

Exhibit A
Walnut & 4th
Mixed-Use Building
Design Review Amendment
P20-046A
Project Plans

WALNUT & 4TH LLC

580 4TH ST E, KETCHUM, ID 83340
 AMENDMENT TO DESIGN REVIEW P20-A46



SHEET LIST

A000	COVER SHEET
C0.1	CIVIL NOTES AND DETAILS
C0.2	CIVIL DETAILS
C1.1	CIVIL GRADING, DRAINAGE AND UTILITIES
C1.2	CIVIL GEOMETRY
L-1.0	LANDSCAPE SITE PLAN
L-3.1	LANDSCAPE MATERIAL PLAN
AS-101	CONSTRUCTION MANAGEMENT PLAN
A01	BASEMENT AREA PLAN
A02	FIRST FLOOR AREA PLAN
A03	SECOND FLOOR AREA PLAN
A201	BUILDING ELEVATIONS
A202	BUILDING ELEVATIONS
A503	EXTERIOR LIGHTING FIXTURES
A909	BUILDING MATERIALS
A910	3D VIEWS
A911	3D VIEWS

OWNER

WALNUT & FOURTH LLC
 C/O GREGORY C CARR
 313 N WATER AVE, IDAHO FALLS, ID 83402-0000

STRUCTURAL

FROST ENGINEERING
 1020 LINCOLN ROAD, IDAHO FALLS, ID 83401
 (208) 227-8404

CIVIL

GALENA ENGINEERING
 317 NORTH RIVER ST, HAILEY, ID 83333
 (208) 418-0306

ARCHITECT

ENSITIO DESIGN
 627 E PEACH ST, BOZEMAN, MT 59715
 (406) 209-8330

CONTRACTOR

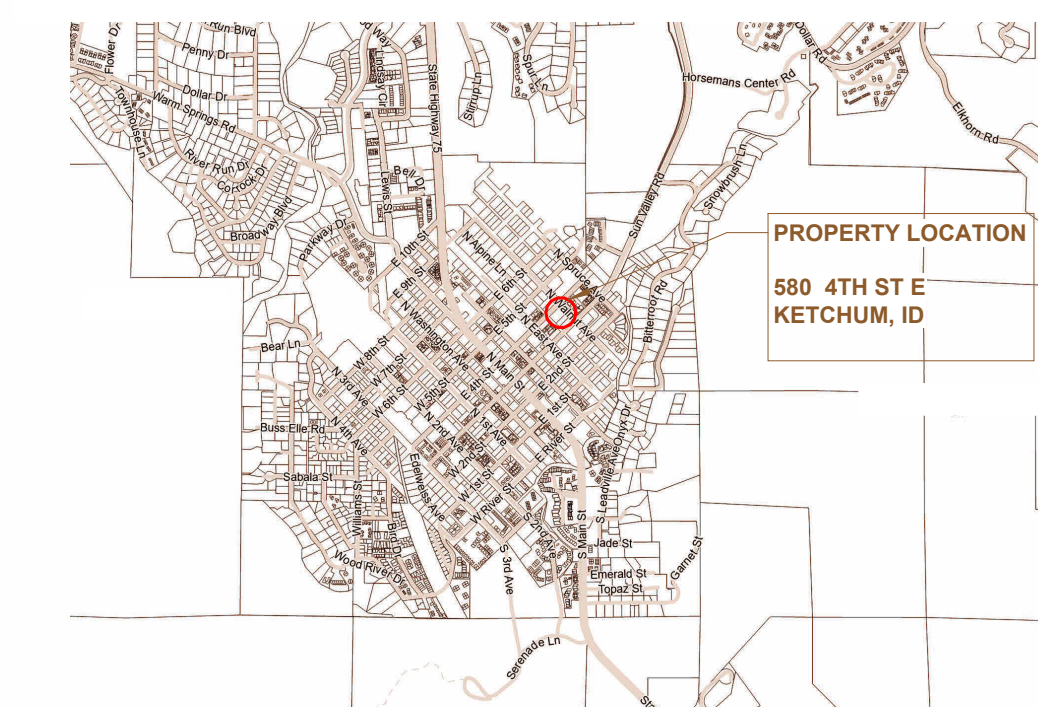
ELIAS CONSTRUCTION
 131 4TH ST/ #211, KETCHUM, ID 83340
 (208) 725-5400

LANDSCAPE ARCHITECT

LANDWORK STUDIO
 110 5TH ST WEST, KETCHUM, ID 83340
 (208) 726-5331

PROPERTY LEGAL DESCRIPTION

LOT 7A BLOCK 44, KETCHUM



VICINITY MAP
 NOT TO SCALE

DESIGN TEAM
ENSITIO
 ARCHITECTURE
 627 E PEACH ST
 BOZEMAN, MT 59715
 406.209.8330

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NOT FOR
 CONSTRUCTION

WALNUT & 4TH LLC

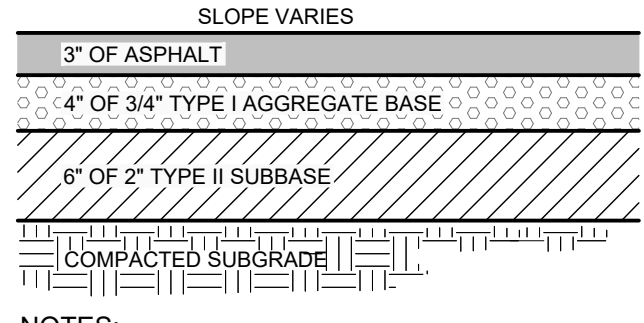
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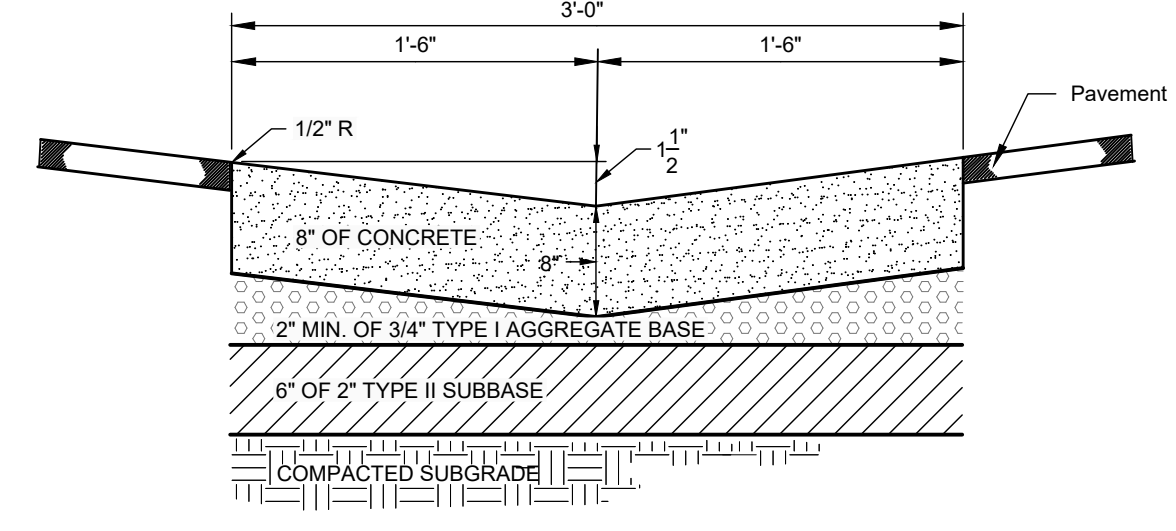
PROJECT ISSUE DATE
 07/21/2022

CONSTRUCTION NOTES

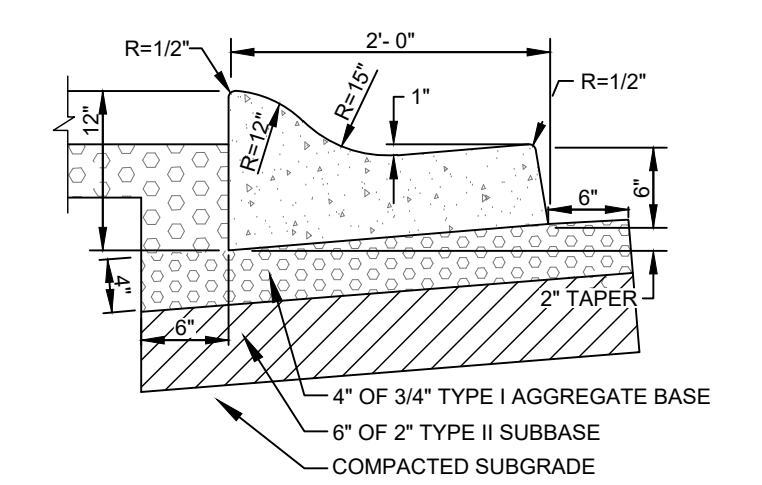
- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO REGULATIONS FOR PUBLIC DRINKING WATER SYSTEMS," THE CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPC), AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPC ON SITE DURING CONSTRUCTION.
- 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.
- 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.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
- CONSTRUCTION OF WATER MAINS AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPC), IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE CITY OF KETCHUM UTILITIES DEPARTMENT STANDARDS.
- CONTRACTOR SHALL PRESSURE TEST, DISINFECT, AND CONDUCT BIOLOGICAL TESTING IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPC), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE PRESSURE TESTING, DISINFECTION, AND MICROBIOLOGICAL TESTING PROCEDURES.
- ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL BE ANSINSF STD. 61 COMPLIANT.
- 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%.
- THE CONTRACTOR SHALL USE ANSINSF STANDARD 60 CHEMICALS AND COMPOUNDS DURING INSTALLATION & DISINFECTION OF POTABLE WATER MAIN.
- CONTRACTOR SHALL COORDINATE LOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) NOT SHOWN ON THE DRAWING WITH IDAHO POWER.
- ALL CLEARING & GRUBBING SHALL CONFORM TO ISPC SECTION 201.
- ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPC 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 ITS T-91.
- ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPC 802, TYPE II (ITD STANDARD 703.04, 2"). SHALL BE PLACED IN CONFORMANCE WITH ISPC 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.
- ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPC 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPC 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 ITS T-91.
- ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPC SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPC SECTION 805.
- 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. PRIOR TO REPLACING ASPHALT, THE UNDERLYING SURFACE INCLUDING VERTICAL SAWCUT JOINTS SHALL BE CLEANED OF ALL DEBRIS AND A TACK COAT SHALL BE APPLIED TO ALL CURBS, SAWCUTS, OR OVERLAY SURFACES.
- 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).
- ALL CONCRETE FORM WORK SHALL CONFORM TO ISPC SECTION 701 AND 703. ALL CONCRETE SHALL BE 3,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPC SECTION 703, TABLE 1.C.
- ALL TRENCHING SHALL CONFORM TO ISPC STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
- TOPOGRAPHIC, SITE, AND BOUNDARY SURVEY SHOWN HEREON WAS CONDUCTED BY GALENA ENGINEERING, INC., 12/6/2019.
- 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 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.
- 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.



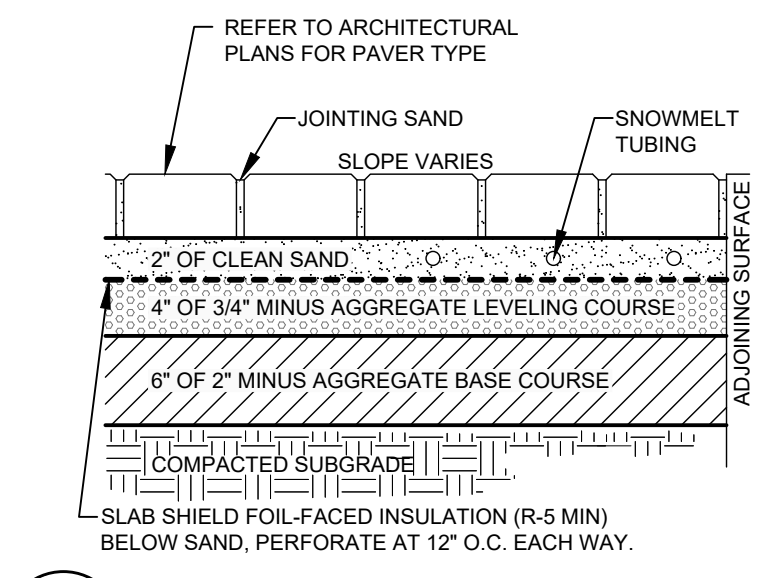
1
C.O.1 TYPICAL STREET ASPHALT SECTION
N.T.S.



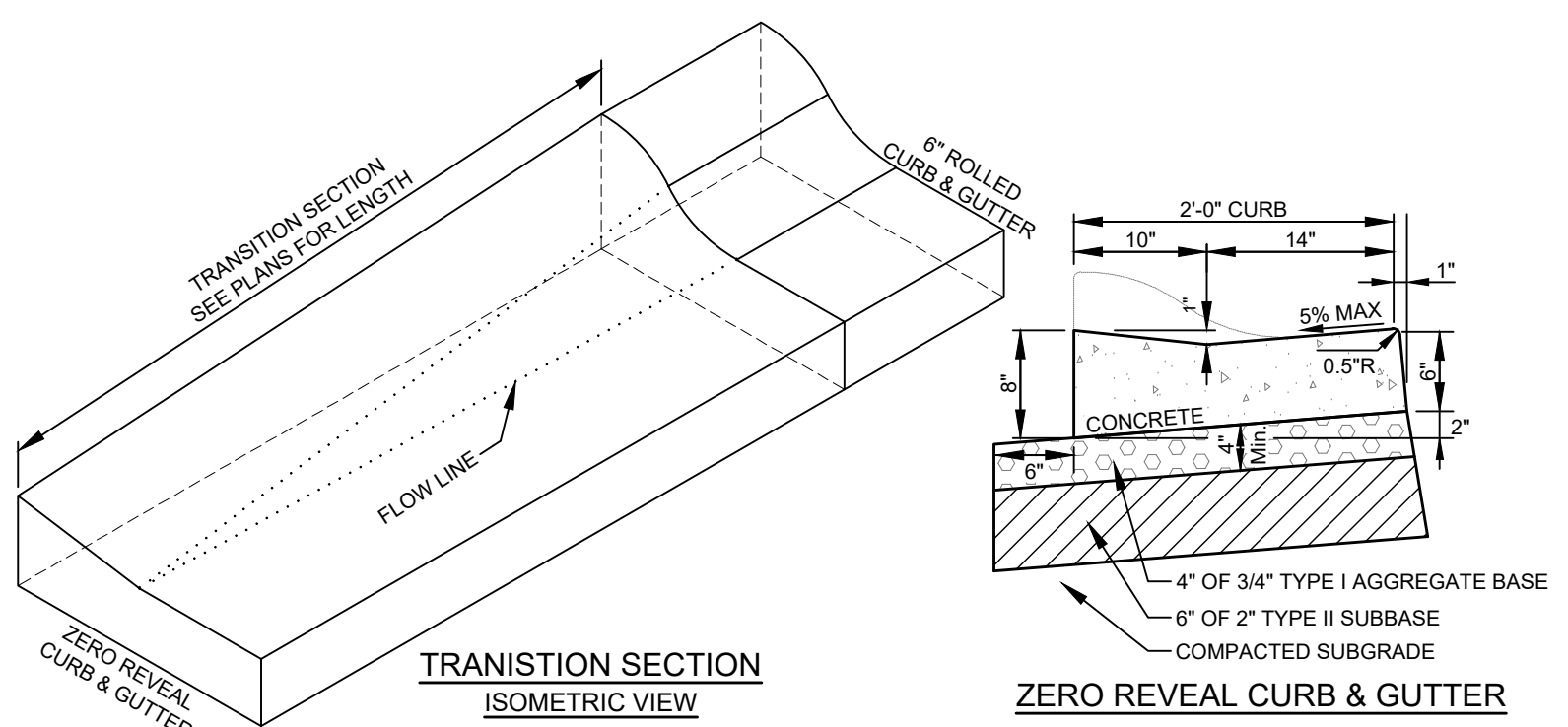
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C.O.1 36\"/>



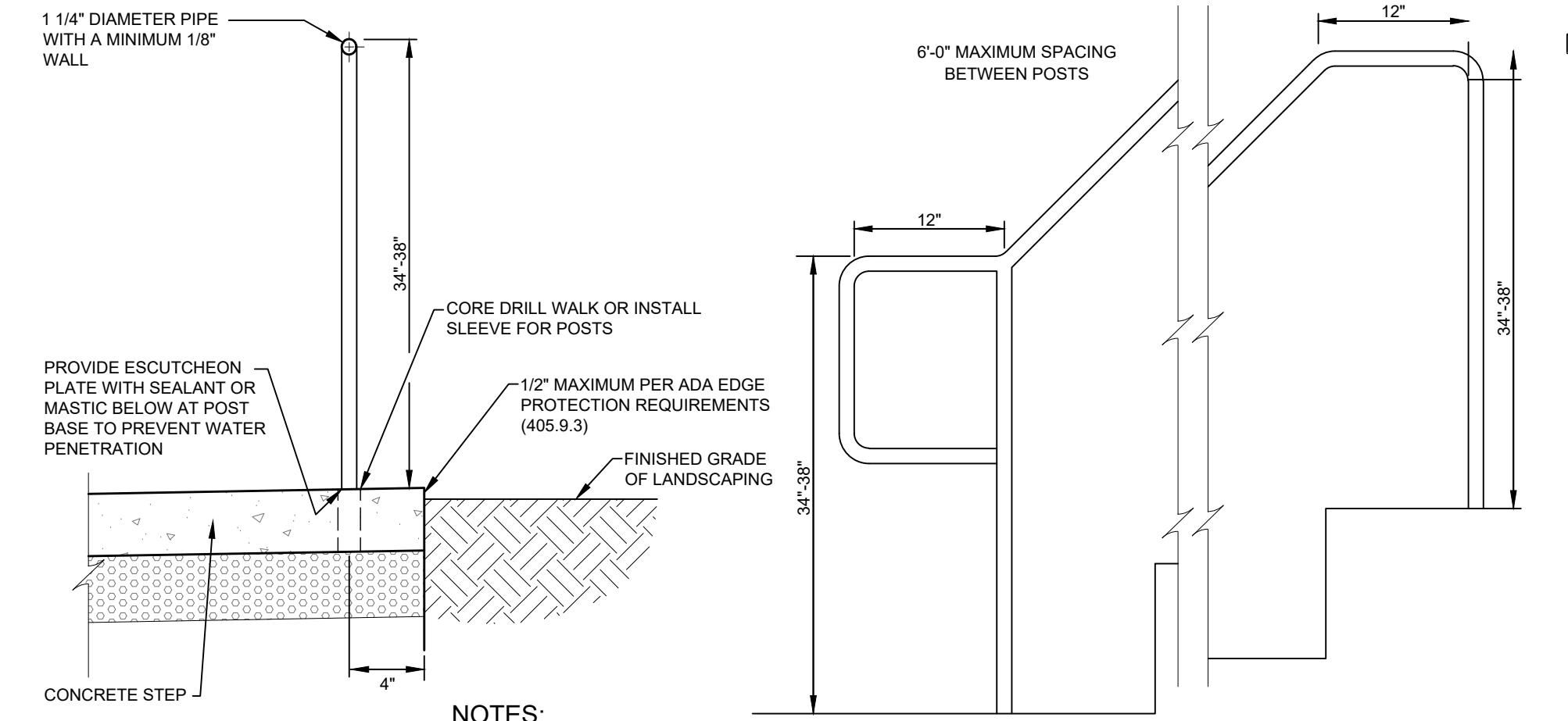
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C.O.1 6\"/>



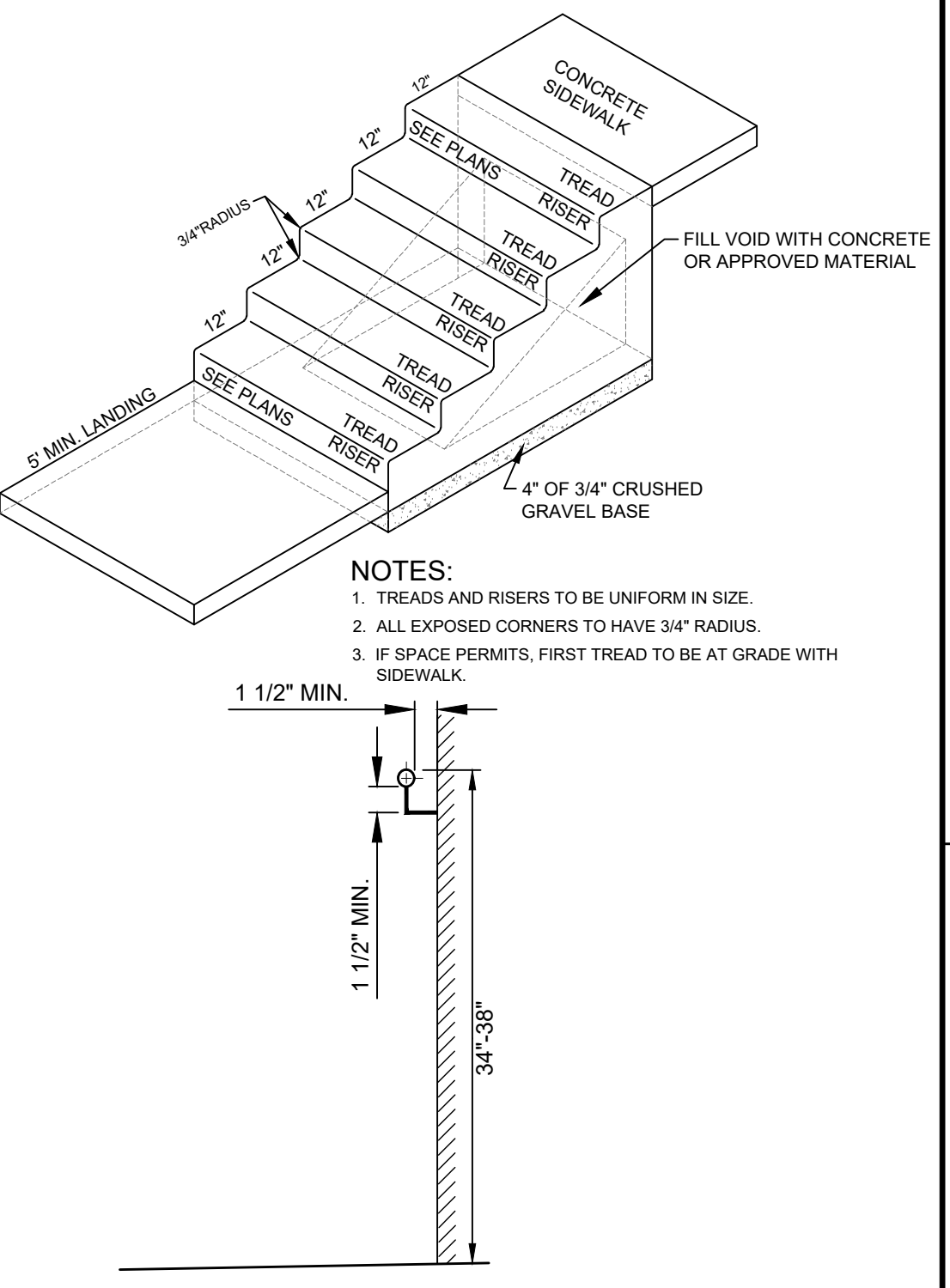
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C.O.1 HEATED PAVER DETAIL
N.T.S.



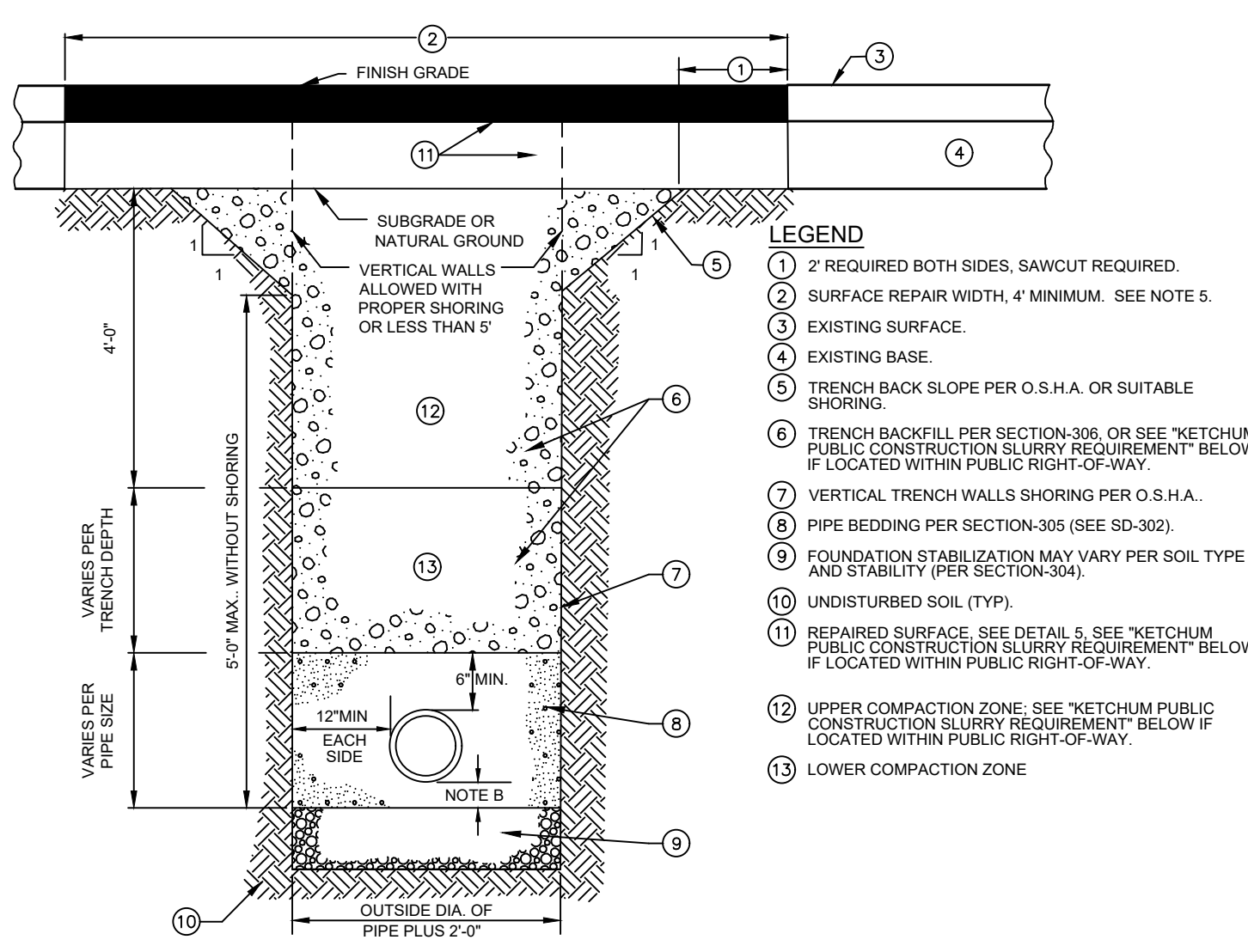
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C.O.1 TYPICAL CURB TRANSITION DETAIL
N.T.S.



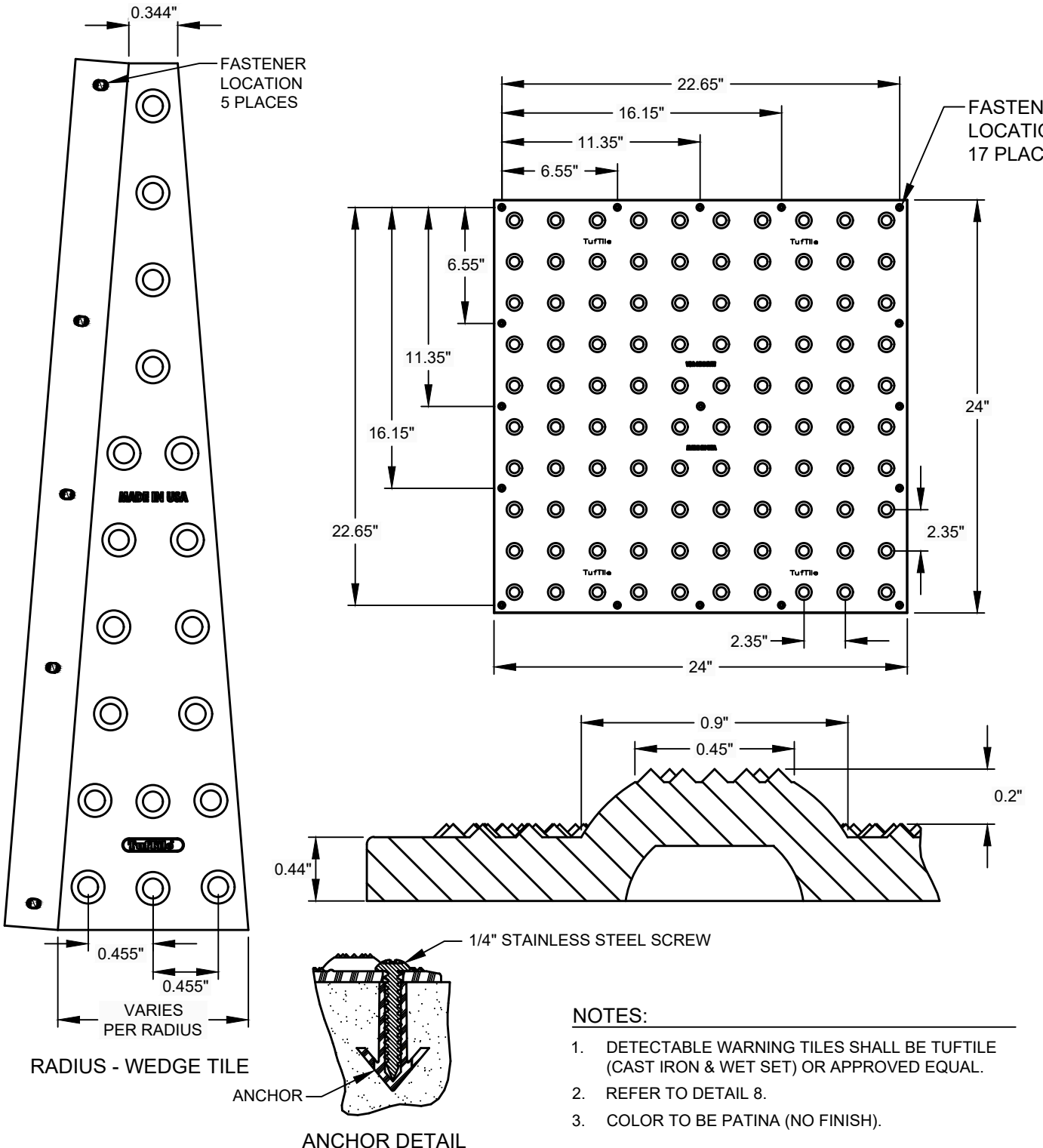
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C.O.1 TYPICAL HANDRAIL AND STAIRS DETAIL
N.T.S.



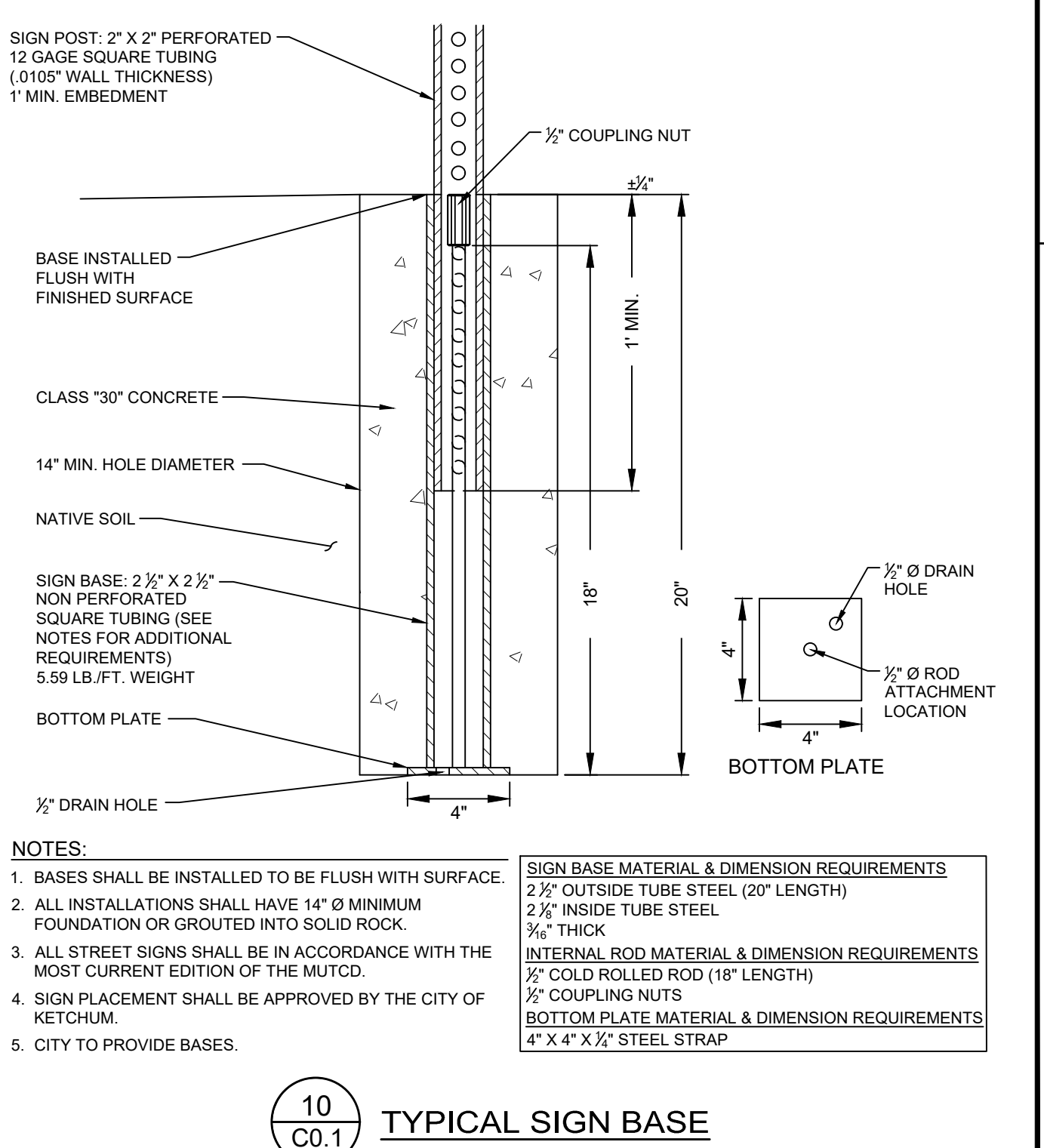
7
C.O.1 POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPARATION
N.T.S.



