



City of Ketchum  
Planning & Building

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

**PROJECT:** The Lofts at 760

**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 7<sup>th</sup> St and 8<sup>th</sup> 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.

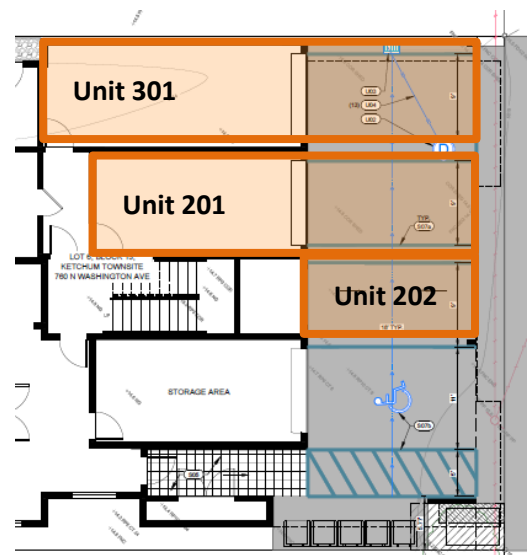
**Parking**

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.

*Table 1: Lofts at 760 Parking Requirements*

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

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.



*Figure 2: Parking Allocation for Off-Street Parking*

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 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

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 a 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.



*Figure 5: Landscaping of adjacent property to the north.*

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.



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

**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

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

**23<sup>rd</sup> 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 1<sup>st</sup> 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,



Daniel Hollis, Principal



# CONTENTS:

Project Data sheet – Development Potential

Design Review Application

Design Review Application Checklist

Materials additional Information

Lighting Cut sheets

## **Drawing List:**

- A0.0 Project Data / General Notes
- A0.1 Exterior 3D Massing Model Views
- A0.2 Exterior 3D Massing Model Views
- A0.3 Exterior 3D Model in Context
- A0.5 Existing Site pictures
- A0.7 Material Samples / Color Board
- A0.8 Construction Management Plan
  
- C Topographical & Site Information (Galena Engineering)
- C0.1 Cover Sheet
- C1.0 Site Improvements Plan (Drainage)
  
- L0.0 Landscape Site Plan (Eggers & Associates)
- L1.0 Landscape Site Plan (Eggers & Associates)
  
- A1.1 Site Plan
- A1.2 Arch Site Plan
- A2.1 First Level Floor Plan
- A2.2 Second Level Floor Plan
- A2.3 Third Level Floor Plan
- A2.7 Roof Plan
- A3.1 Exterior Elevations (North / West)
- A3.2 Exterior Elevations (South / East)
- A4.1 Building Sections
- A4.2 Building Sections
- A4.3 Building Sections
- A5.1 Wall Sections / Details
- A5.2 Wall Sections / Details
- A5.3 Wall Sections / Details
  
- M0.0 Cover Sheet (Musgrove, PA)
- P1.0 Mechanical Utilities Plan (Musgrove, PA)
- E1.0 Electrical Site Plan (Musgrove, PA)
- E1.1 Photometric Electrical Site Plan (Musgrove, PA)
- E2.1 1<sup>st</sup> Floor Lighting Plan (Exterior)
- E2.2 2<sup>nd</sup> Floor Lighting Plan (Exterior)
- E2.3 3<sup>rd</sup> Floor Lighting Plan (Exterior)

# 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 10<sup>th</sup>. 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.

*See above.*

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.

*See above.*

• *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”.

*See above.*

• *Section 17.96.070.I – 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 –

□ 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 West sidewalks and East Alleyway”.*

□ 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.

*See above.*

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

*See above.*

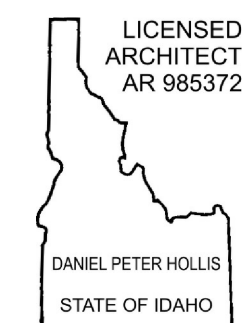
### **Fire**

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**





*Daniel Hollis*

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

OWNERSHIP OF DOCUMENTS: This document and the ideas and designs incorporated herein as an instrument of professional service, is the property of HollisPartners Architects, AIA, and is not to be used, in whole or in part, for any other project without the written authorization of HollisPartners Architects, LLC.


REVISION DATE

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

**760  
 N. Washington  
 Ave**

760 N. WASHINGTON AVE,  
 KETCHUM, IDAHO

**BUILDING  
 MASSING MODEL**

**A      0.1**  
CATEGORY      SEQUENCE

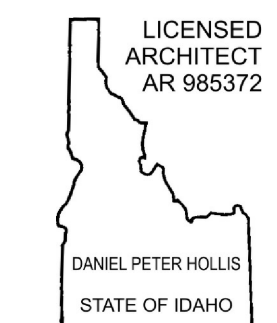




1 BUILDING MASSING MODEL  
A0.2

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

V.208.721.7160



*Daniel Hollis*

THIS WORK WAS PREPARED BY ME  
OR UNDER MY SUPERVISION AND  
CONSTRUCTION OF THIS PROJECT  
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REVISION	DATE

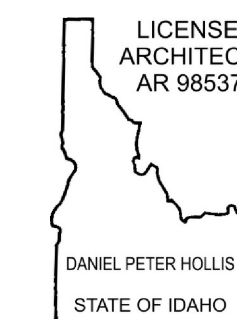
PRE-APP#3	07/23/21
DR ADD.	06/09/21
100% DD	05/07/21
D.REVIEW	03/23/21
ISSUE/DATE	SCHEMATIC 03/16/21
DRAWN BY	DPH,JJR
CHECKED BY	DPH,JJR
DATE	02/15/21
JOB NO.	1076

**760  
N. Washington  
Ave**

760 N. WASHINGTON AVE,  
KETCHUM, IDAHO

**BUILDING  
MASSING MODEL**

**A**      **0.2**  
CATEGORY      SEQUENCE



*Daniel Peter Hollis*

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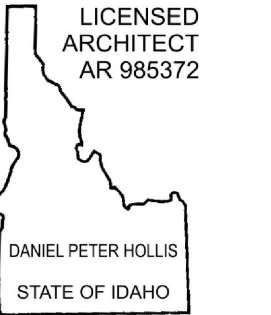
**760  
 N. Washington  
 Ave**

760 N. WASHINGTON AVE,  
 KETCHUM, IDAHO

**BUILDING  
 MASSING MODEL**

**A      0.3**  
CATEGORY      SEQUENCE

**1** BUILDING MASSING MODEL WITH SURROUNDING CONTEXT  
 A0.3



Daniel Peter Hollis  
 STATE OF IDAHO

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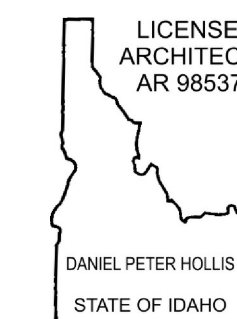
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**760  
 N. Washington  
 Ave**

760 N. WASHINGTON AVE,  
 KETCHUM, IDAHO

**EXISTING  
 SITE PICTURES**

**A**      **0.4**  
 CATEGORY      SEQUENCE



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FINISHED GREY METAL ROOF



BOARD FORMED FINISH CONCRETE



SIPARILA WOOD SIDING



BRONZE/BLACK COLORED DOORS AND WINDOWS



WESTERN RIB GREY CORRUGATED METAL



GRAPHITE BLACK STONEWOOD SIDING

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**760**  
**N. Washington**  
**Ave**

760 N. WASHINGTON AVE,  
 KETCHUM, IDAHO

**EXT. MATERIALS &  
 COLORS SAMPLE**

**A**      **0.6**  
CATEGORY      SEQUENCE



791 WARM SPRINGS RD

LOT 2, BLK 13

731 WARM SPRINGS RD

271 E 7TH ST

ALLEY (BLOCK 13)  
(20' RW)

200 E 8TH ST

**760 N WASHINGTON AVE**  
**LOT 6, BLK 13**  
±5,501 S.F.  
±0.13 AC.

LOT 7, BLK 13

700 N WASHINGTON AVE

GRAVEL PARKING AREA

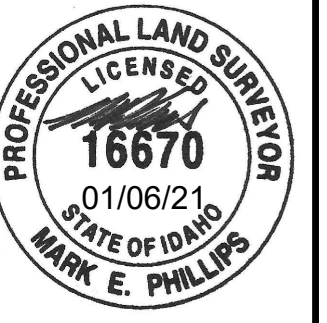
**LEGEND**

	Property Line		GM = Gas Main
	Adjoiner's Lot Line		Overhead Power Line
	Centerline		Power Pole
	FDAC = Found Aluminum Cap		Sewer Main
	FD5/8 = Found 5/8" Rebar		SS = Sewer Service
	FD1/2 = Found 1/2" Rebar		DWELL = Dry Well
	CNTRL = Survey Control		Ketchum City Water Line (8")
	5' Contour Interval		Ketchum Spring Line (4")
	DL = Dripline of Vegetation		WS = Water Service
	Curb & Gutter		FH = Fire Hydrant
	FNC = Fence Line		FFH = Frost Free Hydrant
	Building		WV = Water Valve
	Asphalt		AP = Angle Point
	Concrete Sidewalk		BEG = Beginning
	Gravel Drive		BOW = Back of Walk
	Wood Deck/ADA Access		CC = Curb Cut
	EOG = Edge Of Gravel		COR = Corner
	Natural Ground		EQA = Edge of Asphalt
	CT = Conifer Tree		IC = Illegible Cap
	DT = Deciduous Tree		INT = Intersection
			LIP = Lip of Gutter
			NG = No Cap
			RP = Reference Point
			TA = Top of Asphalt
			TBC = Top Back of Curb

**NOTES**

- 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).
- 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.
- 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.
- 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). Vertical Datum is NAVD 1988.

**A TOPOGRAPHIC MAP SHOWING**  
**LOT 6, BLOCK 13, CITY OF KETCHUM**  
**760 N WASHINGTON AVENUE**  
 LOCATED WITHIN SECTION 13, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
 PREPARED FOR GALENA PEAK PARTNERS / HOLLIS RUMPFELT ARCHITECTS



DESIGNED BY  
 CT  
 DRAWN BY  
 SMF  
 CHECKED BY

**GALENA**  
**ENGINEERING, INC.**  
 Civil Engineers & Land Surveyors  
 317 N. River Street  
 Hailey, Idaho 83433  
 (208) 768-1705  
 email: galena@galena-engineering.com

NO.	DATE	BY	REVISIONS

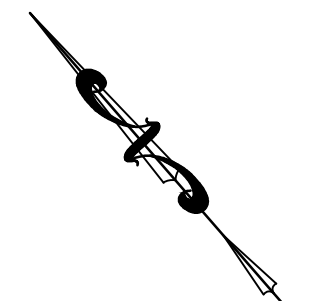
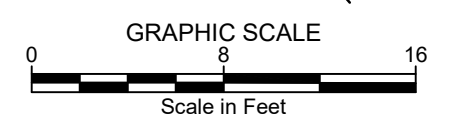
**TOPO**

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8 EIGHTH STREET (60' RW)

SEVENTH STREET (60' RW)

WASHINGTON AVENUE (60' RW)  
N44° 24' 20" W 279.93'



# 760 N WASHINGTON AVENUE

## KETCHUM, IDAHO

### JULY 2021

#### 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" (ISPCW), AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPCW 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 (ISPCW), 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 (ISPCW), 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 ANSINSF 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 THAN 0.25%.
9. THE CONTRACTOR SHALL USE ANSINSF 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 ISPCW SECTION 201.
12. ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPCW 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 ISPCW 802, TYPE II (ITD STANDARD 703.04, 2"). SHALL BE PLACED IN CONFORMANCE WITH ISPCW 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 ISPCW 802, TYPE I (ITD STANDARD 703.04, 3/4" B). SHALL BE PLACED IN CONFORMANCE WITH ISPCW 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 ISPCW SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPCW SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPCW 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 CONFORM TO ISPCW SECTION 701 AND 703. ALL CONCRETE SHALL BE 3,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPCW SECTION 703, TABLE 1.
19. ALL TRENCHING SHALL CONFORM TO ISPCW 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.

#### LEGEND

EXISTING ITEMS	PROPERTY LINE	PROPOSED ITEMS	
	Property Line		CONCRETE SIDEWALK
	Adjoiner's Lot Line		CONCRETE 6" VERTICAL CURB
	Centerline		PAVERS
	FDAC = Found Aluminum Cap		SIGN
	FD5/8 = Found 5/8" Rebar		STORM DRAIN
	FD1/2 = Found 1/2" Rebar		DRYWELL WITH GRATED LID
	CNTRL = Survey Control		SAWCUT LINE
	5' Contour Interval		FLOW LINE
	1' Contour Interval		ROAD PAINT (WHITE OR YELLOW)
	DL = Dripline of Vegetation		GRADE
	Curb & Gutter		1.75%
	FNC = Fence Line		STREET LIGHT
	Building		DRYWELL
	Asphalt		GRAVEL
	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")		
	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 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		

#### SHEET INDEX

SHEET#	DESCRIPTION
C0.1	COVER SHEET
C1.0	LAYOUT, GRADING, AND DRAINAGE PLAN
C2.0	DETAILS

COVER SHEET

760 N WASHINGTON AVENUE

LOCATED WITHIN SECTION 13, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
PREPARED FOR GALENA PEAK PARTNERS / HOLLIS RUMPFELTES ARCHITECTS

PROJECT INFORMATION  
C:\Users\Admin\Desktop\760 N Washington\Construction\760 N Washington\ENG BASE.dwg 07/22/21 14:44:55 PM

PRELIMINARY  
NOT FOR  
CONSTRUCTION

SKS  
DESIGNED BY  
SKS  
DRAWN BY  
SMF  
CHECKED BY

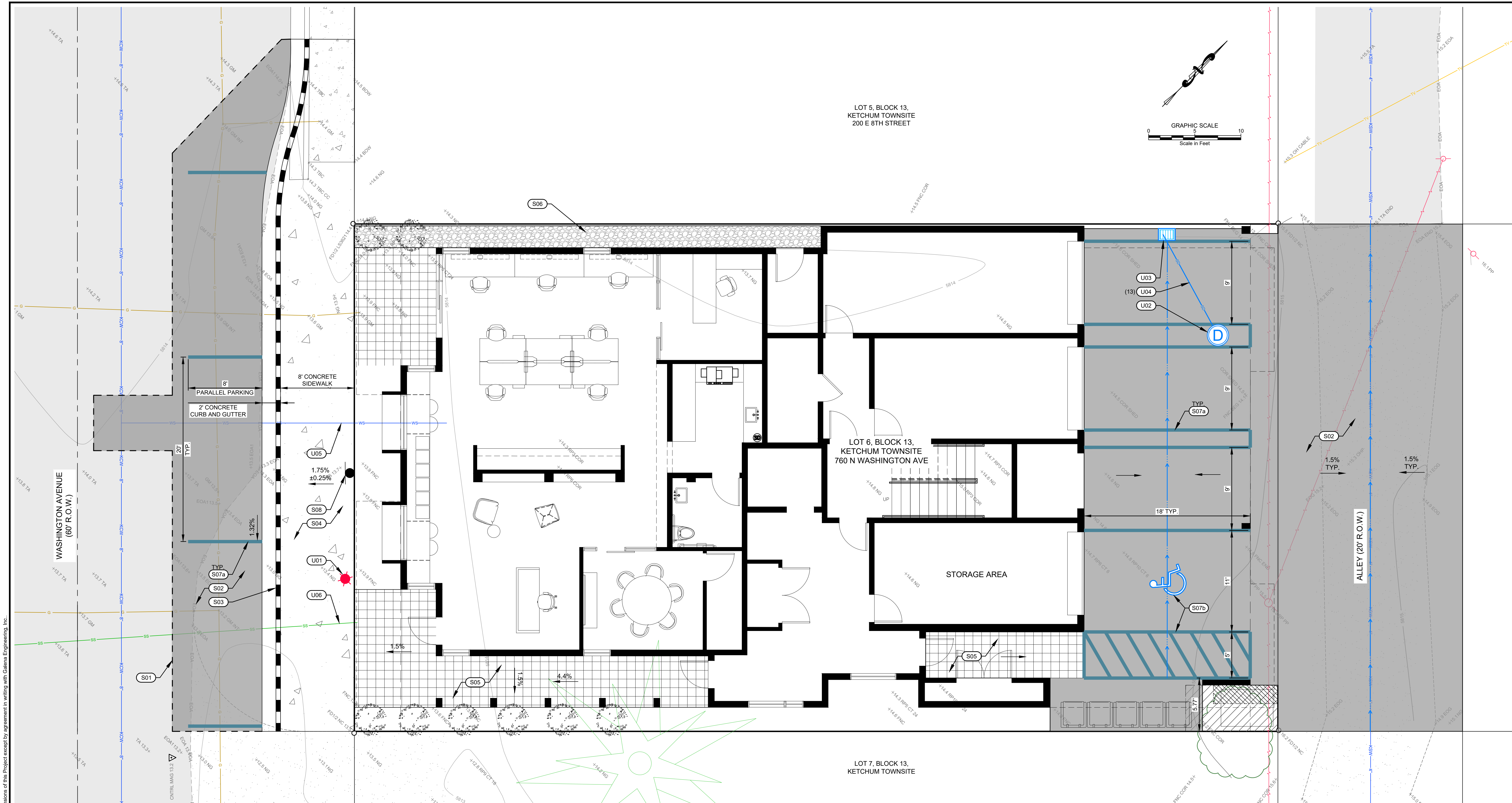
**GALENA**  
ENGINEERING, INC.  
Civil Engineers & Land Surveyors  
317 N. River Street  
Halley, Idaho 83333  
(208) 768-1705  
email: galena@galena-engineering.com

PURPOSE: 07.23.2021 PRE-APPLICATION DESIGN REVIEW

REVISIONS

NO. DATE BY

C0.1



**LAYOUT, GRADING, AND DRAINAGE PLAN**  
**760 N WASHINGTON AVENUE**  
 LOCATED WITHIN SECTION 13, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
 PREPARED FOR GALENA PEAK PARTNERS / HOLLIS RUMPELT ARCHITECTS

