AGGREGATE BASE COMPACTION, ASPHALT COMPACTION) WILL BE NECESSARY FOR CERTIFICATE OF OCCUPANCY.

760 N WASHINGTON AVENUE KETCHUM, IDAHO **JULY 2021**

LEGEND



——KCW——8"——

Property Line Adjoiner's Lot Line Centerline FDAC = Found Aluminum Cap FD5/8 = Found 5/8" Rebar FD1/2 = Found 1/2" Rebar CNTRL = Survey Control 5' Contour Interval 1' Contour Interval DL = Dripline of Vegetation Curb & Gutter Building Asphal

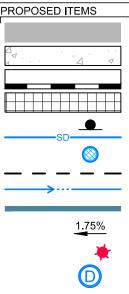
Concrete Sidewalk

Gravel Drive

Wood Deck/ADA Access EOG = Edge Of Gravel CT = Conifer Tree

DT = Deciduous Tree

GM = Gas Main Overhead Power Line Power Pole Sewer Main SS = Sewer Service DWELL = Dry Well Ketchum City Water Line (8") ——KSW——4"—— Ketchum Spring Line (4") WS = Water Service FH = Fire Hydrant FFH = Frost Free Hydrant WV = Water Valve AP = Angle Point BEG = Beginning BOW = Back of Walk CC = Curb Cut COR = Corner EOA = Edge of Asphal IC = Illegible Cap INT = Intersection LIP = Lip of Gutter NC = No Cap NG = Natural Ground RP = Reference Point TA = Top of Asphalt TBC = Top Back of Curb



CONCRETE SIDEWALK CONCRETE 6" VERTICAL CURB PAVERS SIGN STORM DRAIN DRYWELL WITH GRATED LID - - SAWCUT LINE FLOW LINE ROAD PAINT (WHITE OR YELLOW) GRADE STREET LIGHT DRYWELL

GRAVEL

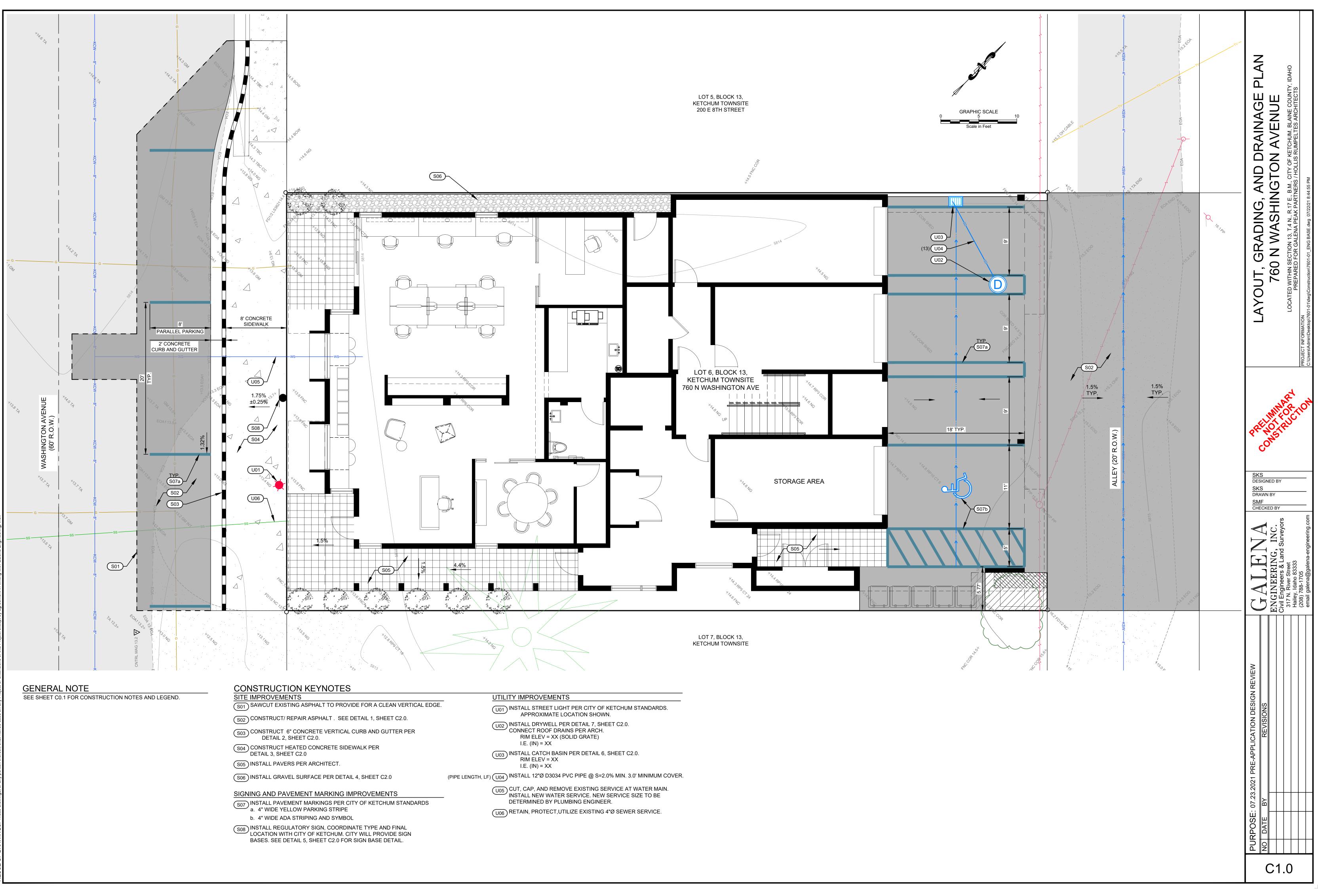
C0.1 C1.0

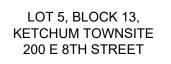
C2.0

SHEET INDEX

<u>SHEET#</u> DESCRIPTION COVER SHEET LAYOUT, GRADING, AND DRAINAGE PLAN DETAILS







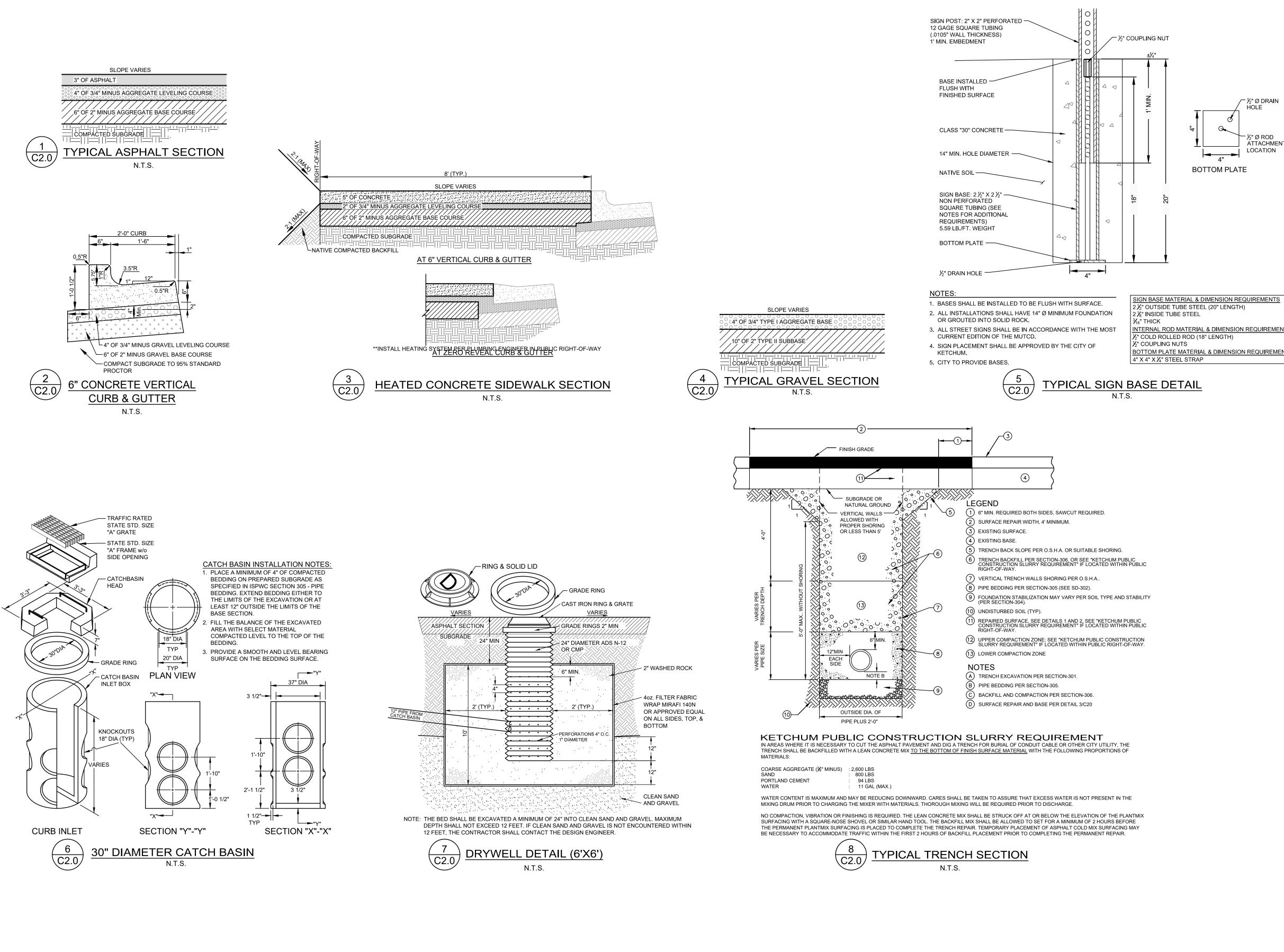
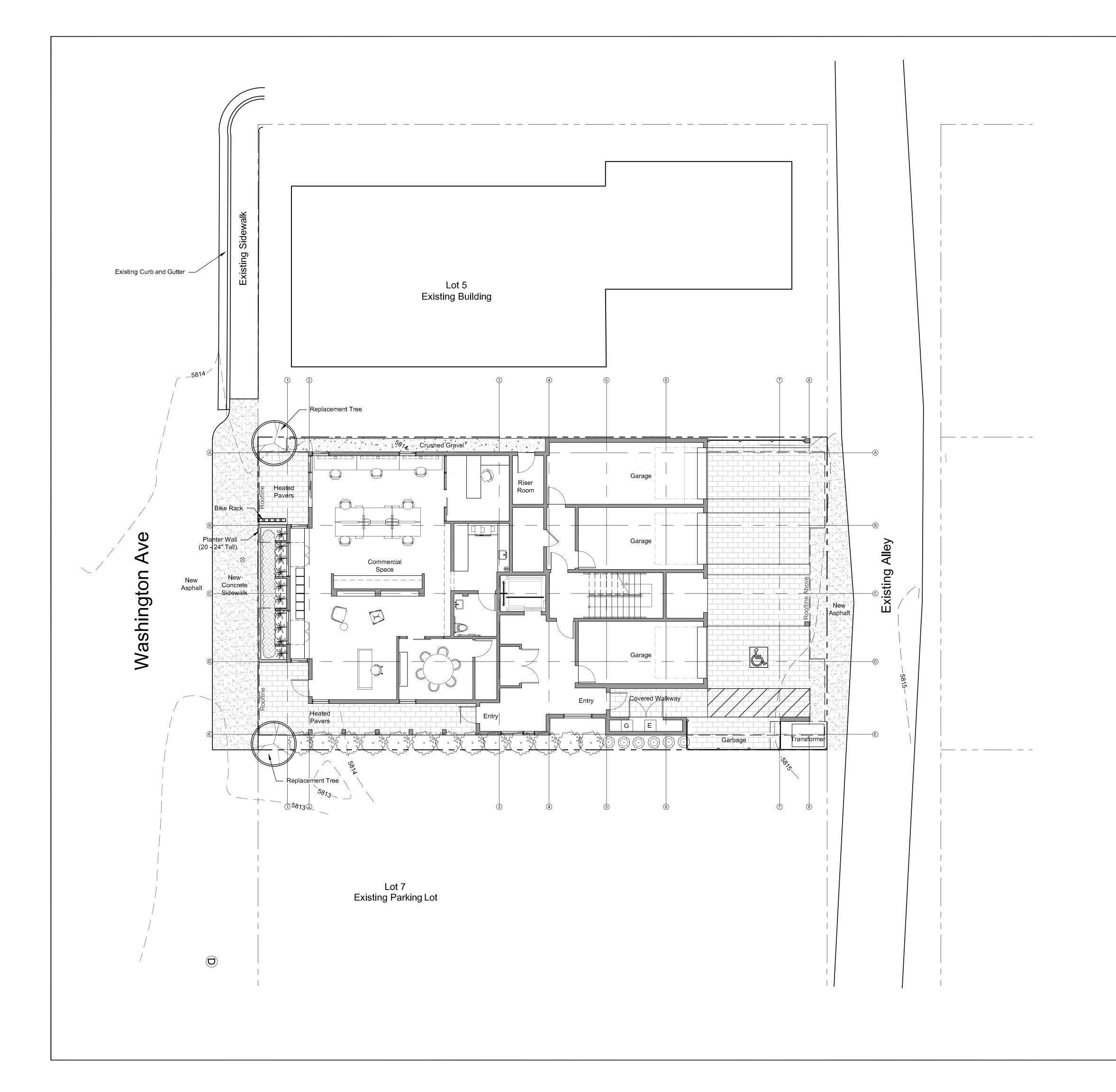


Image: Structure of the st
BY C
Civil Engineers & Land Survey 317 N. River Street Hailey, Idaho 83333 (208) 788-1705 email galena@galena-engineering
2.0

〜½" Ø DRAIN HOLE ー兆" Ø ROD ATTACHMENT LOCATION 4" BOTTOM PLATE

INTERNAL ROD MATERIAL & DIMENSION REQUIREMENTS

BOTTOM PLATE MATERIAL & DIMENSION REQUIREMENTS



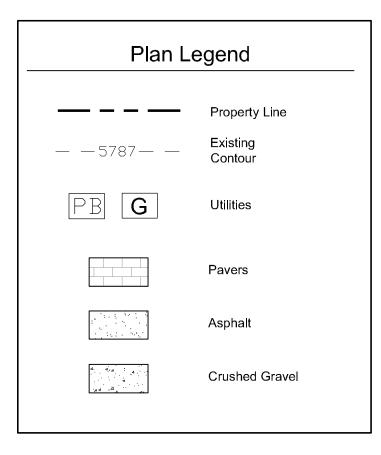
General Notes

- 1. Base map information taken from survey by Galena Engineering and from on-site information. Architectural information provided by Hollis Partners Architects dated 05/26/21. 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.

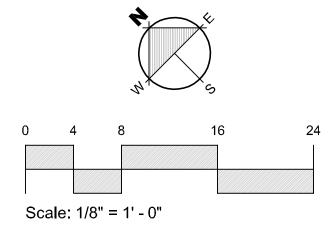
4. Site serviced by City of Ketchum.

Landscape Plan Notes

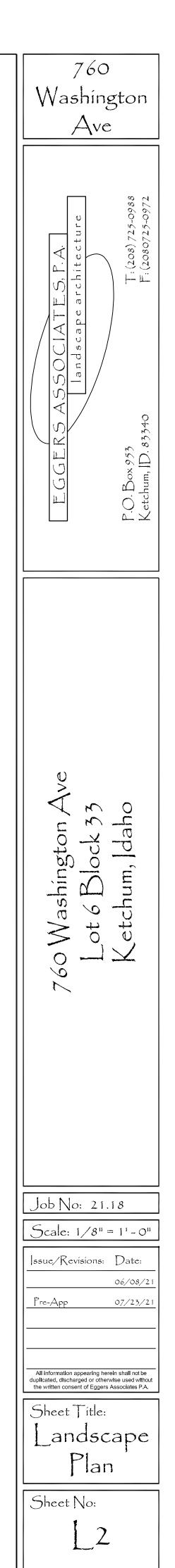
- 1. All Disturbed areas shall be revegetated and irrigated with an automatic underground sprinkler system.
- 2. All planting beds to have 3" cover of bark or compost mulch.
- 3. Trees shown at approximately 2/3 mature diameter.
- 4. All utilities are underground and shall be located prior to any work.



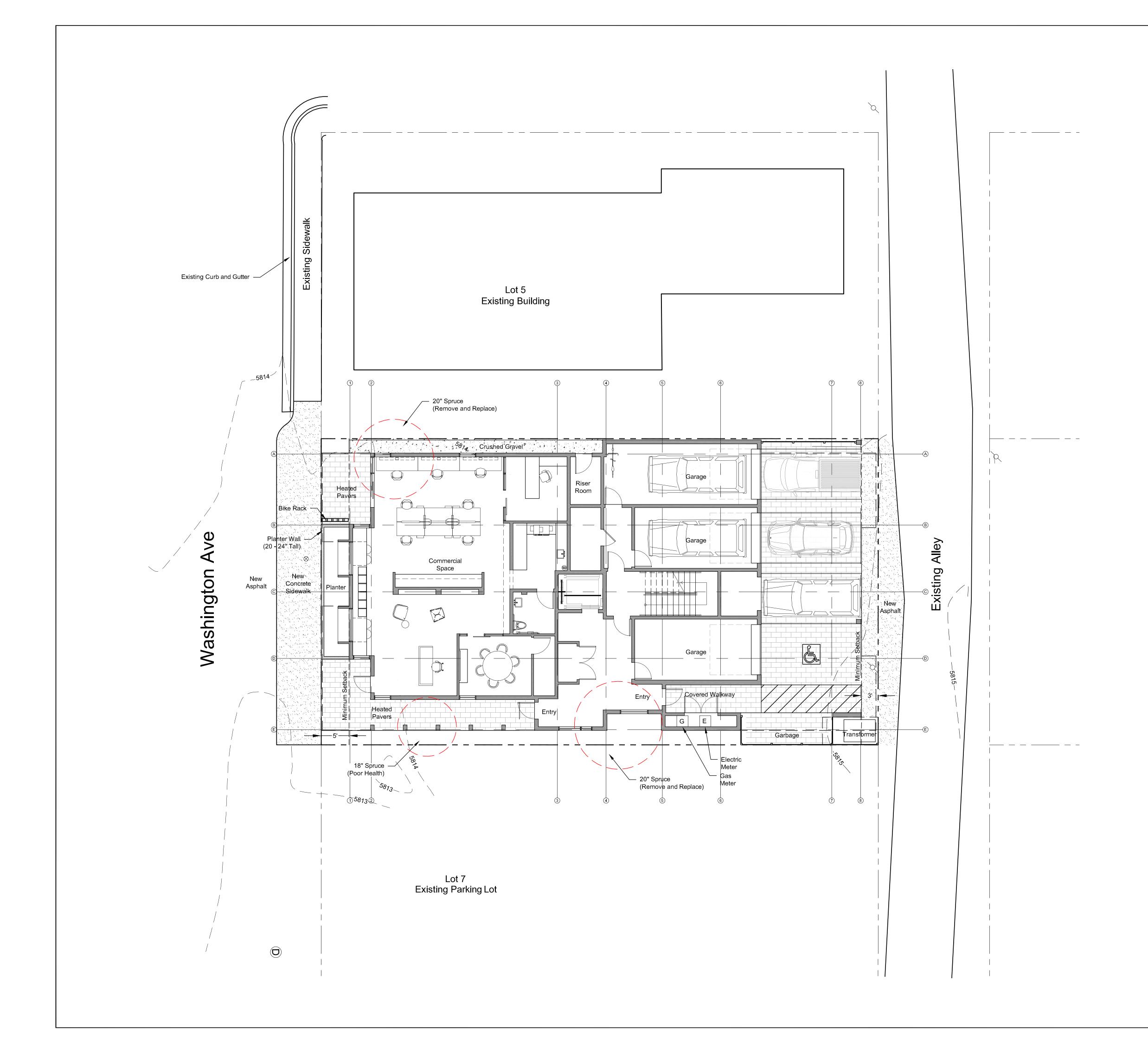
F	Plant Leg	gend	
<u>Sym.</u>	<u>Qty.</u>	Species	Size
		Street Trees	
	2	Autumn Blaze Maple	3" Cal.
		Medium Trees	
	4	Swedish Aspen	2-1/2" Cal.
		Deciduous Shrubs	
\bigcirc	25	Common Purple Lilac	5 Gal.
		Ornamental Grasses	
	10	Blue Oat	1 Gal.
, `		Perennial Flowers	
	15	Various	1 Gal.

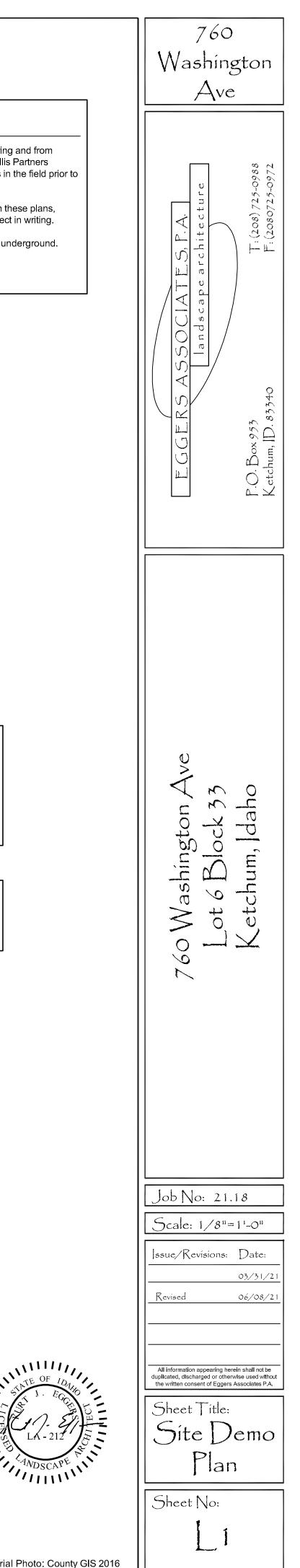






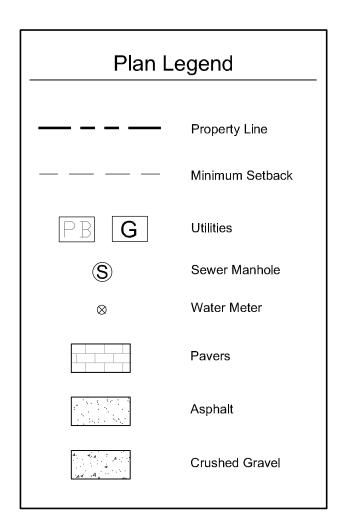
PRELIMINARY - NOT FOR CONSTRUCTION





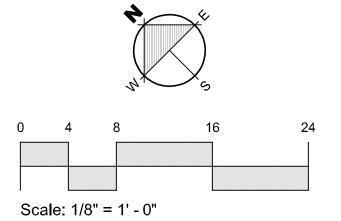
General Notes

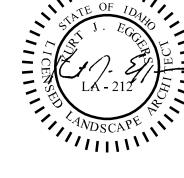
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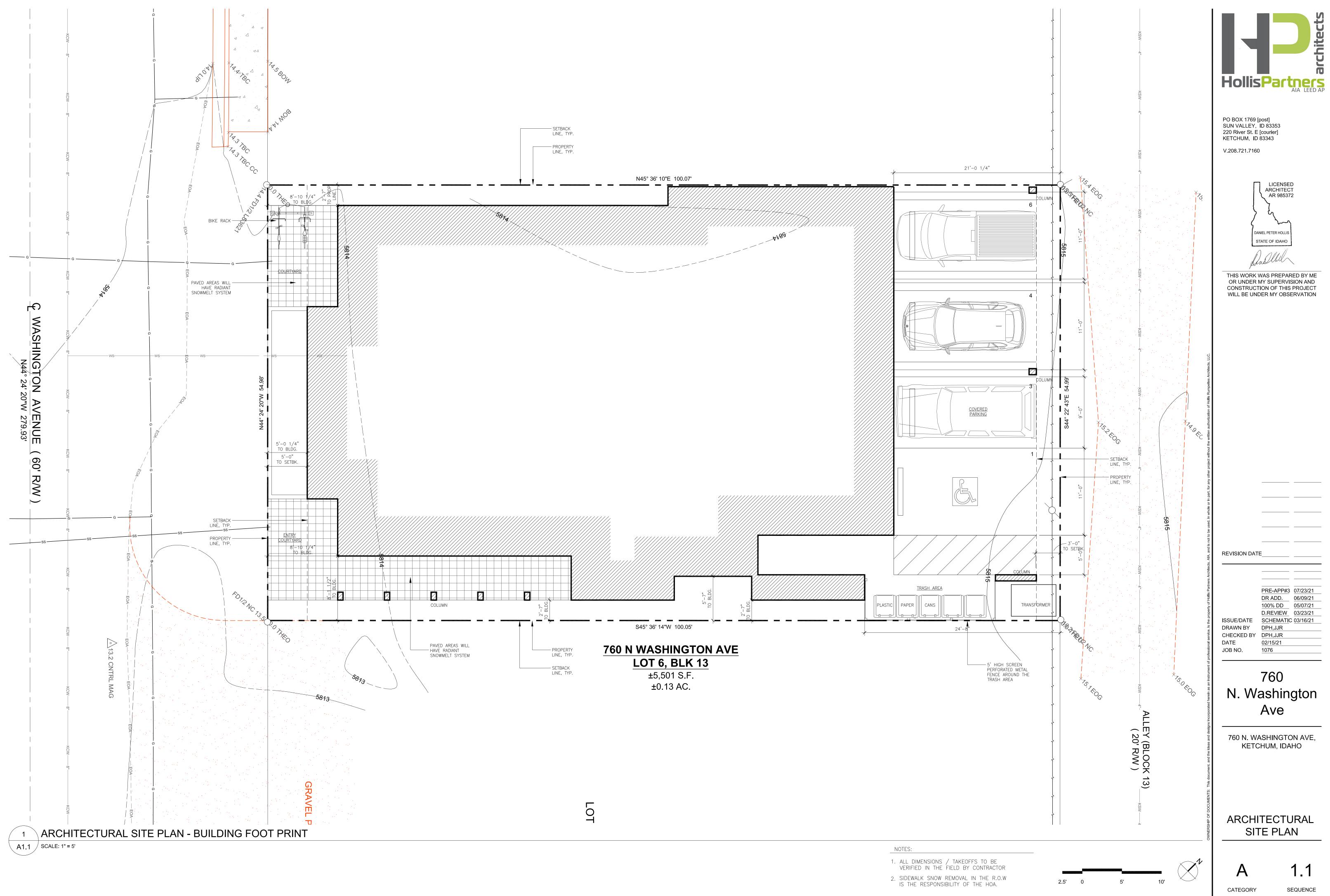