8
C.O.1 TYPICAL TRENCH
N.T.S.



9
C.O.1 DETECTABLE WARNING PLATE
N.T.S.



10
C.O.1 TYPICAL SIGN BASE
N.T.S.

NOTES AND DETAIL SHEET
4TH AND WALNUT
LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR WALNUT & FOURTH LLC

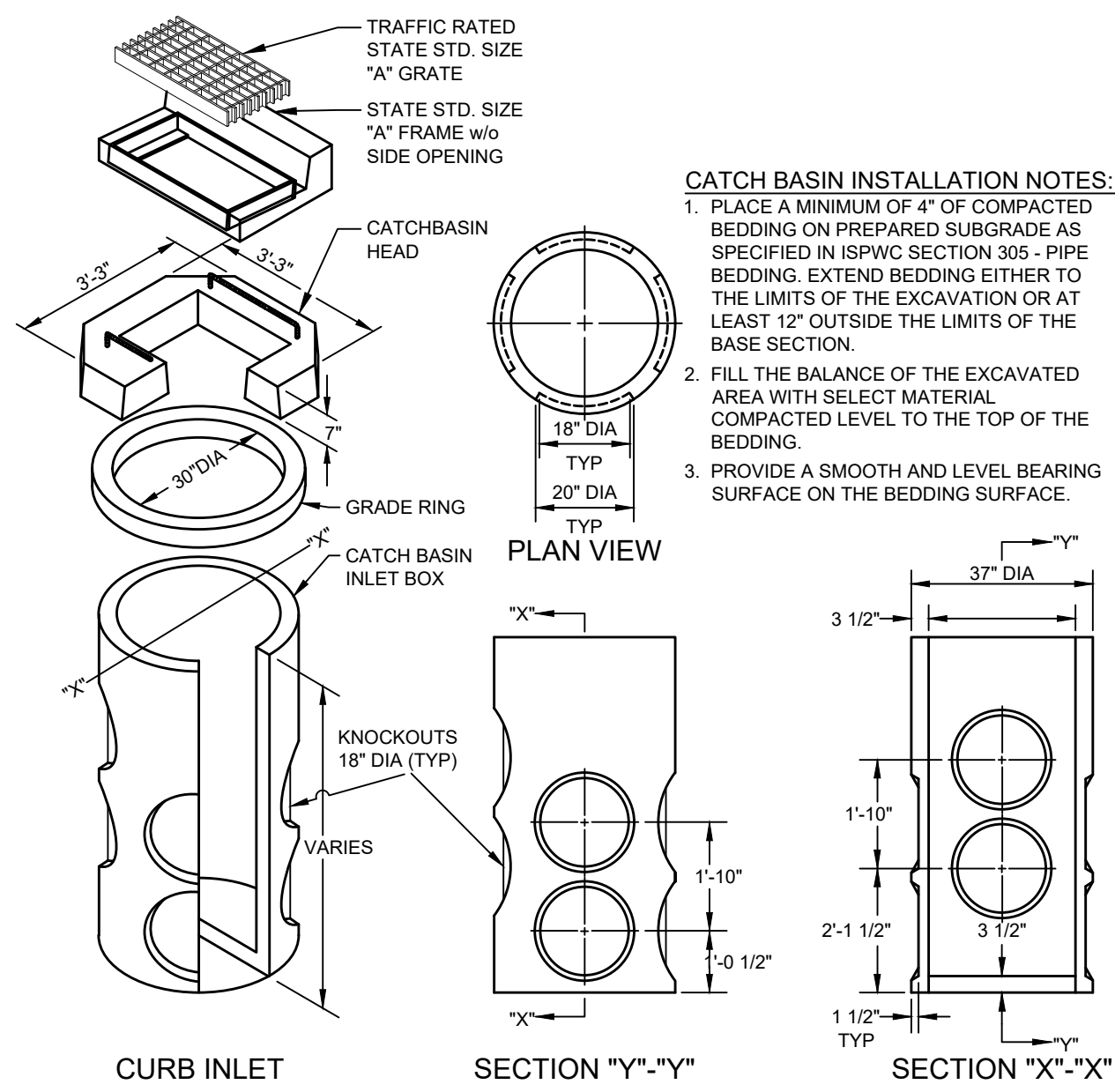
PROJECT INFORMATION
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PROJENGIN\1819\ENGIN\BASE_2022-07-22.dwg 07/22/22 14:29 AM

PROFESSIONAL ENGINEER
REGISTERED
12497
STATE OF IDAHO
SITE OF PLAN
SEAN M. FLANN

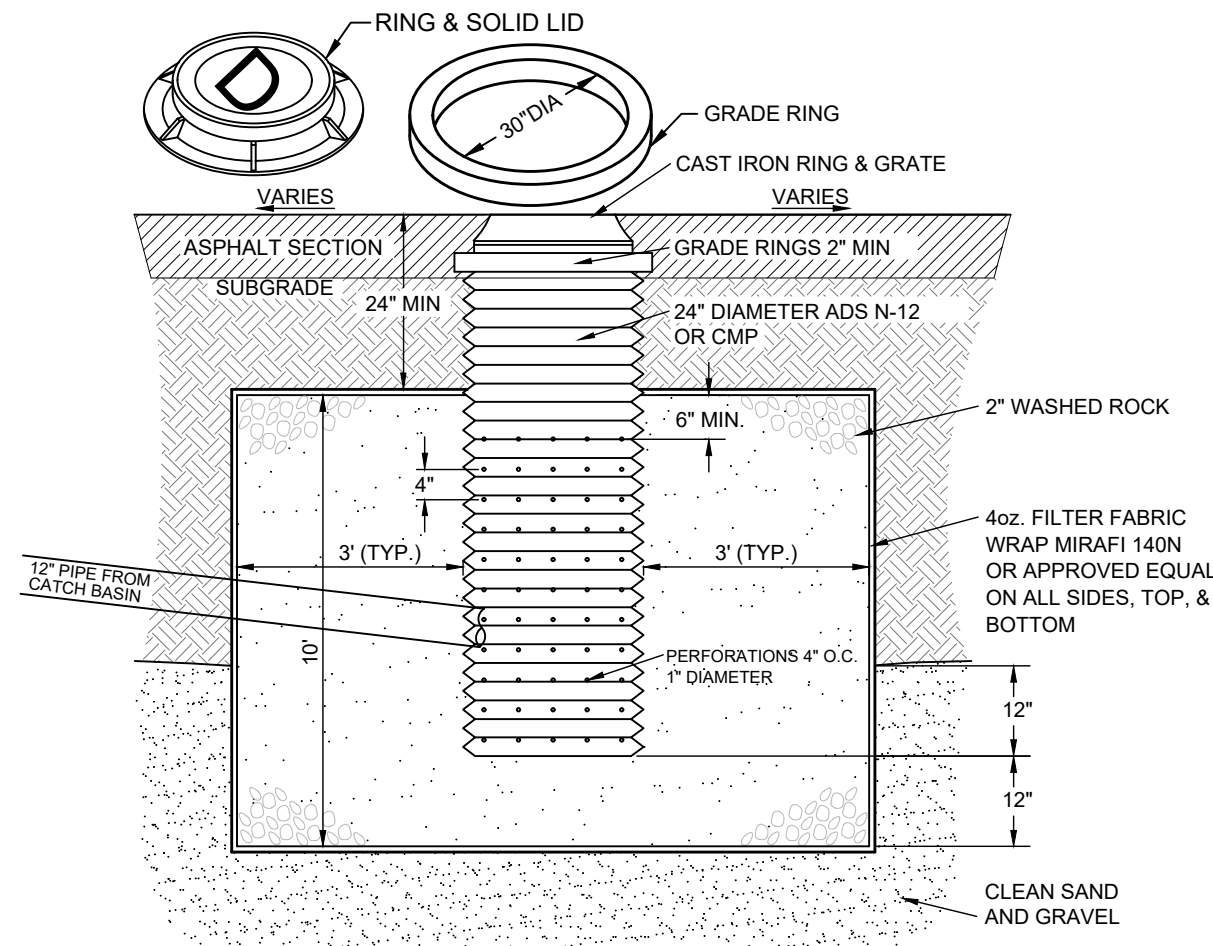
NO.	DATE	BY	REVISIONS
1	04/25/21	SKS	RESPONSE TO AHJ
2	05/06/21	SKS	RESPONSE TO PLANNING BUILDING PERMIT COMMENTS
3	06/18/21	SKS	RESPONSE TO PLANNING BUILDING PERMIT COMMENTS
4	06/04/22	SMF	SIDEWALK TYPE REVISIONS, CONC. FLOOR @ UT'S IN ALLEY
5	06/22/22	SMF	ADD NORTHWEST CANOPY COLUMNS
6	07/22/22	SMF	ADD 331 N WALNUT AVE. DESIGN

C.O.1

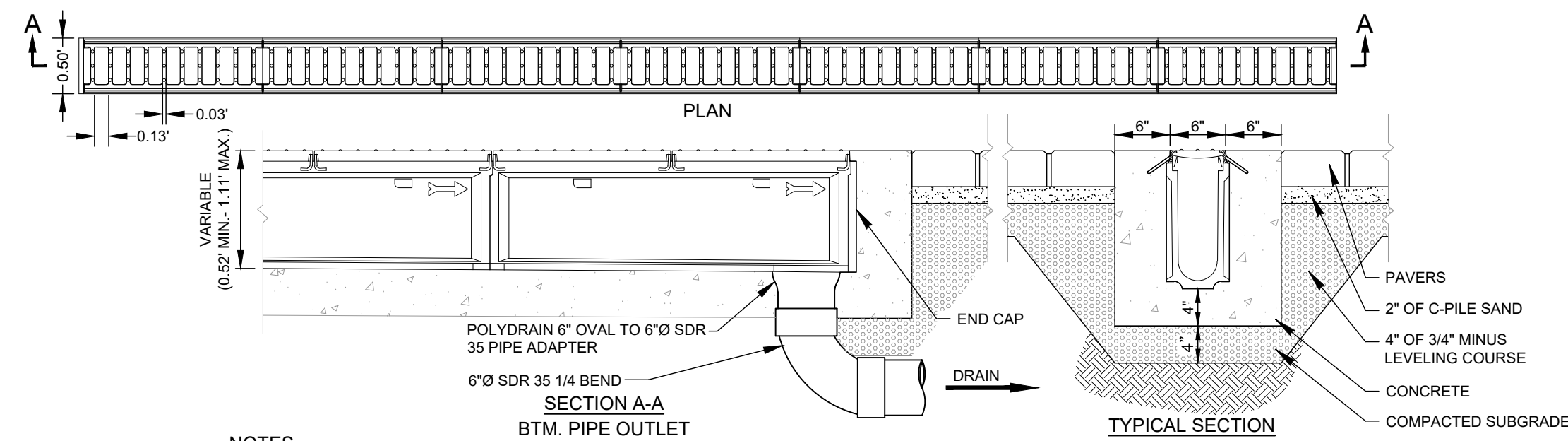
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1
C0.2 **30\"/>**

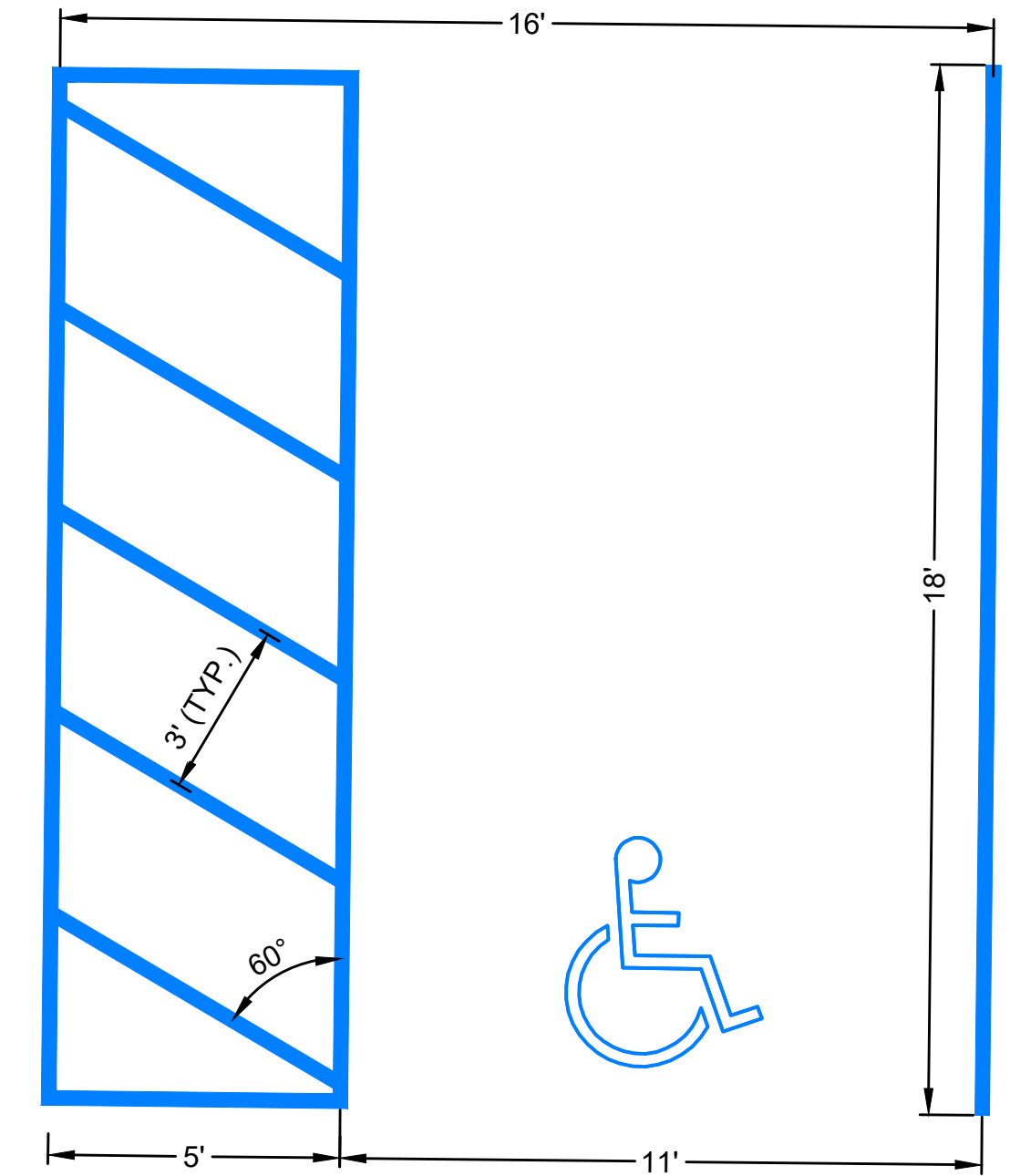


2
C0.2 **DRYWELL DETAIL (8\"/>**

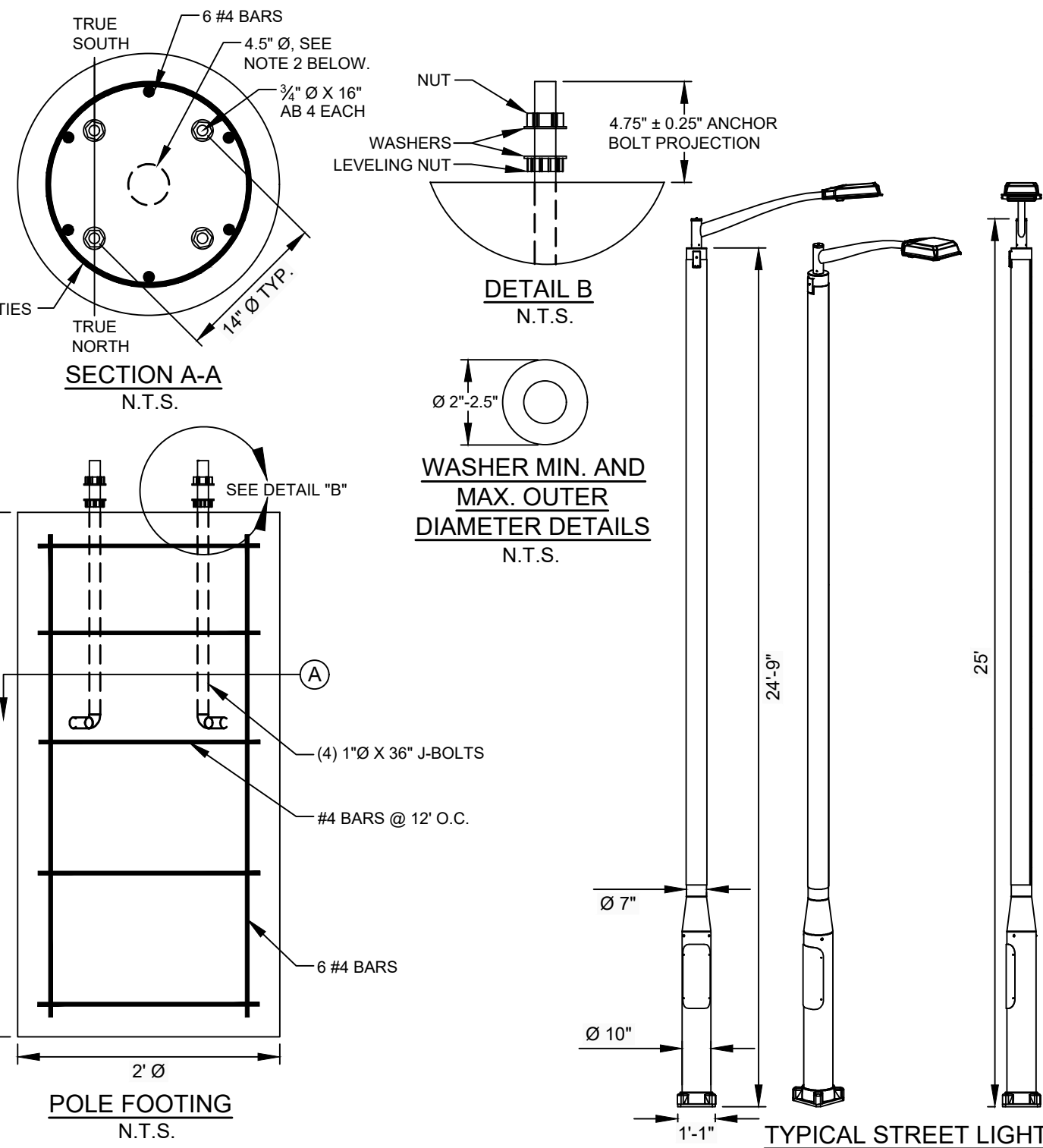


- NOTES**
1. LINE DRAIN IS SUITABLE FOR APPLICATIONS FOR CONTROLLING SPREAD IN GUTTER FLOW CONDITIONS OR TO INTERCEPT SHEET FLOW. TYPICAL APPLICATION IS AT THE STREET CURB OR BARRIER.
 2. THE FRAME AND GRATE IS SUITABLE FOR PEDESTRIAN AND BICYCLE TRAFFIC AND RATED FOR H-25 AND HS-25 LOADS.
 3. CONCRETE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

3
C0.2 **TRENCH DRAIN DETAIL**
(ABT INTERCEPTOR LINE DRAIN OR APPROVED EQUAL)
N.T.S.

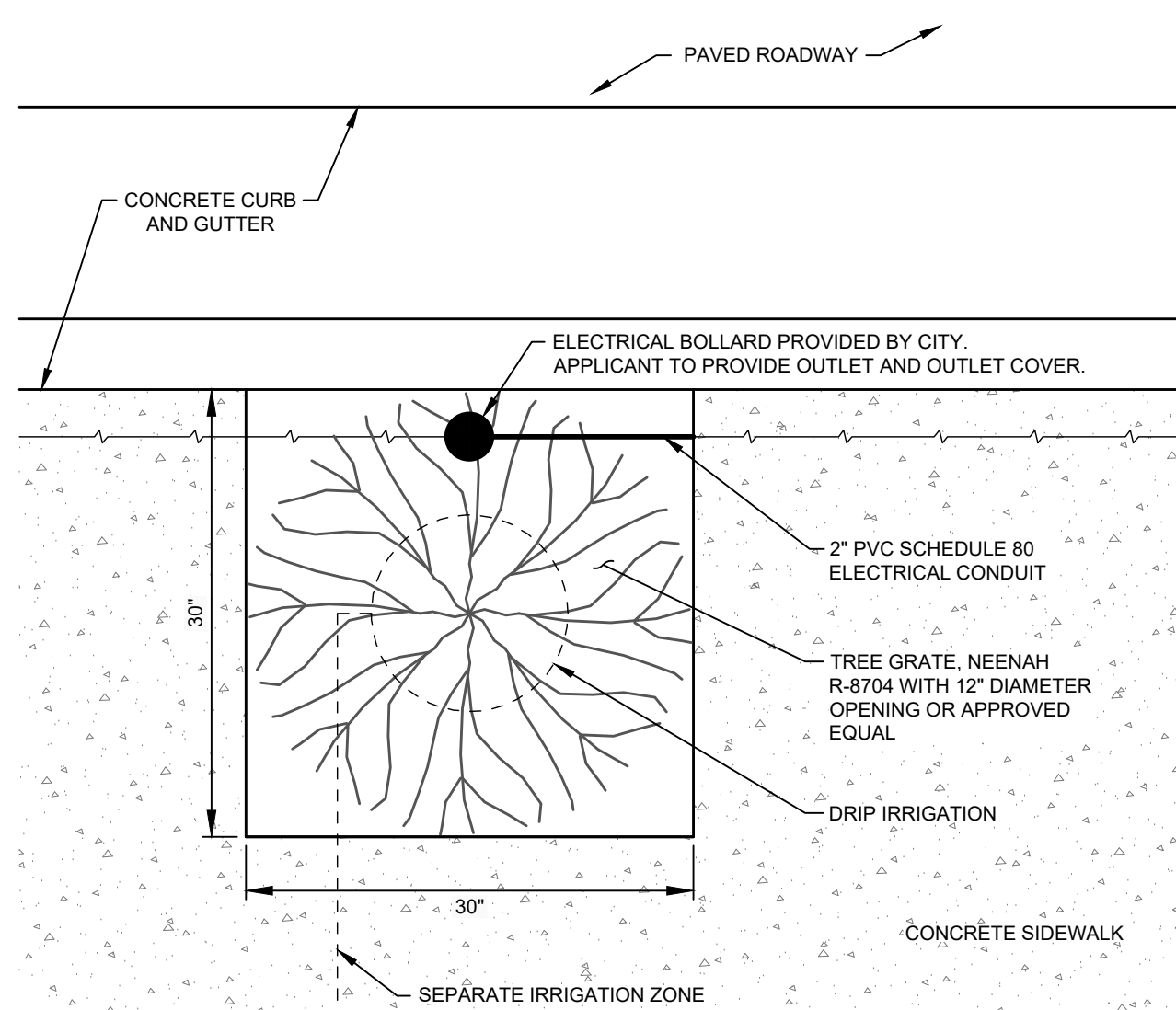


4
C0.2 **ADA PARKING SPACE DIMENSIONS**
N.T.S.



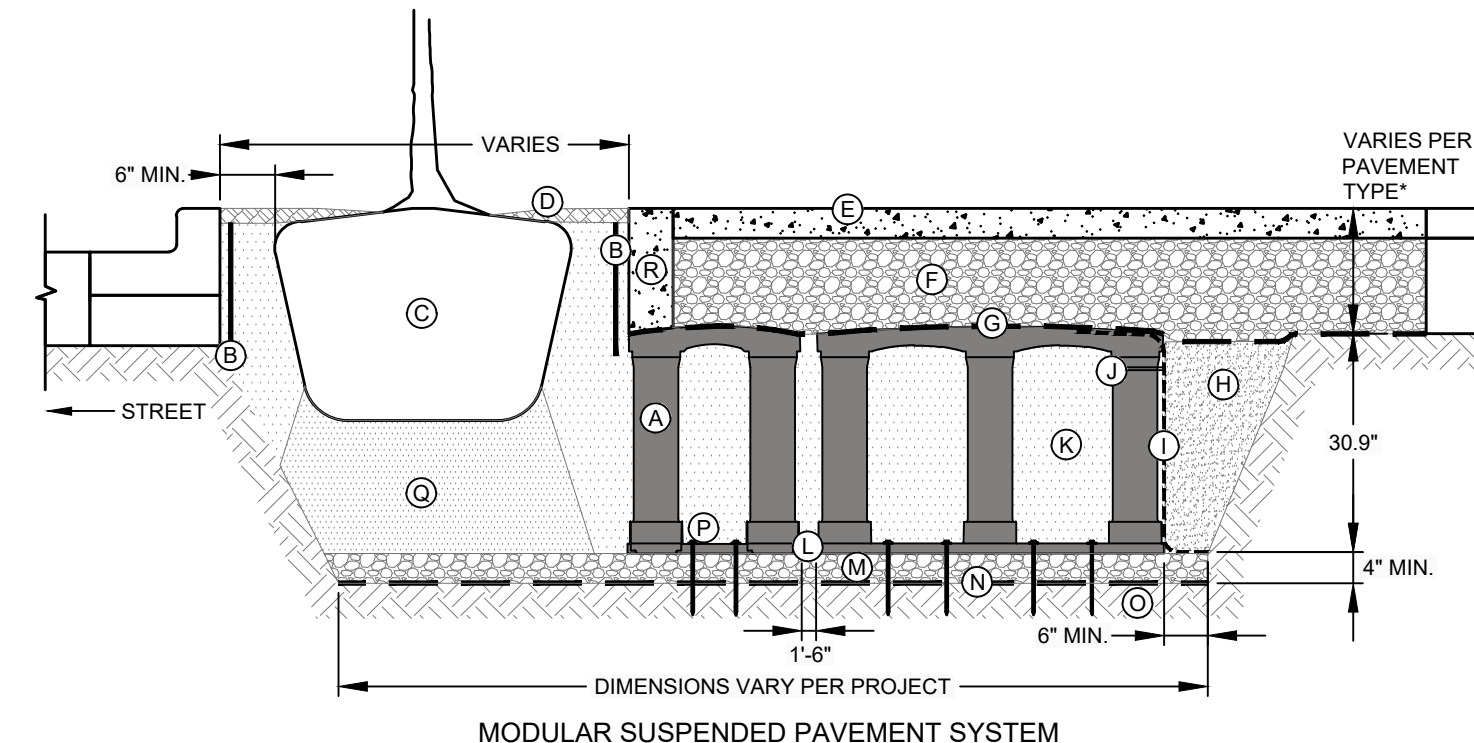
- NOTES**
1. STREET LIGHT IS SOLARONE RFS DESIGN 158 LFP OR APPROVED EQUAL.
 2. ANY CONDUITS AND/OR GROUNDING WIRES MUST BE HARDWIRED AND CONTAINED WITHIN A 4.5\"/>

5
C0.2 **TYPICAL STREET LIGHT**
N.T.S.



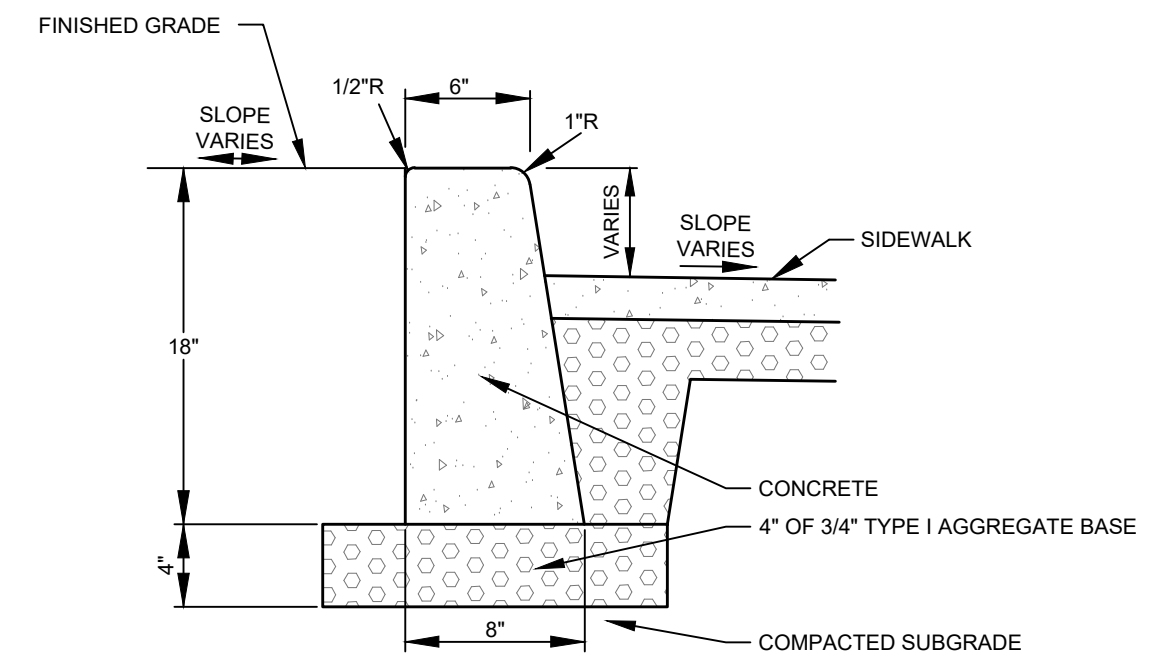
- NOTES**
1. TREE TO BE 3\"/>

6
C0.2 **TREE WELL DETAILS**
N.T.S.



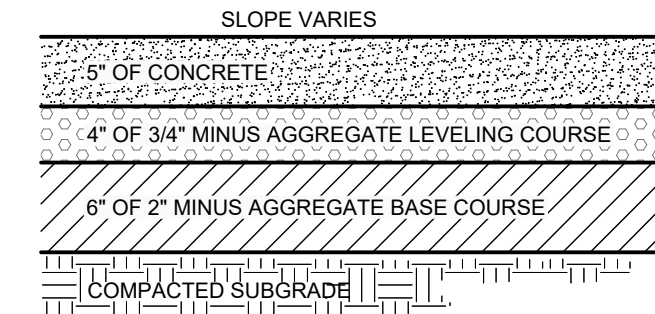
- KEY PLAN:**
- A. SILVA CELL SYSTEM (DECK, BASE, AND POSTS) OR APPROVED EQUAL.
 - B. DEEPROOT ROOT BARRIER, 12\"/>
- MINIMUM PAVEMENT PROFILE OPTIONS TO MEET H-20 LOADING**
- | | |
|----------|-------------|
| PAVEMENT | + AGGREGATE |
| 4\"/> | |
| 3\"/> | |
| 4\"/> | |
| 2.6\"/> | |
- SECTION VIEW**
- A. SILVA CELL SYSTEM (DECK, BASE, AND POSTS) OR APPROVED EQUAL.
 - L. SILVA CELL BASE, 10% MAX.
 - M. 4\"/>

- NOTES**
1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS.
 2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 3. A PROJECT SPECIFIC DETAIL WILL NEED TO BE PROVIDED TO CITY FOR REVIEW AND APPROVAL.



- NOTES**
1. SUBBASE CAN BE 2\"/>

7
C0.2 **CONCRETE VERTICAL CURB**
N.T.S.

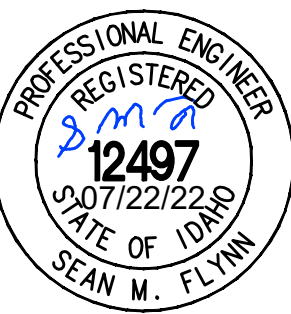


- NOTES**
1. INSTALL SCORE JOINTS AT INTERVALS TO MATCH WIDTH OF WALK NOT TO EXCEED 5 FEET SPACING IN BOTH THE LONGITUDINAL AND TRANSVERSE DIRECTION FOR SIDEWALK GREATER THAN 5 FEET IN WIDTH. INSTALL EXPANSION JOINTS EVERY 10 FEET IN LONGITUDINAL DIRECTION.
 2. 1/2\"/>

8
C0.2 **TYPICAL CONCRETE SECTION**
N.T.S.

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DETAIL SHEET
4TH AND WALNUT
LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR WALNUT & FOURTH LLC



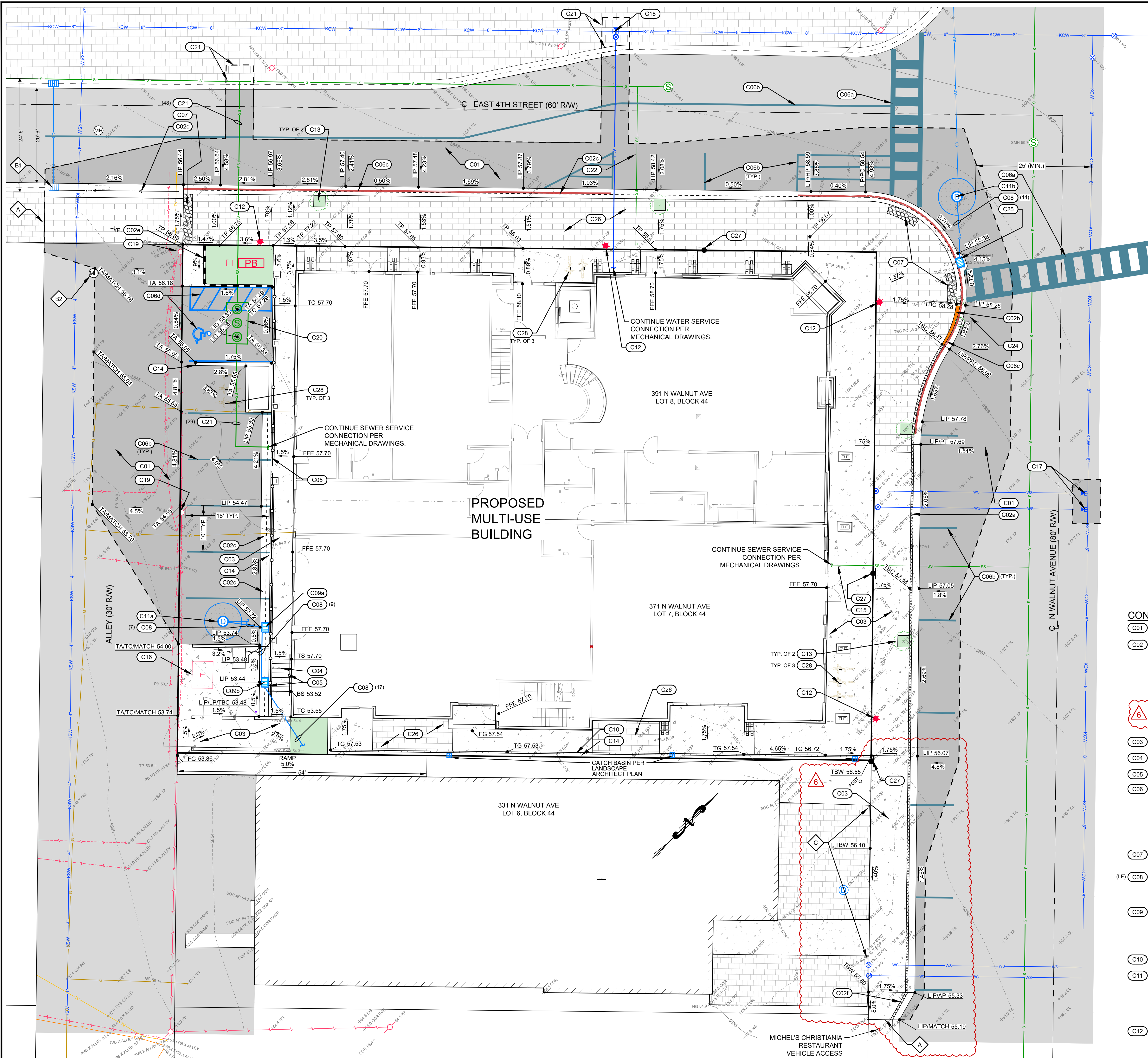
SKS/CT
DESIGNED BY
SKS/CT
DRAWN BY
SMF
CHECKED BY

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
1	04/23/21	SKS	RESPONSE TO AHJ
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5	06/22/22	SMF	ADD NORTHWEST CANOPY COLUMNS
6	07/22/22	SMF	ADD 331 N WALNUT AVE. DESIGN

C0.2

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- ### LEGEND
- EXISTING ITEMS**
- Property Line
 - Adj. Owner's Lot Line
 - Centerline
 - CP / CNTRL = Survey Control
 - 5' Contour Interval
 - 1' Contour Interval
 - Curb & Gutter
 - Valley Gutter
 - FNC = Fence Line
 - Building
 - Building / Structure Overhang
 - Edge of Asphalt
 - Concrete Sidewalk
 - Boardwalk
 - Pavers
 - RTW = Retaining Wall
 - Concrete Wheel Stop
 - CT = Conifer Tree
 - DT = Deciduous Tree
 - SGN = Sign
 - B-Rack = Bike Rack
 - GM = Gas Main
 - GMTR = Gas Meter
 - TVB = Cable TV Buried
 - TVBOX = Cable TV Riser
 - PHB = Buried Telephone Line
 - PHBOX = Telephone Riser
 - Buried Power Line
 - Overhead Power Line
 - Light
 - PMTR = Power Meter
 - PP = Power Pole
 - AC = Air Conditioner
 - Sewer Main
 - SS = Sewer Service
 - SMH = Sewer Manhole
 - SCO = Sewer Cleanout
 - Sand & Grease Trap
 - CB = Catch Basin
 - DWELL = Dry Well
 - WS = Water Service
 - WMH = Hydronic System Manhole
 - WV = Water Valve
 - KCW = 8" Ketchum City Water Line
 - KSW = 4" Ketchum Spring Line (4") to be abandoned, summer 2021.
 - AP = Angle Point
 - BEG = Beginning
 - BOW = Back of Walk
 - BS = Bottom of Steps
 - CC = Curb Cut
- PROPOSED ITEMS**
- Asphalt
 - Concrete
 - 6" Rolled C&G
 - Zero Reveal Curb & Gutter
 - Curb Transition
 - No Parking Zone
 - Vertical Curb
 - ADA Access Truncated Dome
 - Street Light
 - Sign
 - Drywell
 - Storm Drain
 - Catch Basin
 - Sawcut Line
 - Road Paint
 - Grade
 - Tree and Tree Grate
 - Trench Drain
 - Retaining/Landscape Wall
 - Water Service
 - Sewer Service
 - Sewer Cleanout
 - Grease Interceptor
 - Transformer
 - Landscape Area
 - Rolled to Vertical Curb Transition
 - Pavers
 - Bike Rack

