



**City of Ketchum
Planning & Building**

IN RE:)	
)	
Pratt Residence)	KETCHUM PLANNING & ZONING COMMISSION
Design Review)	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Date: August 8, 2023)	DECISION
)	
File Number: 23-009)	

PROJECT: Pratt Residence

FILE NUMBER: P23-009

APPLICATION TYPE: Mountain Overlay Design Review

REPRESENTATIVE: Nathan Hecker – Farmer Payne Architects (architect)

PROPERTY OWNER: Bradley and Gail Pratt

LOCATION: 406 Sage Road (Lot 23, Block 3, Warm Springs Valley Subdivision Fourth Addition)

ZONING: General Residential – Low Density (GR-L), Mountain Overlay (MO), Avalanche Overlay (A)

REVIEWER: Paige Nied – Associate Planner

RECORD OF PROCEEDINGS

The Planning and Zoning Commission considered the 406 Sage Road Design Review (Application File No. 23-009) and Conditional Use Permit (Application File No. 23-009A) applications during their regular meeting on July 11, 2023. The development applications were considered concurrently, and the associated public hearings were combined in accordance with Idaho Code §67-6522.

A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on June 21, 2023. The public hearing notice was published in the Idaho Mountain Express on June 21, 2023. A notice was posted on the project site and the city’s website on July 3, 2023. Story poles were documented on the project site as of July 3, 2023.

FINDINGS OF FACT

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

BACKGROUND

The applicant is proposing to demolish an existing 2,016 square foot single family residence and construct a new 5,939 gross square foot three-story single-family residence (the “project”), located at 406 Sage Road (the “subject property”). The project contains four bedrooms and an attached two car garage. The subject property is zoned General Residential – Low Density (GR-L) in the Mountain Overlay District (MOD) and Avalanche District (A).

The project will construct improvements in the right-of-way per the City of Ketchum improvement standards. The project proposes a paver driveway with a snowmelt system. The snowmelt system is located entirely on the property and not within the Sage Road right-of-way. All improvements to the right-of-way have been preliminarily reviewed by the Streets Department and the City Engineer. Final review of the proposed improvements will be conducted by the City Engineer and Streets Department prior to issuance of building permit.

FINDINGS REGARDING COMPLIANCE WITH ZONING CODE AND DIMENSIONAL STANDARDS

Compliance with Zoning and Dimensional Standards				
Compliant			Standards and Findings	
Yes	No	N/A	Ketchum Municipal Code	City Standards and Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Minimum Lot Area
			Finding	Required: 8,000 square feet Existing: 136,408 square feet (3.13 acres)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Building Coverage
			Finding	Permitted: 35% Proposed: 2.7% (3,692 square feet building coverage / 136,408 square feet lot area)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Minimum Building Setbacks
			Finding	Minimum Required Setbacks: Front: 15' Side: > of 1' for every 3' in building height, or 5' (13'-4" required) Rear: > of 1' for every 3' in building height, or 15' (13'-4" required) Proposed: Front (Sage Road/east): 15'-2½" Side (south): 13'-4 ¾" Side (north): 13'-6 ¾" Rear (west): 1,023'
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Building Height
			Finding	Maximum Permitted: 35' (properties which step up or down hillsides may extend 5 feet above the maximum height permitted in the zoning district)

				Proposed: 39'-6"
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.030.H Finding	Curb Cut Permitted: A total of 35% of the linear footage of any street frontage can be devoted to access off street parking. Proposed: 16% (20-foot-wide driveway/127.82 feet of property frontage along Sage Road).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.020.A. 2 & 17.125.050 Finding	Parking Spaces Off-street parking standards of this chapter apply to any new development and to any new established uses. Required: Residential (one family dwelling), in all applicable zoning districts require two parking spaces. Proposed: The project proposes three parking spaces within the enclosed garage.

FINDINGS REGARDING COMPLIANCE WITH DESIGN REVIEW STANDARDS

17.96.060.A.1 - Streets	Conformance
<i>The applicant shall be responsible for all costs associated with providing a connection from an existing City street to their development.</i>	YES
Finding: The project proposes to construct a new paver driveway that accesses the property from Sage Road. All project costs associated with the development, including the City street connection, are the responsibility of the applicant.	

17.96.060.A.2 - Streets	Conformance
<i>All street designs shall be approved by the City Engineer.</i>	YES
Finding: The City Engineer has reviewed the proposed driveway design and finds it to be sufficient for the project.	
All street designs shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for the project.	

