



City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF JULY 13, 2021

PROJECT: The Lofts at 780

FILE NUMBER: P 21-039

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, 11,423 square foot, three-story multi-family building

LOCATION: 780 N 1st Avenue - Ketchum Townsite: Block 33: Lot 5

ZONING: Community Core – Subdistrict 2 – Mixed Use (CC-2)

REVIEWER: Morgan R. Landers, AICP – Senior Planner

EXECUTIVE SUMMARY:



Figure 1: Conceptual Rendering of Project

The Applicant is proposing an 11,423 square foot three-story multi-family development known as the Lofts at 780 (the “project”), located at 780 N 1st Avenue (the “subject property”). The subject property is a vacant corner lot zoned Community Core -Subdistrict 2 - Mixed Use (CC-2) just south of the Mountain Rides facility, diagonal from the Hemingway School. As proposed, the project includes seven residential dwelling units. One dwelling unit on the ground floor, four on the second floor, and two on the third floor. Four of the dwelling units are less than 2,000 square feet, the remaining three are less than 750 square feet. Four parking spaces and one ADA parking space is required for the project. The project proposes four standard and one ADA alley loaded parking spaces. 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 most requirements of the zoning code and most standards related to Design Review. The project must address code conformance issues related to wall height and setbacks prior to final Design Review. Additionally, 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
- Architectural – Bulk and roof overhangs
- Landscaping – Buffering between uses and variety

BACKGROUND:

The City of Ketchum received the application for Preapplication Design Review of the Lots at 780 on April 9, 2021. The application was deemed complete on June 14, 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 June 29, 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 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 follows applicable zoning code requirements. Below is an analysis of some key items of note.

FAR for Community Housing

The 11,423 square-foot building has a total FAR of 2.07. 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 1,007 square feet of community housing. The project is proposing to meet the minimum requirements of the Community Housing provisions with a combination of cash-in-lieu and dedication of one community housing unit. The unit proposed for Community Housing is Unit #203, a 425 square foot studio, resulting in a balance of 582 square feet subject to cash-in-lieu. At the current rate of \$238/square foot, the total cash-in-lieu payment will be \$138,494.58.

Although the KMC provides for a variety of options for satisfying the Community Housing requirement, the primary goal of this provision is to provide built units for the residents of Ketchum. Based on the proposed unit mix of the project, staff recommends the applicant consider the allocation of one additional unit of housing to satisfy the community housing requirement rather than cash-in-lieu. As proposed, there are two one-bedroom units just over 600 square feet. If the project were to allocate the studio apartment (#203) and a one-bedroom unit (#202), the total square footage of community housing would total 1,053 square feet. This would exceed the community housing requirement by 46 square feet. Staff acknowledges that this cannot be a requirement of the project but provides the suggestion for further consideration.

Dark Skies and Illumination

The project proposes to have a back lit mural at the corner of 1st Ave. and 8th St. The applicant has stated that the illumination produced by this feature was factored into the photometric calculations of the project. As this is an area of frequent wildlife migration, staff requested the applicant provide information as to the times of day the feature would be lit. Per KMC §17.132.030 – *Lighting Standards*, lights shall be on a timer and shall be turned off when not in use. Staff recommends the illumination be turned off between the hours of 10:30 pm to 6:00 am. Wildlife migration is most prevalent in the spring and fall. In September and April, daylight hours

are approximately 7am to 8pm. Restricting the hours of the mural allows for the enjoyment of the feature by the public but avoids any impact to wildlife migrating through the neighborhood during the late evening or early hours of the morning.

Fences, Walls, and Hedges

Pursuant to KMC §17.124.130 – *Fences, Walls, and Hedges*, walls within 30 feet of the front lot line may not exceed four feet in height. For the project, N 1st Ave. is the front lot line. As shown on Sheet A3.2, the mural wall that extends south from the corner of the property, tapers in height and is below four feet. However, there is an entrance to the ground floor residential unit that requires the use of stairs. When calculating the height of the wall with the stair railing, the total height is approximately 5 feet 10 inches. Although having an entrance to the unit on the ground floor

in this location is desirable from a streetscape standpoint, the code does not permit a wall and railing of this height. Staff recommends the applicant relocate the entry door to face the street and bring the stairs down to the street in front of the door. Additionally, as shown on Sheet L2, the landscaping proposed for the area along the lower patio is Peking Cotoneaster, which is a hedge like plant that has the potential to grow 5-7 feet tall in its mature state. This landscape proposal seeks to create privacy for the grade level

patio along N 1st St. A more pedestrian friendly configuration is desired. See landscape comments in the Design Review section below for staff recommendations on use of the space and plant selection for this area.

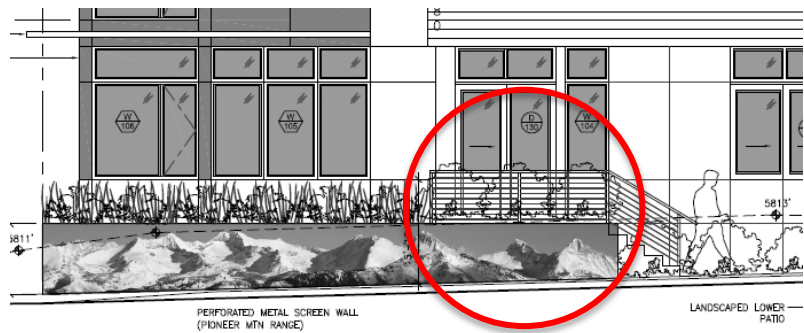


Figure 2: Elevation Showing Wall Height

Setbacks

In the CC-2 district, building facades must be set back an average of 5 feet on the front and street sides of the building for corner lots. The intent of an “average” setback is to encourage undulation of the building, allowing for some portions of the building to extend to the lot line, while other portions are pushed back. The average is calculated by taking the length of the building façade at each floor and multiply that by 5 feet to establish the minimum square footage of setback for each floor. Based on the calculations provided by the applicant, the front setback on N 1st Ave. complies with setbacks, however, the street side setback on 8th St. does not. Compliant setbacks must be demonstrated for final Design Review. Staff will continue to work with the applicant to bring the building into conformance on the 8th St side to ensure the issue is addressed.

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 review 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 adjacent structures are one-story, structures of residential style with light colored materials, primarily horizontal vinyl/wood siding. Across 8th Street to the northwest and northeast are commercial type structures with flat roofs and light-colored materials of stucco and concrete. Staff believes the materials and colors of the proposed project are mostly compatible with the adjoining structures and the surrounding neighborhood, however, the proposed materials of “Grey Corrugated Metal” and “Traffic Black Stonewood Siding” are of a darker material than what is predominant in the area. Staff understands the importance of accent colors and materials, however, recommends the applicant consider adjusting the darker materials to a warmer tone or adjusting the materials to a more natural/supple option to give a softer feeling to the structure that is more compatible with adjoining structures and the surrounding neighborhood. Staff also recommends the applicant adjust the materials utilized on the south elevation of the structure to a lighter material and one that employs less verticality as it dwarfs the adjoining structure. The applicant has stated that adjustment of the materials on the south side of the building is not necessary because of the landscaping on the adjacent property. Staff believes an adjustment would be beneficial as the trees are not always in full form through each season. Additionally, trees are unfortunately not permanent. If those trees become unhealthy or require trimming/removal, the façade would be exposed.



Figure 3: Conceptual Rendering of Project

Staff also recommends the applicant adjust the materials utilized on the south elevation of the structure to a lighter material and one that employs less verticality as it dwarfs the adjoining structure. The applicant has stated that adjustment of the materials on the south side of the building is not necessary because of the landscaping on the adjacent property. Staff believes an adjustment would be beneficial as the trees are not always in full form through each season. Additionally, trees are unfortunately not permanent. If those trees become unhealthy or require trimming/removal, the façade would be exposed.



Figure 4: South Elevation of Building

- There is an opportunity to provide vibrancy to the project using color and material accents and/or the addition of playful public art on elements of the building. One example is the use of colors for window trim, railings, numbering, and entryways/doors. A second example relates to the proposed art treatment. The project proposes a back lit greyscale mountain mural along a section of the building, however, the introduction of colored murals that apply to more than just the corner would greatly enhance the building’s connection to the school and provide vibrancy to the street where the materials along the streetscape are cold and stark. Along the 8th St. side of the building, the area which includes the screening of the parking, electrical meter location, and mechanical rooms creates a long stretch of dark materials that do not bring vibrancy to the streetscape or the surrounding neighborhood. This comment was provided to the applicant following department review. The applicant has declined to revise the materials per staff recommendation.

Architectural - KMC §17.96.060.F and §17.96.070.B

Standard: Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.

- The building design provides for a variety of undulation and relief; however, staff does not believe that the bulk of the structure is being reduced through these elements. Although the building meets the setback requirements, the large decks of a consistent size protrude out, creating the feeling of a larger structure on the N 1st Ave side of the building. The roof form is also contributing to the building’s bulk and mass. Particularly, where the roof structure anchors the corner. With the absence of more

prominent landscaping and softer materials, the building still carries a bulky appearance with a top-heavy feeling from the street level. See below for additional comments on landscaping.

Standard: Roof overhangs shall not extend more than three feet (3') over a public sidewalk. Roof overhangs that extend over the public sidewalk shall be approved by the Public Works Department.

- As shown on Sheet A3.2, the project proposes roof overhangs of three feet into the public right-of-way on N 1st Ave. Although the code allows for overhangs of roofs up to 3 feet with approval by the Public Works Department, the overhang is also subject to design review. Staff encouraged the applicant to reconsider the roof overhang at the corner to reduce the perceived bulk and mass of the building by pedestrians. The project does achieve an appropriate roof form above the proposed decks, however, the corner element is very strong and creates a heavy feel of the building with the absence of softer colors or taller landscaping. The project proposes a metal horizontal treatment at the corner intended to break up the height, however, staff does not believe this achieves the goal effectively.



Figure 5: Conceptual Rendering of NW Corner

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

Standard: Landscaping is required for all projects.

- Although the proposed project has a landscaping plan, the landscaping is minimal. Additional landscaping is highly encouraged as discussed above in the review of architectural standards and below.

Standard: Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.

- The initial application did not provide a buffer between the structure and the street/sidewalk. Staff recommended the applicant address comments regarding bulk and mass with revisions to the landscape plan, which would also create a more welcoming environment for pedestrians. Staff also encouraged the applicant to consider a seating area for the public. Due to the proximity of the school, this site is optimal for creating a landscaped seating area with trees for parents and children to meet. The applicant revised the landscape plan to remove a private patio on 8th St. and reduce the patio on N 1st Ave, resulting in the addition of plants along both street frontages. This is an improvement; however, staff believes further improvements to the streetscape can be made.
- Staff recommended the applicant consider the adjustment of building setbacks to accommodate more ground level plants and trees within the project. The CC-1 and CC-2 districts have many examples of taller buildings with ground level trees and shrubs that creates a welcome environment for pedestrians. With an increase in building setback, the foundation/retaining walls along both street frontages would be setback and plants could be placed in front. Staff acknowledges this would require revisions to the Gross Floor Area of the building and potential revisions to the dimensions of the cantilevered decks, however, adjustments would make a significant positive impact on the pedestrian environment and the project's compatibility with the surrounding neighborhood. No revisions were made in response to the comment. The building, as proposed, meets the setback requirements of the CC-2 zone district.
- Staff has been discouraging the placement of street trees in the right-of-way, due to challenges with snow removal in the winter. However, if a project is proposing snow melt for sidewalks, street trees can be placed within the right-of-way with certain conditions related to the installation. The project is

proposing to snowmelt the sidewalks adjacent to the project, therefore, the installation of street trees could assist in addressing the comments above.

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, no replacement trees are required for the proposed project.

Surface Parking Lots – KMC §17.96.070.E

Standard: Surface parking lots shall be accessed from off the alley and shall be fully screened from the street.

- The parking is accessed off the alley and is partially screened; however, the parking could be better screened in a way that not only meets the requirements of this standard but contributes to the project's conformance with the landscaping and architectural standards. Staff recommends the applicant consider screening with the integration of climbing vines/vegetation. This would add an interesting feature to the portion of the building that is mostly blank at the street level with no landscaping proposed and adequately screen the parking.

Streets – KMC §17.96.090

Standard: All street designs shall be approved by the city engineer.

- The alley adjacent to the project does not meet the minimum width requirements for an alley and is therefore not maintained by the city. To address this issue, two options are available to the applicant. Decision on the course of action is not required at this time, however, desired option must be determined and reflected in the submittal for Final Design Review:
 - Option #1 - Improve the full width of the existing alley to the southern property boundary of 780 N 1st Street assuming a future 20-foot improvement by off-setting the centerline of the designed improvements. This approach would require the applicant and future owners to maintain said portion of the alley that is improved until a future point in time when the full extent of the alley is improved per city standards. A maintenance agreement between the Homeowners Association and the City would be required to reflect the terms.
 - Option #2 – Improve the full extent of the alley from 8th Street to 7th Street for a full width of 20 feet. This approach would require the negotiation with adjacent property owners; however, the result would be an alley the City of Ketchum would maintain in perpetuity.

RECOMMENDATION

Staff recommends the Commission provide feedback to the applicant on staff comments and recommendations, and additional areas of concern. As there are outstanding code conformance issues related to setbacks and wall height, the Commission may choose to move forward with one of two options:

- Request the applicant revise the plans to address code conformance issues and return for a second Preapplication Design Review meeting
- Provide direction to staff and the applicant on changes to the project and move to advance the Lofts at 780 to final Design Review.

EXHIBITS:

- A. Lofts at 780 – Cover Letter and Response to Department Comments
- B. Lofts at 780 – Design Review Application Materials
- C. Lofts at 780 – Conceptual Rendering

Exhibit A:
Lofts at 780 – 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

1st July 2021

Morgan Landers

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

Dear Morgan / Design Review Commission,

We are excited to re-submit to you for “*Pre-App Design review*” our Multi-Family project (“**The Lofts @ 780**”) located at 780 1st Avenue North, Ketchum. A 3 story, multi-residential structure, **11,423 sf**, located opposite the Hemingway School entrance. All of the residential units will be available for market rate sales.

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) 3 Bedroom / 2 bathroom @ 1,975 square feet
- Outdoor Trash / Recycling area
- (3) car garage @ ranging from 232 SF to 310 SF.
- Storage lockers.
- Additionally, 4 car parking spaces including one ADA Van space.
- Landscaped Entry courtyard.

Second Level:

- Stair / elevator /Access Points to Residential Units
- (1) 4 bedroom, 4 bath unit, 1,988 square feet (#201)
- (1) 1 bedroom, 1 bath unit, 628 square feet (#202)
- (1) studio unit, approx. 452 square feet (#203) (Possible affordable housing unit)
- (1) 1 bedroom, 1 bath unit, approx. 635 square feet (#204)
- Balconies and Terraces for Residential Units
- Mechanical Space

Third Level:

- Stair / elevator /Access Points to Residential Units
- (1) 4 bedroom, 4 bath penthouse unit, 1,985 square feet (#301)

- (1) 3 bedroom, 3 bath penthouse unit, 1,784 square feet (#302)
- Balconies and Terraces for Residential Units
- 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 have anchored the building by proposing the use of perforated / 12 gauge hot rolled steel panels. Where the building steps in along the Northern, and Western Facades, the exterior material is broken by using strips of the Stonewood siding as well as a mix of Stonewood paneling which is broken at window / door jambs, headers, sills and mullions.

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.

We look forward to conversing more about the project at the July 13th P&Z meeting, 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

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780 N First Avenue Development Potential

Legal – Lot 5, Block 33, 780 N 1st Avenue

Parcel Size – 5,500 SF

Dimensions – 55' on First Avenue, 100' First 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) 11,423 SF – 12,375 SF = **-952 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)

Project is proposed to be combination of **payment in lieu and affordable housing onsite.**

Parking Requirement

Residential – one space over 750 SF (4 spaces required, 1 ADA Space).

Project will provide 8 parking spaces, (4 more than required).

Maximum Building Height

42 Feet (Proposed **38'-8"** north west roof)

Setbacks

1st Avenue North - average of 5 feet. **Minimum of 275 sf required, we are proposing 319 sf.**

Alley - 3 feet

South Side – 0' (we are proposing a 3'-0" setback until the garage which will be 0')

8th Street – average of 5 feet. **Minimum of 475 sf required, we are proposing 482 sf.**

RESPONSE TO CITY LETTER:

Planning

- **Setbacks** - Based on Sheet A1.1, please provide a measurement demonstrating the area of setback along both streets and outline the area included in the measurement per the interpretation below. Per Section 17.12.040.B – *Community Core Dimensional Standards*, the setback for the project must be an average of 5 feet on the front (N 1st) and an average of 5 feet on the street side (8th St). Per the attached interpretation of “Setback Average” there must be a minimum of 275 sq ft (5x55) of setback along N 1st Ave and a minimum of 475 sq ft (5x95) of setback along 8th St. Additionally, the porches identified at the ground floor are to be considered part of the building as outlined in the interpretation. If adequate setback cannot be accommodated with current design, adjustments to the design of the building must be made to conform to dimensional Standards.

The project is proposed to have an average setback along 8th street of 482 sf and then 319 sf along the primary frontage of 1st avenue. (See A1.1 B Site plan showing hatched area of setback.)

- **Parking** – Based on email communication from the applicant and the revised parking shown on Sheet A1.1 dated 6/11/21, the project proposes 3 garage spaces, 4 surface parking spaces, and 1 surface accessible space. Please revised the cover letter, all site plans and floor plans to reflect the parking configuration. Per the KMC, the proposed project requires a minimum of 4 parking spaces and 1 accessible space.

Project to provide 3 garage spaces, 4 surface parking spaces and 1 surface accessible space as per A1.1 Site plan indicates.

- **Illumination** – Staff understands the corner art installation on the retaining wall to be a low-level back-lit element. Please confirm that the photometric plan took this light fixture into account. Additionally, please provide information on the times of day the illumination is intended to be activated.

Refer to Electrical drawings that show updated photometric study that indicates placeholders for two street lights for the project. Exact location of these street lights will be based on where the streets department would like them.

- **Community Housing Cash-in-Lieu** – The applicant is taking advantage of the FAR increase in exchange for community housing and has indicated the applicant intends to pay a cash-in-lieu. The current price per square foot for cash-in lieu is \$238/square foot. Based on current GFA on the submitted plans, the cash-in-lieu would be \$239,644.58. Staff will provide an updated number based on any changes to the project resulting from comments in this memo and additional design changes for Final Design Review.

With the new layout of the 2nd floor showing 2 units in the place of the previous 2 bedroom unit, we are planning on having one affordable housing unit onsite (454 sf) which is a studio unit called #203.

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** – Standards 2 and 3 under this section are not applicable to this project as the subject property is vacant with no landmarks or historic buildings/structures. Staff provides the following comments on Standard 1. Staff recommends the applicant make recommended adjustments, however, these are recommendations and not required prior to Pre-Design hearing with the Planning and Zoning Commission. o The adjacent structures are 1-story, structures of residential style with light colored

materials, primarily horizontal vinyl/wood siding. Across 8th Street to the northwest and northeast are commercial type structures with flat roofs and light-colored materials of stucco and concrete. Staff believes the materials and colors of the proposed project are mostly compatible with the adjoining structures and the surrounding neighborhood, however, the proposed materials of “Grey Corrugated Metal” and “Traffic Black Stonewood Siding” are of a darker material than what is predominant in the area. Staff understands the importance of accent colors and materials, however, recommends the applicant consider adjusting the darker materials to a warmer tone to give a softer feeling to the structure that is more compatible with adjoining structures and the surrounding neighborhood. Staff also recommends the applicant adjust the materials utilized on the south elevation of the structure to a lighter material and one that employs less verticality as it dwarfs the adjoining structure.

We can discuss more during the presentation but as the model shots show there are two massive (35'+) spruce trees on the SW corner of the site and then there is a row of 20'+ trees on the SE corner of the adjoining neighbor. This is part of natural context of the site.

o There is an opportunity to provide vibrancy to the project using color material accents and the addition of playful public art on elements of the building. One example is the use of colors for window trim or entryways/doors. A second example relates to the proposed art treatment. The project proposes a back lit greyscale mountain mural along a section of the building, however, the introduction of colored murals that extend to more than just the corner would greatly enhance the building’s connection to the school and provide vibrancy to the street where the materials along the streetscape are cold and stark. Additionally, along the 8th St side of the building, the area which includes the screening of the parking, electrical meter location, and mechanical rooms creates a long stretch of dark materials that do not compliment the streetscape or the surrounding neighborhood. Staff has provided comments throughout this letter on streetscape and landscaping that address these concerns. Per the comment above regarding setbacks, another consideration would be a reduction of the front setback of the building to allow for some pedestrian amenities.

Addressed at time of presentation.

F. Architectural – staff believes the project conforms to the guidelines outlined in Standards 1-4, 7, and 8 of Section 17.96.060.F. Staff also believes that the project conforms to the guidelines outlined in Standards 1-5 of Section 17.96.070.B. Staff provides the following comments for consideration. Staff recommends the applicant make recommended adjustments, however, these are recommendations and not required prior to Pre-Design hearing with the Planning and Zoning Commission.

o 5 – The building design provides for a variety of undulation and relief; however, staff does not believe that the bulk and mass of the structure is being reduced through these elements. Although the building is setback, the large decks of a consistent size protrude out, creating the feeling of a larger structure. The roof form is also contributing to the building’s bulk and mass. Particularly in the front as it anchors the corner. With the absence of more prominent landscaping and softer materials, the building still carries a bulky appearance with a top-heavy feeling from the street level. See below for additional comments on landscaping.

Addressed at time of presentation. Example of context that is considerably more top heavy is the Webb building immediately across the street on 8th. At a pedestrian level the roof is 38’ above the sidewalk.

o 6 – Staff believes there are elements of the building that orient toward the primary frontage (N 1st) with the anchor point of the glass windows at the corner and the location of ground floor patios. However, the building’s primary entrance is at a mid-block on 8th Street. Staff recommends the applicant consider placing the entrance to the ground floor residential unit on N 1st connected to the patio for a more integrated orientation to N 1st Ave.

Addressed at time of presentation

• *Section 17.96.070.B – Architectural*

o 1 – The building design addresses this standard, however, please see comments above on the materiality of the south elevation (interior side property line).

Addressed at time of presentation

o 2 – The building design addresses the first portion of this standard. Please see the landscaping section below for comments on the second portion of the standard.

Addressed at time of presentation

o 6 – Although the code allows for overhangs of roofs up to 3 feet with approval by the Public Works Department, the overhang is also subject to design review. Staff encourages the applicant to reconsider the roof overhangs considering comments above on massing of the building.

Addressed at time of presentation

• *G. Circulation Design* – Standards 2 and 4 are not applicable to the project as there are no awnings or additional curb cuts proposed. Staff believes the proposed project conforms to standards 1,3, and 5 with no additional comments. See comments from Streets below for comments on alley improvements.

See revised Civil that reflects what Morgan and I discussed, in regards to the alleyway design.

• *H. Snow Storage* – Staff understands that all sidewalks and pedestrian accessways are to be managed with proposed snow melt systems. Please describe how any snow accumulation within the parking area will be handled as shoveling snow into the alley is not permitted.

As per site plan and mechanical plans suggest, we are planning on snowmelting (boiler system) the hardscape on this project.

• *I. Landscaping* – Staff believes the proposed project meets standards 2 and 3. Staff recommends the applicant make recommended adjustments, however, these are recommendations and not required prior to Pre-Design hearing with the Planning and Zoning Commission. o 1 – Although the proposed project has a landscaping plan, the landscaping is minimal. Additional landscaping is highly encouraged as described in this letter.

Refer to new landscape plan that shows additional landscaping on 1st Ave and 8th street.

o 4 – The proposed landscape plan does not provide a buffer between the structure and the street/sidewalk. Supplementing comments above regarding the setbacks of the building and the bulk/mass of the structure, additional landscaping could be implemented to buffer the pedestrian environment and lessen the appearance of the mass of the building. Due to the proximity of the school, this site is optimal for creating a landscaped seating area with trees for parents and children to meet.

Refer to new landscape plan that shows additional landscaping on 1st Ave and 8th street.

• *Section 17.96.070.1 – Landscaping* – per the site visit on June 24, 2021 with the City Arborist, no replacement trees are required for the proposed project. Therefore, standards 1 and 3 of this section do not apply. If, as recommended, the applicant adds trees to the landscape plan, standard 2 will apply. No action is required prior to Pre-Design hearing with the Planning Commission.

N/A

• *J. Public Amenities* – Staff acknowledges the proposed public amenities at the project site and recommends the addition of a trash receptacle due to the proximity of the school. Please see Streets and Engineering comment #2 below regarding the permissible location of public amenities.

We are currently showing a bench seat and two bike rack locations. We would like to avoid placing a trash receptacle within our property line. We would be fine if it was on the city ROW just like the limelight project has.

- *K. Underground Encroachments* – These standards are not applicable as no below structures are proposed.

N/A

- *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.

I will get this coming from Mike @ Clear Creek Disposal, he has reviewed both the 760 and 780 projects.