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

SKS DESIGNED BY  
 SKS DRAWN BY  
 SMF CHECKED BY

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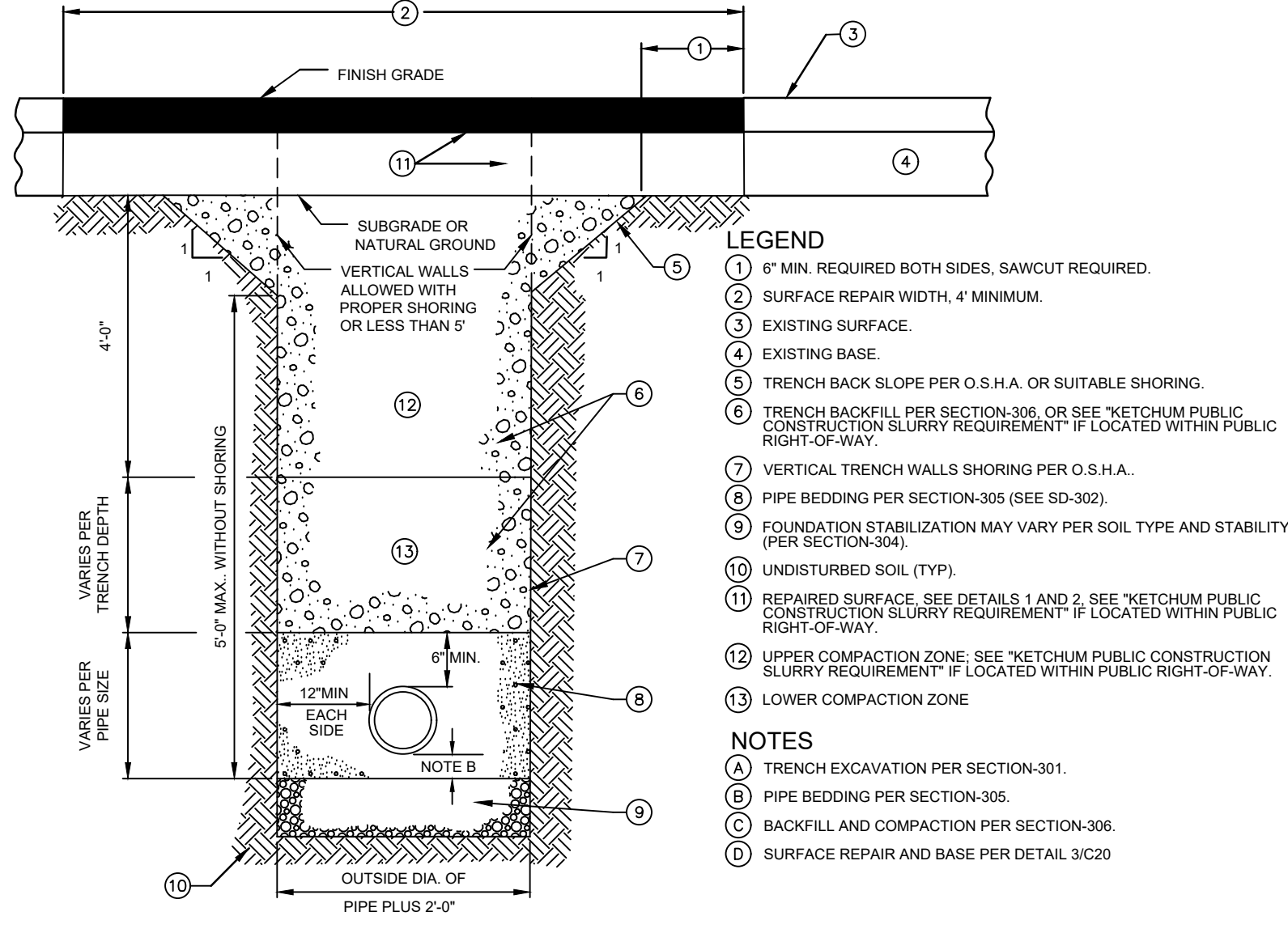
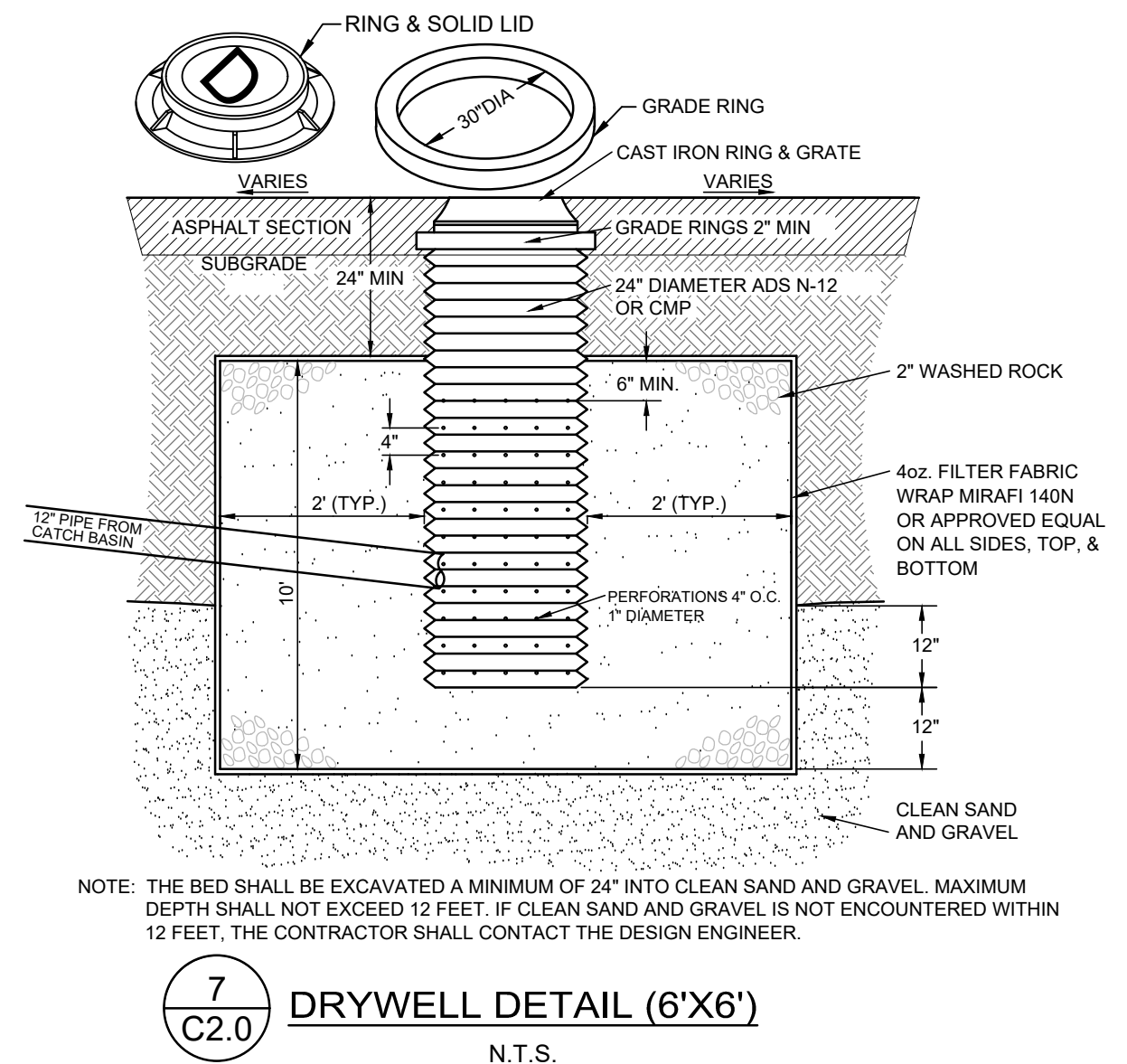
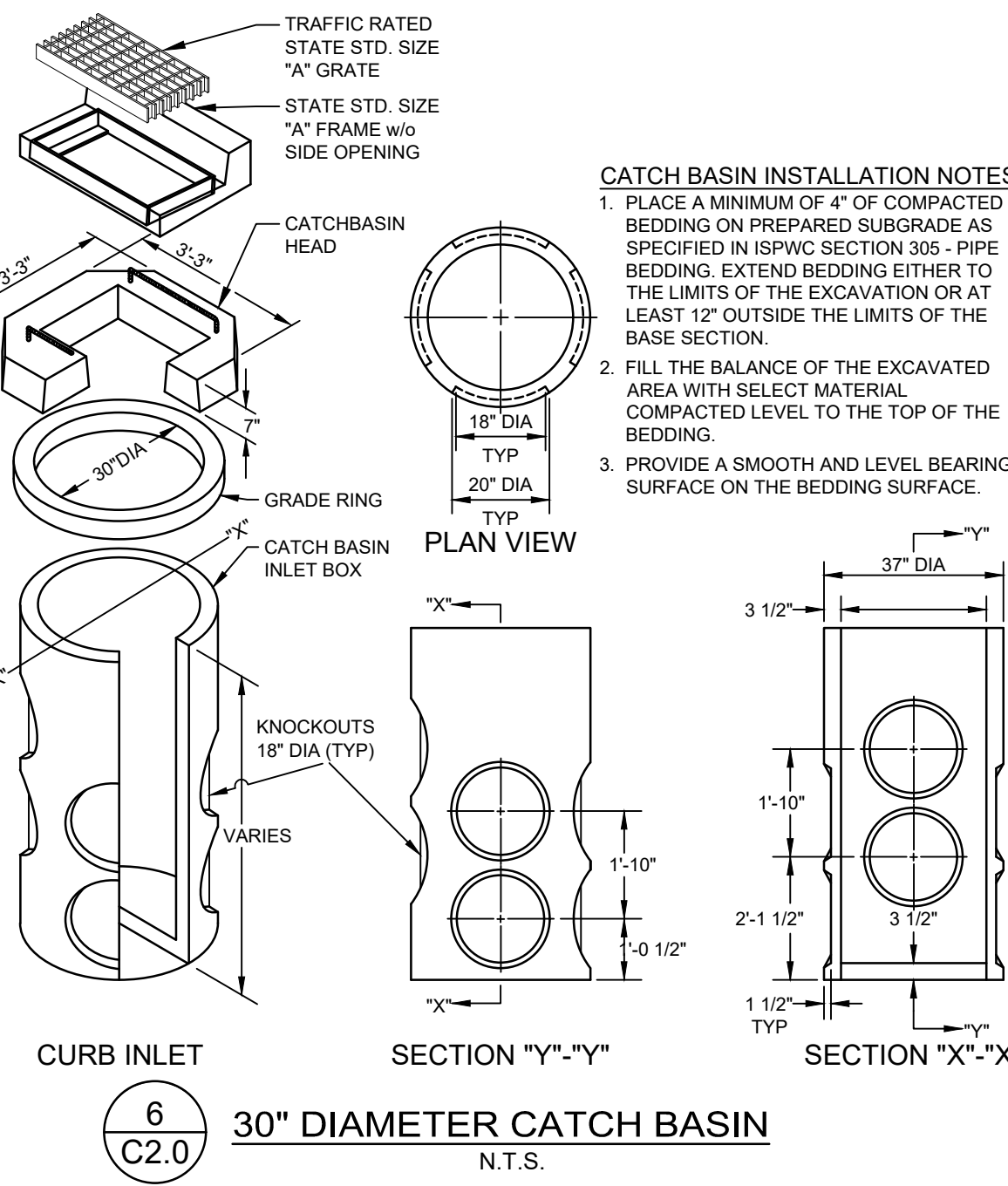
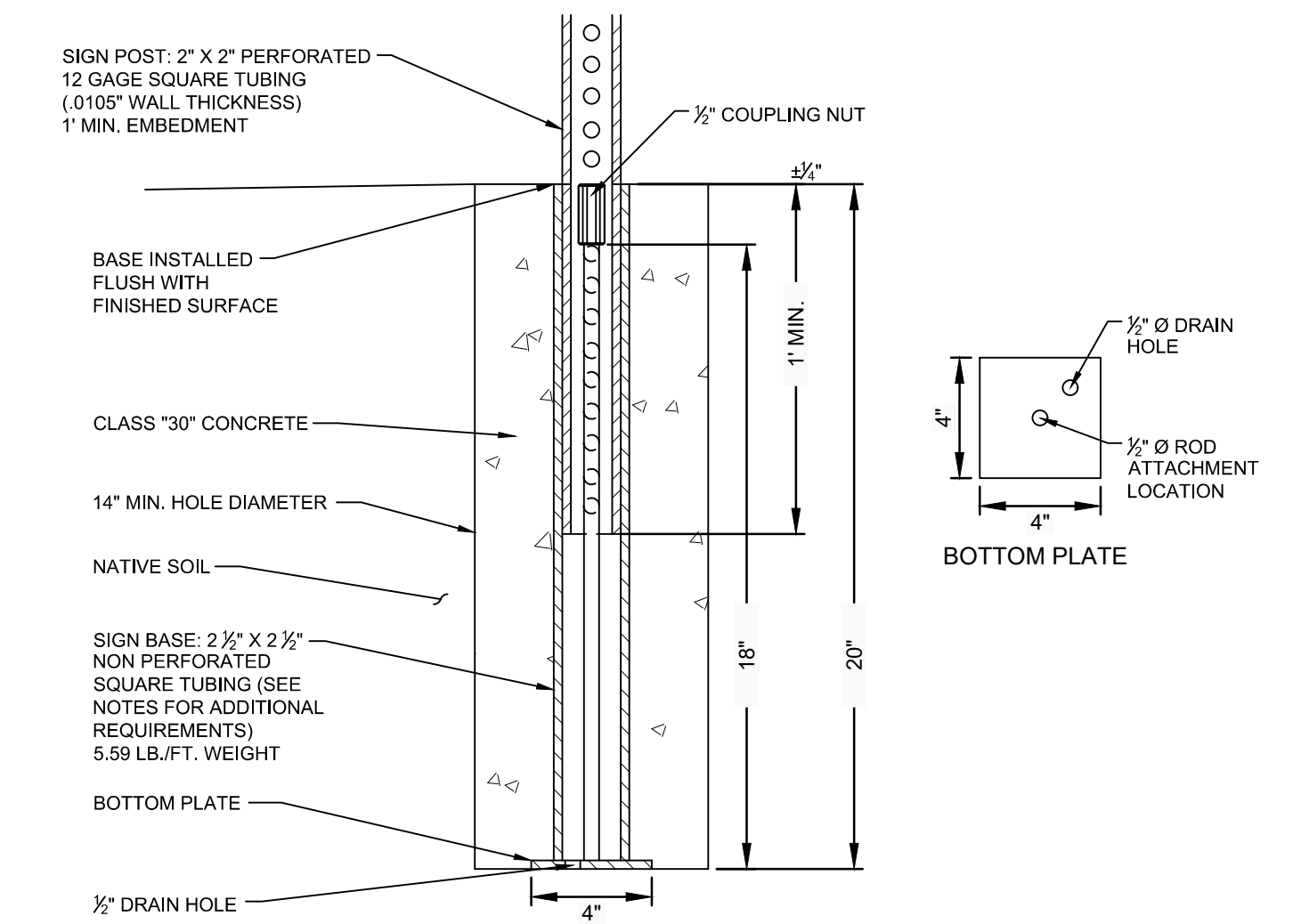
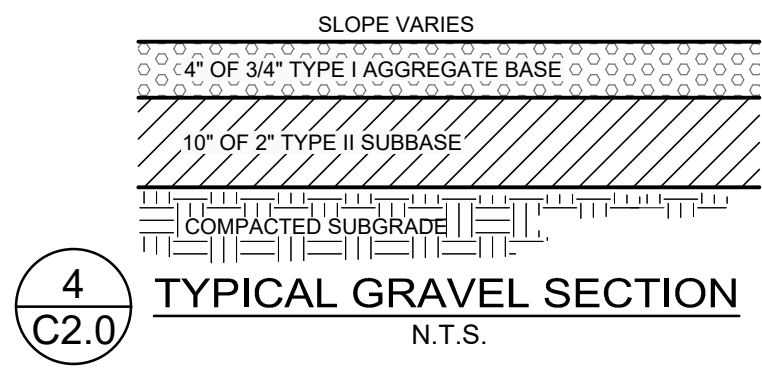
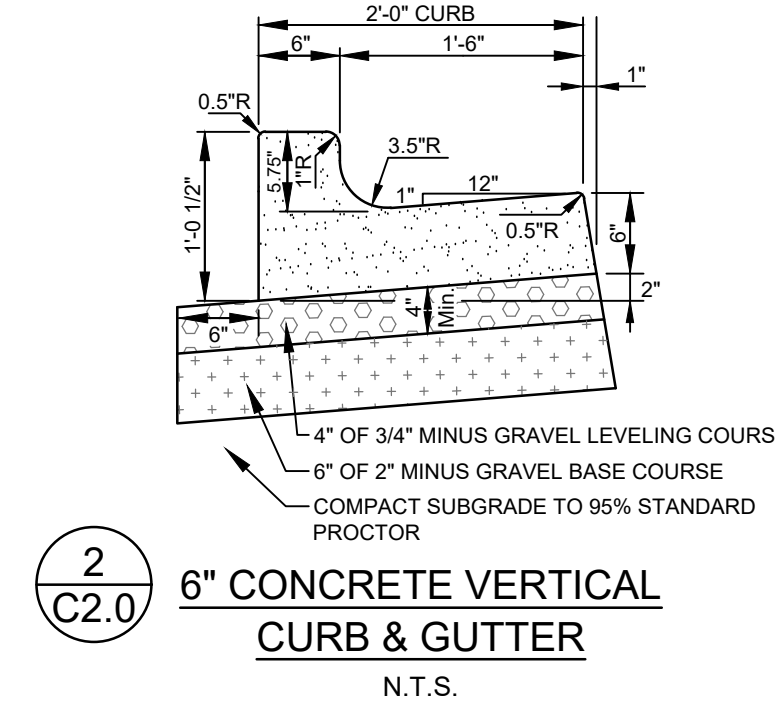
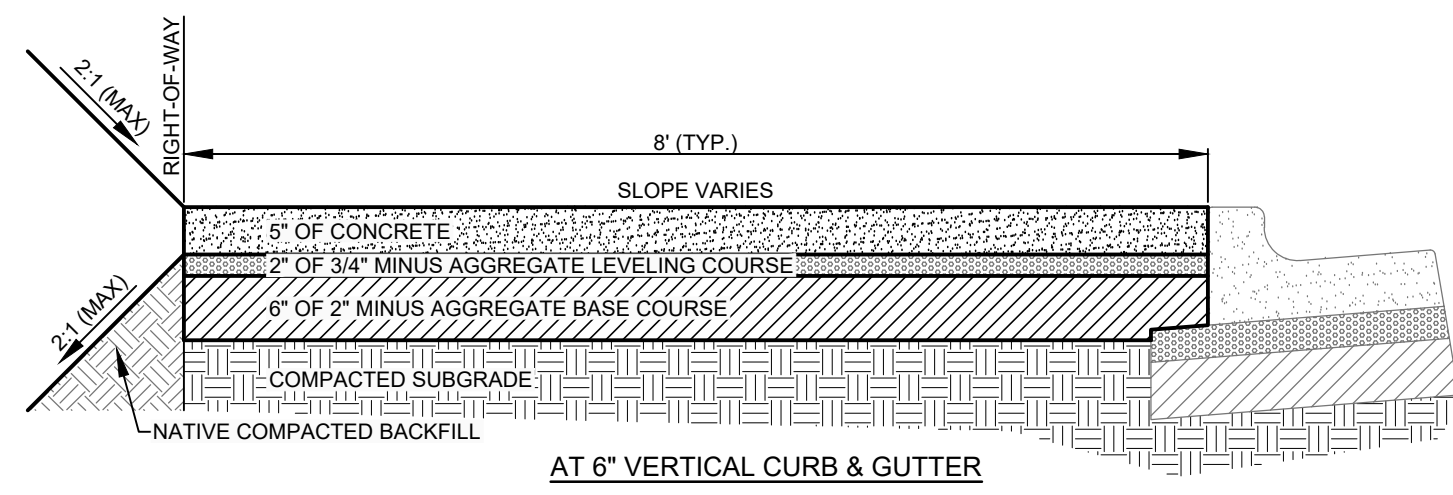
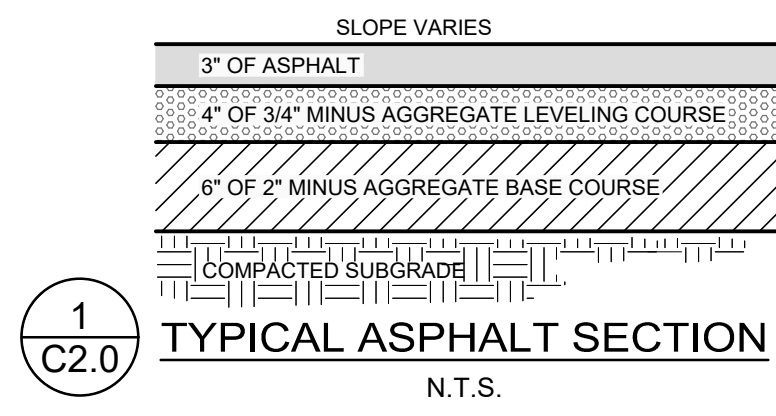
NO.	DATE	BY	REVISIONS

**GENERAL NOTE**  
 SEE SHEET C0.1 FOR CONSTRUCTION NOTES AND LEGEND.

- CONSTRUCTION KEYNOTES**
- SITE IMPROVEMENTS**
- (S01) SAWCUT EXISTING ASPHALT TO PROVIDE FOR A CLEAN VERTICAL EDGE.
  - (S02) CONSTRUCT/ REPAIR ASPHALT. SEE DETAIL 1, SHEET C2.0.
  - (S03) CONSTRUCT 6" CONCRETE VERTICAL CURB AND GUTTER PER DETAIL 2, SHEET C2.0.
  - (S04) CONSTRUCT HEATED CONCRETE SIDEWALK PER DETAIL 3, SHEET C2.0
  - (S05) INSTALL PAVERS PER ARCHITECT.
  - (S06) INSTALL GRAVEL SURFACE PER DETAIL 4, SHEET C2.0
- SIGNING AND PAVEMENT MARKING IMPROVEMENTS**
- (S07) INSTALL PAVEMENT MARKINGS PER CITY OF KETCHUM STANDARDS
    - a. 4" WIDE YELLOW PARKING STRIPE
    - b. 4" WIDE ADA STRIPING AND SYMBOL
  - (S08) INSTALL REGULATORY SIGN, COORDINATE TYPE AND FINAL LOCATION WITH CITY OF KETCHUM. CITY WILL PROVIDE SIGN BASES. SEE DETAIL 5, SHEET C2.0 FOR SIGN BASE DETAIL.
- UTILITY IMPROVEMENTS**
- (U01) INSTALL STREET LIGHT PER CITY OF KETCHUM STANDARDS. APPROXIMATE LOCATION SHOWN.
  - (U02) INSTALL DRYWELL PER DETAIL 7, SHEET C2.0. CONNECT ROOF DRAINS PER ARCH. RIM ELEV = XX (SOLID GRATE) I.E. (IN) = XX
  - (U03) INSTALL CATCH BASIN PER DETAIL 6, SHEET C2.0. RIM ELEV = XX I.E. (IN) = XX
  - (U04) INSTALL 12"Ø D3034 PVC PIPE @ S=2.0% MIN. 3.0' MINIMUM COVER. (PIPE LENGTH, LF)
  - (U05) CUT, CAP, AND REMOVE EXISTING SERVICE AT WATER MAIN. INSTALL NEW WATER SERVICE. NEW SERVICE SIZE TO BE DETERMINED BY PLUMBING ENGINEER.
  - (U06) RETAIN, PROTECT, UTILIZE EXISTING 4"Ø SEWER SERVICE.