17.96.060.B.1 - Sidewalks	Conformance
<i>All projects under subsection 17.96.010.A of this chapter that qualify as a "substantial improvement" shall install sidewalks as required by the Public Works Department.</i>	N/A
Finding: N/A. Ketchum Municipal Code 17.124.140 outlines the zone districts where sidewalks are required when substantial improvements are made, which include the Community Core, all tourist zone districts, and all light industrial districts. The subject property is located within the GR-L Zone, and sidewalks are not required to be installed for the project. This standard is not applicable.	

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

17.96.060.B.3 - Sidewalks	Conformance
<p data-bbox="147 451 1198 514"><i>Sidewalks may be waived if one of the following criteria is met:</i></p> <ul style="list-style-type: none"> <li data-bbox="212 527 1198 604">a) <i>The project comprises an addition of less than 250 square feet of conditioned space.</i> <li data-bbox="212 604 1198 793">b) <i>The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.</i> 	N/A
Finding: N/A. The subject property is located within the GR-L Zone, and sidewalks are not required to be installed for this project.	

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

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

17.96.060.B.6 - Sidewalks	Conformance
<i>The City may approve and accept voluntary cash contributions in lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be 110 percent of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in lieu contribution shall be paid before the City issues a certificate of occupancy.</i>	N/A

Finding: N/A. The subject property is located within the GR-L Zone, and sidewalks are not required to be installed for this project.

17.96.060.C.1 - Drainage	Conformance
<i>All stormwater shall be retained on site.</i>	YES
<p>Finding: Pursuant to KMC §17.96.060.C.1, all storm water drainage shall be retained on site. Drainage improvements are specified on Sheet C1.0 of the project plans. The drainage improvements include the installation of a trench drain bordering the width of the driveway. A combination of drywells and catch basins will be installed to collect stormwater from the rest of the property. The City Engineer has reviewed the proposed drainage plan and believes the trench drain and drywell improvements are sufficient to maintain all storm water drainage on-site.</p> <p>All drainage plans and specifications shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for the project.</p>	

17.96.060.C.2 - Drainage	Conformance
<i>Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.</i>	YES
<p>Finding: Drainage improvements are specified on Sheet C1.0 of the project plans. The drainage improvements include the installation of a trench drain bordering the width of the driveway. A combination of drywells and catch basins will be installed to collect stormwater from the rest of the property. The City Engineer has reviewed the proposed drainage plan and believes the trench drain and drywell improvements are sufficient to maintain all storm water drainage on-site.</p> <p>All drainage plans and specifications shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for the project.</p>	

17.96.060.C.3 - Drainage	Conformance
<i>The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.</i>	YES
<p>Finding: The City Engineer has reviewed the proposed drainage plan and believes the trench drain and drywell/catch basin improvements are sufficient to maintain all storm water drainage on-site. The City Engineer may require additional drainage improvements if necessary. If approved, the applicant shall submit final civil drawings for all drainage improvements with the building permit application to be verified, reviewed, and approved by the City Engineer and Streets Department.</p>	

17.96.060.C.4 - Drainage	Conformance
<i>Drainage facilities shall be constructed per City standards.</i>	YES
<p>Finding: The drainage improvements include the installation of a trench drain bordering the width of the driveway along Sage Road. A combination of drywells and catch basins will be installed to collect stormwater from the rest of the property. The City Engineer has reviewed the proposed drainage plan and believes the proposed trench drain and drywell improvements meet city standards.</p>	

All drainage plans and specifications shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for the project.

17.96.060.D.1 - Utilities	Conformance
<i>All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.</i>	YES
<p>Finding: All project costs associated with the development, including the installation of utilities, are the responsibility of the applicant. The applicant has not made requests for funding to the City for utility improvements. No funds have been provided by the City for the project.</p>	

17.96.060.D.2 - Utilities	Conformance
<i>Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.</i>	YES
<p>Finding: As shown on Sheet C1.0 of the project plans, the applicant proposes abandoning the existing private well service and connecting to the municipal water and sewer systems from existing lines on Sage Road. Requirements and specification for the water and sewer connections will be verified, reviewed, and approved by the Utilities Department prior to issuance of a Building Permit for the project.</p>	

17.96.060.D.3 - Utilities	Conformance
<i>When extension of utilities is necessary all developers will be required to pay for and install two-inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with City of Ketchum standards and at the discretion of the City Engineer.</i>	N/A
<p>Finding: N/A. Extension of utilities is not necessary to service the proposed development.</p>	

17.96.060.E.1 – Compatibility of Design	Conformance
<i>The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.</i>	YES
<p>Finding: Pursuant to KMC §17.96.060.E.1, “The project’s materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.” Sage Road features residences built at varying timeframes resulting in a diverse range of materials and architectural styles. This has resulted in mountain modern architectural styles (flat roofs, high percentage of glazing, and cold materials such as concrete and metal) mixed with older traditional styles (pitched roofs and warm materials such as wood and stone). The adjacent structure to the lookers right recently received Design Review approval on June 27, 2023 (File No. P22-070) to demolish the existing three-story traditional log cabin style attached townhouse development with a modern style flat roof and high glazing detached townhomes. The structure to the lookers left is also a three-story high townhouse of a more traditional design that utilizes shed roofs and wood materials. The architectural style of the proposed residence is three stories in height and features a modern design with flat roofs, large windows, and a mix of wood, steel, and stone siding.</p>	

17.96.060.E.2 – Compatibility of Design	Conformance
<i>Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.</i>	N/A
Finding: N/A. The subject property does not contain any significant landmarks.	