- o 2 – Screening of electrical equipment is required. Please revise the plans to demonstrate how the electrical meters on the north side of the building will be screened.

We have enquiry into Cindi Bradshaw @ about screening options. Right now we are proposing the electrical meters to be enclosed behind perforated metal doors. But we need approval from Idaho Power as well on this option.

- *Section 17.96.070.E – Surface Parking Lots* – Standards 2 and 3 are not applicable to the project as the parking does not meet the threshold for parking lot landscaping. Staff provides the following comments for consideration:

- o 1 – The parking is accessed off the alley and is partially screened; however, the parking could be better screened in a way that not only meets the requirements of this standard but contributes to the project's conformance with the landscaping and architectural standards. Staff recommends the applicant consider screening with the integration of climbing vines/vegetation. This would add an interesting feature to the portion of the building that is mostly blank at the street level with no landscaping proposed and adequately screen the parking.

Due to space constraints and parking requirements a planter bed with sufficient width for landscaping vines would not be able to be incorporated into the design. We are currently showing a perforated metal screen fence at the NE corner of the site.

- *Section 17.96.070.F – Bicycle Parking* – The proposed project conforms to standards 1-3 of this section. Please see Streets comment #2 regarding location of bike rack.

Streets and Engineering

Improvements and Standards (17.96.060 and 17.96.070)

- *J. Public Amenities* - Bike racks and other public amenities such as benches cannot be placed or encroach into the City's Right-of-Way.

See A1.1 Site plan and landscape plans that show our two locations for bike racks.

- *D – Utilities* – Please confirm the location of where the Idaho Power transformer is located for the project. Additionally, please confirm the project is accessing existing fiber optic cable within the downtown core. Response to these comments can be provided in written narrative, no updates to drawings are required at this time. Please note, for Final Design Review, service letters from all service providers will be required at the time of application submittal.

- *A. Streets* –

o 1 – The alley adjacent to the project does not meet the minimum width requirements for an alley and is therefore not maintained by the city. To address this issue, two options are available to the applicant. Decision on the course of action is not required at this time, however, desired option must be determined and reflected in the submittal for Final Design Review:

Option #1 - Improve the full width of the existing alley to the southern property boundary of 780 N 1st Street assuming a future 20-foot improvement by off-setting the centerline of the designed improvements. This approach would require the applicant and future owners to maintain said portion of the alley that is improved until a future point in time when the full extent of the alley is improved per city standards. A maintenance agreement between the Homeowners Association and the City would be required to reflect the terms.

Refer to Civil plans that originally showed how the proposed “non-conforming” alleyway width is being designed. We have offset the middle of the alleyway ROW 10’ from the east property line of the proposed project and then made improvements based on that centerline of the alley even though alleyway will be only 17’ wide. All snow removal in the alleyway will be done by the HOA. A maintenance agreement will be submitted at the time of final Plat.

Option #2 – Improve the full extent of the alley from 8th Street to 7th Street for a full width of 20 feet. This approach would require the negotiation with adjacent property owners; however, the result would be an alley the City of Ketchum would maintain in perpetuity.

This is not an option.

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

• *Section 17.96.070.A - Streets –*

1 - Street trees are not required for this project, however, see the landscaping section of this memo for additional comments. Street lights are required per the City of Ketchum’s “Right-of-Way and Lighting Standards” included as Attachment C to this letter. The standards outline the approach to streetlight placement and design based on illumination. Please revise the lighting plan to reflect the addition of the streetlights per the standards.

Refer to revised Photometric plan by Musgrove engineering.

2 – No street trees within the public right-of-way are required for this project. *N/A*

3 – Per comments above, these standards have been modified.

• *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 Sewer

• *Section 17.96.070.C. - Drainage –* Dry wells must comply with DEQ standards for separation from potable water. This will be verified during Final Design Review and no further action is necessary at this time.

Refer to Civil Details.

• 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.

Construction drawings will be submitted to show the above.

Fire

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

Exhibit B:
**Lofts at 780 – Preapplication
Design Review Application
Materials**

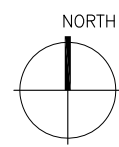
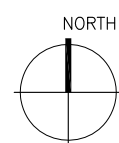
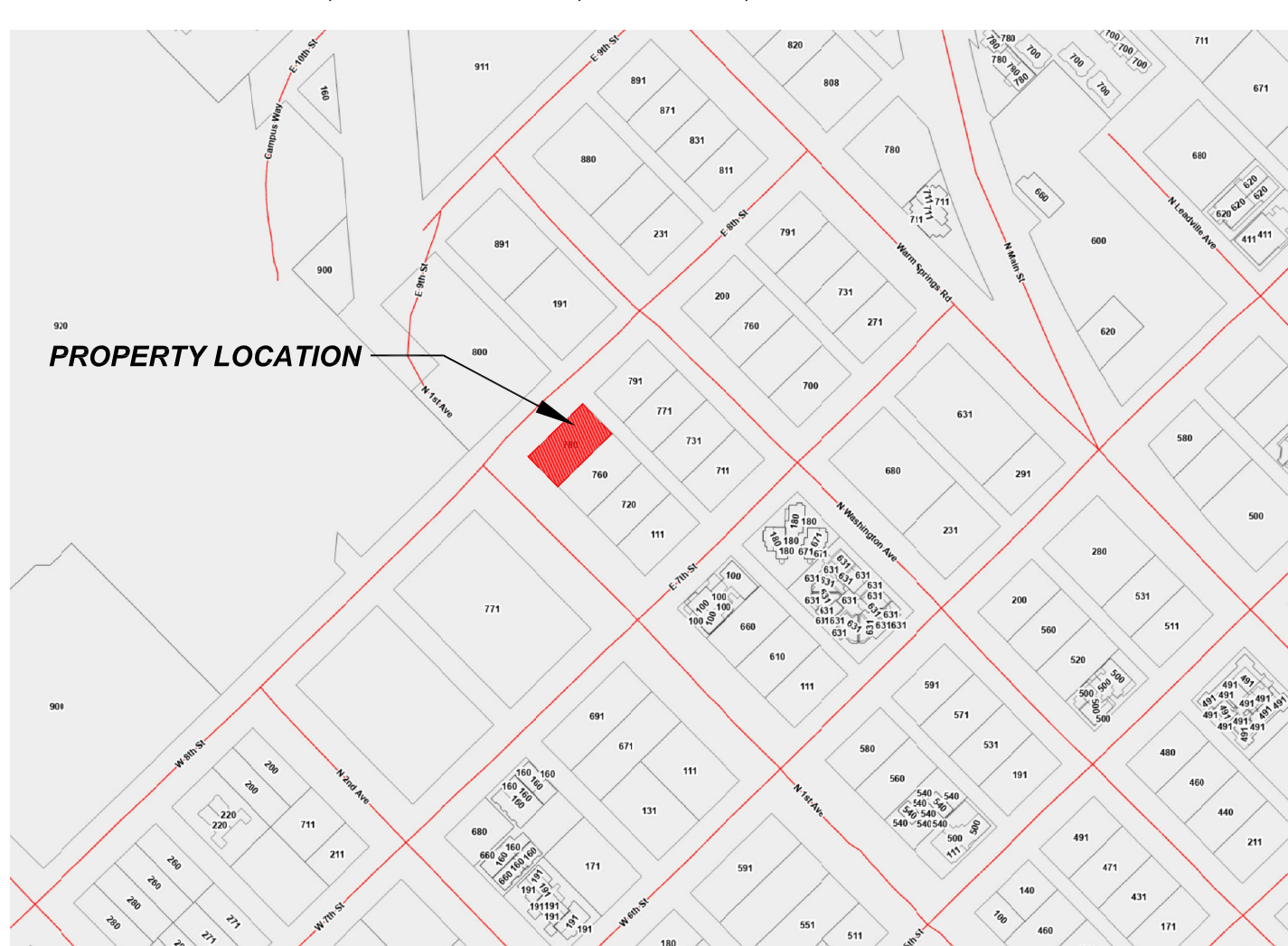
SITE VICINITY

LOT 5 BLOCK 33, 780 1st AVENUE, KETCHUM, IDAHO



SITE VICINITY ZONING

LOT 5 BLOCK 33, 780 1st AVENUE, KETCHUM, IDAHO



PROJECT DIRECTORY PROJECT DATA

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

CONTACT ARCHITECT FOR ALL CLIENT COMMUNICATIONS

ARCHITECT
HOLLIS PARTNERS ARCHITECTS, AIA
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 KETCHUM, ID 83340
 P: 208.721.7160
 E: daniel@hp-architects.com

CONTRACTOR
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STRUCTURAL ENGINEER
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 668 NORTH 9th STREET (COURIER)
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GEOTECHNICAL ENGINEER
BUTLER ASSOCIATES, INC
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 KETCHUM, ID 83340
 P: 208.720.6432
 E: svgeotech@gmail.com

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER
MUSGROVE ENGINEERING
 234 WHISPERWOOD WAY (COURIER)
 BOISE, ID 83709
 P: 208.384.0585
 E: toddN@musingropepa.com

LEGAL OWNER SV VENTURES, LLC
OWNER'S ADDRESS 780 1st AVENUE KETCHUM, ID 83340

CODE 2018 IBC
ZONING CC2: COMMUNITY CORE (2)

SETBACKS
FRONT YARD 5' AVERAGE (1st AVE)
SIDE YARD 0' INTERIOR (5' AVERAGE 8th ST)
REAR YARD 3' (ALLEY)

HT LIMITATION 42' (PROPOSED 38'-8")
USE OCCUPANCY RESIDENTIAL: GROUP R-2

CONST. TYPE V-B (SPRINKLERED)

CODE COMPLIANCE: IBC 2018
 IRC 2018
 IECC 2018
 CMEC 2018
 IPMC 2018
 IFC 2018

PROVIDE REQUIRED UNDER FLOOR VENTING/RADON MITIGATION AS REQUIRED.

PROVIDE REQUIRED UNDER FLOOR VENTING MOLD MITIGATION AS REQUIRED.

PROVIDE UNDER FLOOR (CRAWL SPACE) VENTILATION OF 1 CFM PER 150 SF OF FLOOR AREA

FLOOR LIVE LOAD: 100 PSF, 40 PSF RESIDENTIAL
ROOF LIVE LOAD: 100 PSF (SNOW LOAD)
SEISMIC ZONE: D
WIND LOADS: 115 MPH 3 SECOND GUST (ULT) CATEGORY II IMPORTANCE FACTOR = I

AREA CALCULATIONS

SITE AREA	5,500 SF
PROPOSED 1st FLR AREA	3,550 SF
PROPOSED 2nd FLR AREA	3,951 SF
PROPOSED 3rd FLR AREA	3,922 SF
PROPOSED DECK / PATIO AREA	1,118 SF
NET RESIDENTIAL AREA	9,553 SF
TOTAL GROSS RESIDENTIAL AREA	11,423 SF

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ACOUSTICS
 REPORT & DETAILS (EARL MULLINS)

INTERIORS
 LOOKBOOK / SPECIFICATIONS (FORTHCOMING)

GENERAL NOTES

- 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.
- THESE DRAWINGS, TOGETHER WITH THE SPECIFICATION, AIA GENERAL CONDITIONS DOCUMENT A-201, 1988 EDITION, REPRESENT THE CONTRACT DOCUMENTS.
- 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.
- 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.
- 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.
- 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.
- WRITTEN DIMENSIONS TAKE PRECEDENCE. **DO NOT SCALE DRAWINGS.**
- ALL DIMENSIONS WHEN SHOWN IN PLAN ARE TO FACE OF EXTERIOR WALL SHEATHING, FACE OF CMU, OR FACE OF INTERIOR STUD, U.N.O.
- ALL DIMENSIONS ARE TO TOP OF FINISHED FLOOR IN SECTION OR ELEVATION, U.N.O.
- 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.
- 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.
- THE GENERAL CONTRACTOR SHALL PROTECT ALL EXISTING SITE CONDITIONS TO REMAIN, INCLUDING TREES & SHRUBS, PAVING, FENCES, WALLS, ETC.
- DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
- VERIFY ALL ARCHITECTURAL DETAILS WITH THE STRUCTURAL DRAWINGS PRIOR TO THE ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.
- INSTALL ALL EQUIPMENT & MATERIALS PER MANUFACTURER'S RECOMMENDATIONS.
- VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES, ETC. PRIOR TO ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.
- SEALANT, CAULKING & FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS ARE NOT INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS & STANDARD INDUSTRY & BUILDING PRACTICES.
- THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH, DEBRIS, & WASTE MATERIALS ON A REGULAR BASIS OF ALL SUBCONTRACTORS & TRADES, & SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS, OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS INSIDE OR OUTSIDE THE JOB SITE.
- THE GENERAL CONTRACTOR SHALL PROVIDE SOLID BLOCKING AS REQUIRED FOR THE INSTALLATION OF ALL EQUIPMENT, CASEWORK, CABINETS, WOOD TRIM, ACCESSORIES, HANDRAILS, ETC.
- FOR ALL FINISHES AT FLOORS, WALLS, & CEILINGS, REFER TO INTERIORS.
- DRIVEWAY ORIENTATION, HARDSCAPE, & LANDSCAPE ARE DESIGN/BUILD UNDER THE DIRECT SUPERVISION OF THE GENERAL CONTRACTOR INCLUDED UNDER THIS CONTRACT. FOLLOW LANDSCAPE & ARCHITECTURAL DRAWINGS WHERE APPROPRIATE FOR DESIGN INTENT.
- THE GENERAL CONTRACTOR SHALL ADHERE TO ALL APPLICABLE BUILDING CODES, AS WELL AS CITY, COUNTY, & STATE BUILDING REGULATIONS. ALSO ADHERE TO D.S.H.A GUIDELINES.

A	ANCHOR BOLT	D	DET./DTL	DETAIL	DEM.	DEMOLISH / TION	G	GAUGE	N	NORTH	(S CONT.)	STL	STEEL STANDARD
ABV.	ABOVE	EA	EACH	ELEVATION	EA	ELEVATION	GA.	GALVANIZED	N.C.	NOT IN CONTRACT	STD	STANDARD	
AC	AIR CONDITIONER	ANG	ANG.	ANGLE	ANG.	ANGLE	G.C.	GENERAL CONTRACTOR	N.O.#	NUMBER	STOR.	STORAGE	
AD.	AREA DRAIN	DMG.	DMG.	DAMAGE	DMG.	DAMAGE	GEN.	GENERAL	NOM.	NORMAL	STRUC.	STRUCTURE -URAL	
ADJ.	ADJUSTABLE	DM	DM.	DIMENSION	DM.	DIMENSION	GEN.	GENERAL	N.R.C.	NOISE REDUCTION	SUSP.	SUSPENDED	
A.F.F.	ABOVE FINISHED FLOOR	DKG	DKG	DECKING	DKG	DECKING	GL.	GLASS	N.T.S.	NOT TO SCALE	SVCE	SERVICE	
ALUM.	ALUMINUM	D.O.	D.O.	DOWN OPENING	D.O.	DOWN OPENING	GLZG	GLAZING			SYM.	SYMMETRICAL	
A.M.	AND	DR	DR.	DOOR	DR.	DOOR	GR.	GRAB			T	TO BE DETERMINED	
AND	AND	D.S.	D.S.	DOWN SPOUT	D.S.	DOWN SPOUT	GSM	GALVANIZED SHEET METAL	O.C.	ON CENTER	TD	TELEPHONE	
AP.	ACCESS PANEL	DWG	DWG.	DRAWING	DWG	DRAWING	G.F.L.	GROUND FAULT INTERRUPTED	O.H.	OVERHANG	TEL.	TELEPHONE	
ARCH.	ARCHITECT -URAL	E	E	EAST	E	EAST	GWB	GYP/SUM WALL BOARD	OPNG	OPENING	TEMP.	TEMPERED	
B	BATTERY	E	E	EAST	E	EAST	H	HEADER	OPP.	OPPOSITE	T&G	TONGUE & GROOVE	
BATT.	BOTTOM OF BOARD	EA	EA	ELEVATION	EA	ELEVATION	HR	HORIZONTAL	OVHD	OVERHEAD	THK	THICKNESS	
BD	BOARD	EL	EL.	ELEVATION	EL	ELEVATION	HW	HARDWOOD			THRU	THROUGH	
BTUM.	BOTTOM	ELC.	ELC.	ELECTRIC -AL	ELC.	ELECTRIC -AL	HORIZ.	HORIZONTAL			T.O.S.	TOP OF SLAB	
BLDG	BUILDING	ENCL.	ENCL.	ENCLOSURE	ENCL.	ENCLOSURE	H.P.	HIGH POINT			T.O.W.	TOP OF WALL	
BLKG	BLOCKING	ENCL.	ENCL.	ENCLOSURE	ENCL.	ENCLOSURE	H.R.	HOUR			TYP.	TYPICAL	
BLW	BELOW	ENG.	ENG.	ENGINEER	ENG.	ENGINEER	H.H.T	HIGH HEIGHT			U	UNLESS NOTED OTHERWISE	
BOT.	BOTTOM	ENT.	ENT.	ENTRY -ANCE	ENT.	ENTRY -ANCE	H.TG. HTR	HEATING, HEATER			V	VENTILATION	
BRK	BRICK	EQ.	EQ.	EQUAL	EQ.	EQUAL	HVAC	HEATING VENTILATION & AIR CONDITIONING			VERT.	VERTICAL	
B.S.	BOTH SIDES	EQUIP.	EQUIP.	EQUIPMENT	EQUIP.	EQUIPMENT	PLAS. LAM.	PLASTIC LAMINATE			VEST.	VESTIBULE	
BSMT	BASEMENT	EXISTG.	EXISTG.	EXISTING	EXISTG.	EXISTING	PLUM.	PLUMBING			V.C.T.	VENER COMPOSITE TLE	
C	CENTER LINE	EXP.	EXP.	EXPANSION	EXP.	EXPANSION	PLYWD	PLYWOOD			V.P.	VENER PLASTER	
C.C.	CENTER	E.A.	E.A.	EXPANSION JOINT	E.A.	EXPANSION JOINT	P.NL	PANEL			V.T.R.	VENT THRU ROOF	
CAB.	CABINET	EXT.	EXT.	EXTERIOR	EXT.	EXTERIOR	POL.	POLISHED			W	WIDE	
CAP.	CAPACITY	F	F	FRESH AIR INTAKE	F	FRESH AIR INTAKE	POL.	POLISHED			W.WD	WIDE WIDTH	
CAS.	CASSETT -OUS	F.A.I.	F.A.I.	FRESH AIR INTAKE	F.A.I.	FRESH AIR INTAKE	PR	PAIR			W	WITH	
CER.	CERAMIC	F.F.	F.F.	FRESH AIR INTAKE	F.F.	FRESH AIR INTAKE	R	RISER			WC	WATER CLOSET	
CH.	CHANGING	F.F.	F.F.	FRESH AIR INTAKE	F.F.	FRESH AIR INTAKE	R.D.	ROOF DRAIN			WD	WOOD	
C.I.P.	CUBIC FEET PER MINUTE	F.F.	F.F.	FRESH AIR INTAKE	F.F.	FRESH AIR INTAKE	R.O.	ROOF OVERHEAD			WH	WATER HEATER	
C.F.	CUBIC FEET PER MINUTE	F.F.	F.F.	FRESH AIR INTAKE	F.F.	FRESH AIR INTAKE	R.O.	ROOF OVERHEAD			W.P.	WATERPROOFING	
C.F.M.	CUBIC FEET PER MINUTE	F.F.	F.F.	FRESH AIR INTAKE	F.F.	FRESH AIR INTAKE	R.O.	ROOF OVERHEAD			WT	WEIGHT	
C.J.	CONTROL JOINT	F.F.	F.F.	FRESH AIR INTAKE	F.F.	FRESH AIR INTAKE	R.O.	ROOF OVERHEAD					
CLG	CEILING	F.F.	F.F.	FRESH AIR INTAKE	F.F.	FRESH AIR INTAKE	R.O.	ROOF OVERHEAD					
CLOS.	CLOSET	F.F.	F.F.	FRESH AIR INTAKE	F.F.	FRESH AIR INTAKE	R.O.	ROOF OVERHEAD					
CMU	CONCRETE MASONRY UNIT	F.F.	F.F.	FRESH AIR INTAKE	F.F.	FRESH AIR INTAKE	R.O.	ROOF OVERHEAD					
CONC.	CONCRETE	F.F.	F.F.	FRESH AIR INTAKE	F.F.	FRESH AIR INTAKE	R.O.	ROOF OVERHEAD					
CONTR.	COUNTER	F.F.	F.F.	FRESH AIR INTAKE	F.F.	FRESH AIR INTAKE	R.O.	ROOF OVERHEAD					
C.O.	CLEANOUT	F.F.	F.F.	FRESH AIR INTAKE	F.F.	FRESH AIR INTAKE	R.O.	ROOF OVERHEAD					
COL.	COLUMN	F.F.	F.F.	FRESH AIR INTAKE	F.F.	FRESH AIR INTAKE	R.O.	ROOF OVERHEAD					
COMM.	COMMUNICATION	F.F.	F.F.	FRESH AIR INTAKE	F.F.	FRESH AIR INTAKE	R.O.	ROOF OVERHEAD					
CONSTR.	CONSTRUCTION	F.F.	F.F.	FRESH AIR INTAKE	F.F.	FRESH AIR INTAKE	R.O.	ROOF OVERHEAD					
CONT.	CONTINUOUS	F.F.	F.F.	FRESH AIR INTAKE	F.F.	FRESH AIR INTAKE	R.O.	ROOF OVERHEAD					
CORR.	CORROSION	F.F.	F.F.	FRESH AIR INTAKE	F.F.	FRESH AIR INTAKE	R.O.	ROOF OVERHEAD					
C.P.	CONTROL POINT	F.F.	F.F.	FRESH AIR INTAKE	F.F.	FRESH AIR INTAKE	R.O.	ROOF OVERHEAD					
CARR.	CARRIAGE	F.F.	F.F.	FRESH AIR INTAKE	F.F.	FRESH AIR INTAKE	R.O.	ROOF OVERHEAD					
C.S.	COURSE(S)	F.F.	F.F.	FRESH AIR INTAKE	F.F.	FRESH AIR INTAKE	R.O.	ROOF OVERHEAD					
C.S.A.	CRAWLSPACE ACCESS	F.F.	F.F.	FRESH AIR INTAKE	F.F.	FRESH AIR INTAKE	R.O.	ROOF OVERHEAD					
C.T.	CERAMIC TILE	F.F.	F.F.	FRESH AIR INTAKE	F.F.	FRESH AIR INTAKE	R.O.	ROOF OVERHEAD					
C.T.R.	CENTER	F.F.	F.F.	FRESH AIR INTAKE	F.F.	FRESH AIR INTAKE	R.O.	ROOF OVERHEAD					

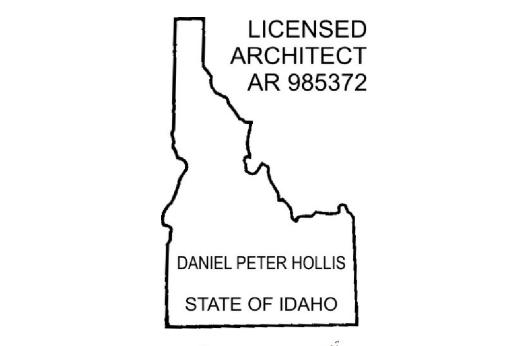
SYMBOLS LEGEND

1	GRID NO.	XX	WALL TYPE
A	GRID NO.	GWB-1	FIN. CLNG MAT.
D	DOOR NO.	WOOD	FIN. FLR MAT.
W	WINDOW NO.	EF	CEILING MOUNTED EXHAUST FAN
SD	INTERCONNECTED, HARDWIRED, BATT. BACKUP SMOKE ALARM / DETECTOR	101/A5.X	ROOM NO. / ENLARGED PLAN & INT. ELEVATION SHEET NO.
XX	ELEV. KEY		ELEVATION MARKER
XX	SECT. KEY		
XX	INT. ELEV. KEY		



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

V.208.721.7160



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REVISION DATE

PRE-AP #4	07/01/21
100% CD	05/14/21
PROGRESS	04/30/21
100% DD	04/07/21
D.REVIEW	04/07/21
SCHEMATIC	02/18/21

ISSUE/DATE	SCHEMATIC 02/18/21
DRAWN BY	DPH,JJR
CHECKED BY	DPH,JJR
DATE	01/11/21
JOB NO.	1077

THE LOFTS @ 780 1st AVE

780 1st AVENUE, KETCHUM, IDAHO

PROJECT DATA GENERAL NOTES

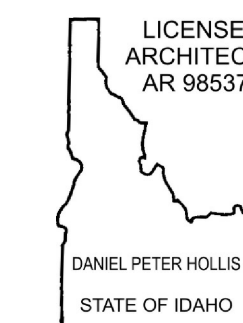
A CATEGORY **0.0** SEQUENCE



1 BUILDING MASSING MODEL
A0.3

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

V.208.721.7160



Daniel Hollis

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REVISION	DATE

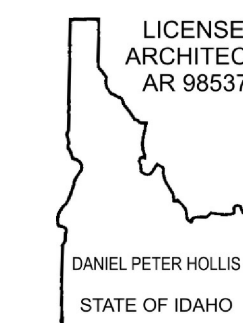
PRE-AP #4	07/01/21
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100% DD	04/07/21
D.REVIEW	04/07/21
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DRAWN BY	DPH,JJR
CHECKED BY	DPH,JJR
DATE	01/11/21
JOB NO.	1077