- ### CONSTRUCTION KEY NOTES
- (C01) CONSTRUCT ASPHALT ROADWAY / ASPHALT REPAIR. SEE DETAIL 1 / C0.1.
 - (C02) CONSTRUCT CONCRETE CURB AND GUTTER.
 - a. 6" ROLLED C&G PER DETAIL 3 / C0.1.
 - b. CURB TRANSITION PER DETAIL 5 / C0.1.
 - c. ZERO REVEAL CURB AND GUTTER PER DETAIL 5 / C0.1.
 - d. CONCRETE VALLEY GUTTER PER DETAIL 2 / C0.1.
 - e. VERTICAL CURB PER DETAIL 7 / C0.2.
 - (C03) CONSTRUCT CONCRETE SIDEWALK / FLAT WORK, WIDTH AS SHOWN HEREON. SEE DETAIL 8 / C0.2.
 - (C04) CONSTRUCT CONCRETE STAIRS. SEE DETAIL 6 / C0.1.
 - (C05) INSTALL HANDRAIL. SEE DETAIL 6 / C0.1.
 - (C06) INSTALL ROAD STRIPING / PAINT.
 - a. WHITE CROSSWALK STRIPING. MATCH CITY PATTERNS.
 - b. YELLOW ASPHALT STRIPING (4" WIDE). MATCH CITY PATTERNS.
 - c. RED "NO PARKING" STRIPING ON CURB. MATCH CITY PATTERNS.
 - d. BLUE ADA PARKING STRIPING (4" WIDE) AND SYMBOL. SEE DETAIL 4 / C0.2 FOR DIMENSIONS.
 - (C07) INSTALL CITY OF KETCHUM APPROVED CAST IRON TRUNCATED DOME DETECTABLE WARNING INSERT. SEE DETAIL 9 / C0.1.
 - (LF) (C08) INSTALL 12" ADS N-12 STORM DRAIN PIPE WITH A MINIMUM SLOPE OF 2.0%. SEE DETAIL 7 / C0.1 FOR POTABLE AND NON-POTABLE WATER LINE SEPARATION AND DETAIL 8 / C0.1 FOR TRENCHING. 2' COVER MINIMUM.
 - (C09) INSTALL CATCH BASIN. SEE DETAIL 1 / C0.2
 - a. RIM = 53.52
 - I.E. (IN) = 49.86
 - I.E. (OUT) = 49.76
 - b. RIM = 53.24
 - I.E. (IN) = 50.24
 - I.E. (OUT) = 50.14
 - (C10) INSTALL TRENCH DRAIN, SLOPE AT 1.0%.
 - (C11) CONSTRUCT 8" Ø DRYWELL. SEE DETAIL 2 / C0.2
 - a. CONNECT ROOF DRAINS PER ARCHITECT. RIM = 53.85
 - I.E. (IN) = 49.54
 - b. RIM = 56.66
 - I.E. (IN, C25) = 54.55
 - I.E. (IN, EXST. STORM DRAIN FROM NORTH) = 55.19.
 - (C12) INSTALL CITY OF KETCHUM STANDARD STREET LIGHT. SEE DETAIL 5 / C0.2.
 - (C13) INSTALL TREE WELL BOLLARDS AND MODULAR SUSPENDED PAVEMENT SYSTEM. SEE DETAIL 6 / 0.2.
 - (C14) INSTALL RETAINING WALL PER ARCHITECT.
 - (C15) RETAIN AND PROTECT EXISTING SEWER SERVICE.
 - (C16) PROPOSED POWER BOX (TRANSFORMER, SECTOR BOX, ETC.) COORDINATE WITH IDAHO POWER FOR SIZE, TYPE, AND LOCATION.
 - (C17) CUT, CAP, AND ABANDON EXISTING WATER SERVICE AT MAIN LINE.
 - (C18) INSTALL 6" PVC WATER SERVICE. MECHANICAL ENGINEER TO CONFIRM SERVICE SIZE.
 - (C19) RELOCATE UTILITIES. CONTRACTOR TO COORDINATE RELOCATION WITH UTILITY COMPANY.
 - (C20) INSTALL 1,000 GAL. GREASE INTERCEPTOR SINGLE VAULT SYSTEM, OLDCASTLE PRECAST OR APPROVED EQUAL.
 - BOTTOM OF TANK = 46.83
 - TOP OF TANK = 54.00
 - I.E. (IN) = 51.10
 - I.E. (OUT) = 51.00
 - (LF) (C21) INSTALL 4" PVC SEWER SERVICE. SLOPE = 2.0% MINIMUM.
 - (C22) CUT AND PLUG EXISTING SEWER SERVICE AT RIGHT-OF-WAY. SERVICE TO BE ABANDONED IN PLACE.
 - (C23) REPAIR CURB, GUTTER, AND PAVER SIDEWALK. MATCH EXISTING MATERIALS, LAYERS, AND THICKNESSES.
 - (C24) REMOVE AND DISPOSE OF EXISTING STORM VAULT.
 - (C25) UTILIZE EXISTING CATCH BASIN. REMOVE EXISTING STORM DRAIN LINE TO STORM VAULT AND GROUT / FILL-IN HOLE. CONNECT TO NEW DRYWELL (C11b). ADJUST RIM ELEV.
 - ORIGINAL RIM = 58.17
 - NEW RIM = 58.16
 - I.E. (OUT, NORTH) = 54.87
 - (C26) CONSTRUCT HEATED PAVER SIDEWALK, WIDTH AS SHOWN HEREON. SEE DETAIL 4 / C0.1.
 - (C27) INSTALL PARKING REGULATORY SIGN. COORDINATE FINAL LOCATION WITH CITY OF KETCHUM. SEE DETAIL 10 / C0.1 FOR SIGN BASE DETAIL.
 - (C28) INSTALL BIKE RACKS PER ARCHITECTURAL SITE PLAN.
- Match Existing Lines and Grades**
- Retain and Protect Existing Item**
- Catch Basin
 - Hydronic System Manhole
- Regrade Area to Provide for a Smooth Transition.**

GRADING, DRAINAGE, AND UTILITY PLAN
4TH AND WALNUT

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR WALNUT & FOURTH LLC

PROFESSIONAL ENGINEER
REGISTERED
12497
STATE OF IDAHO
SEAN M. FLANN

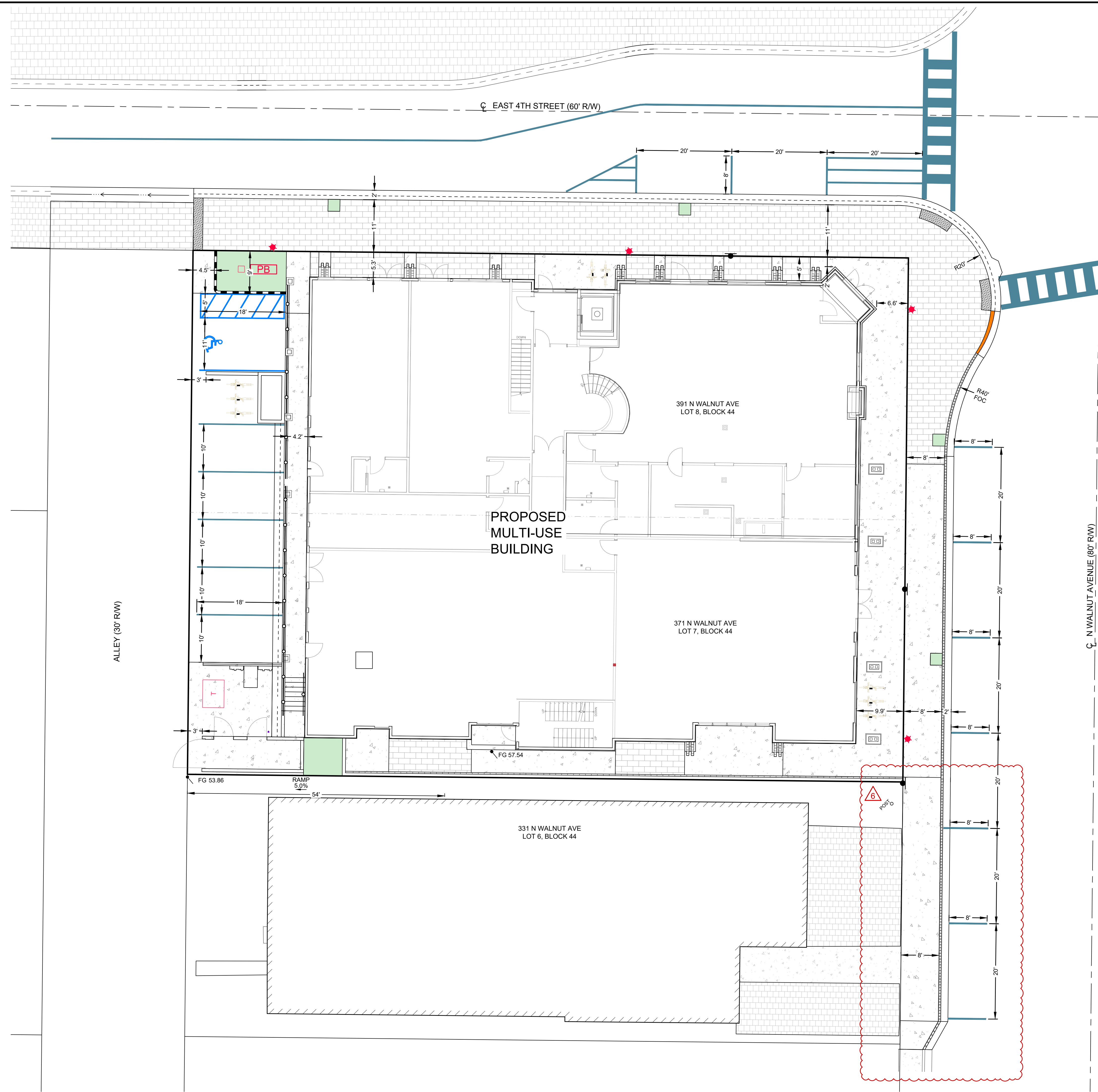
SKS/CT DESIGNED BY
 SKS/CT DRAWN BY
 SMF CHECKED BY

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

NO.	DATE	BY	REVISIONS
A	04/23/21	SKS	RESPONSE TO AHJ
B	05/06/21	SKS	RESPONSE TO PLANNING BUILDING PERMIT COMMENTS
C	06/18/21	SKS	RESPONSE TO PLANNING BUILDING PERMIT COMMENTS
D	05/04/22	SMF	SIDEWALK TYPE REVISIONS: CONC. FLOOR @ UTLS IN ALLEY
E	06/22/22	SMF	ADD NORTHWEST CANOPY COLUMNS
F	07/22/22	SMF	ADD 331 N WALNUT AVE DESIGN

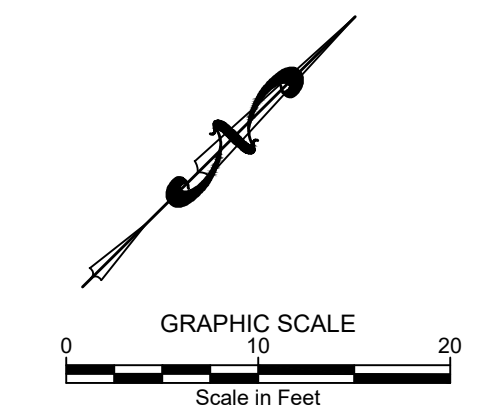
C1.1

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



LEGEND

EXISTING ITEMS	
	Property Line
	Adjoiner's Lot Line
	Centerline
	FD5/8 = Found 5/8" Rebar
	Curb & Gutter
	Valley Gutter
	Building
	Pavers
PROPOSED ITEMS	
	Asphalt
	Concrete
	6" Rolled Curb & Gutter
	Zero Reveal Curb & Gutter
	Curb Transition
	Vertical Curb
	ADA Access Truncated Dome
	Sign
	Road Paint
	ADA Road Paint
	ADA Parking Symbol
	Landscape Area
	Trench Drain
	Retaining/Landscape Wall
	Rolled to Vertical Curb Transition
	Pavers
	Transformer
	FOC = Face of Curb
	Bike Rack



GEOMETRY PLAN
4TH AND WALNUT
 LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR WALNUT & FOURTH LLC

PROJECT INFORMATION
 P:\sub\proj\1818\proj\Construction\1818-ENG-BASE_2022-07-22.dwg 07/22/22 14:29 AM

PROFESSIONAL ENGINEER
 REGISTERED
 12497
 5/30/17/22/22/22
 STATE OF IDAHO
 SEAN M. FLANN

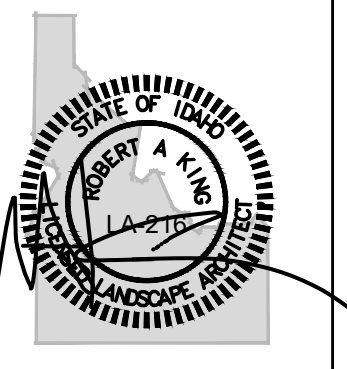
SKS/CT DESIGNED BY
 SKS/CT DRAWN BY
 SMF CHECKED BY

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

PURPOSE: ISSUE FOR BUILDING PERMIT (01/21/2021)

NO.	DATE	BY	REVISIONS
A	04/25/21	SKS	RESPONSE TO AHJ
A	05/05/21	SKS	RESPONSE TO PLANNING BUILDING PERMIT COMMENTS
A	06/18/21	SKS	RESPONSE TO PLANNING BUILDING PERMIT COMMENTS
A	05/04/22	SMF	SIDEWALK TYPE REVISIONS; CONC. FLOOR @ LOTS IN ALLEY
A	06/22/22	SMF	ADD NORTHWEST CANOPY COLUMNS
A	07/22/22	SMF	ADD 331 N WALNUT AVE. DESIGN

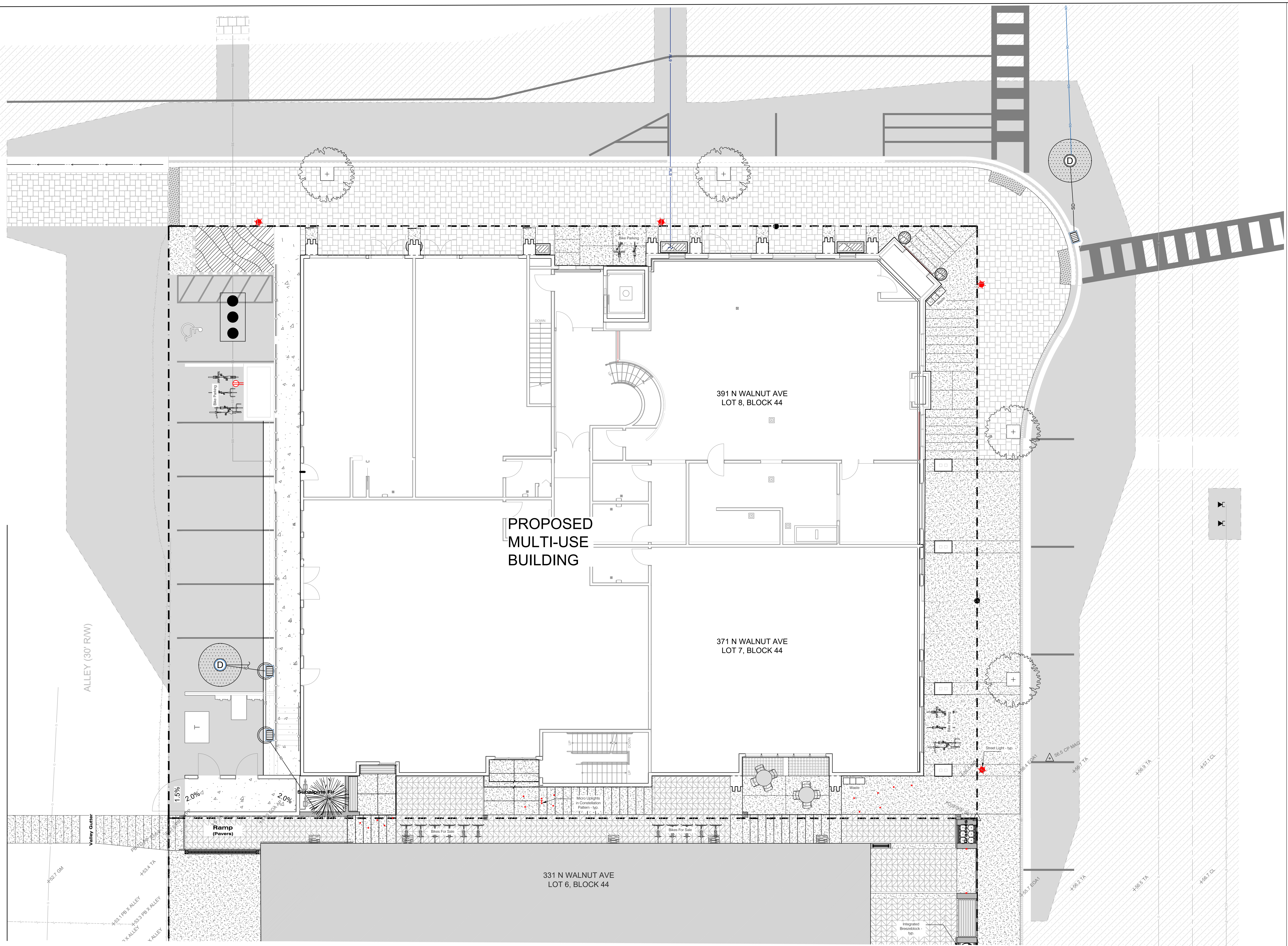
C1.2



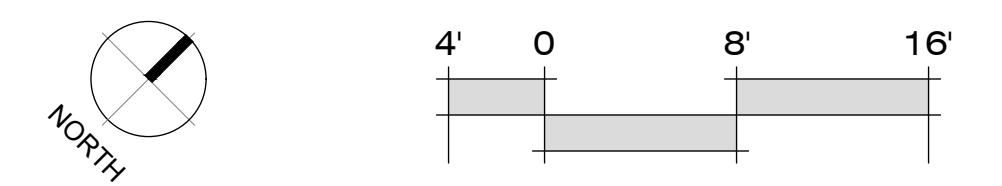
WALNUT AND FOURTH
 580 4TH STREET E
 LOT 7A, BLOCK 44
 CITY OF KETCHUM

DATE: 03/15/2022
 PRELIMINARY
 S.D.

SITE PLAN
L-1.0

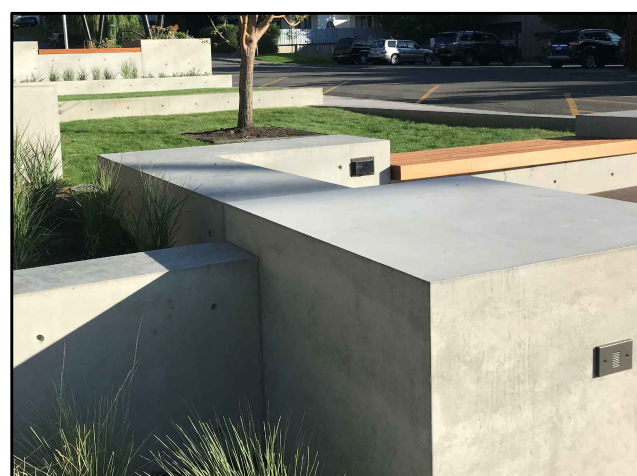


SITE PLAN
 SCALE: 1/8" = 1'-0"



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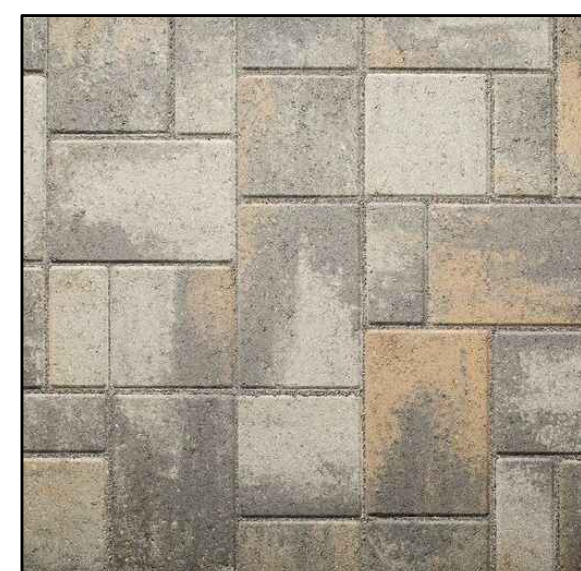
HARDSCAPE MATERIALS



ARCHITECTURAL CONCRETE SITE WALLS



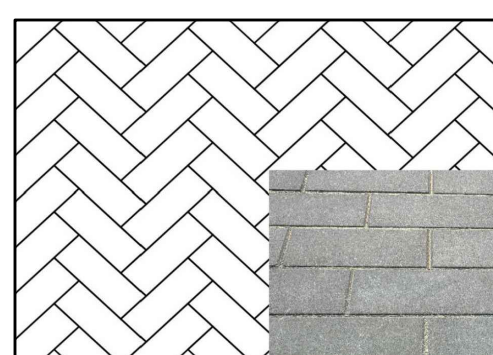
RECLAIMED REDWOOD BENCHES



CONCRETE PAVERS - 4TH STREET
Belgard Catalina Grana - Victorian
*Per City of Ketchum Standard



TREE GRATE - Neenah R-8704
Per City of Ketchum Standard

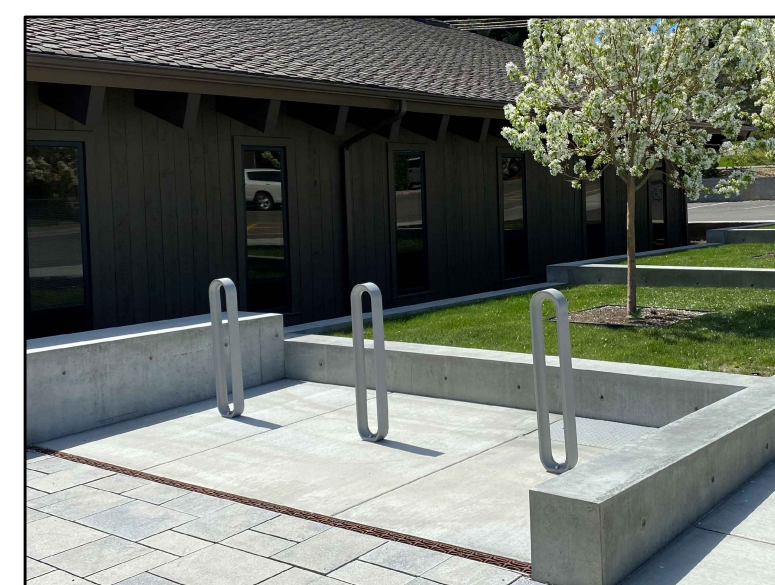


CONCRETE PAVERS - ALLEY
Abbotsford Classic Standard
Charcoal - Herringbone Pattern

LIGHTING

PER CITY STANDARD - STREET LIGHT:
SOLARONE RFS DESIGN 158 LFP (Or Approved Equal)
*Refer to Civil Plans for Details

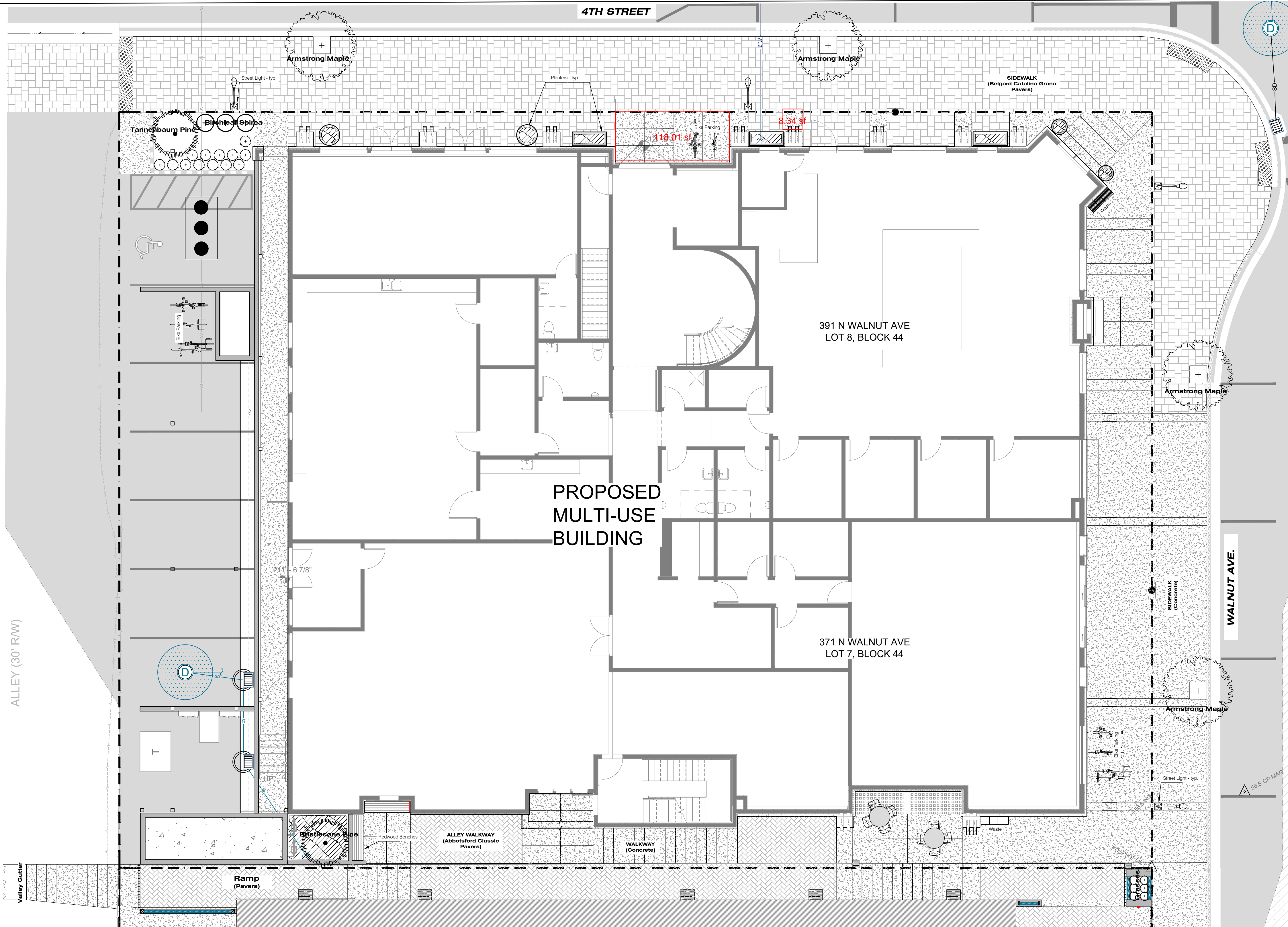
SITE AMENITIES



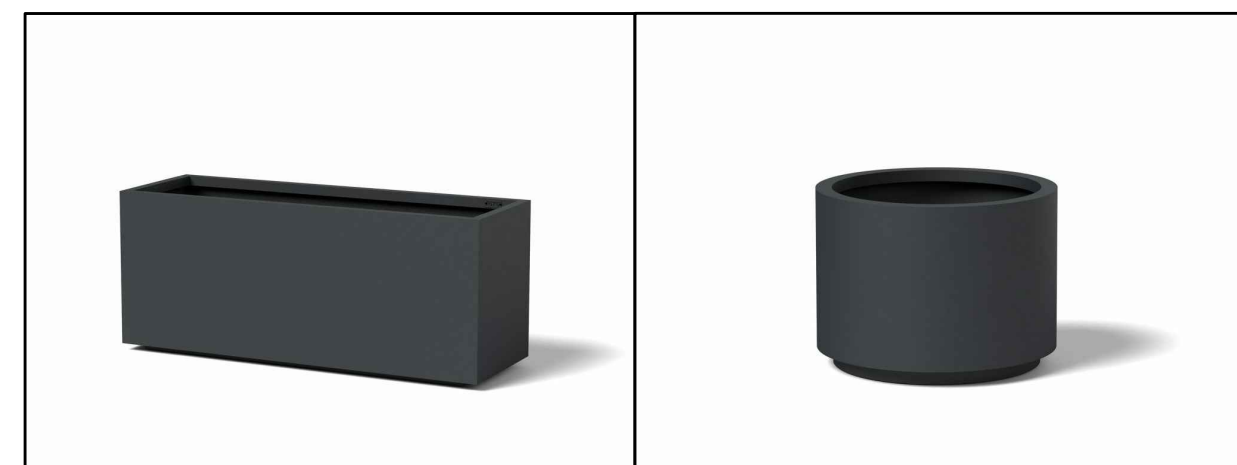
BIKE RACKS - Form + Surface 'Olympia'



WASTE BINS - MMCite - Crystal



LANDSCAPE MATERIALS



PLANTERS - ORE High Rectangle + ORE Cylinder - Dark Gray Metallic



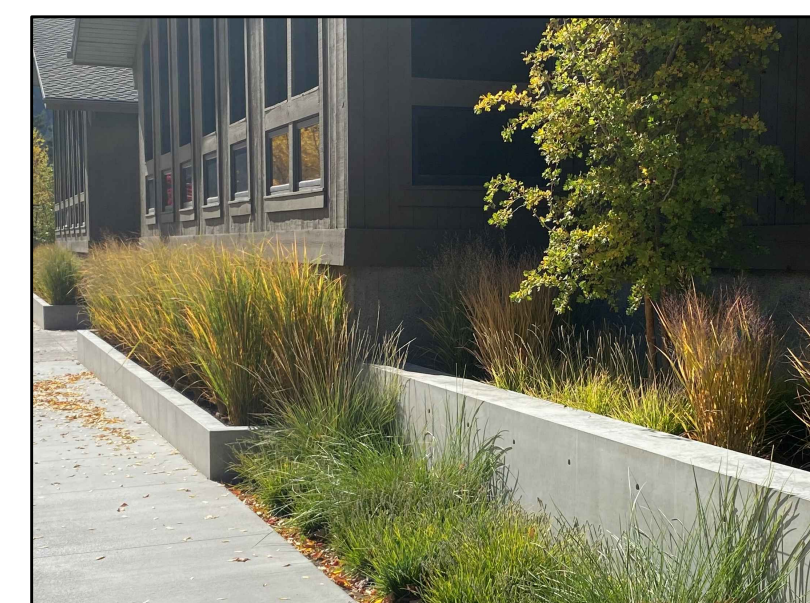
ARMSTRONG MAPLE



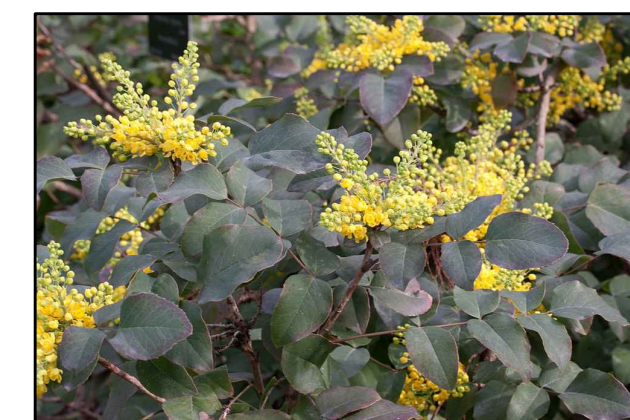
TANNENBAUM PINE



BIRCHLEAF SPIREA



GRASSES



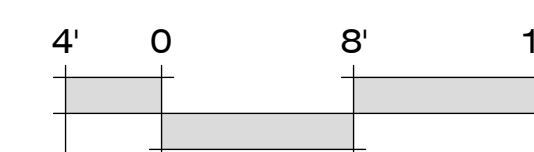
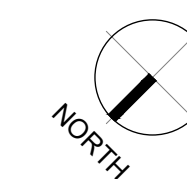
NATIVE GROUNDCOVERS



BRISTLECOE PINE

LANDSCAPE MATERIALS PLAN

SCALE: 1/8" = 1' -0"



THE GOLD MINE

331 N WALNUT AVE
LOT 6 BLOCK 44
CITY OF KETCHUM

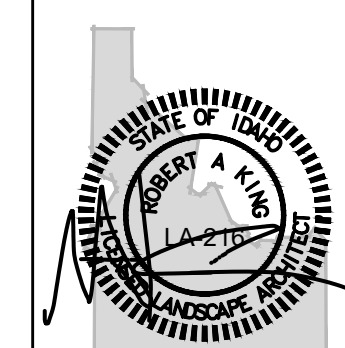
DATE: 06/24/2022
DESIGN REVIEW
REVISED

LANDSCAPE MATERIALS PLAN

L-3.1

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LANDWORK STUDIO LLC
LANDSCAPE ARCHITECTURE + DESIGN
110 5TH STREET SUITE 109
PO BOX 1000
208-228-1531 WWW.LANDWORKSTUDIO.COM



BASEMENT	
NET AREA-WORKFORCE HOUSING	2018 SF
NET AREA-WORKFORCE HOUSING	105 SF
LEVEL 1	
NET AREA - FOOD SERVICE	2489 SF
NET AREA-CULTURAL	3252 SF
LEVEL 2	
NET AREA-OFFICE	4999 SF
LEVEL 3	
NET AREA-RESIDENTIAL	1922 SF
NET AREA-RESIDENTIAL	1886 SF
NET AREA-RESIDENTIAL	3809 SF
	19960 SF

BUILDING AREA

TOTAL GROSS BUILDING AREA = 11,215 + 10,744 = 21,383
 TOTAL NET BUILDING AREA = 19,960
 LOT AREA: 16,371
 FAR: 1.3

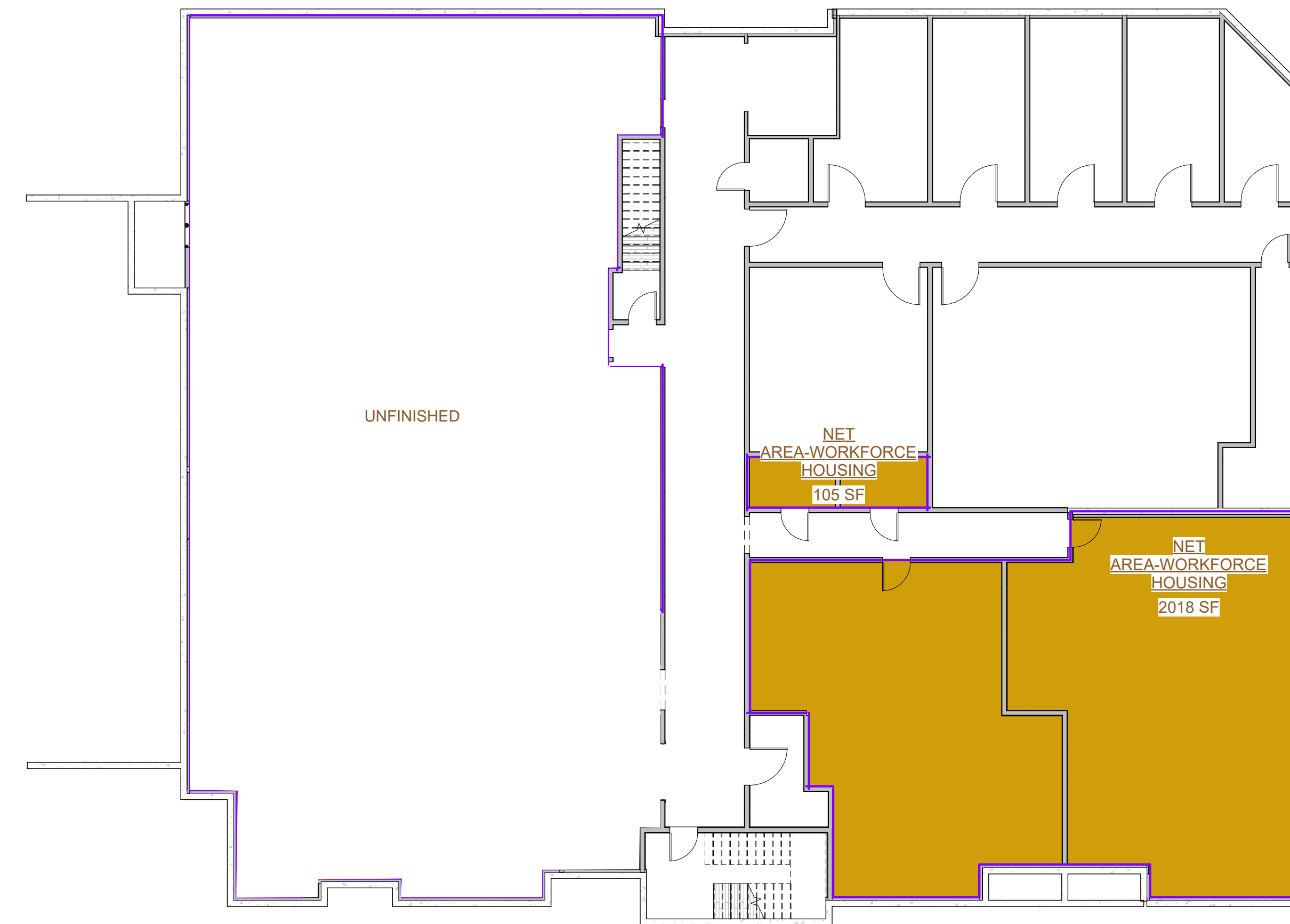
TOTAL GROSS BUILDING AREA = 11,215 + 10,744 = 21,383
 TOTAL NET BUILDING AREA = 24,276
 LOT AREA: 16,371
 FAR: 1.3

CITY OF KETCHUM AREA DEFINITION:
 Floor area, gross: The sum of the horizontal area of the building measured along the outside walls of each floor of a building or portion of a building, including stair towers and elevators on the ground floor only, and 50 percent of atriums over 18 feet plate height, but not including basements, underground parking areas or open unenclosed decks. Parking areas covered by a roof or portion of the building and enclosed on three or more sides by building walls are included. Four parking stalls for developments on single Ketchum Town Site lots of 5,500 square feet in size or less are not included in the gross floor area calculation.

Floor area increase: The gross and net floor area of a building allowed in addition to the permitted floor area in exchange for the provision of community housing units within the project, all of which are considered to be a public benefit.

Floor area, net: The sum of the horizontal areas of all floors in a building including basements but not including open unenclosed decks, interior or exterior circulation, mechanical equipment rooms, parking areas, common areas, public bathrooms or storage areas in basements.

Floor area ratio or far: The product of the floor area divided by the lot area (example 2,750 square feet floor area/5,500 square feet lot area = 0.5 FAR)



- NET AREA-RESIDENTIAL
- NET AREA-WORKFORCE HOUSING

② BASEMENT FLOOR PLAN
 1" = 10'-0"

NOT FOR CONSTRUCTION

REVISION SCHEDULE

NO.	DATE	DESCRIP.

WALNUT & 4TH LLC

580 4TH ST E., KETCHUM, ID 83340

AMENDMENT TO DESIGN REVIEW P20-A46

BASEMENT AREA PLAN

A01

ISSUE DATE:
 08/16/22

BASEMENT	
NET AREA-WORKFORCE HOUSING	2018 SF
NET AREA-WORKFORCE HOUSING	105 SF
	2123 SF
LEVEL 1	
NET AREA - FOOD SERVICE	2489 SF
	2489 SF
NET AREA-CULTURAL	3252 SF
	3252 SF
LEVEL 2	
NET AREA-RETAIL	1138 SF
NET AREA-RETAIL	808 SF
NET AREA-RETAIL	1342 SF
	3288 SF
LEVEL 2	
NET AREA-OFFICE	4999 SF
	4999 SF
NET AREA-RESIDENTIAL	
NET AREA-RESIDENTIAL	1922 SF
NET AREA-RESIDENTIAL	1886 SF
	3809 SF
	19960 SF

BUILDING AREA

TOTAL GROSS BUILDING AREA = 11,215 + 10,744 = 21,383

TOTAL NET BUILDING AREA = 19,960

LOT AREA: 16,371

FAR: 1.3

CITY OF KETCHUM AREA DEFINITION:

Floor area, gross: The sum of the horizontal area of the building measured along the outside walls of each floor of a building or portion of a building, including stair towers and elevators on the ground floor only, and 50 percent of atriums over 18 feet plate height, but not including basements, underground parking areas or open unenclosed decks. Parking areas covered by a roof or portion of the building and enclosed on three or more sides by building walls are included. Four parking stalls for developments on single Ketchum Town Site lots of 5,800 square feet in size or less are not included in the gross floor area calculation.