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**NOTES:**

- BASES SHALL BE INSTALLED TO BE FLUSH WITH SURFACE.
- ALL INSTALLATIONS SHALL HAVE 14" MINIMUM FOUNDATION OR GROUTED INTO SOLID ROCK.
- ALL STREET SIGNS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE MUTCD.
- SIGN PLACEMENT SHALL BE APPROVED BY THE CITY OF KETCHUM.
- CITY TO PROVIDE BASES.

**SIGN BASE MATERIAL & DIMENSION REQUIREMENTS**  
 2 1/2" OUTSIDE TUBE STEEL (20' LENGTH)  
 2 1/2" INSIDE TUBE STEEL  
 3/8" THICK  
**INTERNAL ROD MATERIAL & DIMENSION REQUIREMENTS**  
 1/2" COLD ROLLED ROD (18" LENGTH)  
 1/2" COUPLING NUTS  
**BOTTOM PLATE MATERIAL & DIMENSION REQUIREMENTS**  
 4" X 4" X 1/2" STEEL STRAP

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

COARSE AGGREGATE (3/4" MINUS)	: 2,600 LBS
SAND	: 800 LBS
PORTLAND CEMENT	: 94 LBS
WATER	: 11 GAL (MAX.)

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

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

**LAYOUT, GRADING, AND DRAINAGE PLAN**  
**760 N WASHINGTON AVENUE**  
 LOCATED WITHIN SECTION 13, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
 PREPARED FOR GALENA PEAK PARTNERS / HOLLIS RUMPFELT ARCHITECTS  
 PROJECT INFORMATION  
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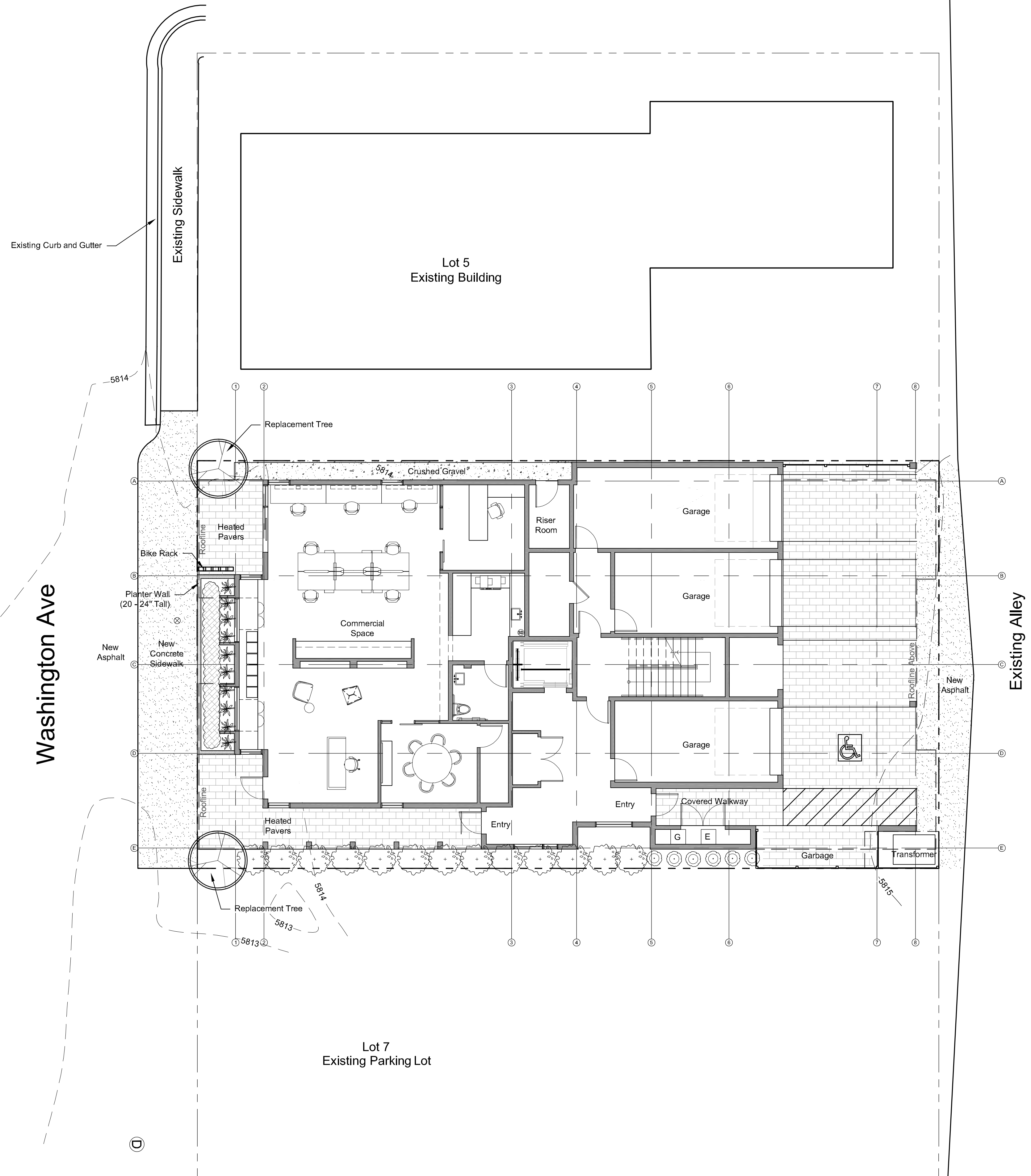
**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

SKS DESIGNED BY \_\_\_\_\_  
 SKS DRAWN BY \_\_\_\_\_  
 SMF CHECKED BY \_\_\_\_\_

**GALENA ENGINEERING, INC.**  
 Civil Engineers & Land Surveyors  
 317 N. River Street  
 Hailey, Idaho 83433  
 (208) 768-1705  
 email: galena@galena-engineering.com

PURPOSE: 07.23.2021 PRE-APPLICATION DESIGN REVIEW	
NO.	DATE
BY	REVISIONS

C2.0



**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**

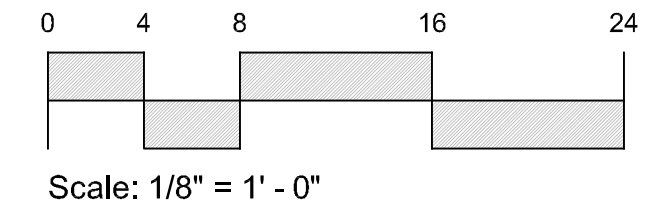
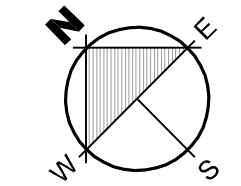
1. All Disturbed areas shall be revegetated and irrigated with an automatic underground sprinkler system.
2. All planting beds to have 3" cover of bark or compost mulch.
3. Trees shown at approximately 2/3 mature diameter.
4. All utilities are underground and shall be located prior to any work.

**Plan Legend**

- Property Line
- Existing Contour
- Utilities
- Pavers
- Asphalt
- Crushed Gravel

**Plant Legend**

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



760  
Washington  
Ave

EGGERS ASSOCIATES, P.A.  
Landscape Architecture  
T: (208) 725-0988  
F: (208) 725-0972  
P.O. Box 953  
Ketchum, ID 83740

760 Washington Ave  
Lot 6 Block 33  
Ketchum, Idaho

Job No: 21.18  
Scale: 1/8" = 1' - 0"  
Issue/Revisions: Date:  
06/08/21  
Pre-App 07/25/21

Sheet Title:  
Landscape  
Plan

Sheet No:  
L2

General Notes

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2. Landscape architect is not responsible for any deviation from these plans, unless such changes are authorized by the landscape architect in writing.
3. All existing utilities are underground. All new utilities shall be underground.
4. Site serviced by City of Ketchum.

Plan Legend

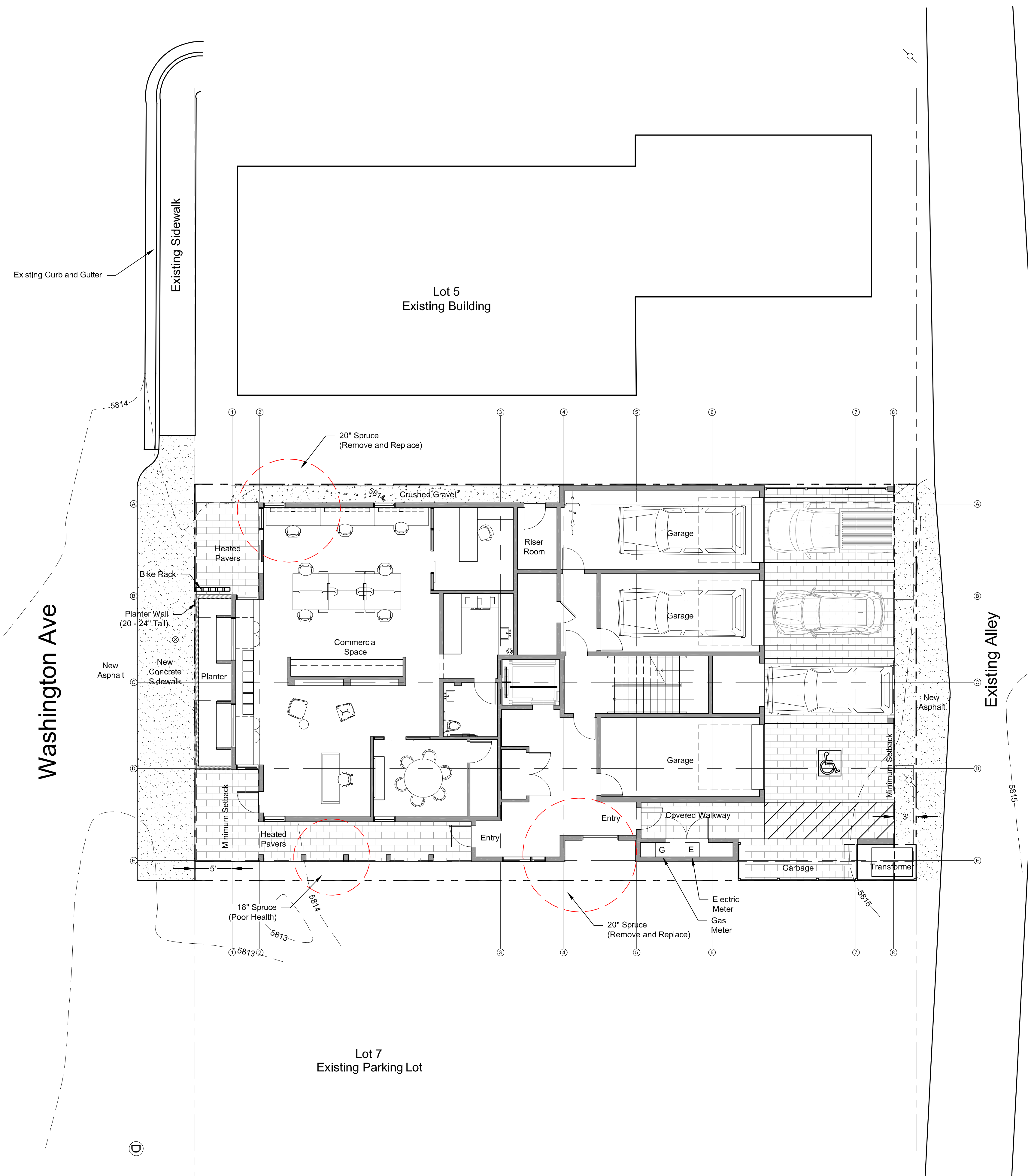
	Property Line
	Minimum Setback
	Utilities
	Sewer Manhole
	Water Meter
	Pavers
	Asphalt
	Crushed Gravel

Existing Tree Legend

	Existing Tree To Be Removed
--	-----------------------------

Notes

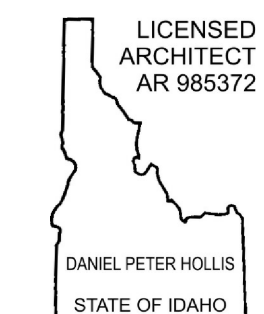
All Walkways On Private Property Will Have Radiant Heating Under The Paver System





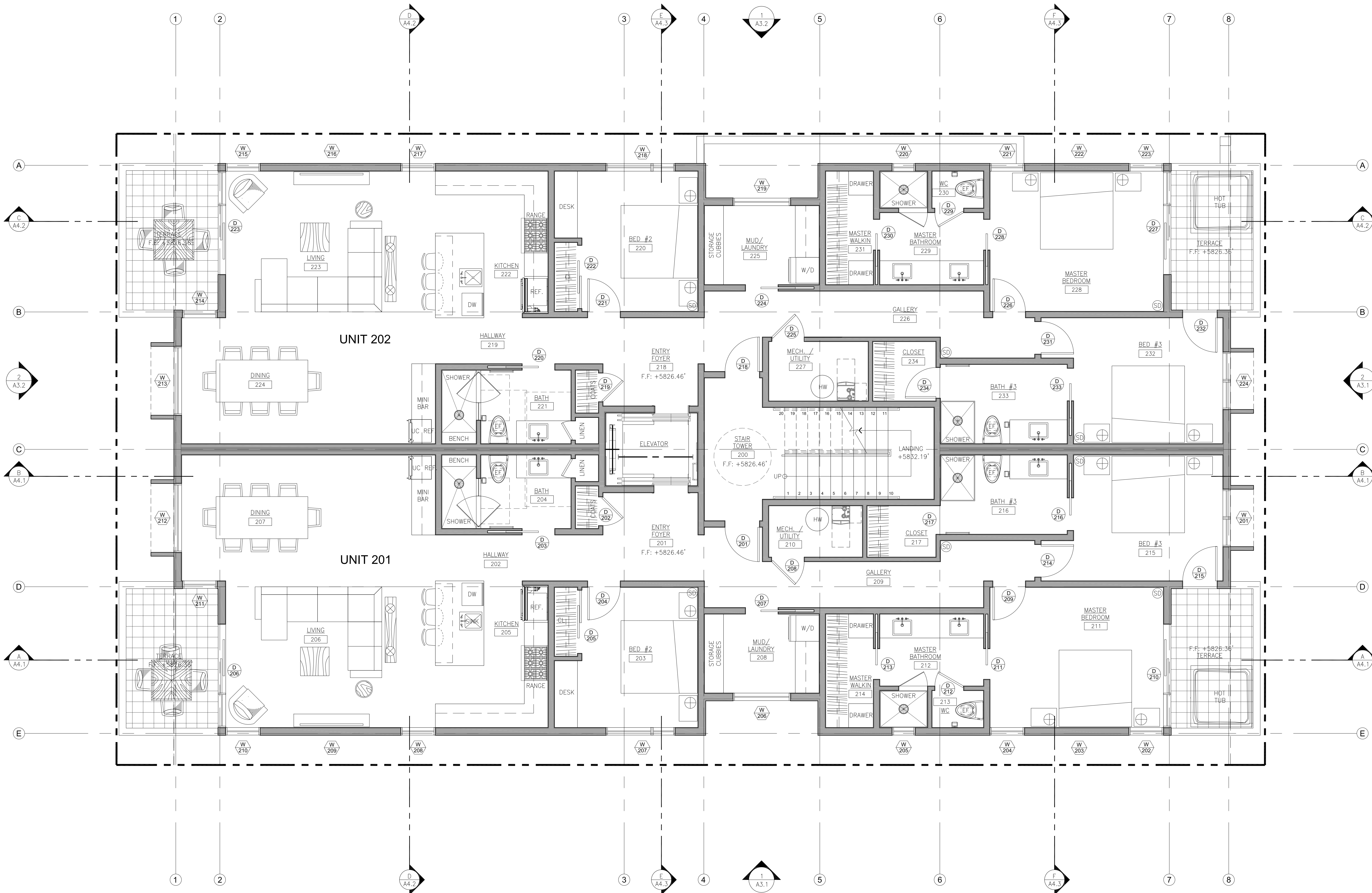




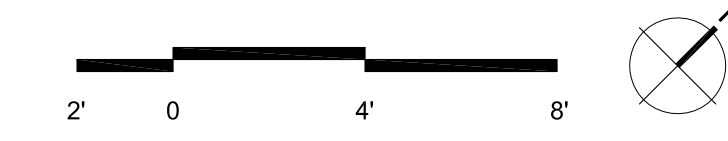


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**1 SECOND FLOOR PLAN**  
 A2.2 SCALE: 1/4" = 1'-0"



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

**760**  
**N. Washington**  
**Ave**

760 N. WASHINGTON AVE,  
 KETCHUM, IDAHO

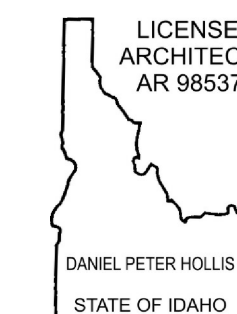
**ARCHITECTURAL**  
**FLOOR PLANS**

**A** **2.2**  
 CATEGORY SEQUENCE

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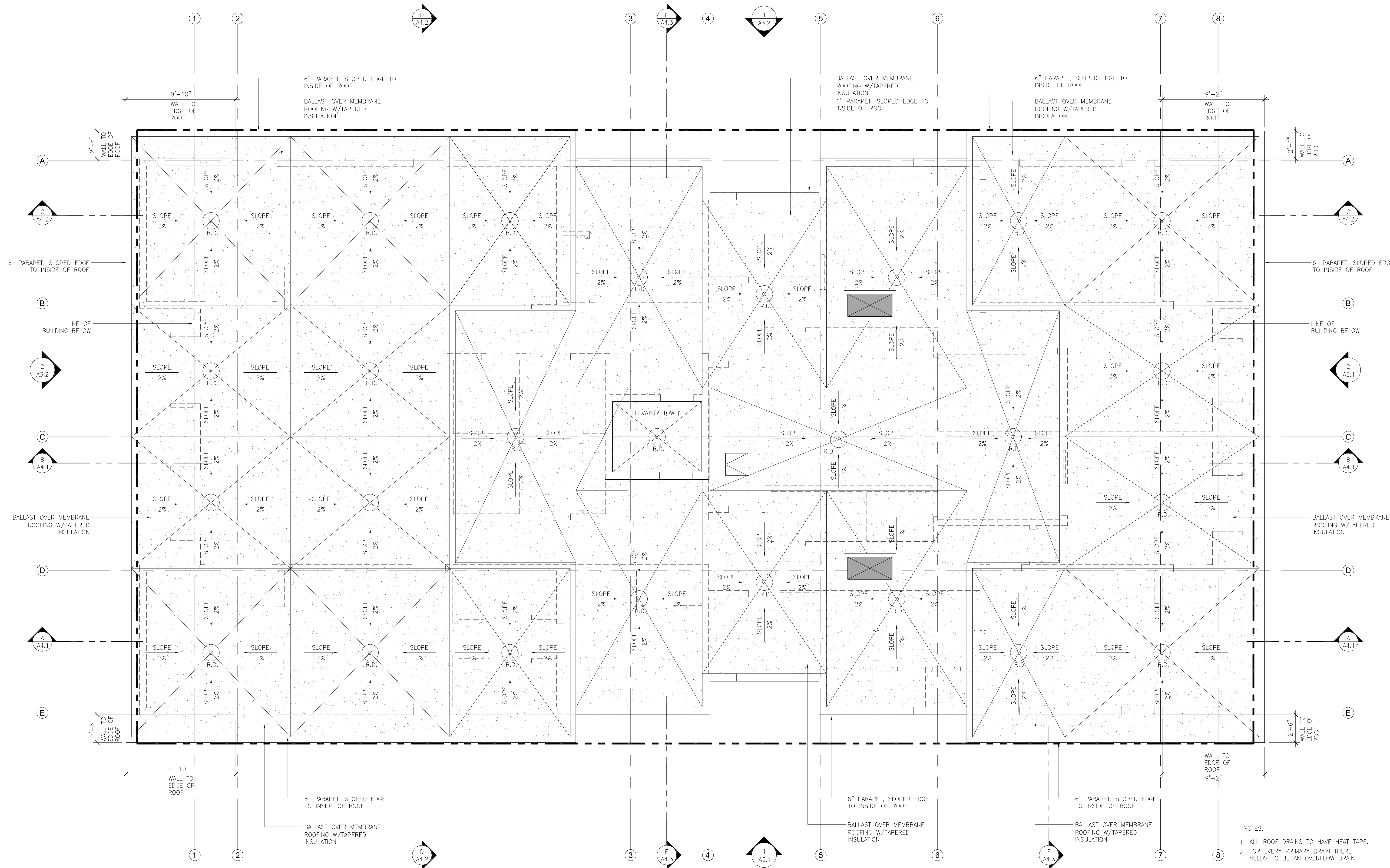






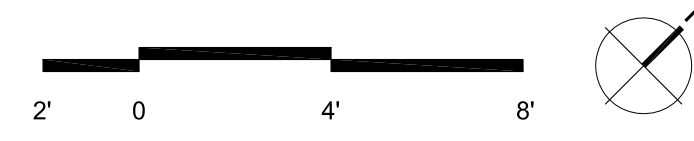
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- NOTES:
1. ALL ROOF DRAINS TO HAVE HEAT TAP.
  2. FOR EVERY PRIMARY DRAIN THERE NEEDS TO BE AN OVERFLOW DRAIN.