**THE LOFTS @
780 1st AVE**

780 1st AVENUE,
KETCHUM, IDAHO

**BUILDING
MASSING MODEL**

A **0.3**
CATEGORY SEQUENCE

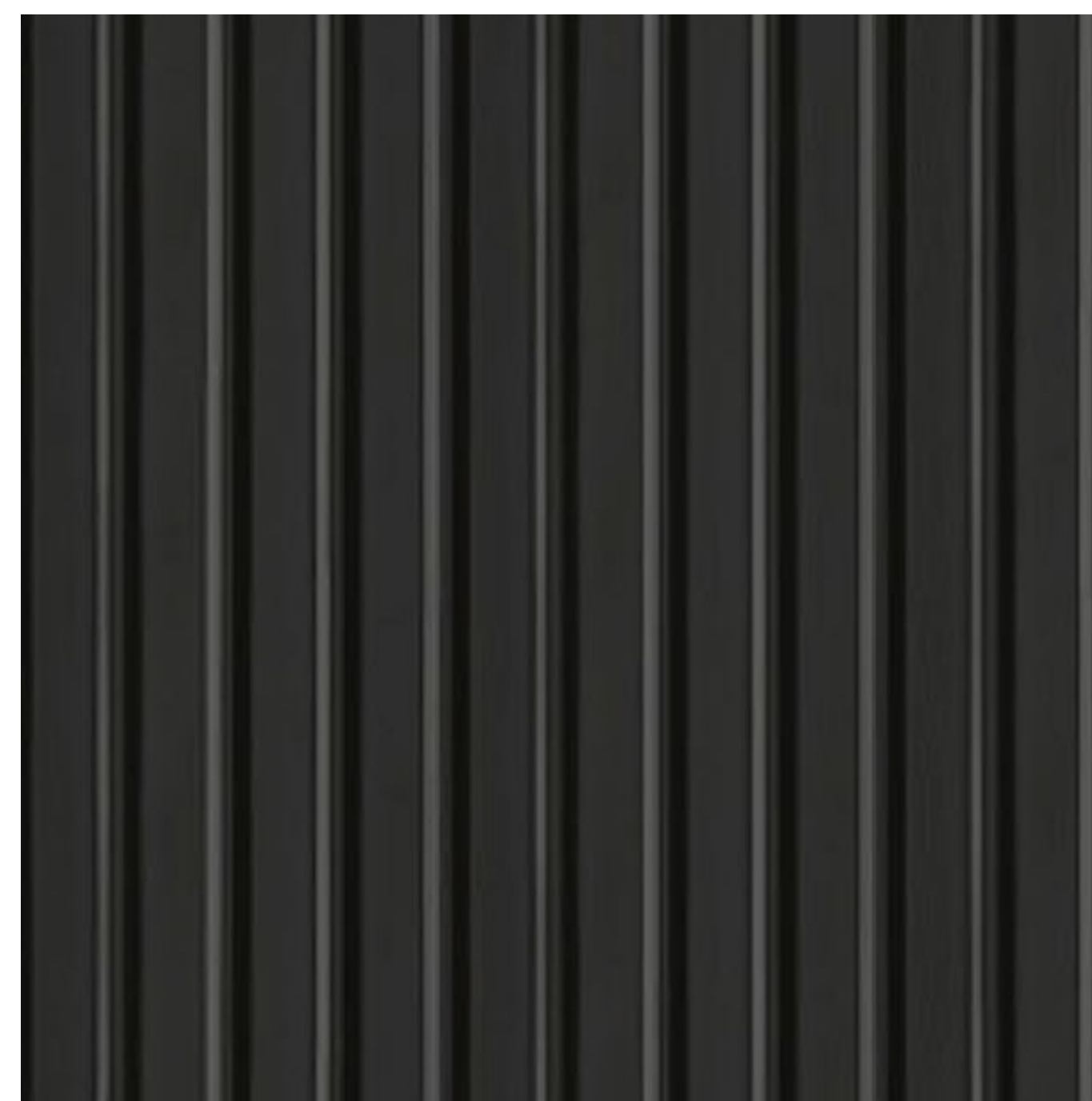


Daniel Peter Hollis

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FINISHED GREY METAL ROOF



WESTERN RIB GRAPHITE CORRUGATED METAL



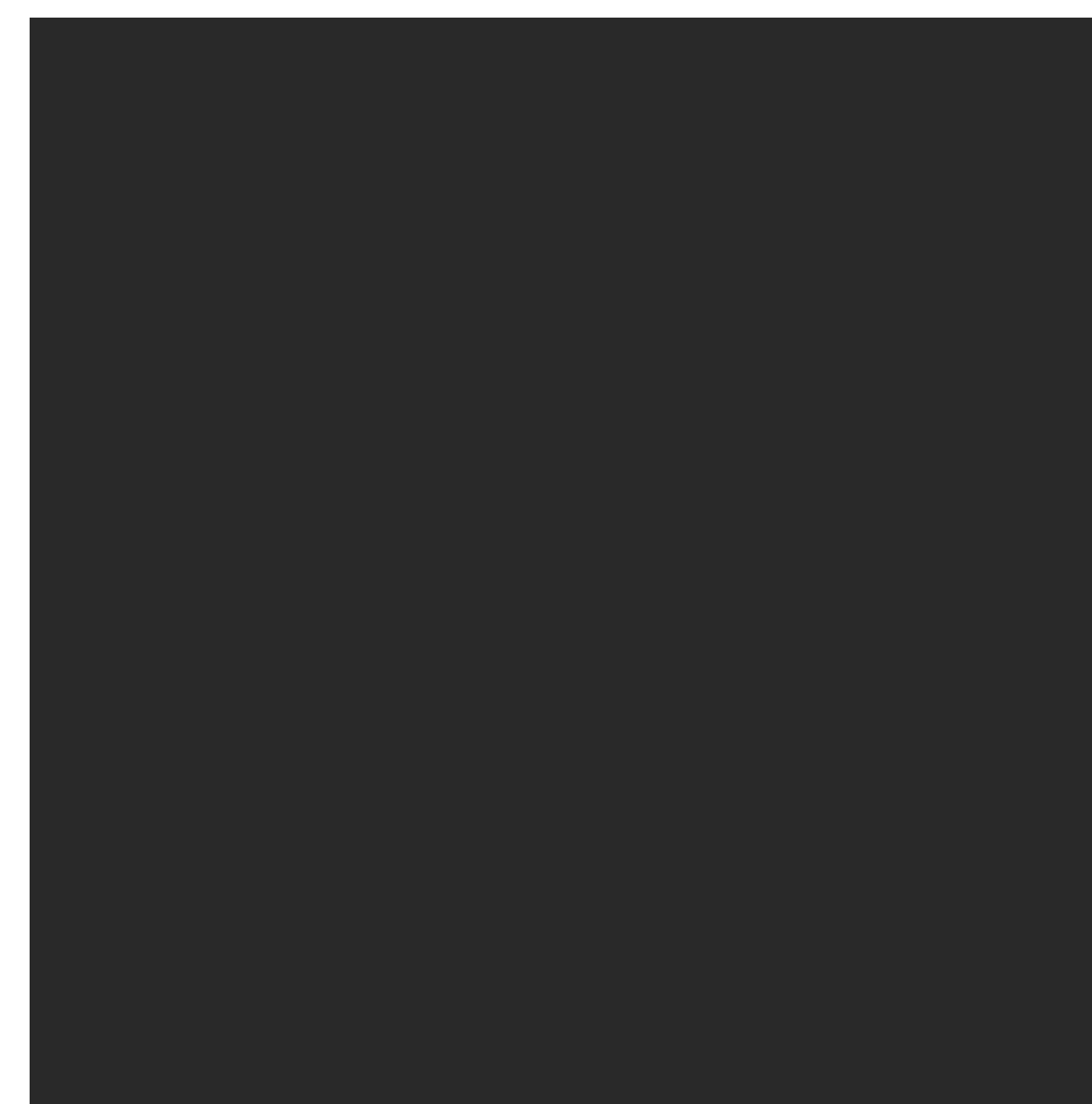
NANTUCKET OAK STONEWOOD SIDING



BRONZE/BLACK COLORED DOORS AND WINDOWS



STRATA ARGENTUM NEOLITH SIDING



GRAPHITE STONEWOOD SIDING

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REVISION	DATE

PRE-AP #4	07/01/21
100% CD	05/14/21
PROGRESS	04/30/21
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D.REVIEW	04/07/21
ISSUE/DATE	SCHMATIC 02/18/21
DRAWN BY	DPH,JJR
CHECKED BY	DPH,JJR
DATE	01/11/21
JOB NO.	1077

**THE LOFTS @
780 1st AVE**

780 1st AVENUE,
KETCHUM, IDAHO

**EXT. MATERIALS &
COLORS SAMPLE**

A **0.6**
CATEGORY SEQUENCE



LEGEND

	Property Line		PBOX = Power Box
	Adjiner's Lot Line		PMH = Power Manhole
	Centerline		S = Sewer Main
	FD5/8 = Found 5/8" Rebar		SS = Sewer Service
	CNTRL = Survey Control		SMH = Sewer Manhole
	SET5/8 = Set 5/8" Rebar		SD = Storm Drain
	5' Contour Interval		CB = Catch Basin
	1' Contour Interval		DWELL = Dry Well
	Curb & Gutter		SDMH = Storm Drain Manhole
	FNC = Fence Line		Ketchum City Water Line (10")
	Building		Ketchum Spring Line (4")
	Asphalt		WS = Water Service
	Concrete Sidewalk		WV = Water Valve
	Gravel Drive		AP = Angle Point
	Pavers		EQA = Edge of Asphalt
	RTW = Retaining Wall		EOC = Edge of Concrete
	EOG = Edge Of Gravel		EOP = Edge of Pavers
	CT = Conifer Tree		IC = Illegal Cap
	DT = Deciduous Tree		LIP = Lip of Gutter
	SGN = Sign		NC = No Cap
	GM = Gas Main		NG = Natural Ground
	TV = Cable TV Buried		PC = Point of Curve
	TVB = Cable TV Riser		POC = Point of Curvature
	PHB = Buried Telephone Line		TA = Top of Asphalt
	PHBOX = Telephone Riser		TBC = Top Back of Curb
	PB = Buried Power Line		TOE = Toe of Slope
			TP = Top of Pavement
			TW = Top of Wall
			X-WLK = Crosswalk

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 Monumentation. Please refer to the Official Map of the Village of Ketchum, Instr#302967, records of Blaine County, Idaho.
- 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 5/8" rebar marking the intersection of 8th Street and Washington Avenue, elevation = 5807.89. Point elevations shown are truncated (i.e. 19.2 is 5819.2). Vertical Datum is NAVD 1988.

**A TOPOGRAPHIC MAP SHOWING
LOT 5, BLOCK 33, CITY OF KETCHUM
780 N 1ST 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 RUMPELTES ARCHITECTS

PROJECT INFORMATION
File: 8003559-02.dwg Topo3559-02.dwg 01/06/21 11:17:47 PM

PROFESSIONAL LAND SURVEYOR
16670
01/07/21
STATE OF IDAHO
MARK E. PHILLIPS

DESIGNED BY _____
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

NO.	DATE	BY	REVISIONS

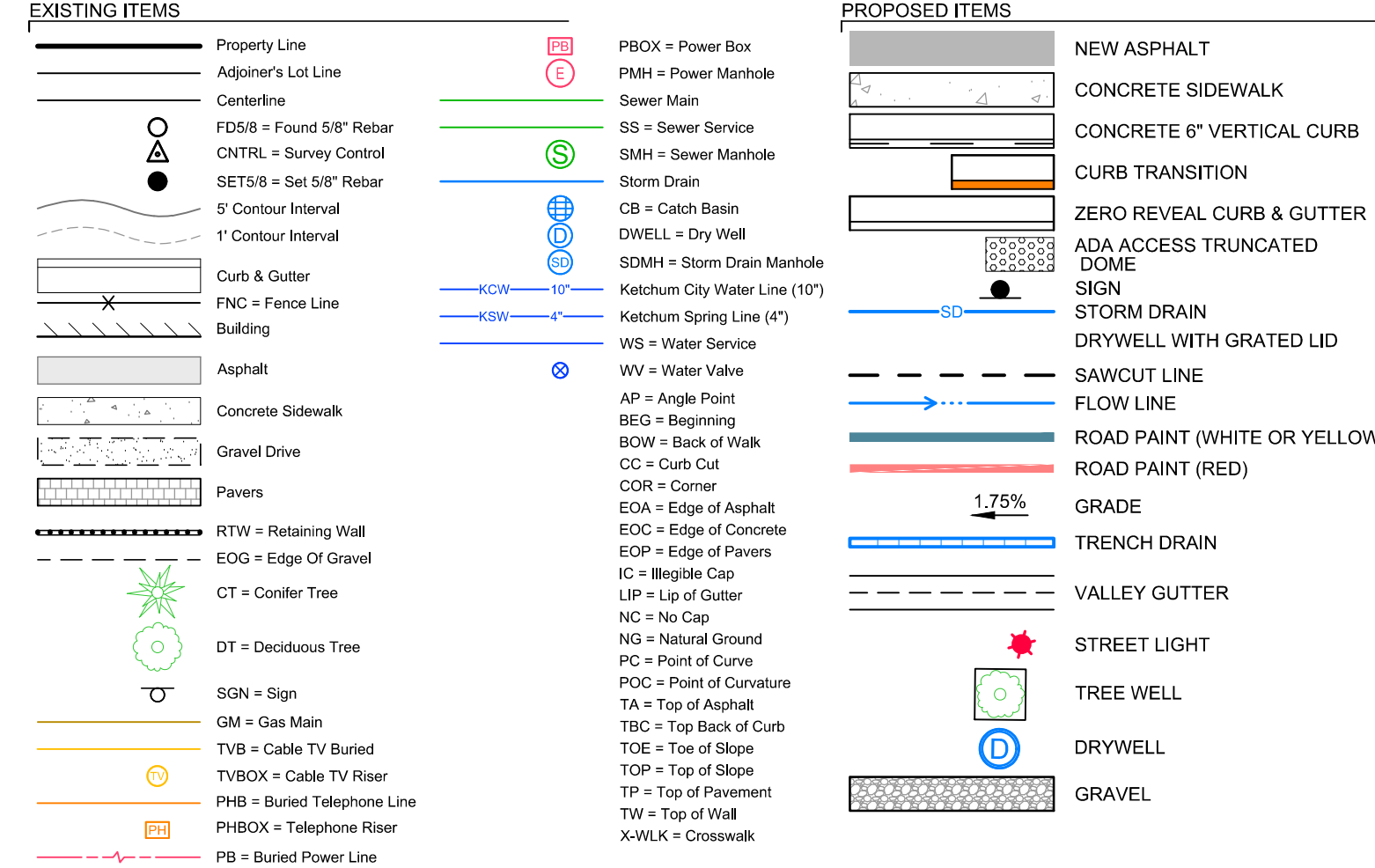
PURPOSE: **TOPO**

780 N 1ST AVENUE KETCHUM, IDAHO APRIL 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.

LEGEND



SHEET INDEX

SHEET#	DESCRIPTION
C0.1	COVER SHEET
C1.0	SITE, GRADING, AND DRAINAGE PLAN
C1.1	SIGNING, PAVEMENT MARKINGS, AND LIGHTING PLAN
C2.0	DETAILS

COVER SHEET
780 N 1ST AVENUE
 LOCATED WITHIN SECTION 13, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR GALENA PEAK PARTNERS

PROJECT INFORMATION
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PRELIMINARY
 NOT FOR
 CONSTRUCTION

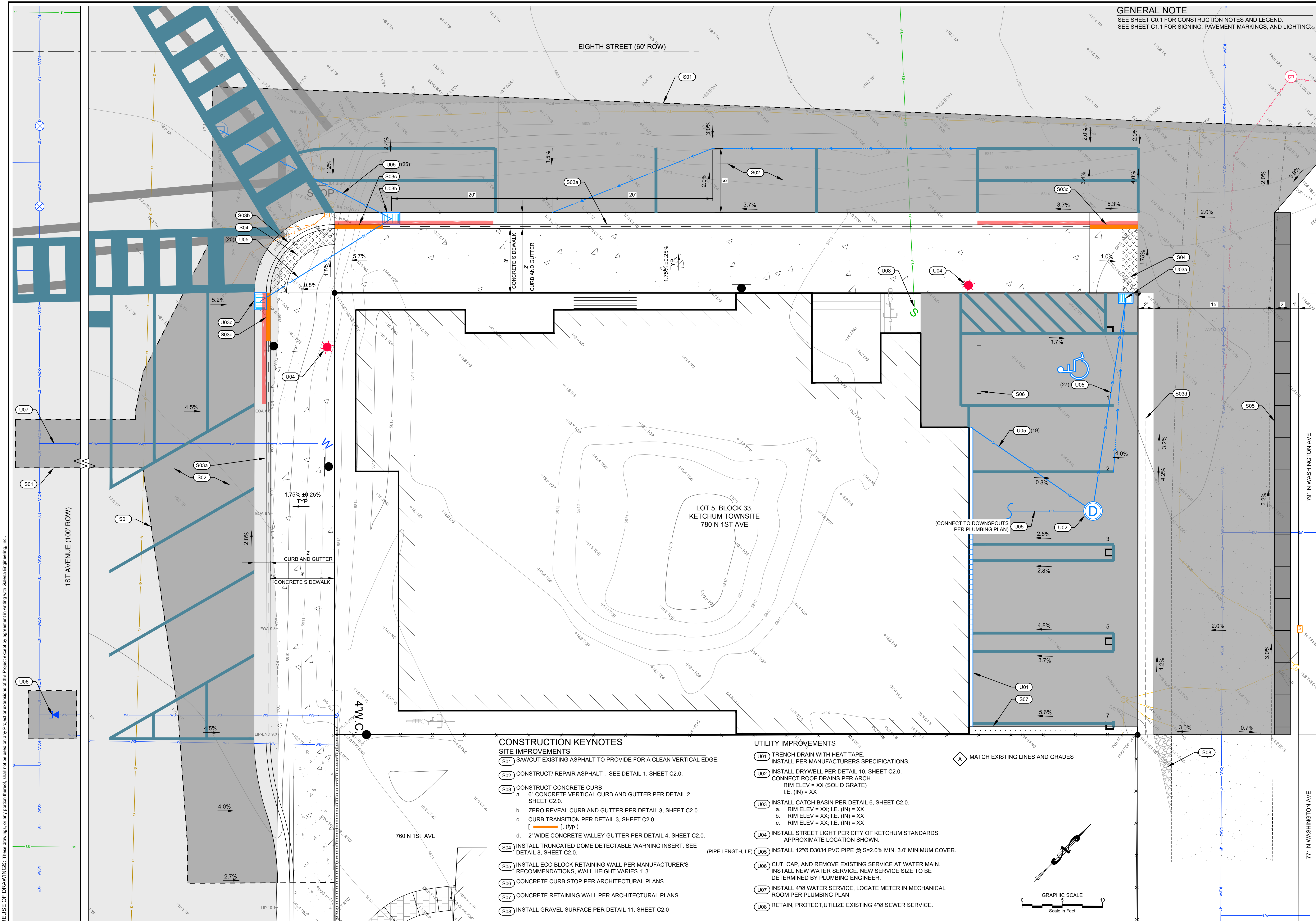
DESIGNED BY _____
 SKS
 DRAWN BY _____
 SKS
 CHECKED BY _____

GALENA
ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 317 N. River Street
 Hailey, Idaho 83433
 (208) 788-1705
 email: galena@galena-engineering.com

NO.	DATE	BY	REVISIONS
1	06/11/2021	SKS	REMOVE ADA PARKING
2	07/01/2021	SKS	RESPOND TO CITY COMMENTS, DATED 06/29/21

C0.1

REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any project or extension of this Project except by agreement in writing with Galena Engineering, Inc.



GENERAL NOTE
SEE SHEET C0.1 FOR CONSTRUCTION NOTES AND LEGEND.
SEE SHEET C1.1 FOR SIGNING, PAVEMENT MARKINGS, AND LIGHTING.

SITE, GRADING, AND DRAINAGE PLAN
780 N 1ST AVENUE
LOCATED WITHIN SECTION 13, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PROJECT INFORMATION
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PRELIMINARY
NOT FOR CONSTRUCTION

DESIGNED BY
DRAWN BY
CHECKED BY
GALENA
ENGINEERING, INC.
Civil Engineers & Land Surveyors
317 N. River Street
Halley, Idaho 83333
email: galena@galena-engineering.com

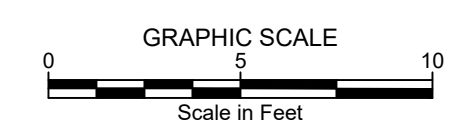
PURPOSE: ISSUE FOR DESIGN REVIEW (04/02/21)

NO.	DATE	BY	REVISIONS
1	06/11/2021	SKS	REMOVE ADA PARKING
2	07/01/2021	SKS	RESPOND TO CITY COMMENTS, DATED 06/29/21

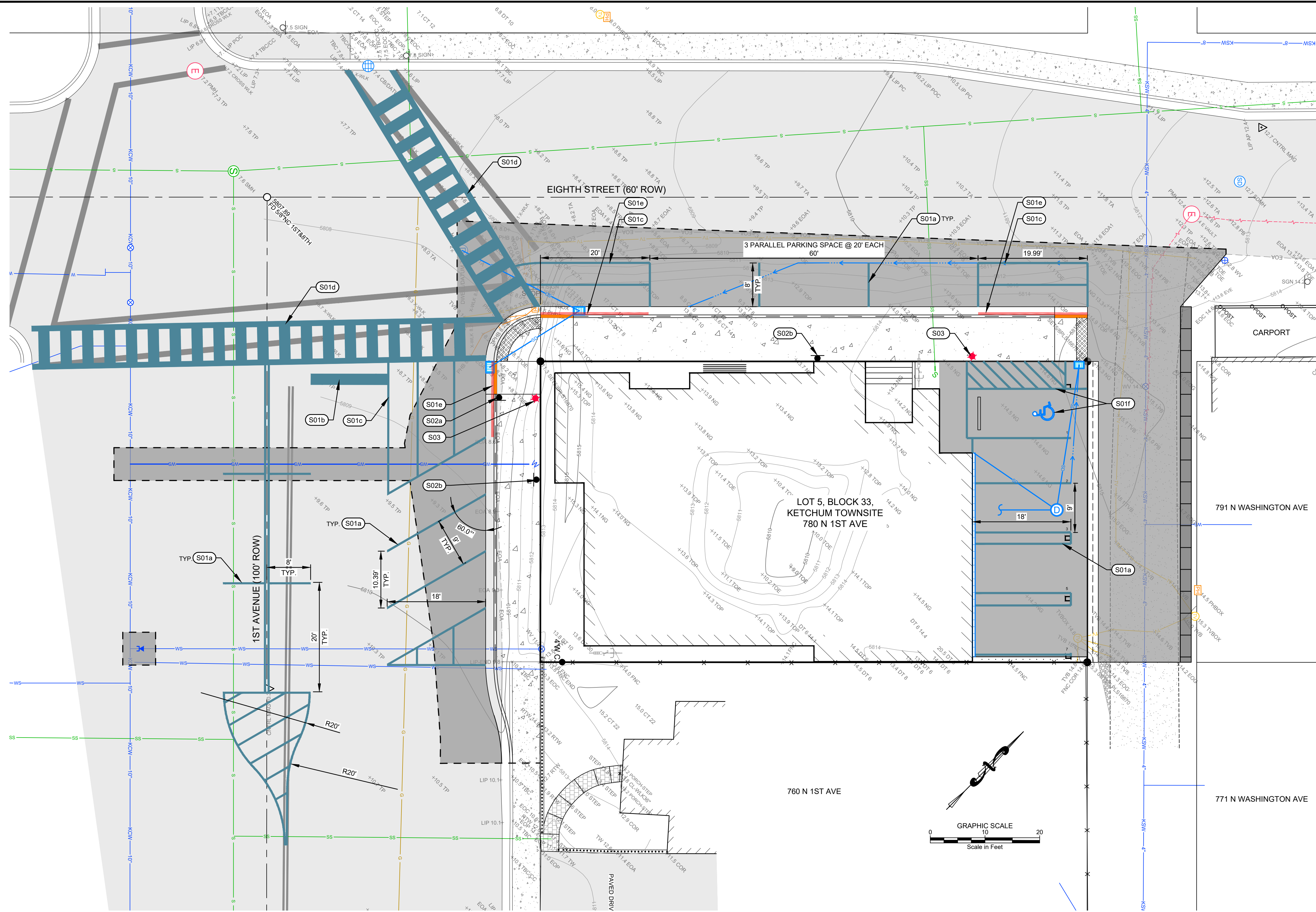
C1.0

- 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 CONCRETE CURB
 - a. 6" CONCRETE VERTICAL CURB AND GUTTER PER DETAIL 2, SHEET C2.0.
 - b. ZERO REVEAL CURB AND GUTTER PER DETAIL 3, SHEET C2.0.
 - c. CURB TRANSITION PER DETAIL 3, SHEET C2.0 [], (typ.).
 - d. 2' WIDE CONCRETE VALLEY GUTTER PER DETAIL 4, SHEET C2.0.
 - (S04) INSTALL TRUNCATED DOME DETECTABLE WARNING INSERT. SEE DETAIL 8, SHEET C2.0.
 - (S05) INSTALL ECO BLOCK RETAINING WALL PER MANUFACTURER'S RECOMMENDATIONS, WALL HEIGHT VARIES 1'-3'.
 - (S06) CONCRETE CURB STOP PER ARCHITECTURAL PLANS.
 - (S07) CONCRETE RETAINING WALL PER ARCHITECTURAL PLANS.
 - (S08) INSTALL GRAVEL SURFACE PER DETAIL 11, SHEET C2.0.