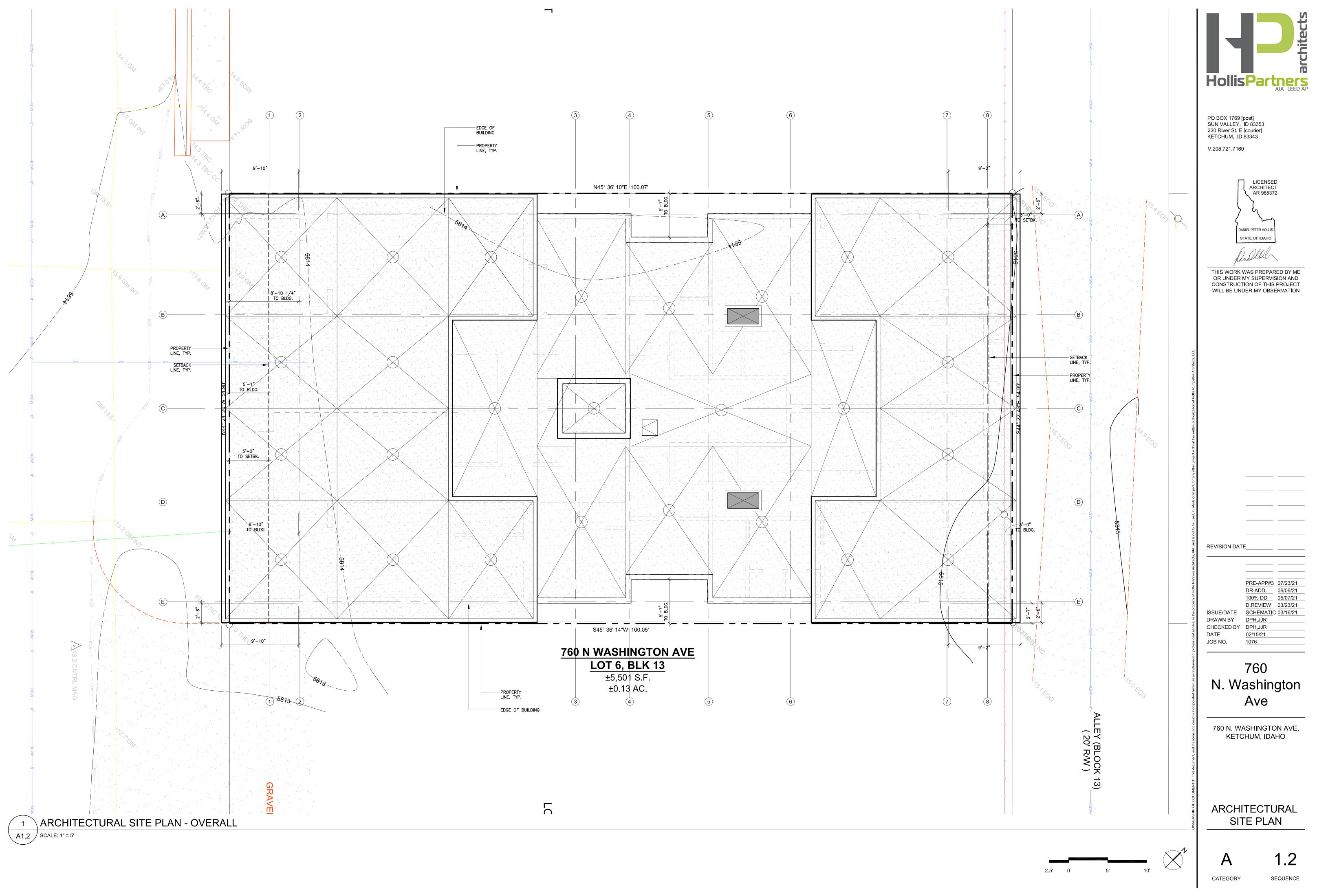
Notes	
All Walkways On Private Property Will Have Radiant Heating Under The Paver System	

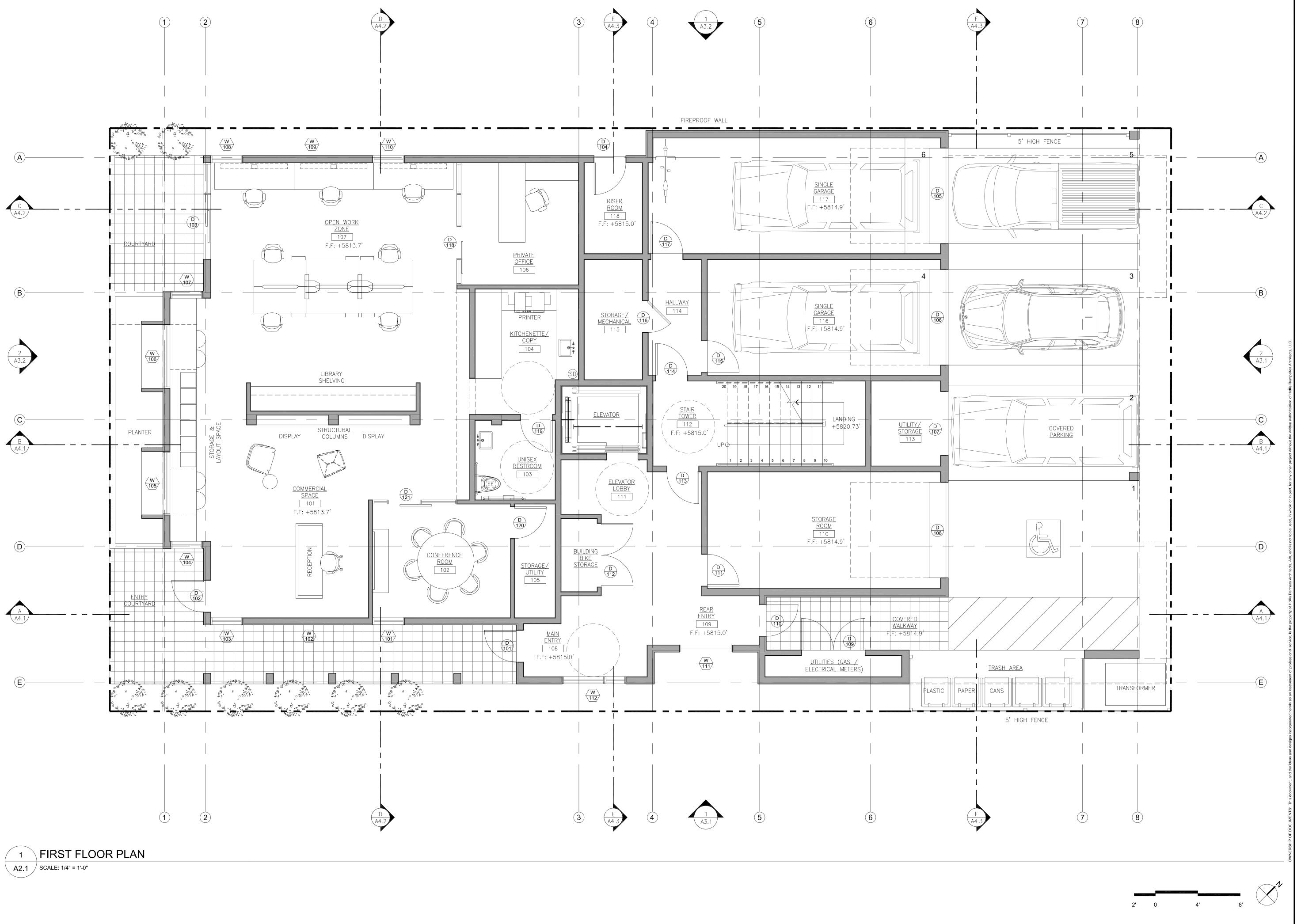




Aerial Photo: County GIS 2016

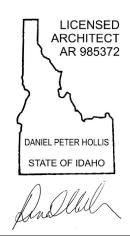












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	D.REVIEW	03/23/21
ISSUE/DATE	SCHEMATIC	03/16/21
DRAWN BY	DPH,JJR	<u></u>
CHECKED BY	DPH,JJR	
DATE		
	02/15/21	
JOB NO.	1076	



760 N. WASHINGTON AVE, KETCHUM, IDAHO

ARCHITECTURAL
FLOOR PLANS

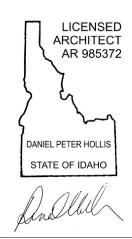
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CATEGORY









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	D.REVIEW C	3/23/21
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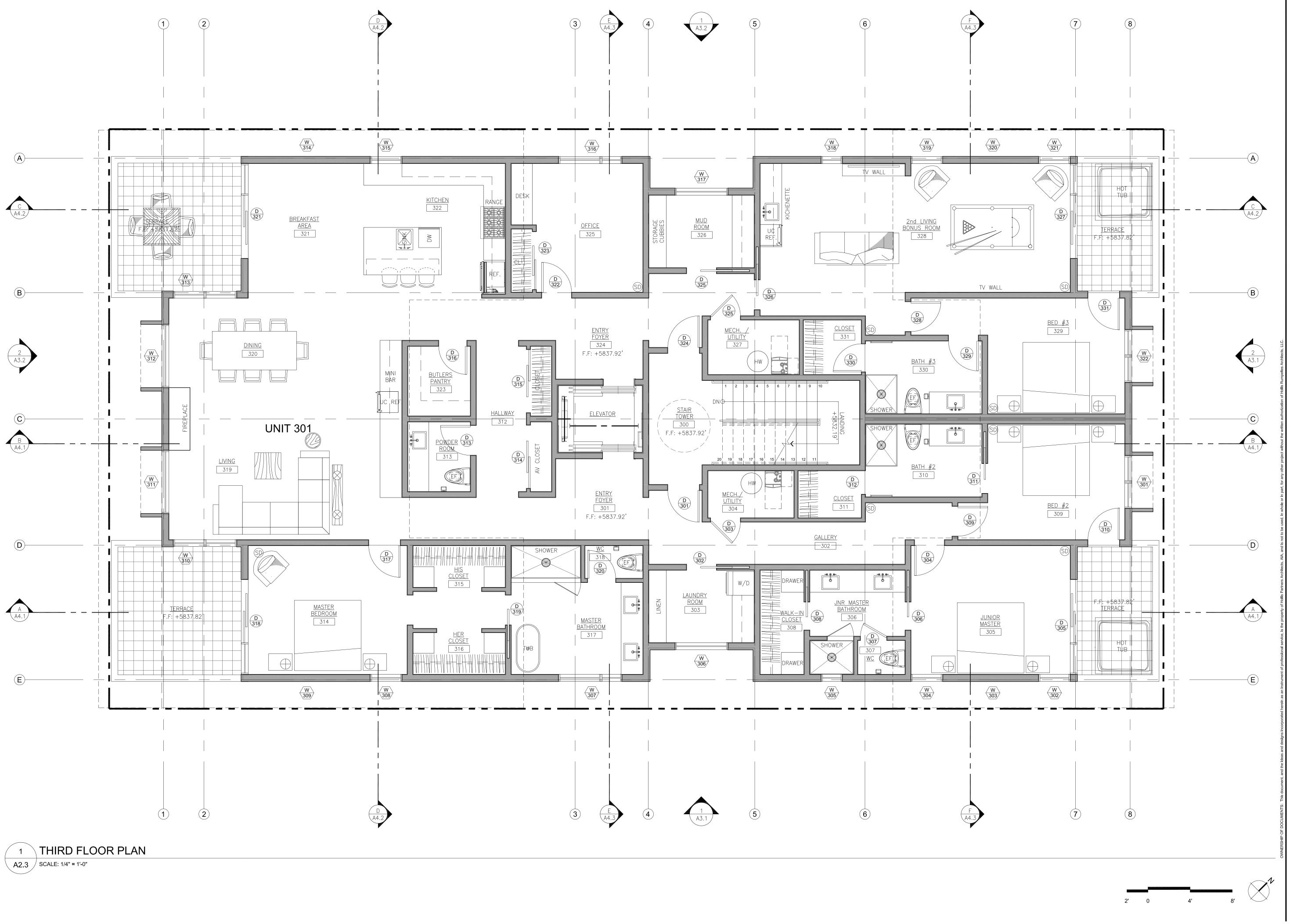
760 N. WASHINGTON AVE, KETCHUM, IDAHO

ARCHITECTURAL
FLOOR PLANS

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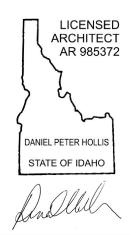
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ISSUE/DATE	SCHEMATIC 03/16/21
DRAWN BY	DPH,JJR
CHECKED BY	
	DPH.JJK
DATE	DPH,JJR 02/15/21



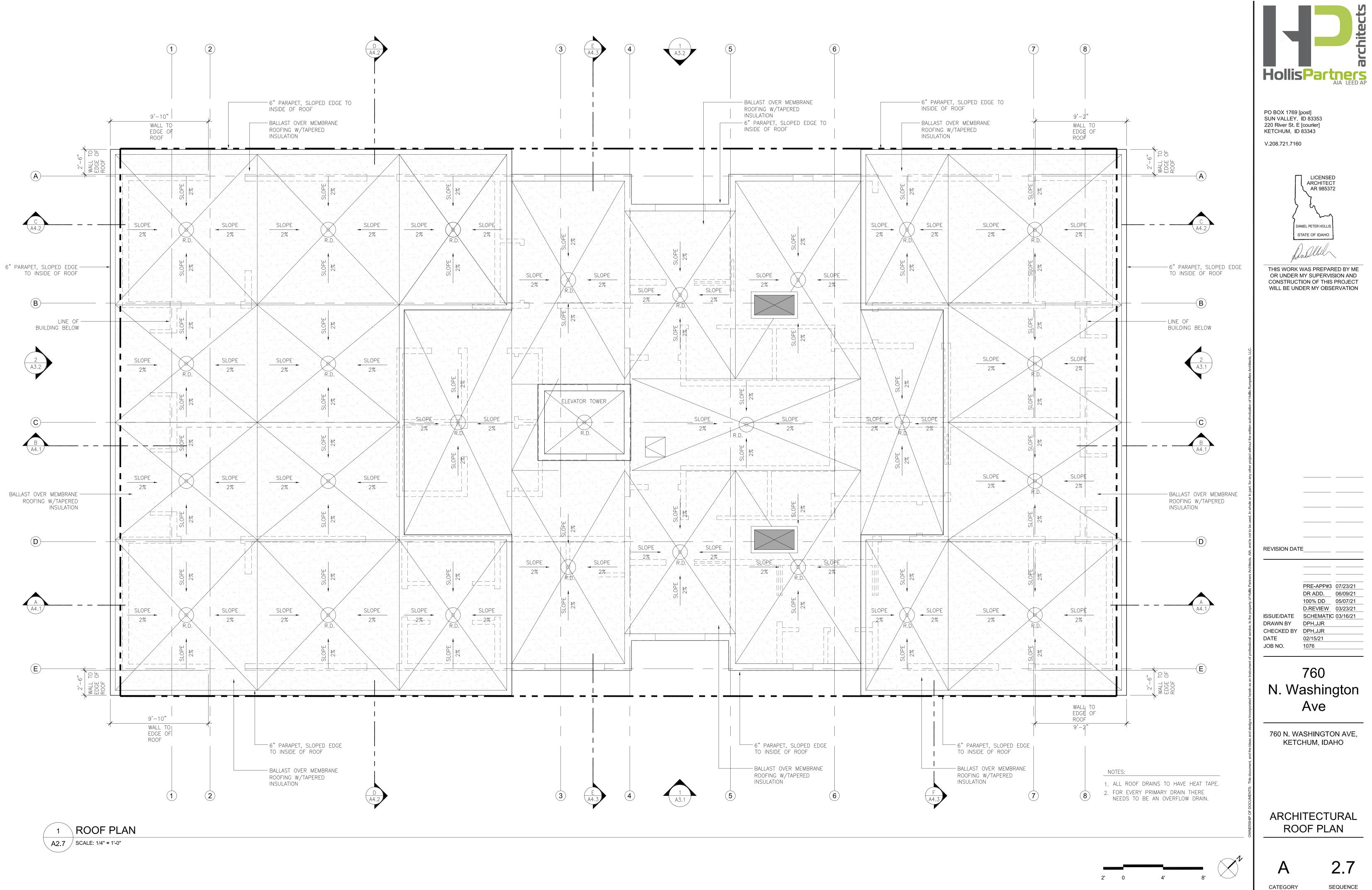
760 N. WASHINGTON AVE, KETCHUM, IDAHO

ARCHITECTURAL
FLOOR PLANS

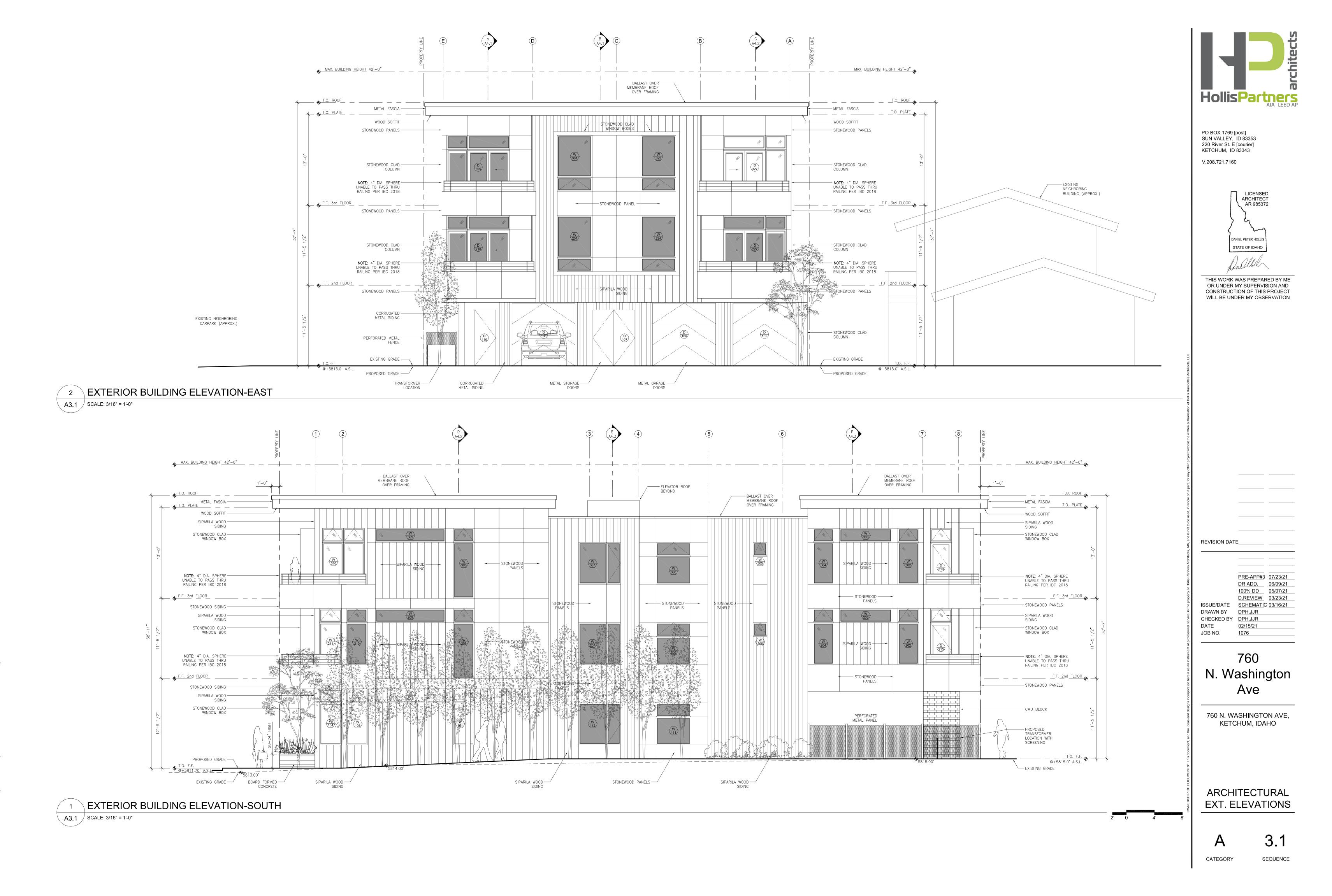
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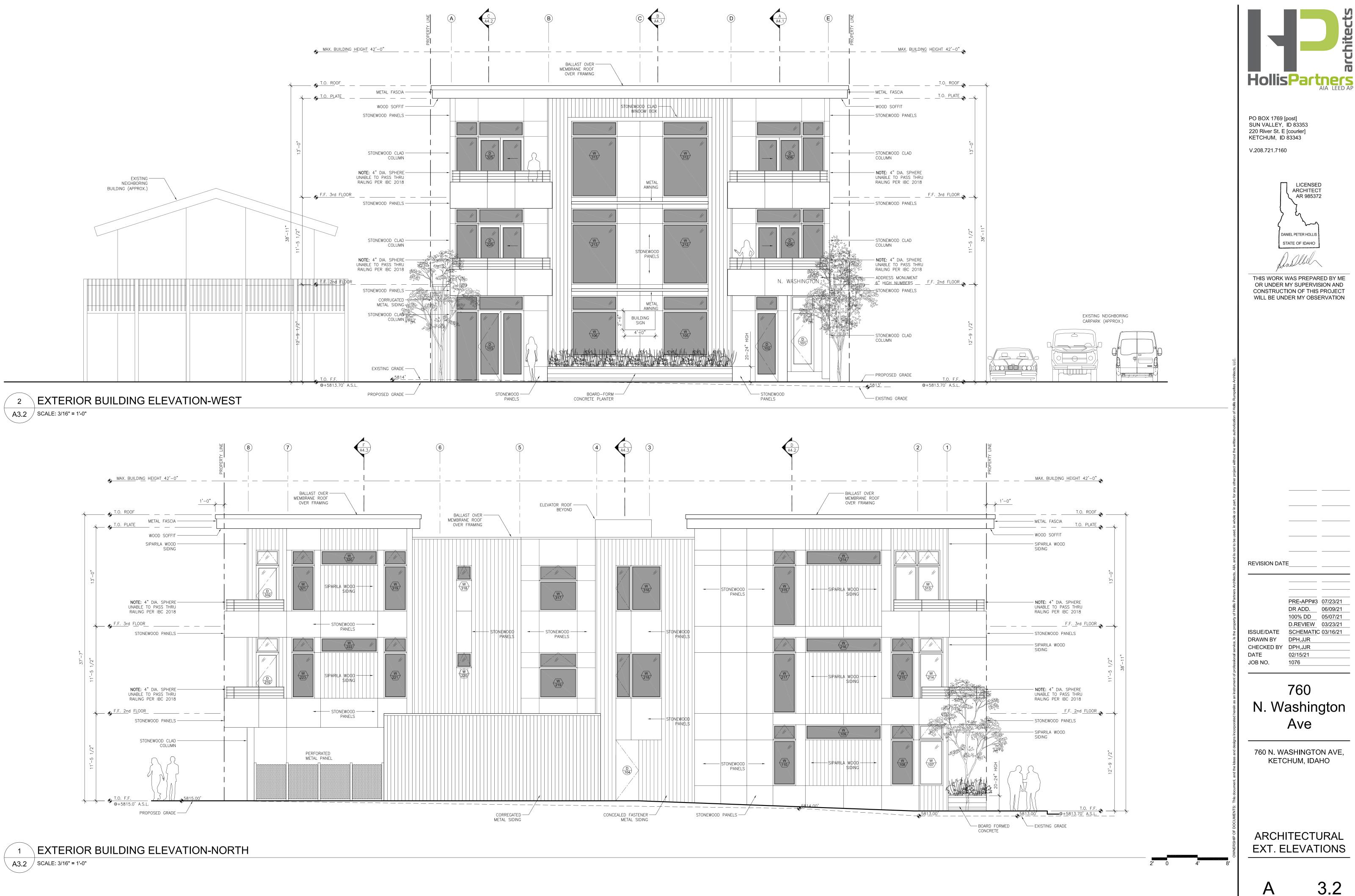
CATEGORY





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ISSUE/DATE DRAWN BY	<u>SCHEMATI</u> C DPH,JJR	03/16/21	
CHECKED BY	DPH,JJR		
DATE	02/15/21		
JOB NO.	1076		