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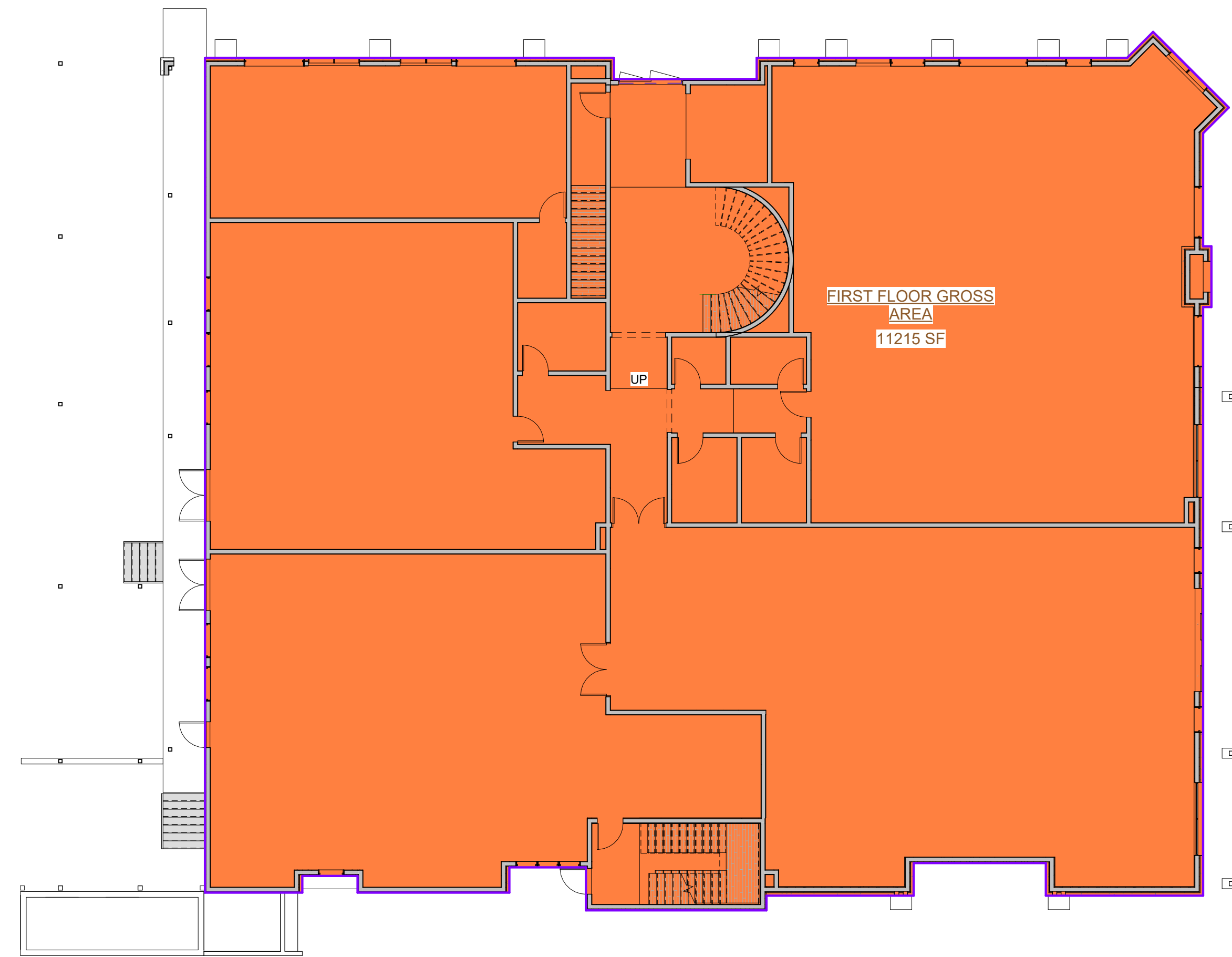
EXTERIOR LIGHTING



A TYPE A
WALL SCONCE
8"4" MOUNTING HEIGHT
DARK SKY COMPLIANT
6 FIXTURES



B TYPE B
RECESSED CAN
SCOFFIT MOUNTED
DARK SKY COMPLIANT
20 FIXTURES



1 FIRST FLOOR AREA PLAN - GROSS
3/32" = 1'-0"



2 FIRST FLOOR PLAN
3/32" = 1'-0"

FIRST FLOOR GROSS AREA

NET AREA - FOOD SERVICE
NET AREA-CULTURAL
NET AREA-RETAIL

NOT FOR
CONSTRUCTION

REVISION SCHEDULE

NO.	DATE	DESCRIP.
-----	------	----------

WALNUT & 4TH LLC
580 4TH ST. E., KETCHUM, ID 83340

AMENDMENT TO DESIGN REVIEW P20-A46

FIRST FLOOR
AREA PLAN

A02

ISSUE DATE:
08/16/22

BASEMENT	
NET AREA-WORKFORCE HOUSING	2018 SF
NET AREA-WORKFORCE HOUSING	105 SF
	2123 SF
LEVEL 1	
NET AREA - FOOD SERVICE	2489 SF
	2489 SF
NET AREA-CULTURAL	3252 SF
	3252 SF
LEVEL 2	
NET AREA-RETAIL	1138 SF
NET AREA-RETAIL	808 SF
NET AREA-RETAIL	1342 SF
	3288 SF
LEVEL 2	
NET AREA-OFFICE	4999 SF
	4999 SF
NET AREA-RESIDENTIAL	
NET AREA-RESIDENTIAL	1922 SF
NET AREA-RESIDENTIAL	1886 SF
	3809 SF
	19960 SF

BUILDING AREA

TOTAL GROSS BUILDING AREA = 11,215 + 10,744 = 21,383
 TOTAL NET BUILDING AREA = 19,960
 LOT AREA: 16,371
 FAR: 1.3

CITY OF KETCHUM AREA DEFINITION:
 Floor area, gross: The sum of the horizontal area of the building measured along the outside walls of each floor of a building or portion of a building, including stair towers and elevators on the ground floor only, and 50 percent of atriums over 18 feet plate height, but not including basements, underground parking areas or open unenclosed decks. Parking areas covered by a roof or portion of the building and enclosed on three or more sides by building walls are included. Four parking stalls for developments on single Ketchum Town Site lots of 5,800 square feet in size or less are not included in the gross floor area calculation.

Floor area increase: The gross and net floor area of a building allowed in addition to the permitted floor area in exchange for the provision of community housing units within the project, all of which are considered to be a public benefit.

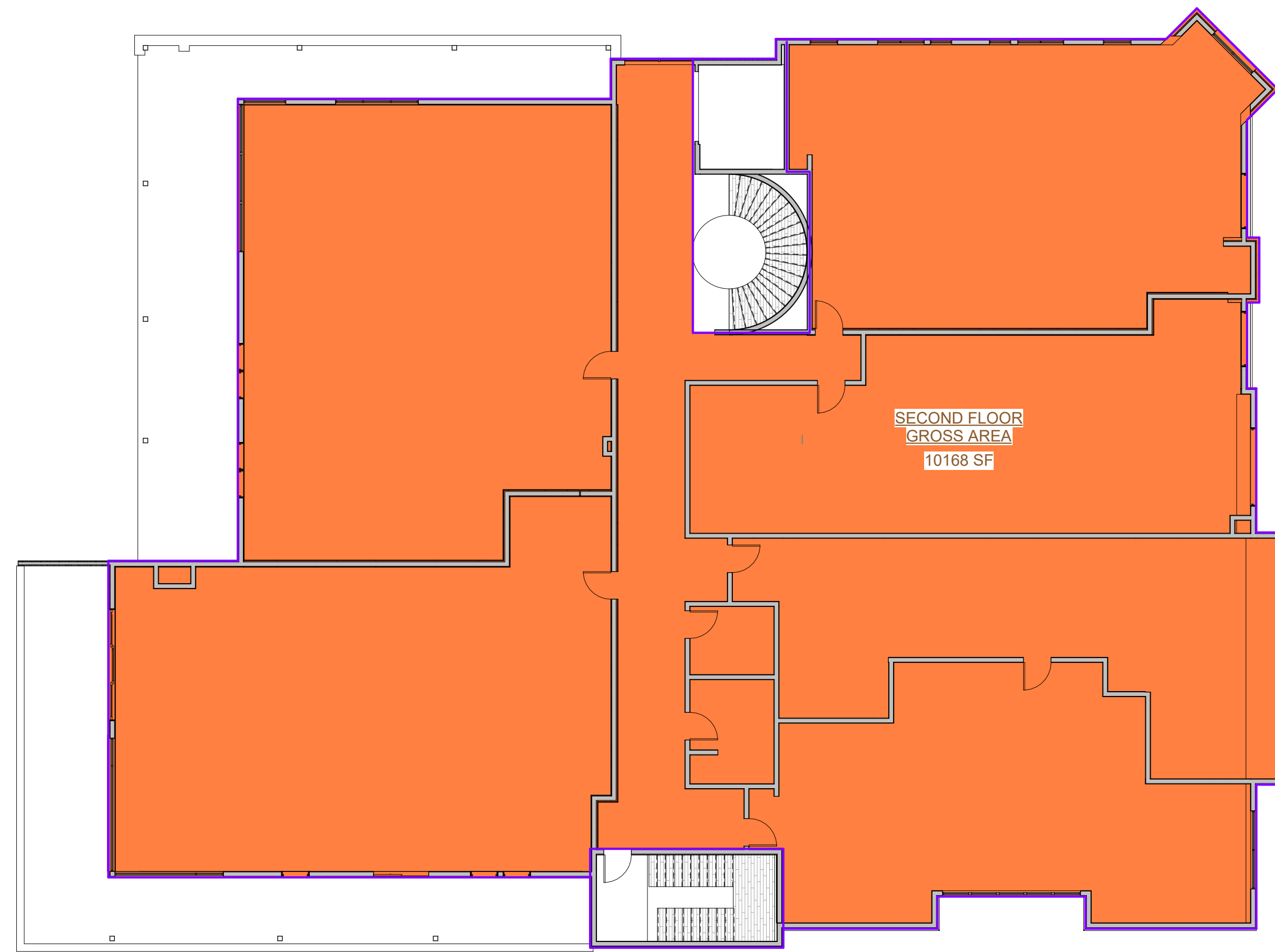
Floor area, net: The sum of the horizontal areas of all floors in a building including basements but not including open unenclosed decks, interior or exterior circulation, mechanical equipment rooms, parking areas, common areas, public bathrooms or storage areas in basements.

Floor area ratio or far: The product of the floor area divided by the lot area (example 2,750 square feet floor area/5,500 square feet lot area = 0.5 FAR)

EXTERIOR LIGHTING



TYPE B
 RECESSED CAN
 SOFFIT MOUNTED
 DARK SKY COMPLIANT
 17 FIXTURES



① SECOND FLOOR AREA PLAN - GROSS
 1" = 10'-0"

SECOND FLOOR GROSS AREA



② SECOND FLOOR AREA PLAN - AREA BY USE
 1" = 10'-0"

NET AREA-OFFICE
 NET AREA-RESIDENTIAL

NOT FOR
 CONSTRUCTION

REVISION SCHEDULE

NO.	DATE	DESCRIP.

WALNUT & 4TH LLC
 580 4TH ST. E., KETCHUM, ID 83340

AMENDMENT TO DESIGN REVIEW P20-A46

SECOND FLOOR AREA PLAN

A03

ISSUE DATE:
 08/16/22

NOT FOR
CONSTRUCTION

REVISION SCHEDULE

NO.	DATE	DESCRIP.
1	JULY 22, 2022	DESIGN REVIEW

WALNUT & 4TH LLC
580 4TH ST E, KETCHUM, ID 83340

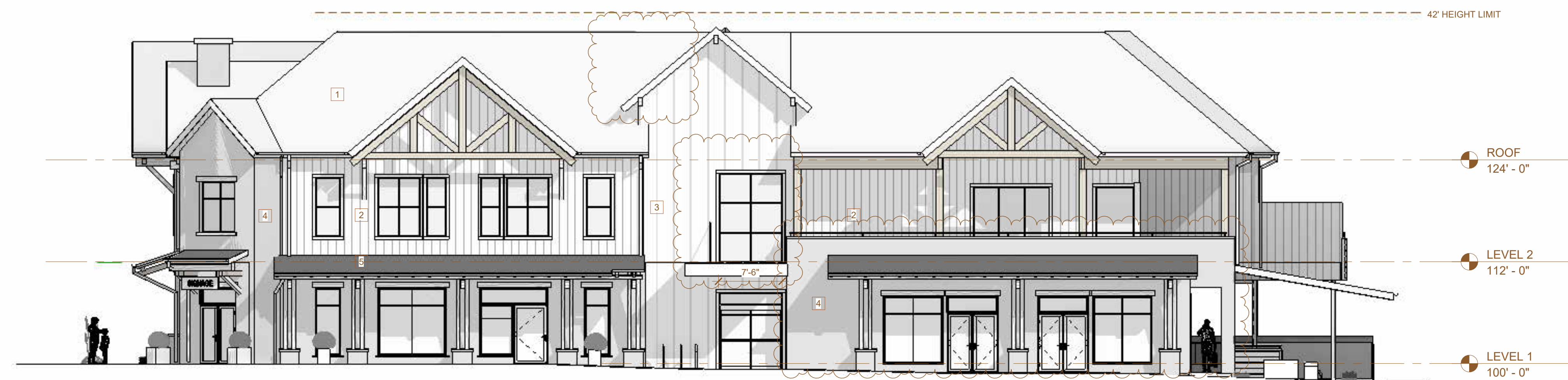
AMENDMENT TO DESIGN REVIEW P20-A46

ELEVATIONS

A201

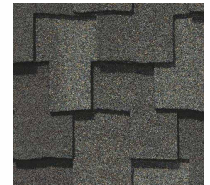

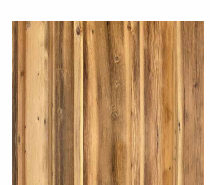
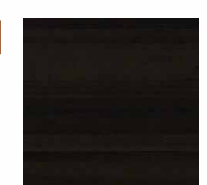


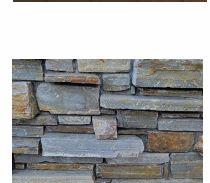
ISSUE DATE:
07/21/2022

 = CHANGES INCLUDED IN THIS AMMENDMENT



① NORTH (4TH)
1/8" = 1'-0"

MATERIAL KEY

- | | | | |
|---|--|---|--------------------------------------|
|  | 1 ASPHALT SHINGLES - CLASSIC WEATHERED WOOD |  | 5 STANDING SEAM ROOF |
|  | 2 WOOD SIDINGS, BOARD AND BATTEN |  | 6 STAINED WOOD MEMBER |
|  | 3 METAL WALL PANEL - ULTRA BATTEN - BONDERIZED |  | 7 DARK BRONZE WINDOWS/METAL FLASHING |
|  | 4 STACKED STONE VENEER - 7" - 9" DEPTH | | |



② EAST (WALNUT)
1/8" = 1'-0"

NOT FOR
CONSTRUCTION

REVISION SCHEDULE

NO.	DATE	DESCRIP.
1	JULY 22, 2022	DESIGN REVIEW

WALNUT & 4TH LLC
580 4TH ST. E., KETCHUM, ID 83340

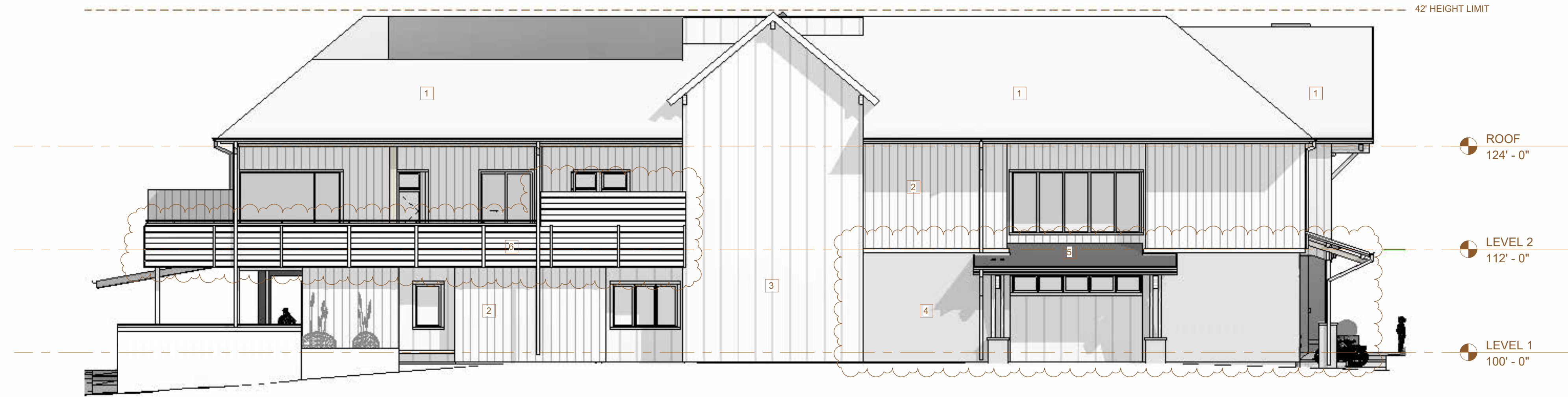
AMENDMENT TO DESIGN REVIEW P20-A46

ELEVATIONS

A202


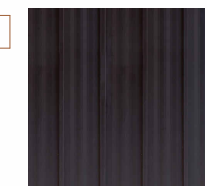
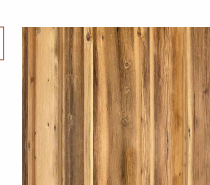
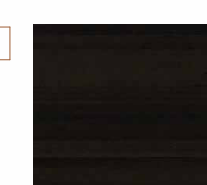


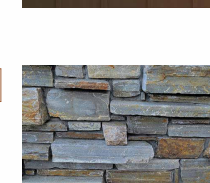
ISSUE DATE:
07/21/2022

 = CHANGES INCLUDED IN THIS AMMENDMENT



① SOUTH
1/8" = 1'-0"

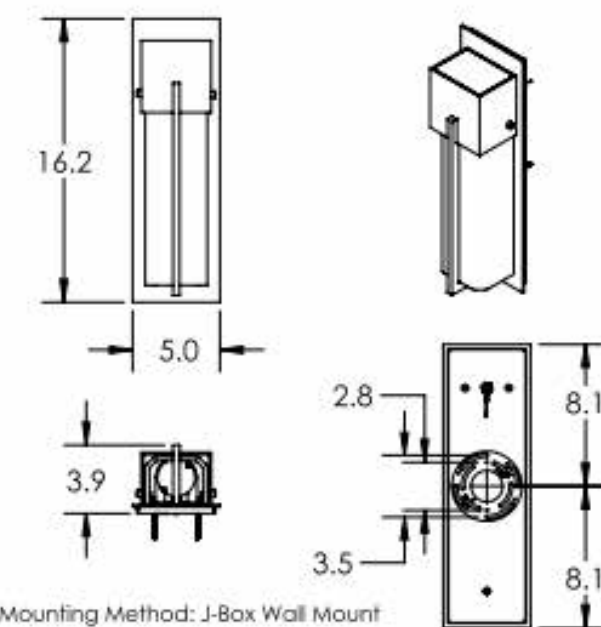
MATERIAL KEY

- | | | | |
|---|--|---|-------------------------------------|
|  | ASPHALT SHINGLES - CLASSIC WEATHERED WOOD |  | STANDING SEAM ROOF |
|  | WOOD SIDINGS, BOARD AND BATTEN |  | STAINED WOOD MEMBER |
|  | METAL WALL PANEL - ULTRA BATTEN - BONDERIZED |  | DARK BRONZE WINDOWS/ METAL FLASHING |
|  | STACKED STONE VENEER - 7" - 9" DEPTH | | |



② WEST
1/8" = 1'-0"

HAMMERTONSTUDIO™ OUTDOOR | SQUARE GLASS SCONCE 16" PRODUCT #: ODB0055-16 L2



Mounting Method: J-Box Wall Mount

PRODUCT DESCRIPTION

Slim design and a breadth of options make this versatile ADA compliant sconce a go-to solution for most outdoor applications. The Square Cover sconce features a textured kiln-fused glass lens and an optional metalwork accent. AC LED lamping minimizes energy consumption and fixture maintenance.

Choose from three AAMA 2604-rated all-climate finishes and three textured glass colors. For IDA Dark Sky compliance, choose either Bronze Granite or Smoke Granite glass.

SCAN FOR MORE INFORMATION

PRODUCT SPECIFICATION

Construction: Aluminum Body With Formed Glass
 Finish Options: AC SB TB
 Glass Types: LG FG SG
 Suspension Method: Wall Mount
 Weight(lbs.): 4
 UL Rating: Wet
 Top Diffuser: Closed Metal
 Bottom Diffuser: Open
 Light Source: LED
 Electrical Qty: 1
 Wattage (Watts): 4.5
 Voltage (Volts): 120
 Source Lumens: 400
 Dimming: ELV to 1%
 CCT: 3000K
 Driver Quantity & Location: 1, in J-Box
 CRt: 93+
 Power Factor: >0.9

Notes:
 GENERAL NOTE: Visit studio.hammerton.com to read about our Lifetime Limited Warranty.
 All Hammerton fixtures are manufactured by certified. Single inspections reflect the mark of the artisan and should be expected in any handcrafted product. Dimensions may vary up to 7%.
 © Copyright 2021. All rights in design, detail or invention of this drawing are reserved as the property of Hammerton. Any imitation or adaptation without written consent is strictly prohibited.
 Hammerton Inc. 217 Wright Brothers Dr. Salt Lake City, UT 84114 (801)973-8095 | studio.hammerton.com | info@hammerton.com

TYPE A

DCD4
 Higher-Lumen Adjustable Downlight

New Construction, Remodel
 4" Aperture, 0-10V

Project:	Type:
Product Code:	Date:

V050422



Flexibility Radically simplifies configuration in the field
Modularity Wide range of interoperable lighting options including lumen, color temperature, and beam angle
Aimable 360° rotation and 40° tilt for precise, aimable lighting
Ease Connect the power and driver with a simple snap, no tools required

OPTICAL

Adjustment
 360° directional aim, 40° tilt
Delivered Lumens (Power)
 1500 lm (21W), 2000 lm (27W), 2500 lm (37W)
Color Quality
 90+ CRI, 2-step SDCM
Color Temperature
 2700K 3000K
 3500K 4000K
Beam Spread
 Narrow Spot (15°) Spot (25°)
 Flood (40°) Wide Flood (60°)
Specialty Lens
 Linear Spread

PHYSICAL

Application
 New Construction, Remodel
Aperture
 4" Commercial
Ceiling Thickness
 1/2" up to 1 1/2"
TRIMS
 Style
 Round Beveled, Pinhole

ELECTRICAL & CONTROLS

Input Voltage
 120/277V
1% Dimming
 0-10V 1%

RATINGS

Module
 UL Listed for Damp Location

DMF LIGHTING 1118 E. 225th St. Carson, CA 90745 323.834.7779 info@dmflighting.com dmflighting.com
 © 2022 DMF Lighting. All Rights Reserved. Specifications subject to change without notice. See website for U.S. and international patent information.



TYPE B

ENSITIO
 ARCHITECTURE
 627 E. PARKWAY
 BOZEMAN, MONTANA 59719
 406.226.8330

NOT FOR
 CONSTRUCTION

REVISION SCHEDULE

NO.	DATE	DESCRIP.
-----	------	----------

WALNUT & 4TH LLC
 580 4TH ST. E. KETCHUM, ID 83340

AMENDMENT TO DESIGN REVIEW P20-A46

DETAILS
 LIGHTING

A503

ISSUE DATE:
 07/21/2022

1



ASPHALT SHINGLES - CLASSIC WEATHERED WOOD

2



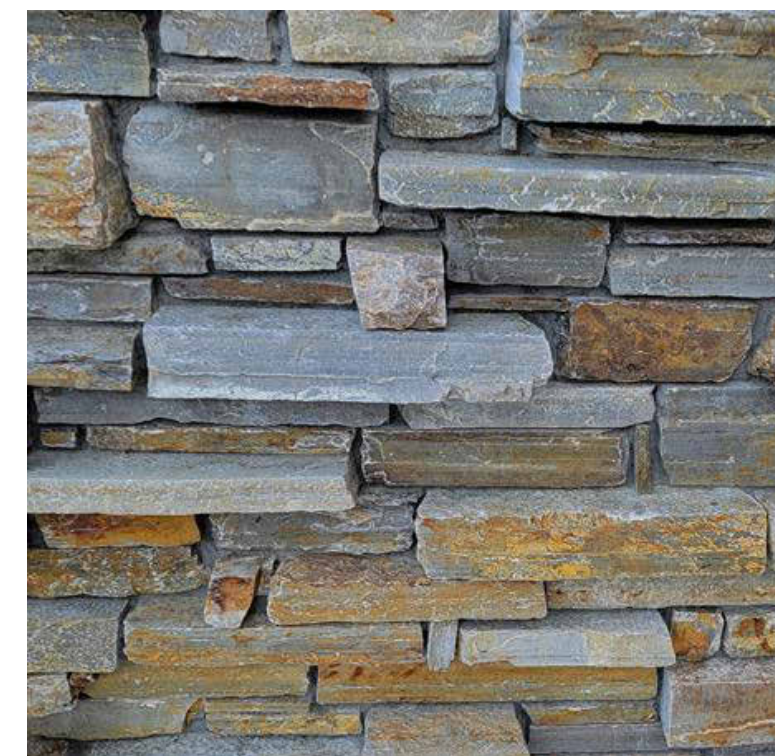
WOOD SIDINGS, BOARD AND BATTEN

3



METAL WALL PANEL - ULTRA BATTEN - BONDERIZED

4



STACKED STONE VENEER - 7" - 9" DEPTH

5



STANDING SEAM ROOF

6



STAINED WOOD MEMBER

7



DARK BRONZE WINDOWS/ METAL FLASHING

REVISION SCHEDULE

NO.	DATE	DESCRIP.

WALNUT & 4TH LLC
580 4TH ST. E., KETCHUM, ID 83340

AMENDMENT TO DESIGN REVIEW P20-A46

BUILDING MATERIALS

A909

ISSUE DATE:
07/21/2022



NORTH ENTRANCE VIEW



NORTH-WEST VIEW



WEST VIEW



SOUTH-EAST VIEW

REVISION SCHEDULE

NO.	DATE	DESCRIP.

WALNUT & 4TH LLC
580 4TH ST E, KETCHUM, ID 83340

AMENDMENT TO DESIGN REVIEW P20-A46

3D VIEWS

A910
ISSUE DATE:
07/21/2022



ENSITIO
ARCHITECTURE
827 E. PROCHT ST.
BOZEMAN, MONTANA 59719
406.226.8300

NOT FOR
CONSTRUCTION

REVISION SCHEDULE

NO.	DATE	DESCRIP.

WALNUT & 4TH LLC
580 4TH ST E, KETCHUM, ID 83340

AMENDMENT TO DESIGN REVIEW P20-A46

3D VIEWS

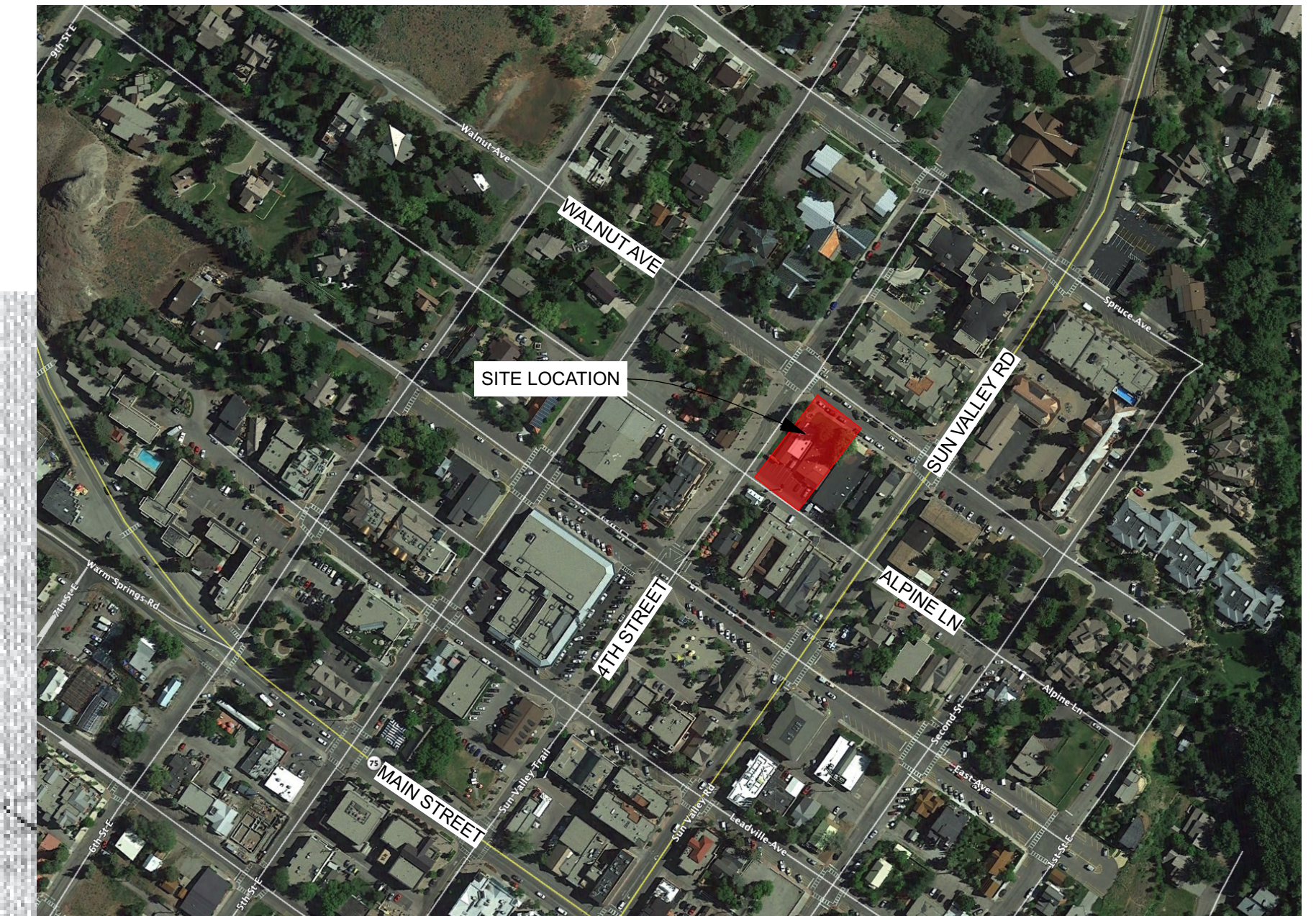
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ISSUE DATE:
07/21/2022

Exhibit B
Walnut & 4th
Mixed-Use Building
Design Review Permit P20-046
Approved Project Plans

4th & Walnut Ave. Commercial Development

"TBD" Ketchum Idaho 83340



N
VICINITY MAP
NOT TO SCALE



Cover Sheet	G-1 COVER SHEET
Civil	C0.1 NOTES AND DETAILS C0.2 NOTES AND DETAILS C1.1 SITE PLAN
Landscaping	L-1 DEMOLITION LANDSCAPING PLAN L-2 LANDSCAPING PLAN L-3 LANDSCAPING PLANTS
Architectural Site Plans	AS-101 ARCHITECTURAL SITE PLAN AS-102 ARCHITECTURAL VICINITY MAP AS-103 CONSTRUCTION MANAGEMENT PLAN
Floor Plans	A-100 BASEMENT FLOOR PLAN A-101 FIRST FLOOR PLAN A-102 SECOND FLOOR PLAN
Elevations	A-201 ELEVATIONS A-202 ELEVATIONS
Renderings	A-301 RENDERINGS A-302 RENDERINGS
Materials	AF-101 EXTERIOR MATERIALS AF-102 EXTERIOR LIGHTING

COVER SHEET

8/4/20

4th & Walnut Ave. Commercial Development

Design Review August 11th 2020 G-1



305 1st STREET,
Idaho Falls, ID 83401
PH: 208.757.5700
www.resinarchitecture.com

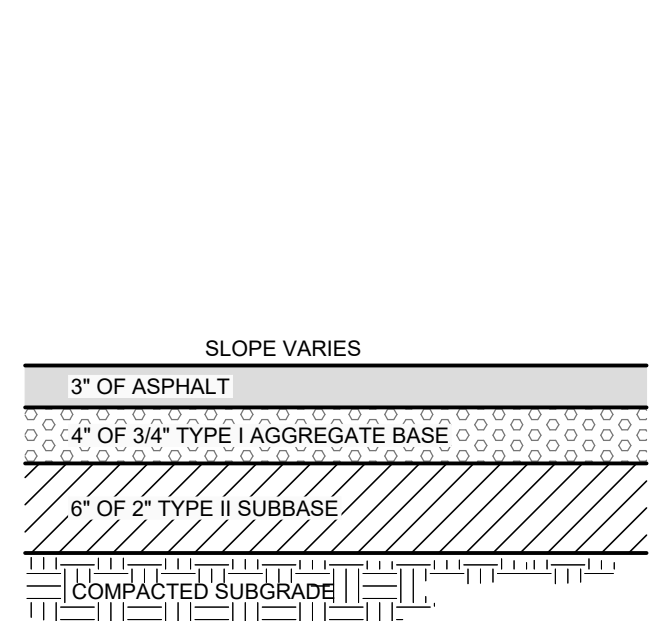
Original document is on file
with the date and architect signature

Original documents signed by:
J. GRAHAM WHIPPLE
Date original documents signed:
8/4/20

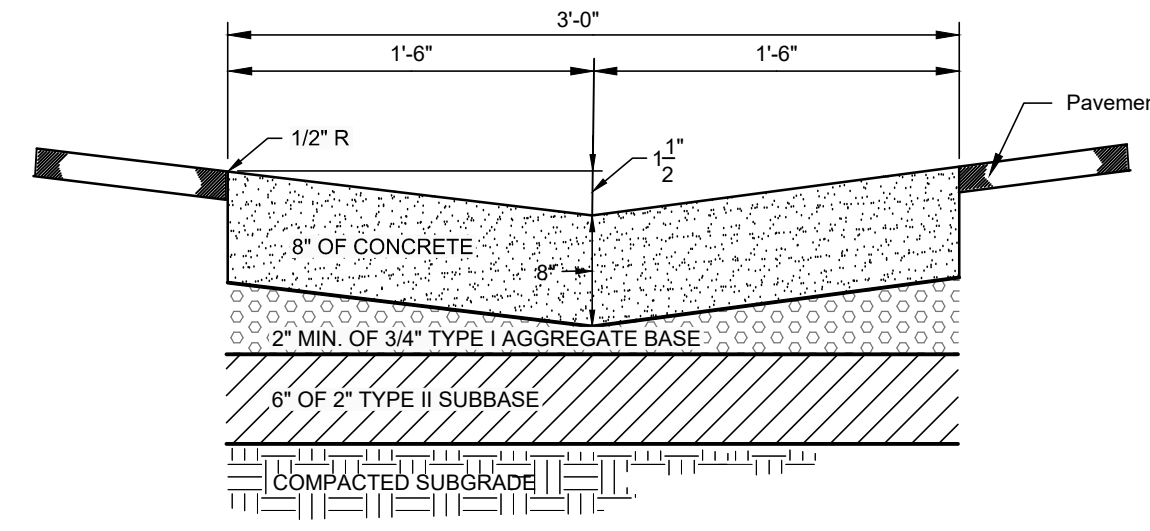
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CONSTRUCTION NOTES

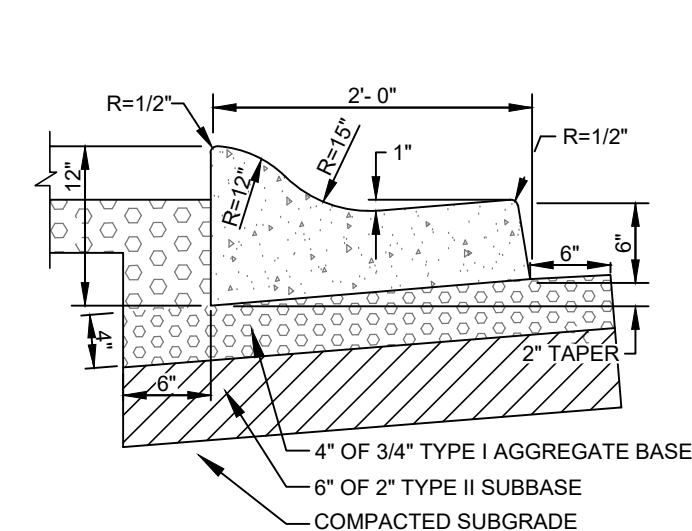
- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO REGULATIONS FOR PUBLIC DRINKING WATER SYSTEMS," THE CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPWC), AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPWC ON SITE DURING CONSTRUCTION.
- 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 (1-800-342-1595) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES.
- 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.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
- CONSTRUCTION OF WATER MAINS AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), IDAPA 58 01 08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE CITY OF KETCHUM UTILITIES DEPARTMENT STANDARDS.
- CONTRACTOR SHALL PRESSURE TEST, DISINFECT, AND CONDUCT BIOLOGICAL TESTING IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE PRESSURE TESTING, DISINFECTING, AND MICROBIOLOGICAL TESTING PROCEDURES.
- ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL BE ANS/NF STD. 61 COMPLIANT.
- 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%.
- THE CONTRACTOR SHALL USE ANS/NF STANDARD 60 CHEMICALS AND COMPOUNDS DURING INSTALLATION & DISINFECTION OF POTABLE WATER MAIN.
- CONTRACTOR SHALL COORDINATE LOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) NOT SHOWN ON THE DRAWING WITH IDAHO POWER.
- ALL CLEARING & GRUBBING SHALL CONFORM TO ISPWC SECTION 201.
- ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPWC SECTION 202. EXCAVATED SUBGRADE SHALL BE COMPACTED AND ALL UNSUITABLE SECTIONS REMOVED AND REPLACED WITH STRUCTURAL FILL AS DETERMINED BY THE ENGINEER. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
- ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPWC 802, TYPE II (ITD STANDARD 703.04, 2"). SHALL BE PLACED IN CONFORMANCE WITH ISPWC SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.
- ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPWC 802, TYPE I (ITD STANDARD 703.04, 3/4" B). SHALL BE PLACED IN CONFORMANCE WITH ISPWC SECTION 801 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.
- ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPWC SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPWC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPWC SECTION 805.
- 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.
- 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).
- ALL CONCRETE FORM WORK SHALL CONFORM TO ISPWC SECTION 701 AND 703. ALL CONCRETE SHALL BE 3,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPWC SECTION 703, TABLE 1.C.
- ALL TRENCHING SHALL CONFORM TO ISPWC STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
- TOPOGRAPHIC, SITE, AND BOUNDARY SURVEY SHOWN HEREON WAS CONDUCTED BY GALENA ENGINEERING, INC., 12/6/2019.
- 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.