- UTILITY IMPROVEMENTS**
- (U01) TRENCH DRAIN WITH HEAT TAPE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
 - (U02) INSTALL DRYWELL PER DETAIL 10, 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.
 - a. RIM ELEV = XX; I.E. (IN) = XX
 - b. RIM ELEV = XX; I.E. (IN) = XX
 - c. RIM ELEV = XX; I.E. (IN) = XX
 - (U04) INSTALL STREET LIGHT PER CITY OF KETCHUM STANDARDS. APPROXIMATE LOCATION SHOWN.
 - (U05) INSTALL 12"Ø D3034 PVC PIPE @ S=2.0% MIN. 3.0' MINIMUM COVER. (PIPE LENGTH, LF)
 - (U06) CUT, CAP, AND REMOVE EXISTING SERVICE AT WATER MAIN. INSTALL NEW WATER SERVICE. NEW SERVICE SIZE TO BE DETERMINED BY PLUMBING ENGINEER.
 - (U07) INSTALL 4"Ø WATER SERVICE, LOCATE METER IN MECHANICAL ROOM PER PLUMBING PLAN
 - (U08) RETAIN, PROTECT, UTILIZE EXISTING 4"Ø SEWER SERVICE.



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

- CONSTRUCTION KEYNOTES**
SIGNING, PAVEMENT MARKING, AND LIGHTING IMPROVEMENTS
- (S01) INSTALL PAVEMENT MARKINGS PER CITY OF KETCHUM STANDARDS
 - a. 4" WIDE YELLOW PARKING STRIPE
 - b. 24" WIDE WHITE STOP BAR
 - c. 4" WIDE YELLOW NO-PARKING STRIPE
 - d. WHITE CROSSWALK STRIPING (MATCH CITY PATTERNS)
 - e. NO PARKING ZONE (RED CURB)
 - f. 4" WIDE ADA STRIPING AND SYMBOL
 - (S02) INSTALL SIGNS. CITY WILL PROVIDE SIGN BASES. SEE DETAIL 9, SHEET C2.0 FOR SIGN BASE DETAIL.
 - a. RELOCATE STOP/STREET SIGN.
 - b. REGULATORY SIGN. COORDINATE TYPE AND FINAL LOCATION WITH CITY OF KETCHUM.
 - (S03) INSTALL STREET LIGHT PER CITY OF KETCHUM STANDARDS. APPROXIMATE LOCATION SHOWN.

SIGNING, PAVEMENT MARKING, AND LIGHTING PLAN
780 N 1ST AVENUE

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

PROJECT INFORMATION
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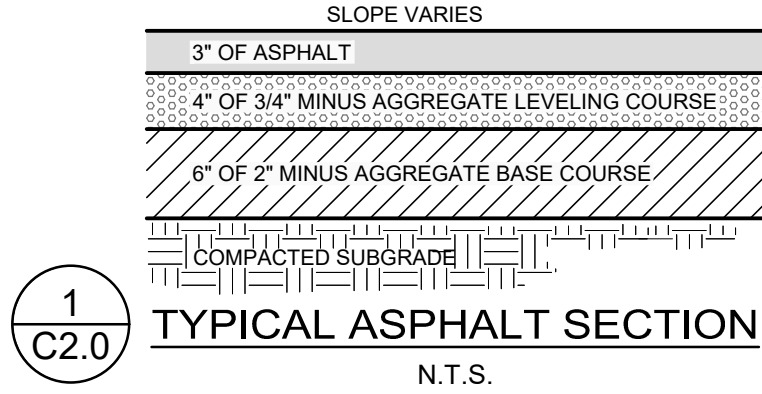
PRELIMINARY
NOT FOR
CONSTRUCTION

DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____

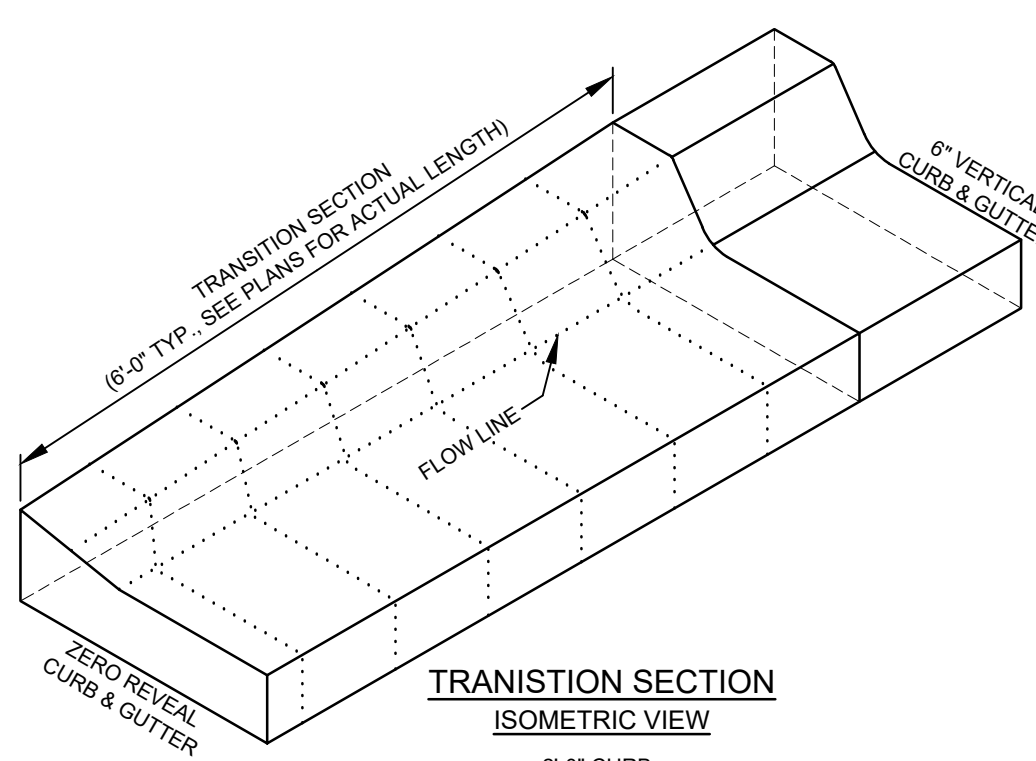
GALENA
ENGINEERING, INC.
Civil Engineers & Land Surveyors
317 N. River Street
Halley, Idaho 83333
(208) 768-1705
email: galena@galena-engineering.com

PURPOSE: ISSUE FOR DESIGN REVIEW (04/02/21)

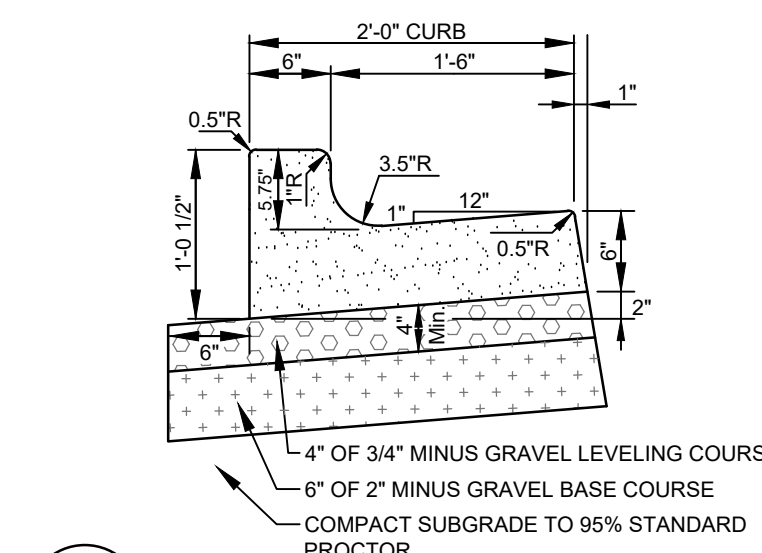
NO.	DATE	BY	REVISIONS
1	06/11/2021	SKS	REMOVE ADA PARKING
2	07/01/2021	SKS	RESPOND TO CITY COMMENTS - DATED 06/29/21



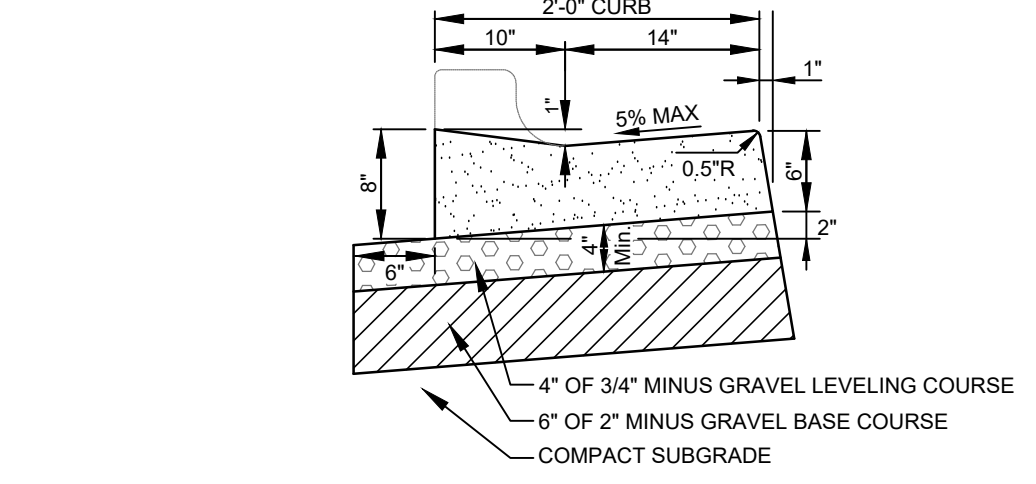
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C2.0 TYPICAL ASPHALT SECTION
N.T.S.



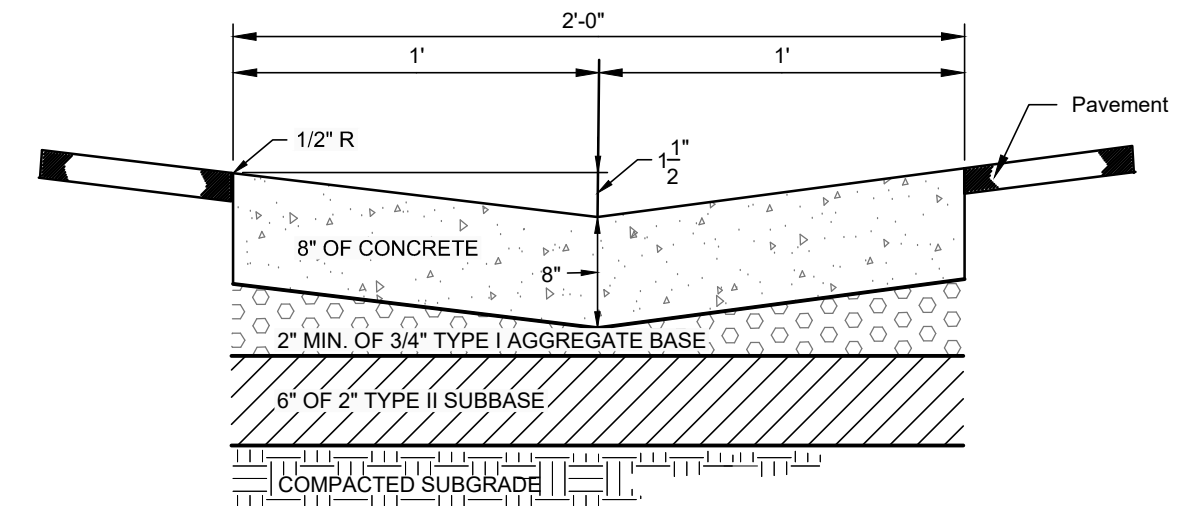
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C2.0 6\"/>



2
C2.0 6\"/>

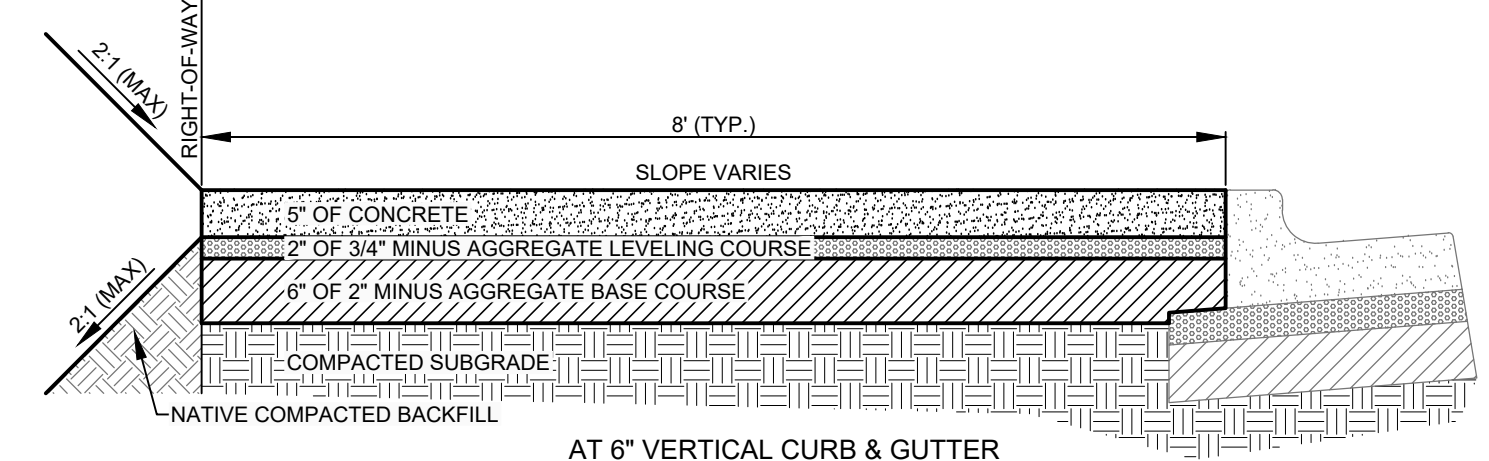


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C2.0 ZERO REVEAL CURB & GUTTER TYPICAL CURB TRANSITION DETAIL
N.T.S.

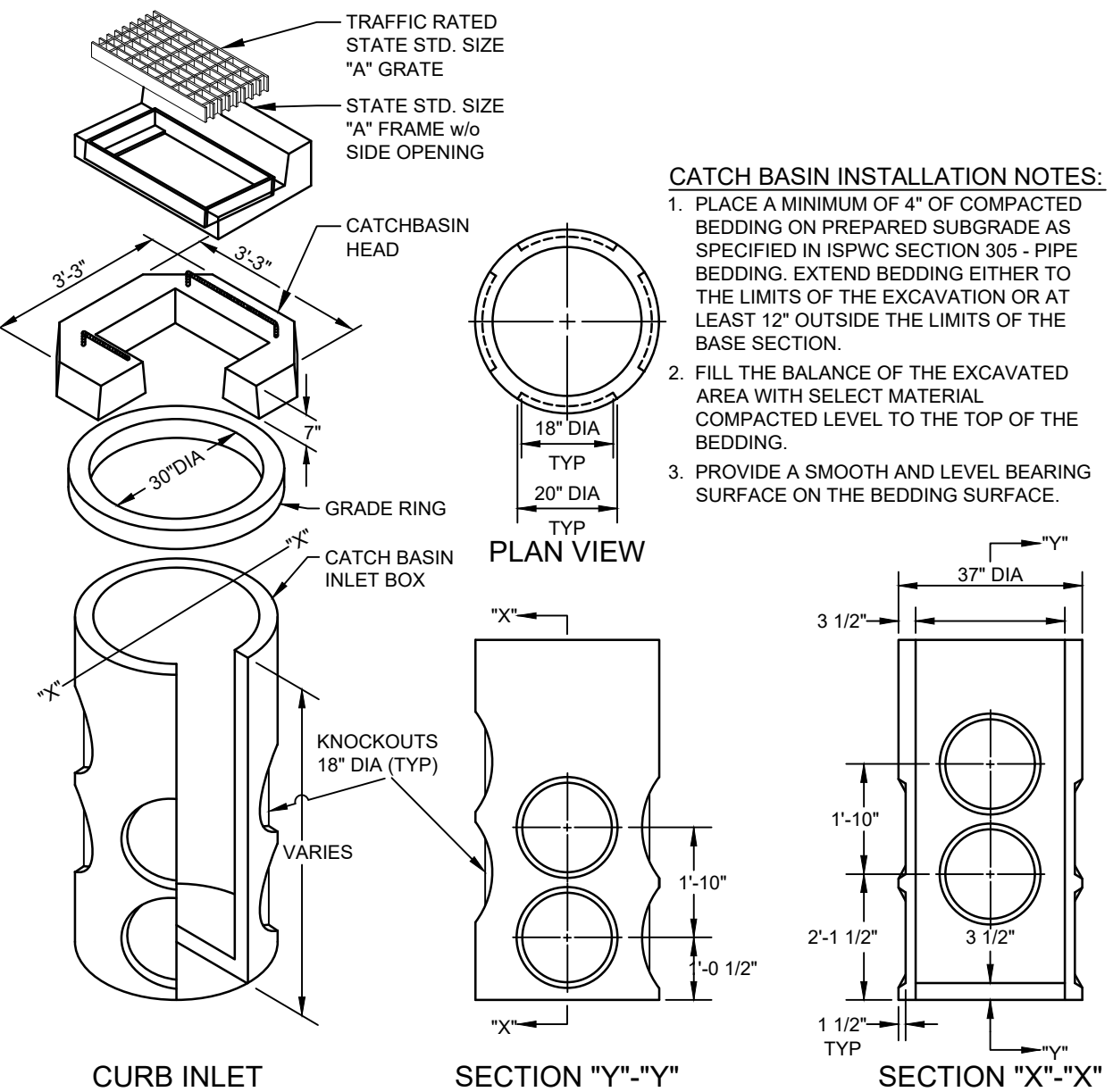


- NOTES:**
- SUBBASE CAN BE 2\"/>

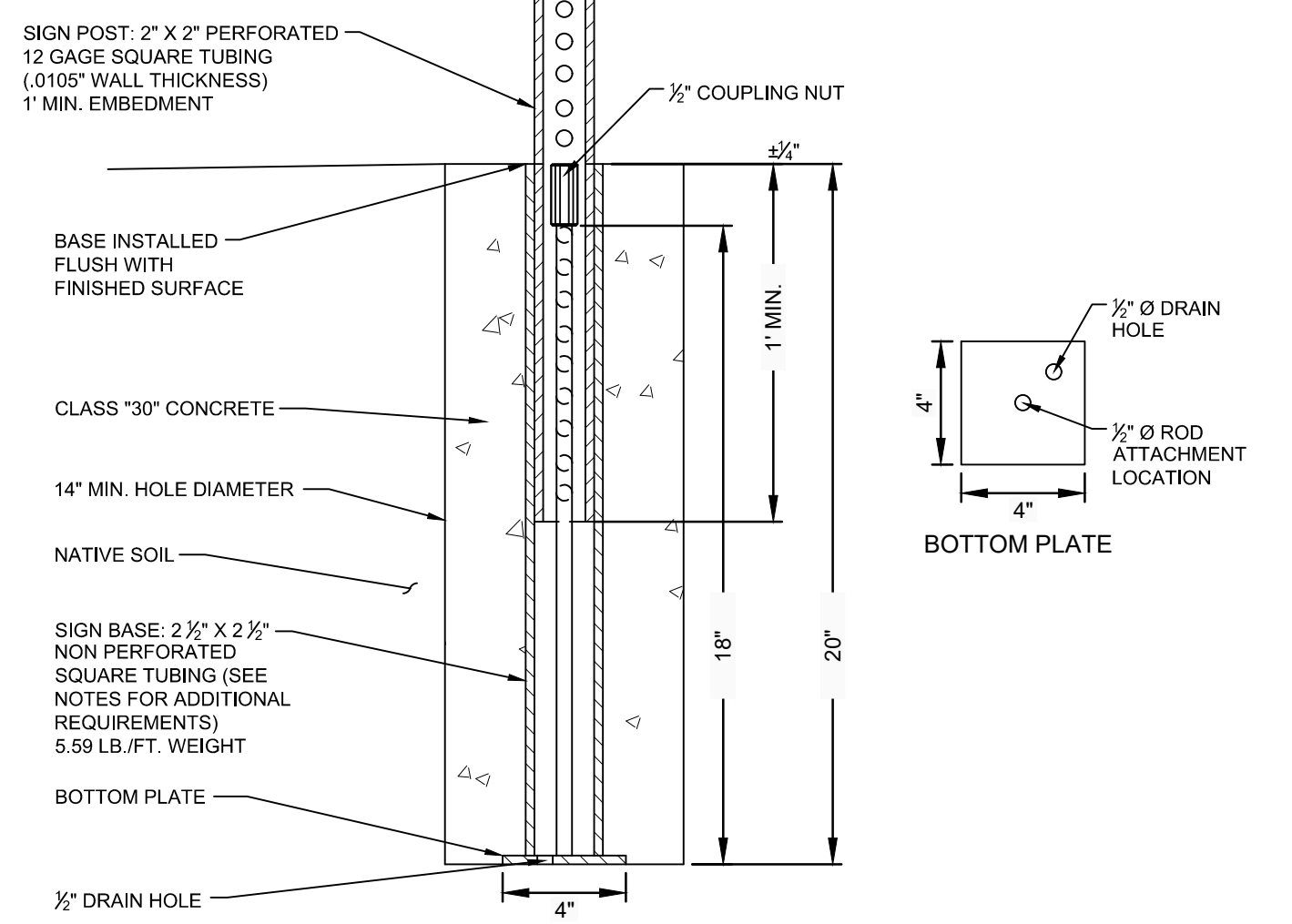
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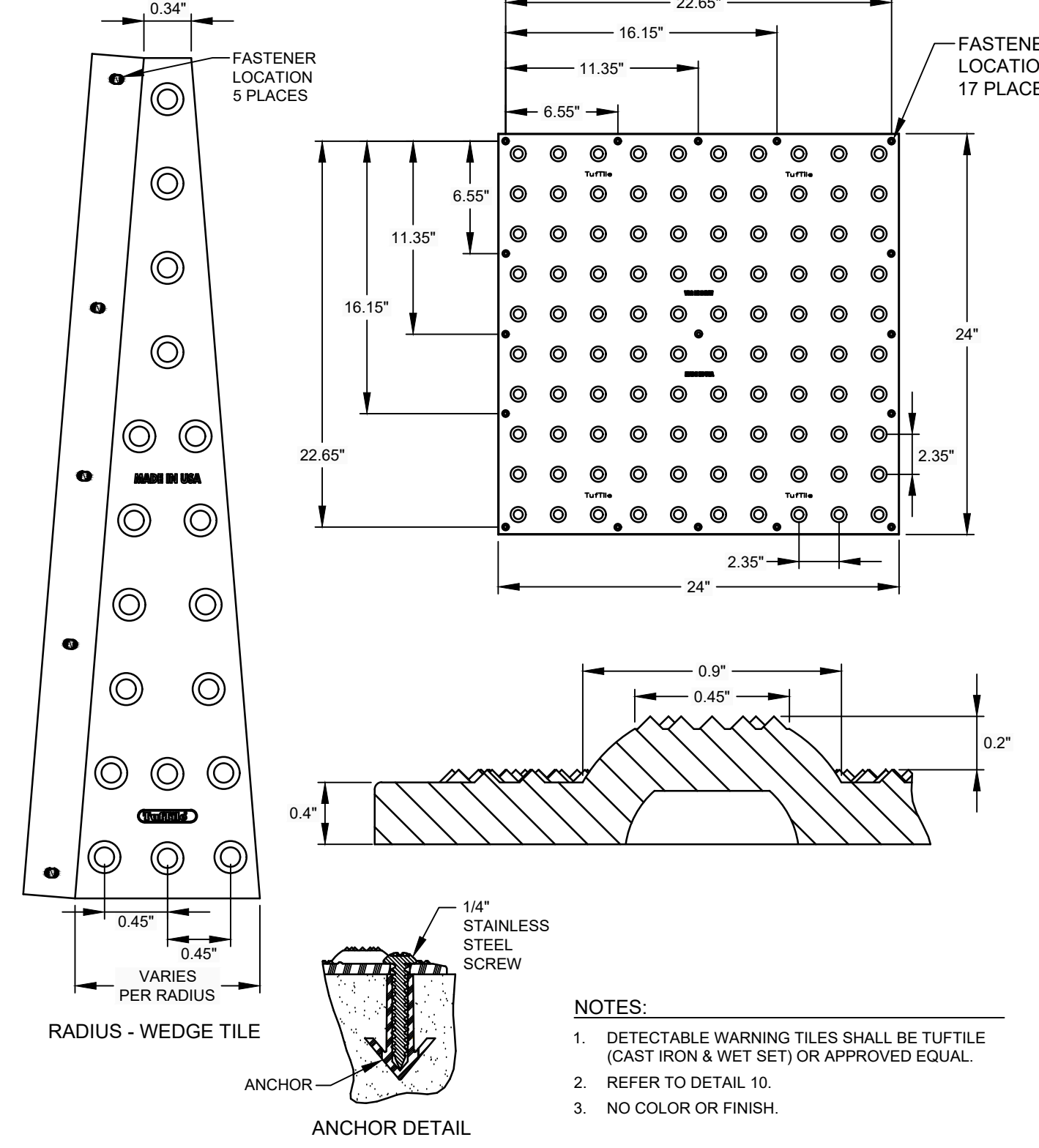
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C2.0 HEATED CONCRETE SIDEWALK SECTION
N.T.S.