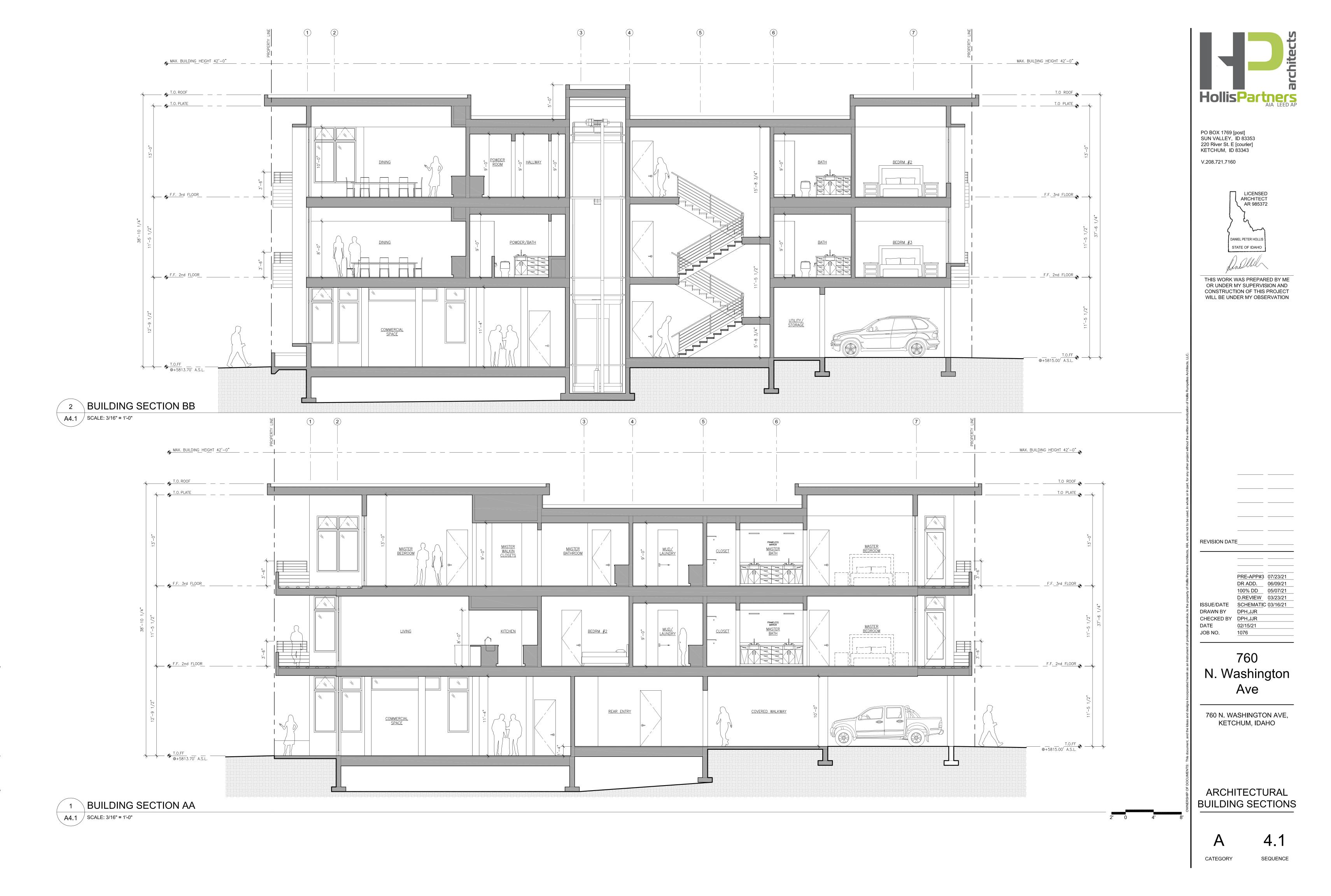


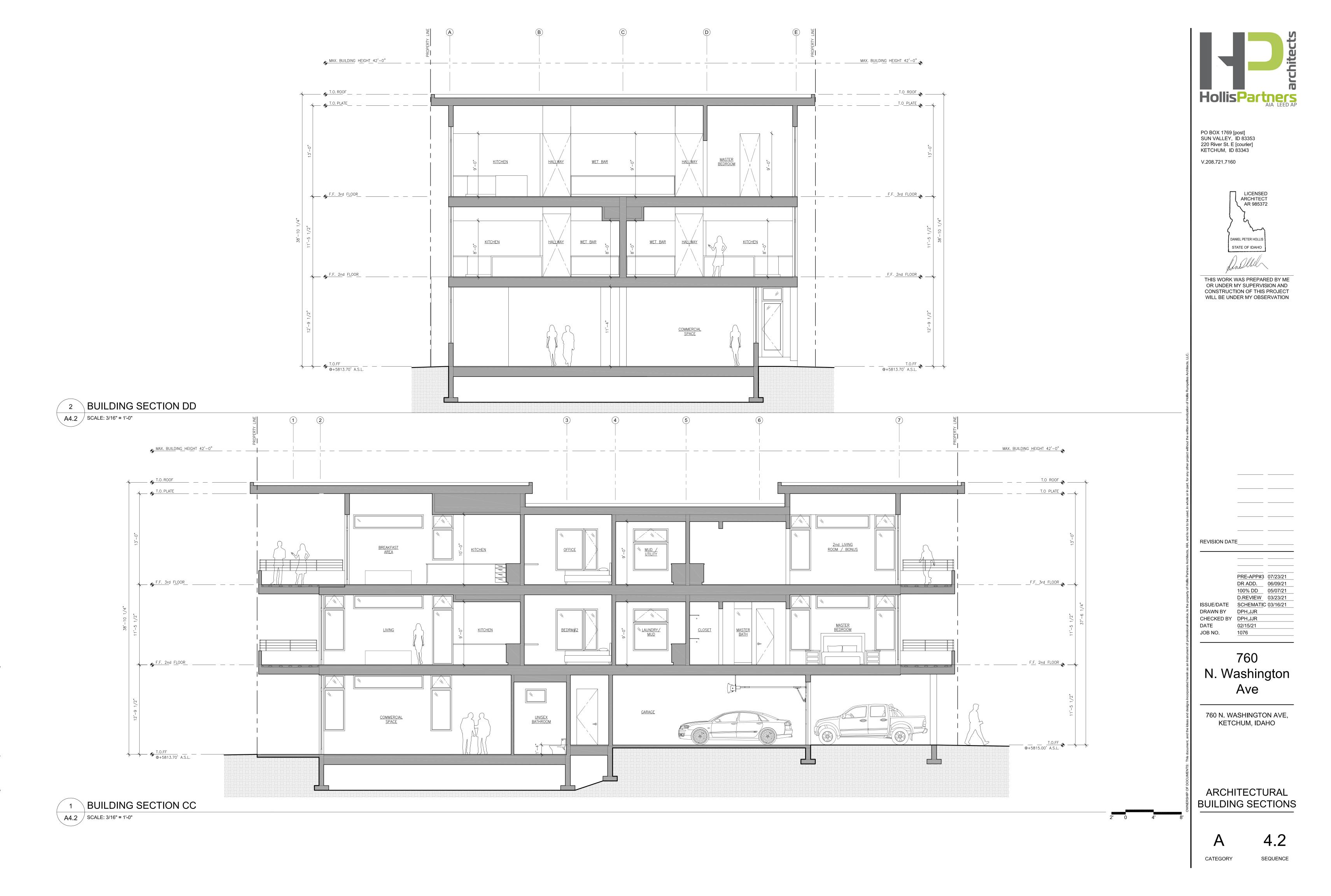


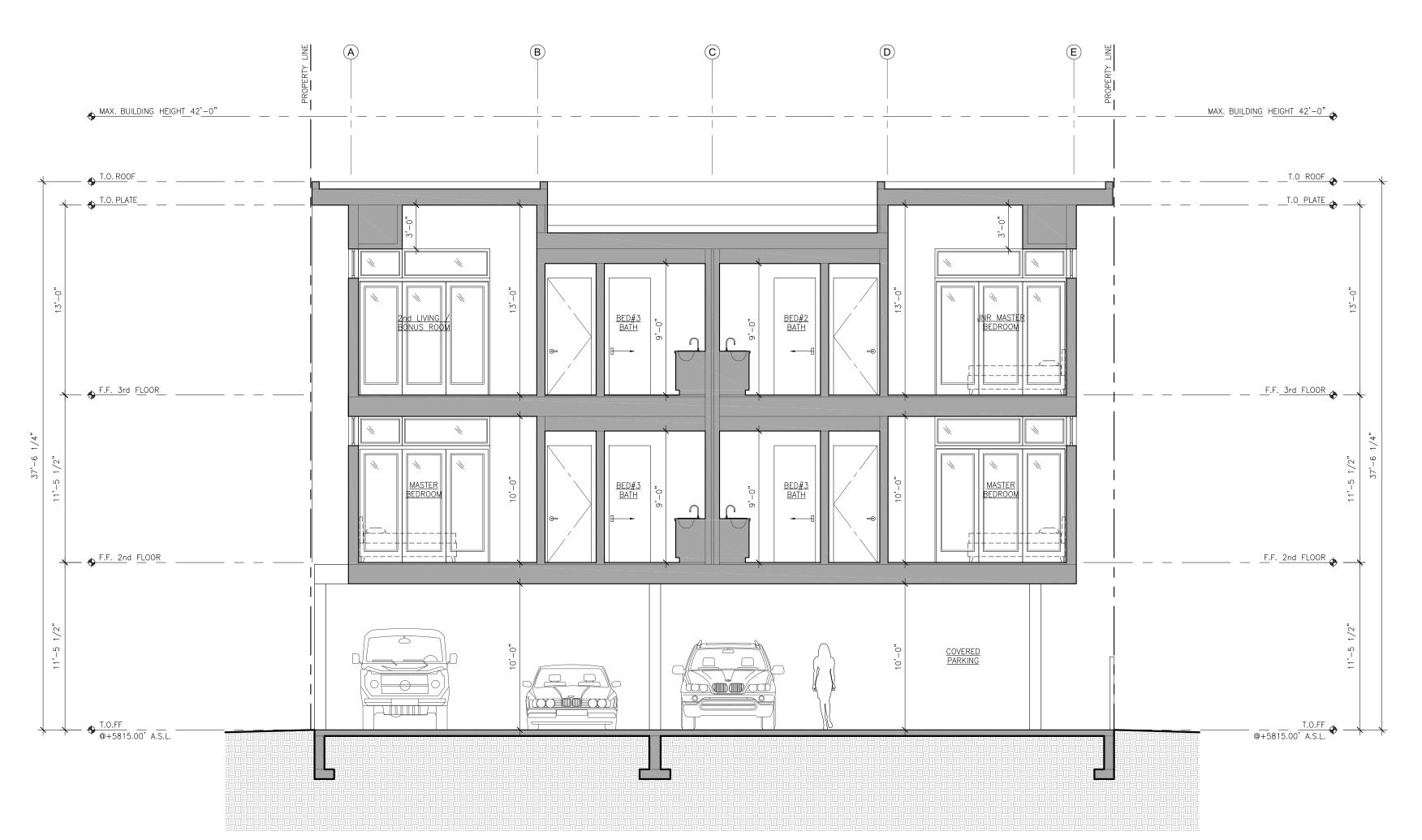
CATEGORY

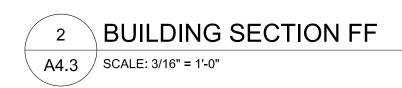
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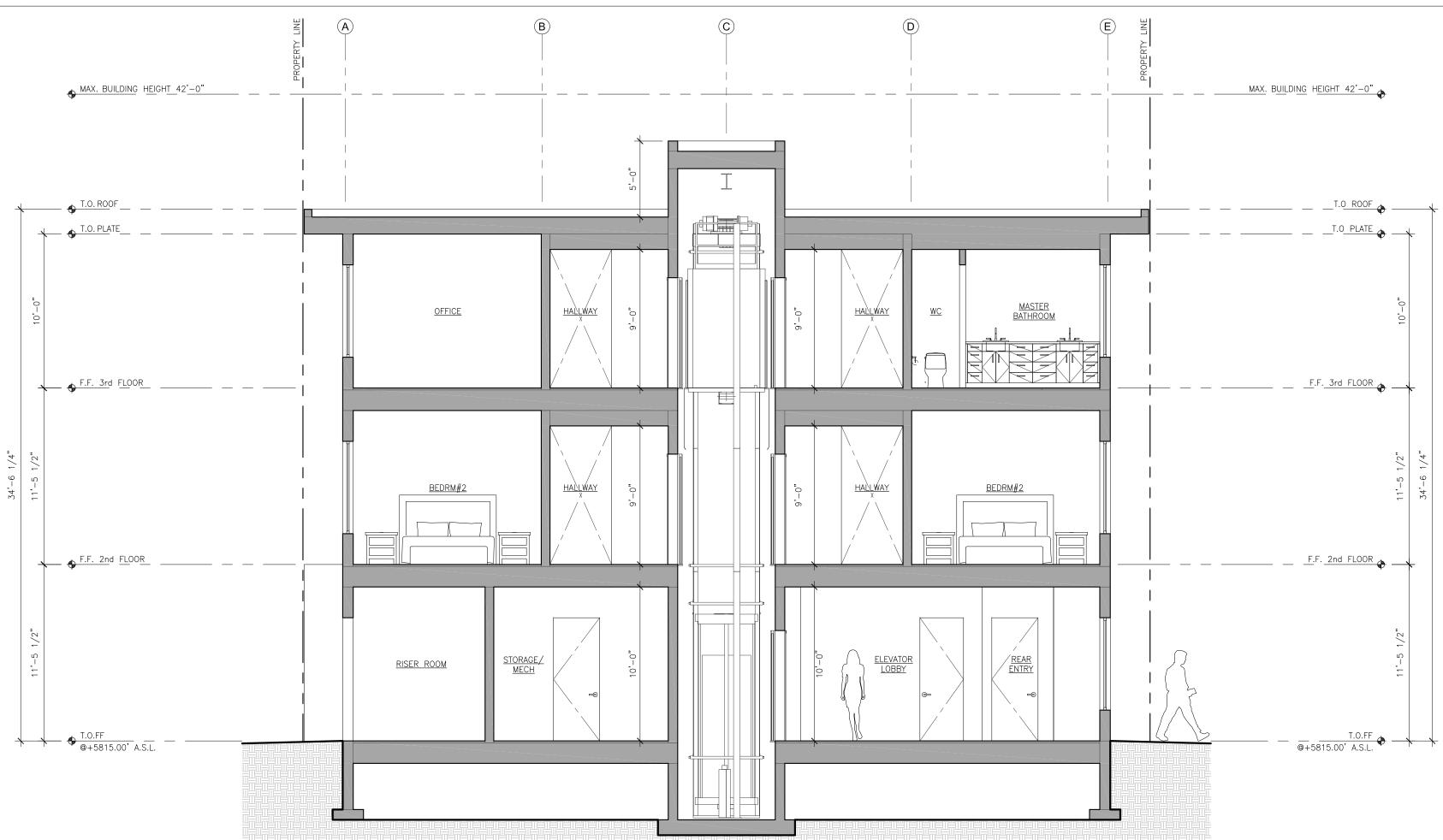


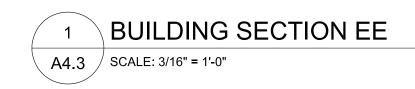






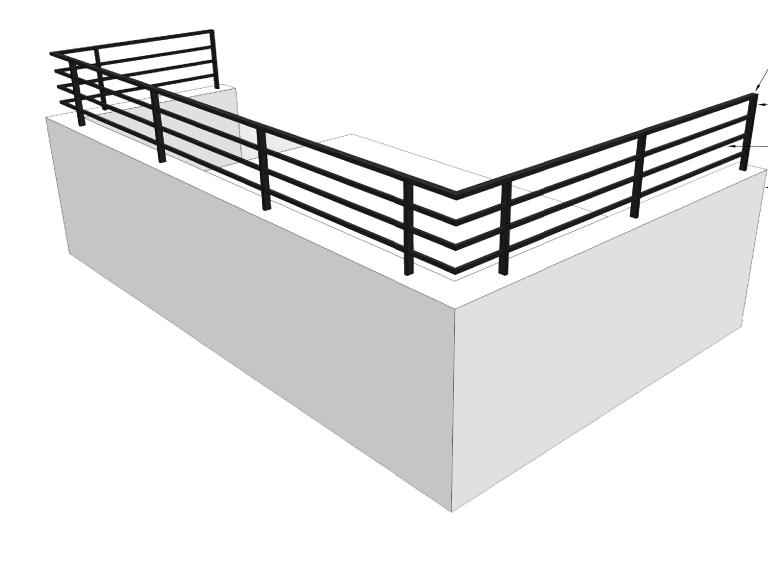




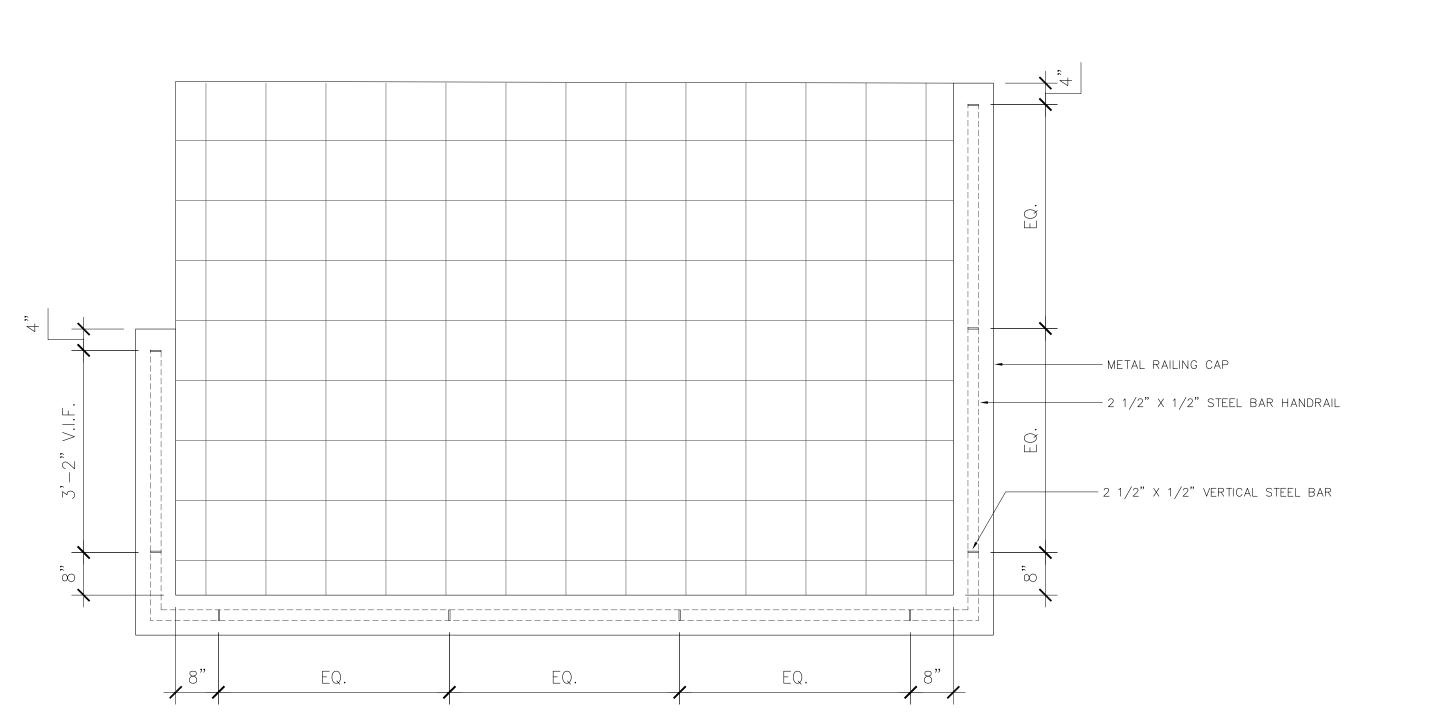


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	HollisPartners AIA LEED AP
	PO BOX 1769 [post] SUN VALLEY, ID 83353 220 River St. E [courier] KETCHUM, ID 83343 V.208.721.7160
	Icensed ARCHITECT AR 985372 UNIEL PETER HOLLIS STATE OF IDAHOManuel Peter Hollis State Of IDAHOThis work was prepared by Me OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION
In part, for any other project without the written authorization of Hollis Rumpelies Architects, LLC.	
Architects, AIA, and is not to be used, in whole o	 REVISION DATE
as and designs incorporated brench as an instrument of professional service, is the property of Hallis Partners Architecis, AIA, and is not to be used, in whole or	PRE-APP#3 07/23/21 DR ADD. 06/09/21 100% DD 05/07/21 D.REVIEW 03/23/21 ISSUE/DATE SCHEMATIC 03/16/21 DRAWN BY DPH,JJR CHECKED BY DPH,JJR DATE 02/15/21 JOB NO. 1076
ns incorporated herein as an instrument of	760 N. Washington Ave
This document, and the ideas and design	760 N. WASHINGTON AVE, KETCHUM, IDAHO
OWNERSHIP OF DOCUMENTS: This document, and the ld	ARCHITECTURAL BUILDING SECTIONS
2 0 4 0	A 4.3 CATEGORY SEQUENCE

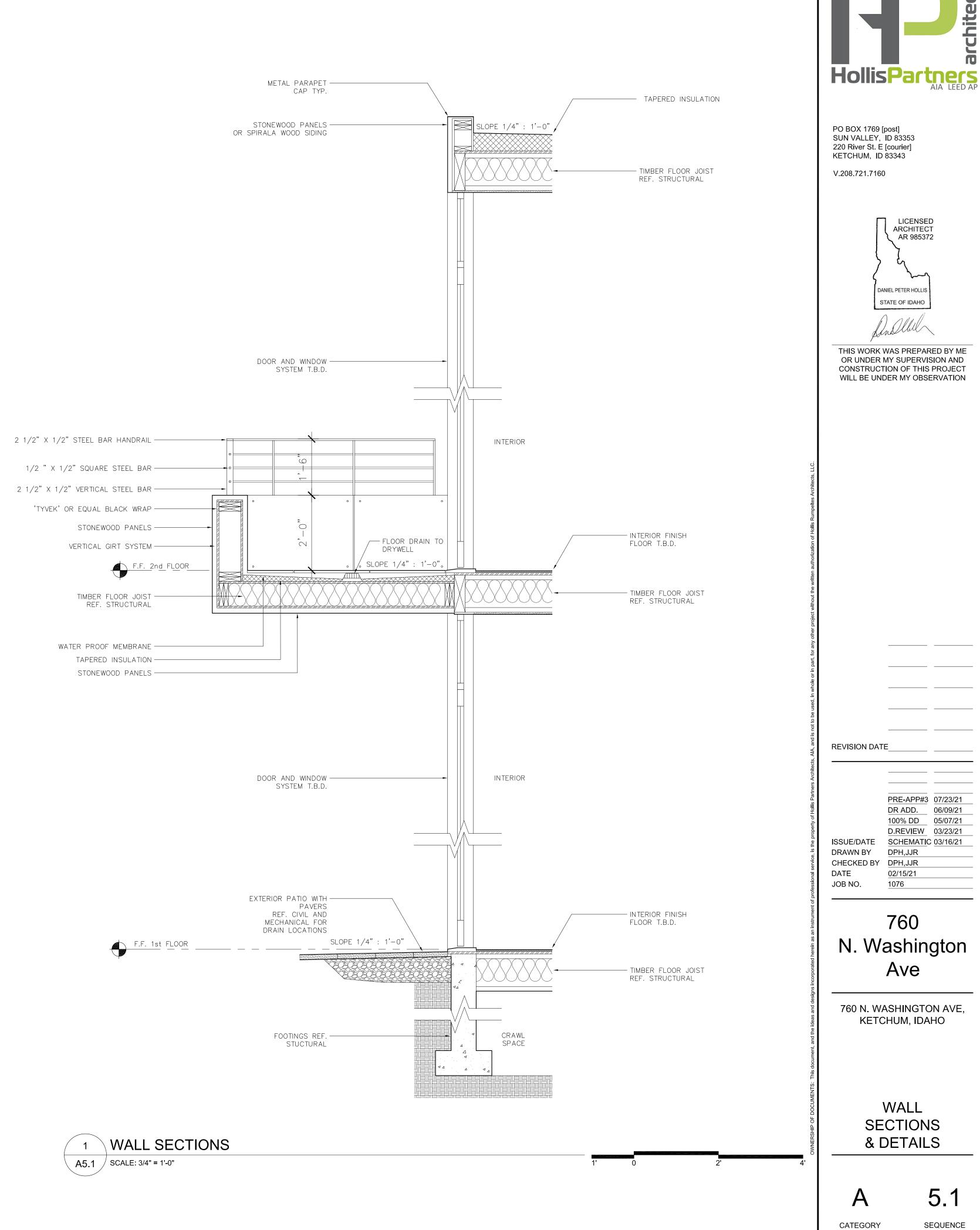


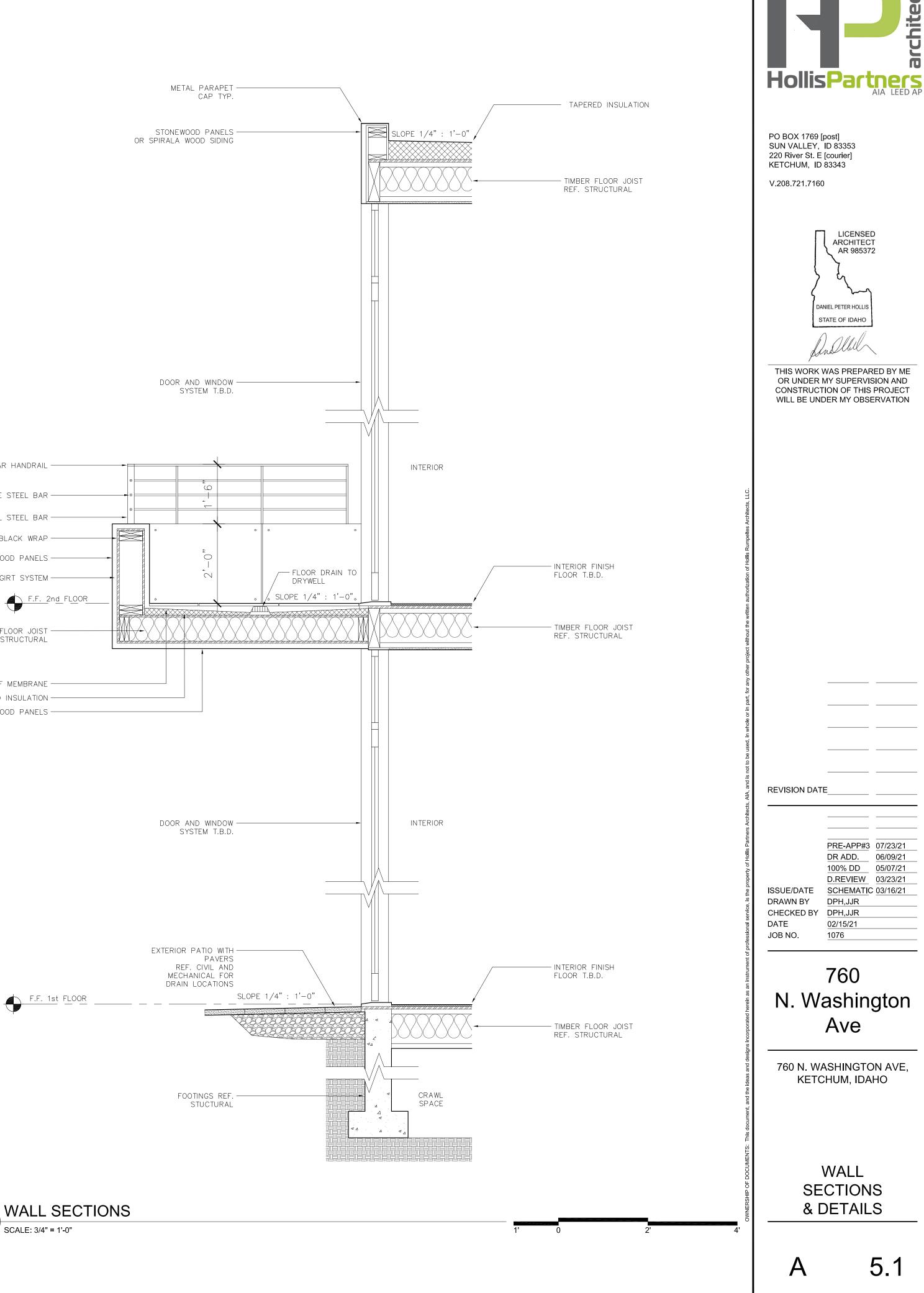




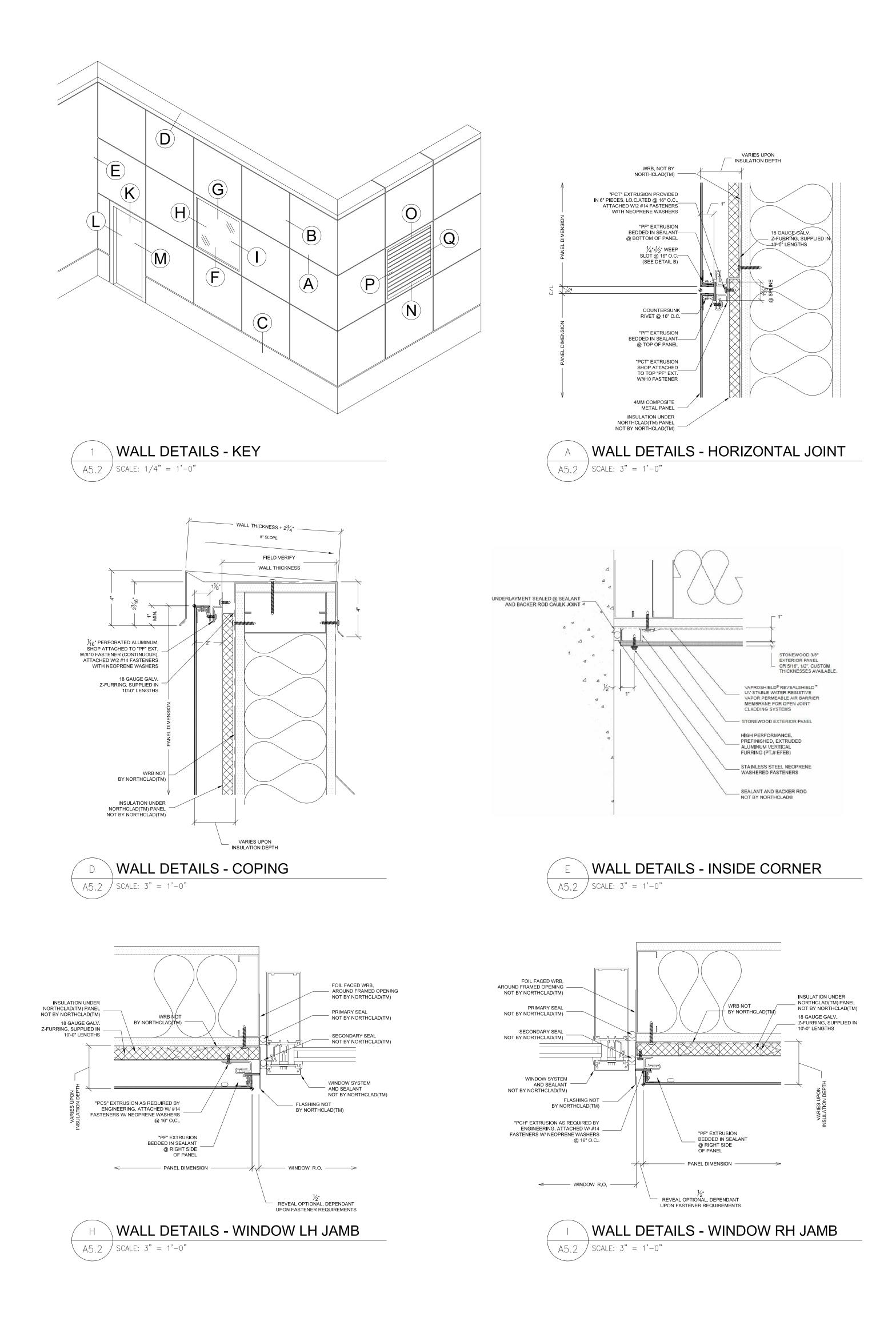


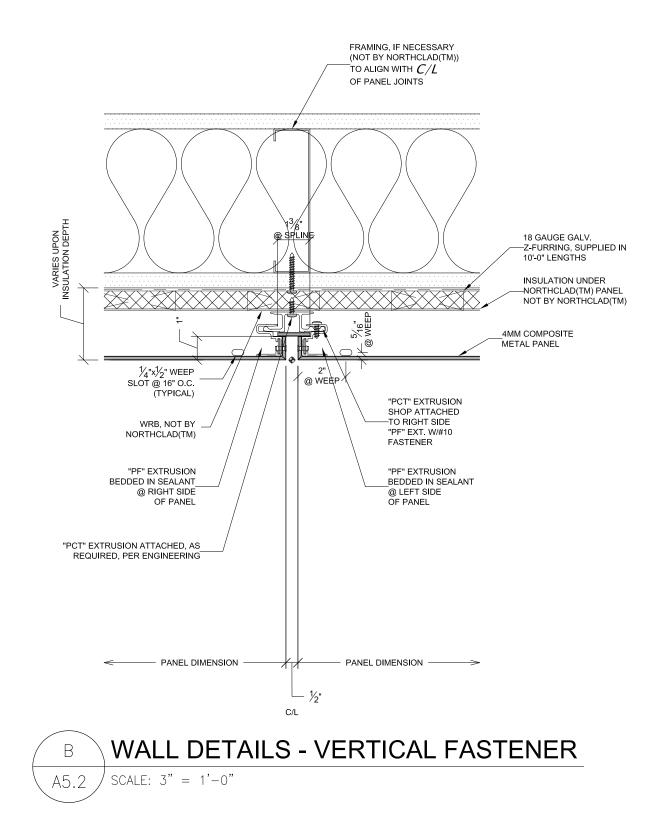
-2 1/2" X 1/2" STEEL BAR HANDRAIL - 2 1/2" X 1/2" VERTICAL STEEL BAR — 1/2 "X 1/2" SQUARE STEEL BAR - STONEWOOD PANELS