**1 ROOF PLAN**  
 A2.7 SCALE: 1/4" = 1'-0"



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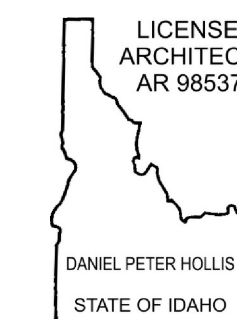
**760 N. Washington Ave**

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**ARCHITECTURAL ROOF PLAN**

**A 2.7**  
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**2** EXTERIOR BUILDING ELEVATION-EAST  
 A3.1 SCALE: 3/16" = 1'-0"



**1** EXTERIOR BUILDING ELEVATION-SOUTH  
 A3.1 SCALE: 3/16" = 1'-0"

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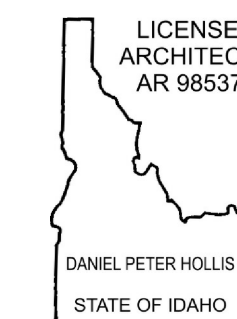
ARCHITECTURAL  
 EXT. ELEVATIONS

**A** **3.1**  
 CATEGORY SEQUENCE

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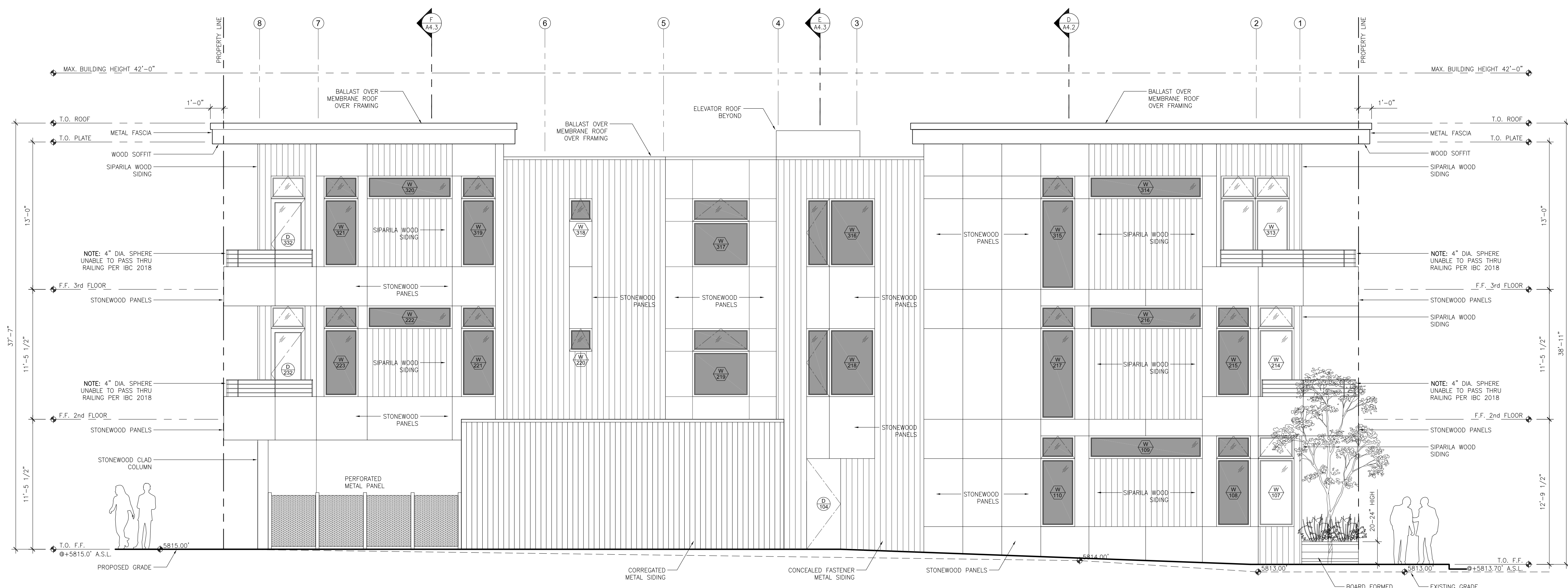
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**2** EXTERIOR BUILDING ELEVATION-WEST  
 A3.2 SCALE: 3/16" = 1'-0"



**1** EXTERIOR BUILDING ELEVATION-NORTH  
 A3.2 SCALE: 3/16" = 1'-0"



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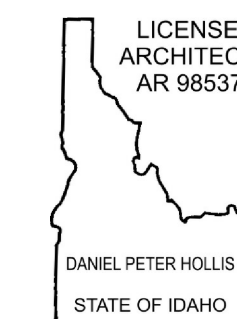
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 EXT. ELEVATIONS

**A** **3.2**  
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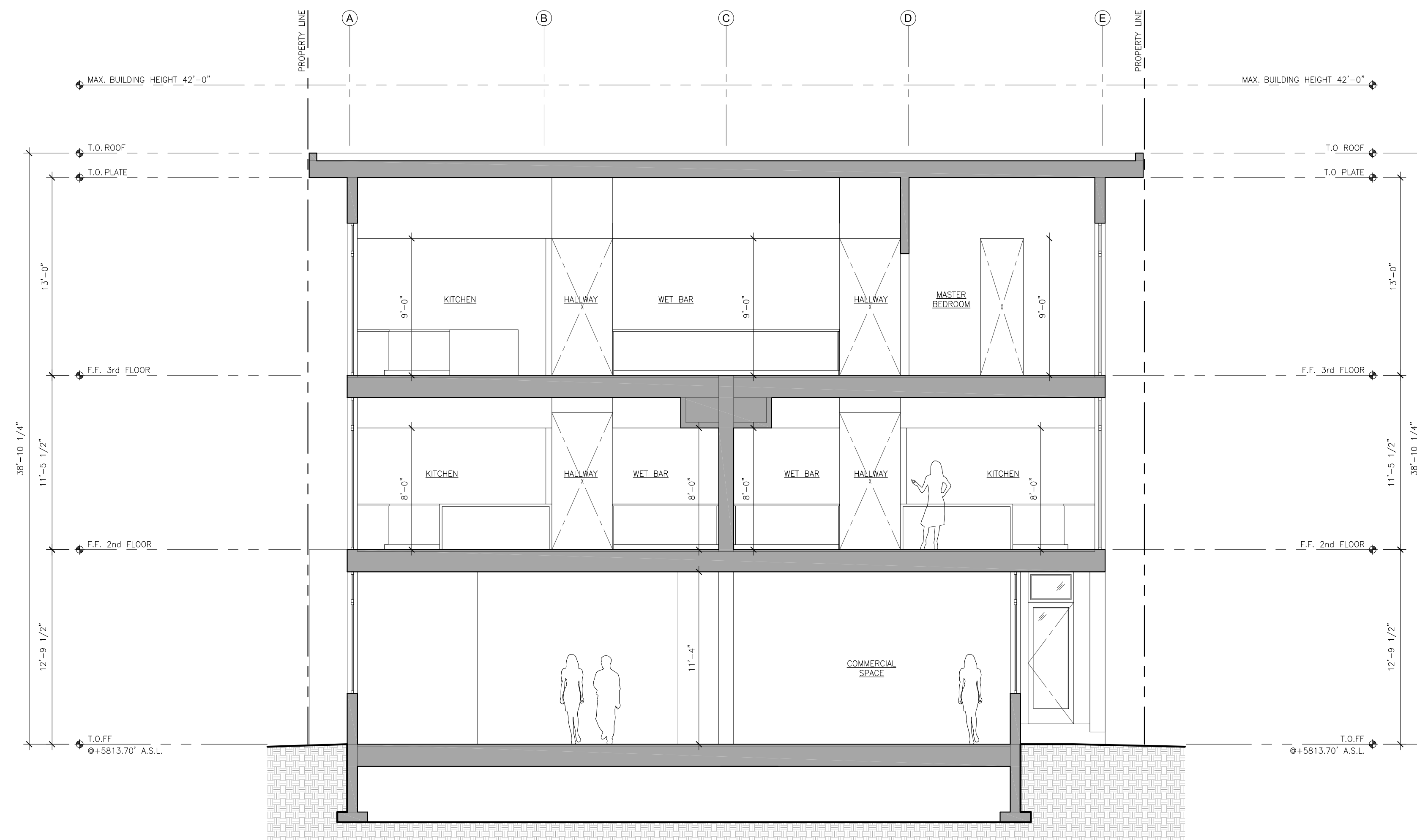
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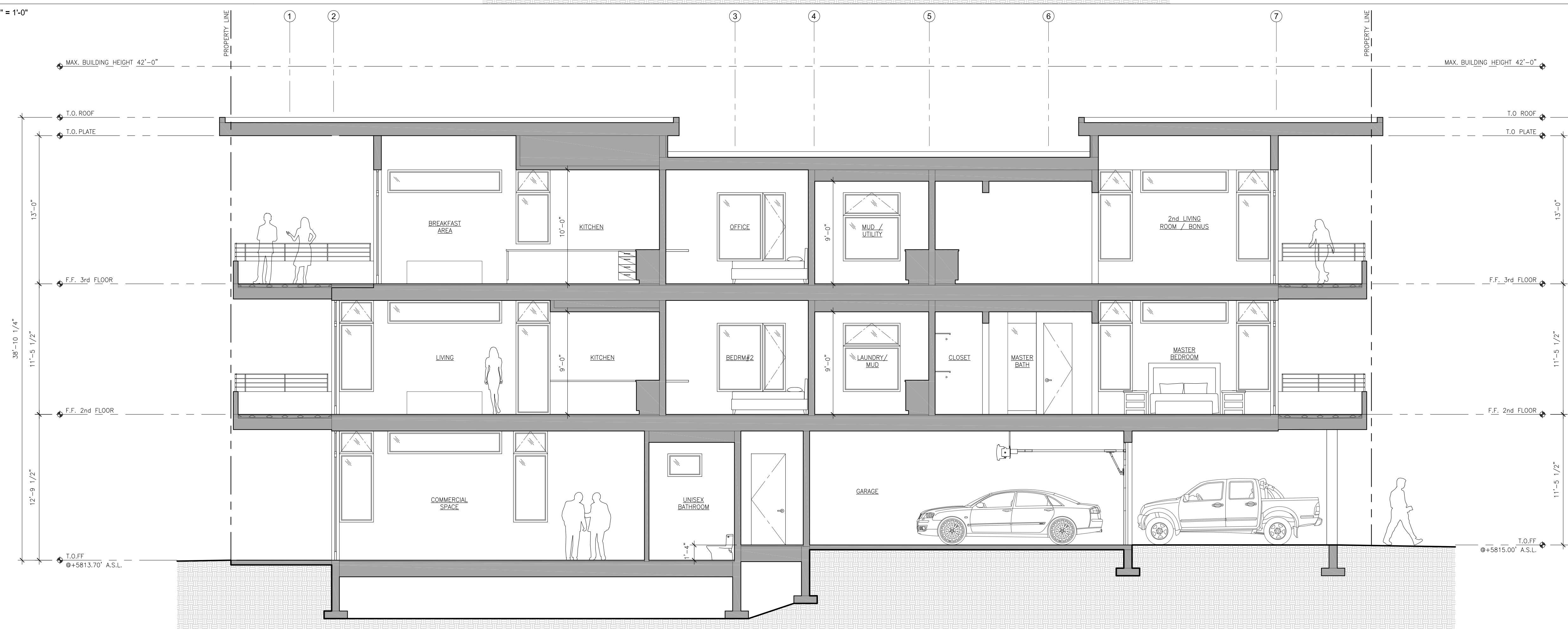




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**2** BUILDING SECTION DD  
 A4.2 SCALE: 3/16" = 1'-0"



**1** BUILDING SECTION CC  
 A4.2 SCALE: 3/16" = 1'-0"

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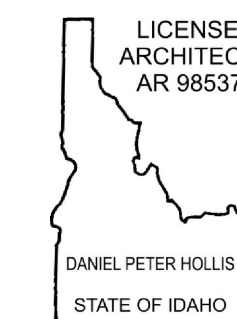
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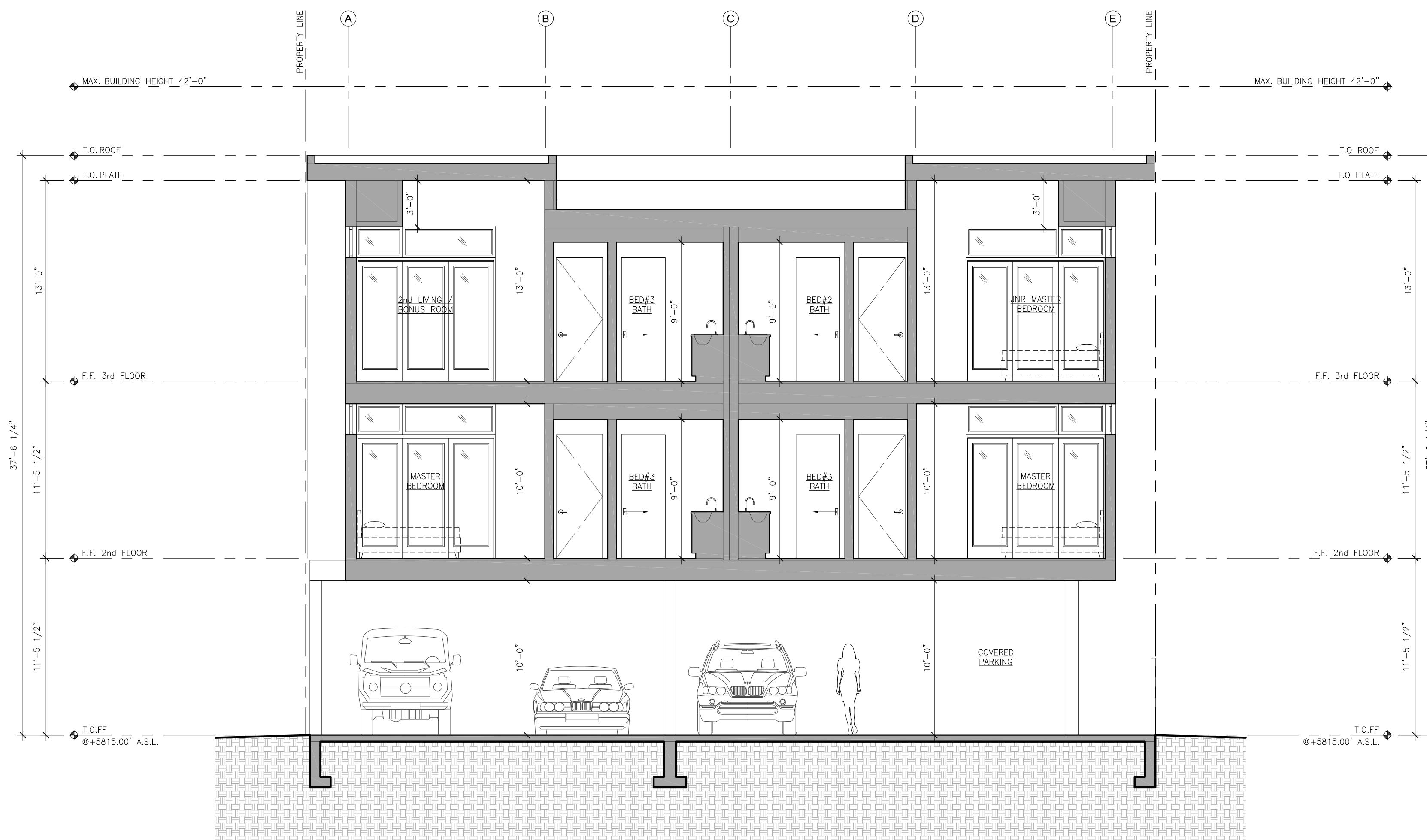
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 BUILDING SECTIONS

**A** **4.2**  
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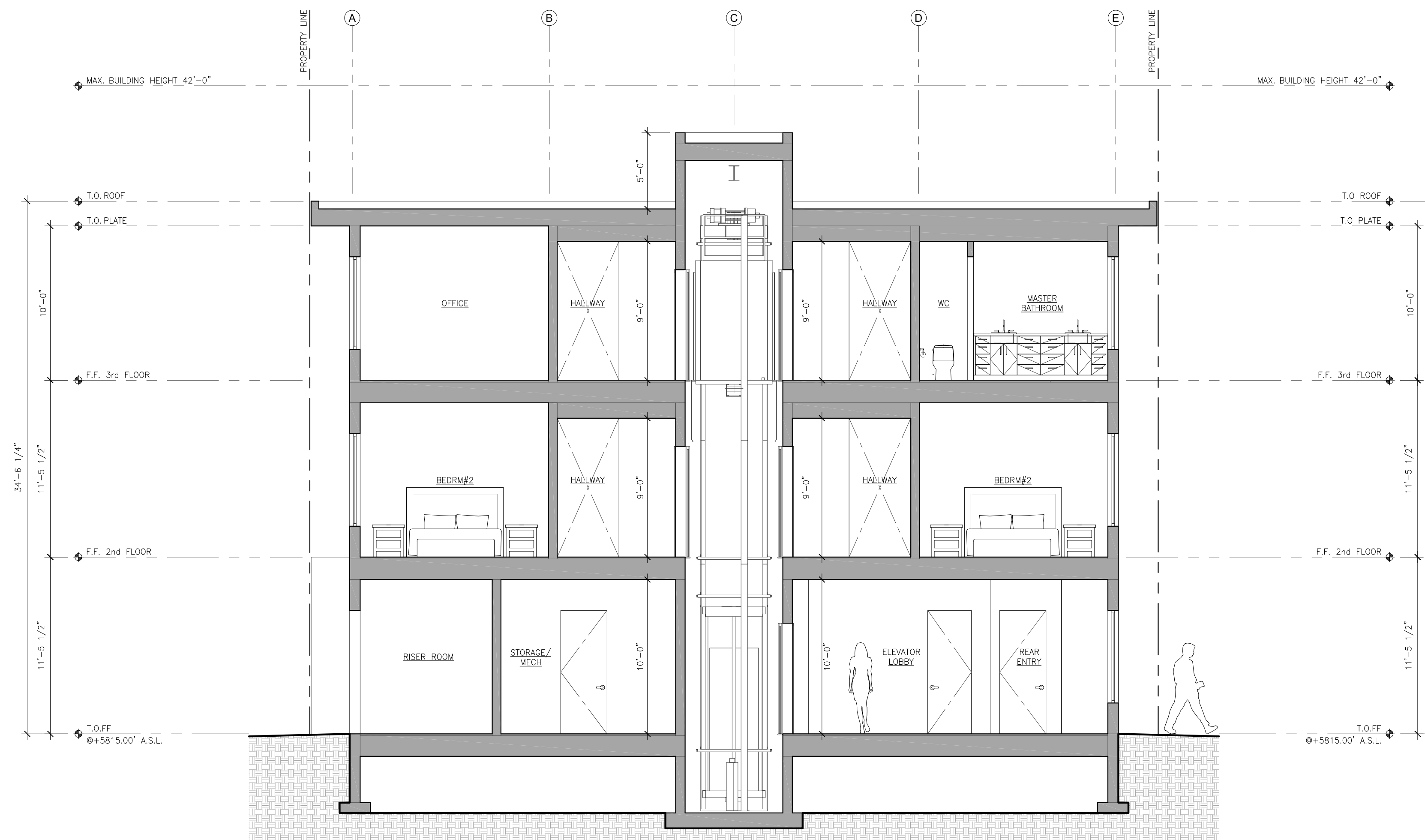




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**2 BUILDING SECTION FF**  
 A4.3 SCALE: 3/16" = 1'-0"



**1 BUILDING SECTION EE**  
 A4.3 SCALE: 3/16" = 1'-0"

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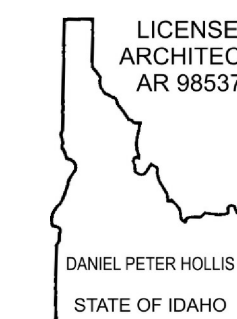
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ARCHITECTURAL  
 BUILDING SECTIONS