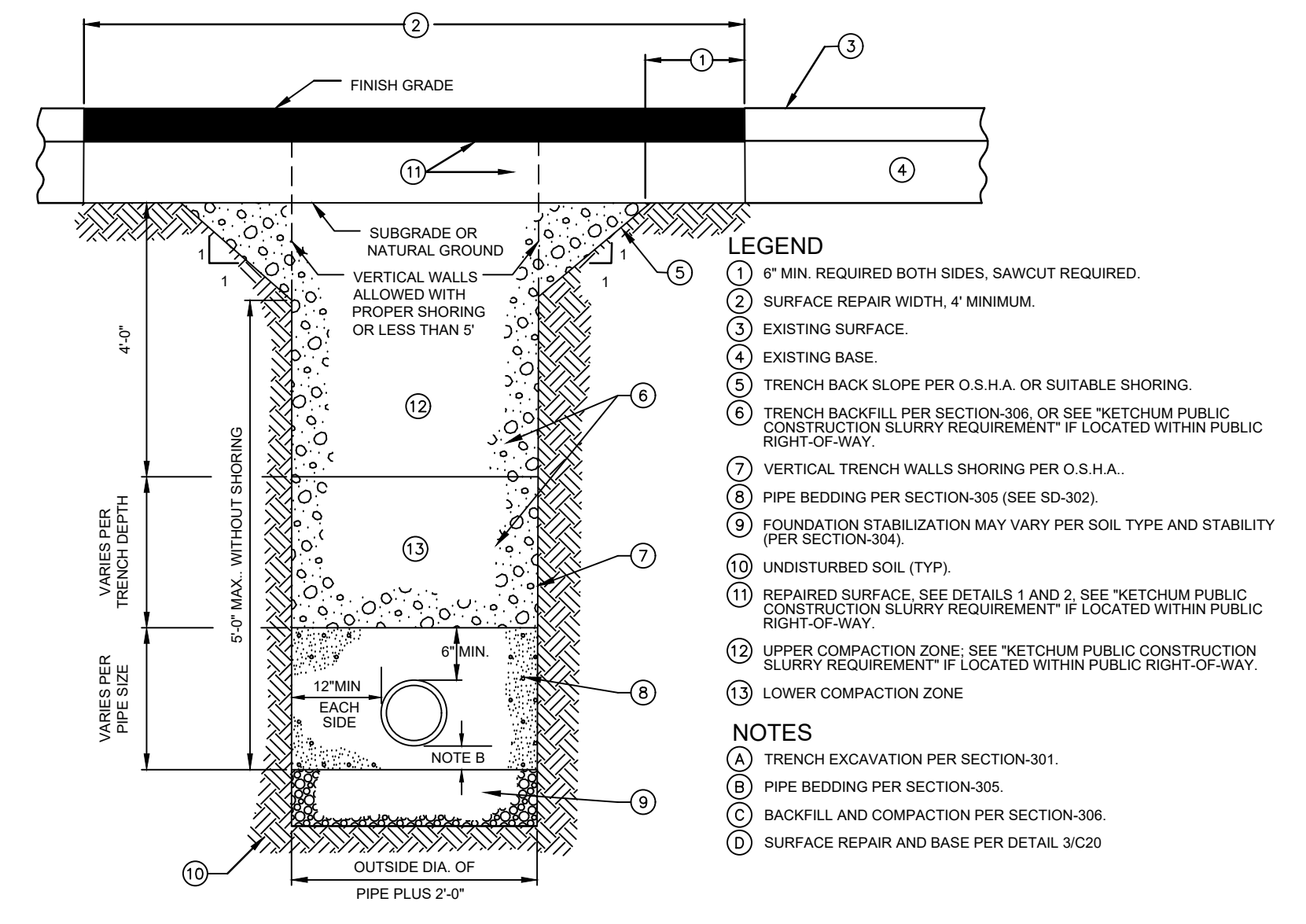
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C2.0 30\"/>



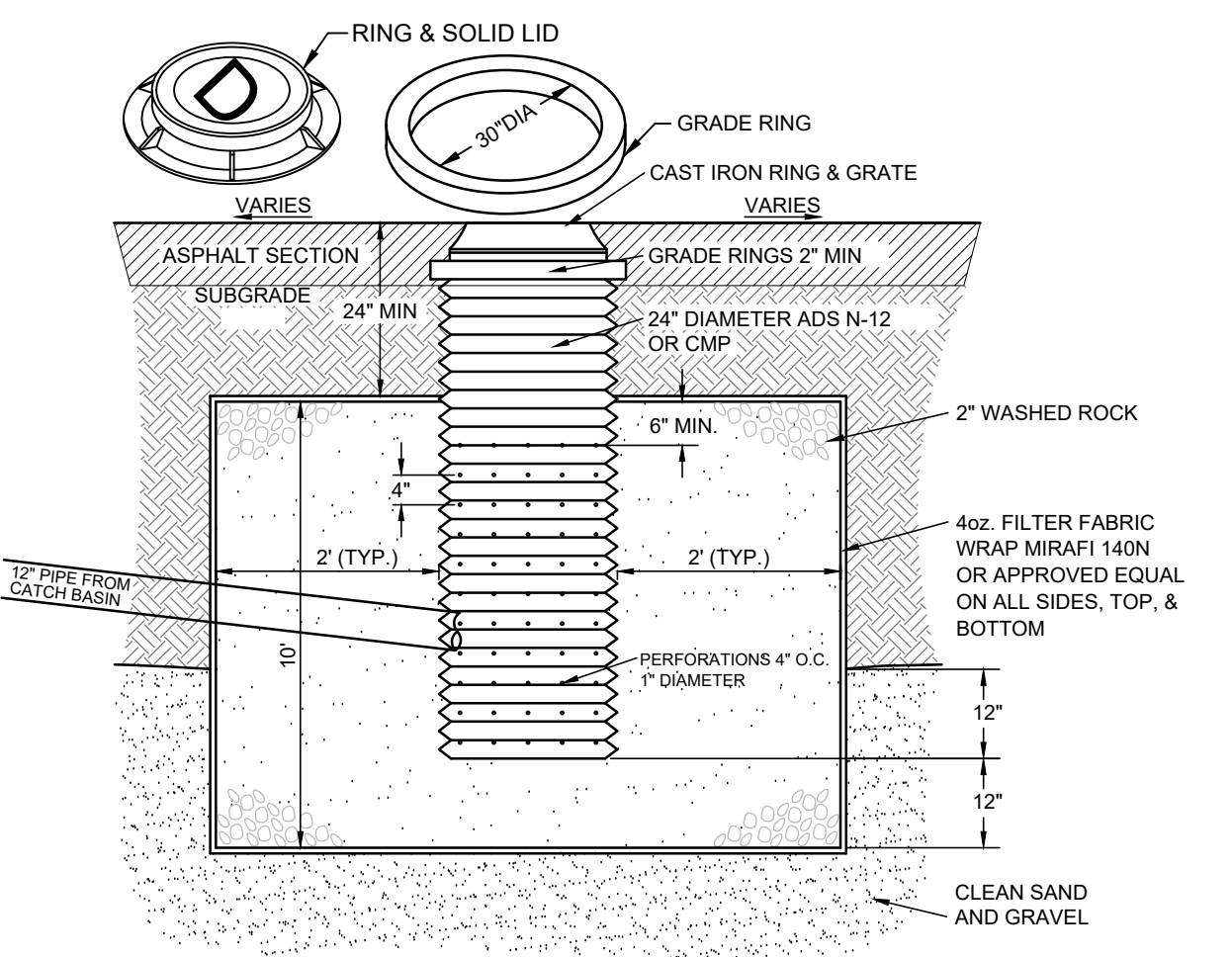
7
C2.0 TYPICAL SIGN BASE DETAIL
N.T.S.



8
C2.0 DETECTABLE WARNING PLATE DETAIL
N.T.S.



9
C2.0 TYPICAL TRENCH SECTION
N.T.S.



10
C2.0 DRYWELL DETAIL (6'X6')
N.T.S.

DETAILS
780 N 1ST AVENUE
 LOCATED WITHIN SECTION 13, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR GALENA PEAK PARTNERS
 PROJECT INFORMATION
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PRELIMINARY
NOT FOR CONSTRUCTION

DESIGNED BY
 SKS
 DRAWN BY
 SKS
 CHECKED BY

GALENA
ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 317 N. River Street
 Halley, Idaho 83433
 email: galena@galena-engineering.com

NO.	DATE	BY	REVISIONS
1	06/11/2021	SKS	REMOVE ADA PARKING
2	07/01/2021	SKS	RESPOND TO CITY COMMENTS, DATED 06/29/21

C2.0

REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any project or extension of this Project except by agreement in writing with Galena Engineering, Inc.



NOTE: See Civil For All Right Of Way Improvements

General Notes

1. Base map information taken from survey by Galena Engineering and from on-site information. Architectural information provided by Hollis Partners dated 06/10/21. 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.

Plan Legend

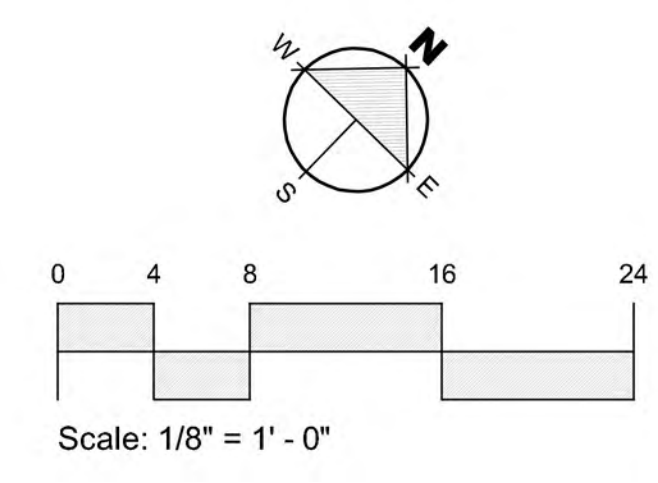
- Property Line
- Utilities
- Sewer Manhole
- Water Meter
- Pavers
- Asphalt
- Concrete

Existing Tree Legend

- Existing Evergreen Tree
- Existing Tree To Be Removed

Tree Notes

- Code 17.96.0770
D. Landscaping
1. 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.
 2. Trees that are placed within a courtyard, plaza, or pedestrian walkway shall be placed within tree wells that are covered by tree gates.
 3. The City arborist shall approve all parking lot replacement trees.
- Application
- No healthy trees exist on the property.
 - Five trees on city property will be removed for right of way improvements. Replacement trees, if required, will occur off-site.



780
1st Ave

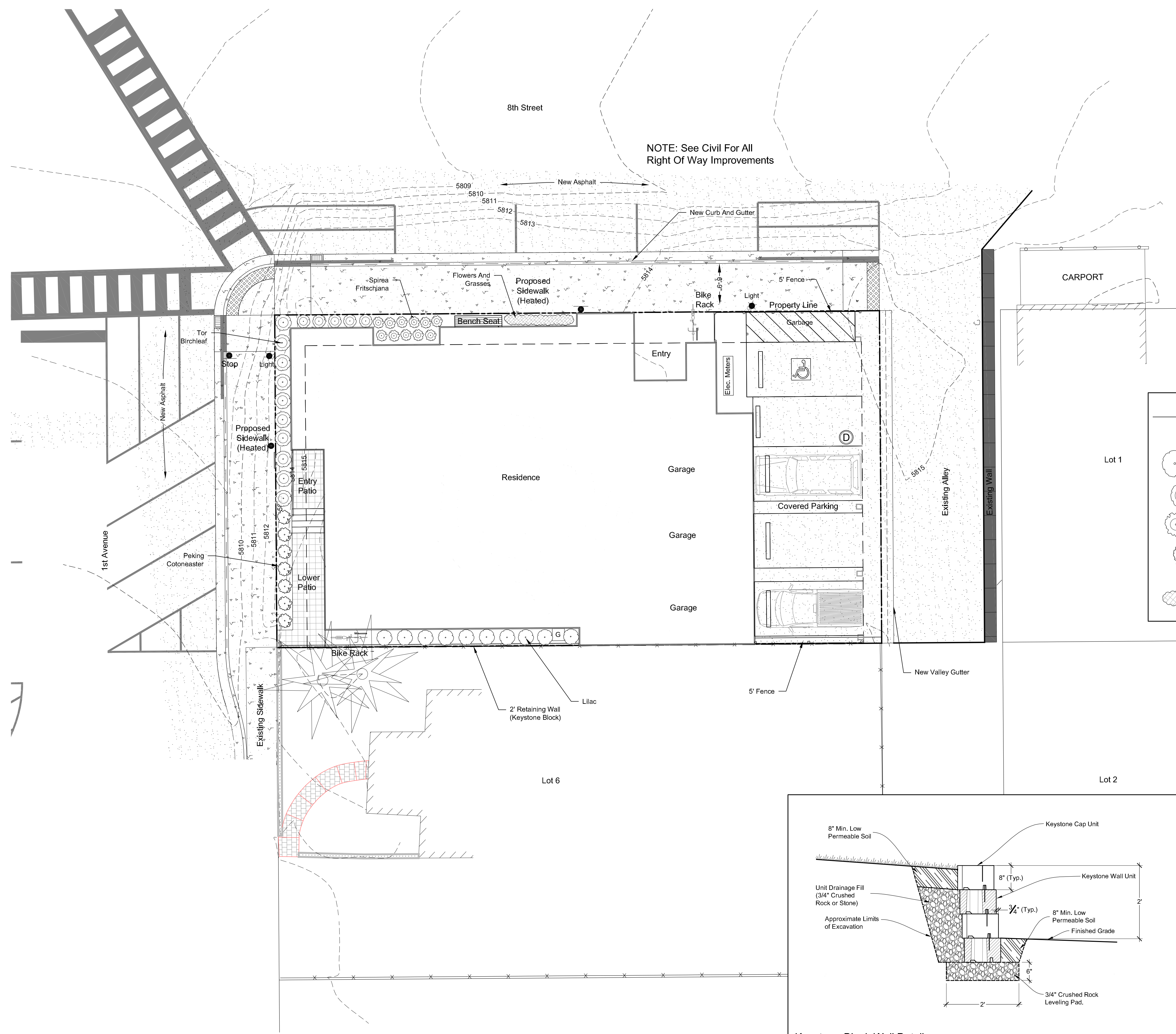
EGGERS ASSOCIATES, P.A.
Landscape Architecture
T: (208) 725-0988
F: (208) 725-0972
P.O. Box 955
Ketchum, ID. 83740

The Lofts @ 780 1st Ave
780 1st Ave
Lot 5 Block 33
Ketchum, Idaho

Job No: 21.17
Scale: 1/8" = 1'-0"
Issue/Revisions: Date:
RVSD 04/12/21
RVSD 06/11/21
RVSD 06/30/21

Sheet Title:
Site Demo
Plan

Sheet No:
L1



NOTE: See Civil For All Right Of Way Improvements

Plan Legend

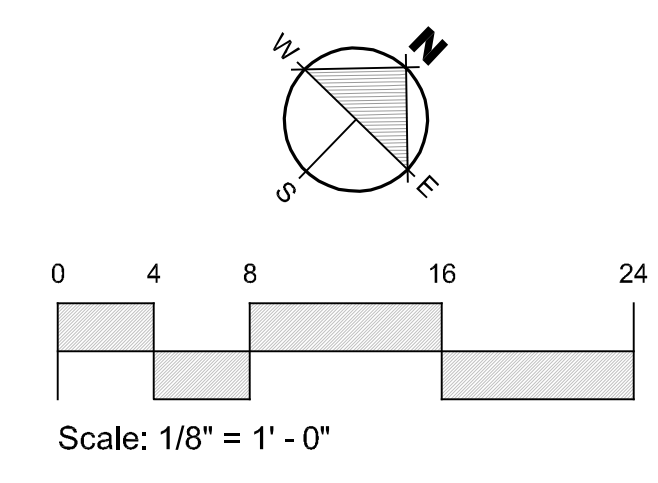
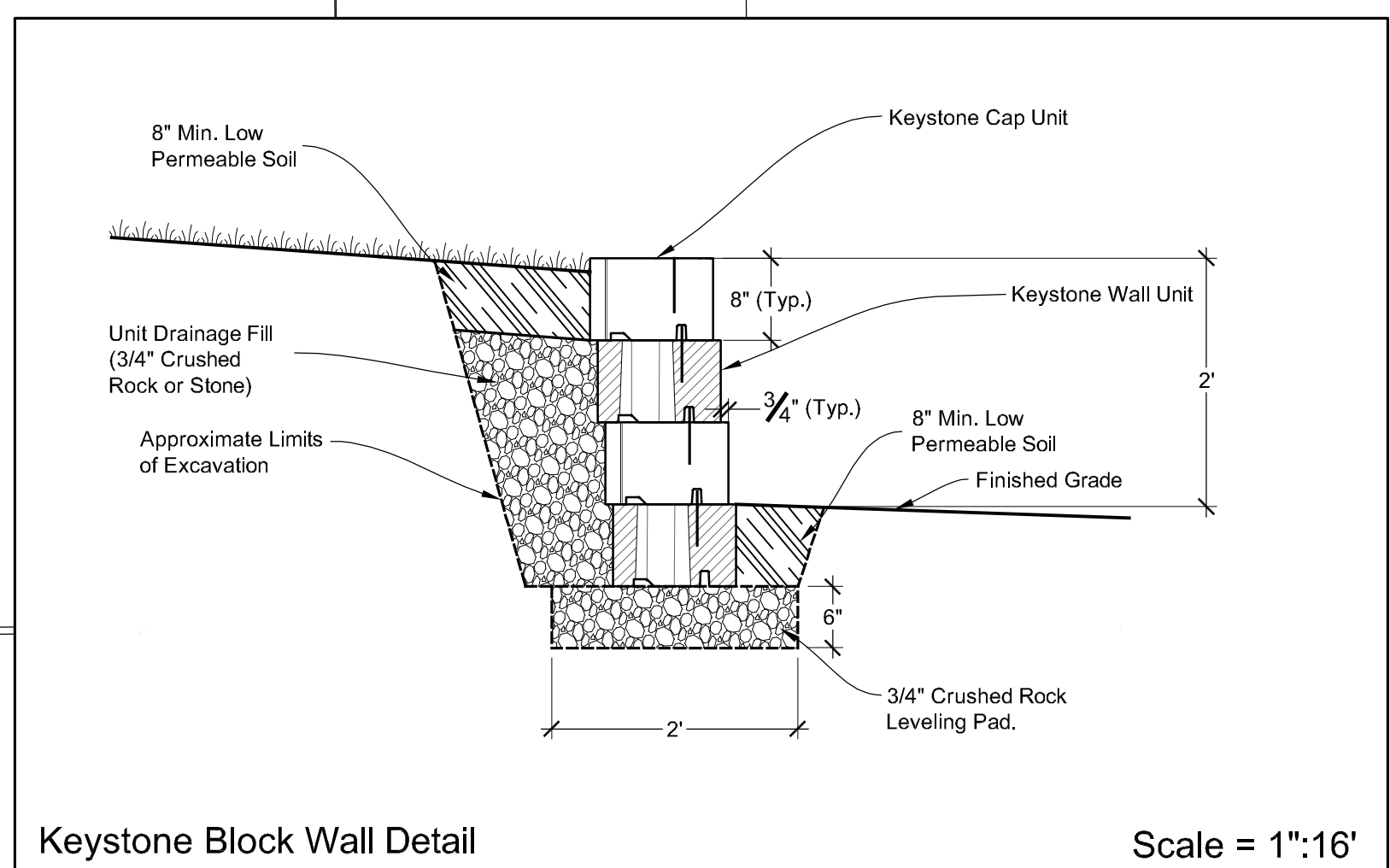
- Property Line
- Existing Contour
- Proposed Wall
- Utilities (PB, G)
- Pavers
- Concrete
- Asphalt

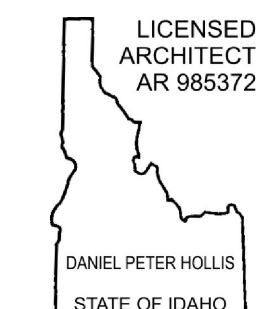
Plant Legend

Qty.	Abb. Species	Scientific Name	Size
Deciduous Shrubs			
10	Lilac	<i>Syringa</i> spp.	5 Gal.
15	Tor Birchleaf	<i>Spirea betulifolia</i> 'Tor'	5 Gal.
11	Spirea Fritschiana	<i>Spirea fritschiana</i>	5 Gal.
7	Peking Cotoneaster	<i>Cotoneaster acutifolia</i>	5 Gal.
Ornamental Flowers & Grasses			
10	Various		1 Gal.