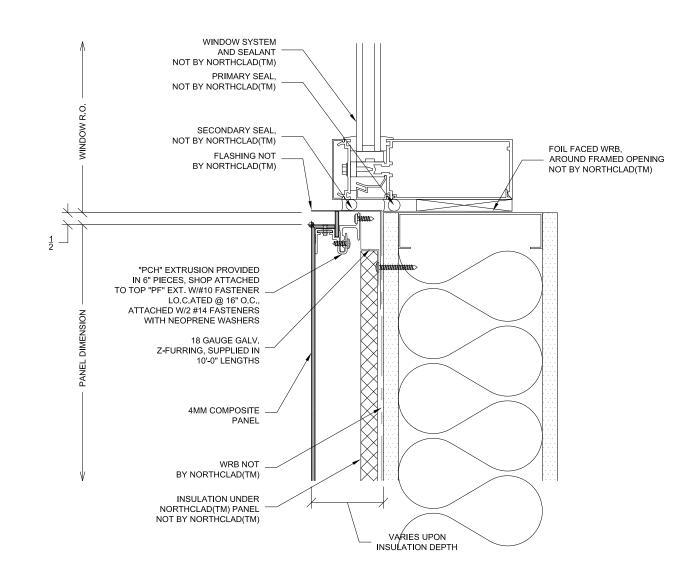




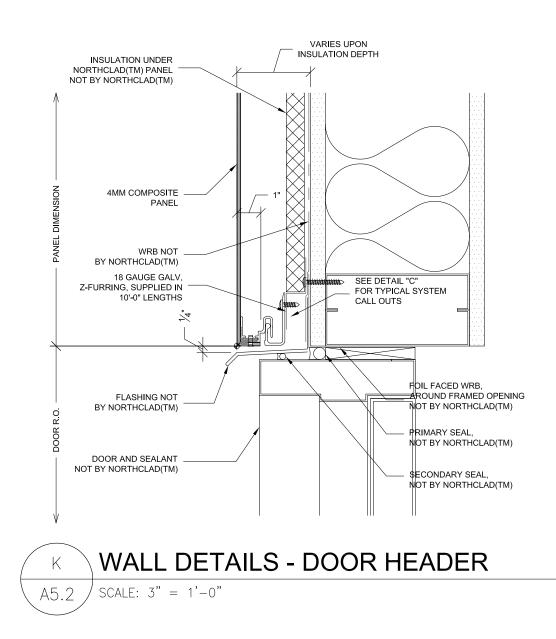


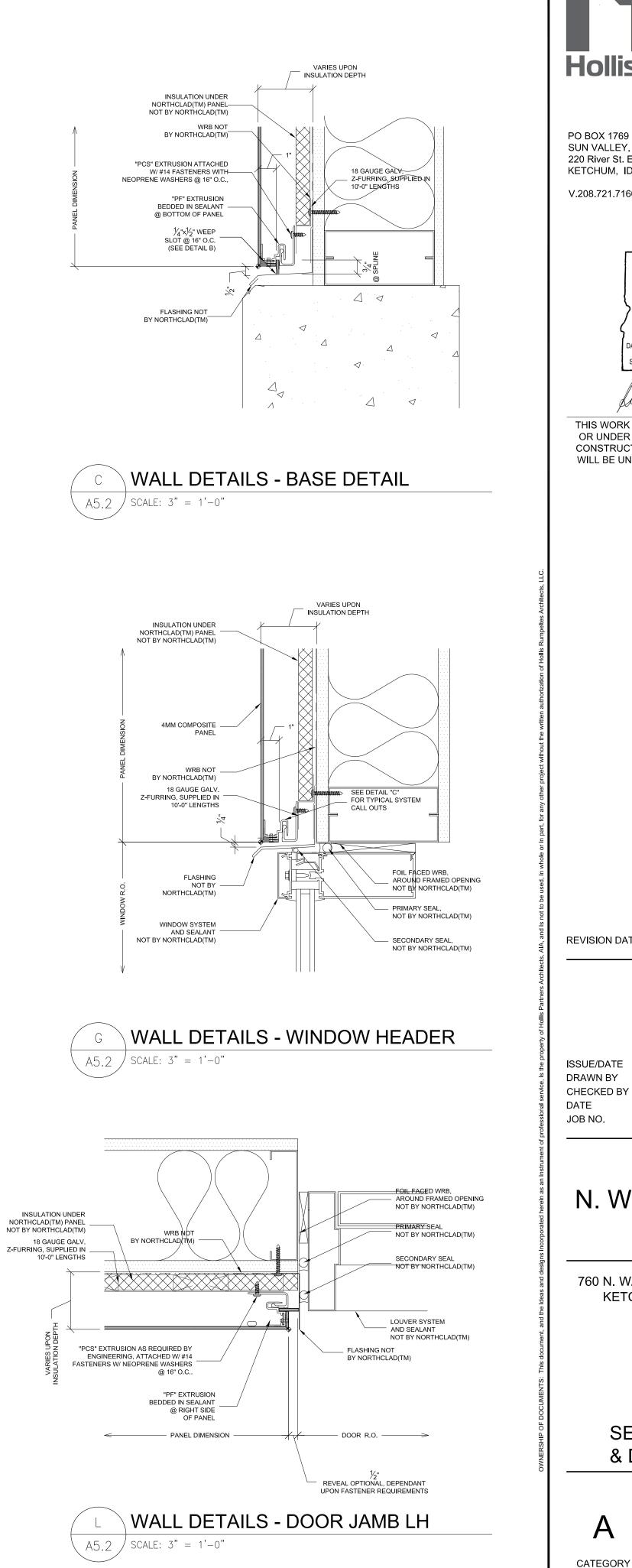






WALL DETAILS - WINDOW SILL A5.2 / SCALE: 3" = 1'-0"







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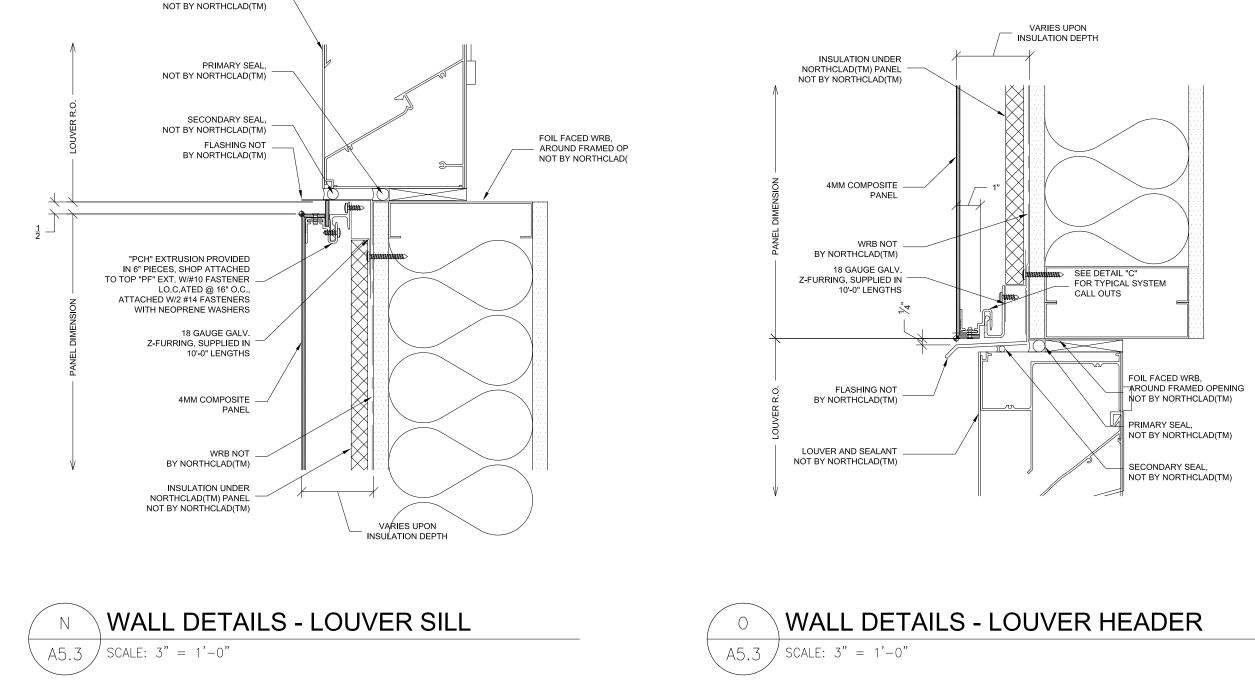
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WALL SECTIONS & DETAILS

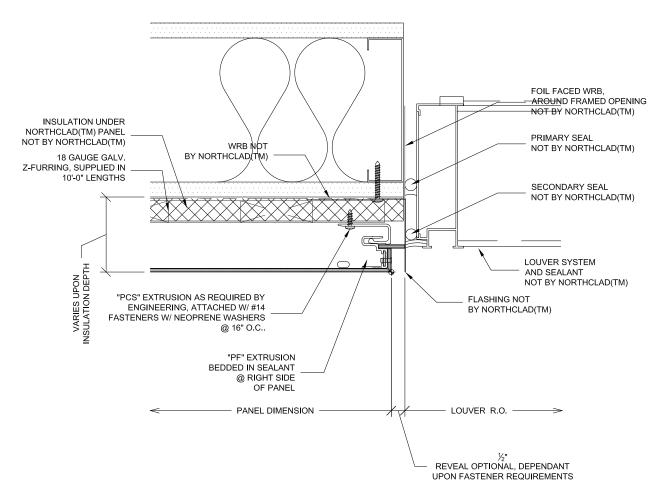
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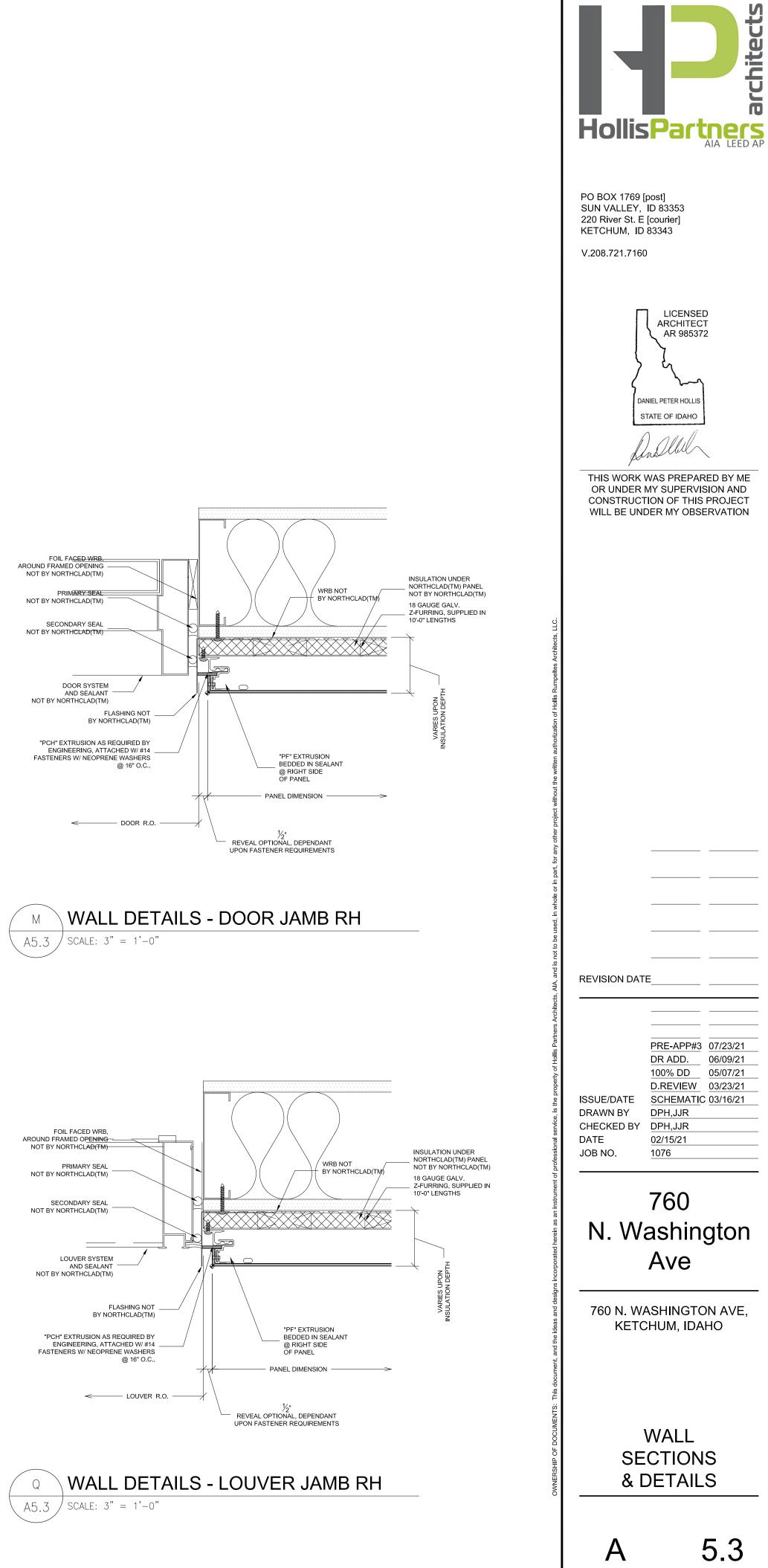




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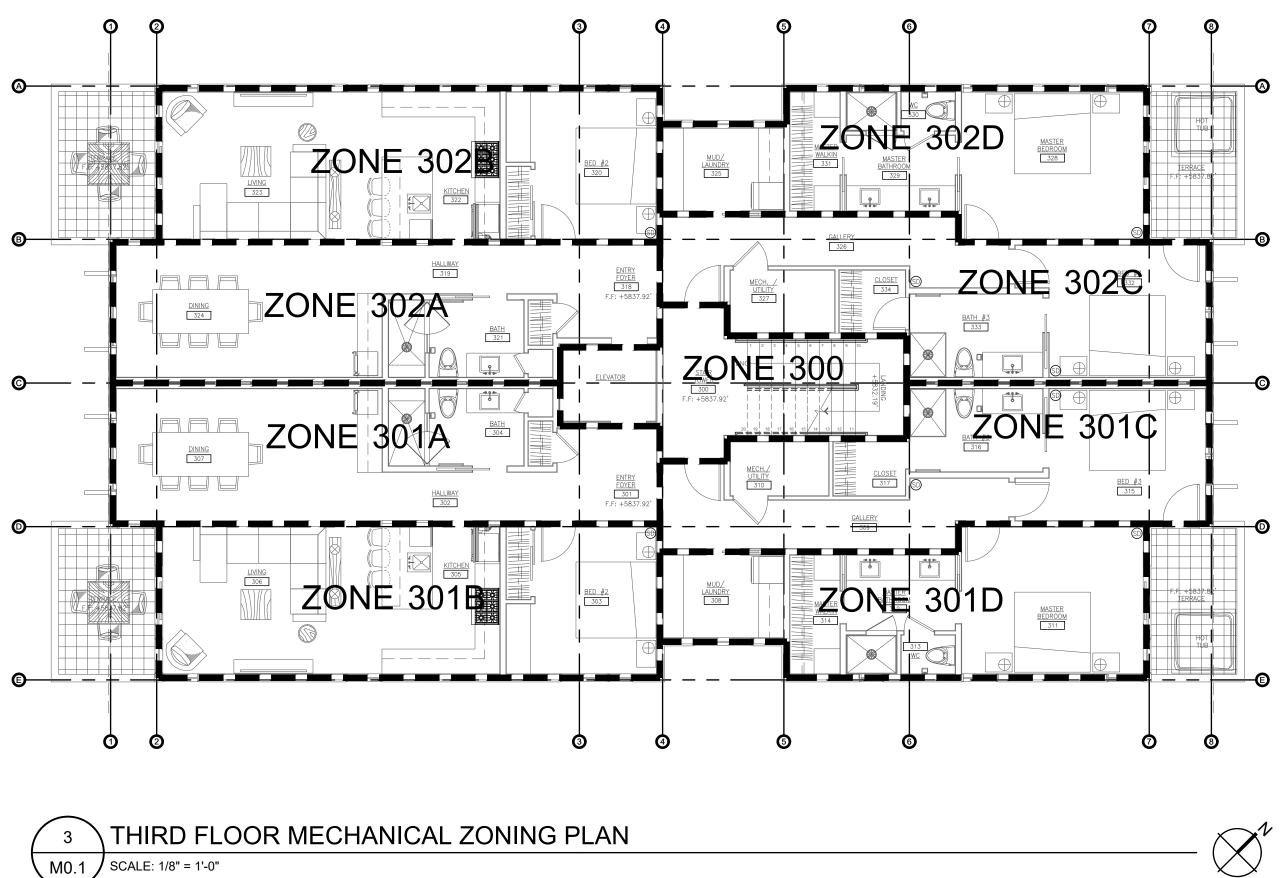
WALL DETAILS - LOUVER JAMB LH $\sqrt{A5.3}$ / SCALE: 3" = 1'-0"



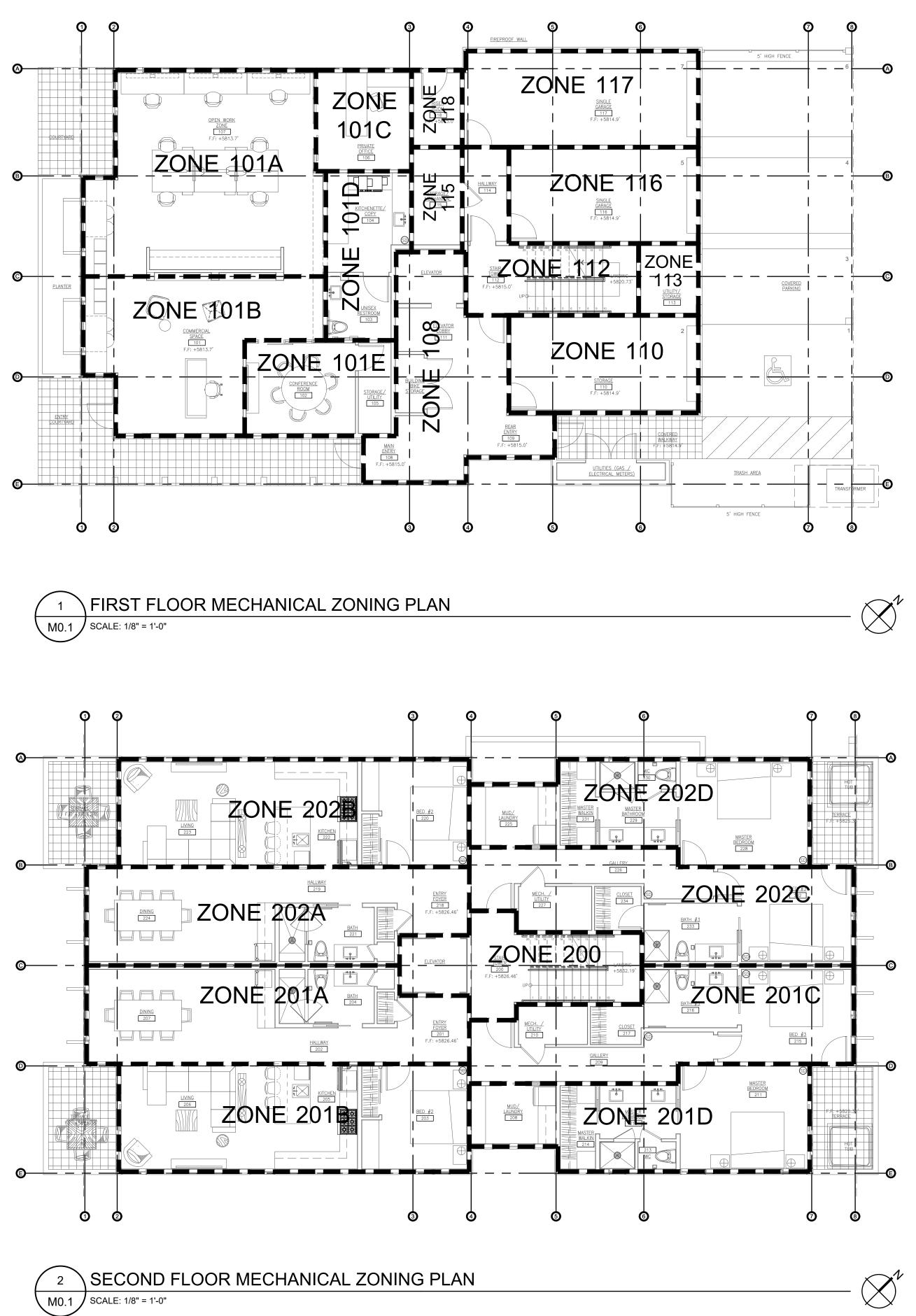


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Project No. 21087



PO BOX 1769 [post] SUN VALLEY, ID 83353 220 River St. E [courier] KETCHUM, ID 83343 V.208.721.7160



REVISION DAT	EREV #1	07/19/21
	PRE-AP	07/19/21
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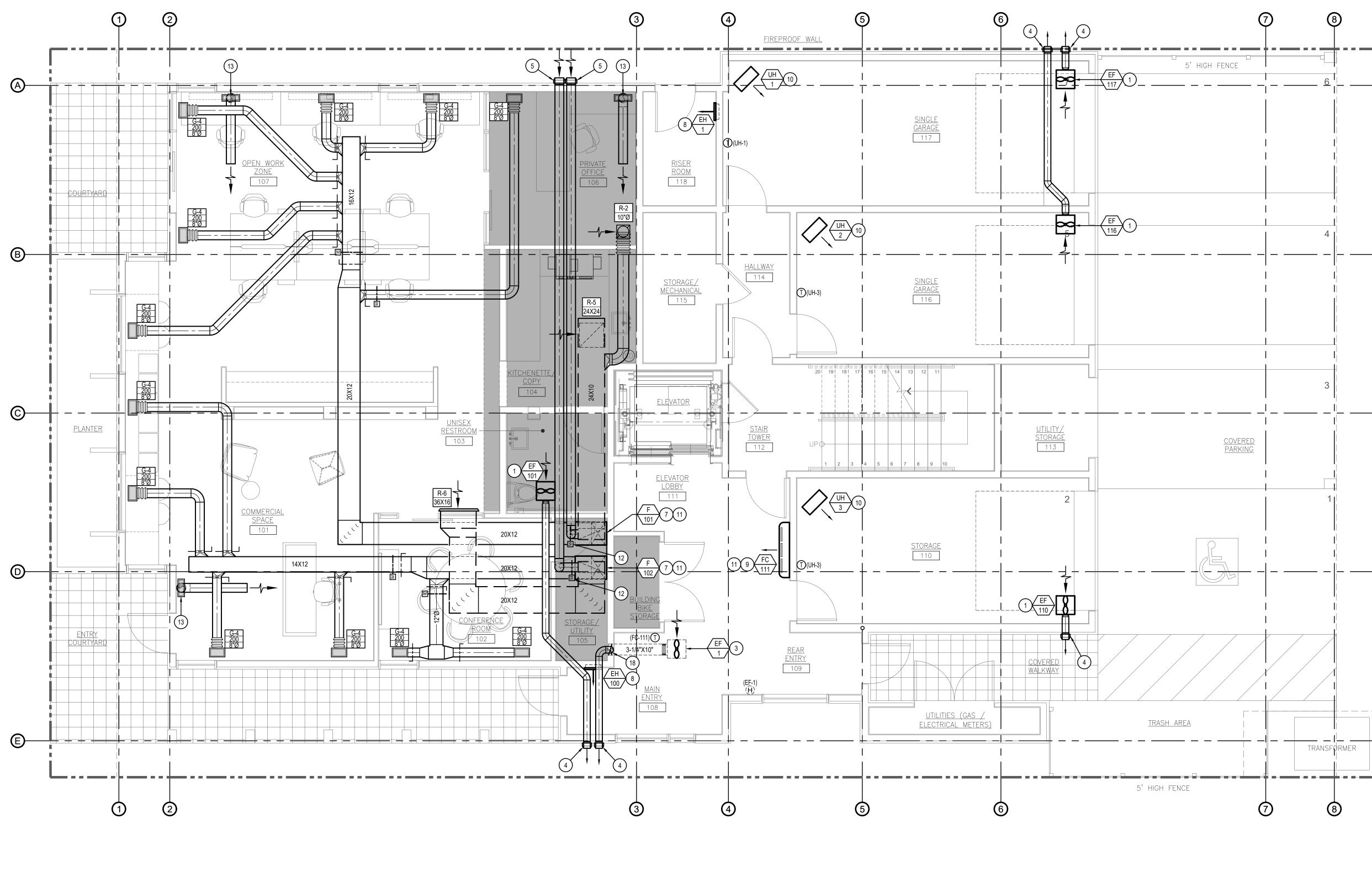
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MECHANICAL **ZONING PLAN**

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FIRST FLOOR HVAC PLAN



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KEYED NOTES:

(#) SYMBOL USED FOR NOTE CALLOUT.