17.96.060.E.3 – Compatibility of Design	Conformance
<i>Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.</i>	N/A
Finding: The subject property is developed with an existing single-family residence that was constructed in 1966 and is proposed to be demolished. While the existing structure is more than 50 years old, it is not designated on the City’s adopted Historic Building/Site List. Review by the Historic Preservation Commission is not required; however, a demolition permit cannot be issued for the existing residence until a 60-day waiting period has concluded (KMC §15.16.040.B3) and a complete building permit application for a replacement project on the property has been accepted by the city and required fees have been paid (KMC §17.20.010.B).	

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

17.96.060.F.2 – Architectural	Conformance
<i>The building character shall be clearly defined by use of architectural features.</i>	YES
Finding: As stated previously, the proposed development utilizes a mountain modern design which utilizes clean lines, large windows, flat roof, and a mix of materials including wood, stone, concrete, and steel.	

17.96.060.F.3 – Architectural	Conformance
<i>There shall be continuity of materials, colors and signing within the project.</i>	YES
Finding: The project utilizes wood, steel, and stone siding materials and black trimmed windows throughout the project.	

17.96.060.F.4 – Architectural	Conformance
<i>Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.</i>	YES
Finding: No accessory structures or fences are proposed. The project proposes landscaping improvements that restore disturbed hillside areas. These landscaping improvements complement and soften the visual appearance of the single-family residence. The front, side, and rear yard	

setback areas will be restored and revegetated with native grasses. Shrubs are proposed along the sides of the residence, which will screen utilities and the avalanche retaining wall. New Evergreen, Aspen, and Russian Hawthorn trees will be installed to providing screening for the residence from adjacent properties.

17.96.060.F.5 – Architectural	Conformance
<i>Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.</i>	YES
Finding: The proposed residence is three stories in height and each floor of the structure is stepped back into the hillside, providing undulation and relief. Additionally, the proposal features multiple wall and deck pop-outs to reduce the appearance of flatness.	

17.96.060.F.6 – Architectural	Conformance
<i>Building(s) shall orient toward their primary street frontage.</i>	YES
Finding: The residence is proposed to be oriented towards the primary street frontage along Sage Road.	

17.96.060.F.7 – Architectural	Conformance
<i>Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.</i>	YES
Finding: No satellite receivers are proposed for the project. As shown on Sheet A201 of the project plans, the garage contains storage space to accommodate garbage bins. The garbage storage area will be contained within the enclosed garage and fully screened from public view.	

17.96.060.F.8 – Architectural	Conformance
<i>Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.</i>	YES
Finding: The roof plan indicates that metal gutters will be installed, and the roof will be sloped to downspouts, as shown on Sheet A204 of the project plans. Further, the roof plan states that heat tape will be installed at all gutters and downspouts.	

17.96.060.G.1 – Circulation Design	Conformance
<i>Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.</i>	N/A
Finding: N/A. This project is located within the Sage Road area, an existing low-density residential neighborhood. The site is not contiguous to existing pedestrian, equestrian, or bicycle easements or pathways.	

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

17.96.060.G.3 – Circulation Design	Conformance
<i>Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.</i>	YES
<p>Finding: The proposal is for a residential development along a low traffic area on Sage Road. The City Engineer has reviewed the proposed driveway and finds its circulation design to meet city standards.</p> <p>Final circulation design shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for the project.</p>	

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

17.96.060.G.5 – Circulation Design	Conformance
<i>Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.</i>	YES
<p>Finding: Access for emergency vehicles, snowplows, and garbage trucks is provided along Sage Road.</p>	

17.96.060.H.1 – Snow Storage	Conformance
<i>Snow storage areas shall not be less than 30 percent of the improved parking and pedestrian circulation areas.</i>	YES
<p>Finding: Sheet L-1.0 shows the proposed snow storage areas to include a total of 989 square feet, greater than the required 30% (2,507 * .30 = 752 square feet).</p>	

17.96.060.H.2 – Snow Storage	Conformance
<i>Snow storage areas shall be provided on site.</i>	YES
Finding: Sheet L-1.0 shows the locations of the snow storage areas on-site.	