Existing Tree Legend

- Existing Evergreen Tree





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REVISION DATE

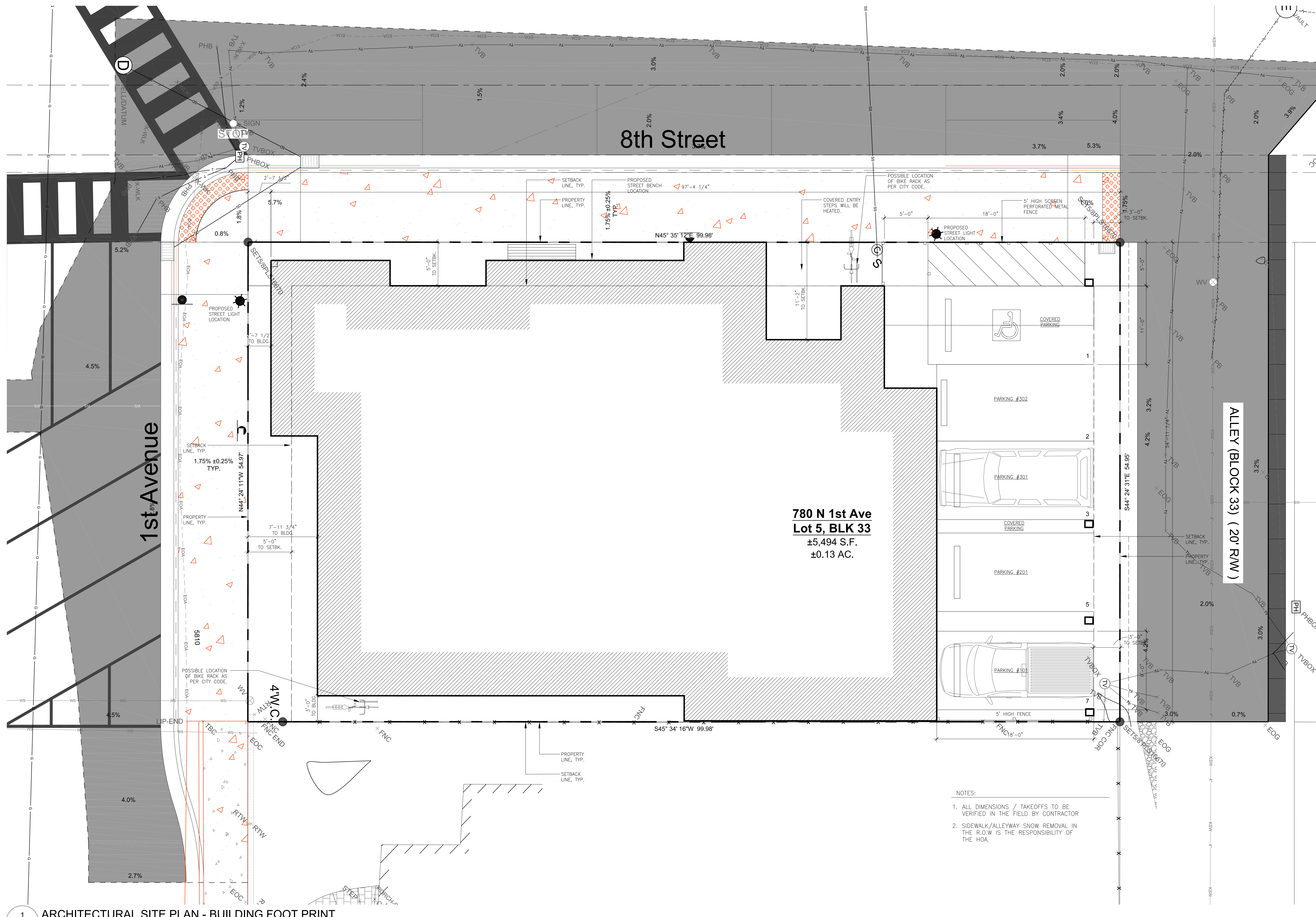
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100% CD	05/14/21
PROGRESS	04/30/21
100% DD	04/07/21
D.REVIEW	04/07/21
ISSUE/DATE	SCHEMATIC 02/18/21
DRAWN BY	DPH,JJR
CHECKED BY	DPH,JJR
DATE	01/11/21
JOB NO.	1077

**THE LOFTS @
780 1st AVE**

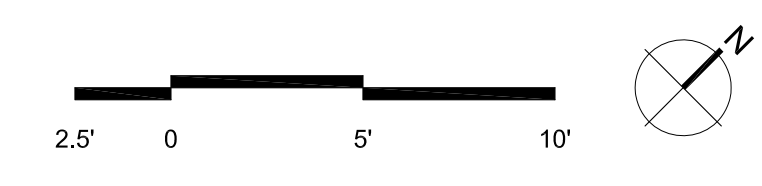
780 1st AVENUE,
KETCHUM, IDAHO

**ARCHITECTURAL
SITE PLAN**

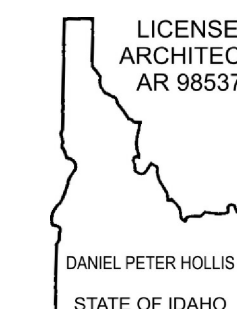
A 1.1
 CATEGORY SEQUENCE



1 ARCHITECTURAL SITE PLAN - BUILDING FOOT PRINT
 A1.1 SCALE: 1" = 5'



SVIR-ARCHITECTURAL PROJECTS\1077-780 1st Ave North Multifamily\Arch\Sheets\1077-A1.1-SITE-PLAN.dwg, 6/30/2021 3:05:38 PM, Adobe PDF



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REVISION DATE

PRE-AP #4	07/01/21
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PROGRESS	04/30/21
100% DD	04/07/21
D.REVIEW	04/07/21
ISSUE/DATE	SCHEMATIC 02/18/21
DRAWN BY	DPH,JJR
CHECKED BY	DPH,JJR
DATE	01/11/21
JOB NO.	1077

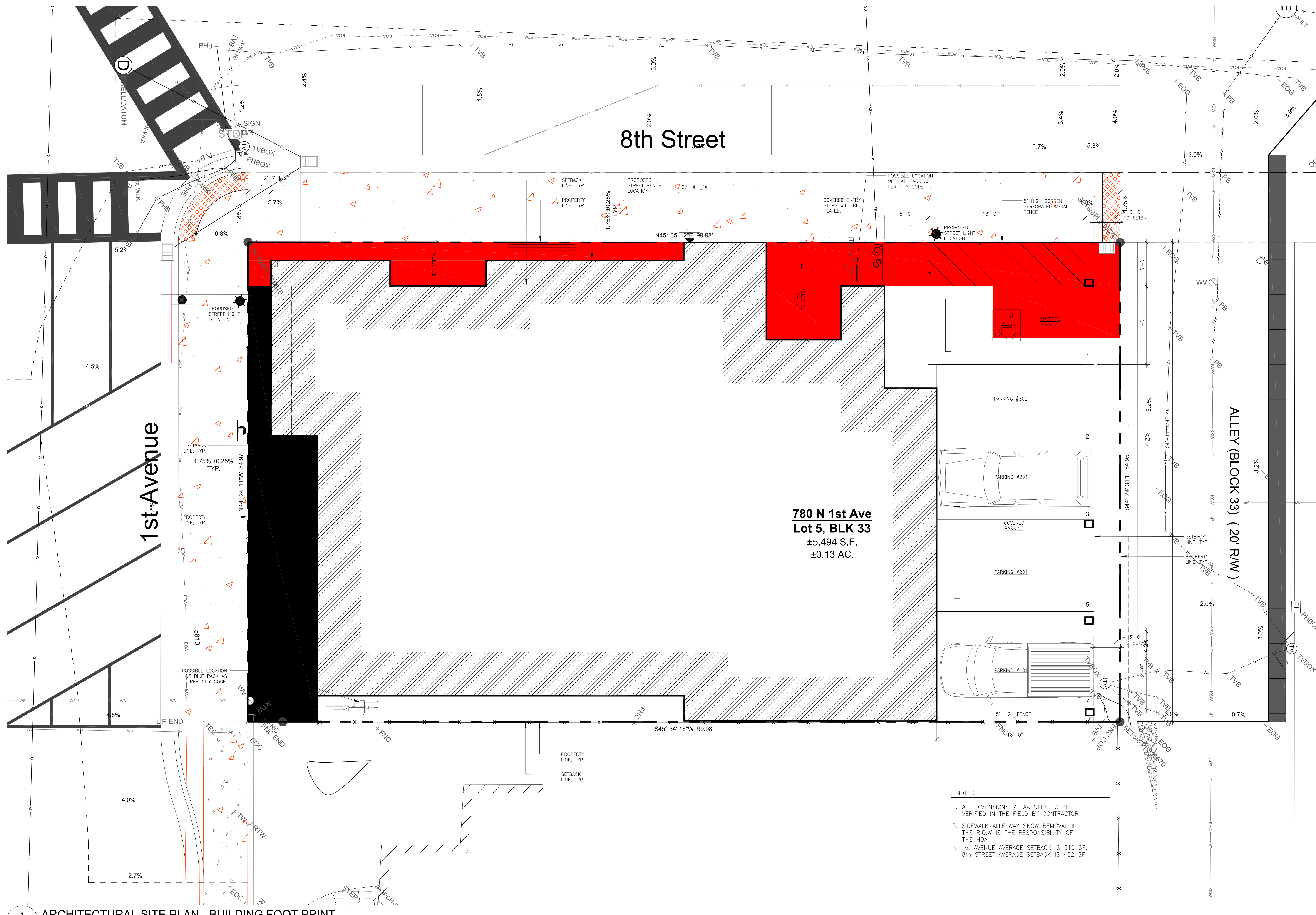
**THE LOFTS @
 780 1st AVE**

780 1st AVENUE,
 KETCHUM, IDAHO

**ARCHITECTURAL
 SITE PLAN**

A 1.1B

CATEGORY SEQUENCE

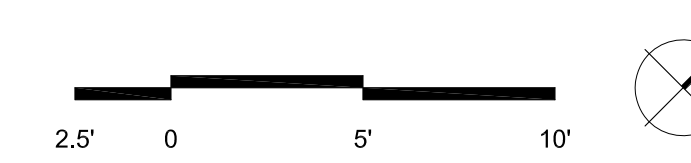


**780 N 1st Ave
 Lot 5, BLK 33**
 ±5,494 S.F.
 ±0.13 AC.

- NOTES:
- ALL DIMENSIONS / TAKEOFFS TO BE VERIFIED IN THE FIELD BY CONTRACTOR
 - SIDEWALK/ALLEYWAY SNOW REMOVAL IN THE R.O.W IS THE RESPONSIBILITY OF THE HOA.
 - 1st AVENUE AVERAGE SETBACK IS 319 SF.
 8th STREET AVERAGE SETBACK IS 482 SF.

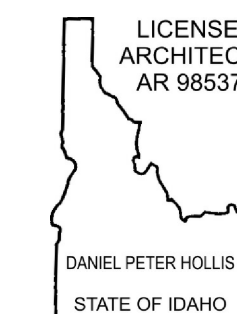
1 ARCHITECTURAL SITE PLAN - BUILDING FOOT PRINT

A1.1 SCALE: 1" = 5'

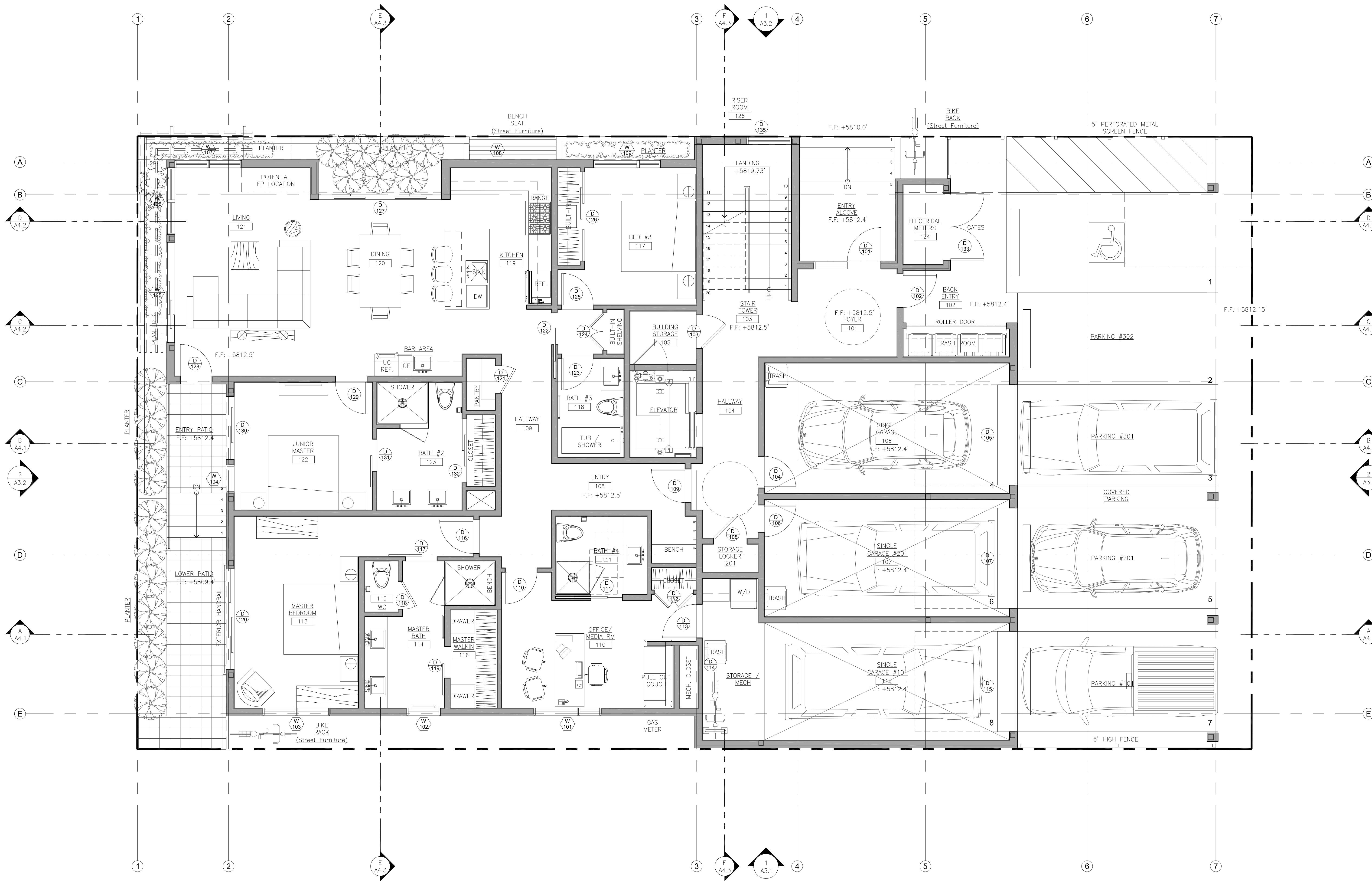


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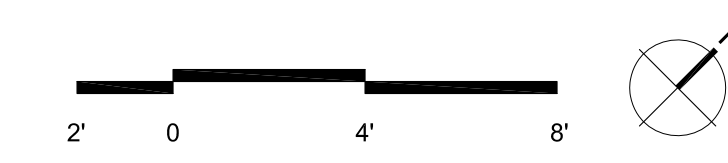
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1 FIRST FLOOR PLAN
 A2.1 SCALE: 1/4" = 1'-0"



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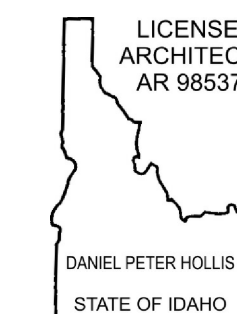
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100% DD 04/07/21	
D.REVIEW 04/07/21	
ISSUE/DATE SCHEMATIC 02/18/21	
DRAWN BY DPH,JJR	
CHECKED BY DPH,JJR	
DATE 01/11/21	
JOB NO. 1077	

THE LOFTS @ 780 1st AVE

780 1st AVENUE,
 KETCHUM, IDAHO

ARCHITECTURAL FLOOR PLANS

SVR-ARCHITECTURAL PROJECTS\1077-780 1st Ave North Multifamily\Arch\Sheets\1077-A2.1-FIRST FLOOR PLAN.dwg, 6/30/2021 9:31:45 PM, Adobe PDF



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REVISION DATE

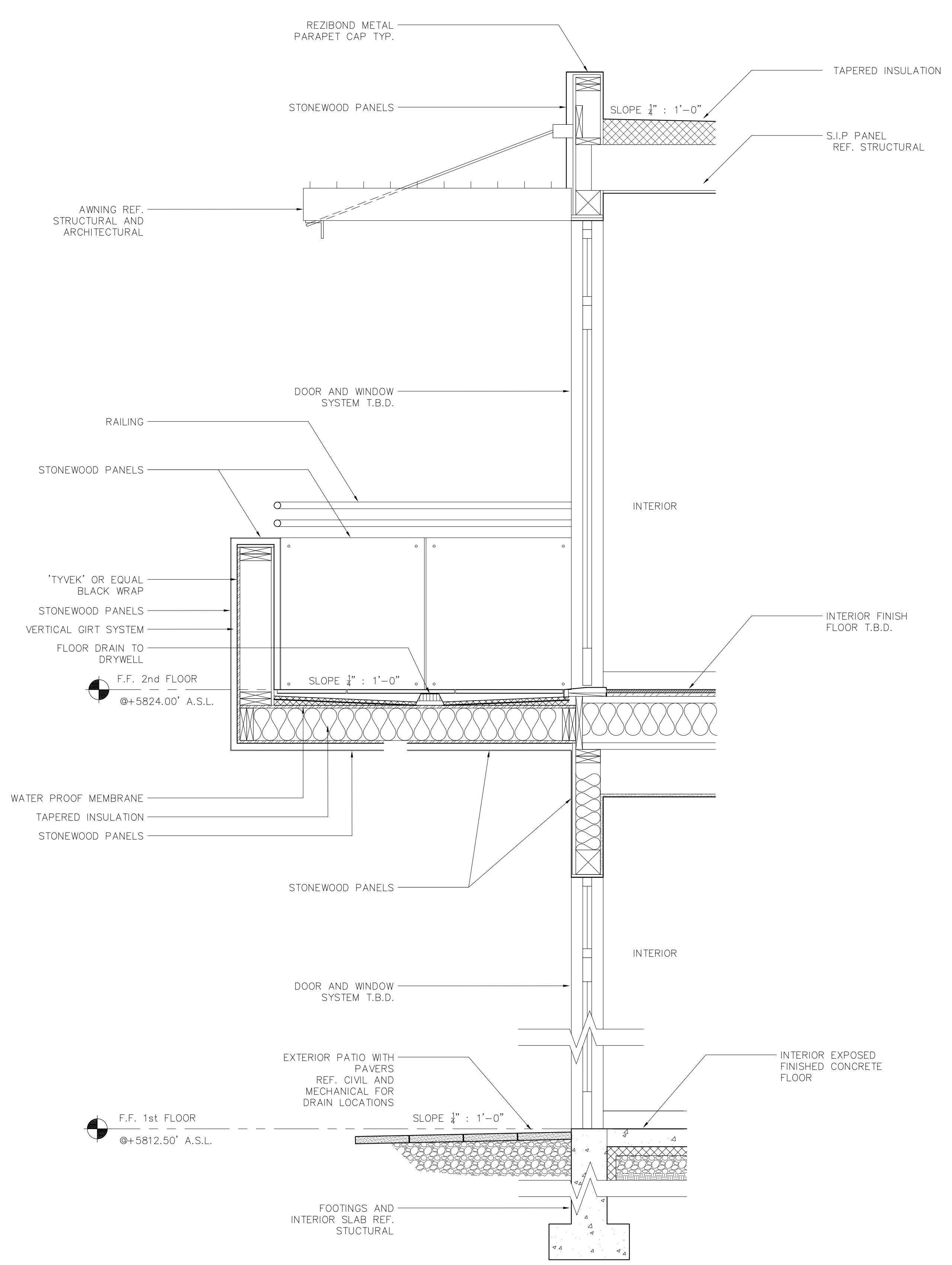
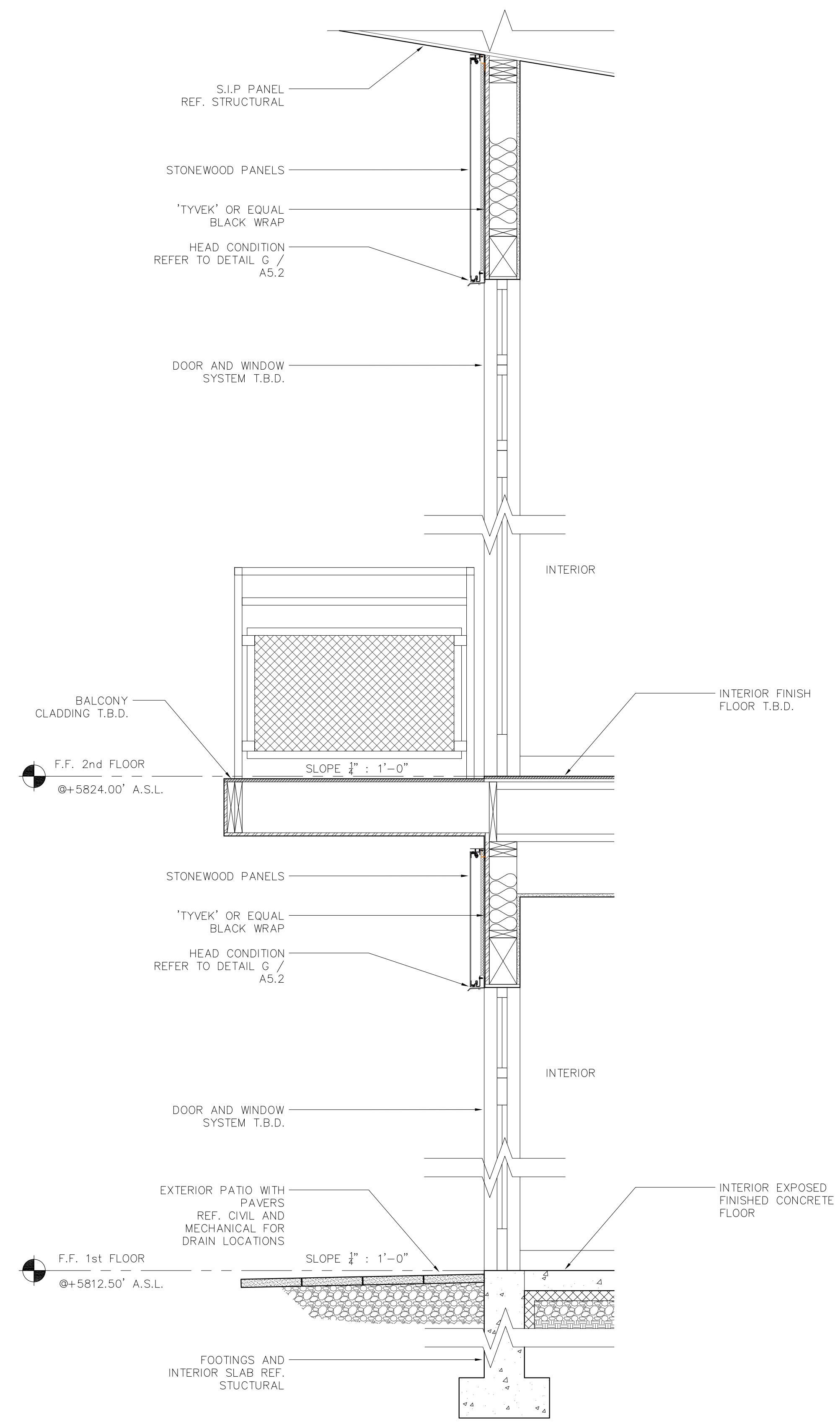
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PROGRESS	04/30/21
100% DD	04/07/21
D.REVIEW	04/07/21
ISSUE/DATE	SCHEMATIC 02/18/21
DRAWN BY	DPH,JJR
CHECKED BY	DPH,JJR
DATE	01/11/21
JOB NO.	1077

**THE LOFTS @
780 1st AVE**

780 1st AVENUE,
KETCHUM, IDAHO

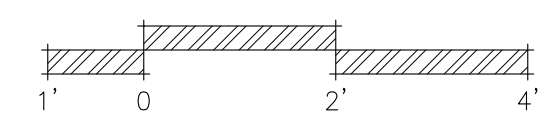
**WALL
SECTIONS
& DETAILS**

A 5.1
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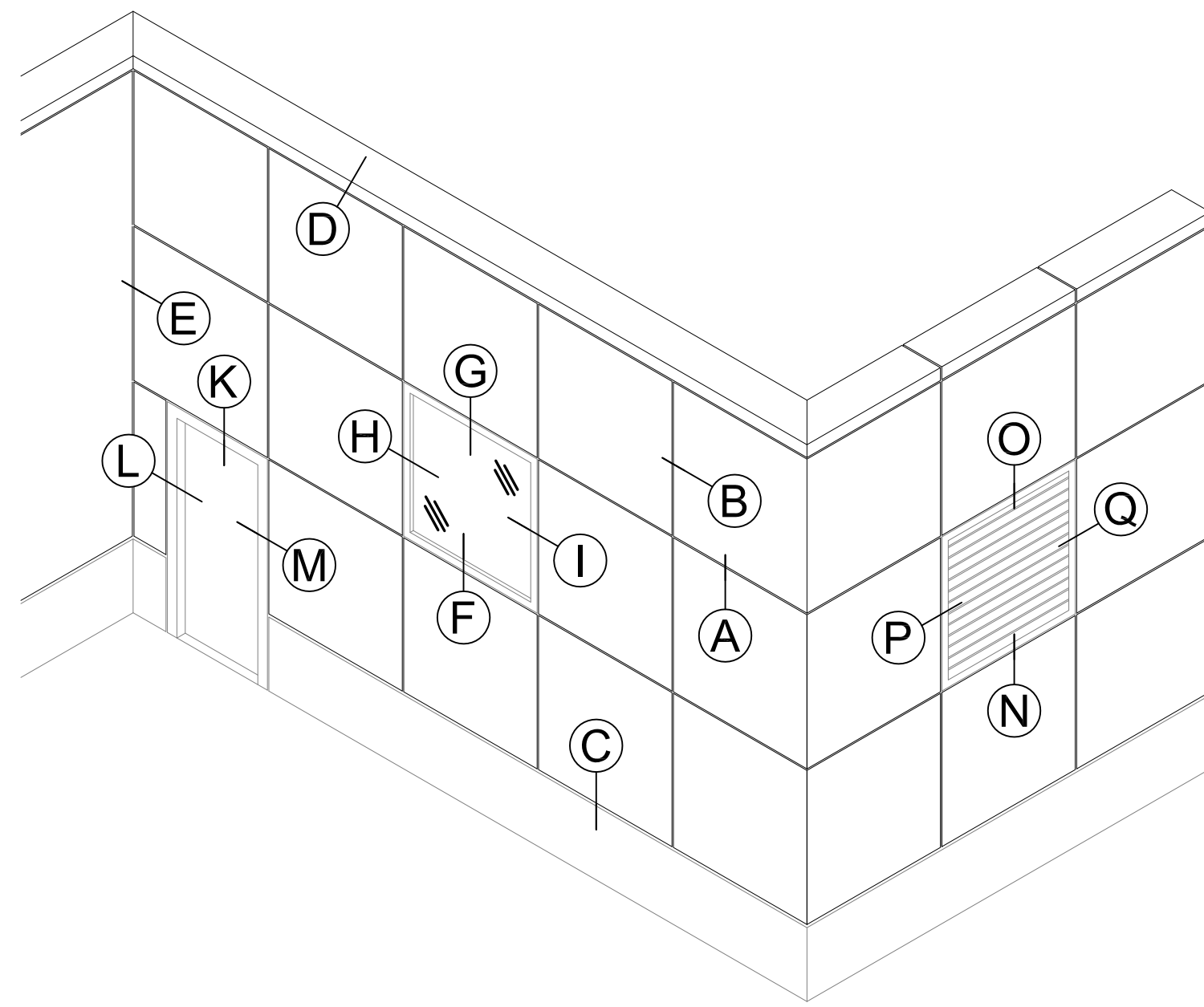