- 1. CEILING CABINET FAN WITH HANGING VIBRATION ISOLATORS AND FLEXIBLE CONNECTION AT OUTLET. ROUTE 6-INCH DIAMETER EXHAUST DUCT TO AN EXTERIOR WALL CAP.
- 2. NOT USED

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- EXHAUST FAN (EF-1) CONTROLLED BY HUMIDISTAT IN CRAWL SPACE. ROUTE 3-1/4" X 10" EXHAUST DUCT UP IN WALL SPACE AND TERMINATE WITH AN EXTERIOR WALL CAP.
- 6-INCH SEIHO KX SERIES ALUMINUM LOUVERED VENT CAP WITH INSECT SCREEN OR AN APPROVED EQUAL. APPROVAL OF WALL CAP MUST BE APPROVED BY OWNER/ARCHITECT PRIOR TO ORDERING. COORDINATE EXACT TERMINATION LOCATION WITH ARCHITECT.
- 8-INCH SEIHO KX SERIES ALUMINUM LOUVERED VENT CAP WITH INSECT SCREEN OR AN APPROVED EQUAL. APPROVAL OF WALL CAP MUST BE APPROVED BY OWNER/ARCHITECT PRIOR TO ORDERING. COORDINATE EXACT TERMINATION LOCATION WITH ARCHITECT.

6. NOT USED.

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- 7. ELECTRIC FURNACE WITH COOLING COIL INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. SEE ELECTRIC FURNACE INSTALLATION DETAIL ON SHEET M-2.0.
- ELECTRIC WALL HEATER WITH INTEGRAL THERMOSTAT RECESSED IN WALL SPACE. LOCATE IN FIRE RISER ROOM BENEATH STAIR LANDING. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- FAN-COIL UNIT INSTALLED HIGH ON WALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE A CONDENSATE PUMP FOR THIS UNIT AND EXTEND A 3/4-INCH CONDENSATE DRAIN LINE TO FLOOR SINK (FS-1) LOCATED IN STORAGE/UTILITY 105 ON THE FIRST FLOOR.
- 10. ELECTRIC UNIT HEATER SUSPENDED HIGH IN GARAGE SPACE WITH A MANUFACTURER'S WALL/CEILING HANGER. INSTALL UNIT HEATER PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- 11. ROUTE REFRIGERANT LINE FROM INDOOR UNIT TO OUTDOOR AIR CONDITIONING UNIT LOCATED ON THE ROOF. ROUTE LINE UP IN WALL SPACE. FIELD VERIFY EXACT ROUTING. SEE TYPICAL PIPING THRU ROOF DETAIL ON SHEET M-2.1. INSTALL REFRIGERANT PIPING PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- 12. MANUAL BALANCE DAMPER AND MOTORIZED DAMPER. SET OUTSIDE AIR AT THIS BALANCE DAMPER TO 135 CFM OUTSIDE AIR. MOTORIZED DAMPER SHALL FULLY CLOSE DURING UNOCCUPIED HOURS AND FULLY OPEN DURING OCCUPIED HOURS.
- 13. 14X6 FLOOR GRILLE CONNECTED WITH 8-INCH DUCT OPEN TO CRAWLSPACE. EXTEND DUCT IN CRAWL SPACE A DISTANCE OF 5-FEET MINIMUM. PROVIDE INSECT SCREEN ON END OF DUCT.
- 14. RISE 3-1/4"X10" EXHAUST DUCT UP IN WALL SPACE AND TRANSITION TO A 6-INCH DIAMETER WALL CAP.



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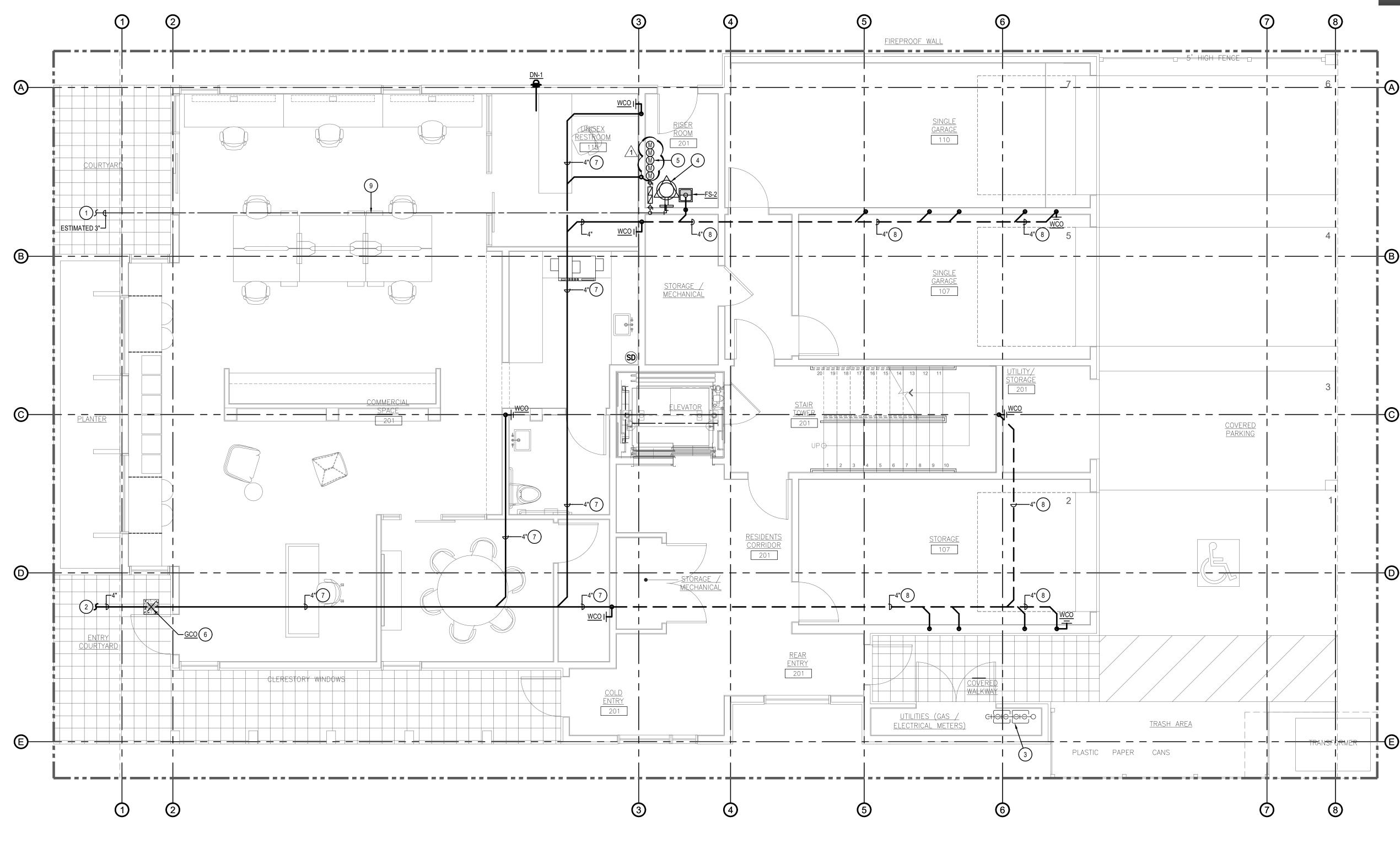
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FIRST FLOOR HVAC PLAN

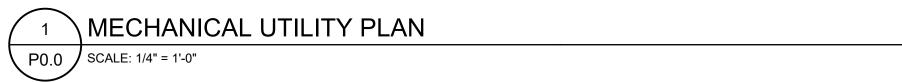


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SYMBOL USED FOR NOTE CALLOUT. FIRE/WATER LINE FROM STREET TO BUILDING. SEE 1 CIVIL SITE PLAN FOR CONTINUATION. THIS LINE REPLACES AN EXISTING 1-INCH DOMESTIC WATER LINE TO THE PROPERTY. THIS NEW LINE WILL SERVE BOTH DOMESTIC WATER AND THE FIRE SPRINKLER SYSTEM. LINE WILL BE SIZED BY THE FIRE SPRINKLER CONTRACTOR AND IS ESTIMATED TO BE A 3-INCH LINE SIZE. 2. 4-INCH WASTE LINE OUT TO EXISTING SANITARY SEWER LINE STUBBED INTO THE PROPERTY. SEE CIVIL SITE PLAN FOR CONTINUATION. GAS METER BANK BY INTERMOUNTAIN GAS 3. COMPANY. LOCATION OF BUILDINGS FIRE SPRINKLER RISER.

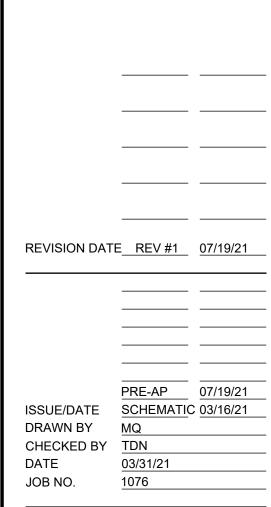


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> MECHANICAL UTILITY PLAN

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CATEGORY

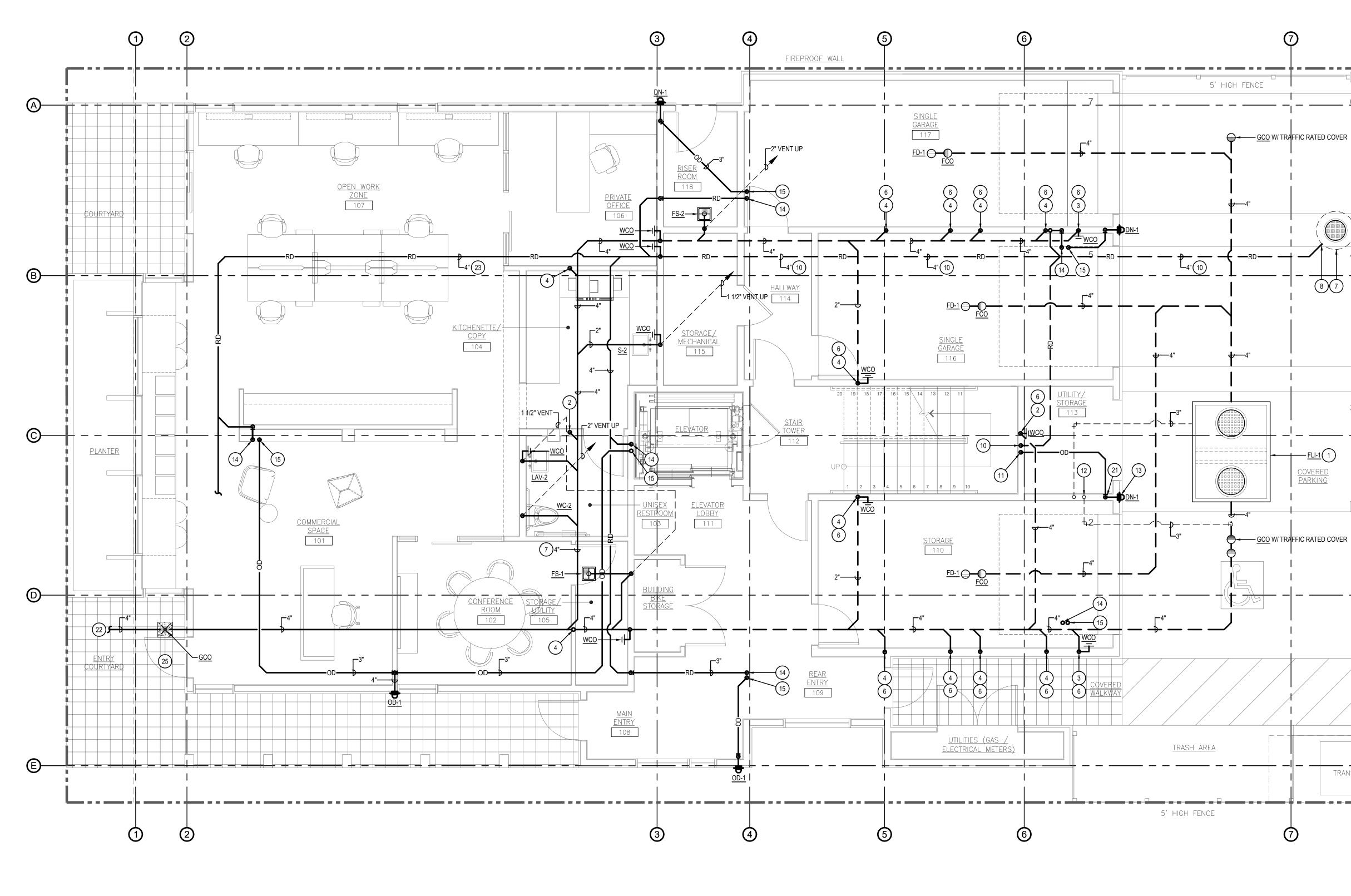


KEYED NOTES:

LOCATION OF BUILDINGS FIRE SPRINKLER RISER. (5) 3/4-INCH WATER METERS. INSTALL METERS AS SPECIFIED BY THE CITY OF KETCHUM WATER UTILITY DEPARTMENT.

- 6. THE WASTE LINE INVERT ELEVATION AT THIS LOCATION IS 49-INCHES BELOW FINISH FLOOR (BFF). THIS INVERT ELEVATION IS BASED ON A STARTING POINT OF 2-FEET BFF WITH A LINE SLOPE OF 1/4" PER FOOT. THE PLUMBING CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND COORDINATE WITH THE SITE UTILITY CONTRACTOR PRIOR TO INSTALLATION OF ANY PIPING. CONTRACTOR SHALL CONTACT MUSGROVE ENGINEERING IF ANY CONFLICTS OR DISCREPANCIES ARE FOUND IN THE FIELD CONCERNING THIS SPECIFIED INVERT ELEVATION.
- 7. WASTE LINE ROUTED IN THE CRAWL SPACE. SLOPE LINE AT 1/4-INCH PER FOOT.
- WASTE LINE SHOWN DASHED IS ROUTED BELOW CONCRETE SLAB. SLOPE LINE AT 1/4-INCH PER FOOT.
- 9. WATER LINE ROUTED HIGH IN THE CRAWL SPACE.

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P1.0 / SCALE: 1/4" = 1'-0"

FIRST FLOOR WASTE & VENT PLAN



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KEYED NOTES:

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- (#) SYMBOL USED FOR NOTE CALLOUT.
- FLAMMABLE LIQUIDS INTERCEPTOR (FLI-1). SEE FLAMMABLE LIQUIDS INTERCEPTOR DETAIL ON SHEET P3.1.
- 4-INCH WASTE LINE FROM ABOVE. SEE SHEET P-1.1 FOR CONTINUATION OF LINE.
- 3-INCH WASTE LINE FROM ABOVE. SEE SHEET P-1.1 FOR CONTINUATION OF LINE.
- 2-INCH WASTE LINE FROM ABOVE. SEE SHEET P-1.1 FOR CONTINUATION OF LINE.
- DECK DRAIN (DD-1) SHALL BE LOCATED BELOW DECK SURFACE. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS.

WASTE PIPING LOCATED IN COLD WALL SPACE OF GARAGE SHALL BE INSULATED AND HEAT TRACED. SEE ELECTRICAL PLANS FOR SPECIFICATIONS.

- 7. DRY WELL SPECIFIED BY CIVIL. SEE CIVIL PLANS. 8. CONNECT 4-INCH ROOF DRAIN LINE WITH DRY WELL
- BELOW PARKING GARAGE FLOOR. ROOF DRAIN LINE ROUTED HIGH IN CRAWL SPACE.
- SLOPE LINE AT 1/8-INCH PER FOOT MINIMUM.
- 10. ROOF DRAIN LINE SHOWN DASHED IS ROUTED BELOW CONCRETE SLAB. SLOPE LINE AT 1/8-INCH PER FOOT MINIMUM.
- 11. OVERFLOW DRAIN LINE ROUTED AT FIRST FLOOR CEILING. SLOPE LINE AT 1/8-INCH PER FOOT MINIMUM.
- INTERCEPTOR UP TO THE ROOF.
 - 13. TERMINATE OVERFLOW DRAIN LINE ON EXTERIOR WALL WITH DOWNSPOUT NOZZLE DN-1.
 - 14. 3-INCH ROOF DRAIN LINE FROM ABOVE. 15. 3-INCH OVERFLOW DRAIN LINE FROM ABOVE.
 - 16. DROP 3-INCH ROOF DRAIN LINE DOWN IN WALL SPACE
 - AND CONNECT WITH 4-INCH ROOF DRAIN LINE.
 - 17. 3-INCH DECK DRAIN LINE FROM ABOVE.

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- 18. CONNECT 3-INCH DECK DRAIN LINE WITH ROOF DRAIN LINE IN THE CRAWL SPACE.
- 19. DECK DRAIN LINE ROUTED HIGH IN THE CRAWL SPACE. SLOPE LINE AT 1/8-INCH PER FOOT MINIMUM.
- ROOF DRAIN LINE SHOWN DASHED IS ROUTED BELOW CONCRETE SLAB. SLOPE LINE AT 1/8-INCH PER FOOT MINIMUM.
- 21. DROP 3-INCH OVERFLOW DRAIN LINE DOWN TO DOWNSPOUT NOZZLE (DN-1) LOCATED LOW ON THE EXTERIOR WALL.
- 22. 4-INCH WASTE LINE OUT TO SANITARY SEWER MAIN. SEE CIVIL PLANS FOR CONTINUATION ON SITE.
- 23. ROOF DRAIN LINE IS ROUTED IN THE CRAWL SPACE. SLOPE LINE AT 1/8-INCH PER FOOT MINIMUM.
- 24. PROVIDE ELECTRIC HEAT TRACE ON DECK DRAIN AND DECK DRAIN LINE ROUTED IN COLD FLOOR OR EXTERIOR WALL FOR FREEZE PROTECTION.

25. THE WASTE LINE INVERT ELEVATION AT THIS LOCATION IS 53-INCHES BELOW FINISH FLOOR (BFF). THIS INVERT ELEVATION IS BASED ON A STARTING POINT OF 18-INCHES BFF WITH A LINE SLOPE OF 1/4" PER FOOT. THE PLUMBING CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND COORDINATE WITH THE SITE UTILITY CONTRACTOR PRIOR TO INSTALLATION OF ANY PIPING. CONTRACTOR SHALL CONTACT MUSGROVE ENGINEERING IF ANY CONFLICTS OR DISCREPANCIES ARE FOUND IN THE FIELD CONCERNING THIS SPECIFIED INVERT ELEVATION.



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REVISION DATI	E	07/19/21
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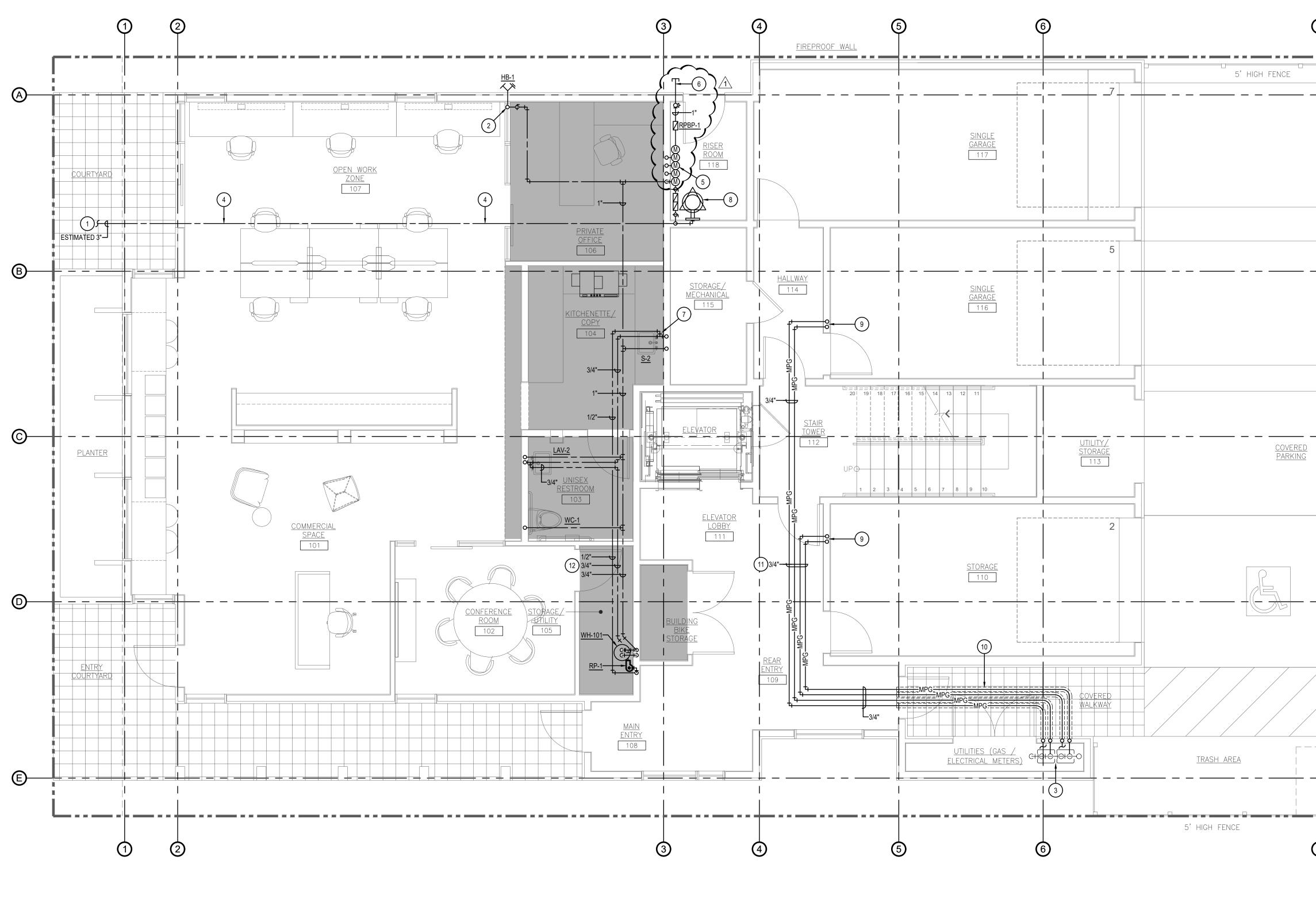


760 N. WASHINGTON AVE, KETCHUM, IDAHO

FIRST FLOOR WASTE & VENT PLAN



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FIRST FLOOR WATER & GAS PLAN



KEYED NOTES:

ESTIMATED 3-INCH COMBINATION DOMESTIC WATER

+ A (#) SYMBOL USED FOR NOTE CALLOUT.

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760 N. WASHINGTON AVE, KETCHUM, IDAHO

FIRST FLOOR WASTER & GAS PLAN





		1. ESTIMATED 3-INCH COMBINATION DOMESTIC WATER AND FIRE SPRINKLER LINE OUT TO CITY MAIN. SEE CIVIL PLANS FOR CONTINUATION OF THIS LINE. THE FIRE SPRINKLER CONTRACTOR SHALL VERIFY THIS LINE SIZE. FIRE SPRINKLER CONTRACTOR SHALL DESIGN THE FIRE SPRINKLER SYSTEM ACCORDING TO A STATIC PRESSURE OF 85 PSI. THE FIRE FLOW AND RESIDUAL PRESSURE SHALL BE FIELD VERIFIED BY FIRE SPRINKLER CONTRACTOR. WATER LINE CONNECTION TO MAIN WATER SERVICE SHALL MEET STATE AND LOCAL UTILITY REQUIREMENTS.
	Tj n	2. HOLD WATER LINE ON WARM SIDE OF WALL INSULATION ENVELOPE.
4 4 		3. GAS METER BANK BY INTERMOUNTAIN GAS COMPANY. SEE DETAIL FOR REQUIREMENTS OF MANIFOLD. APROXIMATE SIZE IS 2 METERS WIDE AT 48-INCHES BY 2 METERS TALL AT 60 - 72 INCHES. REFER TO GAS SIZING CHART FOR LOADS. PLUMBING CONTRACTOR IS TO INSTALL A 2-INCH VENT FOR THE MAIN GAS REGULATOR AND RUN LINE TO BUILDING EXTERIOR WITH WEATHER CAP OR SCREEN AS RECOMMENDED BY GAS COMPANY.
		4. COMBINATION FIRE LINE AND DOMESTIC WATER LINE ROUTED HIGH IN THE CRAWL SPACE. PROVIDE ELECTRIC HEAT TRACE ON THIS WATER LINE ROUTED IN THE CRAWL SPACE.
3		5. (5) 3/4-INCH BUILDING WATER METERS. (1) FOR IRRIGATION, (1) FOR FIRST FLOOR COMMERCIAL SPACE, AND (3) CITY WATER METERS FOR THE UPPER FLOOR RESIDENTIAL UNITS. INSTALL (5) WATER METERS AS SPECIFIED BY THE CITY OF KETCHUM WATER UTILITY DEPARTMENT.
	+©	6. STUB OUT A 1-INCH WATER LINE FOR IRRIGATION CONNECTION. PROVIDED A REDUCED PRESSURE BACKFLOW PREVENTER (RPBP-1). SEE RPBP DETAIL ON SHEET P4.1.
		7. CONNECT HOT WATER RETURN AT SINK HOT WATER CONNECTION.
		8. FIRE SPRINKLER RISER LOCATION BENEATH STAIR LANDING. FIRE RISER SHALL PROVIDE A WET PIPE SPRINKLER SYSTEM THAT INCLUDES A TAMPER SWITCH, FLOW SWITCH, ALARM BELL, AND FIRE DEPARTMENT CONNECTION.
		9. RISE GAS LINES (MPG) UP TO WATER HEATERS ON SECOND AND THIRD FLOORS.
		10. EXTEND 3/4-INCH MEDIUM GAS PRESSURE LINES (MPG) INTO THE CRAWL SPACE. GAS LINE UNDER THE CONCRETE SLAB SHALL BE ROUTED IN A PVC CONDUIT.
		 GAS LINES ROUTED HIGH IN THE CRAWL SPACE. WATER LINES ROUTED IN THE CEILING SPACE.
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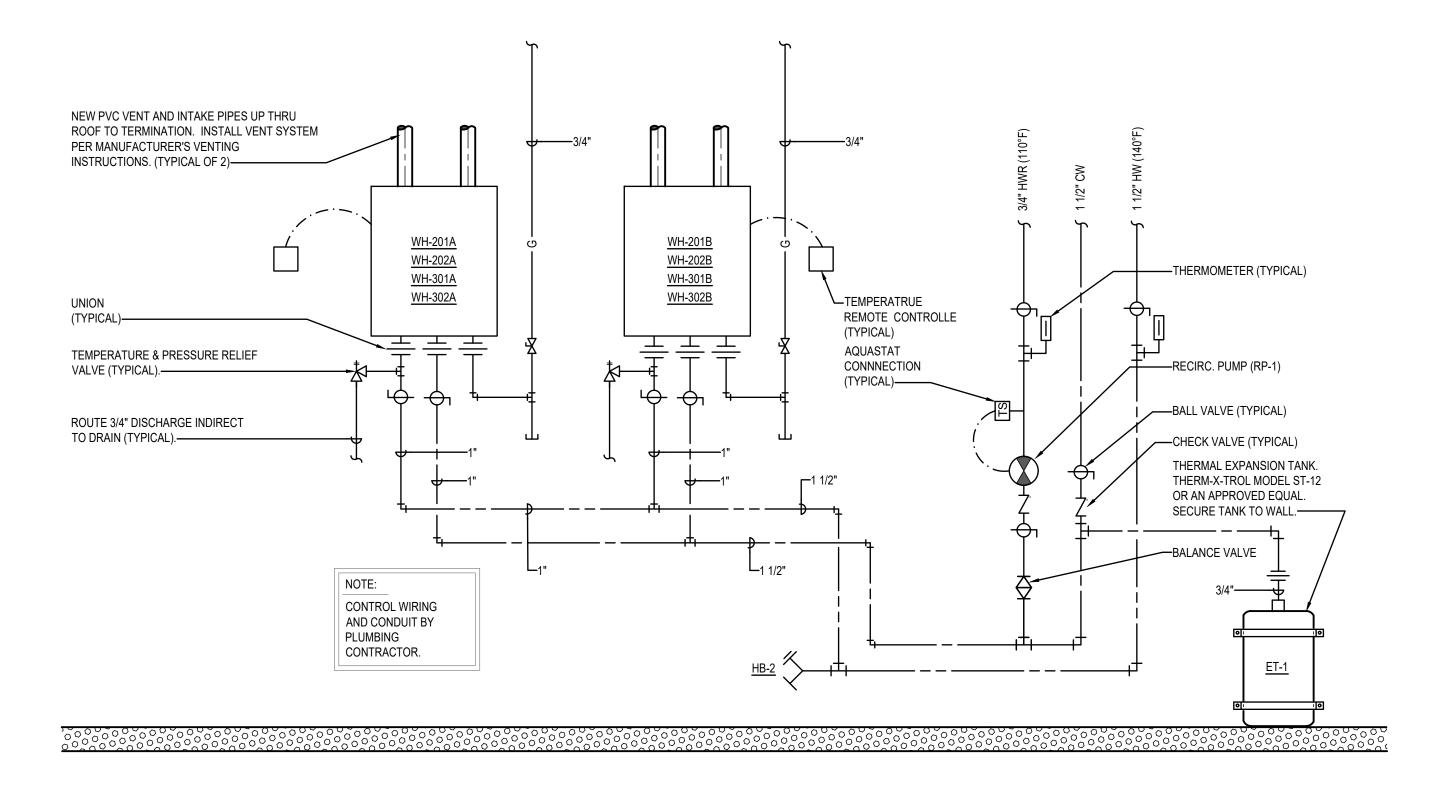
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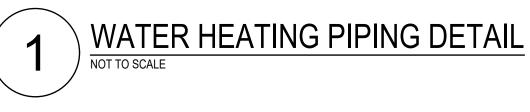