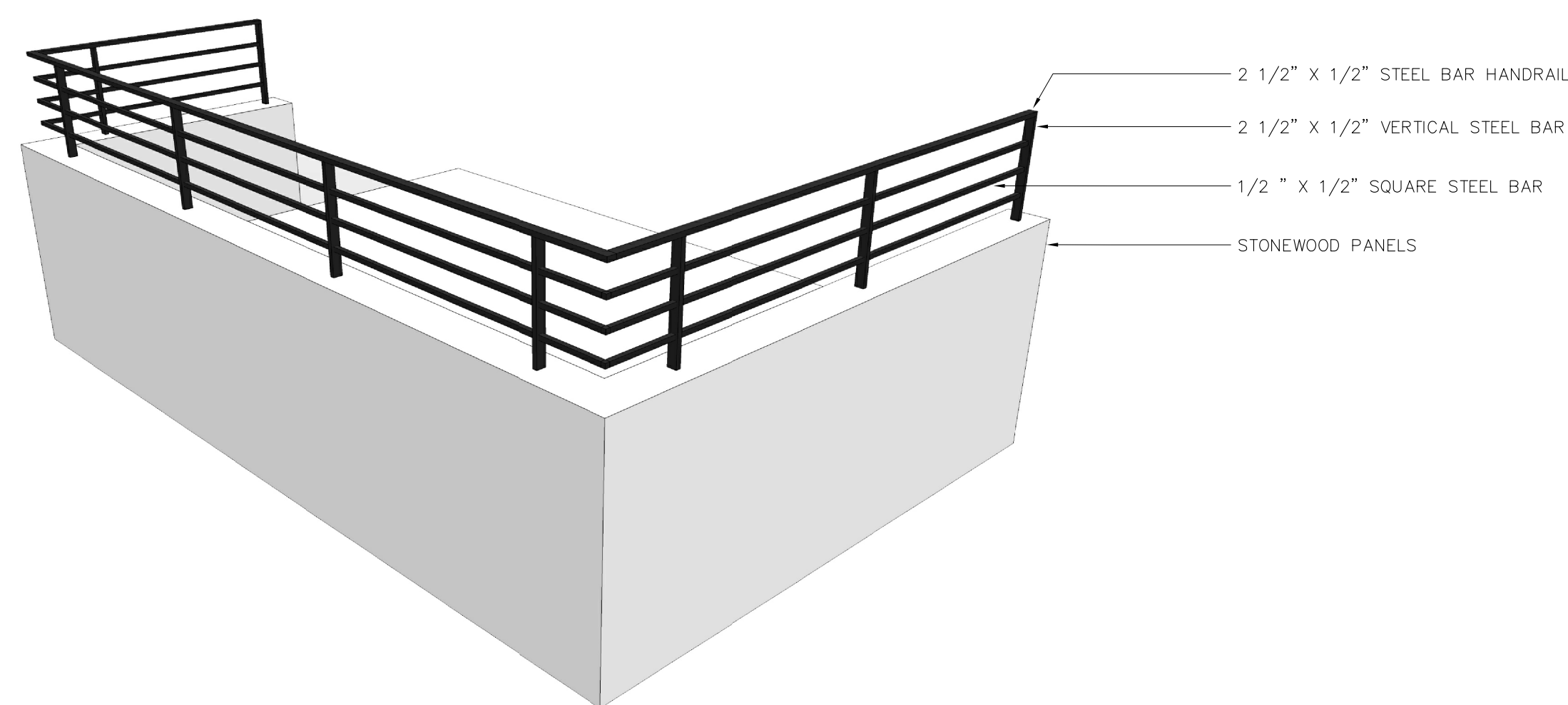
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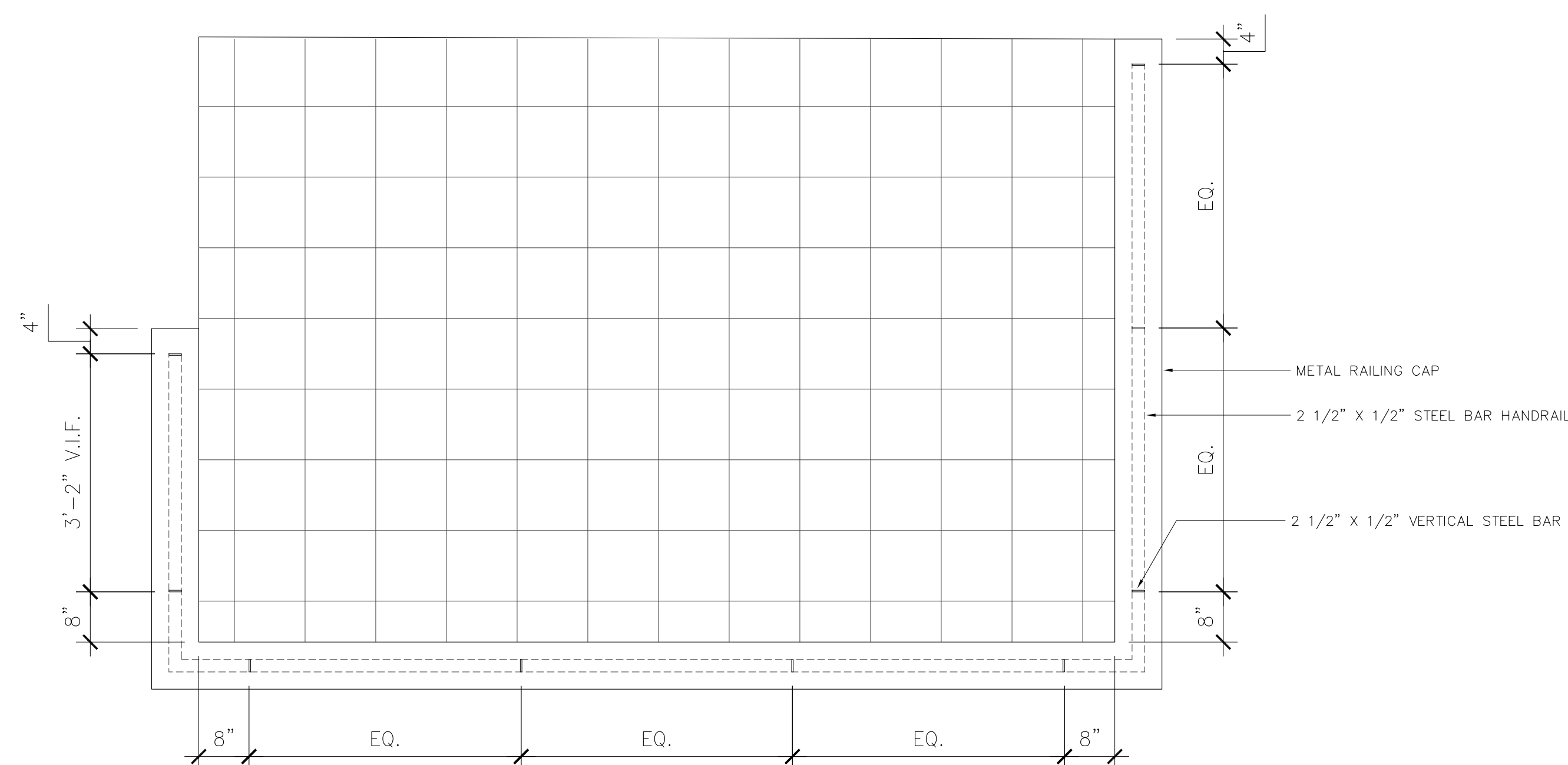


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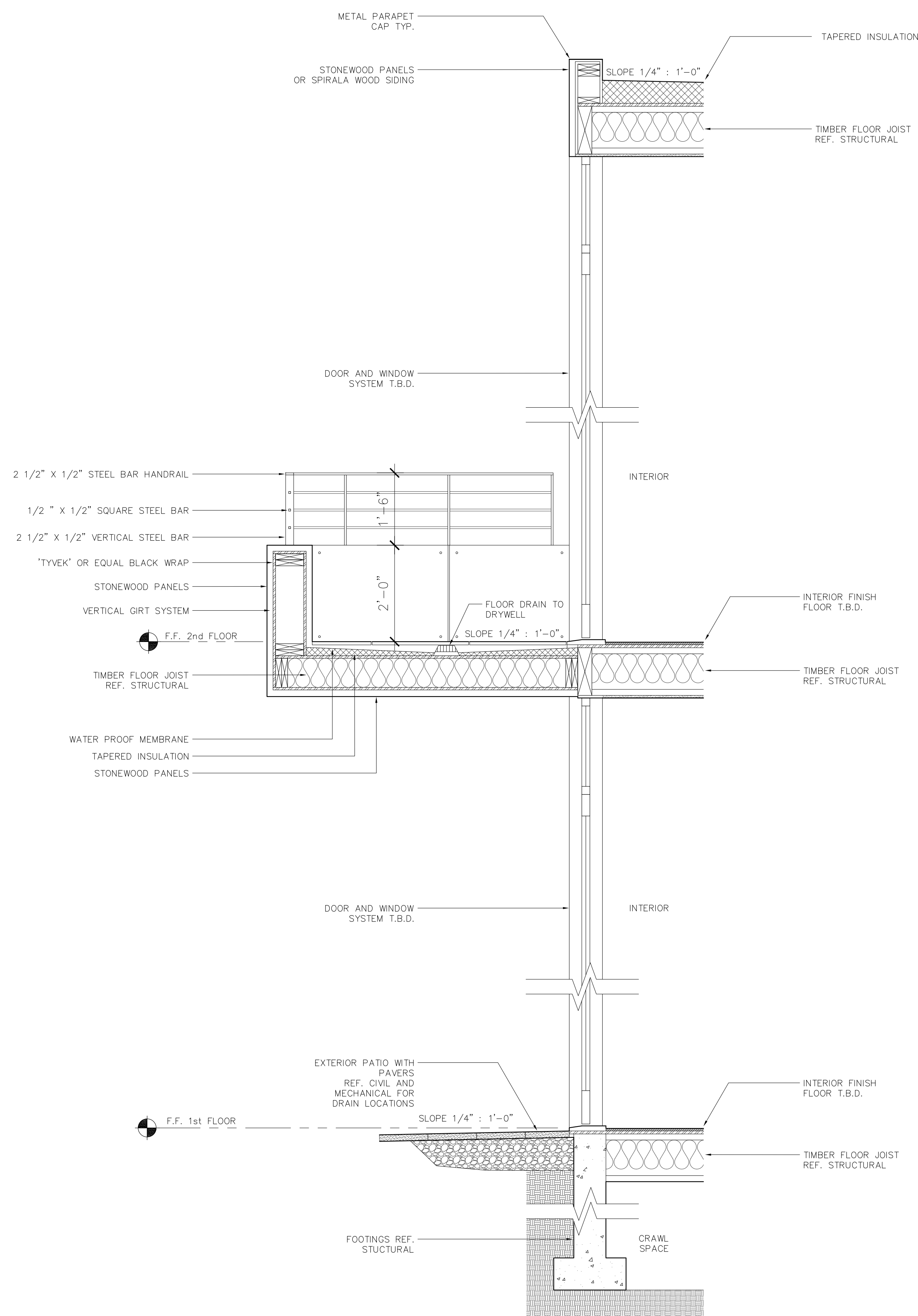


- 2 1/2" X 1/2" STEEL BAR HANDRAIL
- 2 1/2" X 1/2" VERTICAL STEEL BAR
- 1/2" X 1/2" SQUARE STEEL BAR
- STONEWOOD PANELS

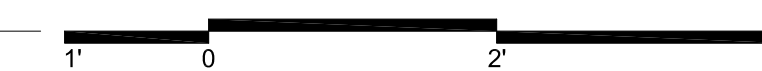
**3 BALCONY AND RAILING AXO**  
 A5.1 N.T.S.



**2 BALCONY PLAN (TYPICAL)**  
 A5.1 SCALE: 3/4" = 1'-0"



**1 WALL SECTIONS**  
 A5.1 SCALE: 3/4" = 1'-0"



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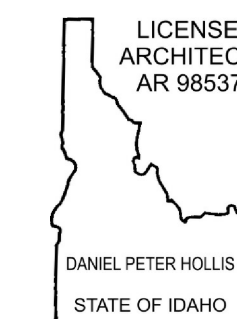
760 N. WASHINGTON AVE,  
 KETCHUM, IDAHO

**WALL  
 SECTIONS  
 & DETAILS**

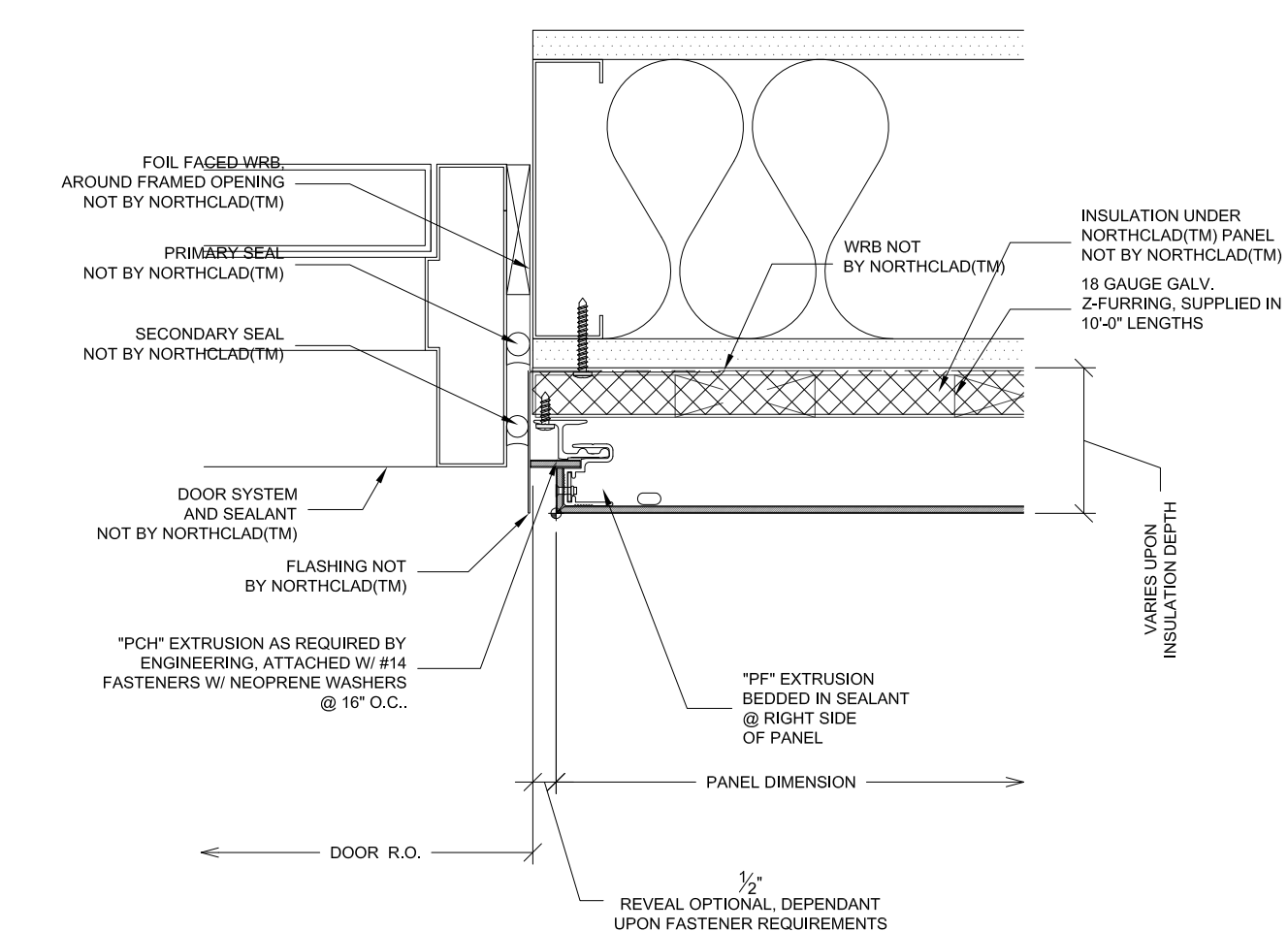
**A 5.1**  
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**M** WALL DETAILS - DOOR JAMB RH  
 A5.3 SCALE: 3" = 1'-0"

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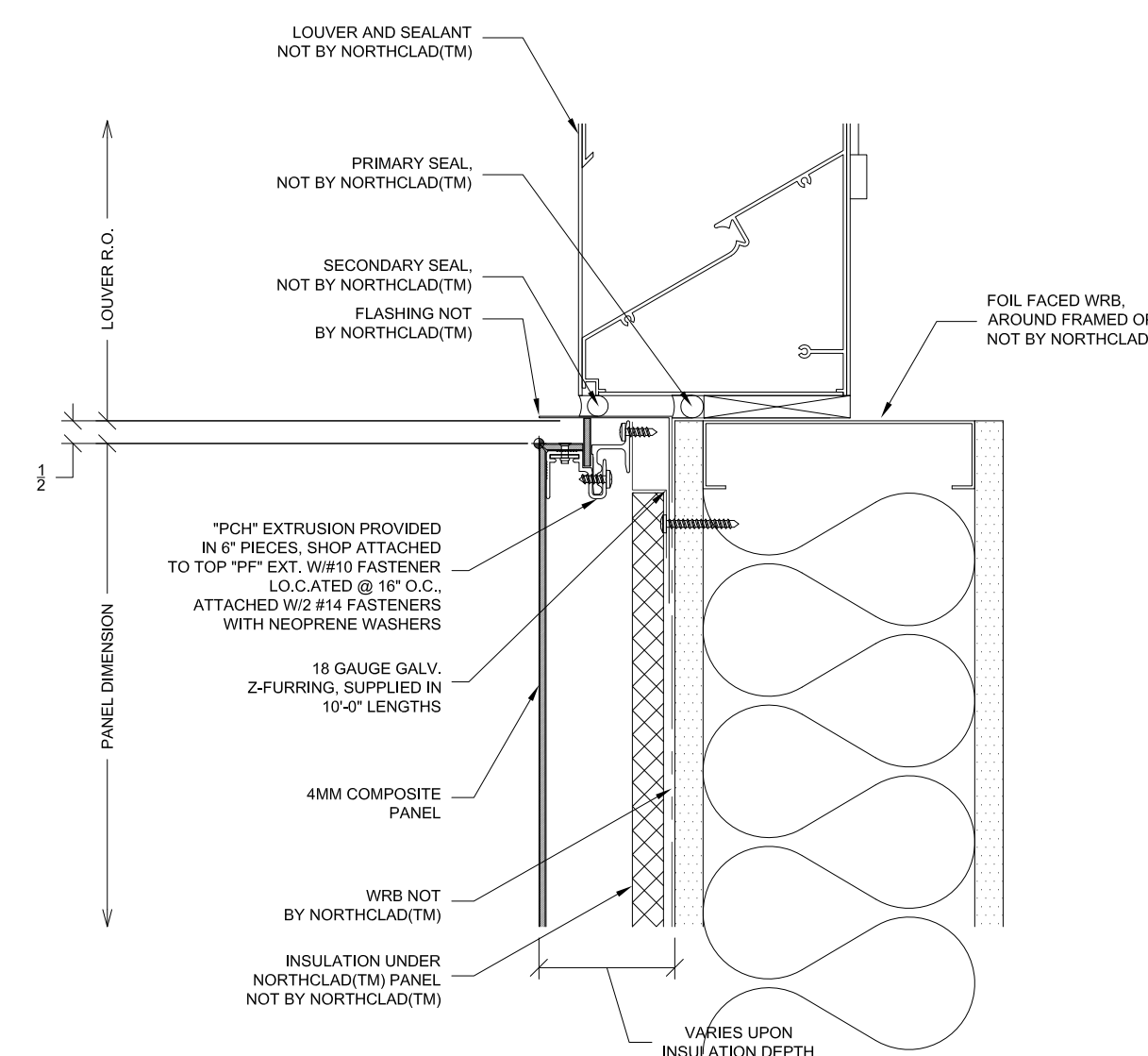
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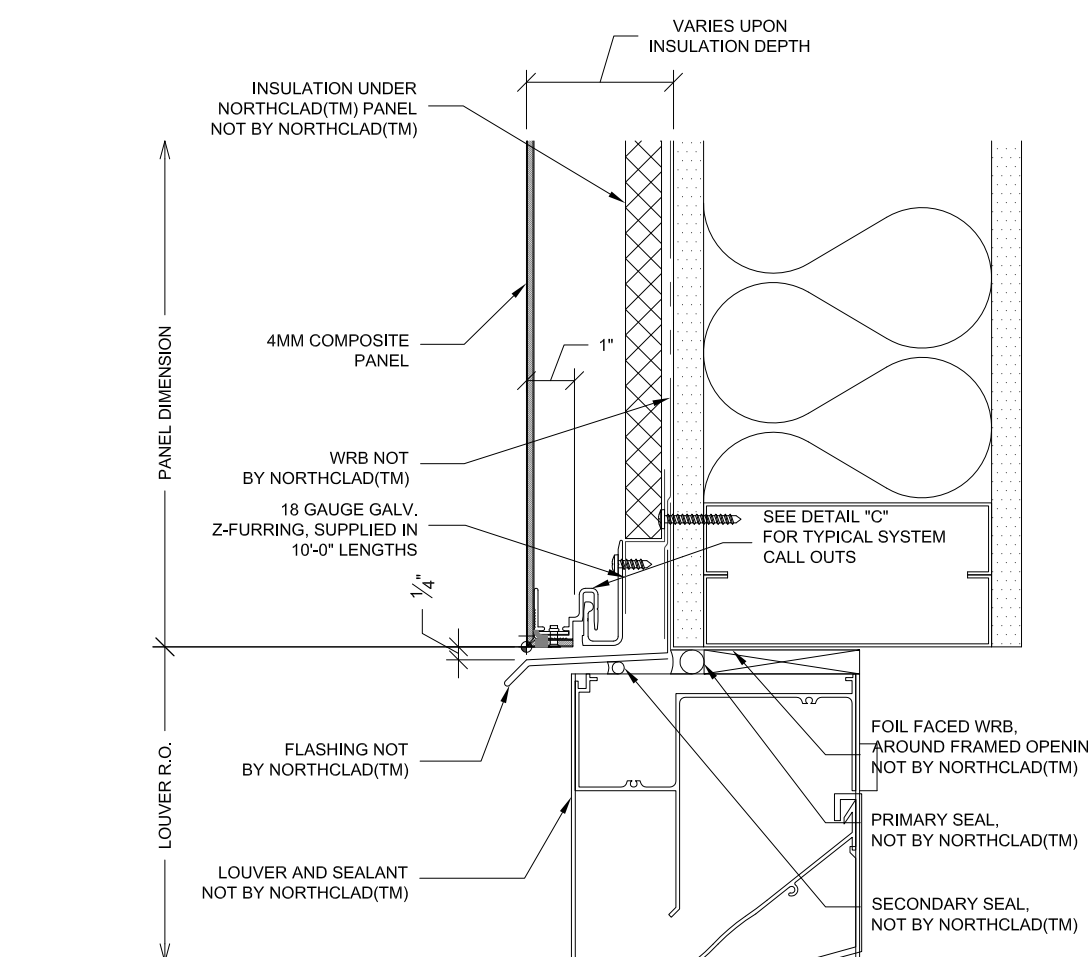
**WALL**  
**SECTIONS**  
**& DETAILS**