1 WALL SECTIONS
 A5.1 SCALE: 3/16" = 1'-0"

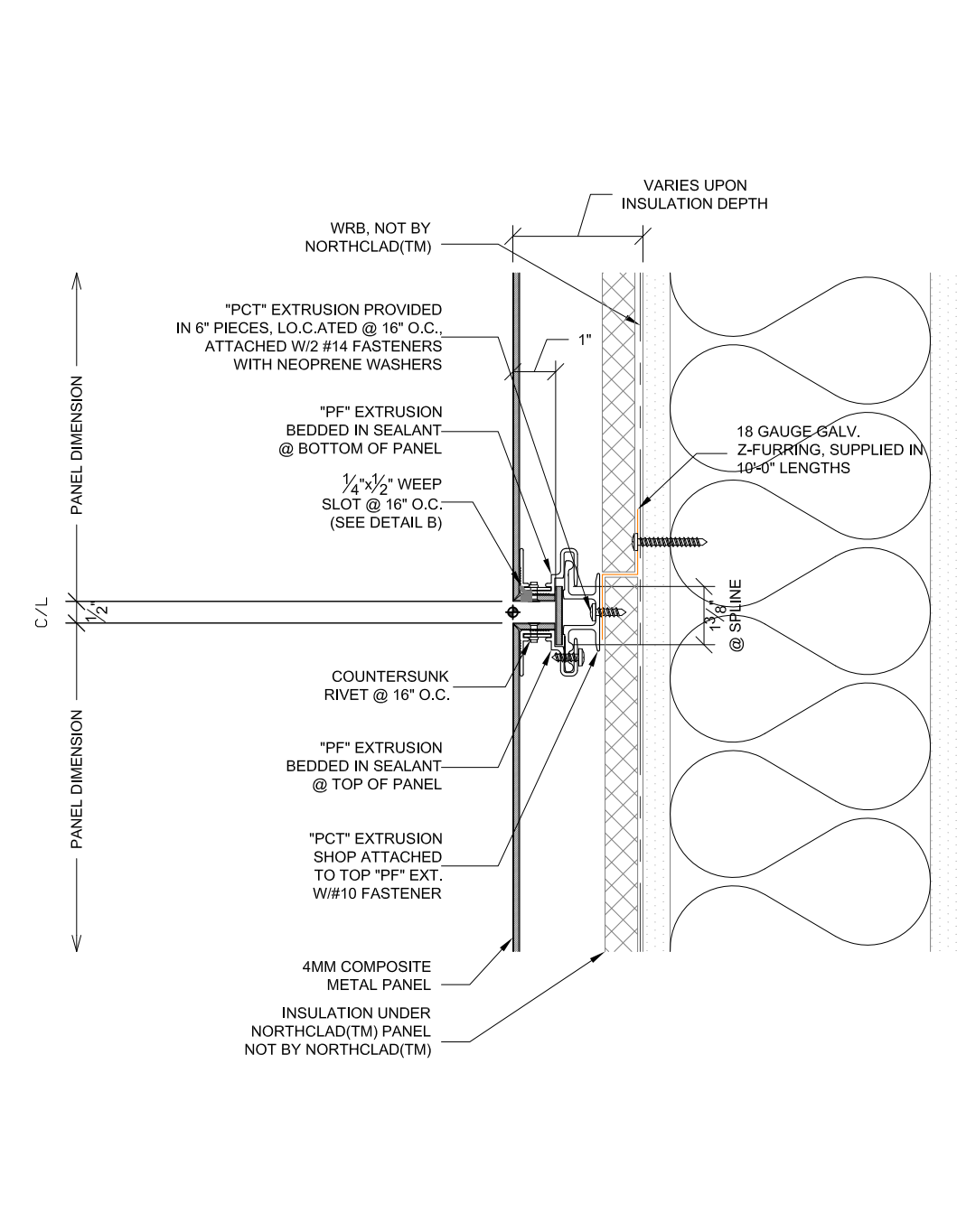
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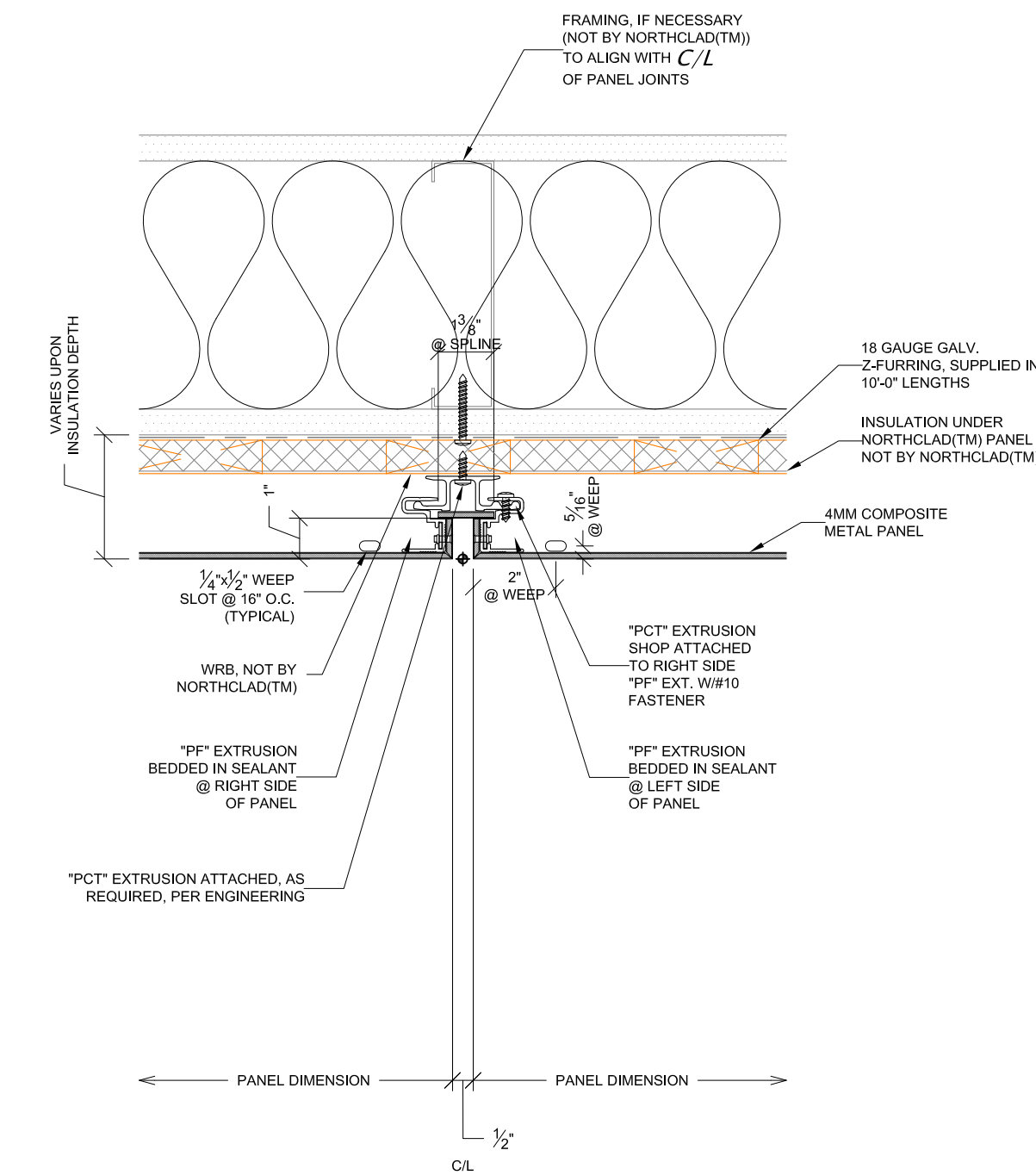
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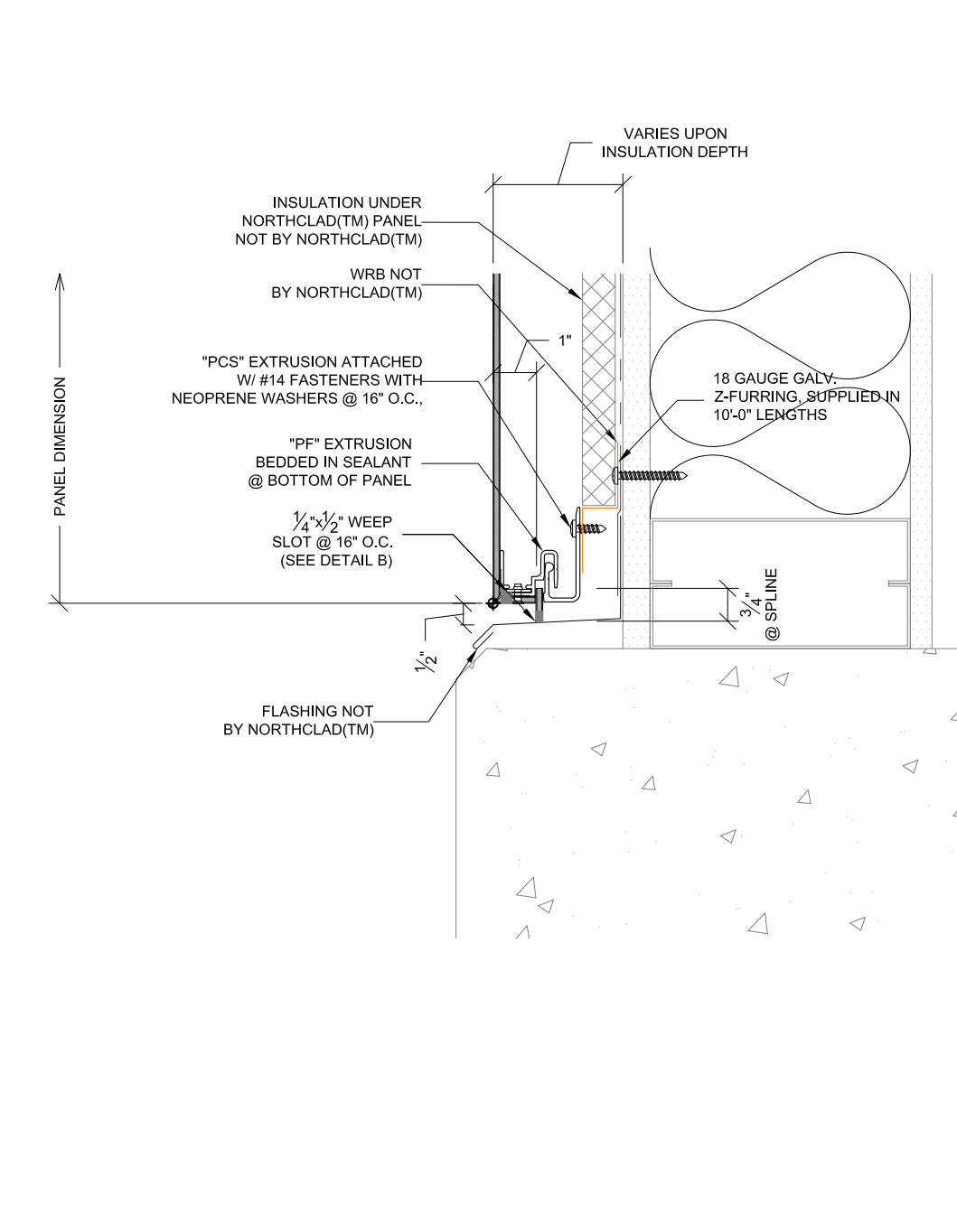
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A5.2 SCALE: 1/4" = 1'-0"



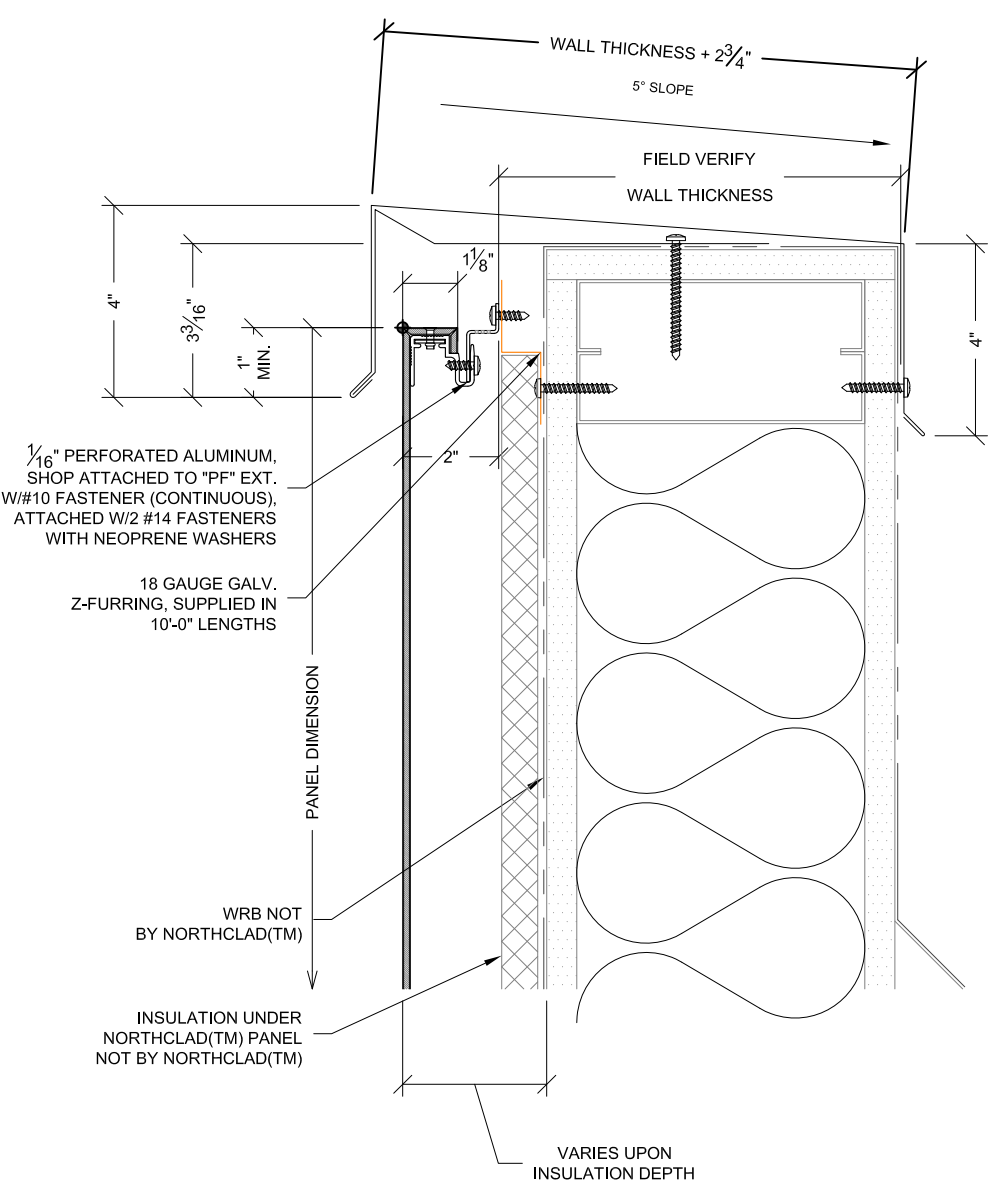
A WALL DETAILS - HORIZONTAL JOINT
A5.2 SCALE: 3" = 1'-0"



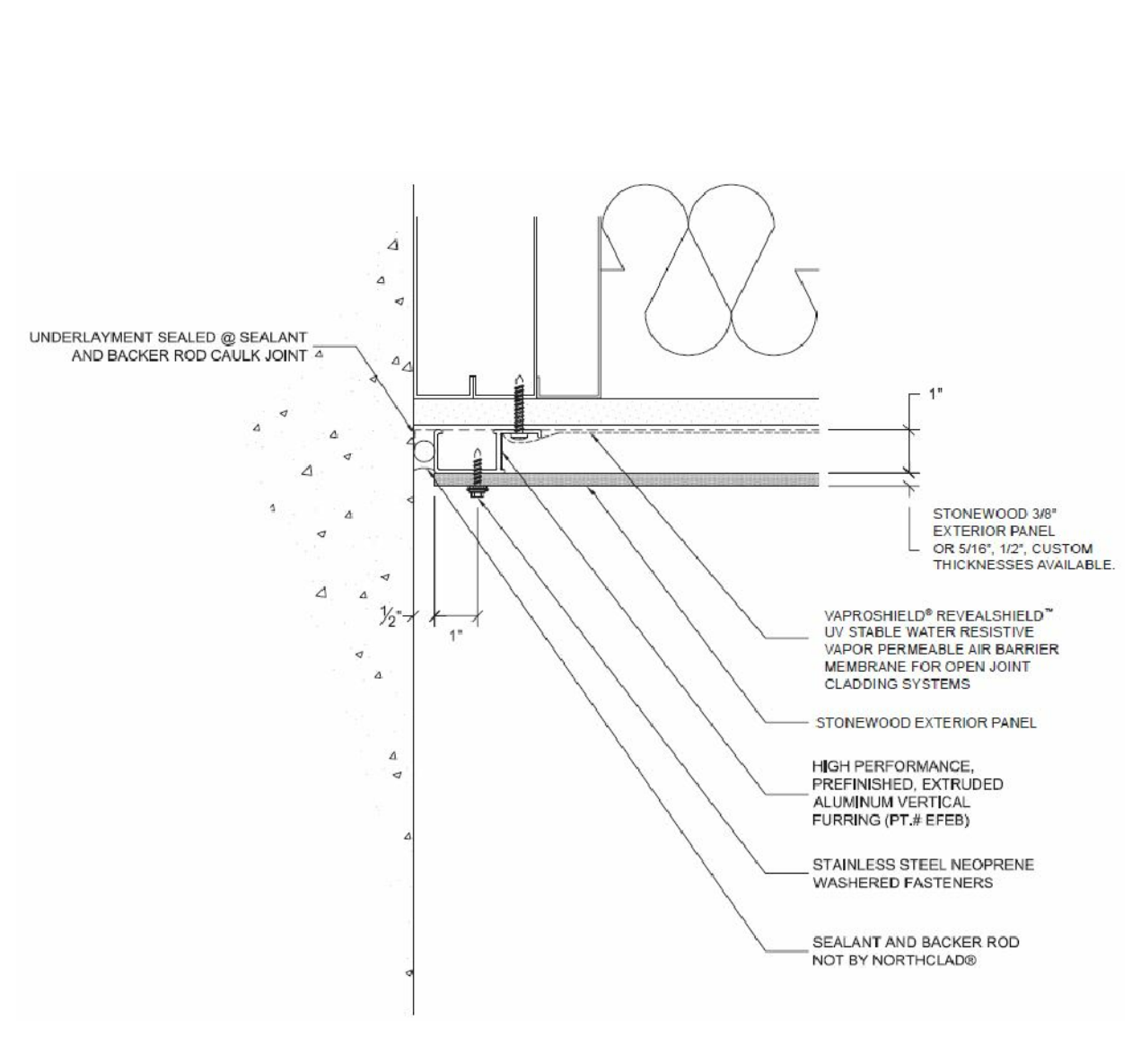
B WALL DETAILS - VERTICAL FASTENER
A5.2 SCALE: 3" = 1'-0"



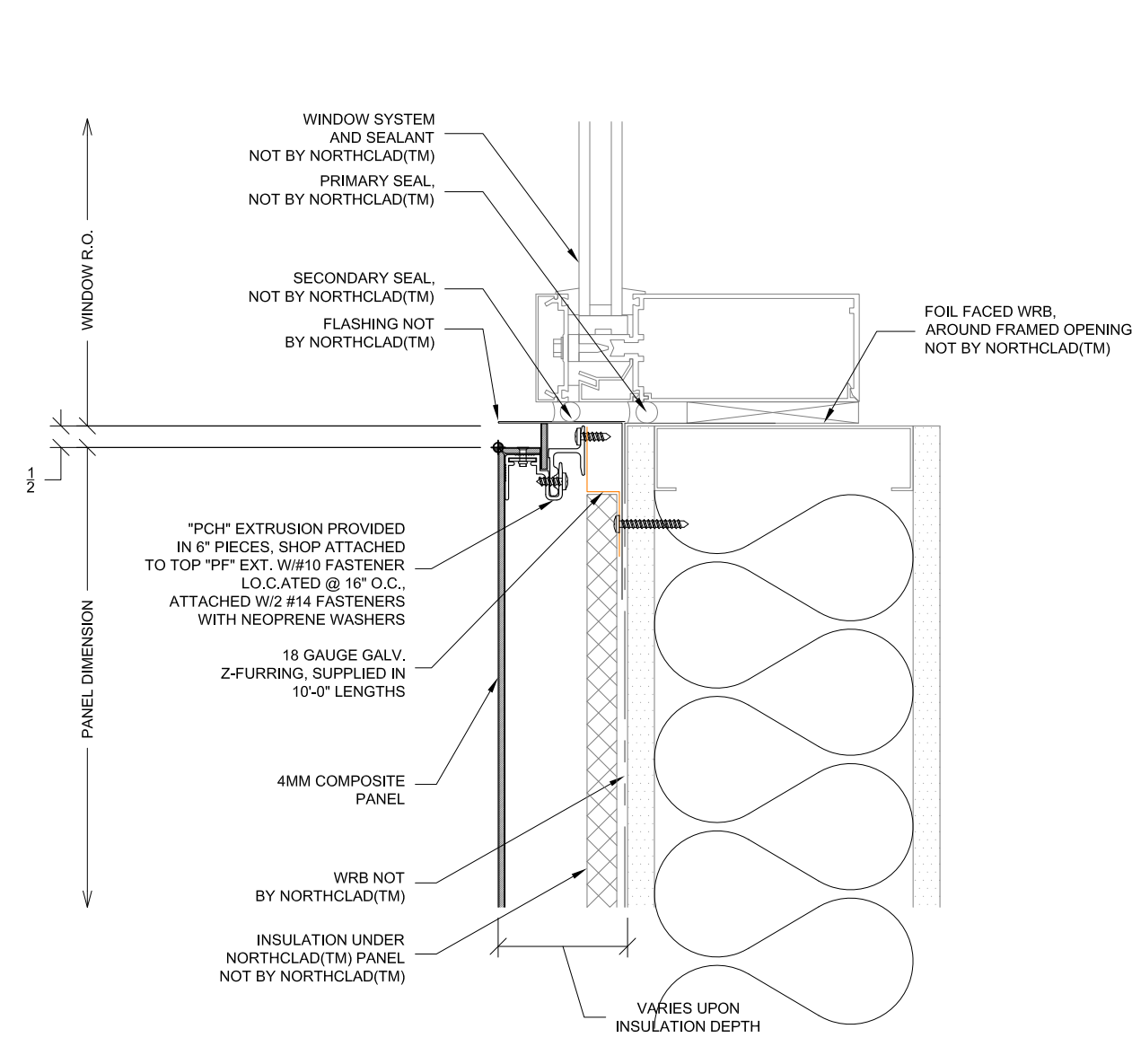
C WALL DETAILS - BASE DETAIL
A5.2 SCALE: 3" = 1'-0"