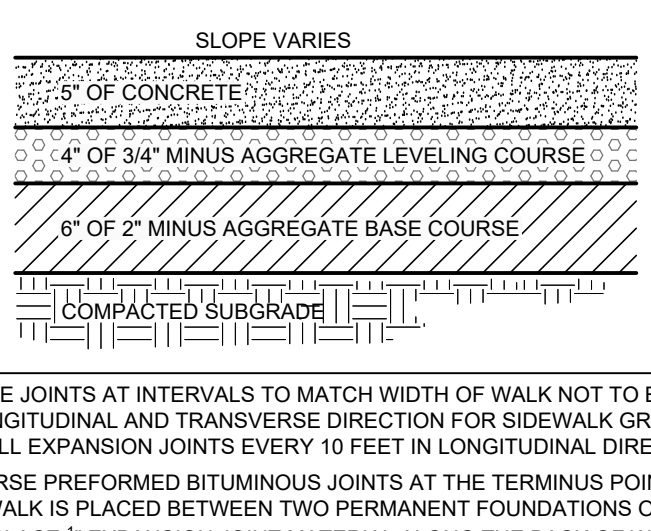
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C0.1 **TYPICAL STREET ASPHALT SECTION**
N.T.S.



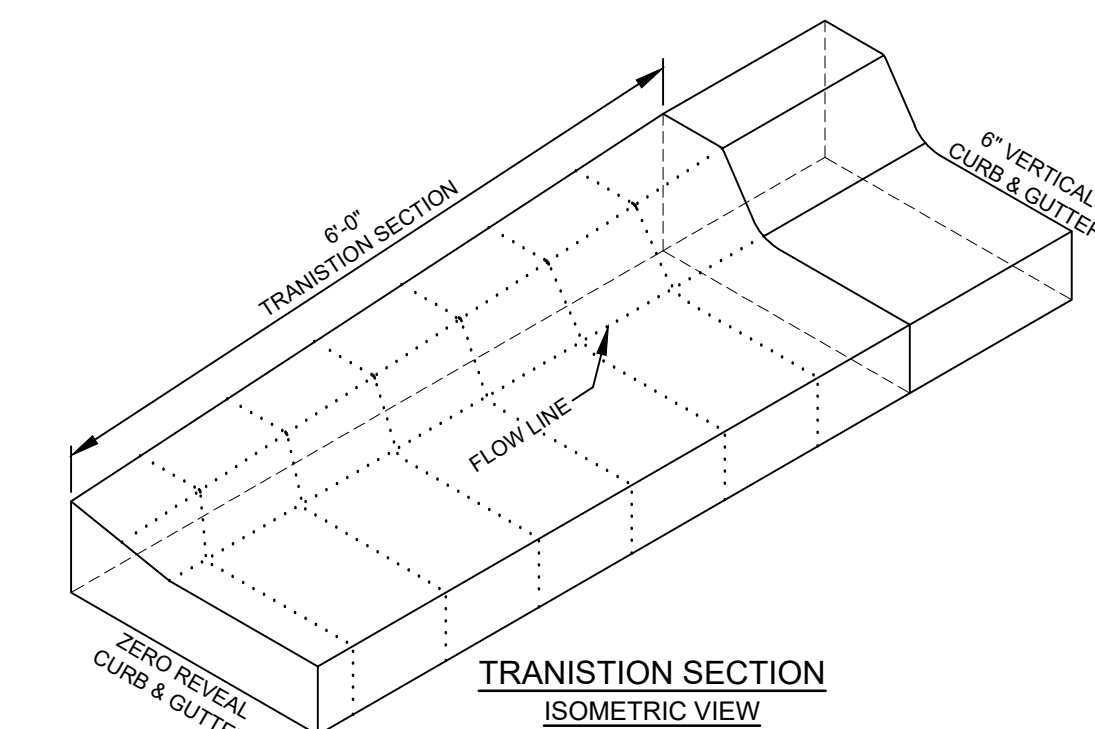
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C0.1 **36\"/>**



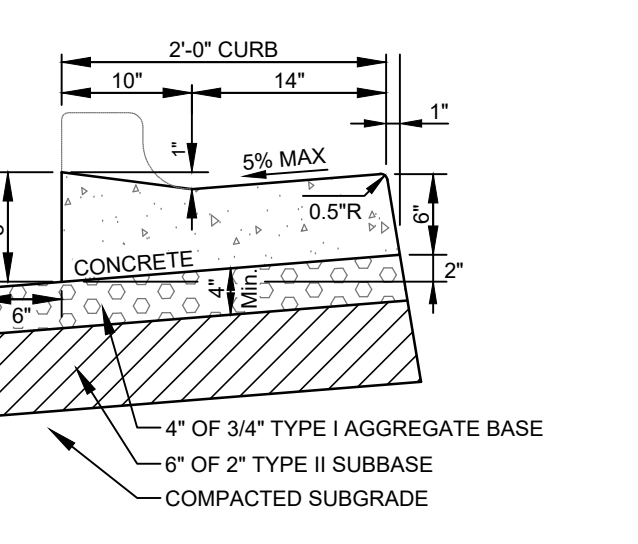
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C0.1 **6\"/>**



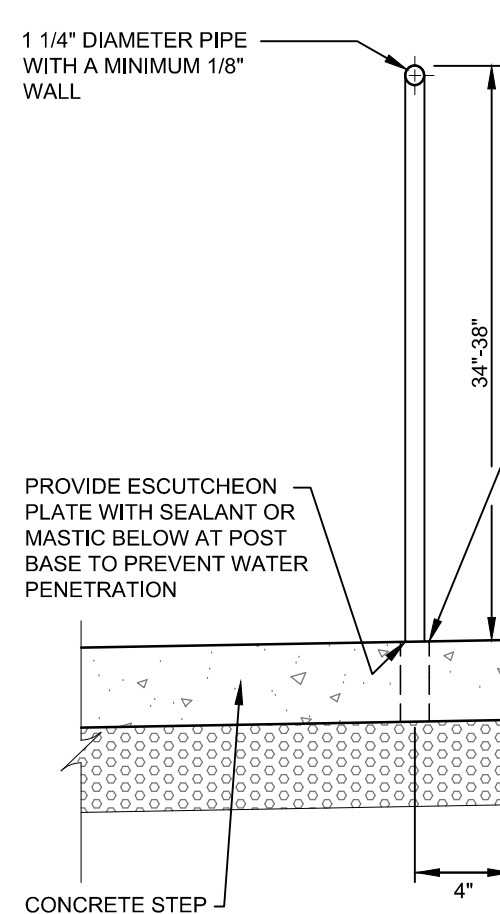
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C0.1 **TYPICAL CONCRETE SECTION**
N.T.S.



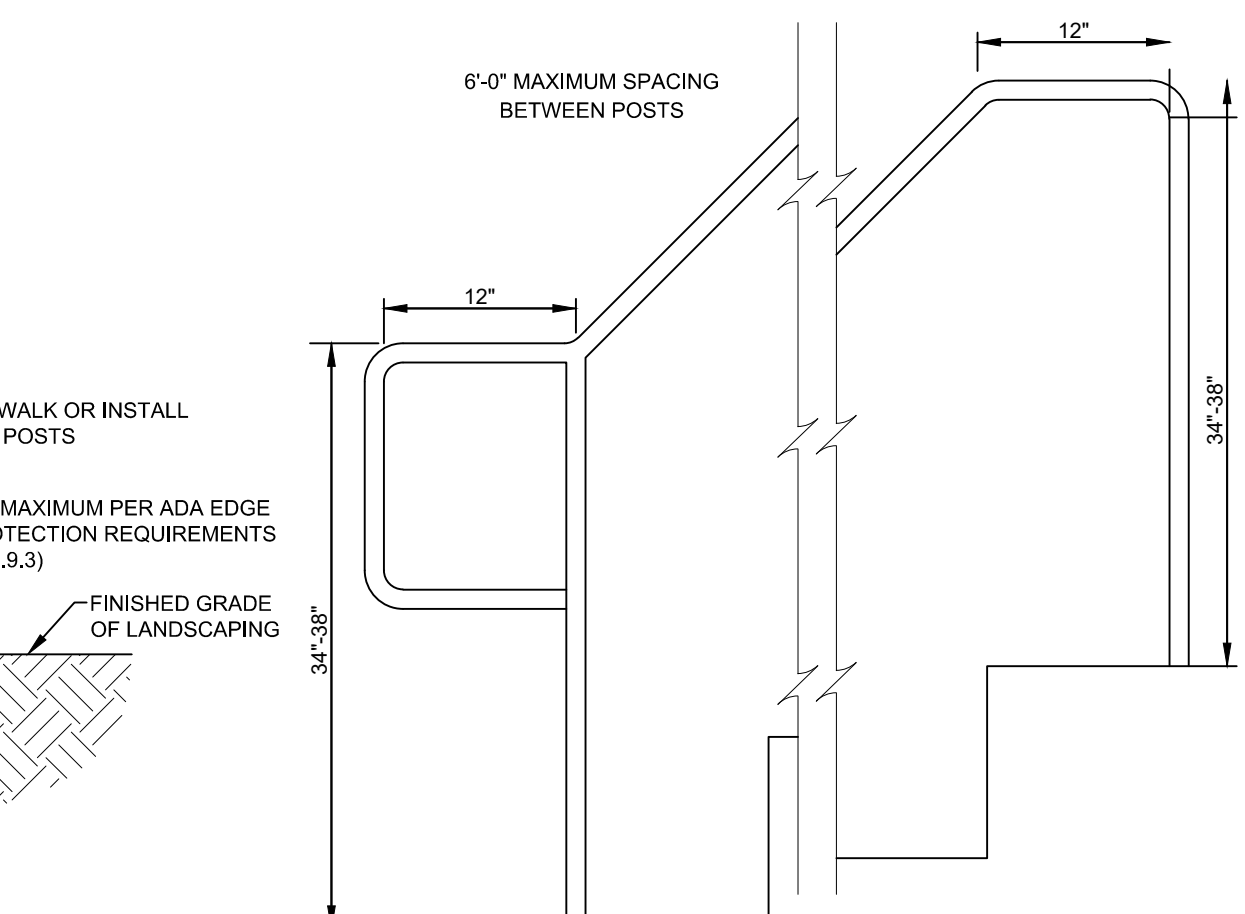
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C0.1 **TRANSITION SECTION**
N.T.S.



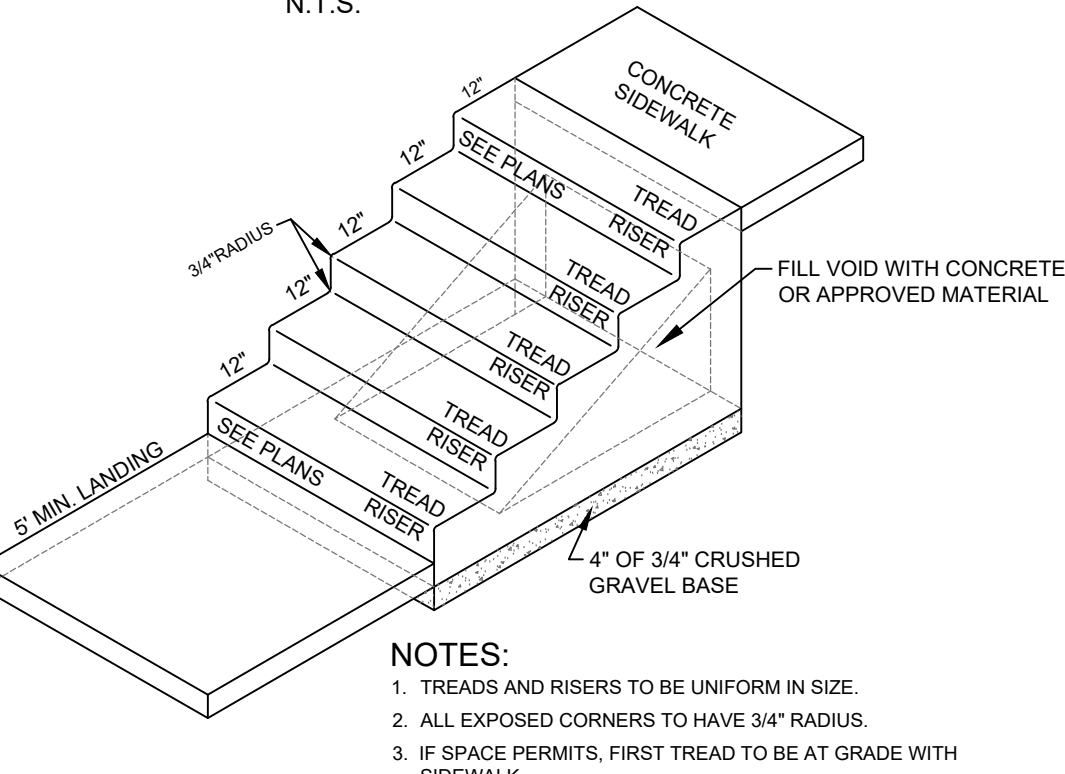
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C0.1 **ZERO REVEAL CURB & GUTTER**
N.T.S.



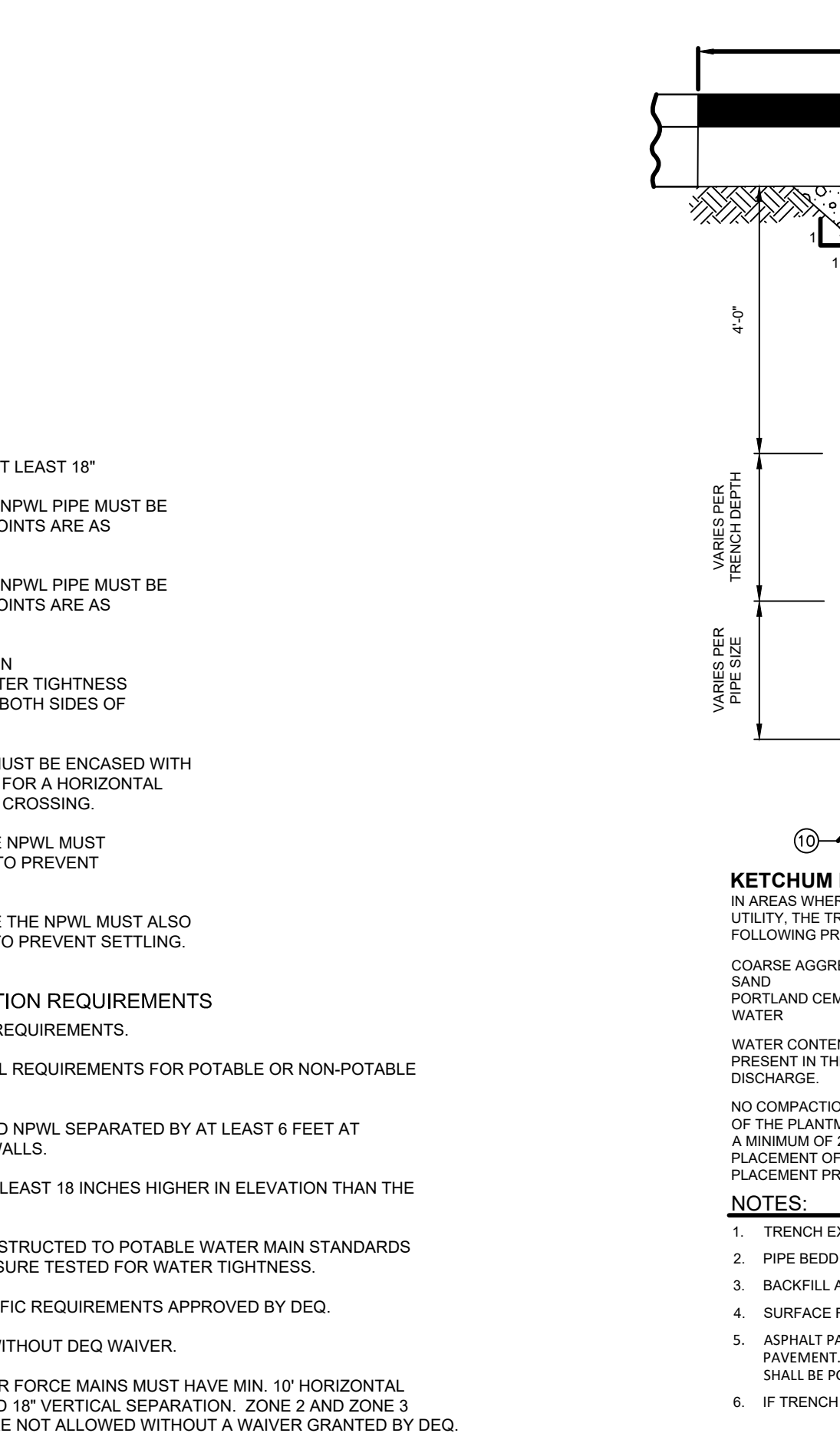
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C0.1 **STAND ALONE HANDRAIL DETAIL**
N.T.S.



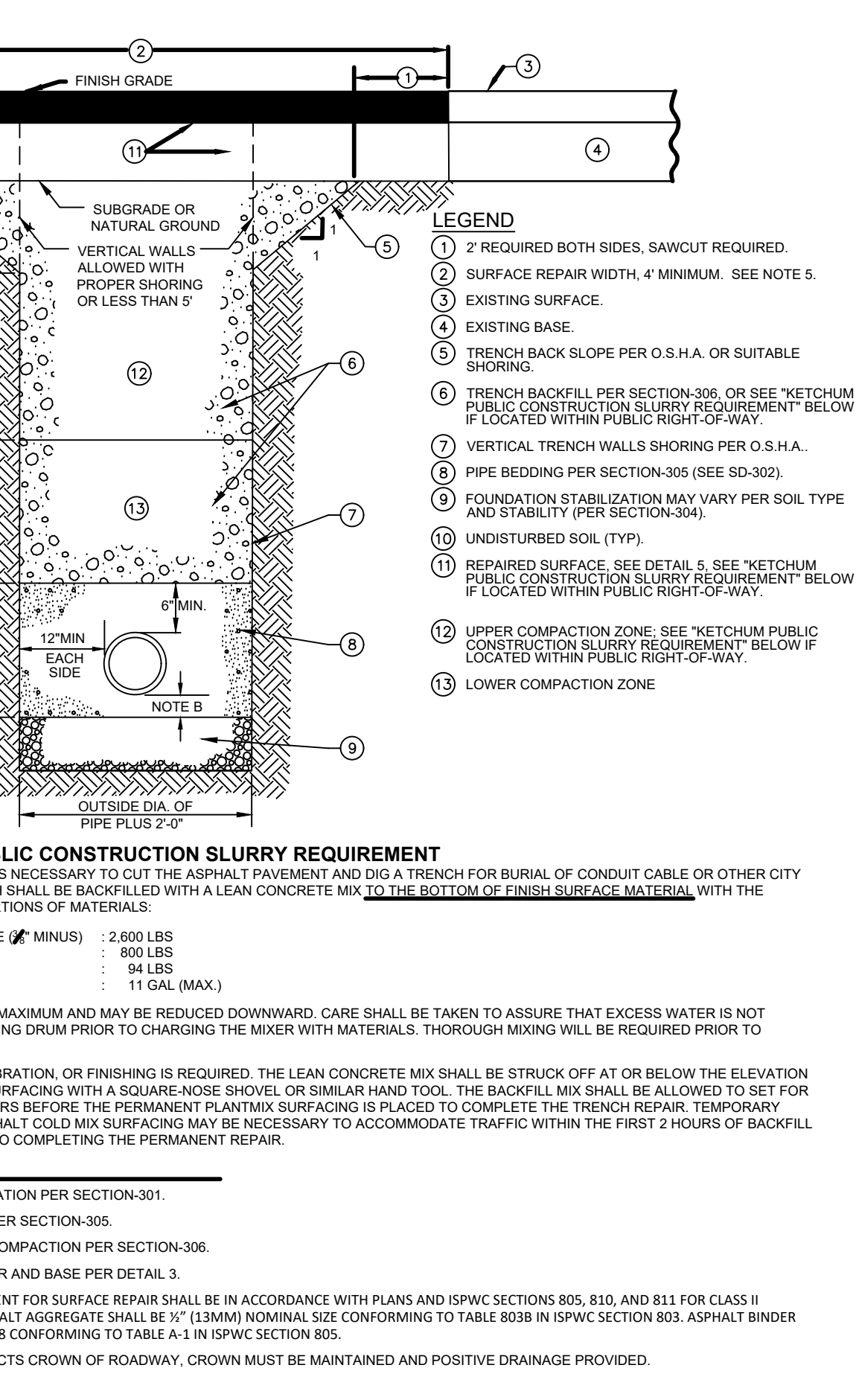
8
C0.1 **WALL MOUNTED HANDRAIL DETAIL**
N.T.S.



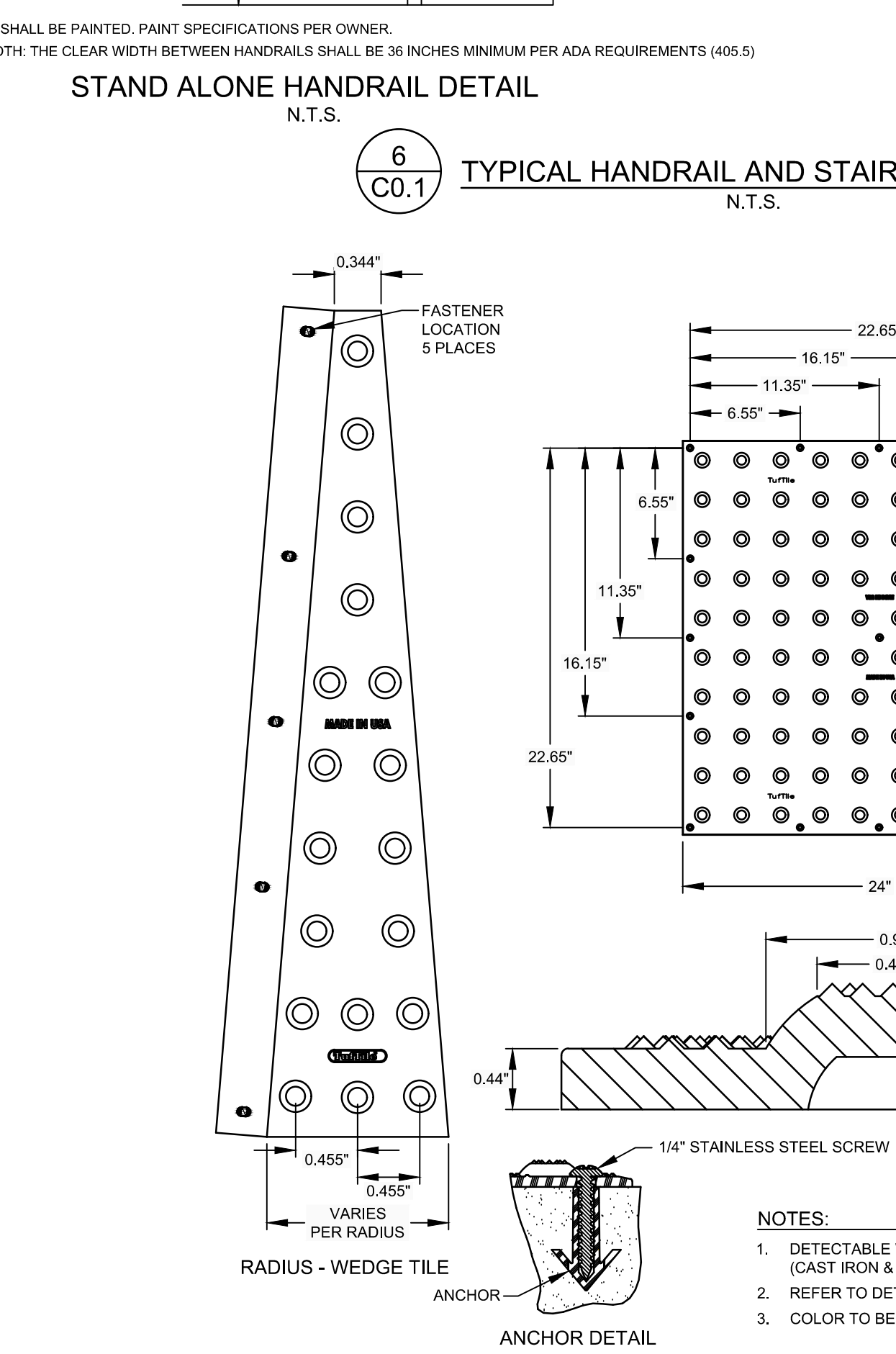
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C0.1 **TYPICAL HANDRAIL AND STAIRS DETAIL**
N.T.S.



10
C0.1 **POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPARATION**
N.T.S.



11
C0.1 **TYPICAL TRENCH**
N.T.S.



12
C0.1 **DETECTABLE WARNING PLATE**
N.T.S.

- NOTES:**
- INSTALL SCORE JOINTS AT INTERVALS TO MATCH WIDTH OF WALK NOT TO EXCEED 5 FEET SPACING IN BOTH THE LONGITUDINAL AND TRANSVERSE DIRECTION FOR SIDEWALK GREATER THAN 5 FEET IN WIDTH. INSTALL EXPANSION JOINTS EVERY 10 FEET IN LONGITUDINAL DIRECTION.
 - 1/2" TRANSVERSE PREFORMED BITUMINOUS JOINTS AT THE TERMINUS POINTS FOR CURVE AND WHERE SIDEWALK IS PLACED BETWEEN TWO PERMANENT FOUNDATIONS OR ADJACENT TO THE STRUCTURE. PLACE 2" EXPANSION JOINT MATERIAL ALONG THE BACK OF WALK THE FULL LENGTH.
 - SIDEWALK CONSTRUCTION JOINTS SHALL BE CONSTRUCTED APPROXIMATELY 2" WIDE, 3" IN DEPTH AND FINISHED AND EGGED SMOOTH. A PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED EVERY 40' FOR NEW SIDEWALK CONSTRUCTION.
 - WHEN TRANSITIONING NEW SIDEWALK TO EXISTING, A MINIMUM 5' TRANSITIONAL PANEL SHALL BE SEPARATED AND ISOLATED WITH EXPANSION MATERIAL.
 - SIDEWALK ALIGNMENT TRANSITIONS SHALL HAVE A MINIMUM RADIUS OF 30' TO THE FACE OF CURB.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - CONCRETE THICKNESS PER THIS DETAIL OR MATCH EXISTING, WHICHEVER IS GREATER.

- NOTES:**
- TREADS AND RISERS TO BE UNIFORM IN SIZE.
 - ALL EXPOSED CORNERS TO HAVE 3/4" RADIUS.
 - IF SPACE PERMITS, FIRST TREAD TO BE AT GRADE WITH SIDEWALK.

- NOTES:**
- HANDRAIL SHALL BE PAINTED. PAINT SPECIFICATIONS PER OWNER.
 - CLEAR WIDTH: THE CLEAR WIDTH BETWEEN HANDRAILS SHALL BE 36 INCHES MINIMUM PER ADA REQUIREMENTS (405.5).

NOTE: WALL MOUNTED HANDRAIL SHALL BE USED NEXT TO BUILDING

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.

PROJECT INFORMATION
P:\sidewalk\17519\17519.dwg Construction\17519-ENG-BASE.dwg 10/14/2021

NOTES AND DETAIL SHEET
4TH AND WALNUT
LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR WALNUT & FOURTH LLC

SKS DESIGNED BY

SKS DRAWN BY

SMF CHECKED BY

GALENA ENGINEERING, INC.

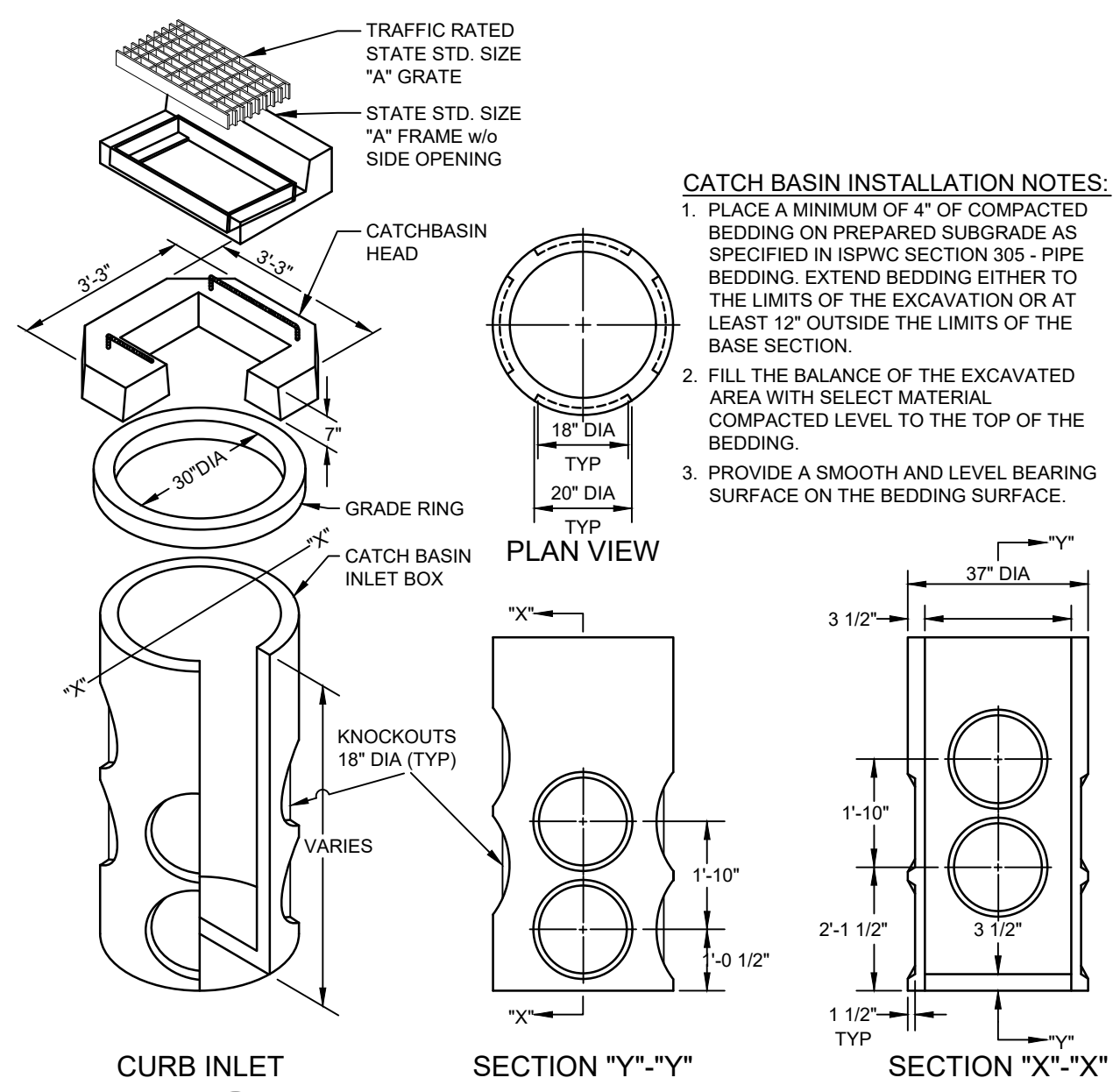
Civil Engineers & Land Surveyors

317 N. River Street
Halley, Idaho 83333
(208) 768-1705
email: galena@galena-engineering.com

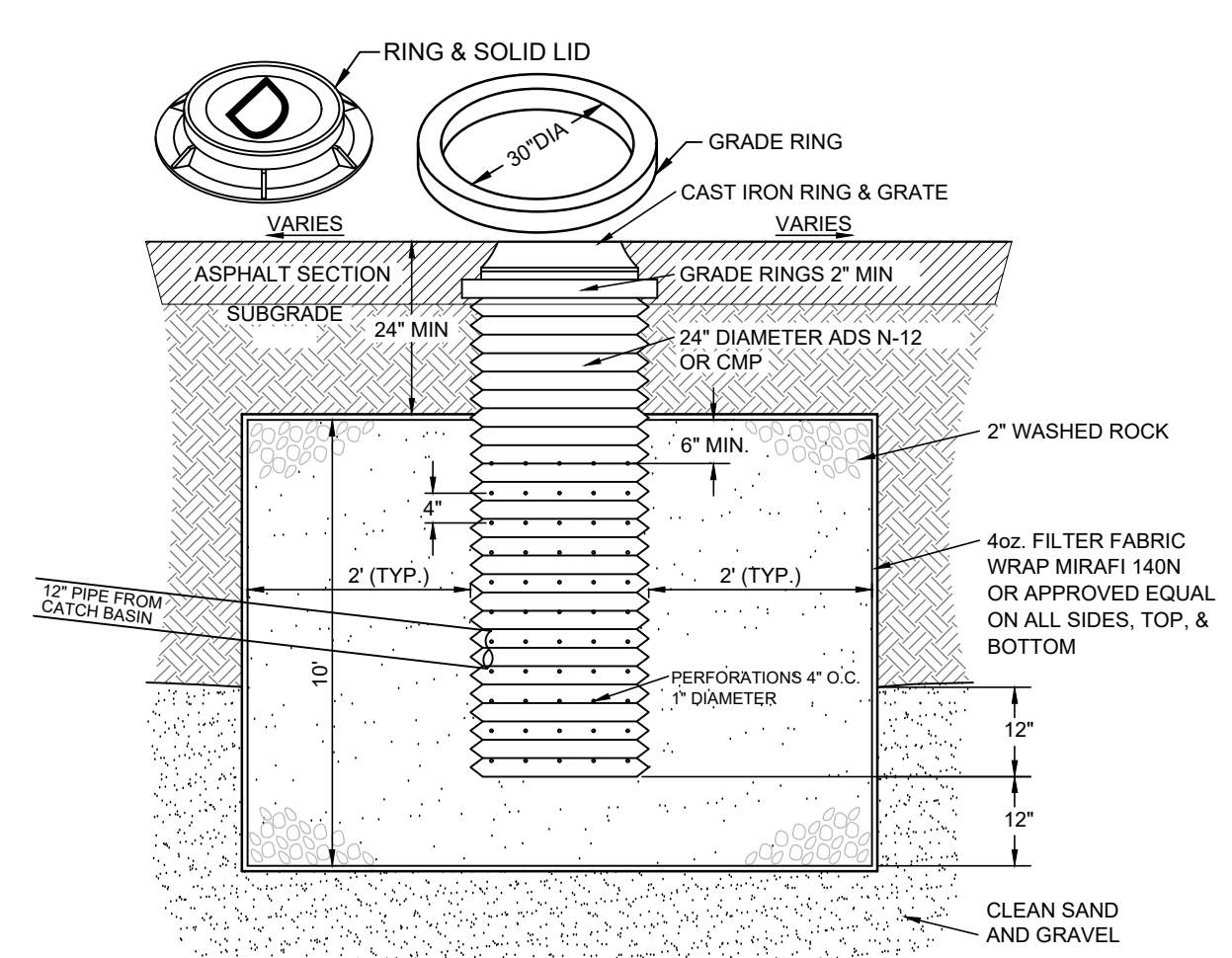
PURPOSE: ISSUE FOR DESIGN REVIEW (06/09/2020)