**A** **5.3**  
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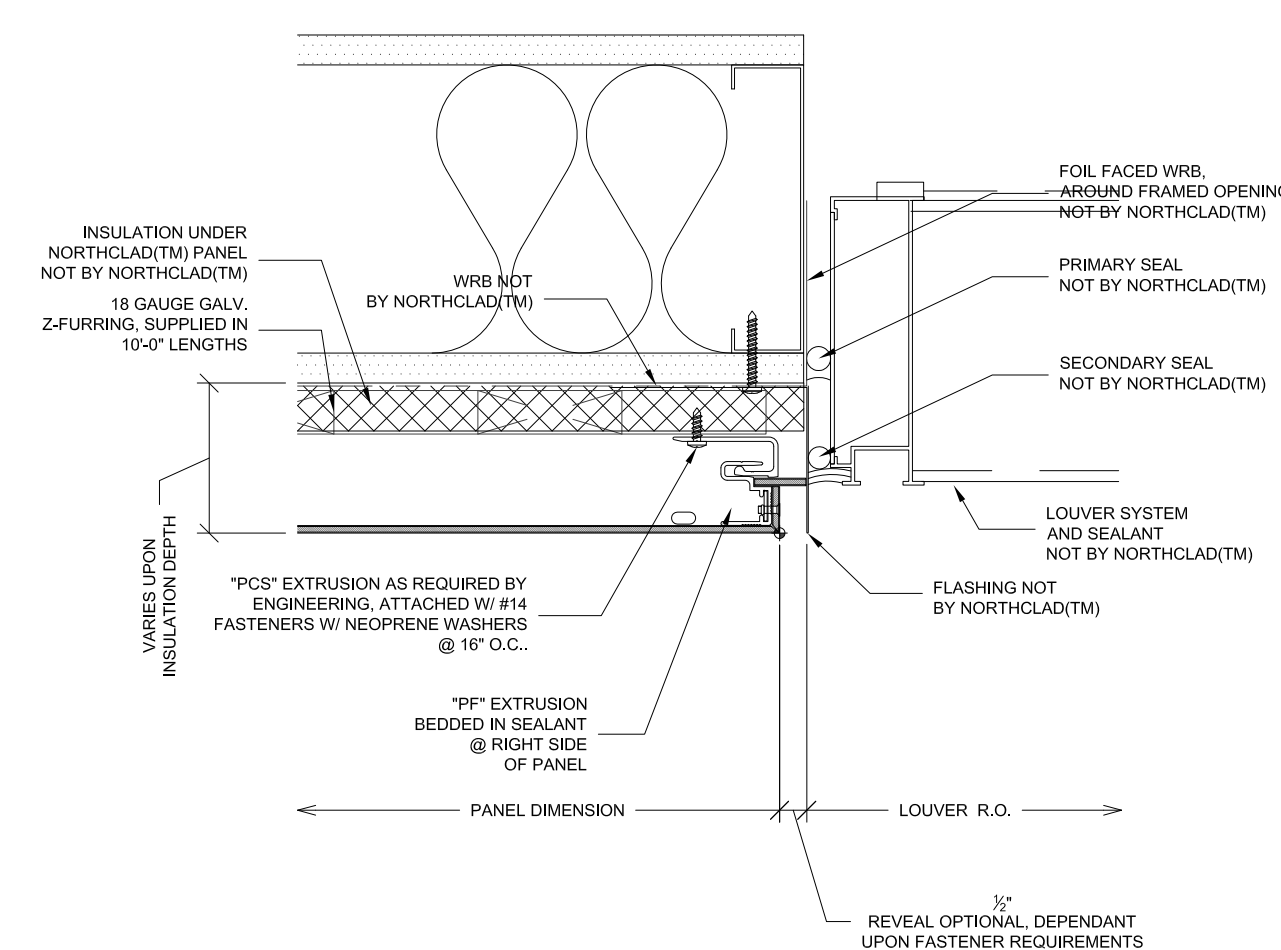
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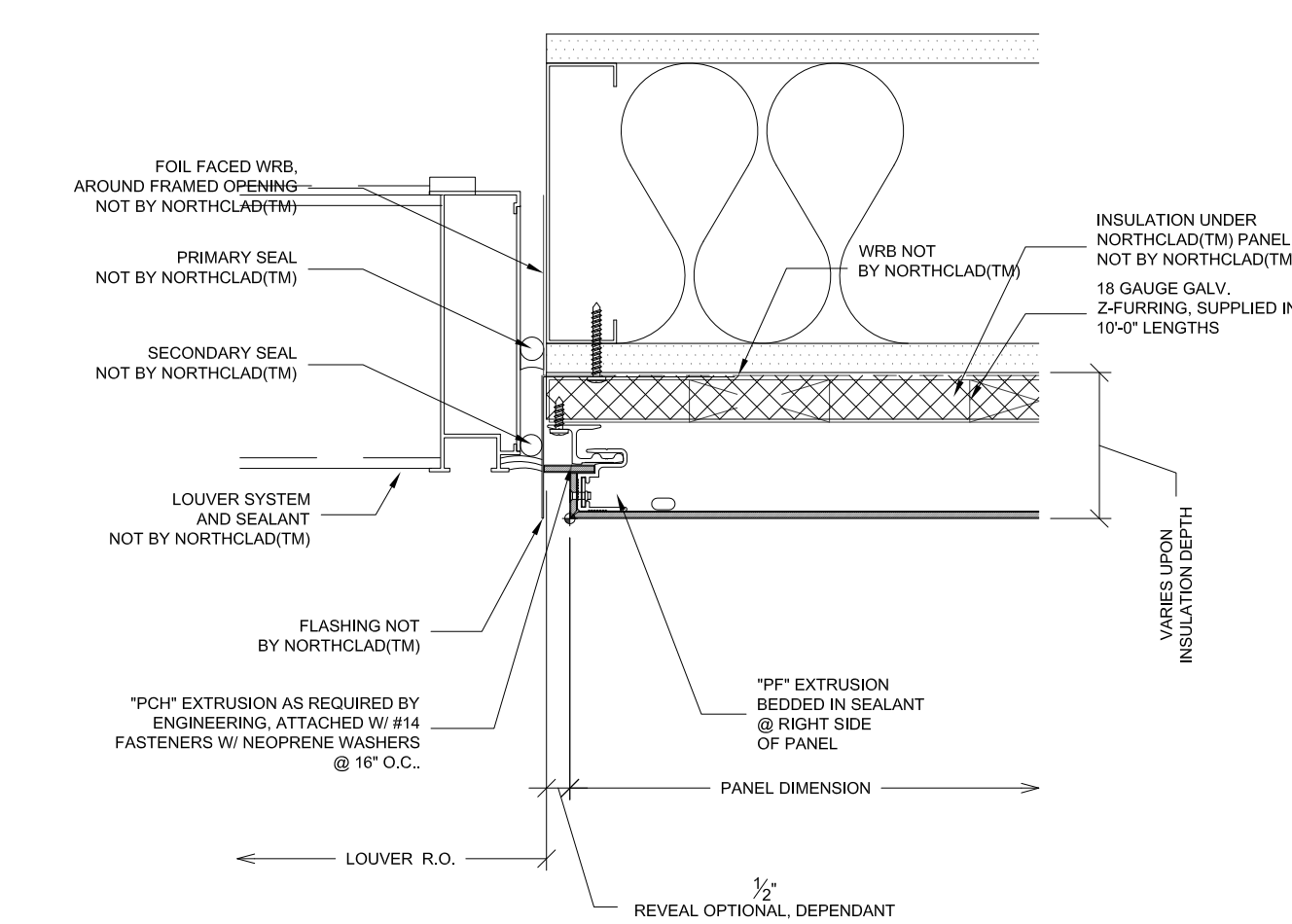
**N** WALL DETAILS - LOUVER SILL  
 A5.3 SCALE: 3" = 1'-0"



**O** WALL DETAILS - LOUVER HEADER  
 A5.3 SCALE: 3" = 1'-0"



**P** WALL DETAILS - LOUVER JAMB LH  
 A5.3 SCALE: 3" = 1'-0"



**Q** WALL DETAILS - LOUVER JAMB RH  
 A5.3 SCALE: 3" = 1'-0"



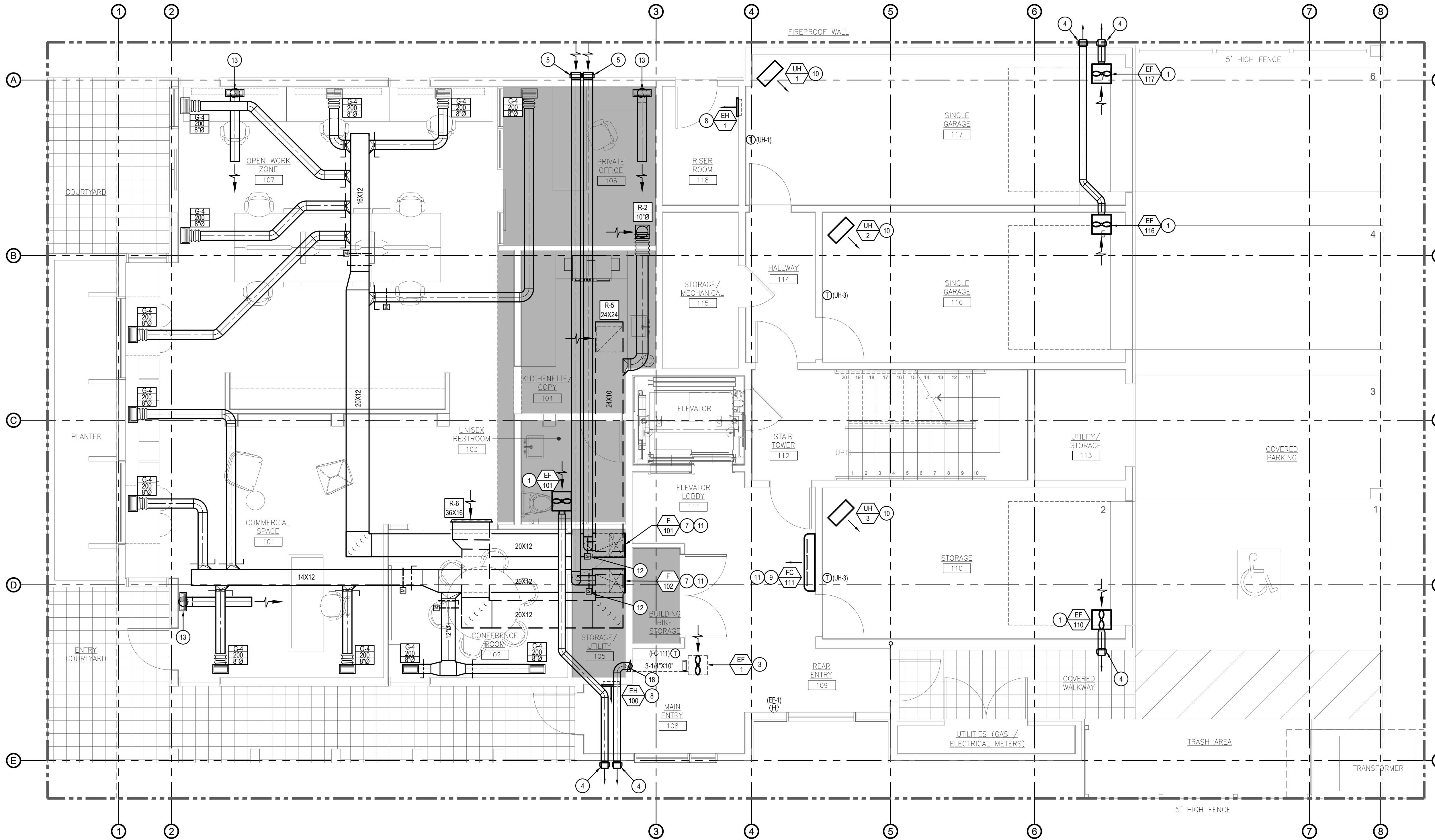
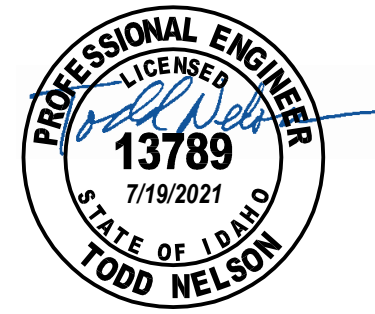


MUSGROVE  
ENGINEERING, P.A.  
234 S. Whisperwood Way  
Boise, ID 83709  
208.344.0855  
645 West 25th Street  
Idaho Falls, ID 83402  
208.533.2862  
www.musgrovepa.com  
Project No. 21087



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

V.208.721.7160



**KEYED NOTES:**

④ 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
3. 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.
4. 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.
5. 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.
7. ELECTRIC FURNACE WITH COOLING COIL INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. SEE ELECTRIC FURNACE INSTALLATION DETAIL ON SHEET M-2.0.
8. ELECTRIC WALL HEATER WITH INTEGRAL THERMOSTAT RECESSED IN WALL SPACE. LOCATE IN FIRE RISER ROOM BENEATH STAIR LANDING. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
9. 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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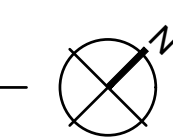
760  
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760 N. WASHINGTON AVE,  
KETCHUM, IDAHO

FIRST FLOOR  
HVAC PLAN

M 1.0  
CATEGORY SEQUENCE

1 FIRST FLOOR HVAC PLAN  
M1.0 SCALE: 1/4" = 1'-0"





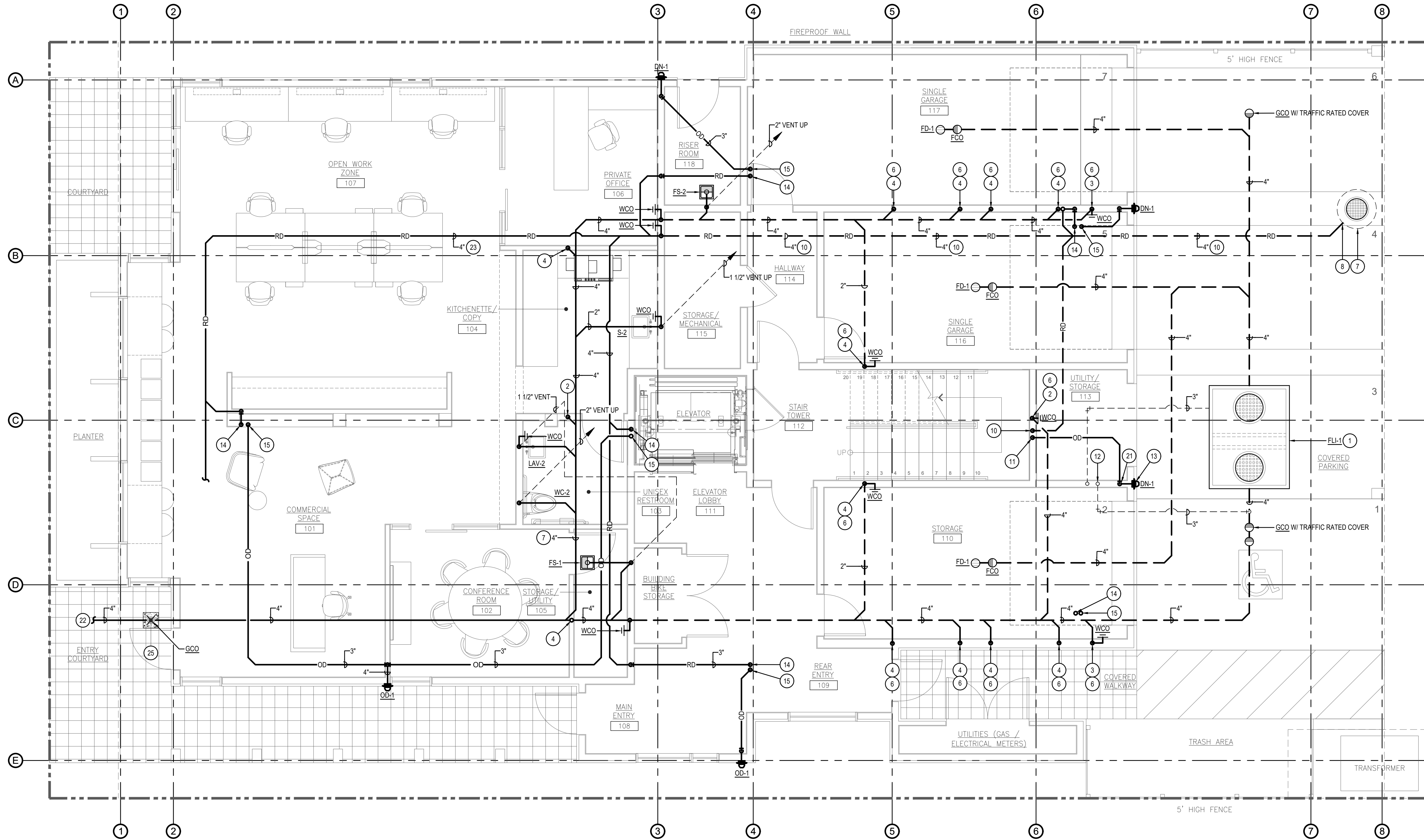
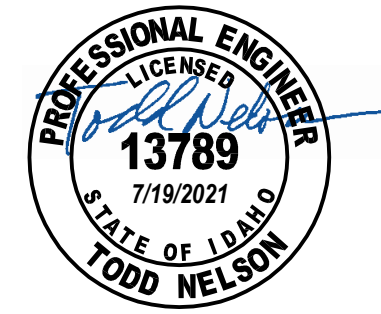


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208.533.2662  
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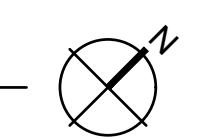
V.208.721.7160



**KEYED NOTES:**

- 1. FLAMMABLE LIQUIDS INTERCEPTOR (FLI-1). SEE FLAMMABLE LIQUIDS INTERCEPTOR DETAIL ON SHEET P3.1.
- 2. 4-INCH WASTE LINE FROM ABOVE. SEE SHEET P-1.1 FOR CONTINUATION OF LINE.
- 3. 3-INCH WASTE LINE FROM ABOVE. SEE SHEET P-1.1 FOR CONTINUATION OF LINE.
- 4. 2-INCH WASTE LINE FROM ABOVE. SEE SHEET P-1.1 FOR CONTINUATION OF LINE.
- 5. DECK DRAIN (DD-1) SHALL BE LOCATED BELOW DECK SURFACE. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS.
- 6. 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.
- 9. 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.
- 12. EXTEND (2) SEPARATE VENTS FOR FLAMMABLE LIQUIDS 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.
- 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.
- 20. 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.