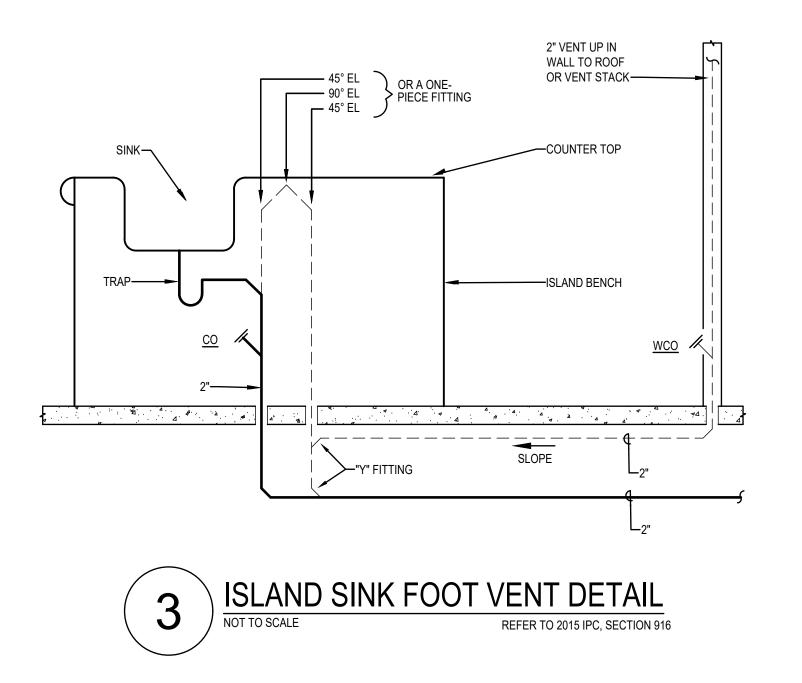
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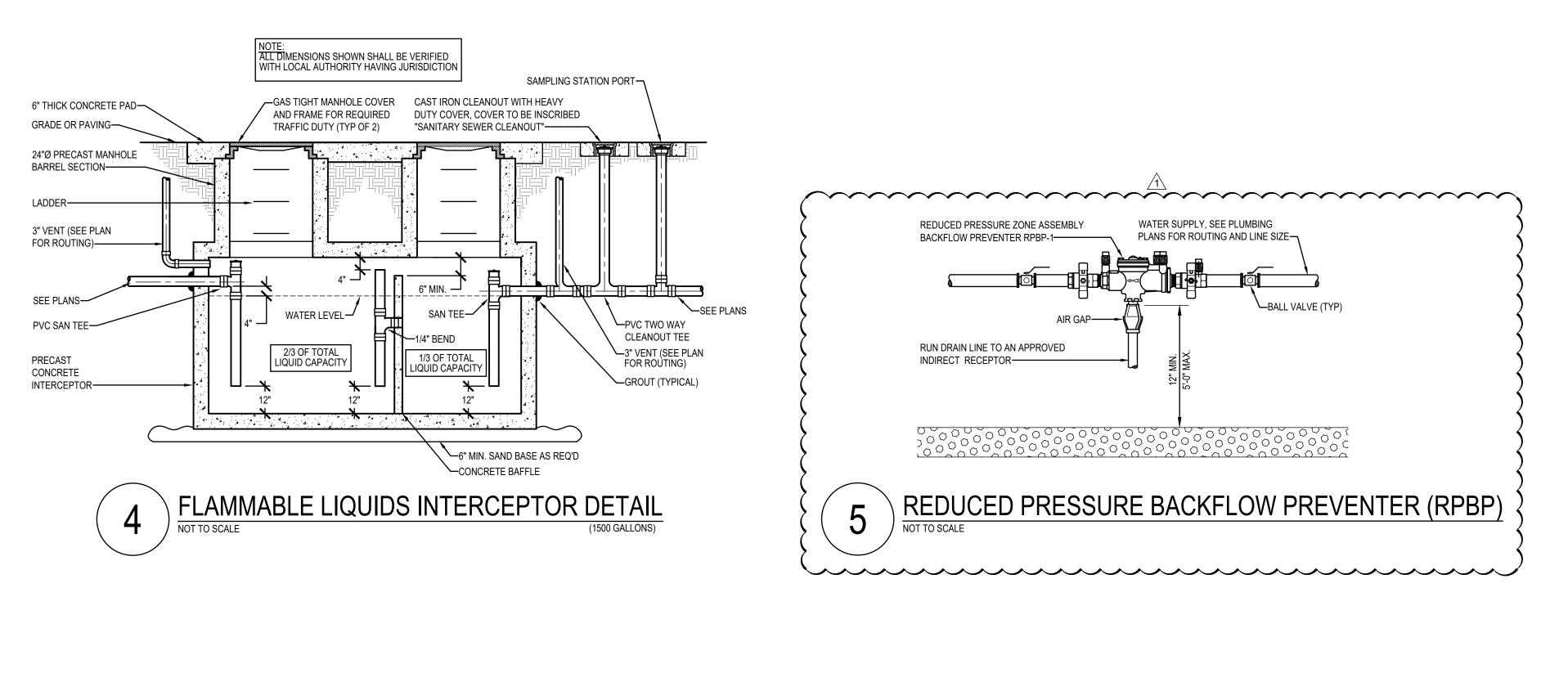
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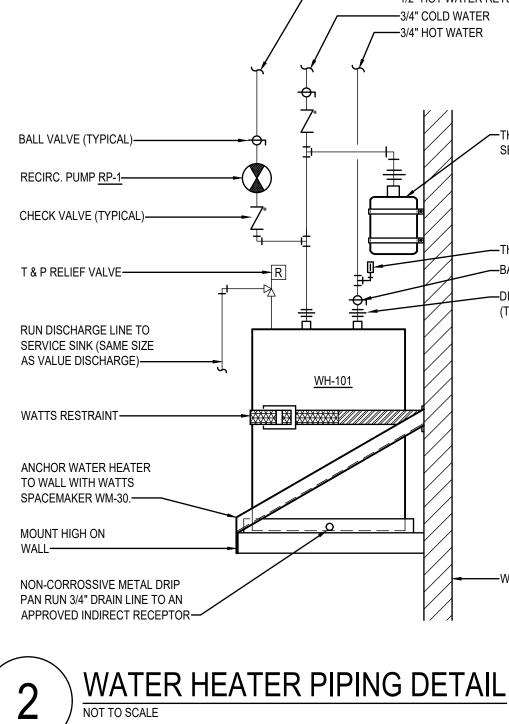
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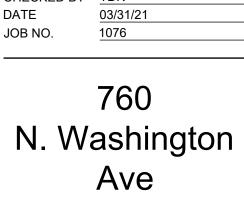
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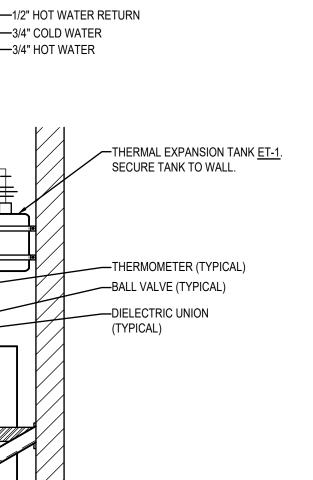
> PLUMBING DETAILS

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CATEGORY







-WALL

GAS SIZING CHART (METER 1)				
SYMBOL	INPUT (MBH)	RUNOUT SIZE (2PSI) (INCHES)	EQUIPMENT CONNECTION SIZES (7" WC) (INCHES)	
<u>WH-201A</u>	199.0	1/2"	3/4"	
<u>WH-201B</u>	199.0	1/2"	3/4"	
RANGE	62.0	1/2" 3/4"		
TOTAL	462.0	EQUIVALENT LENGTH = 90 FT PRESSURE = 2 PSI MAIN SIZE = 3/4"Ø		

NOTE: GAS SIZES TO EQUIPMENT ARE AS NOTED IN SCHEDULE ABOVE. ROUTE NOTED (2 PSI) GAS LINE TO GAS EQUIPMENT. PROVIDE GAS COCK AND PRESSURE REGULATOR (2 PSI-7" WC) SIZED FOR GAS LOAD AT EACH PIECE OF EQUIPMENT. VENT TO ATMOSPHERE PER MANUFACTURERS RECOMMENDATIONS. ROUTE NOTED (7" WC) GAS LINE TO GAS FIRED EQUIPMENT WITH GAS COCK AND FLEX CONNECTOR AT UNIT. SEE GAS CONNECTION DETAILS ON SHEET P-4.1.

GAS SIZING CHART (METER 2)					
SYMBOL	INPUT (MBH)	RUNOUT SIZE (2PSI) (INCHES)	EQUIPMENT CONNECTION SIZES (7" WC) (INCHES)		
<u>WH-202A</u>	199.0 1/2"		3/4"		
<u>WH-202B</u> 199.0		1/2"	3/4"		
RANGE 62.0		1/2"	3/4"		
TOTAL	462.0	EQUIVALENT LE PRESSUF MAIN SIZ	RE = 2 PSI		

NOTE: GAS SIZES TO EQUIPMENT ARE AS NOTED IN SCHEDULE ABOVE. ROUTE NOTED (2 PSI) GAS LINE TO GAS EQUIPMENT. PROVIDE GAS COCK AND PRESSURE REGULATOR (2 PSI-7" WC) SIZED FOR GAS LOAD AT EACH PIECE OF EQUIPMENT. VENT TO ATMOSPHERE PER MANUFACTURERS RECOMMENDATIONS. ROUTE NOTED (7" WC) GAS LINE TO GAS FIRED EQUIPMENT WITH GAS COCK AND FLEX CONNECTOR AT UNIT. SEE GAS CONNECTION DETAILS ON SHEET P-4.1.

GAS SIZING CHART (METER 3)					
SYMBOL	INPUT (MBH)	RUNOUT SIZE (2PSI) (INCHES)	EQUIPMENT CONNECTION SIZES (7" WC) (INCHES)		
<u>WH-301A</u>	<u>WH-301A</u> 199.0		3/4"		
<u>WH-301B</u> 199.0		1/2"	3/4"		
RANGE	62.0	1/2"	3/4"		
TOTAL	462.0	EQUIVALENT LENGTH = 100 FT PRESSURE = 2 PSI MAIN SIZE = 3/4"Ø			

NOTE: GAS SIZES TO EQUIPMENT ARE AS NOTED IN SCHEDULE ABOVE. ROUTE NOTED (2 PSI) GAS LINE TO GAS EQUIPMENT. PROVIDE GAS COCK AND PRESSURE REGULATOR (2 PSI-7" WC) SIZED FOR GAS LOAD AT EACH PIECE OF EQUIPMENT. VENT TO ATMOSPHERE PER MANUFACTURERS RECOMMENDATIONS. ROUTE NOTED (7" WC) GAS LINE TO GAS FIRED EQUIPMENT WITH GAS COCK AND FLEX CONNECTOR AT UNIT. SEE GAS CONNECTION DETAILS ON SHEET P-4.1.

GAS SIZING CHART (METER 4)					
INPUT (MBH)	RUNOUT SIZE (2PSI) (INCHES)	EQUIPMENT CONNECTION SIZES (7" WC) (INCHES)			
199.0	1/2"	3/4"			
199.0	1/2"	3/4"			
62.0	1/2"	3/4"			
TOTAL 462.0 EQUIVALENT LENGTH = 125 FT MAIN SIZE = 3/4"Ø MAIN SIZE = 3/4"Ø					
	INPUT (MBH) 199.0 199.0 62.0 462.0	INPUT (MBH) RUNOUT SIZE (2PSI) (INCHES) 199.0 1/2" 199.0 1/2" 62.0 1/2" 462.0 PRESSUF			

NOTE: GAS SIZES TO EQUIPMENT ARE AS NOTED IN SCHEDULE ABOVE. ROUTE NOTED (2 PSI) GAS LINE TO GAS EQUIPMENT. PROVIDE GAS COCK AND PRESSURE REGULATOR (2 PSI-7" WC) SIZED FOR GAS LOAD AT EACH PIECE OF EQUIPMENT. VENT TO ATMOSPHERE PER MANUFACTURERS RECOMMENDATIONS. ROUTE NOTED (7" WC) GAS LINE TO GAS FIRED EQUIPMENT WITH GAS COCK AND FLEX CONNECTOR AT UNIT. SEE GAS CONNECTION DETAILS ON SHEET P-4.1.

							IRE SC
SYMBOL	FIXTURE DESCRIPTION			DNNECTION S		1.0.47	_
<u>D-1</u>	DISPOSER	WASTE 2	VENT 1 1/2	1 1/2	CW	HW	INSINK ERATO
<u>DD-1</u>	DECK DRAIN	2					JAY R. SMITH ADJUSTABLE CAULK EDGE.
DCBP-1	DOUBLE CHECK BACKFLOW PREVENTER				SEE PLANS		WATTS, SERIE DISCS, CAST E STRAINER. LE
<u>DN-1</u>	DOWN SPOUT NOZZLE						JAY R. SMITH 304 STAINLES
<u>DW-1</u>	DISHWASHER					1/2	PROVIDED BY
FCO	FLOOR CLEANOUT	SEE PLANS					JAY R. SMITH
<u>FD-1</u>	FLOOR DRAIN (PVC BODY) (CONCRETE FLOOR)	4	2	4			SIOUX CHIEF 6-1/2" ROUND, BELOW FINISH
<u>FLI-1</u>	FLAMMABLE LIQUIDS INTERCEPTOR (1500 GALLONS)	4	3				PRE-CAST CO NO SPLIT DES
<u>FS-1</u>	FLOOR SINK (HALF GRATE) (6" DEEP) (FOOT TRAFFIC RATED)	2	2	2			JAY R. SMITH BRONZE GRA
<u>FS-2</u>	FLOOR SINK (HALF GRATE) (10" DEEP) (FOOT TRAFFIC RATED)	4	2	4			JAY R. SMITH BRONZE GRA
<u>GCO</u>	GRADE CLEANOUT (NON-PAVED AREAS)	SEE PLANS					JAY R. SMITH COVER TO BE
<u>HB-1</u>	HOSE BIBB (EXTERIOR) (NON-FREEZE)				3/4		WOODFORD M CHROME PLA
<u>HB-2</u>	HOSE BIBB RESIDENTIAL (EXTERIOR) (NON-FREEZE)				1/2		WOODFORD N FINISH. PROV
LAV-1	LAVATORY (COUNTERTOP / CABINET MOUNTED)	1 1/2	1 1/2	1 1/4	1/2	1/2	PROVIDED BY
<u>LAV-2</u>	LAVATORY (WALL MOUNTED) (ADA COMPLIANT)	1 1/2	1 1/2	1 1/4	1/2	1/2	STRAINER. KO PROVIDE WITI LFUSG-B LEAU INTEGRAL CH LS-1 LAV SHIE
<u>OD-1</u>	OVERFLOW ROOF DRAIN (LOW PROFILE DOME STYLE) (METAL GRATE)						JAY R. SMITH SUMP RECEIV SHIELD.
<u>RD-1</u>	ROOF DRAIN (LOW PROFILE DOME STYLE) (METAL GRATE)						JAY R. SMITH SUMP RECEIV
<u>RH-1</u>	ROOF HYDRANT (NON-FREEZE)				3/4		WOODFORD N INTEGRAL DO INTERCEPTOF
<u>RP-1</u>	RECIRCULATION PUMP (HOT WATER RETURN SYSTEM) (SMALL SYSTEM)			-		1/2	BELL AND GO GPM AT 7 FEE INTERMATIC M
RPBP-1	REDUCED PRESSURE BACKFLOW PREVENTER			~ ~ ~ ~	-	-	WATTS SERIE STRAINER, AN SIZES 2 1/2" T
<u>S-1</u>	KITCHEN SINK	2	1 1/2	1 1/2	1/2	1/2	PROVIDED BY
<u>S-2</u>	BAR SINK	2	1 1/2	1 1/2	1/2	1/2	PROVIDED BY
<u>SHR-1</u>	SHOWER TRIM	2	1 1/2	2	1/2	1/2	PROVIDED BY
<u>TUB/</u> SHR-1	BATHTUB / SHOWER COMBINATION	2	1 1/2	2	1/2	1/2	PROVIDED BY
<u>WB-1</u>	WALL BOX (WATER SUPPLY TO ICE MAKER)				1/2		OATEY FIREM LOW LEAD, OF
<u>WB-2</u>	WALL BOX (SUPPLY TO AND DRAIN FROM WASHING MACHINE)	2	1 1/2	2	1/2	1/2	OATEY FIREM ARRESTORS.
<u>WC-1</u>	WATER CLOSET (FLUSH TANK) (FLOOR MOUNTED) (COMFORT HEIGHT / ADA)	3	2	INT.	1/2		PROVIDED BY
WCO	WALL CLEANOUT	SEE PLANS					JAY R. SMITH AND A STAINL
<u>WH-101</u>	WATER HEATER (6 GALLON) (208V-1Ø ELECTRIC)				SEE PLANS	SEE PLANS	BRADFORD W CONNECTION
WH-201A WH-201B WH-202A WH-202B WH-301A WH-301B WH-302A WH-302B	WATER HEATER (INSTANTANEOUS) (NATURAL GAS - HIGH EFFICIENCY)				SEE PLANS	SEE PLANS	NAVIEN MODE VOLT AT 200 V

NOTES: 1. ALL ADA COMPLIANT FIXTURES MUST COMPLY WITH ICC/ANSI A117.1. SEE ARCHITECTURAL PLANS FOR HANDICAPPED FIXTURE DESIGNATIONS, LOCATIONS, CLEARANCES, AND MOUNTING HEIGHTS. 2. ALL EXPOSED HW PIPING, CW PIPING, AND DRAIN LINES BENEATH ALL LAVATORIES AND ALL ADA COMPLIANT SINKS MUST BE INSULATED TO PREVENT INJURY. REFER TO ARCHITECTURAL PLANS. INSULATE WITH

MOLDED CLOSED CELL VINYL INSULATION - TRUEBRO, PLUMBEREX, OR EQUAL.

3. PROVIDE P-TRAP PRIMERS FOR ALL FLOOR DRAINS AND FLOOR SINKS. PROVIDE A BALL TYPE SHUT-OFF VALVE UPSTREAM OF PRIMER VALVE. SEE SPECIFICATIONS. 4. SEE SPECIFICATIONS FOR ALTERNATE APPROVED MANUFACTURERS.

6. BACKFLOW PREVENTION: THIS BUILDING IS PROVIDED WITH A BACKFLOW PREVENTION DEVICE ON THE MAIN WATER SERVICE.



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MANUFACTURER / MODEL NUMBER / DESCRIPTION / ADDITIONAL COMMENTS

OR MODEL BADGER 1: 1/3 HORSEPOWER, 120 VOLTS, 6.7 AMPS, CONTROLLED BY AN AIR PUSH ITCH IN COUNTER. SEE ELECTRICAL FOR CONTROLS. PROVIDE WITH PRE-WIRED POWER CORD. H FIGURE NUMBER 2015T-A05NB: NO-HUB OUTLET, 5" ROUND, NICKEL BRONZE FINISH, WITH

E STRAINER AND SEDIMENT BUCKET. INSTALL TOP OF DRAIN 1/8" BELOW FINISH FLOOR AND RIES LF 007 DOUBLE CHECK VALVE ASSEMBLY. MODEL NO. LF 007 REPLACEABLE SEATS AND SEAT

BRONZE BODY CONSTRUCTION- 1/2" THRU 2", 2-1/2" THRU 10" 757 SERIES. PROVIDE WITH EAD FREE H FIGURE NUMBER 1775 DOWN SPOUT WITH HINGED PERFORATED COVER AND WALL FLANGE.

ESS STEEL.

BY OTHERS, CONNECT WASTE TO DISPOSAL. SEE DETAIL SHEET P4.1. H 4020 SERIES WITH ADJUSTABLE TOP AND ABS PLUG.

5 SERIES NUMBER 832-4PNR, POST- CONSTRUCTION LEVELING FLOOR DRAIN, NO-HUB OUTLET, D, ADJUSTABLE NICKEL BRONZE STRAINER AND TRAP PRIMER PORT. INSTALL TOP OF DRAIN 1/8" SH FLOOR AND CAULK EDGE.

ONCRETE, 1500 GALLON CAPACITY, SAND AND OIL INTERCEPTOR. SEE DRAWING FOR DETAILS. ESIGN VAULTS WITH GASKETS BELOW FLUID LEVEL ALLOWED.

H FIGURE NUMBER 3100Y-12: CAST IRON RECEPTOR, ALUMINUM DOME STRAINER, NICKEL ATE, AND TRAP PRIMER. INSTALL TOP OF SINK 1/8" BELOW FINISH FLOOR AND CAULK EDGE.

H FIGURE NUMBER 3160Y-12: CAST IRON RECEPTOR, ALUMINUM DOME STRAINER, NICKEL ATE, AND TRAP PRIMER. INSTALL TOP OF SINK 1/8" BELOW FINISH FLOOR AND CAULK EDGE.

H 4220 SERIES, ROUND EXTRA HEAVY DUTY CAST IRON TOP. FURNISH WITH WITH ABS PLUG. E INSCRIBED "SAN".

MODEL 67 - EXPOSED STYLE WITH MODEL 50HA BACKFLOW PREVENTER, 3/4" INLET , AND ATED. PROVIDE WITH TEE KEY AND INSTALL AT 18" ABOVE FINISH GRADE.

) MODEL 25 - EXPOSED STYLE WITH ANTI-SIPHON VACUUM BREAKER, 1/2" INLET, AND BRASS VIDE WITH METAL WHEEL HANDLE AND INSTALL AT 18" ABOVE FINISH GRADE.

BY OTHERS, INSTALLED BY PLUMBING CONTRACTOR.

IGSTON MODEL K-2005: VITREOUS CHINA, WALL MOUNTED, HOLES ON 4" CENTERS, AND GRID KOHLER CORALAIS MODEL K-15198: 4-1/2" LONG, SINGLE LEVER FAUCET WITH 0.5 GPM AERATOR. ITH JAY R. SMITH FIGURE NUMBER 0700-Z SUPPORT WITH CONCEALED ARMS AND WATTS SERIES AD-FREE, THERMOSTATIC MIXING VALVE, ASSE STANDARD 1070 LISTED, BRONZE BODY, HECK VALVES, AND SELECTABLE TEMPERATURE RANGE FROM 80°F TO 120°F. PROVIDE WITH ELD.

H FIGURE NUMBER 1070Y GENERAL PURPOSE DRAIN WITH LOW PROFILE DOME. PROVIDE WITH IVER, UNDERDECK CLAMP, CAST IRON DOME, INTERNAL WATER DAM STANDPIPE, AND RAIN

I FIGURE NUMBER 1070Y GENERAL PURPOSE DRAIN WITH LOW PROFILE DOME. PROVIDE WITH IVER, UNDERDECK CLAMP, AND CAST IRON DOME.

) MODEL RHY2-MS NON-FREEZE STYLE ROOF HYDRANT WITH 3/4" HOSE CONNECTION AND OUBLE CHECK BACKFLOW PREVENTER. REQUIRES 1/8" DRAIN LINE PIPED TO APPROVED

OSSETT BRONZE MODEL NBF-10S/LW, 115 VOLT, 0.46 AMPS, 55 WATTS, AND SHALL PROVIDE 4 EET HEAD. INCLUDE 7-DAY PROGRAMMABLE ELECTRONIC TIME CLOCK WITH BATTERY BACKUP, MODEL GM40AVE-RD89. APPROVED ALTERNATE: ARMSTRONG, TACO, GRUNDFOS. IES LF009 LEAD-FREE REDUCED PRESSURE ZONE ASSEMBLY WITH QUARTER-TURN BALL VALVES, ND AIR GAP. CAST COPPER BODY CONSTRUCTION - 1/2" THRU 2". PROVIDE SERIES 957 FOR THRU 10".

BY OTHERS, INSTALLED BY PLUMBING CONTRACTOR.

MASTER MODEL 39121 WITH FACEPLATE, ADJUSTABLE METAL SUPPORT BRACKET. FIRE-RATED, OR APPROVED EQUAL.

MASTER MODEL 38478 WITH ADJUSTABLE METAL SUPPORT BRACKET, AND WATER HAMMER 5. FIRE RATED, OR APPROVED EQUAL.

BY OTHERS, INSTALLED BY PLUMBING CONTRACTOR.

1 4472T SERIES WITH CAST BRONZE TAPER THREAD PLUG, STAINLESS STEEL ROUND COVER, NLESS STEEL VANDAL PROOF SCREW.

WHITE MODEL LE16U3-1 SINGLE ELEMENT, 1.5 KW, 208V/1Ø, 14" DIAMETER, 17" TALL, WITH SIDE NS. PROVIDE WITH WALL BRACKET SUPPORT, SEISMIC STRAP, AND DRAIN PAN.

DEL NPE-240A SERIES. 19,900 - 199,900 MBH INPUT, 4.4 GPM AT 90 DEGREES F. TEMP RISE., 120 WATTS .

5. HIGH EFFICIENCY WATER HEATERS: PROVIDE WITH CONDENSATE NEUTRALIZATION KIT BY JJM BOILER WORKS MODEL JM (OR EQUAL), SIZED PER EQUIPMENT CAPACITY.