NO.	DATE	BY	REVISIONS

C0.1

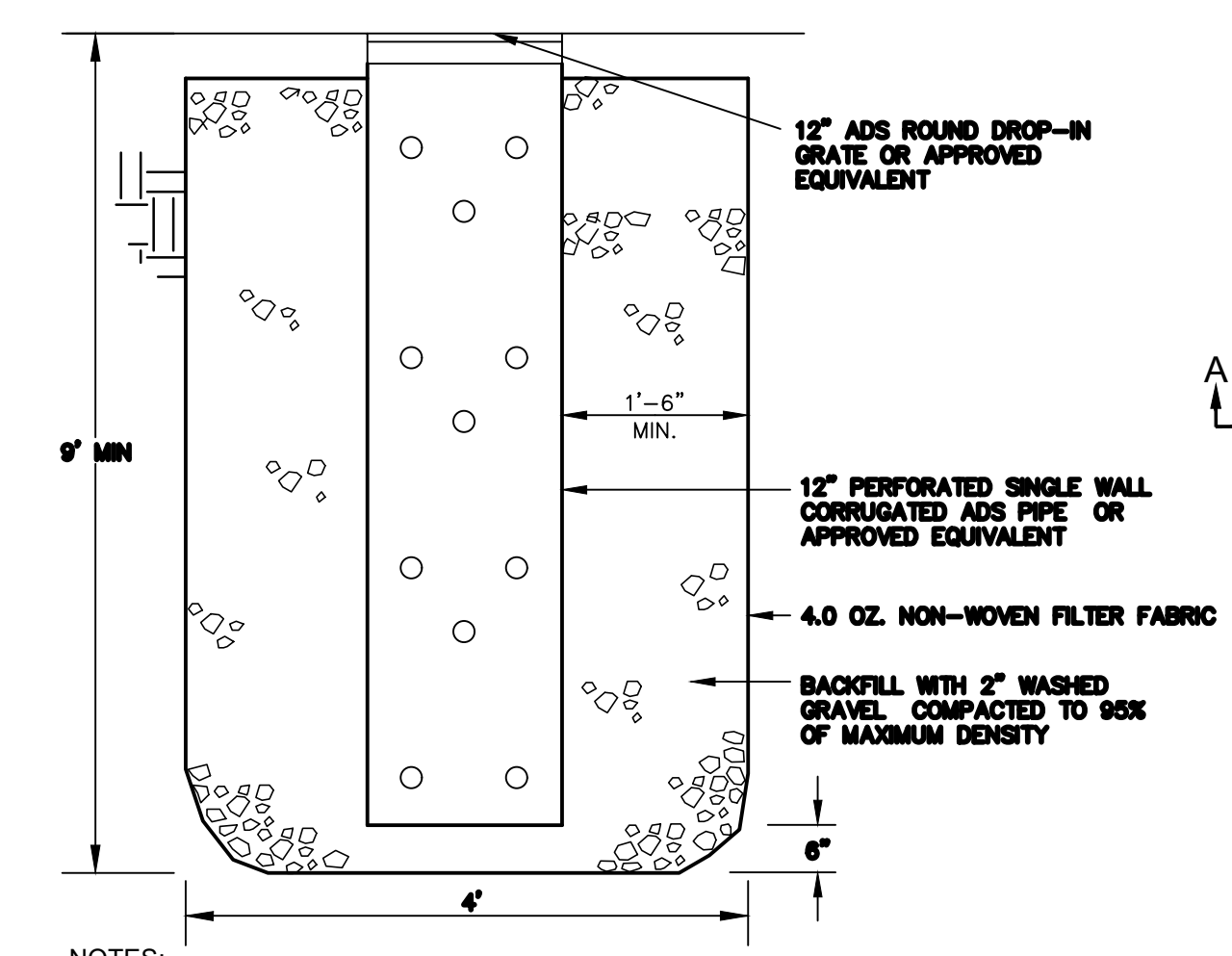


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C0.2 **30\"/>**



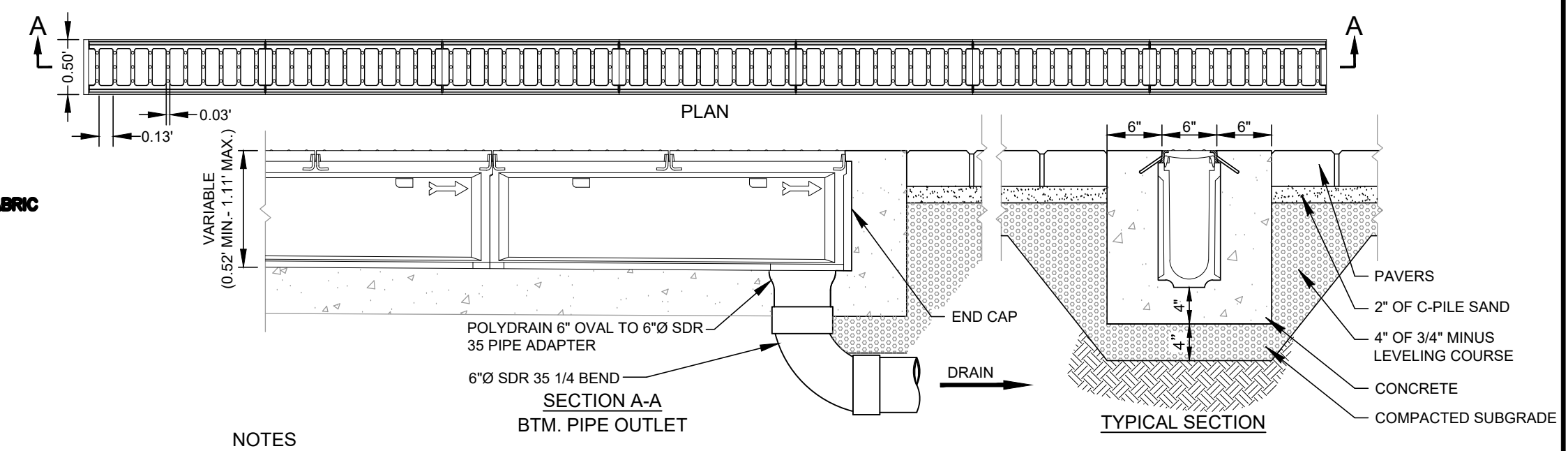
- NOTES:**
1. THE BED SHALL BE EXCAVATED A MINIMUM OF 24\"/>

2
C0.2 **DRYWELL DETAIL (6'X6')**
N.T.S.



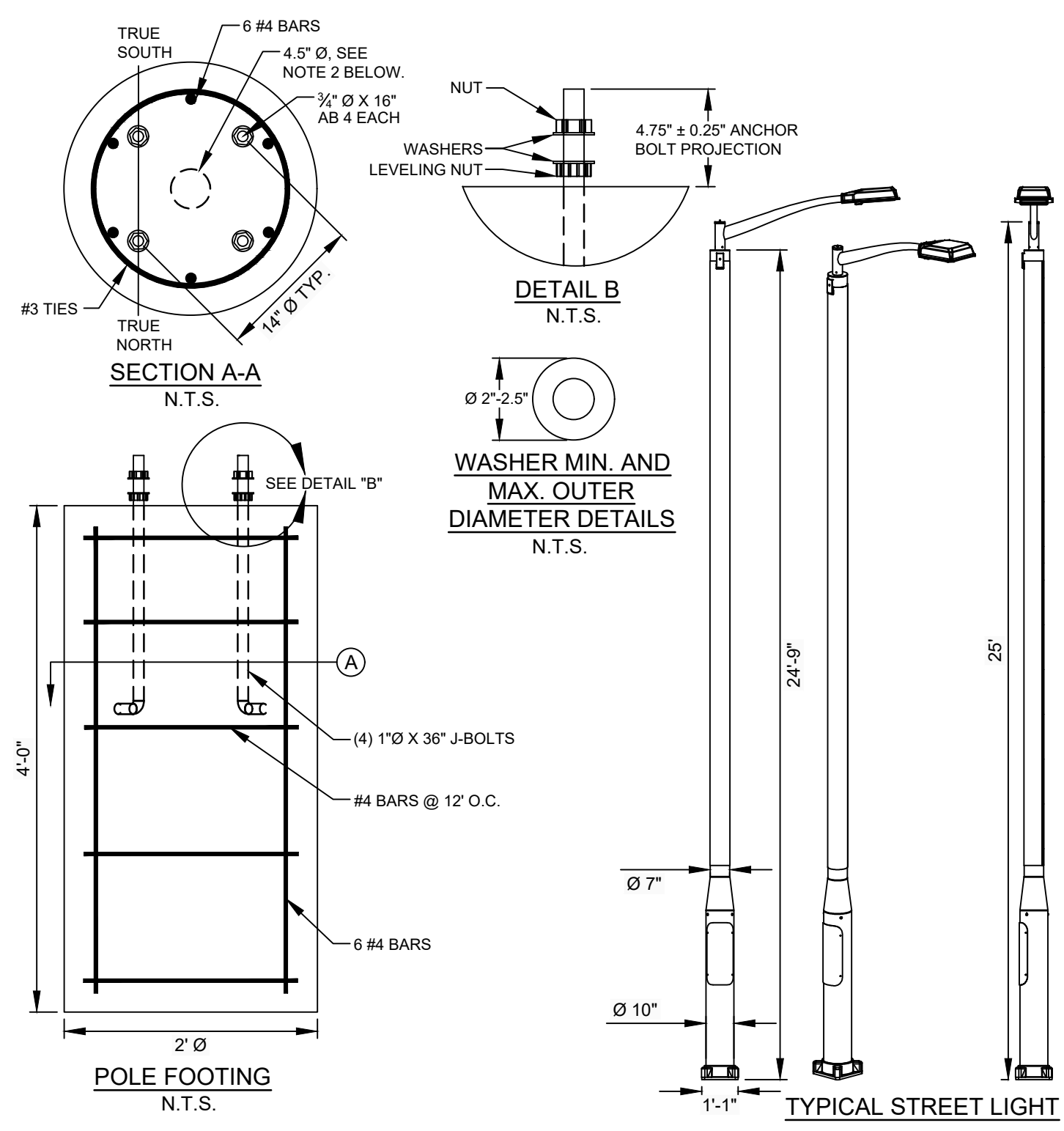
- NOTES:**
1. THE BED SHALL BE EXCAVATED A MINIMUM OF 24\"/>

3
C0.2 **TYPICAL HANDRAIL AND STAIRS DETAIL**
N.T.S.



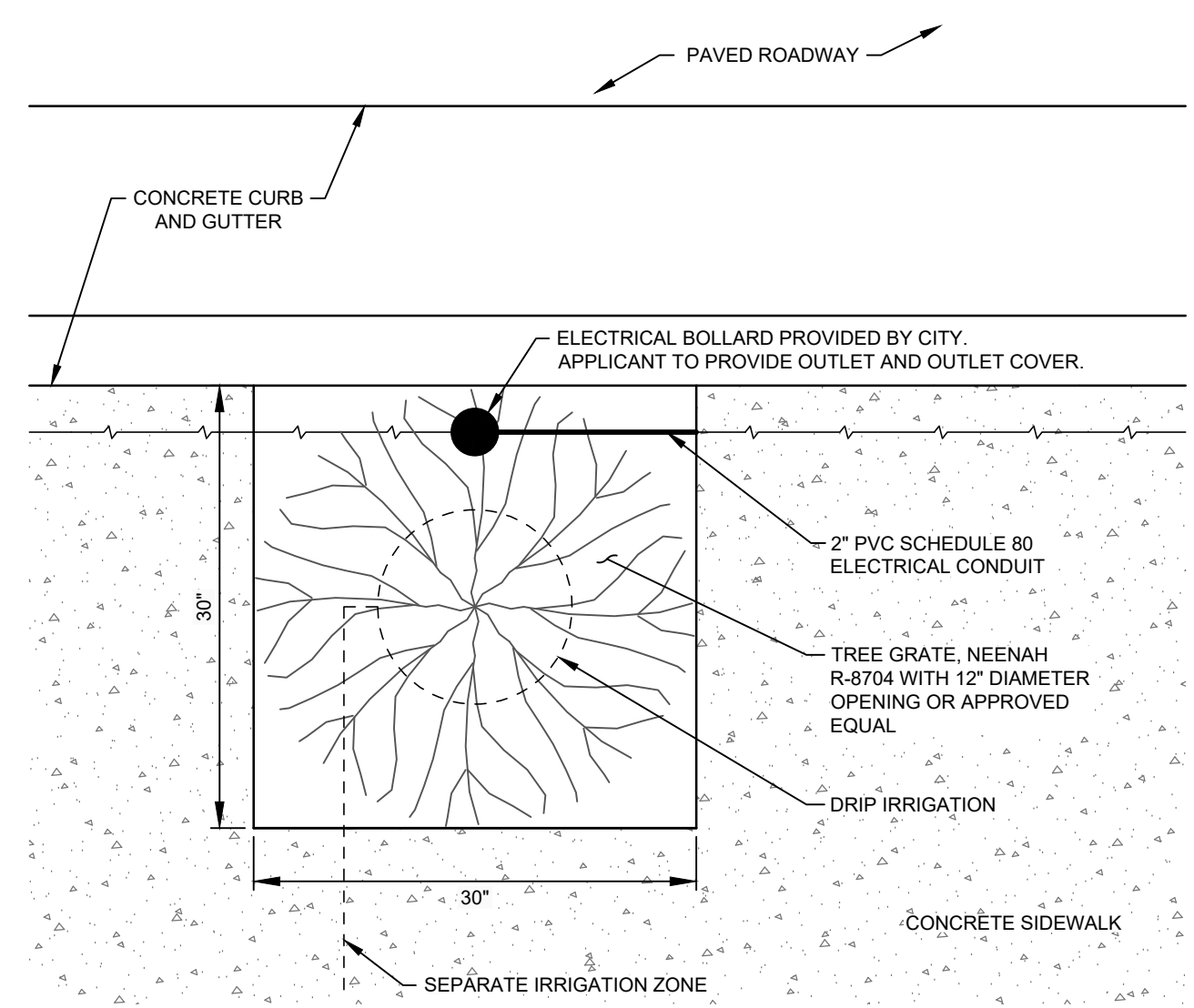
- NOTES:**
1. LINE DRAIN IS SUITABLE FOR APPLICATIONS FOR CONTROLLING SPREAD IN GUTTER FLOW CONDITIONS OR TO INTERCEPT SHEET FLOW. TYPICAL APPLICATION IS AT THE STREET CURB OR BARRIER.

4
C0.2 **TRENCH DRAIN DETAIL**
(ABT INTERCEPTOR LINE DRAIN OR APPROVED EQUAL)
N.T.S.



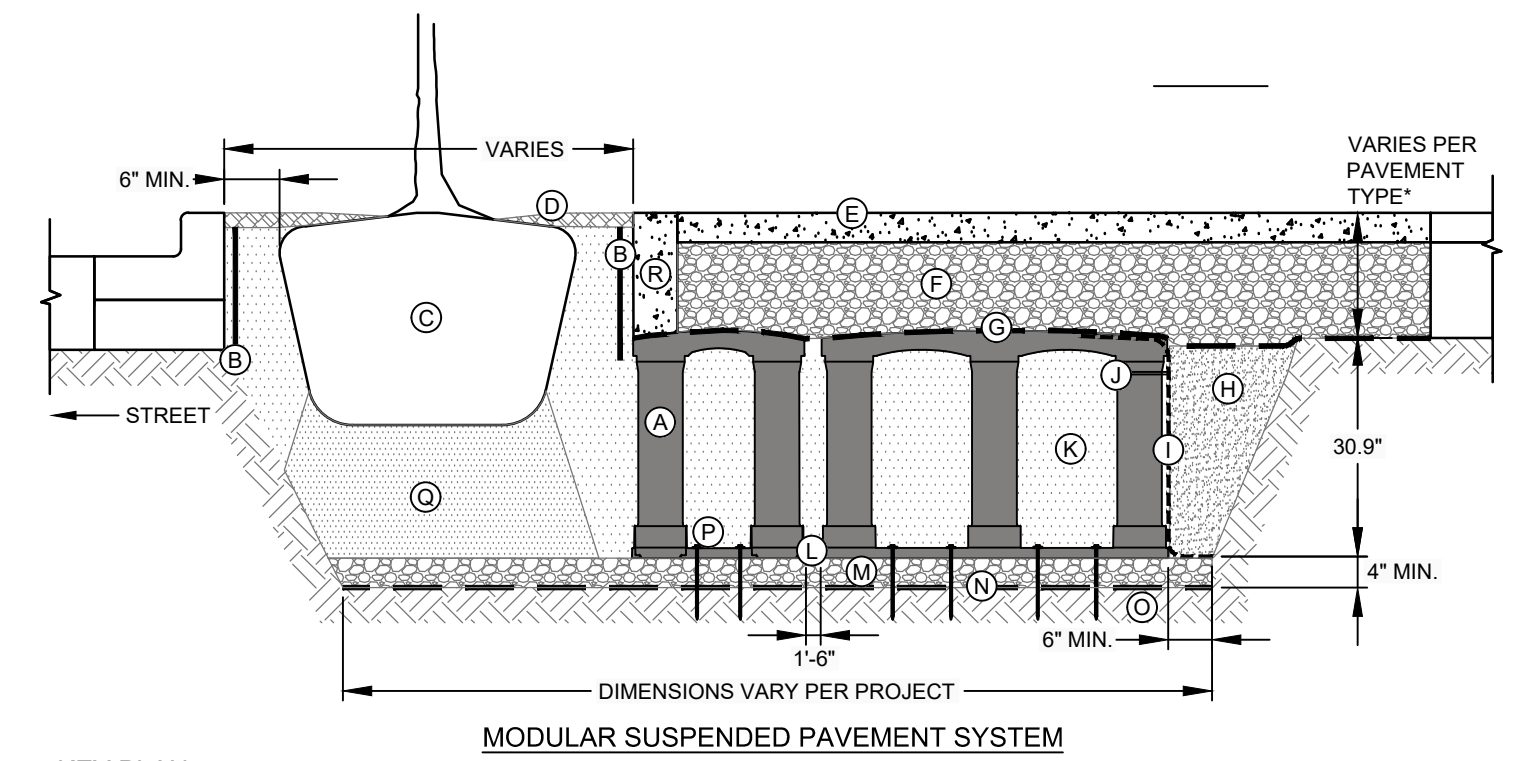
- NOTES:**
1. STREET LIGHT IS SOLARONE RFS DESIGN 158 LFP OR APPROVED EQUAL.
 2. ANY CONDUITS AND/OR GROUNDING WIRES MUST BE HARDWIRED AND CONTAINED WITHIN A 4.5\"/>

5
C0.2 **TYPICAL STREET LIGHT**
N.T.S.



- NOTES:**
1. TREE TO BE 3\"/>

PLAN VIEW



- KEY PLAN:**
- SILVA CELL SYSTEM (DECK, BASE, AND POSTS) OR APPROVED EQUAL.
 - DEEPROOT ROOT BARRIER, 12\"/>

***MINIMUM PAVEMENT PROFILE OPTIONS TO MEET H-20 LOADING**

PAVEMENT	BASE COURSE	AGGREGATE
4\"/>		+ 4\"/>
3\"/>		+ 12\"/>
4\"/>		+ 12\"/>
2.6\"/>		+ 5\"/>

- AGGREGATE BASE COURSE, DEPTH VARIES PER PROJECT
- GEOTEXTILE TO KEEP AGGREGATE FROM MIGRATING DOWN THROUGH CELL DECK
- BACKFILL, PER PROJECT SPECIFICATIONS
- GEOGRID TO PROVIDE FOR VERTICAL SEPARATION BETWEEN PLANTING SOILS AND BACKFILL WHILE ALLOWING ROOT PENETRATION INTO ADJACENT SOILS. 6\"/>

SECTION VIEW

- NOTES:**
1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS.
 2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 3. A PROJECT SPECIFIC DETAIL WILL NEED TO BE PROVIDED TO CITY FOR REVIEW AND APPROVAL.

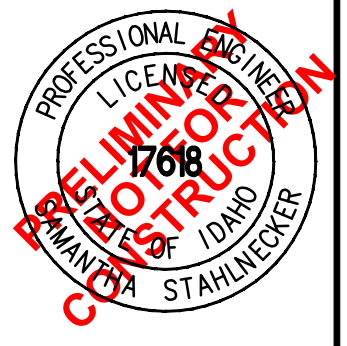
6
C0.2 **TREE WELL DETAILS**
N.T.S.

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PURPOSE: ISSUE FOR DESIGN REVIEW (06/06/2020)

NO.	DATE	BY	REVISIONS

C0.2

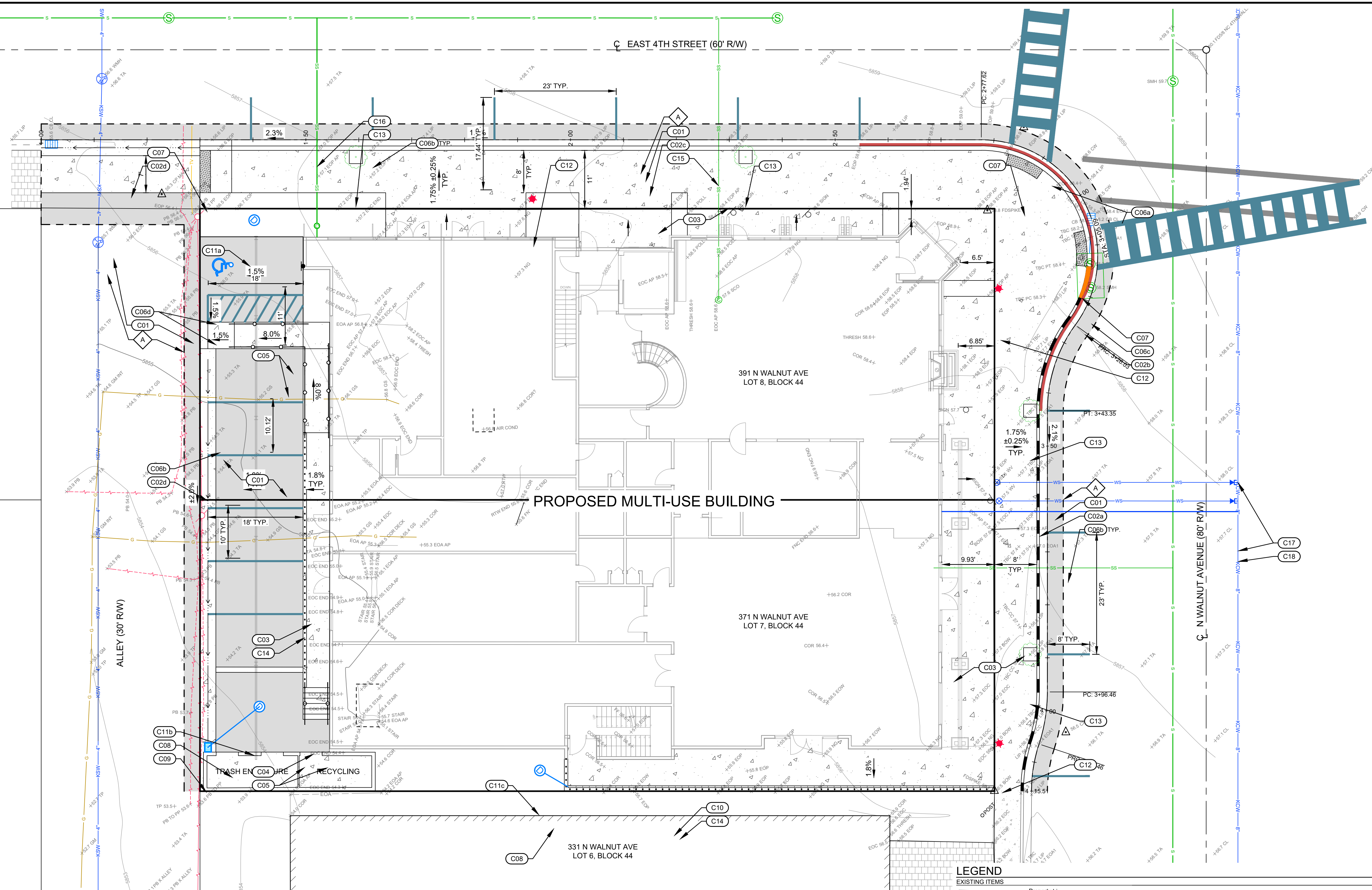


SKS
DESIGNED BY
SKS
DRAWN BY
SMF
CHECKED BY

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

DETAIL SHEET
4TH AND WALNUT
 LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR WALNUT & FOURTH LLC
 PROJECT INFORMATION
 P:\addshore\7819\img\Construction\1919-ENG-BASE.dwg 000620 10:14:52 AM

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.

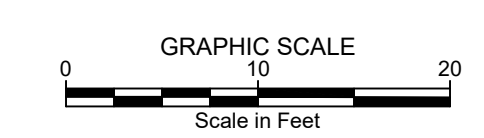


CONSTRUCTION KEY NOTES

- C01** CONSTRUCT ASPHALT ROADWAY / ASPHALT REPAIR. SEE DETAIL 1 / C0.1.
- C02** CONSTRUCT CONCRETE CURB AND GUTTER
 - a. 6" ROLLED C&G PER DETAIL 3 / C0.1.
 - b. CURB TRANSITION PER DETAIL 5 / C0.1.
 - c. ZERO REVEAL CURB AND GUTTER PER DETAIL 5 / C0.1.
 - d. CONCRETE VALLEY GUTTER PER DETAIL 2 / C0.1.
- C03** CONSTRUCT CONCRETE SIDEWALK. WIDTH AS SHOWN HEREON. SEE DETAIL 4 / C0.1.
- C04** CONSTRUCT CONCRETE STAIRS. SEE DETAIL 6 / C0.1.
- C05** INSTALL HANDRAIL. SEE DETAIL 6 / C0.1.
- C06** INSTALL ROAD STRIPING / PAINT
 - a. WHITE CROSSWALK STRIPING. MATCH CITY PATTERNS.
 - b. YELLOW ASPHALT PARKING STRIPING (4" WIDE). MATCH CITY PATTERNS.
 - c. RED "NO PARKING" STRIPING ON CURB. MATCH CITY PATTERNS.
 - d. BLUE ADA PARKING STRIPING AND SYMBOL.
- C07** INSTALL CITY OF KETCHUM APPROVED CAST IRON TRUNCATED DOME DETECTABLE WARNING INSERT. SEE DETAIL 9 / C0.1.
- C08** INSTALL 12" ADS N-12 STORM DRAIN PIPE WITH A MINIMUM SLOPE OF 2.0%. SEE DETAIL 7 / C0.1 FOR POTABLE AND NON-POTABLE WATER LINE SEPARATION AND DETAIL 8 / C0.1 FOR TRENCHING.
- C09** INSTALL CATCH BASIN. SEE DETAIL 1 / C0.2 RIM = XX INV. OUT = XX
- C10** INSTALL TRENCH DRAIN. SEE DETAIL 4 / C0.2
- C11** DRYWELL
 - a. CONSTRUCT NEW LANDSCAPE DRYWELL. SEE DETAIL 3 / C0.2 RIM = XX INV. IN = XX
 - b. CONSTRUCT NEW DRYWELL; CONNECT ROOF DRAINS PER ARCHITECT. SEE DETAIL 2 / C0.2 RIM = XX INV. IN = XX
 - c. CONSTRUCT NEW DRYWELL. SEE DETAIL 2 / C0.2 RIM = XX INV. IN = XX
- C12** INSTALL CITY OF KETCHUM STANDARD STREET LIGHT. SEE DETAIL 5 / C0.2.
- C13** INSTALL TREE WELL BOLLARDS AND MODULAR SUSPENDED PAVEMENT SYSTEM. SEE DETAIL 6 / C0.2.
- C14** INSTALL RETAINING WALL PER ARCHITECT.
- C15** CUT AND CAP EXISTING SEWER SERVICE.
- C16** INSTALL 6" PVC SEWER SERVICE. MECHANICAL ENGINEER TO CONFIRM SERVICE SIZE.
- C17** CUT, CAP, AND ABANDON EXISTING WATER SERVICE AT MAIN LINE.
- C18** INSTALL 6" PVC WATER SERVICE. MECHANICAL ENGINEER TO CONFIRM SERVICE SIZE.
- C19** RELOCATE UTILITIES. CONTRACTOR TO COORDINATE RELOCATION WITH UTILITY COMPANY.
- A** MATCH EXISTING LINES AND GRADES

LEGEND

EXISTING ITEMS	Property Line	TV = Cable TV Buried	AP = Angle Point
Adjoiner's Lot Line	TVBOX = Cable TV Riser	BEG = Beginning	BOW = Back of Walk
Centerline	PHBOX = Buried Telephone Line	CC = Curb Cut	CL = Centerline
FD5/8 = Found 5/8" Rebar	PHBOX = Telephone Riser	COR = Corner	EOA = Edge of Asphalt
CP / CNTRL = Survey Control	PB = Buried Power Line	EOC = Edge of Concrete	EOP = Edge of Pavers
5' Contour Interval	Overhead Power Line	EW = Edge of Walk	FDSRIKE = Survey Control
1' Contour Interval	Light	FF = Finished Floor	IC = Illegible Cap
Curb & Gutter	PMTR = Power Meter	GS = Gas Service	INT = Intersection
Valley Gutter	PP = Power Pole	NC = No Cap	LIP = Lip of Gutter
FNC = Fence Line	AC = Air Conditioner	NG = Natural Ground	PC = Point of Curvature
Building	SS = Sewer Service	PT = Point of Tangent	RTW = Retaining Wall
Building / Structure Overhang	SMH = Sewer Manhole	TA = Top of Asphalt	TBC = Top Back of Curb
Edge of Asphalt	SCO = Sewer Cleanout	THRESH = Threshold	TP = Top of Pavers
Concrete Sidewalk	Sand & Grease Trap		
Boardwalk	CB = Catch Basin		
Pavers	DWELL = Dry Well		
Concrete Wheel Stop	WS = Water Service		
CT = Conifer Tree	WMH = Water Manhole		
DT = Deciduous Tree	WV = Water Valve		
SGN = Sign	KCW = 8" Ketchum City Water Line (8")		
B-Rack = Bike Rack	KSW = 8" Ketchum Spring Line (8")		
GM = Gas Main	KSW = 4" Ketchum Spring Line (4")		
GMTR = Gas Meter	CW = Crosswalk		

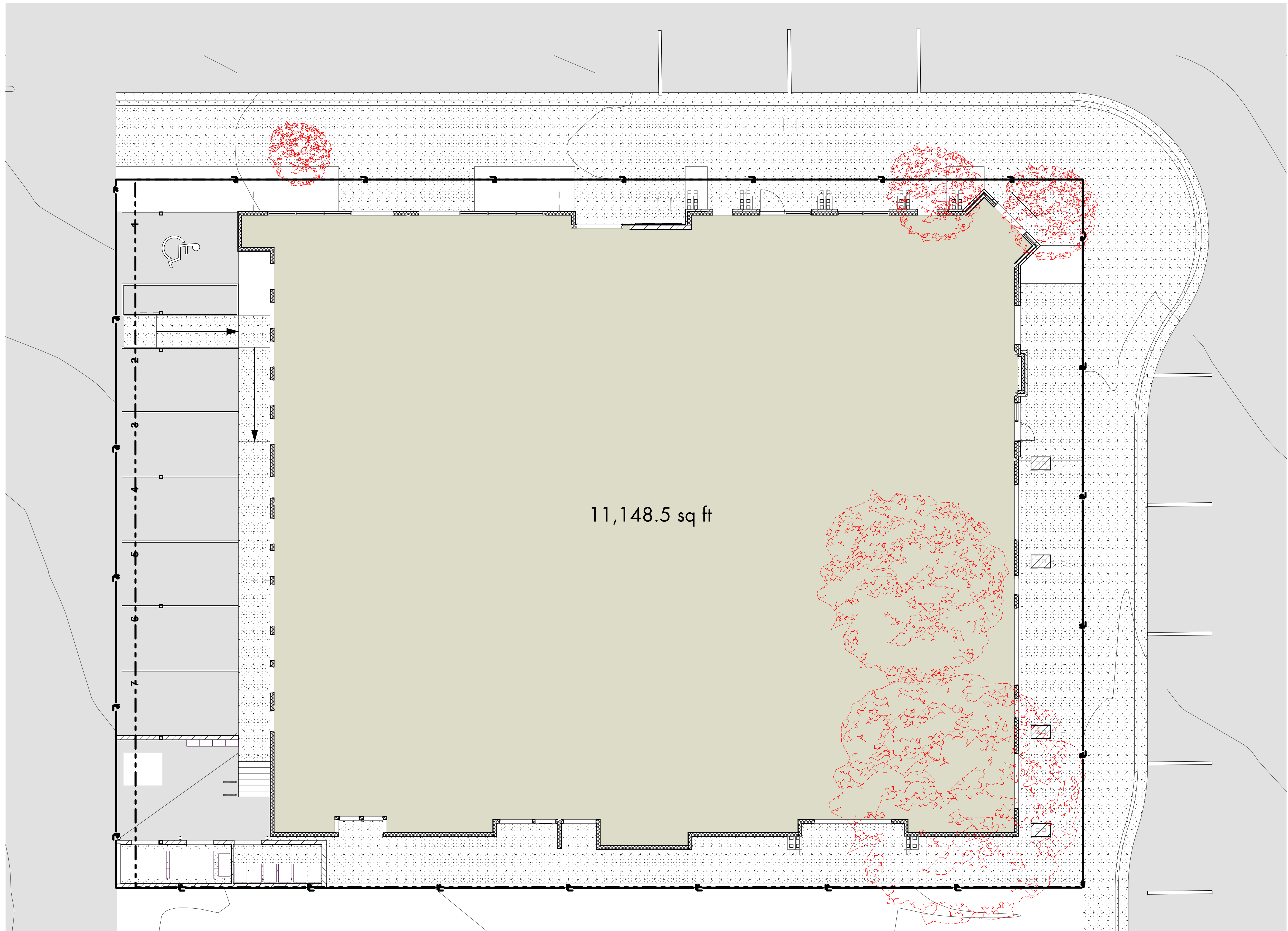


PURPOSE: ISSUE FOR DESIGN REVIEW (06/06/2020)

NO.	DATE	BY	REVISIONS

NOTES AND DETAIL SHEET
4TH AND WALNUT
 LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR WALNUT & FOURTH LLC

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



11,148.5 sq ft



305 1st STREET,
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8/4/20

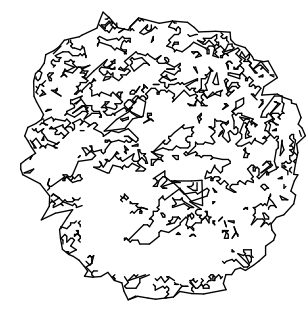
DEMOLITION LANDSCAPING PLAN

8/4/20

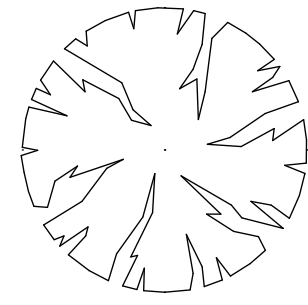
4th & Walnut Ave.
Commercial Development

Design Review August 11th 2020

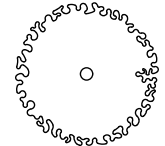
L-1



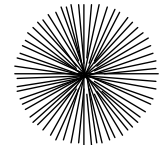
ARMSTRONG MAPLE, ACER x FREEMANII "ARMSTRONG"
15-20 x 40-50 MATURE



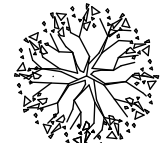
TANNENBAUM PINE, PINUS MUGHO "TANNENBAUM"
8-10 x 12-15 MATURE



PERENNIALS AND GRASSES
1 GAL @ 12"-18" O.C.