**1 FIRST FLOOR WASTE & VENT PLAN**  
P1.0 SCALE: 1/4" = 1'-0"



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**FIRST FLOOR  
WASTE & VENT PLAN**

**P 1.0**  
CATEGORY SEQUENCE

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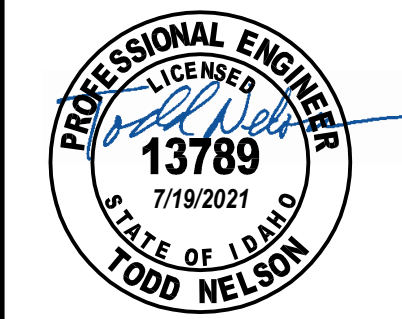


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www.musgrovepa.com  
Project No. 21087



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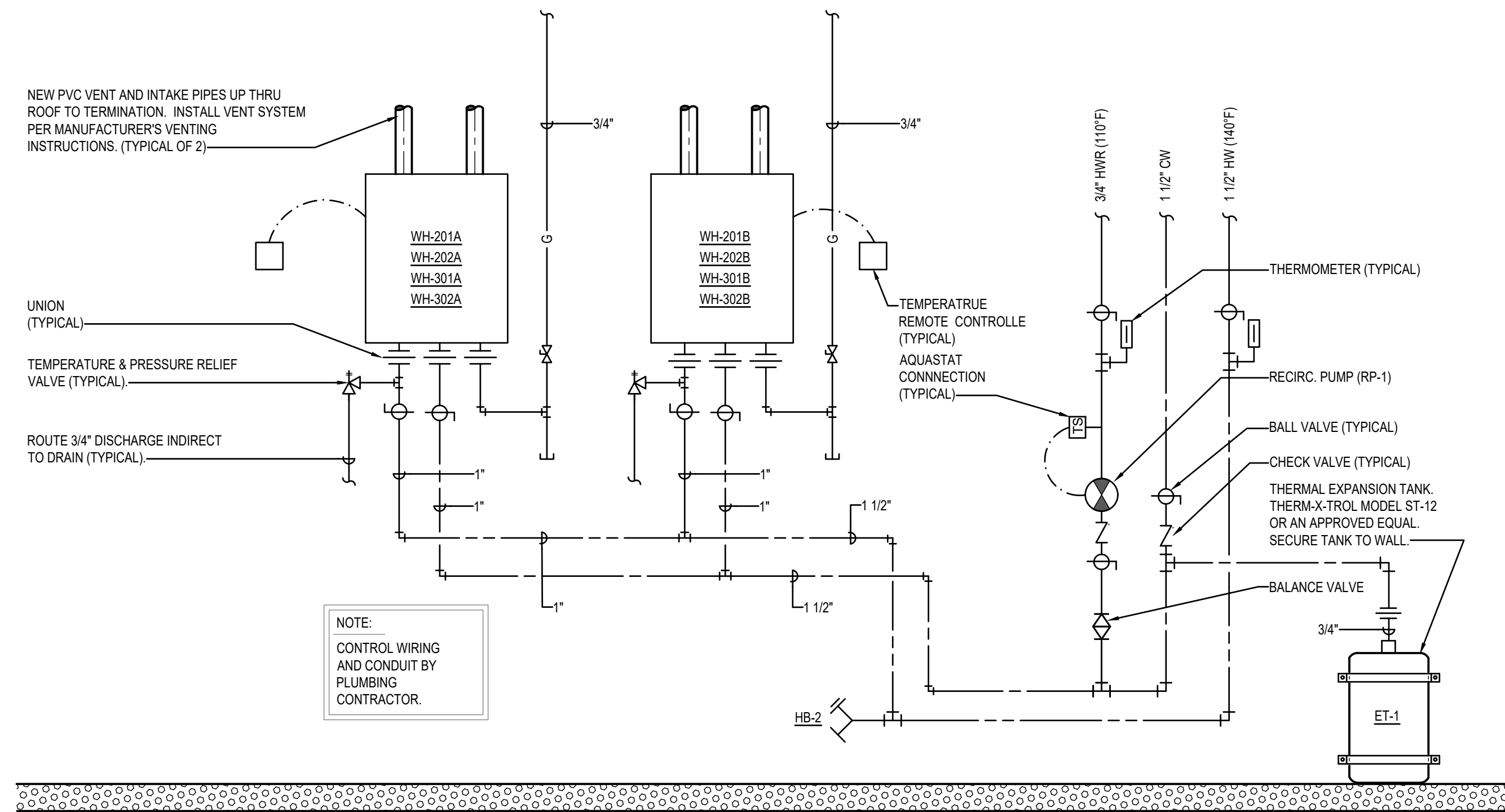
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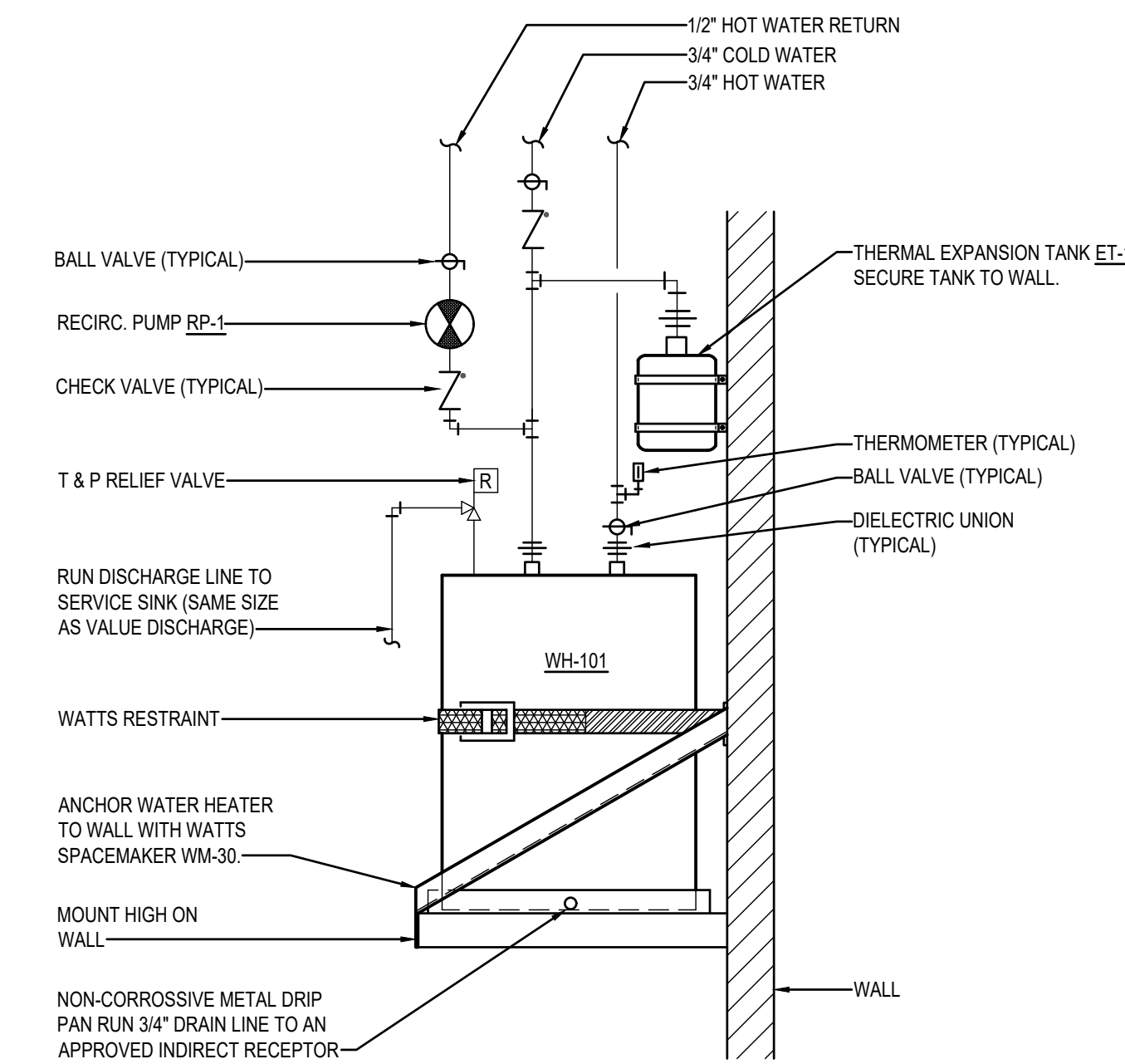
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PLUMBING  
DETAILS

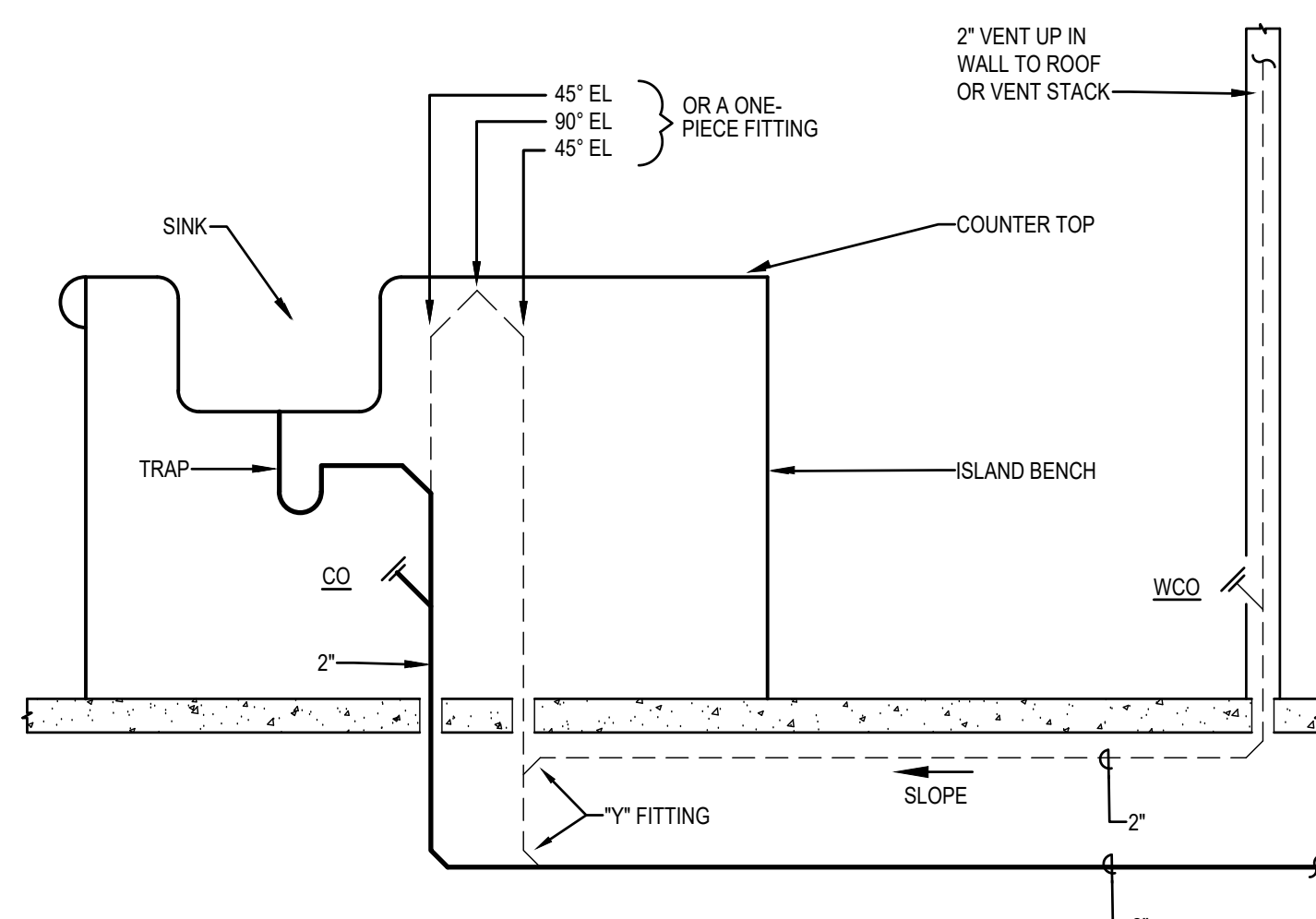
P 4.1  
CATEGORY SEQUENCE



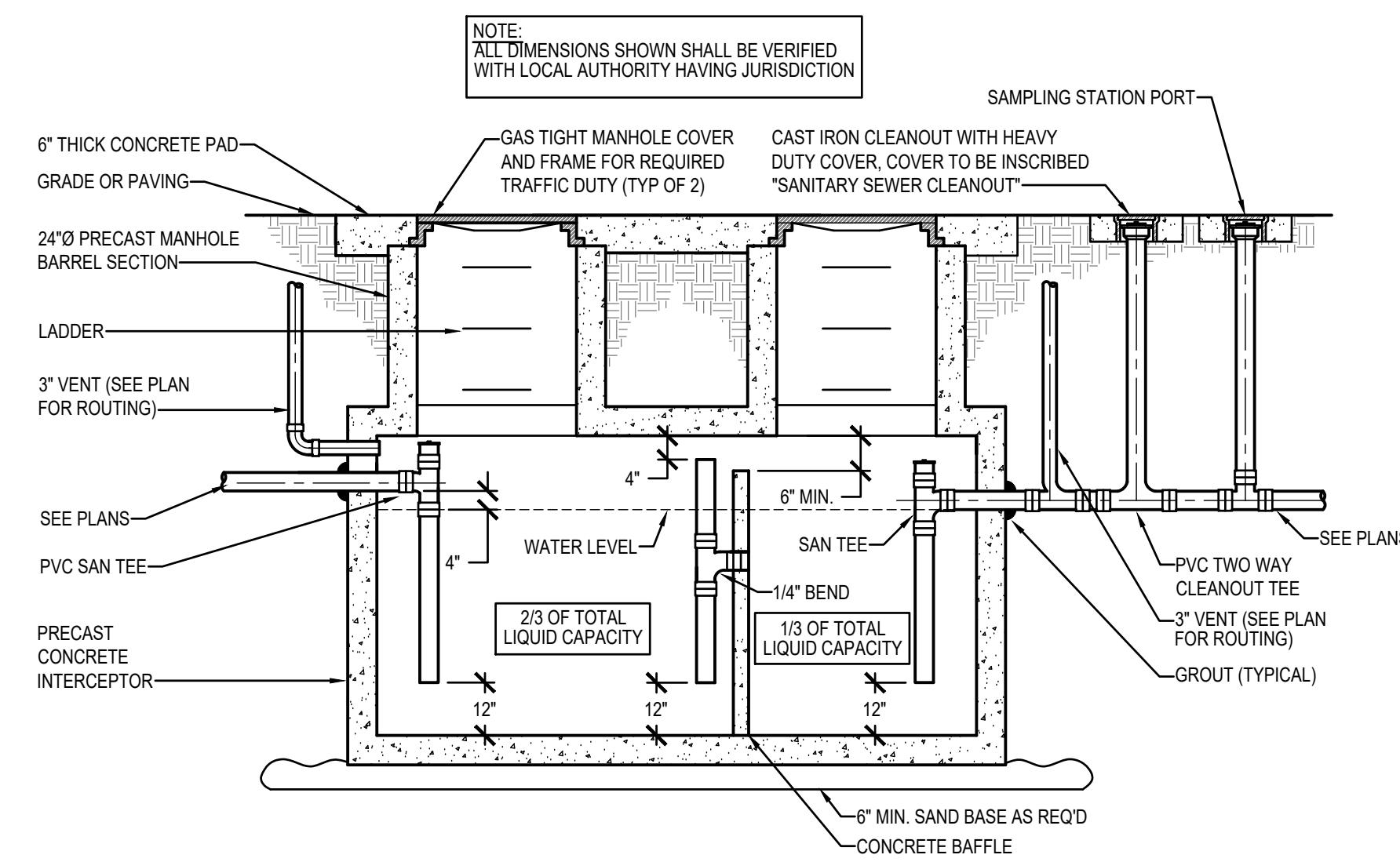
1 WATER HEATING PIPING DETAIL  
NOT TO SCALE



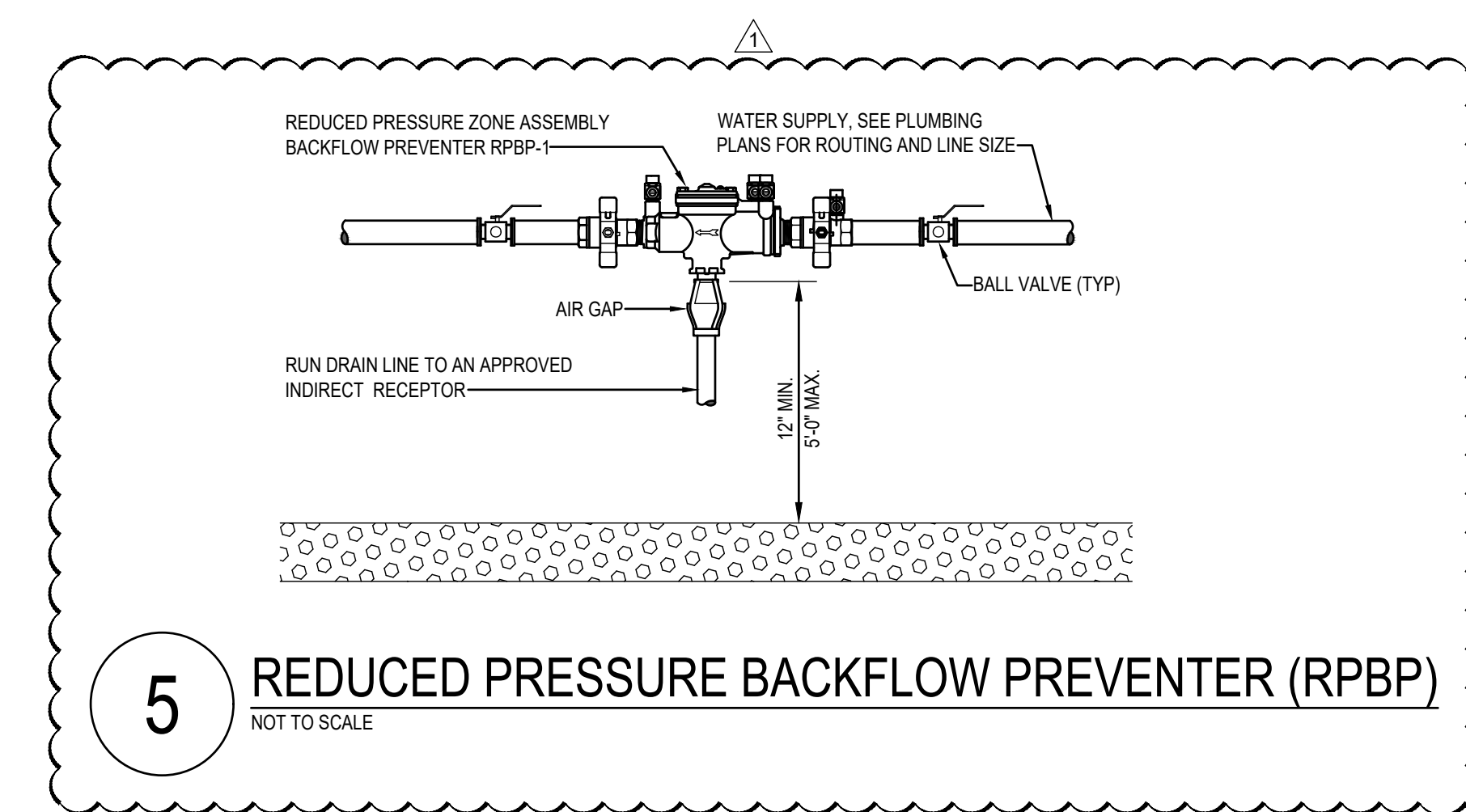
2 WATER HEATER PIPING DETAIL  
NOT TO SCALE