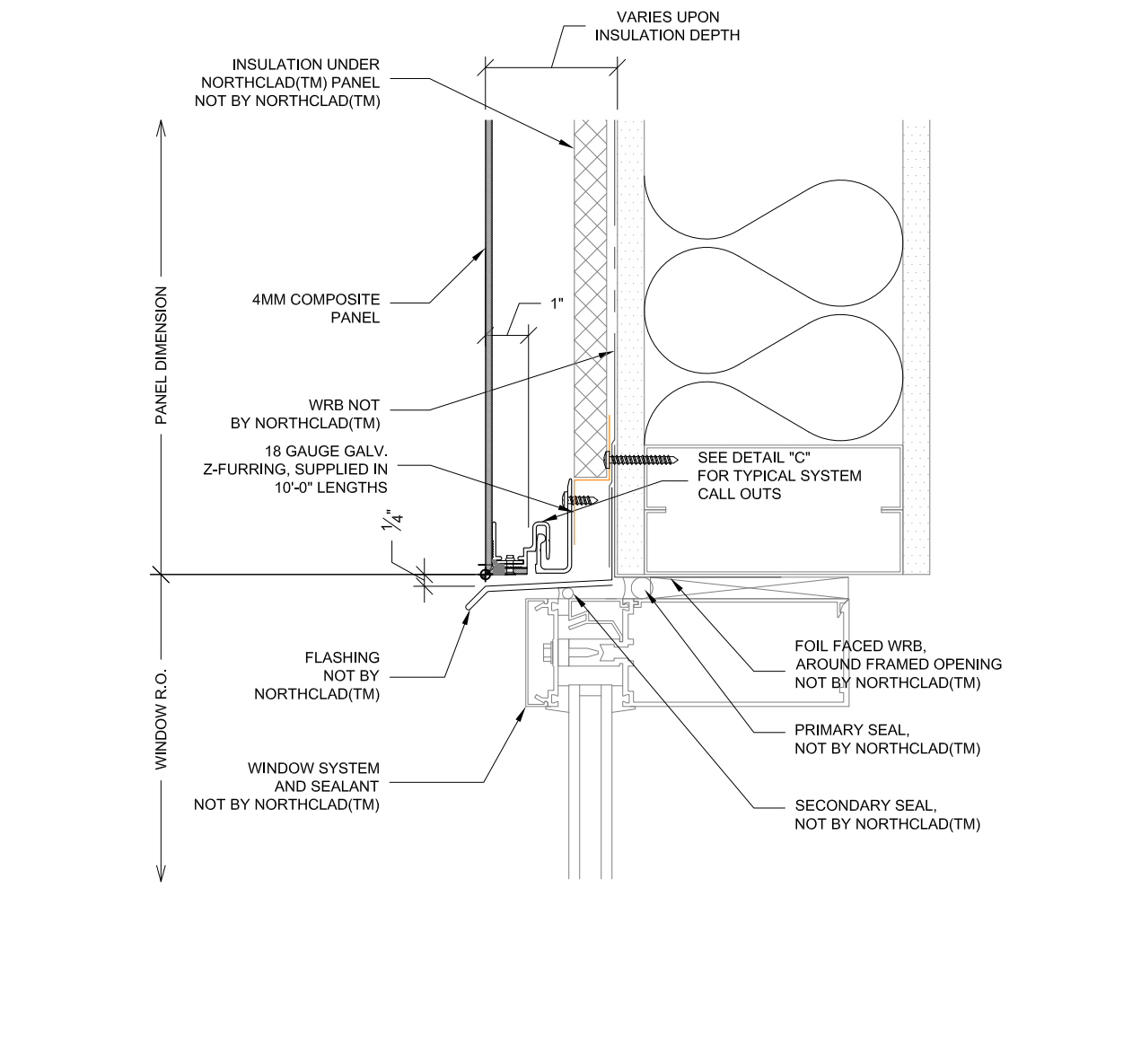
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A5.2 SCALE: 3" = 1'-0"



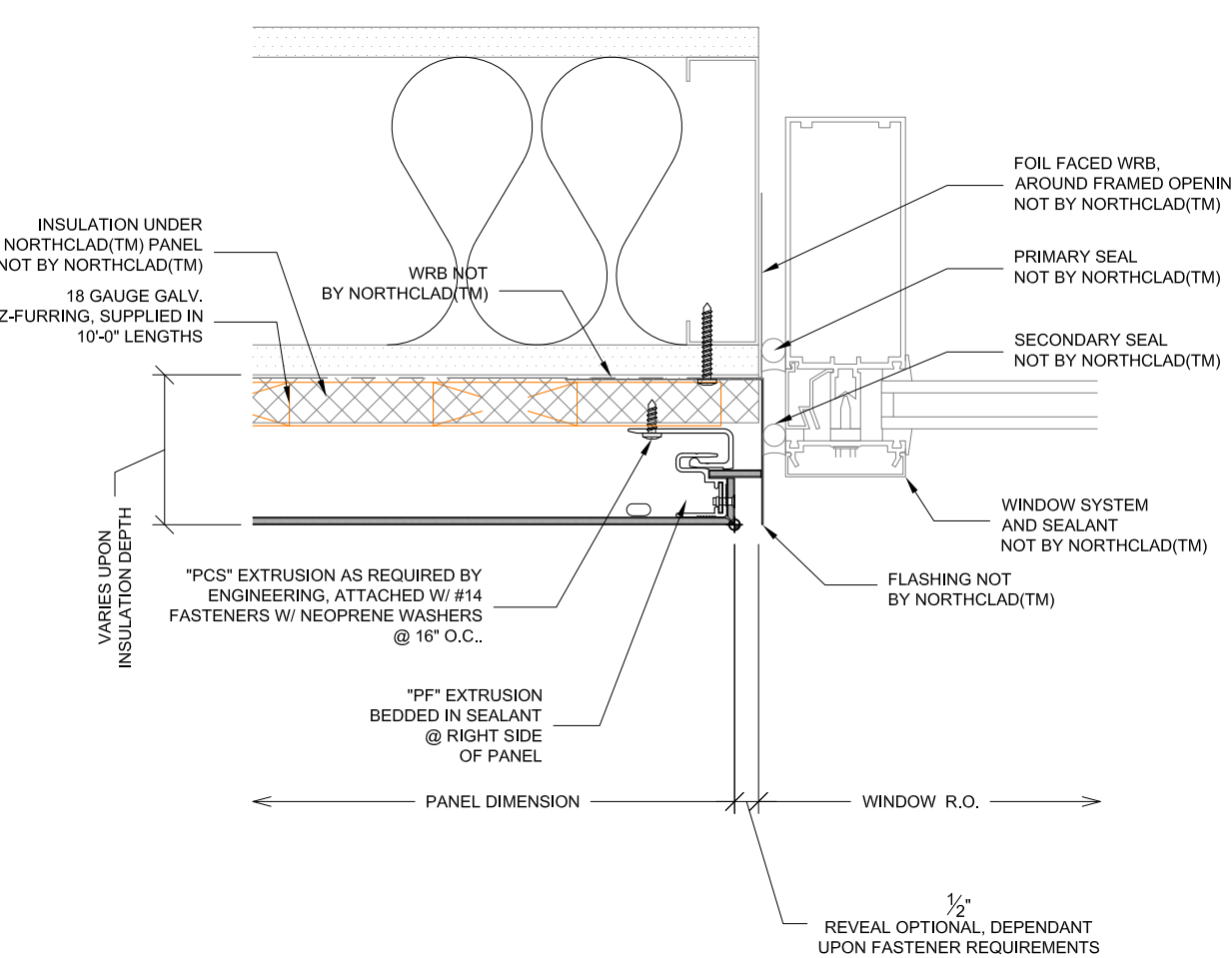
E WALL DETAILS - INSIDE CORNER
A5.2 SCALE: 3" = 1'-0"



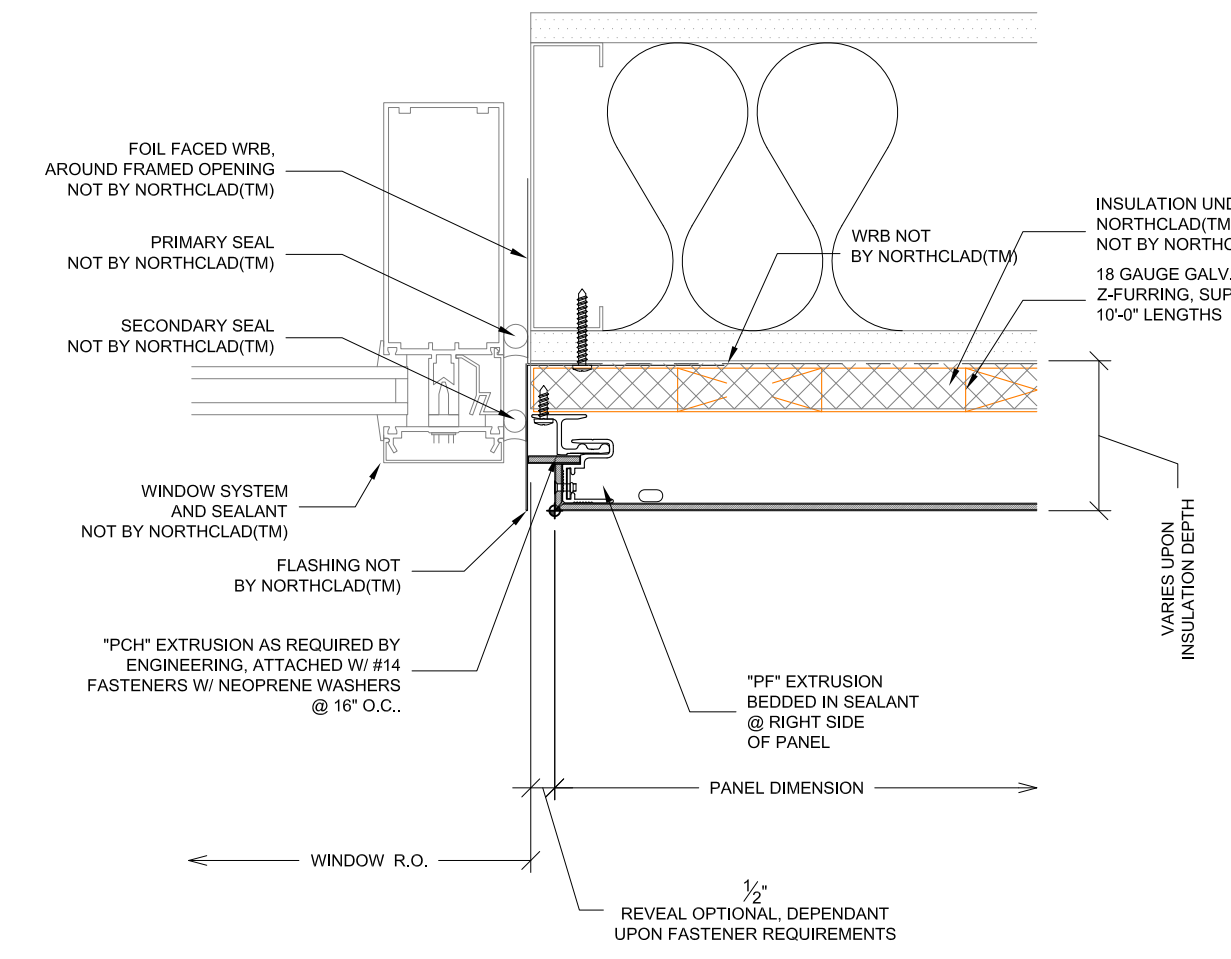
F WALL DETAILS - WINDOW SILL
A5.2 SCALE: 3" = 1'-0"



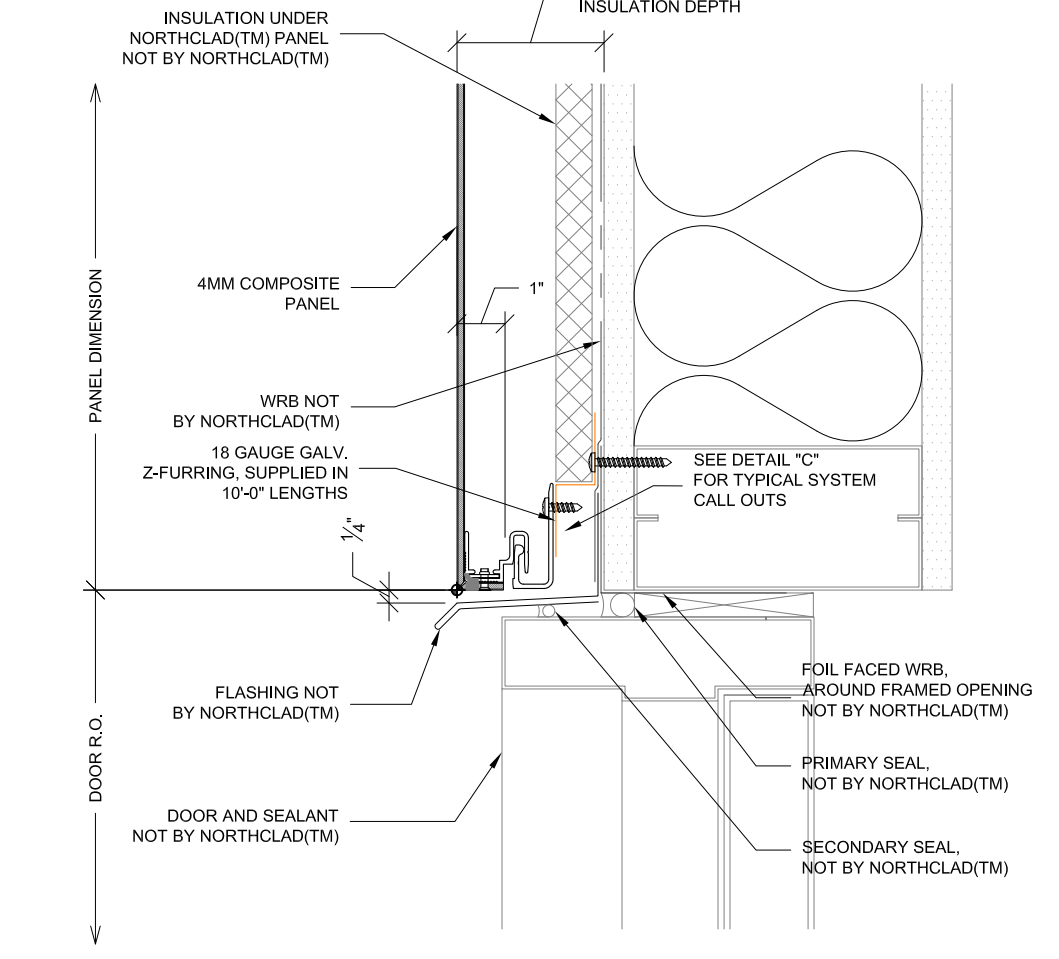
G WALL DETAILS - WINDOW HEADER
A5.2 SCALE: 3" = 1'-0"



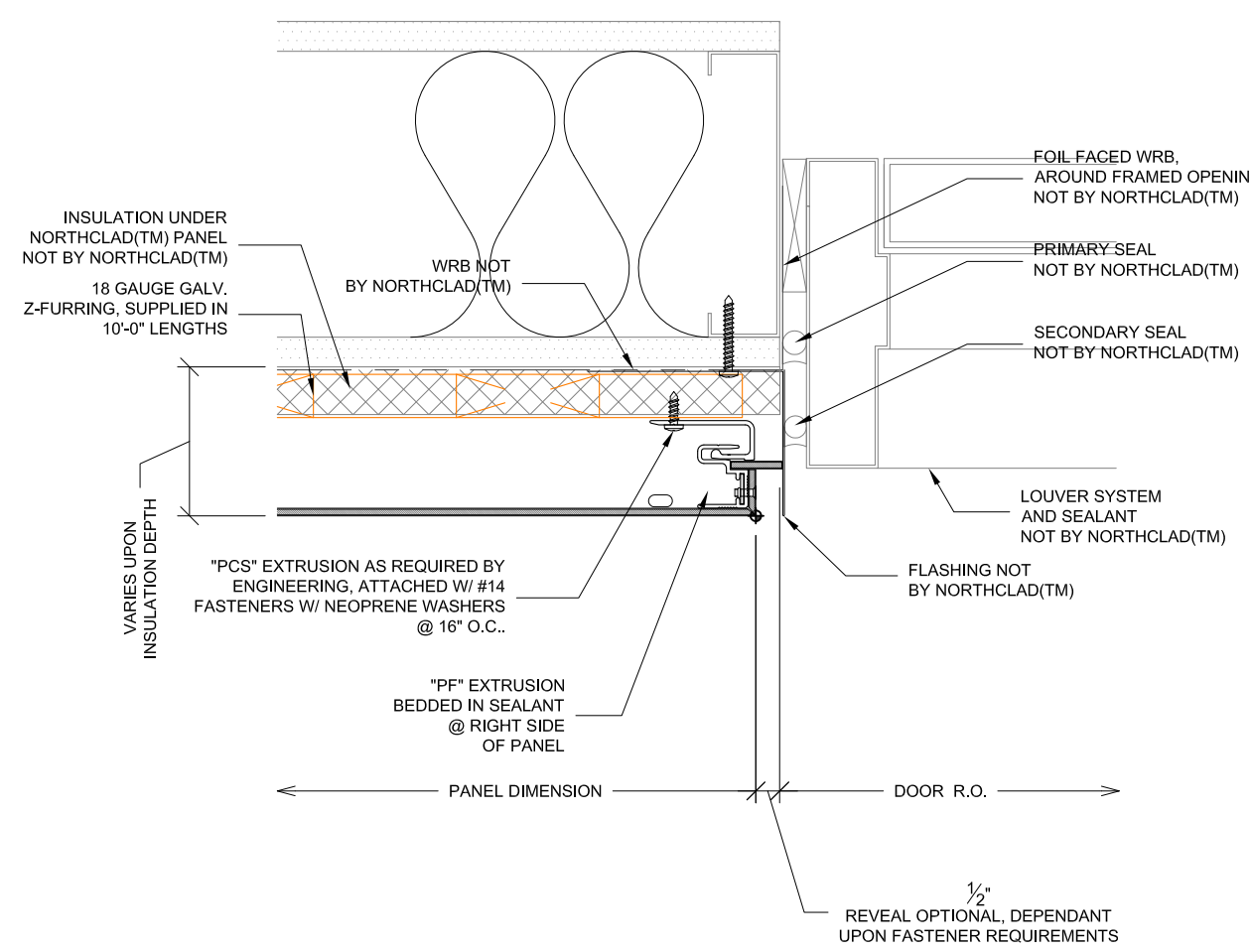
H WALL DETAILS - WINDOW LH JAMB
A5.2 SCALE: 3" = 1'-0"



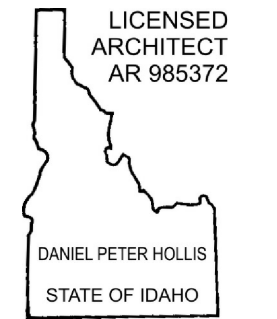
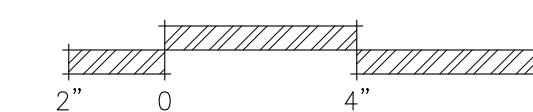
I WALL DETAILS - WINDOW RH JAMB
A5.2 SCALE: 3" = 1'-0"



K WALL DETAILS - DOOR HEADER
A5.2 SCALE: 3" = 1'-0"



L WALL DETAILS - DOOR JAMB LH
A5.2 SCALE: 3" = 1'-0"



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REVISION DATE

PRE-AP #4	07/01/21
100% CD	05/14/21
PROGRESS	04/30/21
100% DD	04/07/21
D.REVIEW	04/07/21
ISSUE/DATE	SCHEMATIC 02/18/21
DRAWN BY	DPH,JJR
CHECKED BY	DPH,JJR
DATE	01/11/21
JOB NO.	1077

THE LOFTS @ 780 1st AVE

780 1st AVENUE,
KETCHUM, IDAHO

WALL SECTIONS & DETAILS

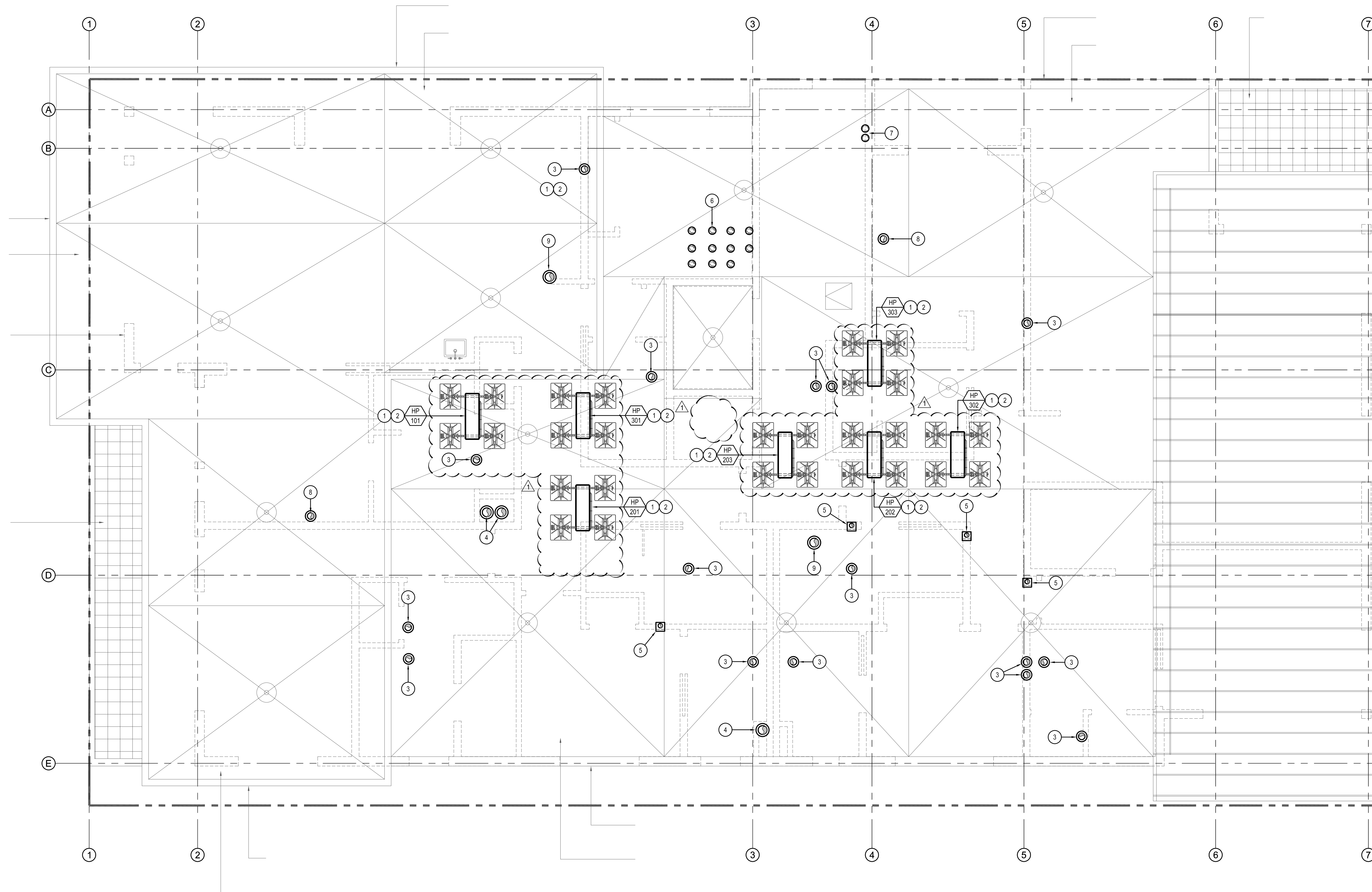


MUSGROVE
ENGINEERING, P.A.
234 S. Whisperwood Way
Boise, ID 83709
208.384.0855
645 West 25th Street
Lahar, ID 83402
208.533.2662
www.musgrovepa.com
Project No. 21086



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

V.208.721.7160 / V.208.721.0633



KEYED NOTES:

- # SYMBOL USED FOR NOTE CALLOUT.
- 1. HEAT PUMP UNIT LOCATED ON THE ROOF. PROVIDE SCREENING AROUND UNIT AS REQUIRED BY CITY OF KETCHUM. SEE ROOFTOP HEAT PUMP UNIT PLATFORM DETAIL ON SHEET M-4.0.
- 2. ROUTE REFRIGERANT LINES FROM THIS OUTDOOR HEAT PUMP UNIT TO INDOOR FAN-COIL UNIT LOCATED IN UNIT CEILING SPACE. ROUTE LINES DOWN IN WALL SPACE. FIELD VERIFY EXACT ROUTING. SEE TYPICAL PIPING THRU ROOF DETAIL ON SHEET M-4.0. INSTALL REFRIGERANT PIPING PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- 3. 6-INCH EXHAUST VENT CAP ON THE ROOF.
- 4. 8-INCH EXHAUST VENT CAP ON THE ROOF.
- 5. 4-INCH DRYER VENT CAP ON THE ROOF.
- 6. WATER HEATER CONCENTRIC VENT FOR INTAKE AND VENT PIPES. PROVIDE CLEARANCES AROUND VENTS AS REQUIRED BY MANUFACTURER'S INSTALLATION INSTRUCTIONS. (TYPICAL OF 11)
- 7. BOILER INTAKE AND VENT PIPES.
- 8. 6-INCH OUTSIDE AIR INTAKE CAP ON THE ROOF.
- 9. 8-INCH OUTSIDE AIR INTAKE CAP ON THE ROOF.

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REVISION DATE REV #1 06/09/21

BID SET 06/08/21
D.REVIEW 04/02/21
SCHEMATIC 02/18/21
ISSUE/DATE
DRAWN BY MO
CHECKED BY TDN
DATE 04/02/21
JOB NO. 1077

**THE LOFTS @
780 1st AVE**

780 1st AVENUE,
KETCHUM, IDAHO

**ROOF
HVAC PLAN**

M 1.3
CATEGORY SEQUENCE

1 ROOF HVAC PLAN
M2.4 SCALE: 1/4" = 1'-0"

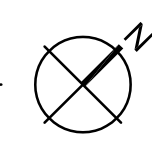


Exhibit C:
Lofts at 780 – Conceptual
Rendering



780

Welcome to West of Main District



4th St. Heritage Corridor
4 blk

Forest Service