AUTUMN MOOR GRASS



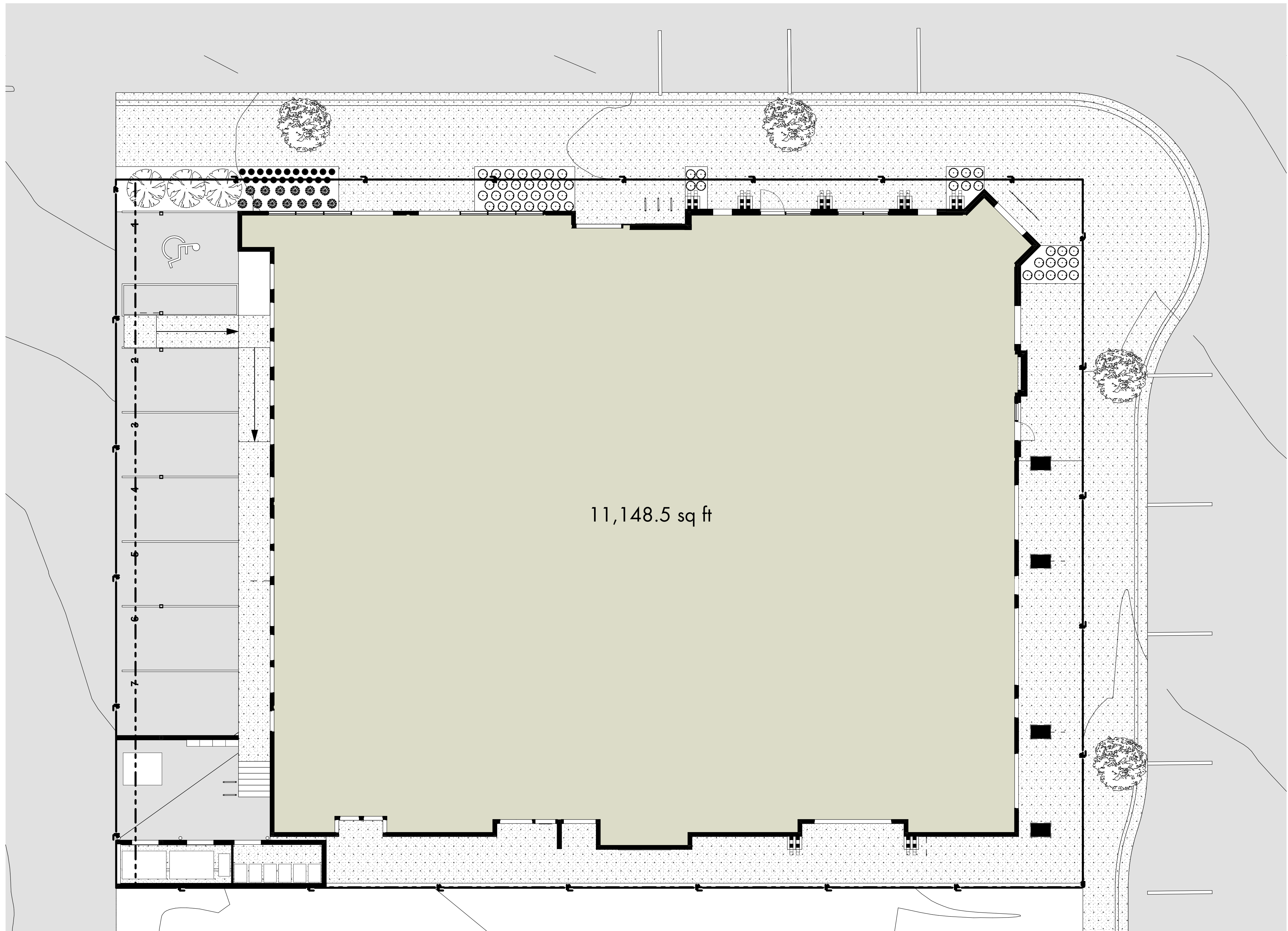
TOR BIRCHLEAF SPIREA, SPIRAEA BETULIFOLIA "TOR"



2 Mugho Tannenbaum
SCALE: 1:1.39



1 Armstrong Maple
SCALE: 1:1.19



RESIN
ARCHITECTURE

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LANDSCAPING PLAN

8/4/20

4th & Walnut Ave.
Commercial Development

Design Review August 11th 2020

L-2

Perennials (1 gal. @ 12"-18")

- *Alchillea millefolium* – Yarrow ‘Terracotta’
- *Geum* – Avens ‘Mai Tai’
- *Nepeta musinii* – Catmint ‘Blue Wonder’
- *Penstemon digitalis* – Penstemon ‘Dark Towers’
- *Salvia nemerosa* - ‘Ave Maria’
- *Salvia nemerosa* - ‘Caradonna’
- *Sedum telephium* - ‘Knight Rider’
- *Sedum telephium* - ‘Matrona’
- *Veronica longifolia* - ‘First Lady’



12 Veronica Longifolia First Lady
NOT TO SCALE



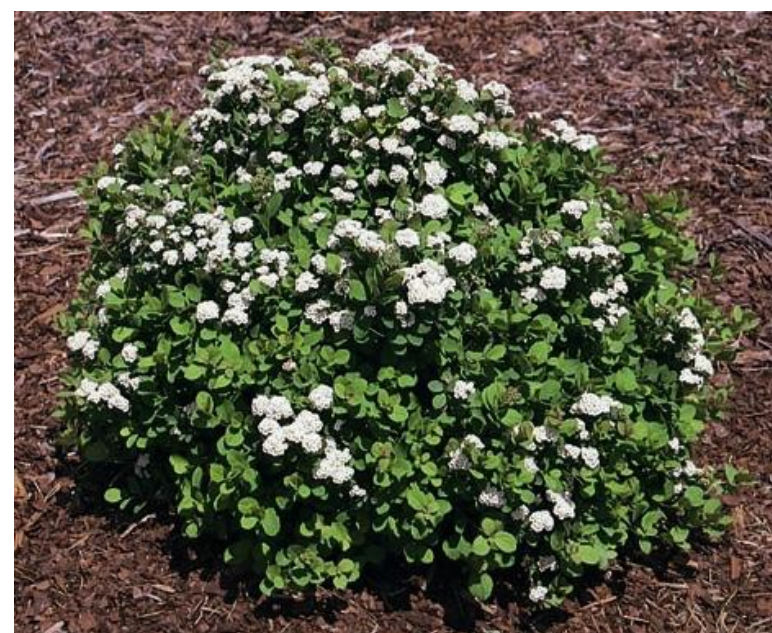
11 Yarrow Terracotta
NOT TO SCALE



10 Avens Mai Tai
NOT TO SCALE

Ornamental Grasses (1 gal.) - 40

- *Calamagrostis acutiflora* – Feather Reed Grass ‘Avalanche’
- *Sesleria autumnalis* - Autumn Moor Grass w



6 Tor Birchleaf Spirea
SCALE: 1:1.63



5 Autumn Moor Grass
NOT TO SCALE



4 Feather Reed grass Avalanche
NOT TO SCALE



9 Penstemon Dark Towers
NOT TO SCALE



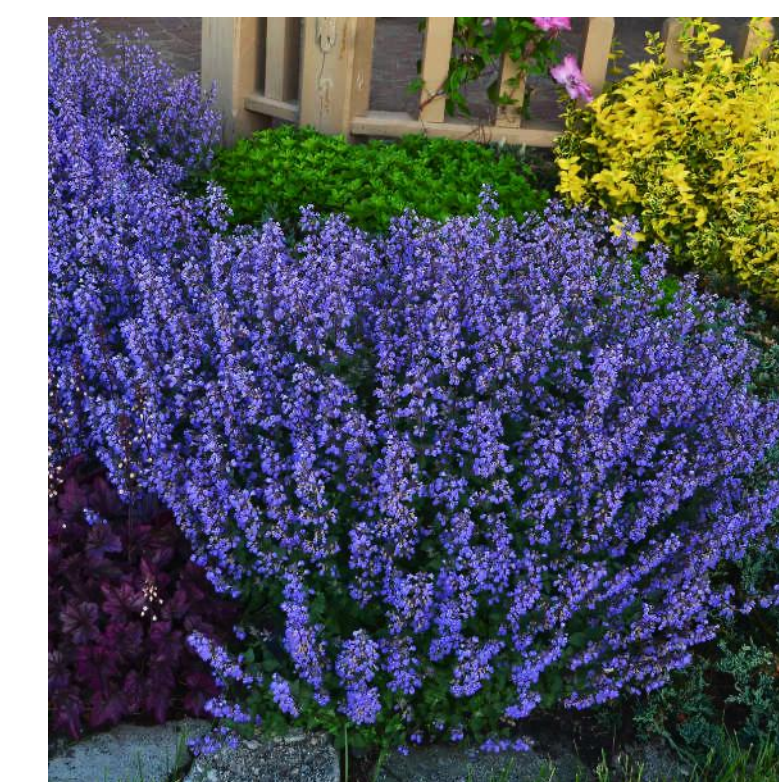
8 Sedum Telephium Knight Rider
NOT TO SCALE



7 Salvia Nemerosa Caradonna
NOT TO SCALE



3 Sedum Telephium Matrona
NOT TO SCALE



2 Catmint Blue Wonder
NOT TO SCALE



1 Salvia Nemerosa Ave Maria
NOT TO SCALE



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LANDSCAPING PLANTS

8/4/20

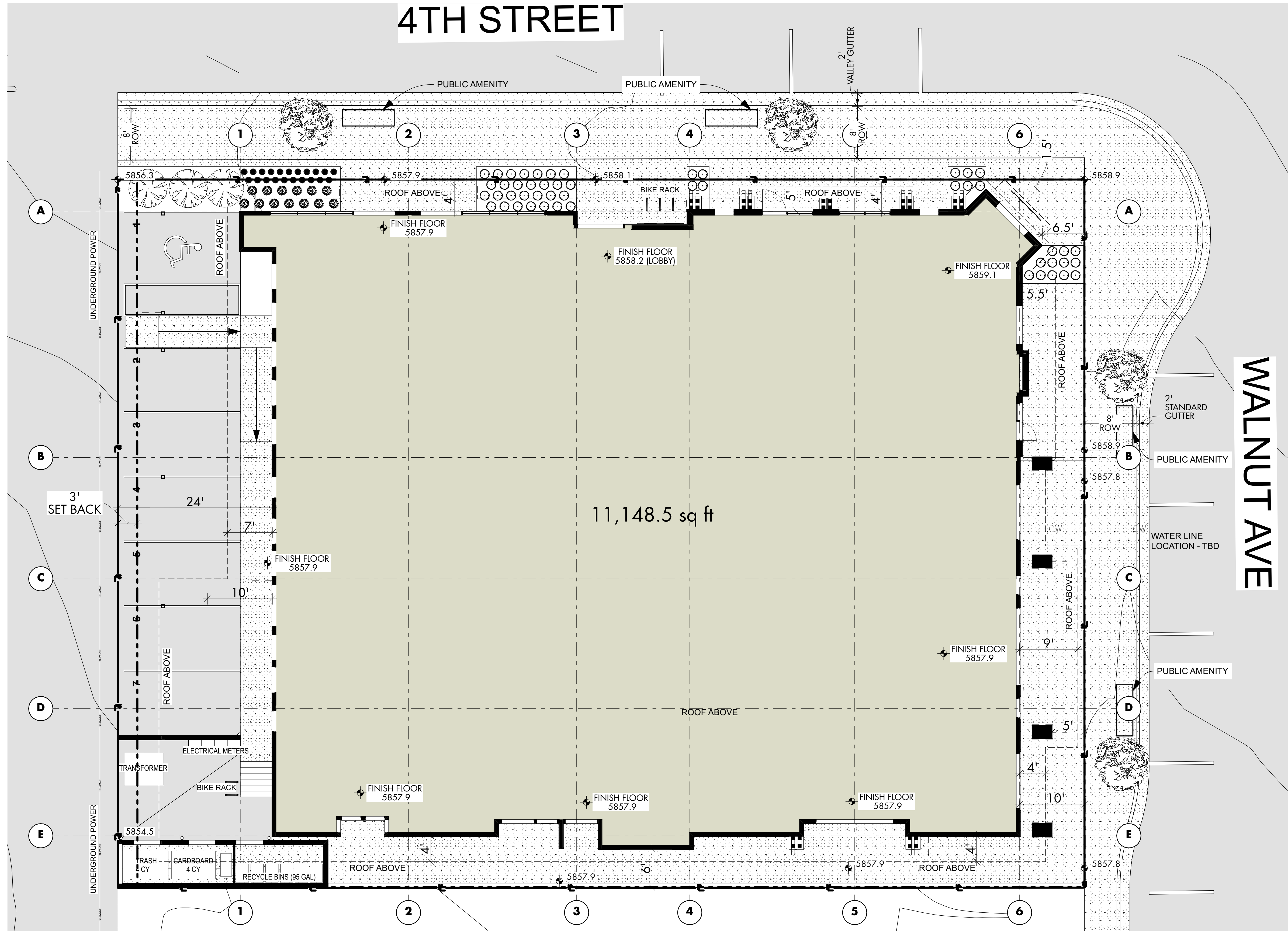
4th & Walnut Ave.
Commercial Development

Design Review August 11th 2020

L-3

ARCH SITE GENERAL NOTES

- A. ALL SIDE WALKS AND RIGHT OF WAY SHALL COMPLY WITH KMC 17.96.060.H.4 "4. In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed."
- B. PUBLIC AMENITIES COMPLYING WITH KMC 17.96.060.J "1. Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches, other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. all public amenities shall receive approval from the Public Works Department prior to design review approval from the commission." PUBLIC AMENITIES IN THE FORM OF BENCHES, TRASH RECEPTACLES AND/OR ART ARE ANTICIPATED AS PART OF THIS PROJECT. FINAL LOCATION AND DESIGN WILL BE COORDINATED WITH PUBLIC WORKS AND PLANNING DEPARTMENTS PRIOR TO PERMITTING.



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ARCHITECTURAL SITE PLAN

8/4/20

4th & Walnut Ave.
Commercial Development

Design Review August 11th 2020 AS-101



1 ARCHITECTURAL SITE VICINITY
SCALE: 1:288

ARCHITECTURAL VICINITY MAP

8/4/20

4th & Walnut Ave.
Commercial Development

Design Review August 11th 2020 AS-102

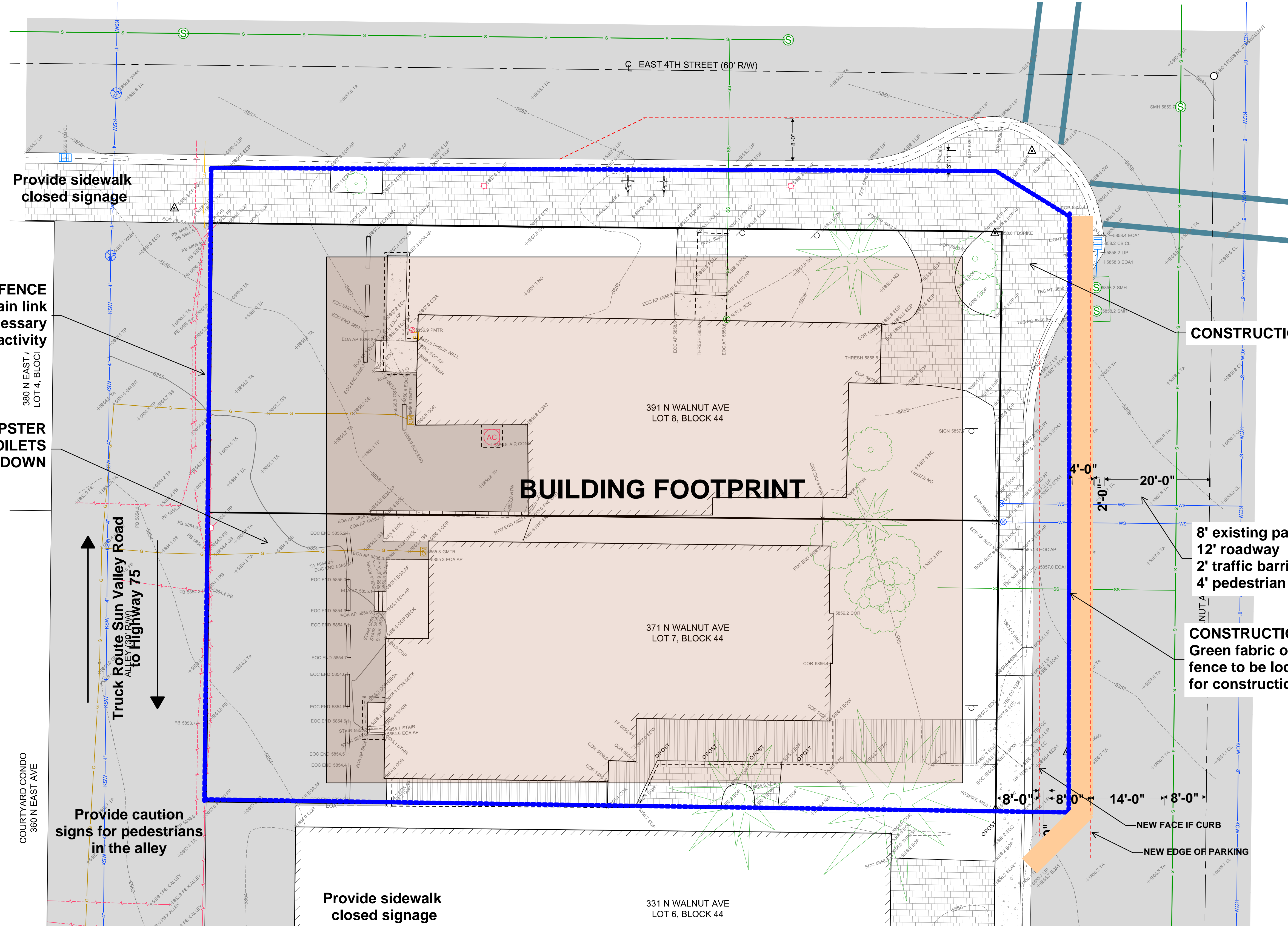


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CONSTRUCTION FENCE
Green fabric over 6' chain link fence to be located as necessary for construction activity

**DUMPSTER
CHEMICAL TOILETS
MATERIAL LAYDOWN**

380 N EAST /
LOT 4, BLOCK 1

Provide caution signs for pedestrians in the alley

Provide sidewalk closed signage

BUILDING FOOTPRINT

391 N WALNUT AVE
LOT 8, BLOCK 44

371 N WALNUT AVE
LOT 7, BLOCK 44

331 N WALNUT AVE
LOT 6, BLOCK 44

CONSTRUCTION OFFICE

8' existing parking
12' roadway
2' traffic barrier
4' pedestrian walkway

CONSTRUCTION FENCE
Green fabric over 6' chain link fence to be located as necessary for construction activity

- Contractor Parking will be provided
1. Onsite
 2. Public parking lot at the east end of 4th Street
 3. Public parking lot on Washington Street with shuttle

CONSTRUCTION MANAGEMENT PLAN

8/4/20

4th & Walnut Ave.

Commercial Development

Design Review August 11th 2020

AS-103



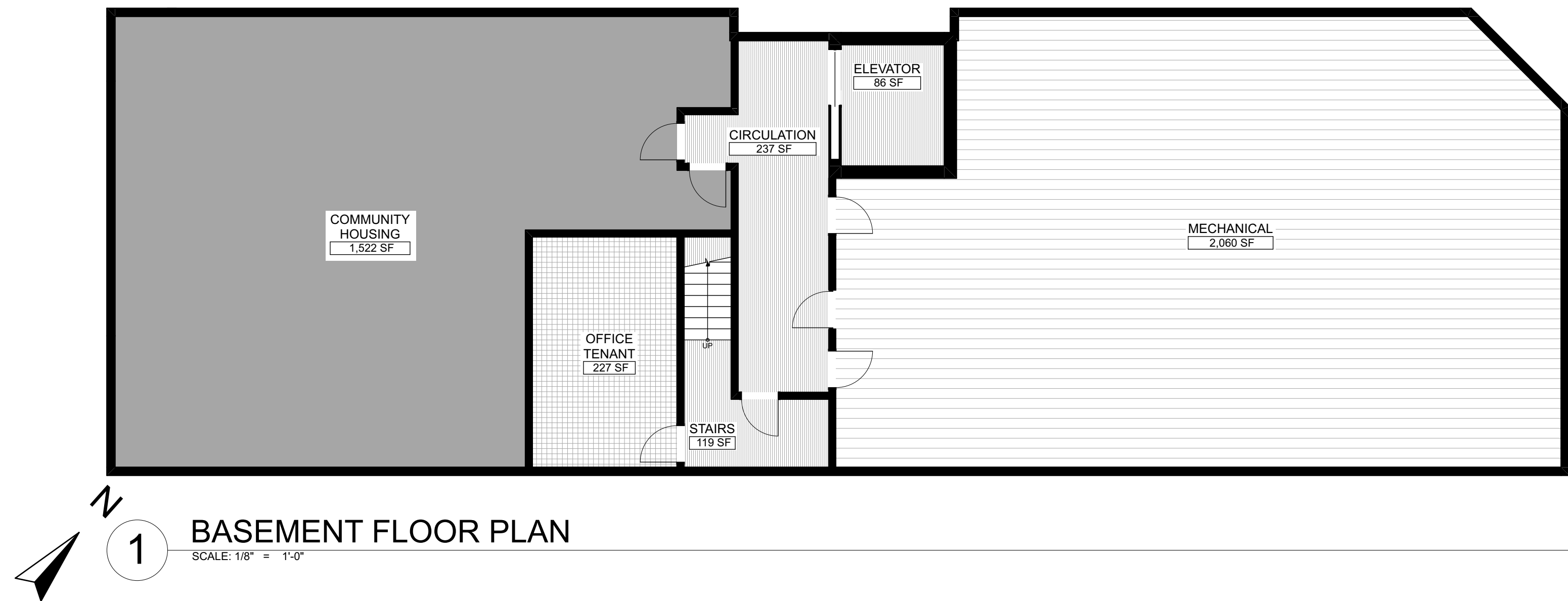
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Date original documents signed:
8/4/20

Design Review - Gross Square Footage			
Category	Level	Zone	Gross Square Footage
Assembly			
	SECOND FLOOR	BALCONY	807.02
			807.02 sq ft
Circulation			
	BASEMENT	CIRCULATION	276.06
	BASEMENT	ELEVATOR	120.00
	BASEMENT	STAIRS	150.45
	FIRST FLOOR	CIRCULATION	542.31
	FIRST FLOOR	ELEVATOR	120.12
	FIRST FLOOR	STAIRS	195.82
	SECOND FLOOR	CIRCULATION	1,060.44
	SECOND FLOOR	ELEVATOR	124.57
	SECOND FLOOR	STAIRS	214.79
			2,804.56 sq ft
Community Housing			
	BASEMENT	COMMUNITY HOUSING	1,625.14
			1,625.14 sq ft
Food Service			
	FIRST FLOOR	FOOD SERVICE	2,914.49
			2,914.49 sq ft
Office			
	BASEMENT	OFFICE TENANT	243.61
	SECOND FLOOR	OFFICE TENANT	3,974.19
			4,217.80 sq ft
Residential			
	FIRST FLOOR	RESIDENTIAL	1,085.12
	SECOND FLOOR	RESIDENTIAL A	1,845.38
	SECOND FLOOR	RESIDENTIAL B	1,994.78
			4,925.28 sq ft
Retail			
	FIRST FLOOR	RETAIL	6,338.40
			6,338.40 sq ft
Storage & Mechanical			
	BASEMENT	MECHANICAL	2,157.06
			2,157.06 sq ft
			25,789.75 sq ft

Design Review - Net Square Footage			
Category	Level	Zone	Net Square Footage
Assembly			
	SECOND FLOOR	BALCONY	745.30
			745.30 sq ft
Circulation			
	BASEMENT	CIRCULATION	236.79
	BASEMENT	ELEVATOR	86.33
	BASEMENT	STAIRS	119.13
	FIRST FLOOR	CIRCULATION	485.54
	FIRST FLOOR	ELEVATOR	92.53
	FIRST FLOOR	STAIRS	160.51
	SECOND FLOOR	CIRCULATION	943.60
	SECOND FLOOR	ELEVATOR	92.53
	SECOND FLOOR	STAIRS	186.24
			2,403.20 sq ft
Community Housing			
	BASEMENT	COMMUNITY HOUSING	1,521.78
			1,521.78 sq ft
Food Service			
	FIRST FLOOR	FOOD SERVICE	2,783.72
			2,783.72 sq ft
Office			
	BASEMENT	OFFICE TENANT	226.69
	SECOND FLOOR	OFFICE TENANT	3,867.44
			4,094.13 sq ft
Residential			
	FIRST FLOOR	RESIDENTIAL	1,020.42
	SECOND FLOOR	RESIDENTIAL A	1,772.70
	SECOND FLOOR	RESIDENTIAL B	1,927.91
			4,721.03 sq ft
Retail			
	FIRST FLOOR	RETAIL	6,145.23
			6,145.23 sq ft
Storage & Mechanical			
	BASEMENT	MECHANICAL	2,060.06
			2,060.06 sq ft
			24,474.45 sq ft



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BASEMENT FLOOR PLAN

8/4/20

4th & Walnut Ave.

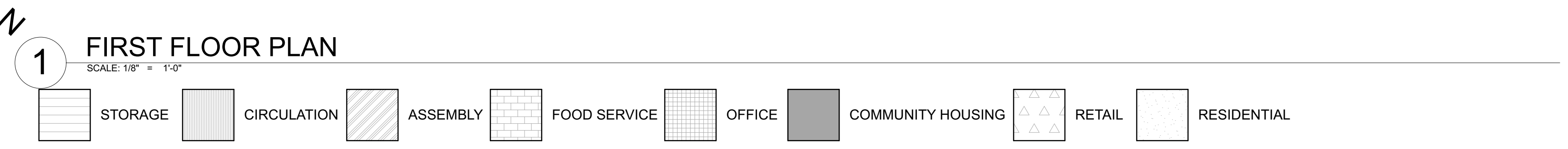
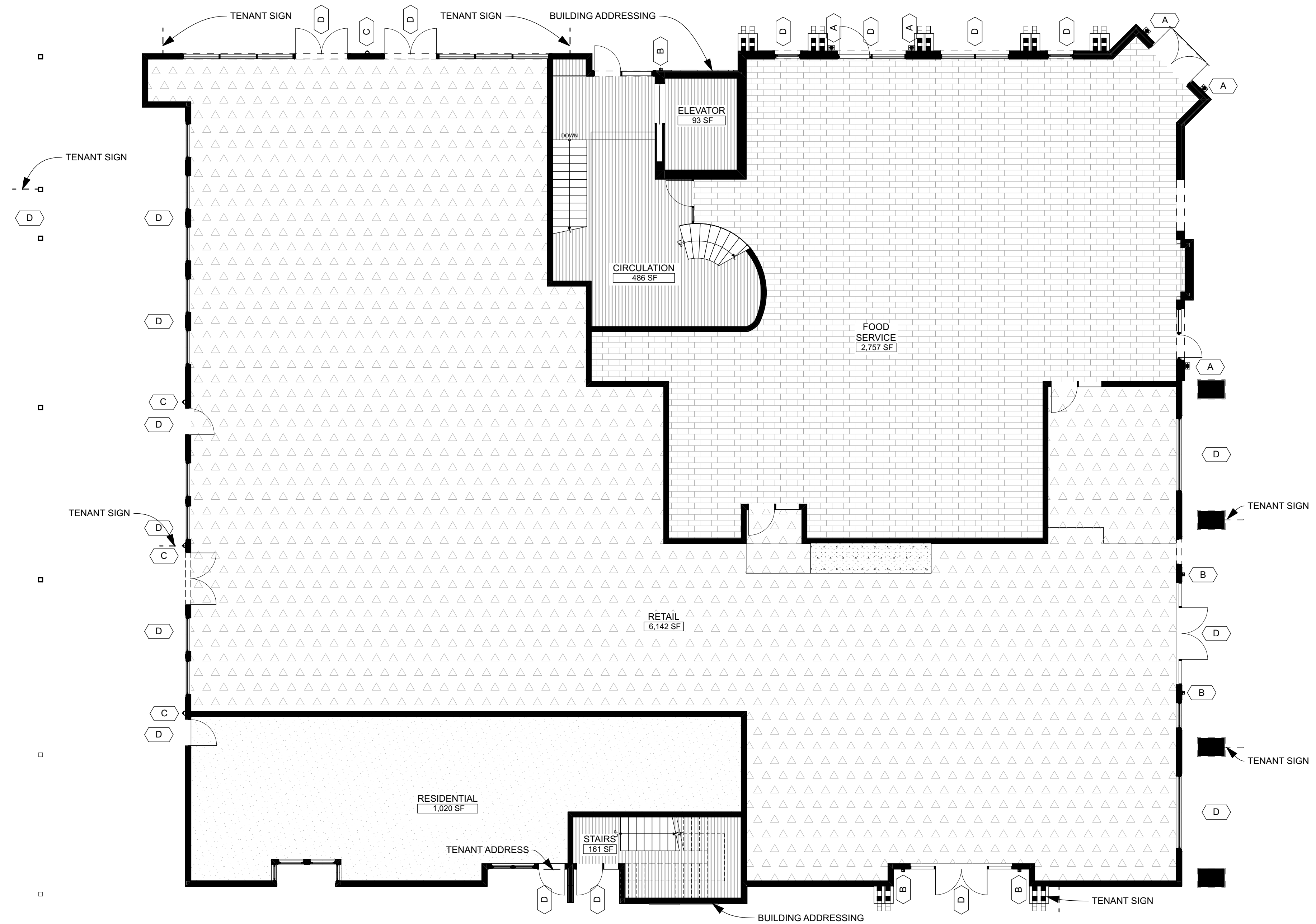
Commercial Development

Design Review August 11th 2020

A-100

Design Review - Gross Square Footage			
Category	Level	Zone	Gross Square Footage
Assembly			
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			807.02 sq ft
Circulation			
BASEMENT	CIRCULATION		276.06
BASEMENT	ELEVATOR		120.00
BASEMENT	STAIRS		150.45
FIRST FLOOR	CIRCULATION		542.31
FIRST FLOOR	ELEVATOR		120.12
FIRST FLOOR	STAIRS		195.82
SECOND FLOOR	CIRCULATION		1,060.44
SECOND FLOOR	ELEVATOR		124.57
SECOND FLOOR	STAIRS		214.79
			2,804.56 sq ft
Community Housing			
BASEMENT	COMMUNITY HOUSING		1,625.14
			1,625.14 sq ft
Food Service			
FIRST FLOOR	FOOD SERVICE		2,914.49
			2,914.49 sq ft
Office			
BASEMENT	OFFICE TENANT		243.61
SECOND FLOOR	OFFICE TENANT		3,974.19
			4,217.80 sq ft
Residential			
FIRST FLOOR	RESIDENTIAL		1,085.12
SECOND FLOOR	RESIDENTIAL A		1,845.38
SECOND FLOOR	RESIDENTIAL B		1,994.78
			4,925.28 sq ft
Retail			
FIRST FLOOR	RETAIL		6,338.40
			6,338.40 sq ft
Storage & Mechanical			
BASEMENT	MECHANICAL		2,157.06
			2,157.06 sq ft
			25,789.75 sq ft

Design Review - Net Square Footage			
Category	Level	Zone	Net Square Footage
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BASEMENT	MECHANICAL		2,060.06
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TYPE A
WALL SCONCE
8'-4" HEIGHT
DARK SKY COMPLIANT
(5 FIXTURES)



TYPE C
WALL SCONCE
6'-6" MOUNTING HEIGHT
DARK SKY COMPLIANT
(8 FIXTURES)



TYPE B
WALL SCONCE
7'-0" MOUNTING HEIGHT
DARK SKY COMPLIANT
(5 FIXTURES)



TYPE D
RECESSED CAN
SOFFIT MOUNTED
DARK SKY COMPLIANT
(30 FIXTURES)



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FIRST FLOOR PLAN

8/4/20

4th & Walnut Ave.
Commercial Development

Design Review August 11th 2020

A-101

Design Review - Gross Square Footage			
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8'-4" HEIGHT
DARK SKY COMPLIANT
(5 FIXTURES)



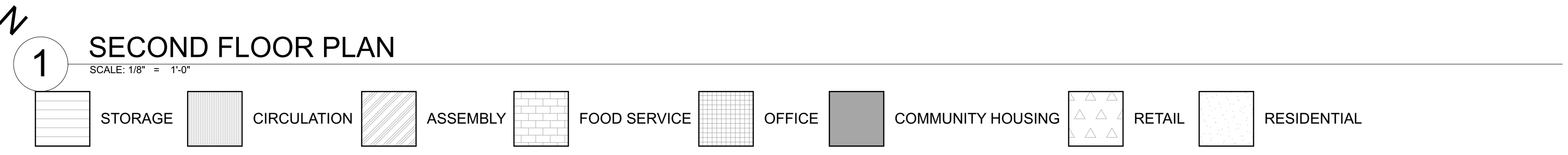
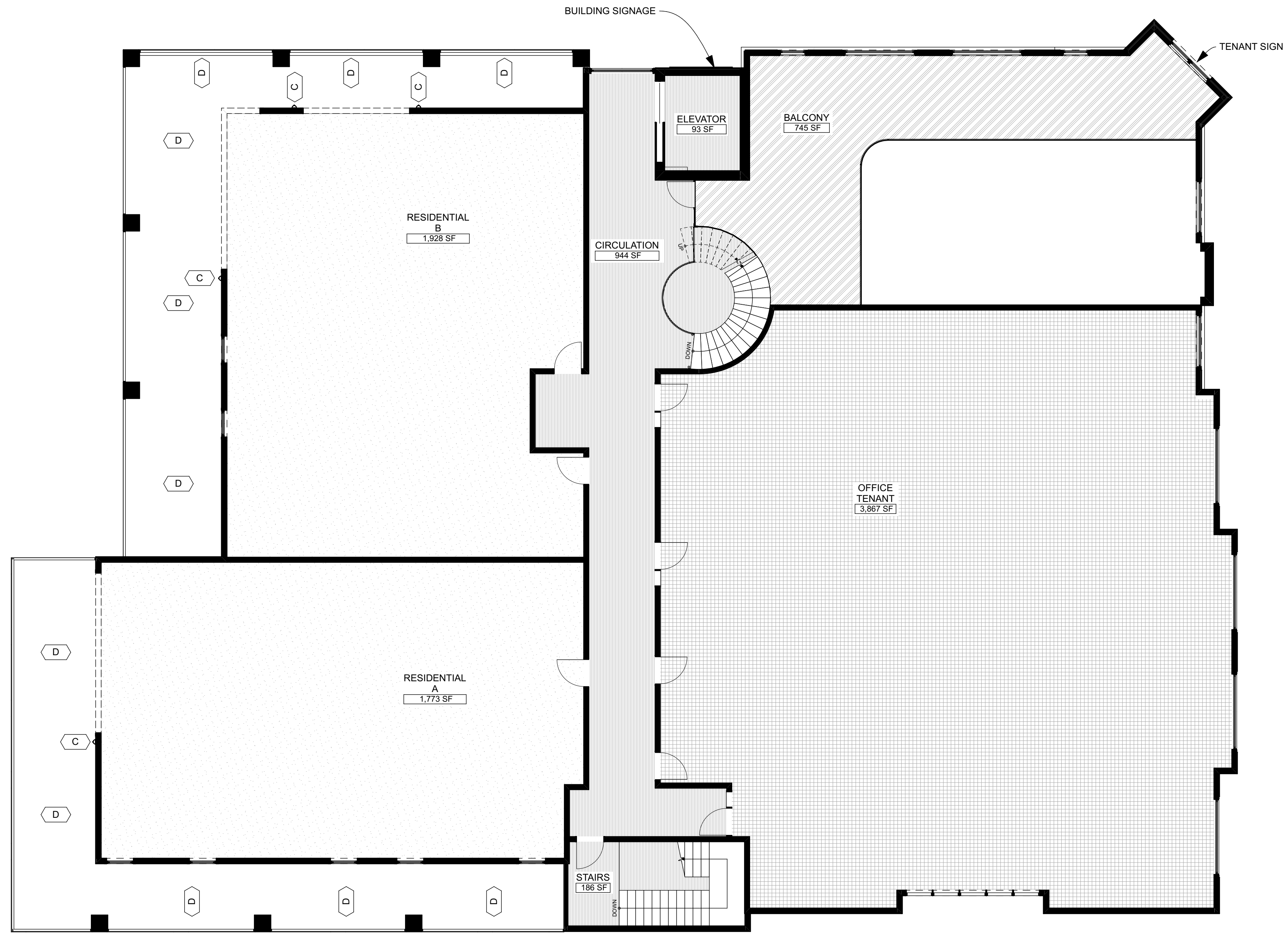
TYPE C
WALL SCONCE
6'-6" MOUNTING HEIGHT
DARK SKY COMPLIANT
(8 FIXTURES)



TYPE B
WALL SCONCE
7'-0" MOUNTING HEIGHT
DARK SKY COMPLIANT
(5 FIXTURES)



TYPE D
RECESSED CAN
SOFFIT MOUNTED
DARK SKY COMPLIANT
(30 FIXTURES)



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SECOND FLOOR PLAN

8/4/20

4th & Walnut Ave.
Commercial Development

Design Review August 11th 2020 **A-102**

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TYPE A
WALL SCONCE
8'-4" HEIGHT
DARK SKY COMPLIANT
(5 FIXTURES)



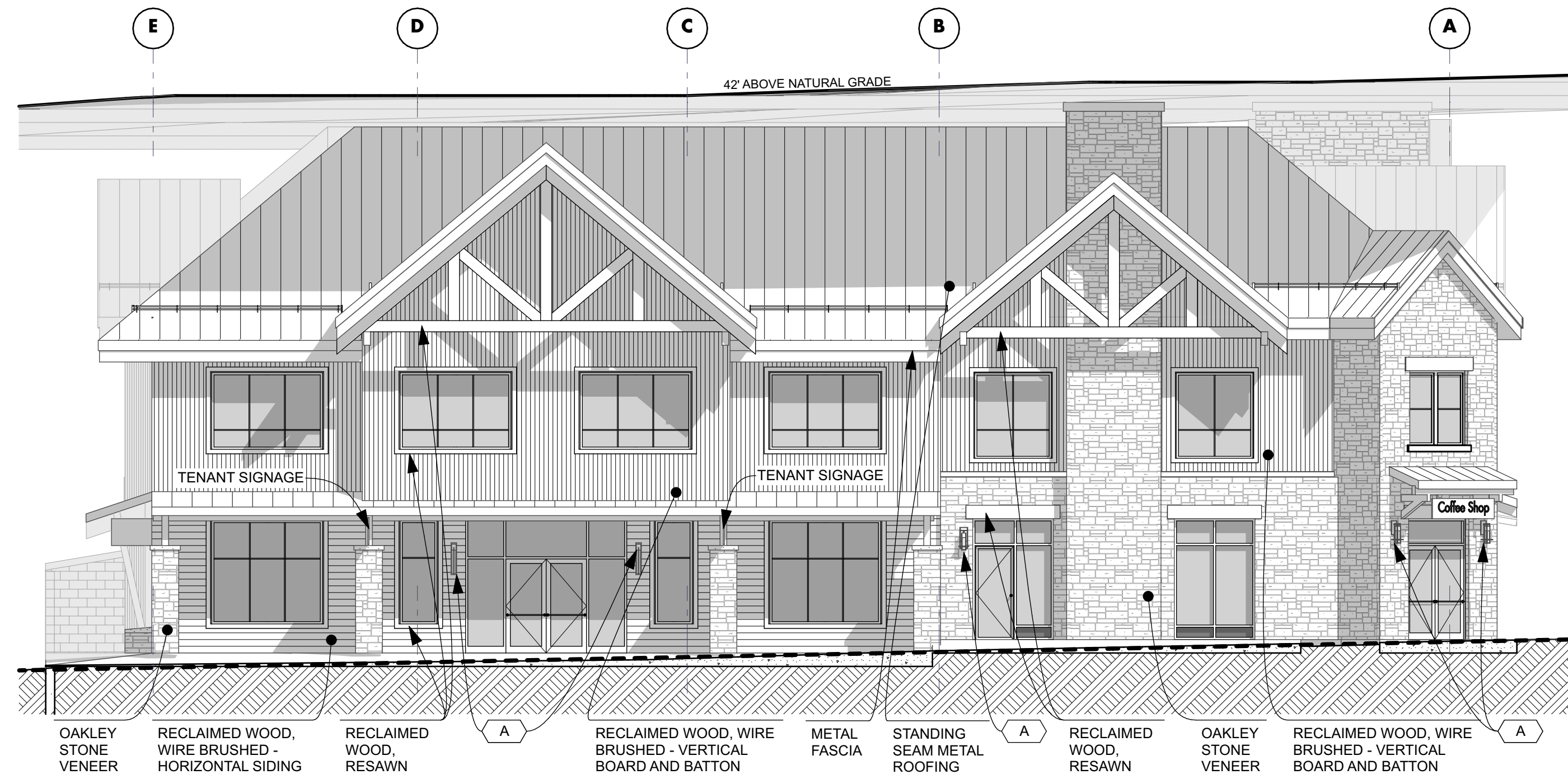
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WALL SCONCE
6'-6" MOUNTING HEIGHT
DARK SKY COMPLIANT
(8 FIXTURES)