PO BOX 1769 [post] SUN VALLEY, ID 83353 220 River St. E [courier] KETCHUM, ID 83343 V.208.721.7160



REVISION DATE	E	07/19/21
	PRE-AP	07/19/21
ISSUE/DATE	<u>SCHEMATIC</u>	03/16/21
DRAWN BY	MQ	
CHECKED BY	TDN	
DATE	03/31/21	
JOB NO.	1076	

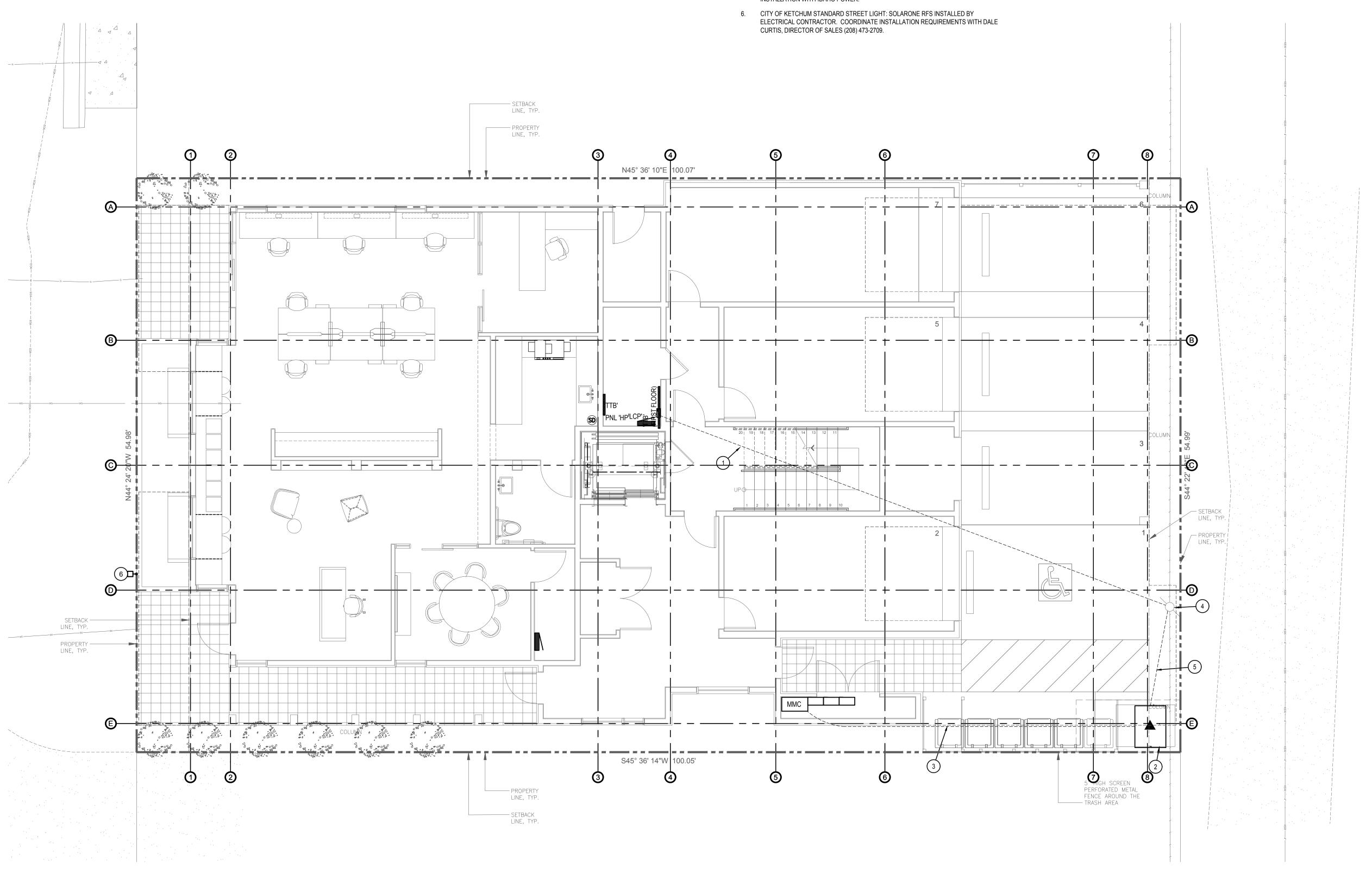


760 N. WASHINGTON AVE, KETCHUM, IDAHO

> PLUMBING SCHEDULES

D CATEGORY

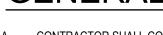




KEYED NOTES:

(#) SYMBOL USED FOR NOTE CALLOUT.

- 1. (1)4" CONDUIT FOR PHONE SERVICE, (1)2" CONDUIT FOR CATV SERVICE AND (1)4" CONDUIT FOR FIBER OPTIC CABLE SERVICE. COORDINATE INSTALLATIONS REQUIREMENTS WITH UTILITIES. STUB CONDUITS 12" ABOVE FLOOR AT 'TTB' AND STUB CONDUITS TO NEAREST TELEPHONE UTILITY PEDESTAL. COORDINATE UTILITY LOCATION PRIOR TO ROUGH-IN. PROVIDE CONDUIT AS REQUIRED. MARK LOCATION WITH MONUMENT MARKER. PROVIDE PULL-LINE WITH EACH CONDUIT.
- 2. PAD MOUNTED TRANSFORMER AND PAD BY IDAHO POWER COMPANY. MAINTAIN REQUIRED CLEARANCES.
- 3. UNDERGROUND SECONDARY.
- 4. EXISTING POWER POLE WITH COMMUNICATIONS LINES BELOW PRIMARY POWER CONDUCTORS.
- 5. UNDERGROUND IDAHO POWER PRIMARY CONDUIT AND CONDUCTORS. COORDINATE INSTALLATION WITH IDAHO POWER.



- B. ROUTE CONDUITS IN COMMON TRENCH WHERE POSSIBLE REFER TO TRENCHING DETAIL.

- E. PROVIDE PULL-LINE IN ALL EMPTY CONDUITS.





GENERAL NOTES:

A. CONTRACTOR SHALL COORDINATE WITH AN UNDERGROUND LOCATING SERVICE PRIOR TO COMMENCING WORK. COORDINATE WITH OTHER SITE DISCIPLINES.

C. SEE ARCHITECTURAL AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.

D. SITE LIGHTING AND UTILITY EQUIPMENT SHOWN IN APPROXIMATE LOCATION. COORDINATE EXACT LOCATION WITH CIVIL DRAWINGS, PROPERTY LINES, AND UTILITY COMPANIES PRIOR TO ROUGH-IN.



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REVISION DAT	E 07	/19/21
ISSUE/DATE DRAWN BY CHECKED BY DATE JOB NO.	SCHEMATIC 03 DBH	/19/21 /16/21
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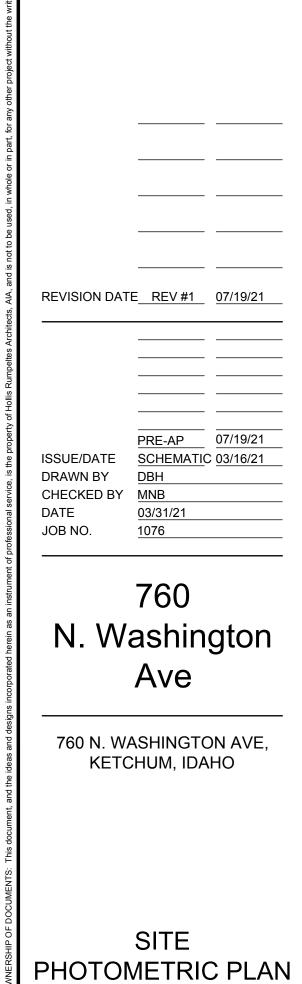


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SEQUENCE

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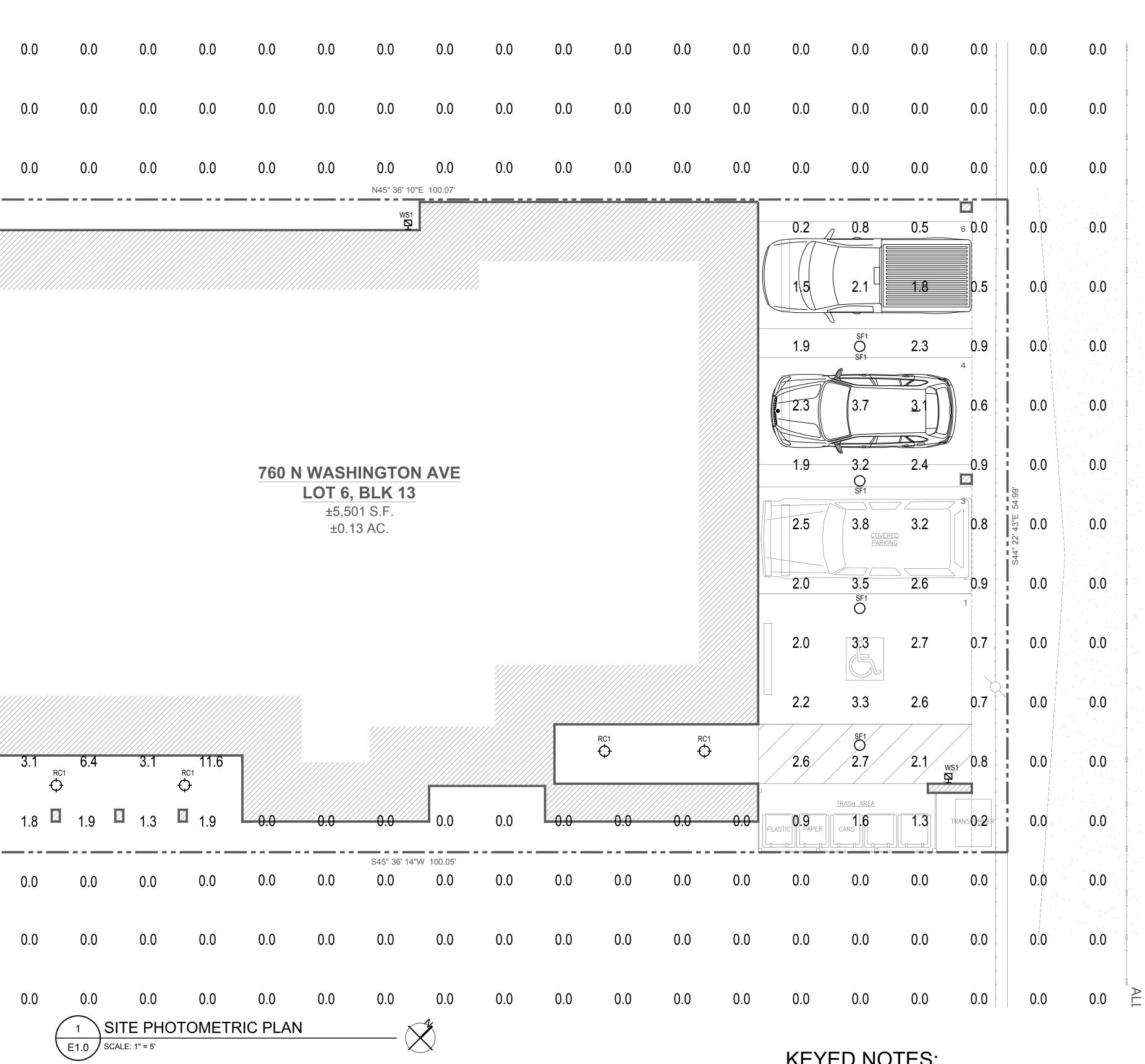
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KEYED NOTES:

SYMBOL USED FOR NOTE CALLOUT.

 CITY OF KETCHUM STANDARD STREET LIGHT: SOLARONE RFS INSTALLED BY ELECTRICAL CONTRACTOR. COORDINATE INSTALLATION REQUIREMENTS WITH DALE CURTIS, DIRECTOR OF SALES (208) 473-2709.

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		CW - 8	0.1	0.1	0.1	0.1	1.4	WS1	
	E WAS	- KON	0.1	0.2	0.2	0.1	0.1		
Ŷ	WASHINGTON AVENUE (60' R/W N44° 24' 20"W 279.93'	No ws ws	0.2	0.2 0.2	0.2	0.2	0.2		//////
	0N AVE	CW - 8 8	0.3	0.3 x ⁶⁵	0.3	N44° 24' 20"W 54.98'	0.2 ^{ws}		
	NUE (6	n KCW	0.3	0.4	0.3	0.3	0.3		
	60' R/W	KCW S	0.4	0.4	0.4	0.4	0.6	<u>SL1</u>	
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~		COW C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C C	0,3°	0.4	0.4	0.4	2.3	WS1 DH 6.6 RC1	
SURPERSON SS	55 55 55	-50 ⁴ -50 -50 -50 -50 -50 -50 -50 -50 -50 -50	0.3	0.3	0.3	0.3	2.5	← 7.4 ^{RC1} ↔	3.7
		- KCW	0.2	0.3	0.3	0.3	0.4	↓ 1.9 🗖	1.9
		4CW8	0.2	0.2	0.2	0.2	0.2	0.0	0.0
×7.3.0 Ship		13.2 CNTRL MAG	о.1	0.1	0.1	0.1	0.1	0.0	0.0
		e	0.1	<b>0.1</b>	0.1	0.1	0.1	0.1	0.1





MUSGROVE ENGINEERING, P.A. 234 S. Whisperwood Way Boise, ID 83709 208.384.0585 645 West 25th Street Idaho Falls, ID 83402 208.523.2862 www.musgrovepa.com Project No. 21087

archite HollisPartners AIA LEED AP

PO BOX 1769 [post] SUN VALLEY, ID 83353 220 River St. E [courier] KETCHUM, ID 83343 V.208.721.7160

## **KEYED NOTES:**

# SYMBOL USED FOR NOTE CALLOUT.

1. CITY OF KETCHUM STANDARD STREET LIGHT: SOLARONE RFS INSTALLED BY ELECTRICAL CONTRACTOR. COORDINATE INSTALLATION REQUIREMENTS WITH DALE CURTIS, DIRECTOR OF SALES (208) 473-2709.

REVISION DAT	EREV #1	07/19/21								
ISSUE/DATE DRAWN BY CHECKED BY DATE JOB NO.	PRE-AP SCHEMATIO DBH MNB 03/31/21 1076	07/19/21 C 03/16/21								
760 N. Washington Ave										
760 N. WA KETC	ASHINGT( HUM, IDA									

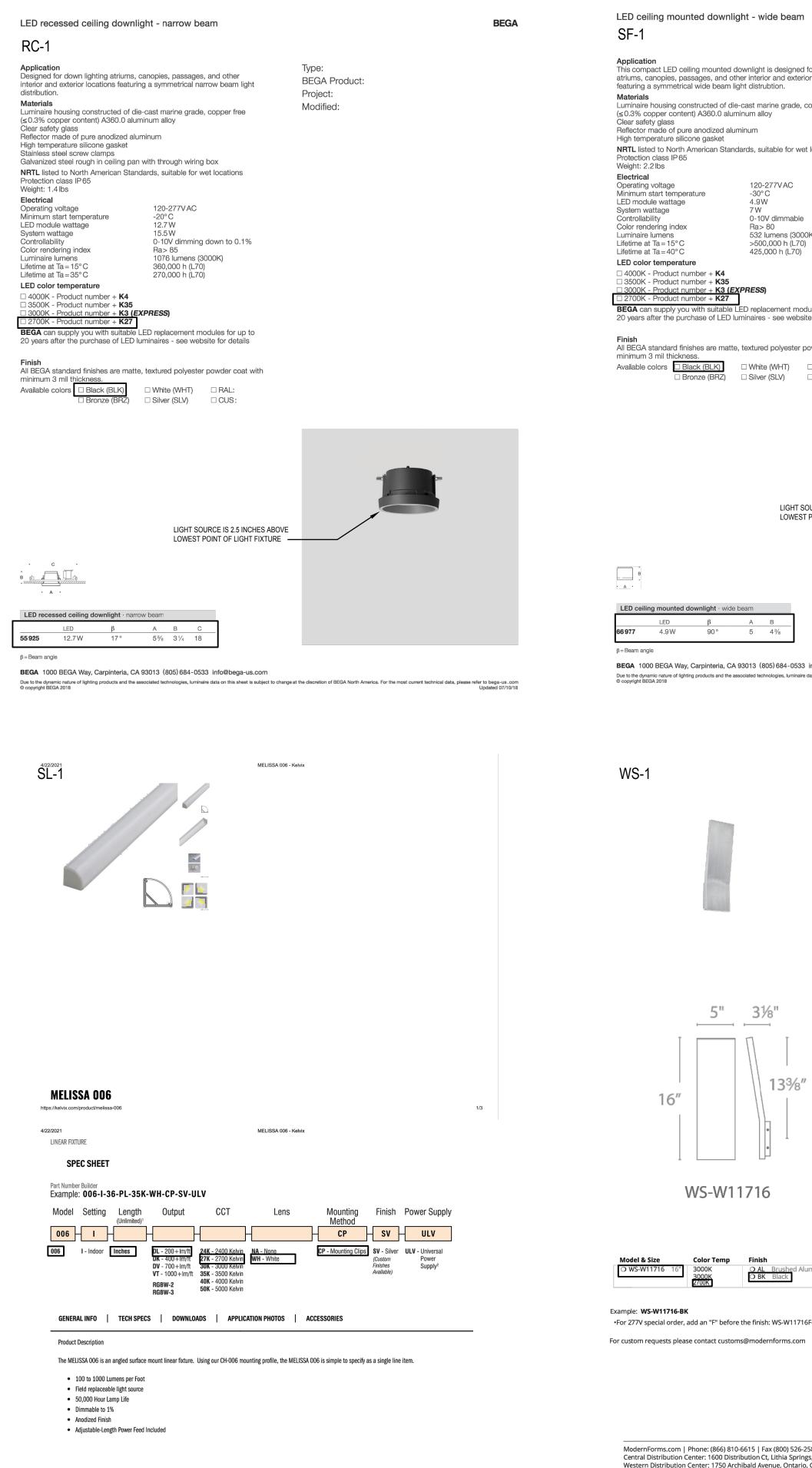


1.1

SEQUENCE

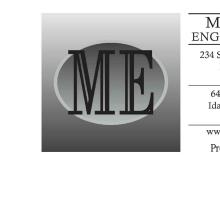
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CATEGORY



2/3

https://kelvix.com/product/melissa-006



MUSGROVE ENGINEERING, P.A. 234 S. Whisperwood Way Boise, ID 83709 208.384.0585 645 West 25th Street Idaho Falls, ID 83402 208.523.2862 www.musgrovepa.com Project No. **21087** 

BEGA



PO BOX 1769 [post] Type: SUN VALLEY, ID 83353 This compact LED ceiling mounted downlight is designed for down lighting atriums, canopies, passages, and other interior and exterior locations featuring a symmetrical wide beam light distrubtion. BEGA Product: 220 River St. E [courier] KETCHUM, ID 83343 Project: Modified: Luminaire housing constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy V.208.721.7160 Clear safety glass Reflector made of pure anodized aluminum High temperature silicone gasket NRTL listed to North American Standards, suitable for wet locations Operating voltage Minimum start temperature 120-277VAC -30° C 4.9W 7 W 0-10V dimmable Ra> 80 532 lumens (3000K) >500,000 h (L70) 425,000 h (L70) □ 4000K - Product number + K4 □ 3500K - Product number + **K35** □ 3000K - Product number + **K3 (***EXPRESS***)** □ 2700K - Product number + **K27** BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details Finish All BEGA standard finishes are matte, textured polyester powder coat with All BEGA standard infinite are matter, textured polyester powder coaminimum 3 mil thickness. Available colors Black (BLK) UWhite (WHT) RAL: Bronze (BRZ) Silver (SLV) CUS: LIGHT SOURCE IS 3.25 INCHES ABOVE LOWEST POINT OF LIGHT FIXTURE LED ceiling mounted downlight · wide beam β Α Β 4.9W 5 4 % BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com © copyright BEGA 2018 _____ Project: _____ Location: Fixture Type: Catalog Number: _____ AVAILABLE FINISHES: REVISION DATE <u>REV #1</u> 07/19/21 _____ _____ Blade _____ WS-W11716 _____ PRODUCT DESCRIPTION PRE-AP 07/19/21 A new slant on modern lighting. This low profile angular sconce deploys robust indirect illumination on walls and surfaces in two sizes for various exterior and interior ISSUE/DATE <u>SCHEMATIC</u> 03/16/21 applications. The subtle graduated design offers a unique look and high style appeal. DRAWN BY DBH FEATURES 5" 31/8" CHECKED BY MNB • 277V option available for special order. ACLED driverless technology DATE 03/31/21 Back-lit illumination JOB NO. 1076 SPECIFICATIONS Rated Life 50000 Hours Standards ETL, cETL,Wet Location Listed, Dark Sky Compliant (upside down) 13%/ 760 Input 120 VAC 16″ Dimming ELV N. Washington Mounting Can be mounted on wall vertically or upside down Color Temp 3000K MANUFACTURER WILL MAKE 2700K AS CUSTOM ORDER CRI 90 Ave Construction Aluminum hardware REPLACEMENT PARTS WS-W11716 RPL-GLA-11716 - Glass 760 N. WASHINGTON AVE, KETCHUM, IDAHO 
 Color Temp
 Finish

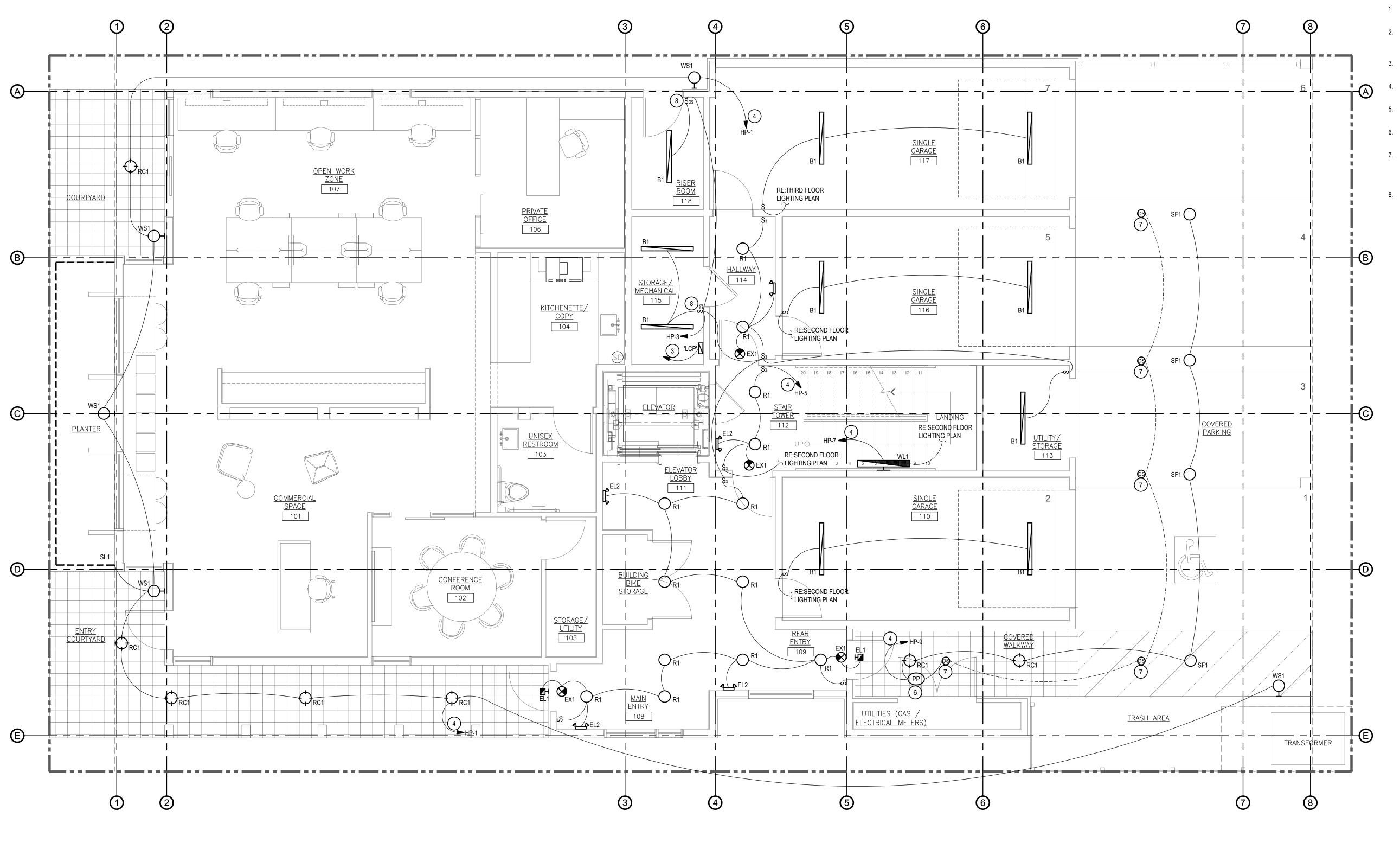
 3000K
 O AL E

 3000K
 O BK E

 2700K
 O BK E
 LED Watts LED Lumens Delivered Lumens O AL Brushed Aluminum 15.2W O BK Black 15.2W 1112 1112 893 893 •For 277V special order, add an "F" before the finish: WS-W11716F-BK For custom requests please contact customs@modernforms.com EXTERIOR LIGHTING CUTSHEETS 1.2 Ε ModernForms.com | Phone: (866) 810-6615 | Fax (800) 526-2585 **MODERN FORMS** Central Distribution Center: 1600 Distribution Ct, Lithia Springs, GA 30122 Western Distribution Center: 1750 Archibald Avenue, Ontario, CA 91760

CATEGORY

SEQUENCE



1 FIRST FLOOR LIGHTING PLAN E2.0 SCALE: 1/4" = 1'-0"

## GENERAL LIGHTING NOTES:

A. REFER TO ARCHITECTS LIGHTING PLAN FOR DIMENSIONAL LIGHTING LAYOUT.

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MUSGROVE ENGINEERING, P.A. 234 S. Whisperwood Way Boise, ID 83709 208.384.0585 645 West 25th Street Idaho Falls, ID 83402 208.523.2862 www.musgrovepa.com Project No. 21087

## **KEYED NOTES:**

# SYMBOL USED FOR NOTE CALLOUT.

- 1. PROVIDE A J-BOX THAT IS RATED FOR A CEILING FAN. COORDINATE WITH OWNER PRIOR TO ROUGH-IN.
- PROVIDE SWITCH FOR CEILING FAN. PROVIDE CONDUCTORS TO FAN JUNCTION BOX AS REQUIRED. COORDINATE WITH OWNER PRIOR TO ROUGH-IN.
- LIGHTING CONTROL PANEL. RE: LIGHTING CONTROL ZONE SCHEDULE.
- ROUTE CIRCUIT THROUGH LIGHTING CONTROL PANEL. RE: LIGHTING CONTROL ZONE SCHEDULE DWG E6.0.
- MOUNT FIXTURE AND ASSOCIATED SWITCH ABOVE THE LOWEST LEVEL OF ENTRY INTO THE ELEVATOR PIT.
- INSTALL POWER PACK COMPATIBLE WITH OCCUPANCY SENSOR.
- INSTALL SMALL MOTION, SINGLE TECHNOLOGY, LOW VOLTAGE, LOW TEMP, HIGH HUMIDITY OCCUPANCY SENSOR. INTERCONNECT WITH LOW VOLTAGE CABLE. SEE MANUFACTURERS INSTALLATION MANUAL.
- 8. INSTALL SINGLE TECHNOLOGY OCCUPANCY SENSOR.