3 ISLAND SINK FOOT VENT DETAIL  
NOT TO SCALE REFER TO 2015 IPC, SECTION 916



4 FLAMMABLE LIQUIDS INTERCEPTOR DETAIL (1500 GALLONS)  
NOT TO SCALE



5 REDUCED PRESSURE BACKFLOW PREVENTER (RPBP)  
NOT TO SCALE















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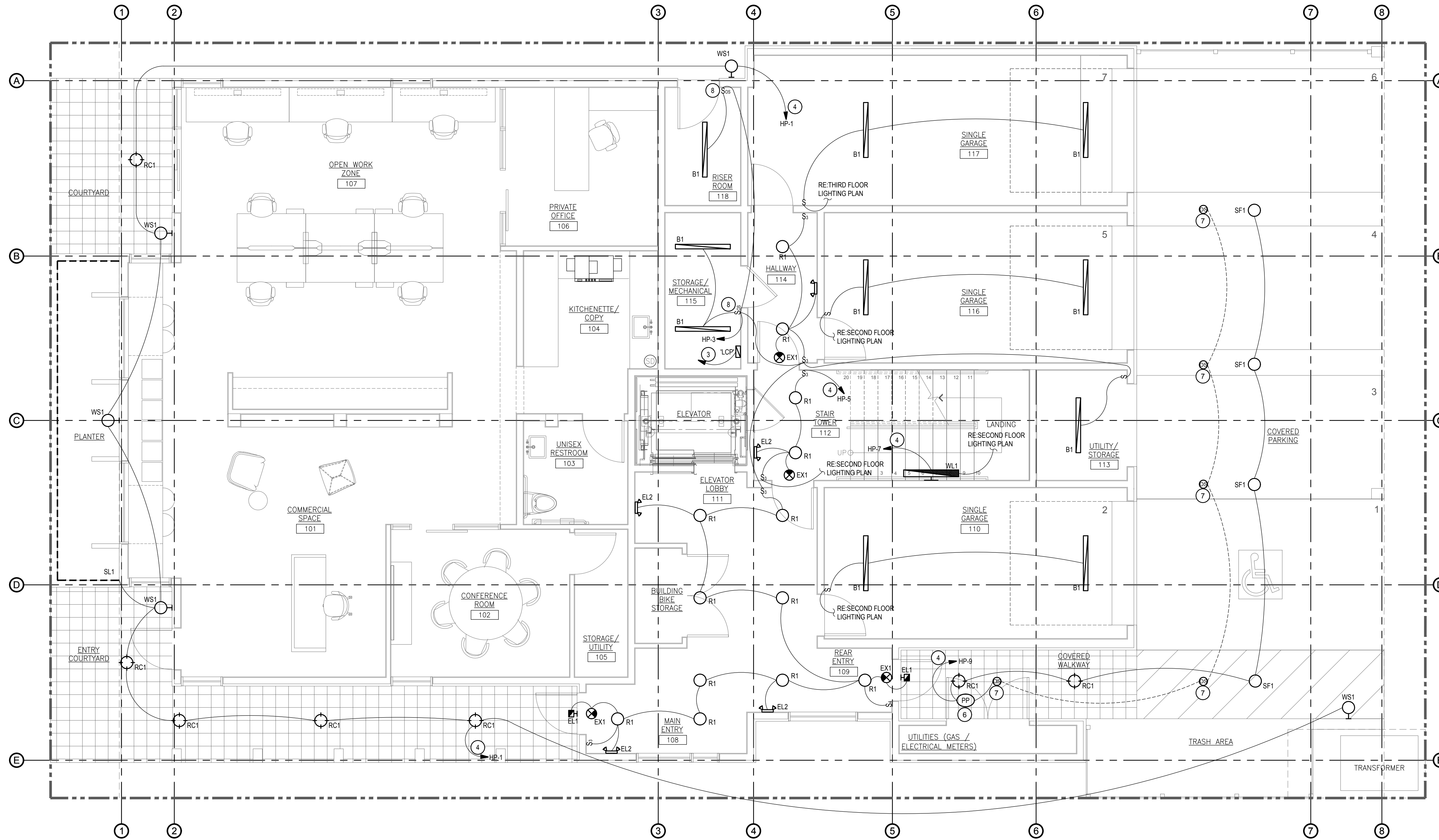
### GENERAL LIGHTING NOTES:

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

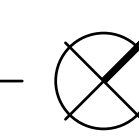
### KEYED NOTES:

# SYMBOL USED FOR NOTE CALLOUT.

1. PROVIDE A J-BOX THAT IS RATED FOR A CEILING FAN. COORDINATE WITH OWNER PRIOR TO ROUGH-IN.
2. PROVIDE SWITCH FOR CEILING FAN. PROVIDE CONDUCTORS TO FAN JUNCTION BOX AS REQUIRED. COORDINATE WITH OWNER PRIOR TO ROUGH-IN.
3. LIGHTING CONTROL PANEL. RE: LIGHTING CONTROL ZONE SCHEDULE.
4. ROUTE CIRCUIT THROUGH LIGHTING CONTROL PANEL. RE: LIGHTING CONTROL ZONE SCHEDULE DWG E6.0.
5. MOUNT FIXTURE AND ASSOCIATED SWITCH ABOVE THE LOWEST LEVEL OF ENTRY INTO THE ELEVATOR PIT.
6. INSTALL POWER PACK COMPATIBLE WITH OCCUPANCY SENSOR.
7. 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.



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



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760 N. WASHINGTON AVE,  
KETCHUM, IDAHO

FIRST FLOOR  
LIGHTING PLAN

E 2.0  
CATEGORY SEQUENCE





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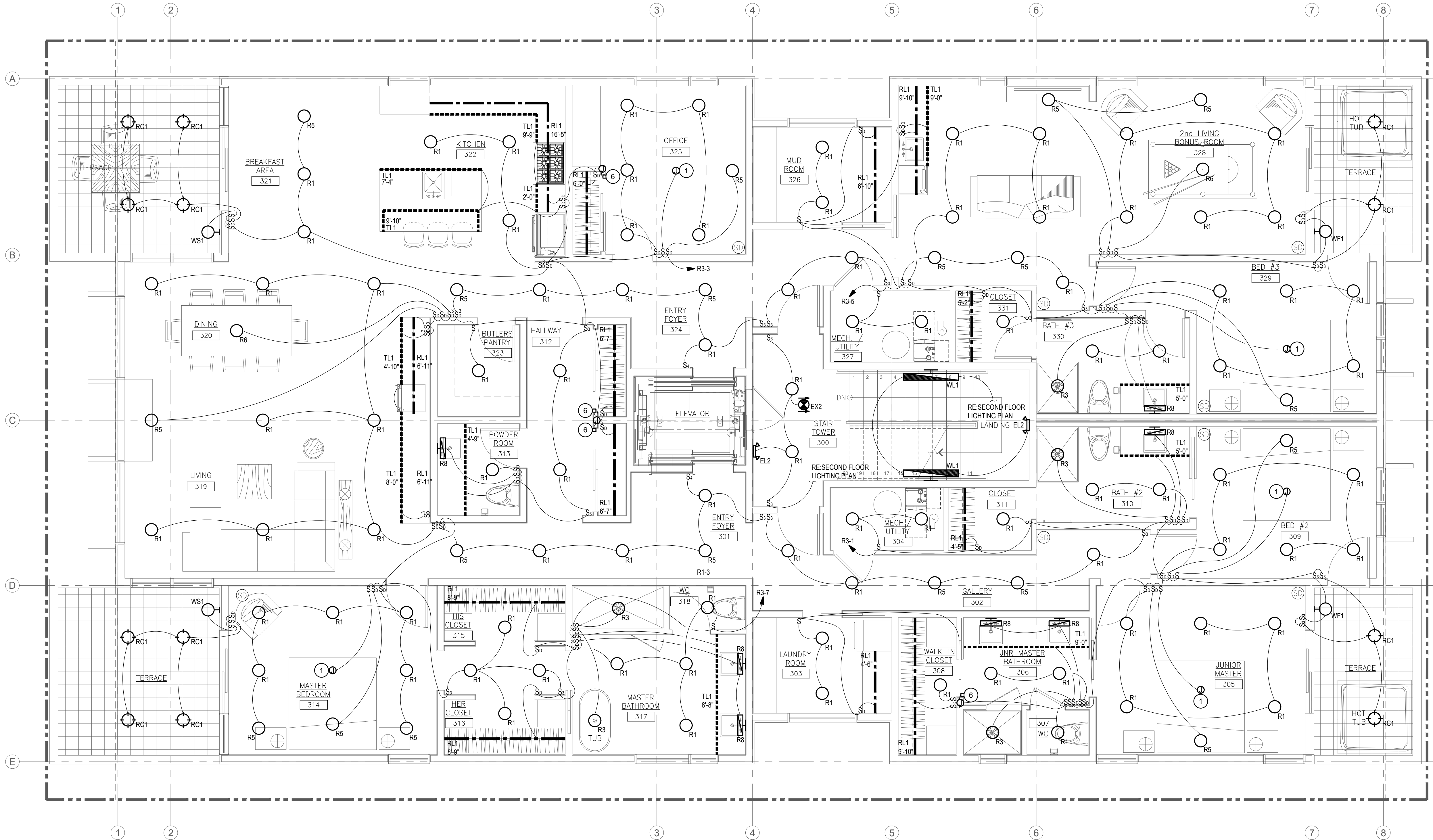
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A. REFER TO ARCHITECTS LIGHTING PLAN FOR DIMENSIONAL LIGHTING LAYOUT.

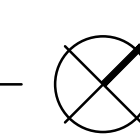
## KEYED NOTES:

# SYMBOL USED FOR NOTE CALLOUT.

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



1 THIRD FLOOR LIGHTING PLAN  
E2.2 SCALE: 1/4" = 1'-0"



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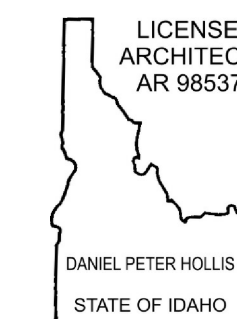
760 N. WASHINGTON AVE,  
KETCHUM, IDAHO

THIRD FLOOR  
LIGHTING PLAN

E 2.2  
CATEGORY SEQUENCE

Exhibit C:  
Lofts at 760 – Conceptual  
Rendering





*Daniel Peter Hollis*

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

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PRE-APP#3	07/23/21
DR ADD.	06/09/21
100% DD	05/07/21
D.REVIEW	03/23/21
SCHEMATIC	03/16/21
DRAWN BY	DPH,JJR
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DATE	02/15/21
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**760**  
**N. Washington**  
**Ave**

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**BUILDING**  
**MASSING MODEL**

**A**      **0.3**  
CATEGORY      SEQUENCE

1 BUILDING MASSING MODEL WITH SURROUNDING CONTEXT  
 A0.3

Exhibit D:

Lofts at 760 – Photometric  
Analysis for Streetlight

# APPLICATION DESIGN

760 N Washington Ave

Ketchum ID



<b>Project Number:</b>	<u>G5276</u>
<b>Date:</b>	7/26/2021
<b>Written by:</b>	Shaunak PILLAI
<b>Version :</b>	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 [Fonroche Lighting](#), 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 [municipalities](#), [military](#) and [federal facilities](#), [tribes](#), [commercial properties](#), and [developers](#) trust us to deliver the full promise of solar lighting.



## The **3** key benefits for your project

### - 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

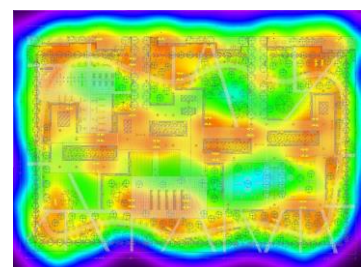
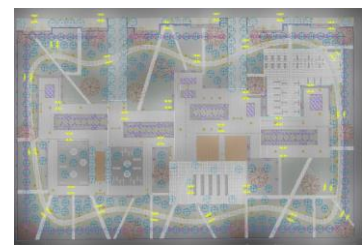
No maintenance for the first 10 years. Rapid installation. No operating costs.

## 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**.



1 Project = 1 Study



1



## 10-Year Analysis of local weather data

We use the **PVsys** 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.

2



## 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**.

3



## 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)

4



## Results

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

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

## SMARTLIGHT WITH SIGNIFY ROADFOCUS



Non pro-rated

**signify**

Lumec RoadFocus LED



### PHOTOVOLTAIC MODULE



PV panel power rating: NA

PV panel tilt angle: NA

### POWER 365: SMART STORAGE AND MANAGEMENT



Battery capacity: NA

### LED LIGHT UNIT



Lighting power: 20 W nominal

LED light unit specification: 2700K

### POLE & CROSSPIECE

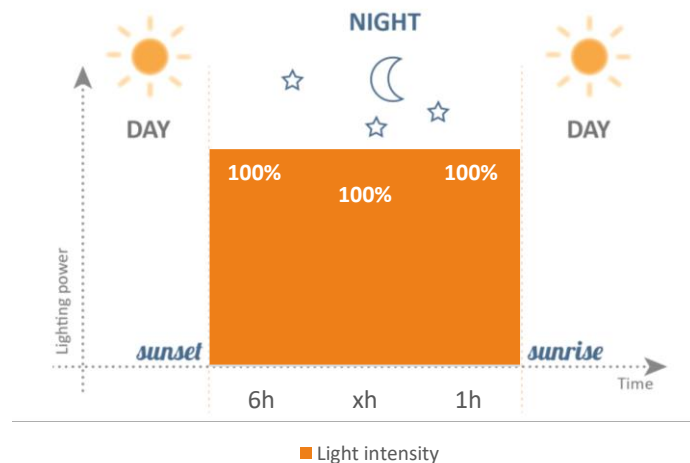
Pole height: 14'

Protective treatment: Powder Coated T6 Aluminum

**POWER 365**  
Ultimate Solar Lighting Performance of Outdoor



### Chosen lighting profile for your project



# 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



## 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

### Luminaire Schedule

Symbol	Qty	Label	Description	LLF
—□	1	rfs-15w12led27k-g2-r2m	RFS-15W12LED2_7K-G2-R2M	1.000

### Luminaire Location Summary

SeqNo	Label	X	Y	Z	Orient	Tilt
1	rfs-15w12led27k-g2-r2m	30.7	63.8	15.25	180	0



# 760 N Washington Ave



## Lighting Plan

Project Number: G5276

By: Shaunak Pillai  
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Date: 7/26/2021

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Needham, MA 02494  
Phone Number: (339) 225 4530  
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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



# 760 N Washington Ave

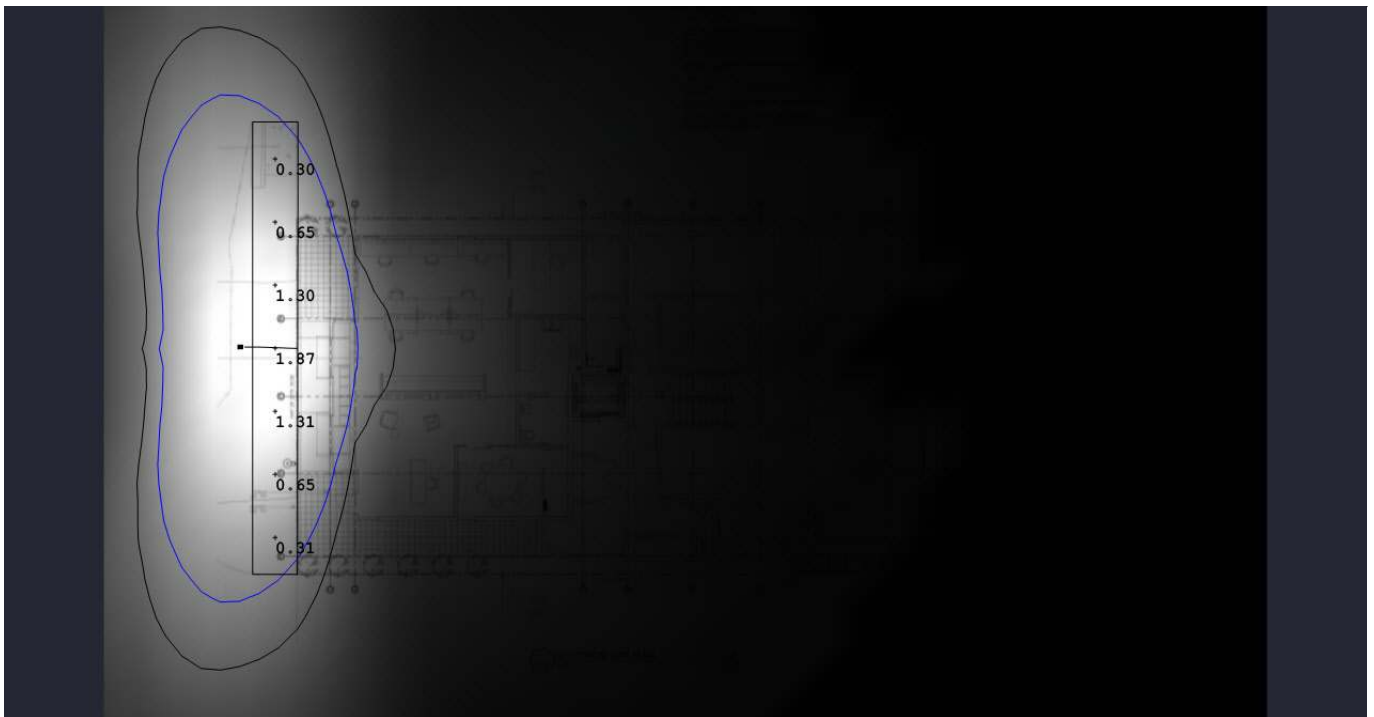


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[www.fonrochesolarlighting.com](http://www.fonrochesolarlighting.com)



3D Rendering

# 760 N Washington Ave

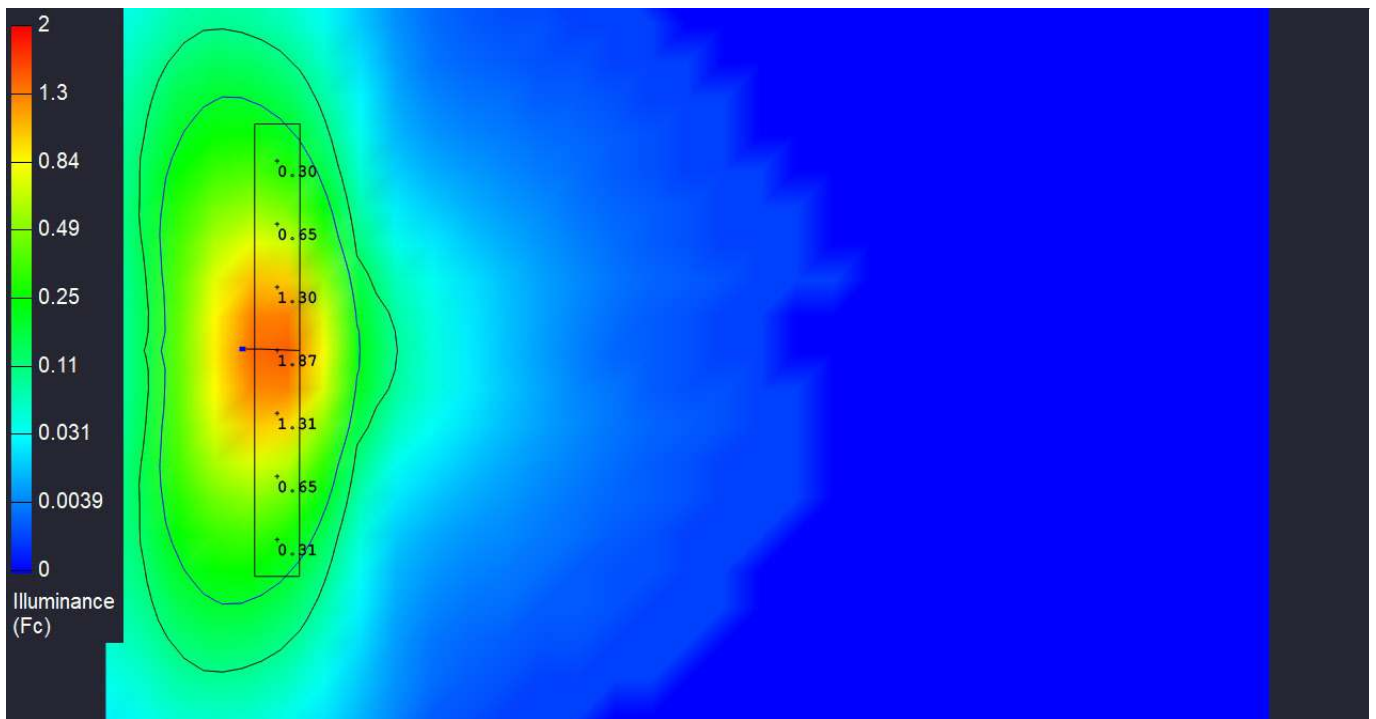


## Lighting Plan

Project Number: G5276

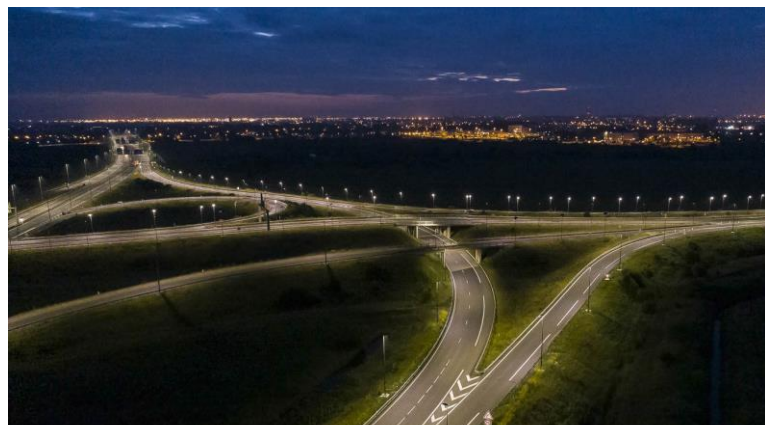
By: Shaunak Pillai  
shaunak.pillai@fonroche.us  
Date: 7/26/2021

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www.fonrochesolarlighting.com



False Color Rendering

# A few examples





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lighting AMERICA

Solar lighting

Your commitment to sustainability

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**Dale Curtis**

*Director of Sales*

**M: (208) 484-8993**

**E: dale.curtis@Fonroche.US**

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