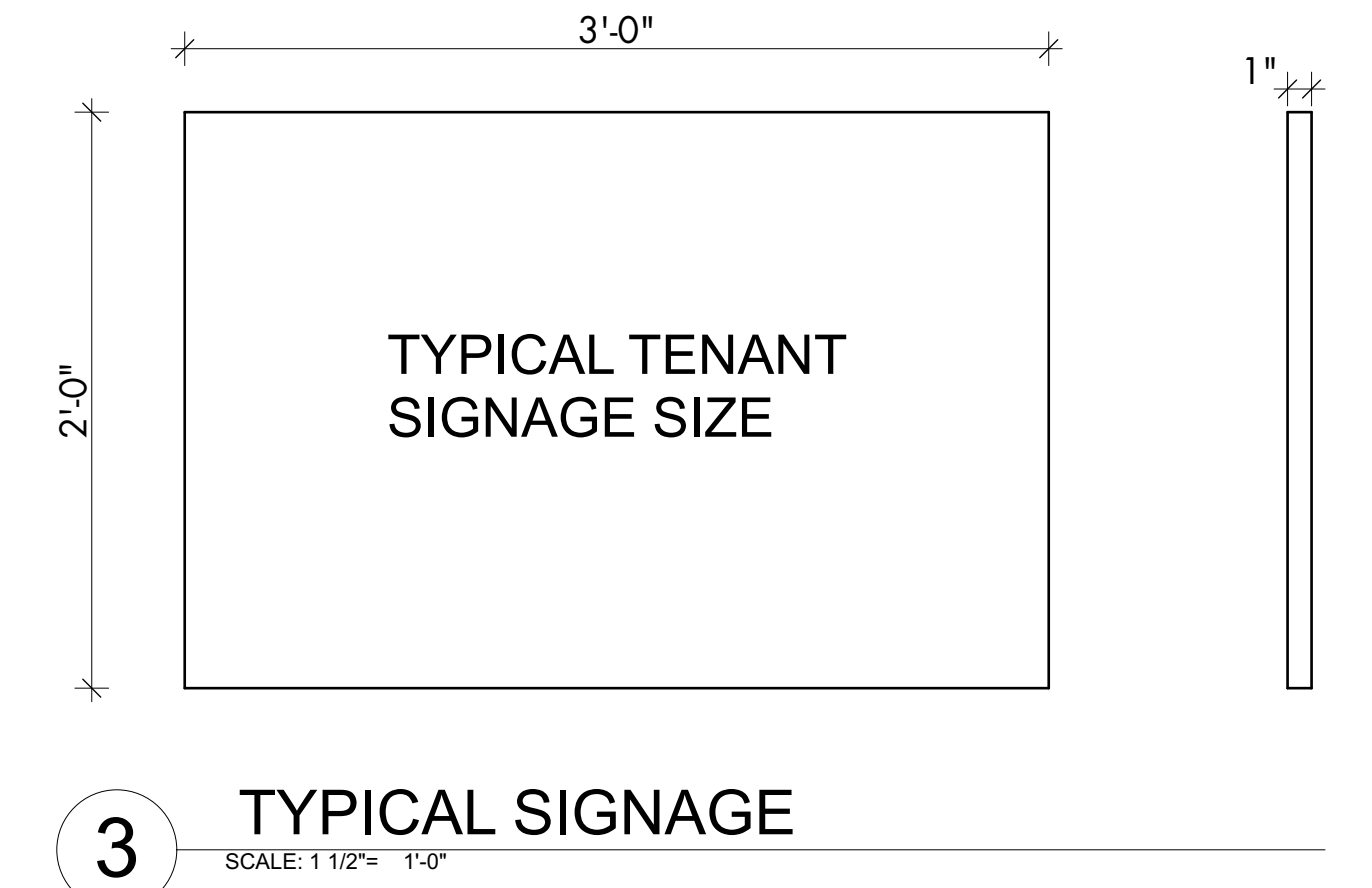
TYPE B
WALL SCONCE
7'-0" MOUNTING HEIGHT
DARK SKY COMPLIANT
(5 FIXTURES)



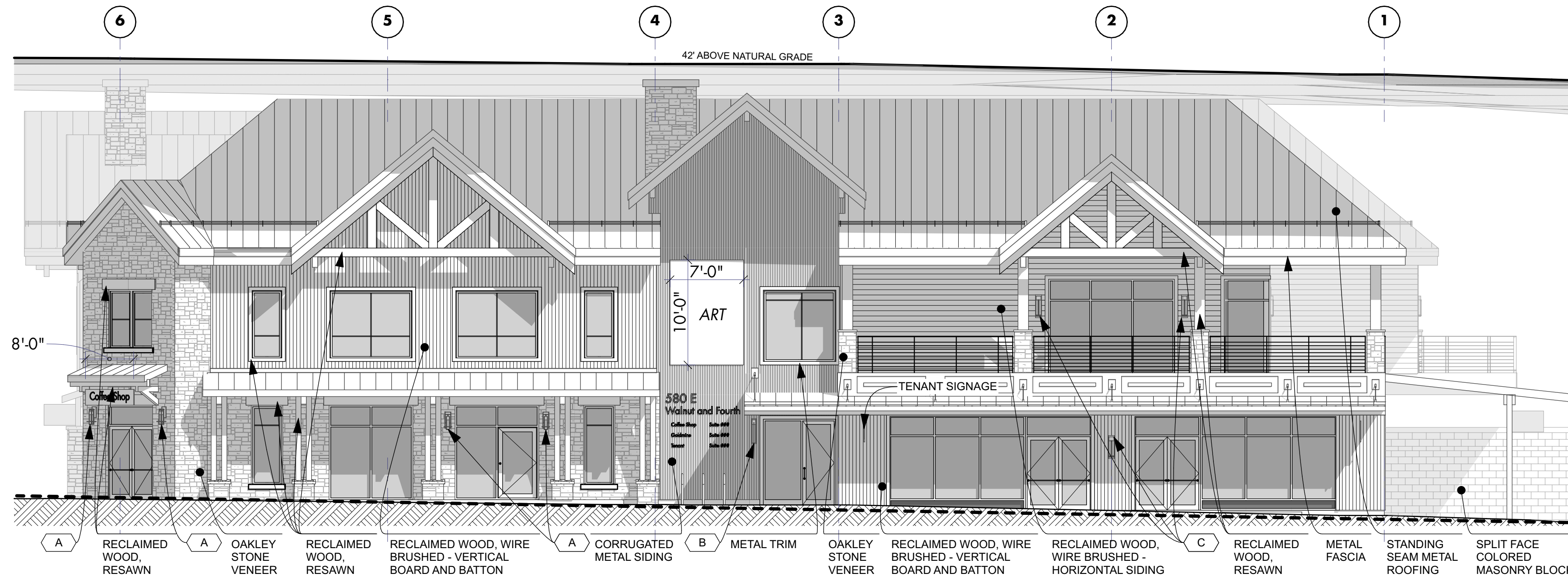
TYPE D
RECESSED CAN
SOFFIT MOUNTED
DARK SKY COMPLIANT
(30 FIXTURES)



2 NE Elevation (Walnut)
SCALE: 1/8" = 1'-0"



3 TYPICAL SIGNAGE
SCALE: 1 1/2" = 1'-0"



1 NW Elevation (4th)
SCALE: 1/8" = 1'-0"



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ELEVATIONS

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4th & Walnut Ave.
Commercial Development

Design Review August 11th 2020

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TYPE A
WALL SCONCE
8'-4" HEIGHT
DARK SKY COMPLIANT
(5 FIXTURES)



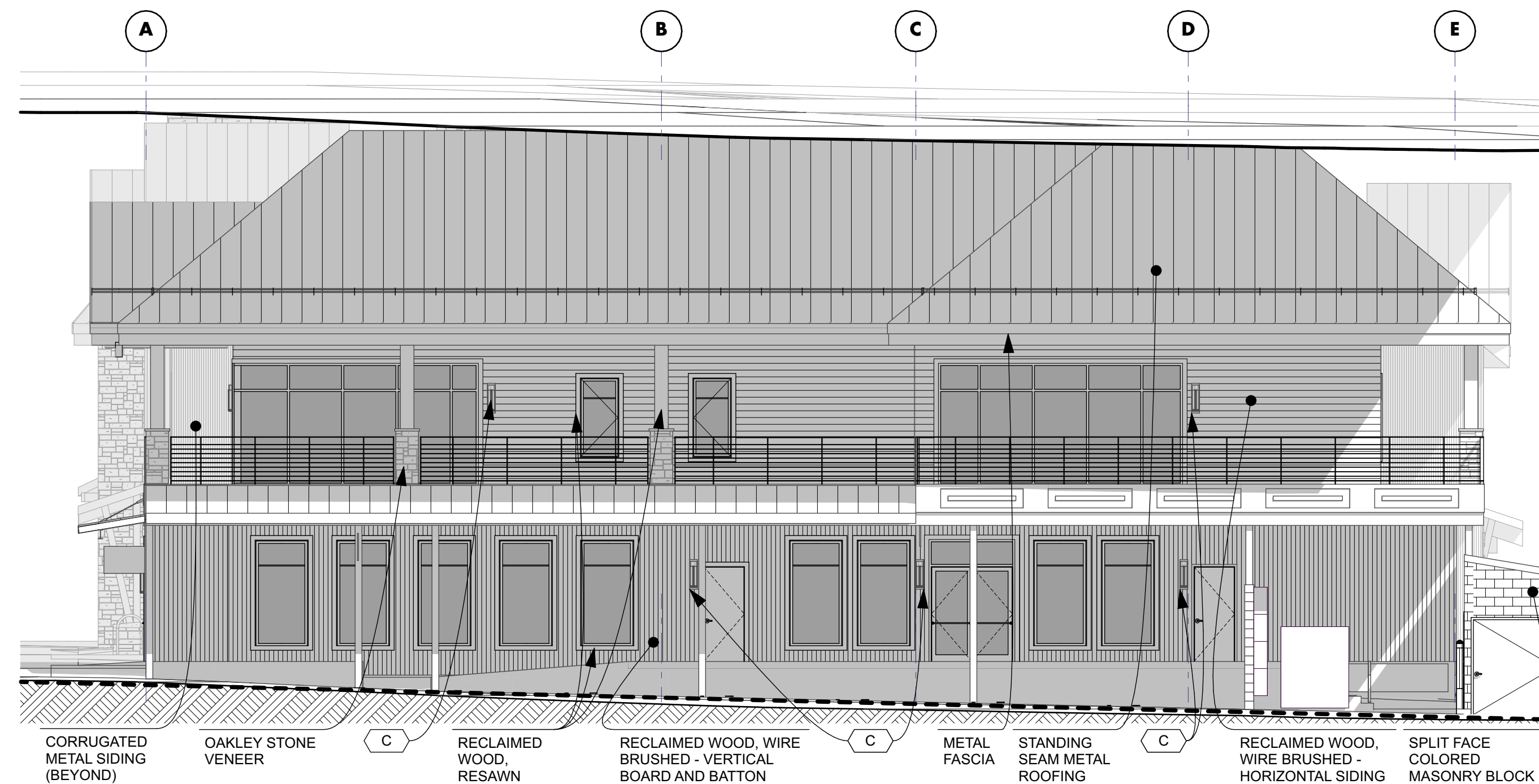
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6'-6" MOUNTING HEIGHT
DARK SKY COMPLIANT
(8 FIXTURES)



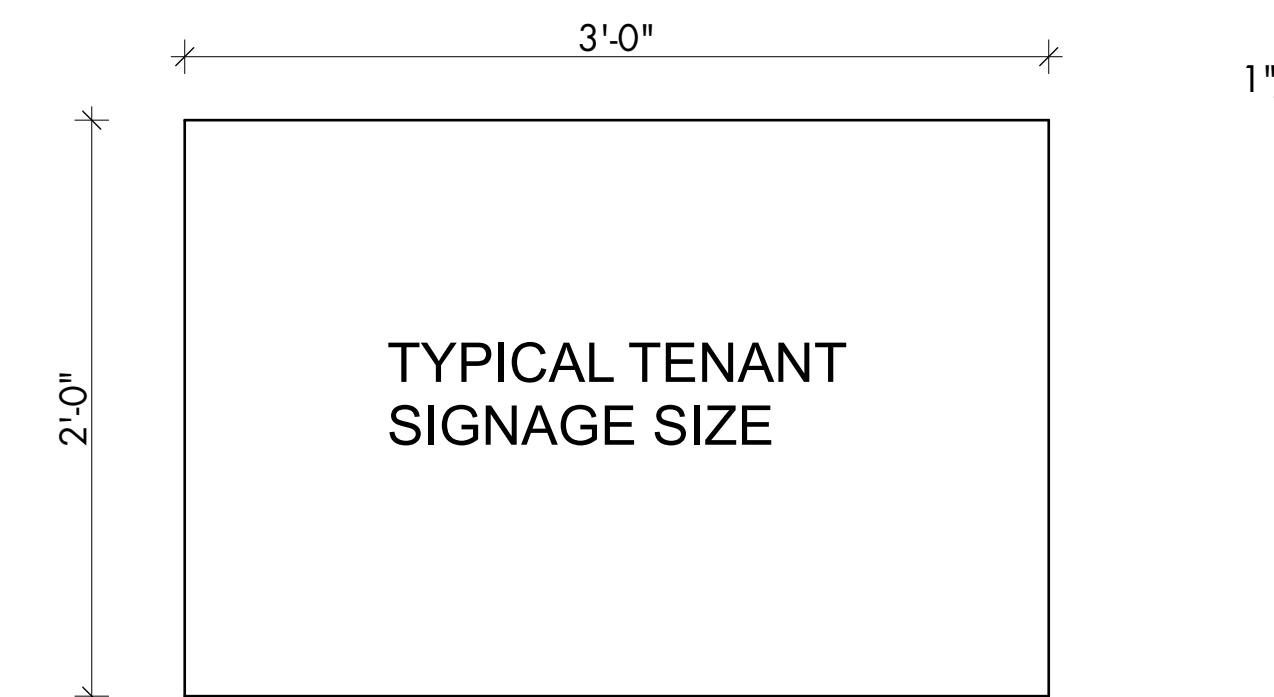
TYPE B
WALL SCONCE
7'-0" MOUNTING HEIGHT
DARK SKY COMPLIANT
(5 FIXTURES)



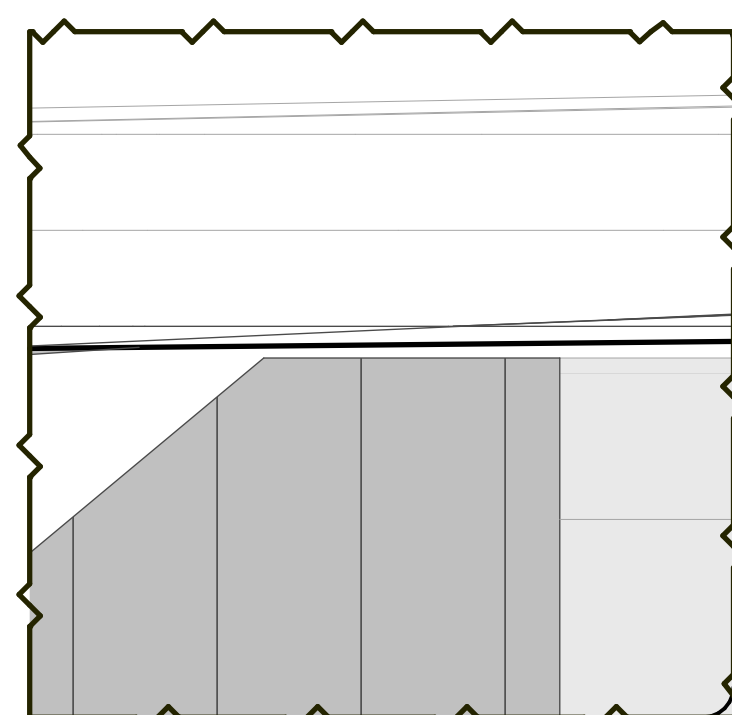
TYPE D
RECESSED CAN
SOFFIT MOUNTED
DARK SKY COMPLIANT
(30 FIXTURES)



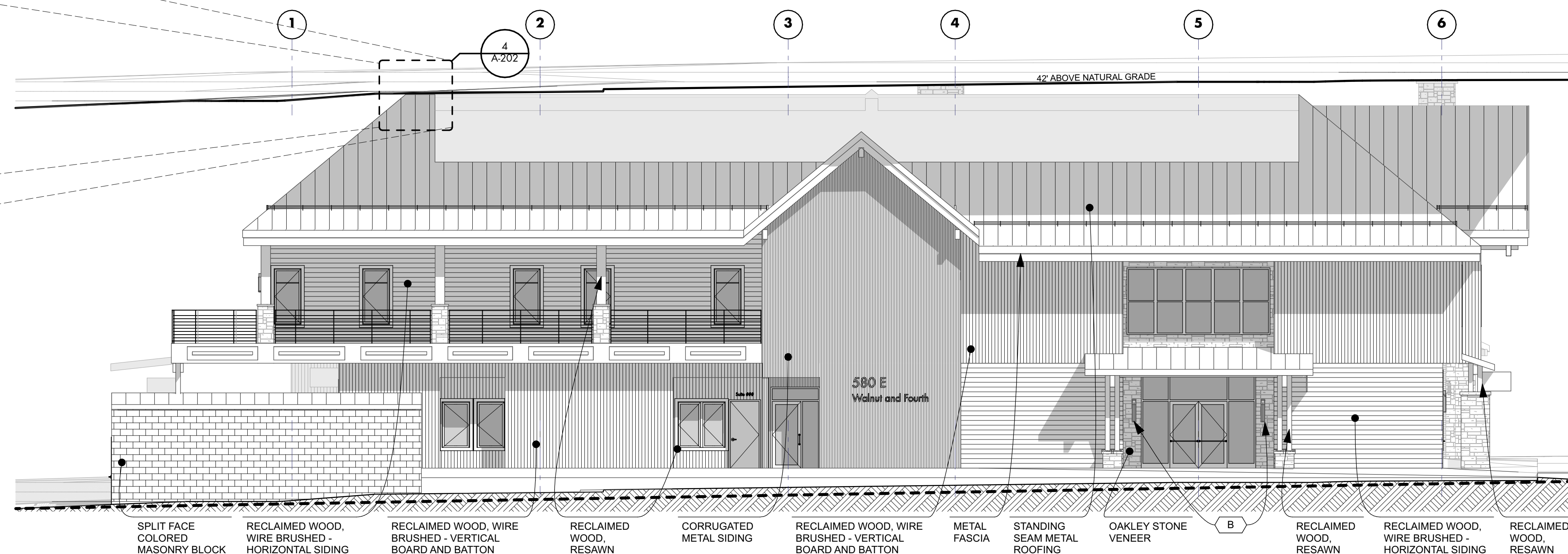
2 SW Elevation (Alley)
SCALE: 1/8" = 1'-0"



3 TYPICAL SIGNAGE
SCALE: 1 1/2" = 1'-0"



4 SE Elevation
SCALE: 1/2" = 1'-0"



1 SE Elevation
SCALE: 1/8" = 1'-0"



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ELEVATIONS

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4th & Walnut Ave.
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A-202



1 WALNUT & 4TH
NOT TO SCALE



2 WALNUT & 4TH
NOT TO SCALE



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RENDERINGS

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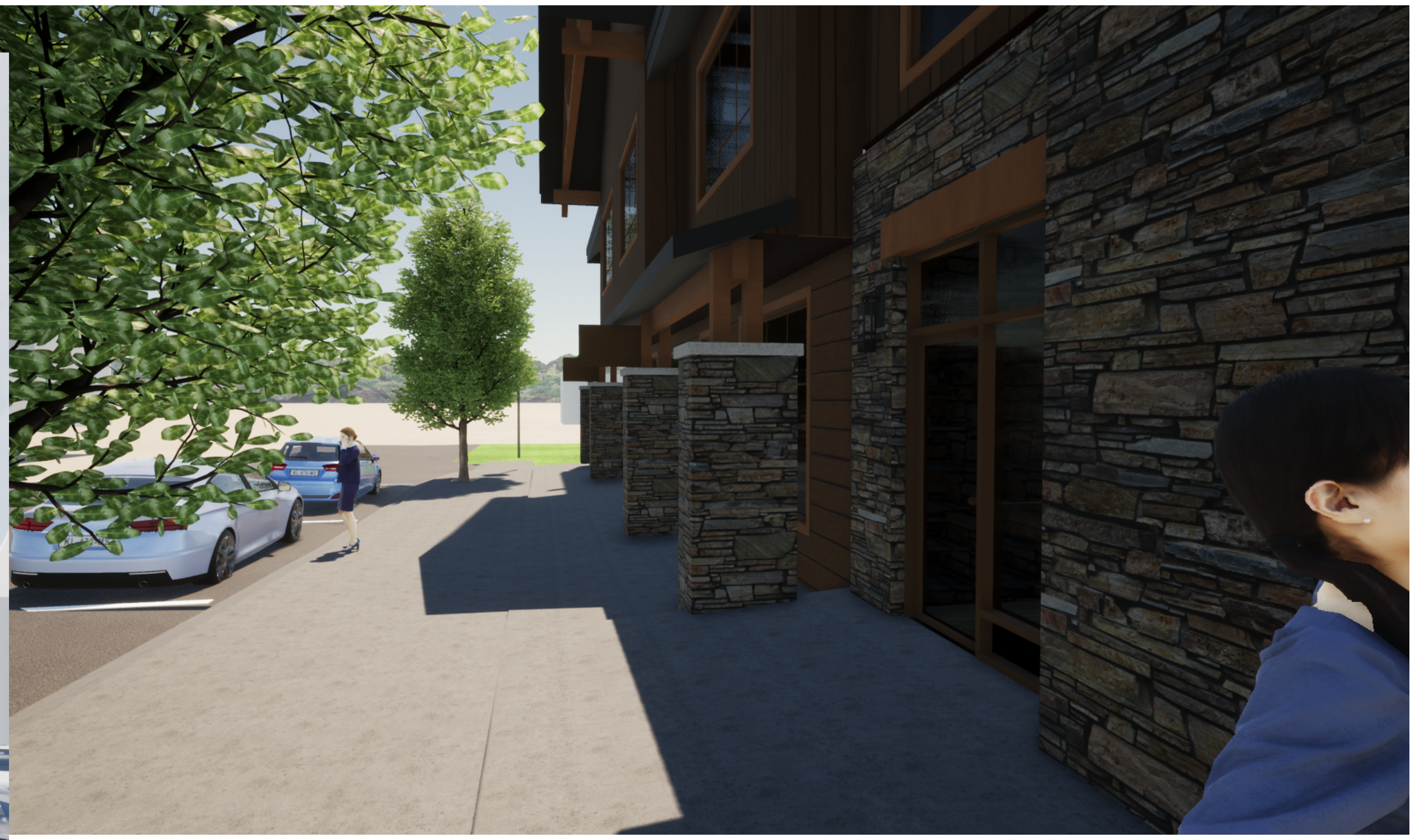
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Design Review August 11th 2020

A-301



2 4TH
NOT TO SCALE



3 WALNUT
NOT TO SCALE



1 4TH
NOT TO SCALE



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RENDERINGS

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A-302



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EXTERIOR MATERIALS

8/4/20

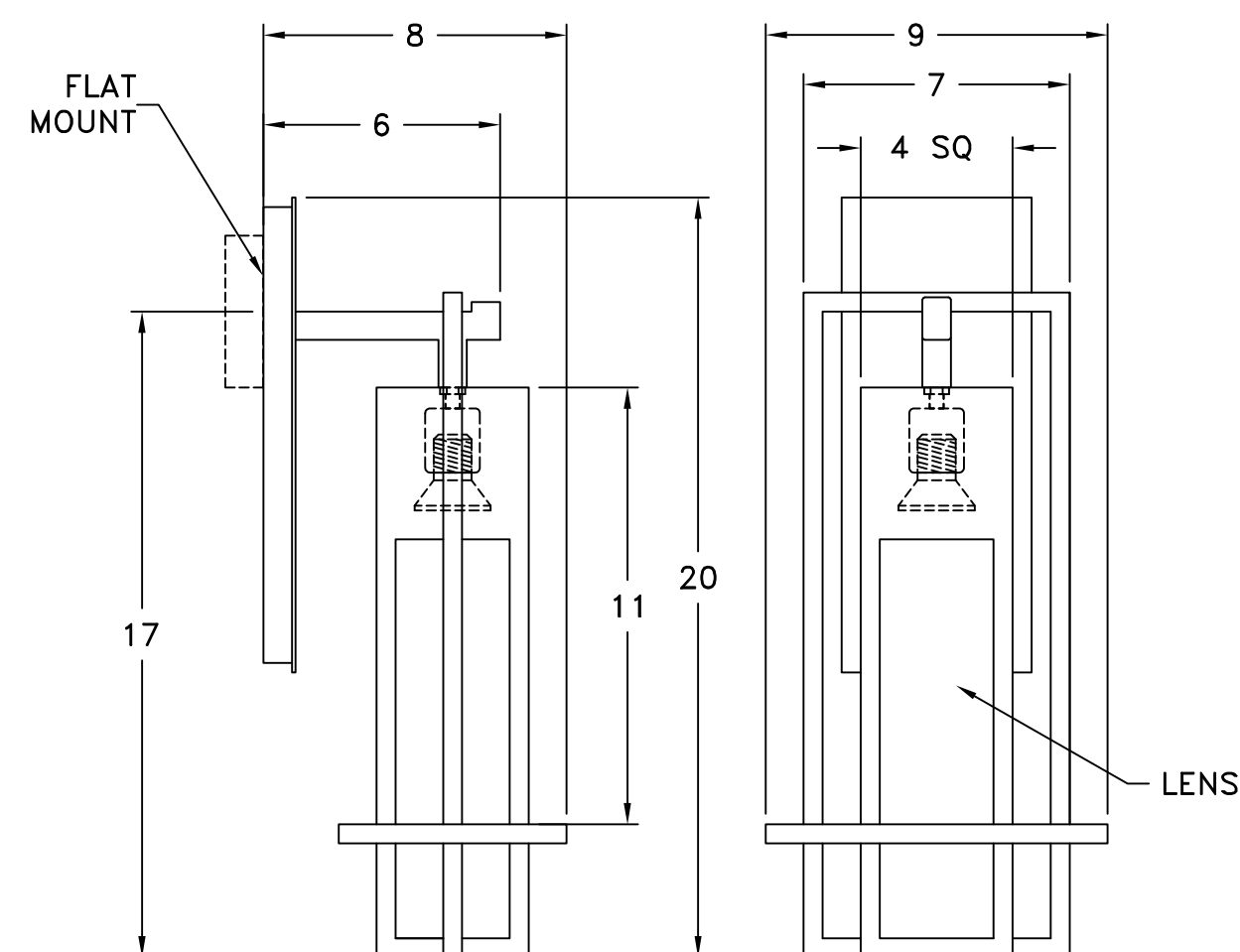
4th & Walnut Ave.
Commercial Development

Design Review August 11th 2020 AF-101

HAMMERTON

CONCEPT

Location: Product #: CU-OD2186-20C-A
Date: 6/25/2020
Concept drawing only. A final specification drawing will be provided after purchase order.



NOTE: FIXTURE IS IDA (DARK SKY) COMPLIANT

Finish: TBD	UL Location: DAMP	Mounting Style
Top Diffuser: CLOSED	Electrical Type: MR-16	<p>CAUTION HARDWARE PACKET "D" MOUNTS DIRECTLY TO J-BOX.</p>
Bottom Diffuser: OPEN	Bulb Qty: 1 Wattage: 35	
	Voltage: 120	

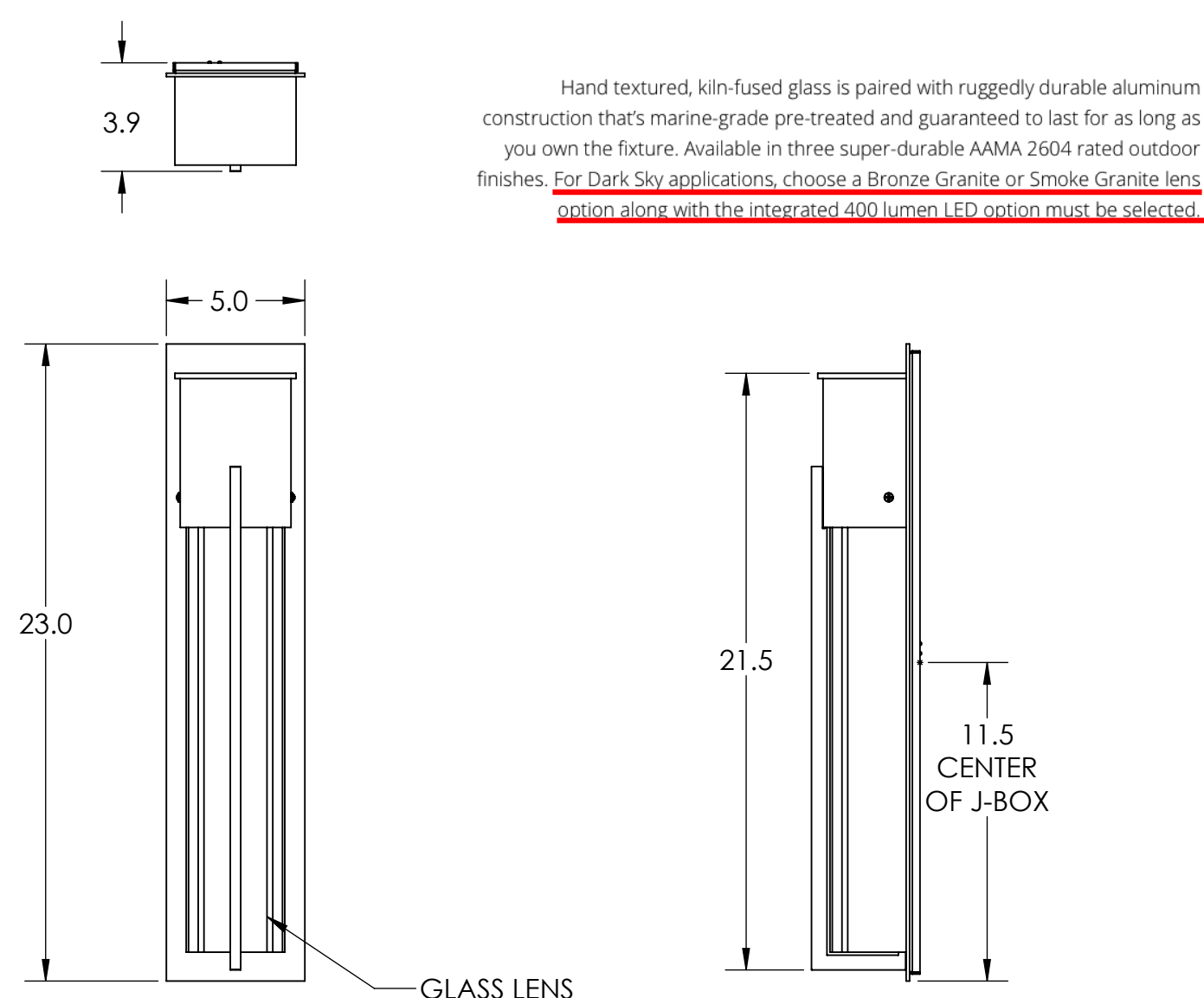
All fixtures created by Hammerton are handcrafted by artisans—dimensions may vary.
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Hammerton.com · 217 Wright Brothers Dr. Salt Lake City, UT 84116 · (801) 973-8095

1 TYPE A
SCALE: 1" = 1'-0"

HAMMERTONSTUDIO™

SPECIFICATION DRAWING

Collection: OUTDOOR Product #: ODB0055-23



Hand textured, kiln-fused glass is paired with ruggedly durable aluminum construction that's marine-grade pre-treated and guaranteed to last for as long as you own the fixture. Available in three super-durable AAMA 2604 rated outdoor finishes. For Dark Sky applications, choose a Bronze Granite or Smoke Granite lens option along with the integrated 400 lumen LED option must be selected.

Bulbs Not Included Visit hammertonstudio.com for product options and specifications. 12/7/2017 (A)

Mounting Packet: U	Electrical Type: HALOGEN/LED RETRO	Mounting Detail
Approximate lbs.: 15	Bulb Qty: 1 Bulb Type: MR16	<p>MOUNTS DIRECTLY TO J-BOX</p>
Finish: SEE WEB SITE FOR OPTIONS	Wattage: 35 Voltage: 120	
Top Diffuser: CLOSED METAL	Socket Type: GU10	
Bottom Diffuser: OPEN	UL Location: WET	

All fixtures created by Hammerton are handcrafted by artisans. Dimensions may vary up to 7/8".
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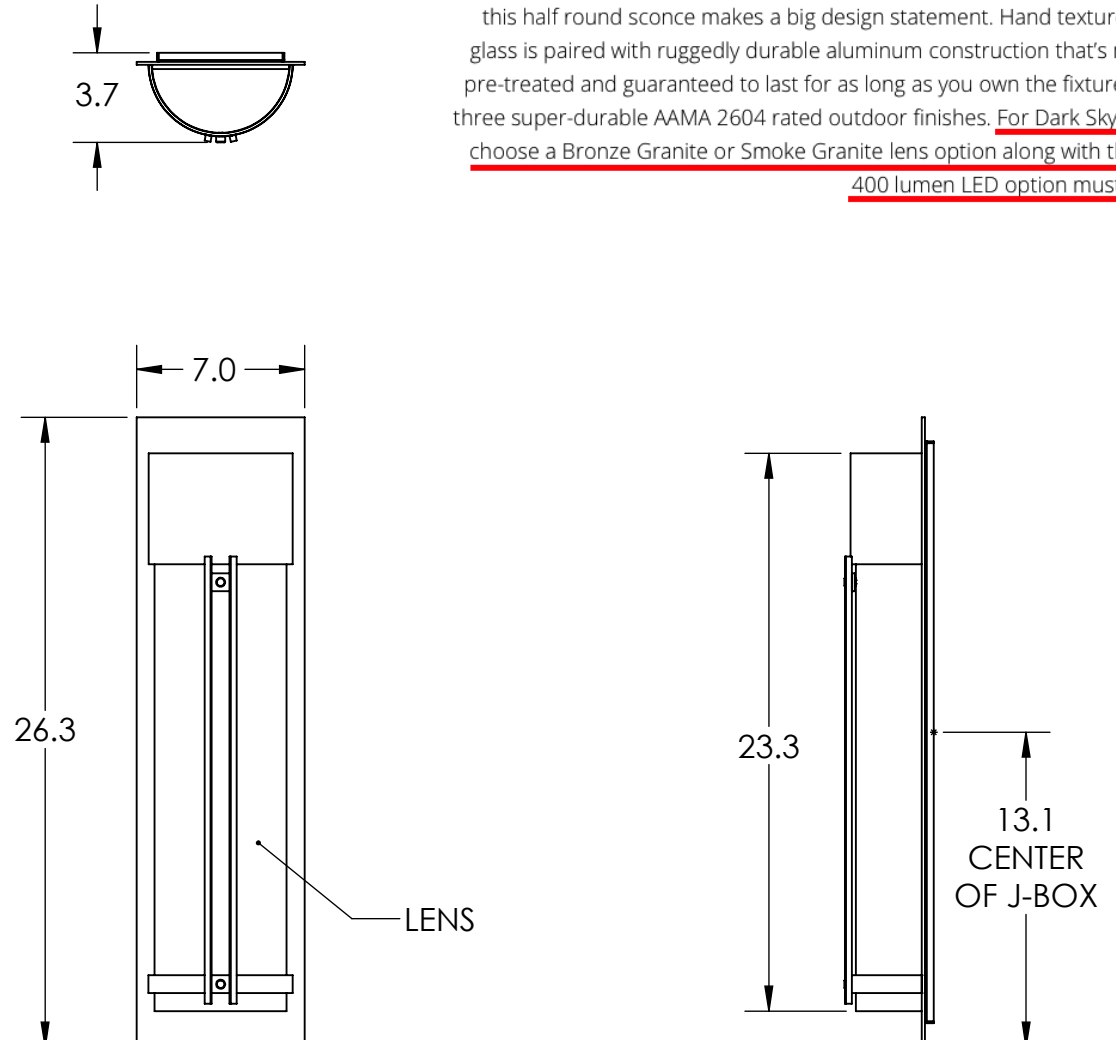
3 TYPE B
SCALE: 1" = 1'-0"

HAMMERTONSTUDIO™

SPECIFICATION DRAWING

Collection: OUTDOOR Product #: ODB0054-26

FOR BEST RESULTS USE A 10°-20° DIRECTIONAL BULB



Two inches wider than our outdoor square cover sconce and with similar options, this half round sconce makes a big design statement. Hand textured, kiln-fused glass is paired with ruggedly durable aluminum construction that's marine-grade pre-treated and guaranteed to last for as long as you own the fixture. Available in three super-durable AAMA 2604 rated outdoor finishes. For Dark Sky applications, choose a Bronze Granite or Smoke Granite lens option along with the integrated 400 lumen LED option must be selected.

Bulbs Not Included Visit hammertonstudio.com for product options and specifications. 12/7/2017 (A)

Mounting Packet: U	Electrical Type: HALOGEN/LED RETRO	Mounting Detail
Approximate lbs.: 10	Bulb Qty: 1 Bulb Type: MR16	<p>MOUNTS DIRECTLY TO J-BOX</p>
Finish: SEE WEB SITE FOR OPTIONS	Wattage: 35 Voltage: 120	
Top Diffuser: CLOSED METAL	Socket Type: GU10	
Bottom Diffuser: OPEN	UL Location: WET	

All fixtures created by Hammerton are handcrafted by artisans. Dimensions may vary up to 7/8".
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2 TYPE C
SCALE: 1" = 1'-0"



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EXTERIOR LIGHTING

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