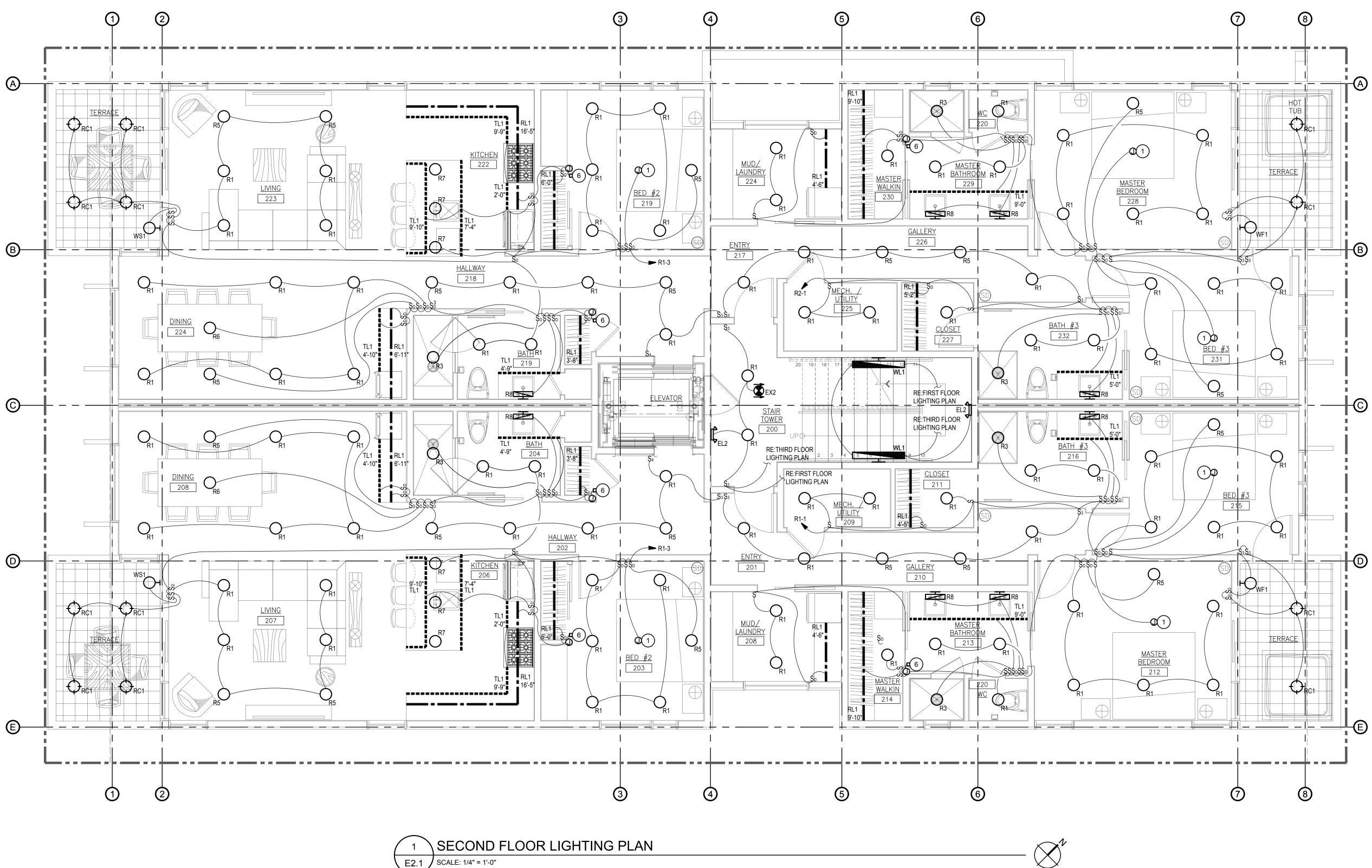
PO BOX 1769 [post] SUN VALLEY, ID 83353 220 River St. E [courier] KETCHUM, ID 83343 V.208.721.7160

REVISION DATE REV #1 07/19/21 PRE-AP 07/19/21 ISSUE/DATE SCHEMATIC 03/16/21 DRAWN BY DBH CHECKED BY MNB DATE 03/31/21 JOB NO. 1076 760 N. Washington Ave 760 N. WASHINGTON AVE, KETCHUM, IDAHO FIRST FLOOR LIGHTING PLAN



Ε

CATEGORY



SCALE: 1/4" = 1'-0" E2.1

## GENERAL LIGHTING NOTES:

A. REFER TO ARCHITECTS LIGHTING PLAN FOR DIMENSIONAL LIGHTING LAYOUT.



MUSGROVE ENGINEERING, P.A. 234 S. Whisperwood Way Boise, ID 83709 208.384.0585 645 West 25th Street Idaho Falls, ID 83402 208.523.2862 www.musgrovepa.com Project No. 21087

## **KEYED NOTES:**

# SYMBOL USED FOR NOTE CALLOUT.

3

- 1. PROVIDE A J-BOX THAT IS RATED FOR A CEILING FAN. COORDINATE WITH OWNER PRIOR TO ROUGH-IN.
- PROVIDE SWITCH FOR CEILING FAN. PROVIDE CONDUCTORS TO FAN JUNCTION BOX AS REQUIRED. COORDINATE WITH 2. OWNER PRIOR TO ROUGH-IN.
- LIGHTING CONTROL PANEL. RE: LIGHTING CONTROL ZONE SCHEDULE.
- ROUTE CIRCUIT THROUGH LIGHTING CONTROL PANEL. RE: LIGHTING CONTROL ZONE SCHEDULE DWG E6.0.
- MOUNT FIXTURE AND ASSOCIATED SWITCH ABOVE THE LOWEST LEVEL OF ENTRY INTO THE ELEVATOR PIT. 5.
- INSTALL CLASS 2 MAGNETIC DOOR SWITCH, FUNCTIONAL 6 DEVICES CLC106 OR EQUAL FOR CLOSET DOORS.

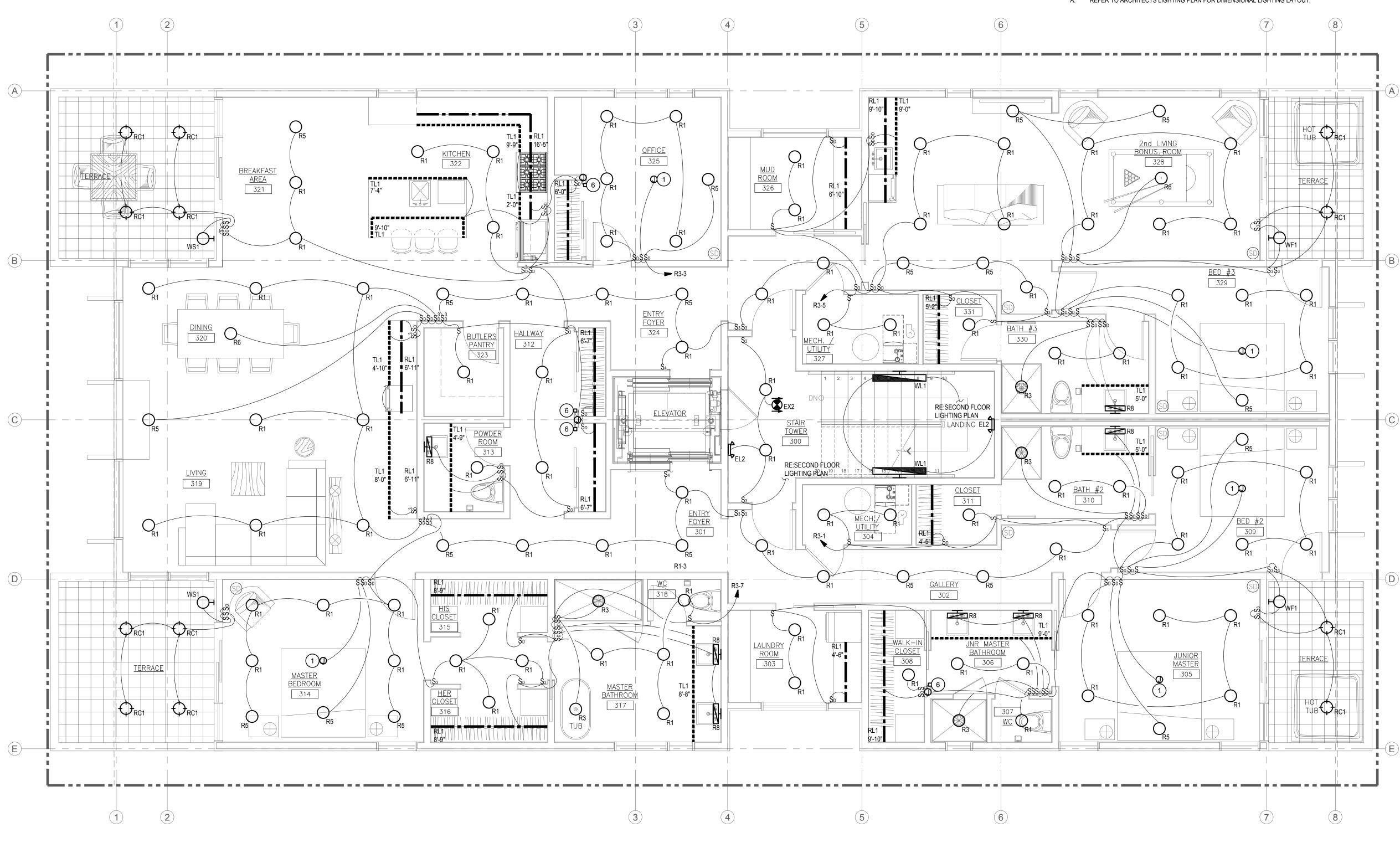


PO BOX 1769 [post] SUN VALLEY, ID 83353 220 River St. E [courier] KETCHUM, ID 83343 V.208.721.7160

REVISION DAT	
ISSUE/DATE DRAWN BY CHECKED BY DATE JOB NO.	PRE-AP 07/19/21 SCHEMATIC 03/16/21 DBH MNB 03/31/21 1076
N. W	760 ashington Ave
	ASHINGTON AVE, CHUM, IDAHO
	OND FLOOR TING PLAN
E	2.1

SEQUENCE

CATEGORY





GENERAL LIGHTING NOTES:

A. REFER TO ARCHITECTS LIGHTING PLAN FOR DIMENSIONAL LIGHTING LAYOUT.

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MUSGROVE ENGINEERING, P.A. 234 S. Whisperwood Way Boise, ID 83709 208.384.0585 645 West 25th Street Idaho Falls, ID 83402 208.523.2862 www.musgrovepa.com Project No. 21087

## **KEYED NOTES:**

# SYMBOL USED FOR NOTE CALLOUT.

3

- 1. PROVIDE A J-BOX THAT IS RATED FOR A CEILING FAN. COORDINATE WITH OWNER PRIOR TO ROUGH-IN.
- 2. PROVIDE SWITCH FOR CEILING FAN. PROVIDE CONDUCTORS TO FAN JUNCTION BOX AS REQUIRED. COORDINATE WITH OWNER PRIOR TO ROUGH-IN.
- LIGHTING CONTROL PANEL. RE: LIGHTING CONTROL ZONE SCHEDULE.
- ROUTE CIRCUIT THROUGH LIGHTING CONTROL PANEL. RE: LIGHTING CONTROL ZONE SCHEDULE DWG E6.0. 4.
- MOUNT FIXTURE AND ASSOCIATED SWITCH ABOVE THE 5. LOWEST LEVEL OF ENTRY INTO THE ELEVATOR PIT.
- INSTALL CLASS 2 MAGNETIC DOOR SWITCH, FUNCTIONAL DEVICES CLC106 OR EQUAL FOR CLOSET DOORS.



_____

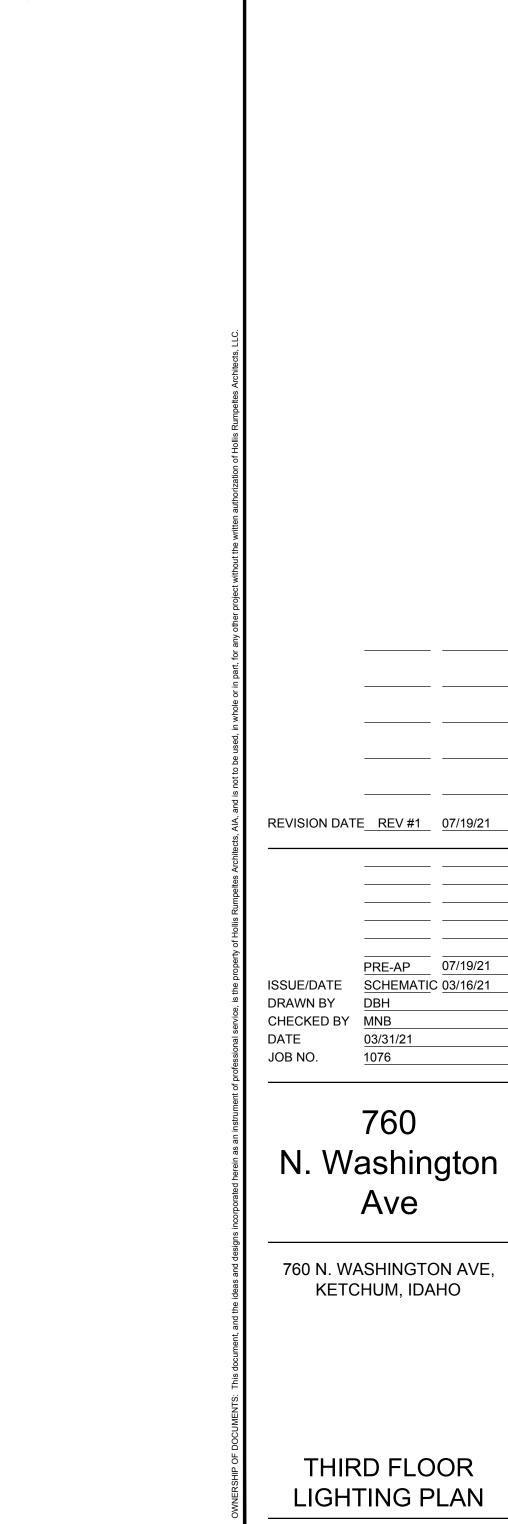
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SEQUENCE

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CATEGORY

PO BOX 1769 [post] SUN VALLEY, ID 83353 220 River St. E [courier] KETCHUM, ID 83343 V.208.721.7160



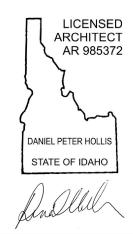
# Exhibit C: Lofts at 760 – Conceptual Rendering







PO BOX 1769 [post] SUN VALLEY, ID 83353 220 River St. E [courier] KETCHUM, ID 83343 V.208.721.7160



THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

REVISION DAT	E	
	PRE-APP#3	07/23/21
	DR ADD.	06/09/21
	100% DD	05/07/21
	D.REVIEW	03/23/21
ISSUE/DATE	SCHEMATIC	03/16/21
DRAWN BY	DPH,JJR	
CHECKED BY	DPH,JJR	
DATE	02/15/21	
JOB NO.	1076	



760 N. WASHINGTON AVE, KETCHUM, IDAHO

BUILDING MASSING MODEL





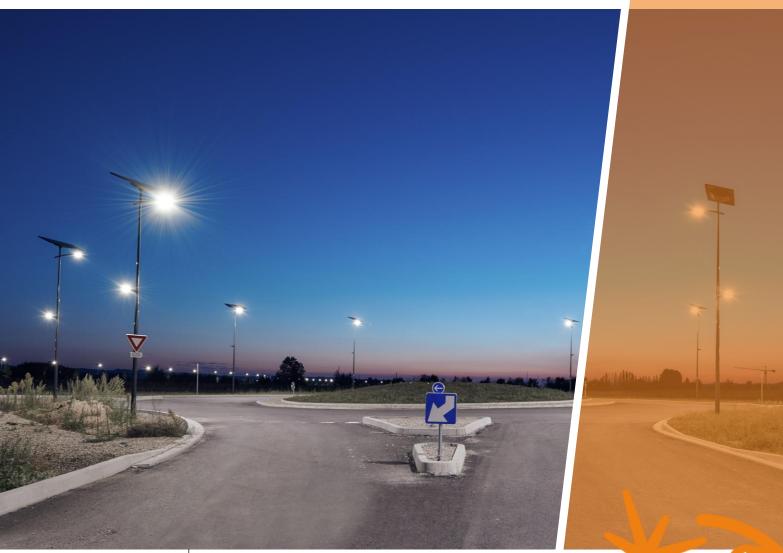
# Exhibit D: Lofts at 760 – Photometric Analysis for Streetlight



# **APPLICATION DESIGN**

# 760 N Washington Ave

## Ketchum ID



Project Number: Date: Written by: Version : <u>G5276</u> 7/26/2021 Shaunak PILLAI A

## The global leader in solar lighting

**Fonroche Lighting America** began as SolarOne, a pioneer in solar lighting in the U.S. for more than a decade. Now we are proud to be part of <u>Fonroche Lighting</u>, the global leader in off-grid solar street lighting. The deep resources and broader scope of an established market leader lets us take solar lighting even further, from the tribal lands of Oklahoma to the West African Republic of Senegal.

We can invest in innovation, pushing efficiency and reliability even higher. We can provide field-tested expertise and responsive service to our customers. And we can take on projects of any size, from local to national. That's why so many <u>municipalities</u>, <u>military</u> and <u>federal facilities</u>, <u>tribes</u>, <u>commercial properties</u>, and <u>developers</u> trust us to deliver the full promise of solar lighting.





# The **3**key benefits

OFF-GRID
100% solar, not connected to the utility grid. No outages.
365 nights of light a year – guaranteed.

### - POWERFUL

Powerful illumination, on a par with grid-connected systems.

### - COST-EFFICIENT

No maintenance for the first 10 years. Rapid installation. No operating costs.

## Feasibility of your solar lighting project

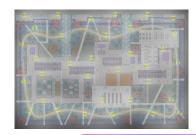
To guarantee powerful, cost-effective off-grid lighting, SolarOne operates its own **design office**. We assess the feasibility of each project in four stages:

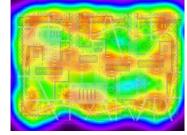
**1.** First, we define your **lighting requirements**.

**2.** Next, we analyze the last 10 years of **local weather data** to determine how much energy our PV panels will generate.

**3.** On this basis, we **calculate** what size and how many products we need to install.

**4.** Finally, our sales team draws up a **cost estimate**.













## Simulation of product(s) over a typical year

Our teams have developed a solar sizing software application, which we use to determine which products will best meet your needs. We then simulate how these products operate over a typical year, based on the average conditions for **the last decade**.



# Based on our experience, we propose the **optimal solution** in terms of lighting **performance** and **cost effectiveness**.

## **10-Year Analysis** of local

### weather data

We use the **PVsyst** software suite and **Meteonorm** historical time series irradiation data to calculate the real-world operating conditions — orientation and tilt angle of the panel, shadow, etc. — and external parameters, such as direct and diffuse irradiation, temperature and the solar calendar.



## Sizing the project to your needs

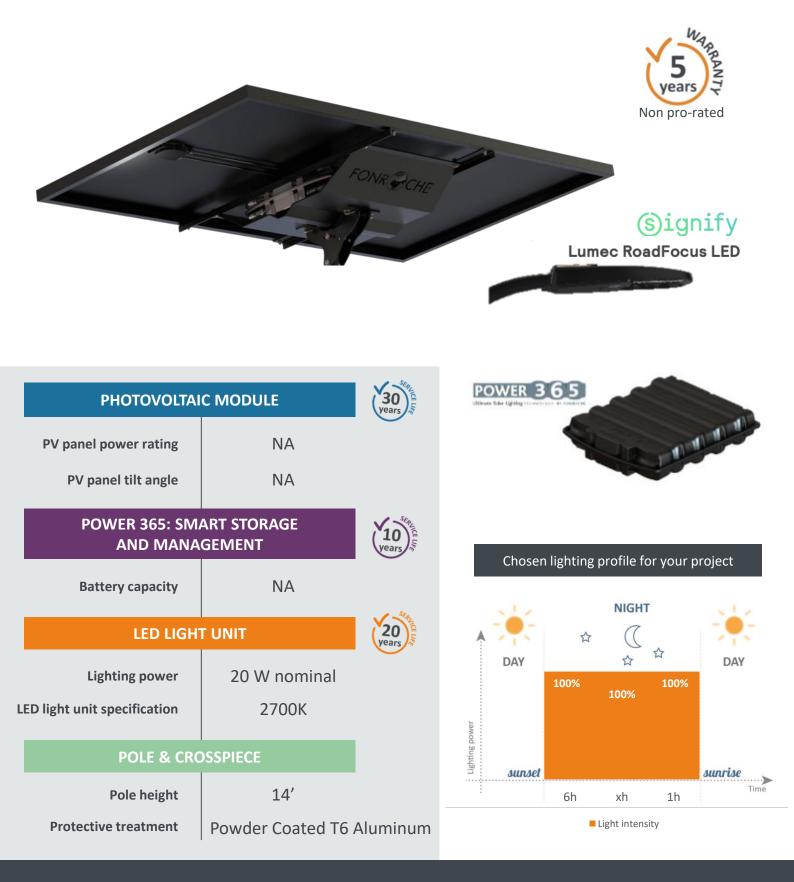
We use a set of key criteria to optimally specify your project:

- Average battery charge level over the year
- Minimum charge level
- Comparative analysis of energy generated by the panel vs. energy used by the system
- Worst-case scenario (lowest irradiation, longest night)

Autonomy of **365** nights of lighting /year



## **SMARTLIGHT WITH SIGNIFY ROADFOCUS**





# PHOTOMETRIC STUDY

*Note: these results are only valid if the Smartlight PV panel is at an azimuth angle of zero degrees and is completely free of shadow.

**These results are subject to change due to technological or regulatory advances. This technical report is valid for 60 days from the date you receive it.

760 N Washington Ave	FONROCHE lighting AMERICA
Lighting Plan By: Shaunak Pillai shaunak.pillai@fonroche.us	220 Reservoir Street, Suite 19 Needham, MA 02494 Phone Number: (339) 225 4530 www.fonrochesolarlighting.com

Luminaire Sche	dule			
Symbol	Qty	Label	Description	LLF
	1	rfs-15w12led27k-g2-r2m	RFS-15W12LED2_7K-G2-R2M	1.000

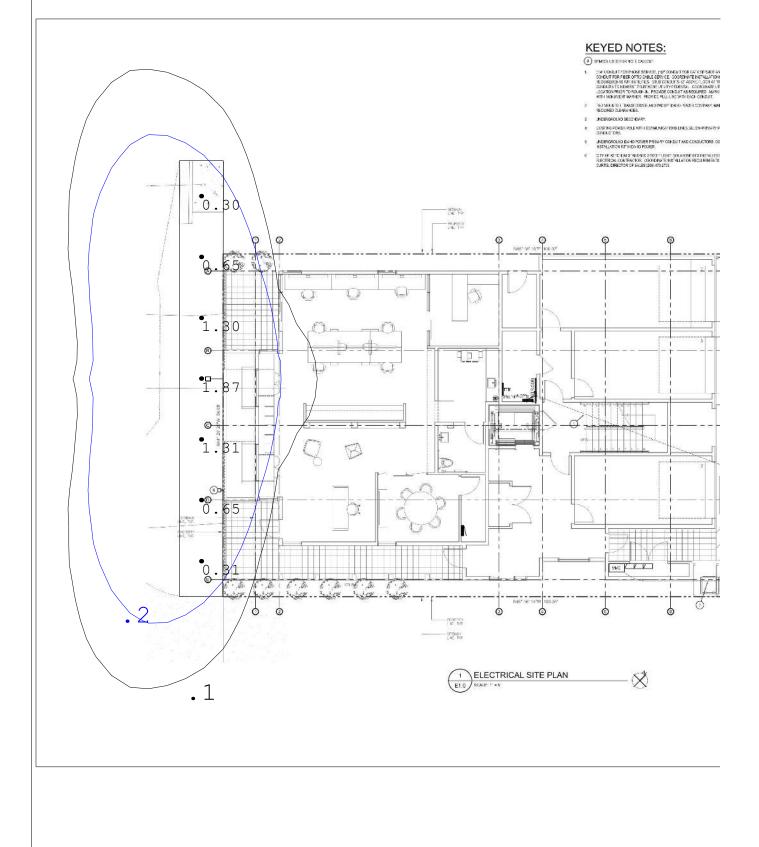
Luminai	re Location Summary					
SeqNo	Label	Х	Y	Z	Orient	Tilt
1	rfs-15w12led27k-g2-r2m	30.7	63.8	15.25	180	0



Lighting Plan Project Number: G5276 By: Shaunak Pillai shaunak.pillai@fonroche.us Date:7/26/2021 220 Reservoir Street, Suite 19 Needham, MA 02494 Phone Number: (339) 225 4530 www.fonrochesolarlighting.com

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Curb	Illuminance	Fc	0.91	1.87	0.30	3.03	6.23

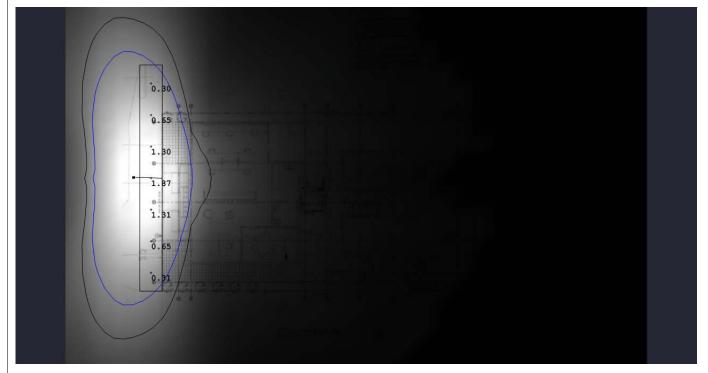
Lighting Plan Project Number: G5276 By: Shaunak Pillai shaunak.pillai@fonroche.us Date:7/26/2021 220 Reservoir Street, Suite 19 Needham, MA 02494 Phone Number: (339) 225 4530 www.fonrochesolarlighting.com



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220 Reservoir Street, Suite 19 Needham, MA 02494 Phone Number: (339) 225 4530 www.fonrochesolarlighting.com

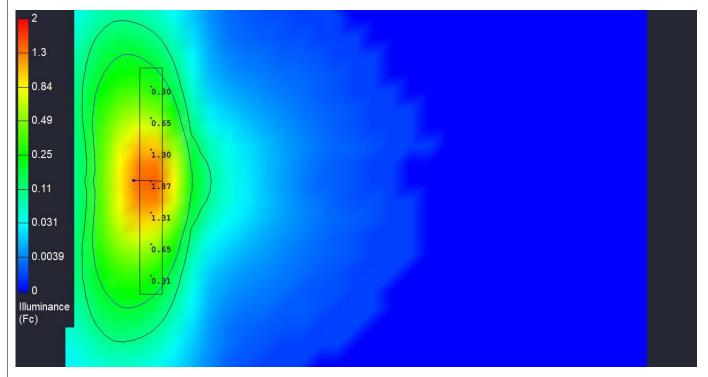


3D Rendering

Lighting Plan Project Number: G5276 By: Shaunak Pillai shaunak.pillai@fonroche.us Date:7/26/2021



220 Reservoir Street, Suite 19 Needham, MA 02494 Phone Number: (339) 225 4530 www.fonrochesolarlighting.com



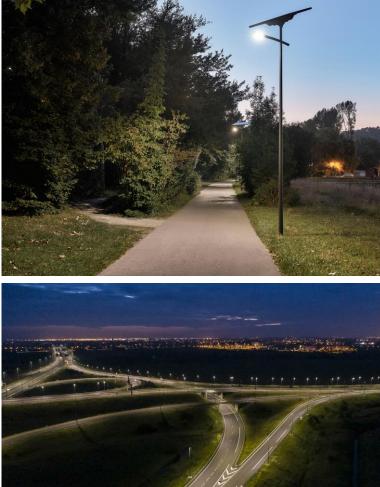
False Color Rendering

## A few examples









Fonroche Lighting America Design Office



## Solar lighting Your commitment to sustainability Contact us

Dale Curtis Director of Sales M: (208) 484-8993 E: dale.curtis@Fonroche.US

FIND OUT MORE AT
www.FonrocheSolarLighting.com

FONROCHE LIGHTING AMERICA | 220 Reservoir St. #19 Needham, MA 02494 | USA Telephone : 339-225-4530

Fonroche Lighting America Design Office