17.96.060.H.3 – Snow Storage	Conformance
<i>A designated snow storage area shall not have any dimension less than five feet and shall be a minimum of 25 square feet.</i>	YES
Finding: Sheet L-1.0 shows that no snow storage area has dimensions less than five feet.	

17.96.060.H.4 – Snow Storage	Conformance
<i>In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed.</i>	YES
Finding: The applicant is proposing a driveway snowmelt system within the property boundary and not within the Sage Road right-of-way. In addition to the snowmelt system, the project is also proposing snow storage areas on-site.	

17.96.060.I.1 – Landscaping	Conformance
<i>Landscaping is required for all projects.</i>	YES
Finding: Landscaping has been provided for the project as indicated on Sheets L-1.0, L-1.1, L-2.0, L-3.0, and L-4.0 of the project plans.	

17.96.060.I.2 – Landscaping	Conformance
<i>Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.</i>	YES
Finding: The front, side, and rear yard setback areas will be restored and revegetated with native grasses. Shrubs and trees are proposed along the sides of the residence, which will screen utilities and the avalanche retaining wall. New native chokecherry trees will be installed to provide screening for utilities and new hackberry, spruce, and hawthorn trees will be installed to provide screening for the residence from adjacent properties. Maple trees are proposed in front of the residence to screen the structure from Sage Road. Boulders, ornamental grasses, vines, and perennials are also proposed around the structure.	

17.96.060.I.3 – Landscaping	Conformance
<i>All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.</i>	YES
Finding: The landscape plan proposes drought-tolerant and native species, including bristlecone pine and common hackberry trees, native shrubs, and drought tolerant grasses. The Commission recommended that the Columnar Armstrong Maple trees be replaced with a tree that is drought tolerant and the applicant stated that those trees will be replaced with drought tolerant trees.	

17.96.060.I.4 – Landscaping	Conformance
<i>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.</i>	YES
Finding: The proposal intends to provide landscaping on the front and side yards allowing for privacy between adjacent properties.	

17.96.060.J.1 – Public Amenities	Conformance
<i>Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.</i>	N/A
Finding: N/A. The subject property is located within the GR-L Zone, and sidewalks are not required to be installed for this project.	

17.96.060.K.1 – Underground Encroachments	Conformance
<i>Encroachments of below grade structures into required setbacks are subject to subsection 17.128.020.K of this title and shall not conflict with any applicable easements, existing underground structures, sensitive ecological areas, soil stability, drainage, other sections of this Code or other regulating codes such as adopted International Code Council Codes, or other site features concerning health, safety, and welfare.</i>	N/A
Finding: N/A. No encroachments of below grade structures are proposed.	

17.96.060.K.2 – Underground Encroachments	Conformance
<i>No below grade structure shall be permitted to encroach into the riparian setback.</i>	N/A
Finding: N/A. No encroachments of below grade structures are proposed, and the structure is not located within the riparian setback.	

FINDINGS REGARDING COMPLIANCE WITH MOUNTAIN OVERLAY DESIGN REVIEW STANDARDS

Mountain Overlay Design Review Standards (KMC §17.104.070.A)				
Compliant			Standards and Findings	
Yes	No	N/A	Ketchum Municipal Code	City Standards and Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070.A.1	There is no building on ridges or knolls which would have a material visual impact on a significant skyline visible from a public vantage point entering the City or within the City. Material, as the term is used herein,

				shall be construed in light of the magnitude of the negative impact on the objectives of this Ordinance.
			Findings	The project is not sited on a ridge or knoll that would have a material visual impact on a significant skyline visible from a public vantage point entering or within the city. The proposed residence is sited at the lower elevation of the parcel preserving the natural topography of the hillside above.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070.A.2	Building, excavating, filling and vegetation disturbance on hillsides which would have a material visual impact visible from a public vantage point entering the City or within the City is minimized. Material, as the term is used herein, shall be construed in light of the magnitude of the negative impact on the objectives of this Ordinance.
			Findings	As the proposal occurs at the lower elevation of the subject property, all building, excavating, filling and vegetation disturbance will not occur at a point on the hillside which has a material visual impact visible from a public vantage point.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070.A.3	Driveway standards as well as other applicable standards contained in Street Standards Chapter 12.04 are met.
			Findings	The proposed driveway improvements have been reviewed by the City Engineer, Streets Department, and Fire Department. The driveway improvements comply with all applicable standards for private driveway specified in Ketchum Municipal Code §12.03.030.L. The applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for the proposed driveway and right-of-way improvements for final review and approval by the City Engineer and Streets Department prior to issuance of a building permit for the project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070.A.4	All development shall have access for fire and other emergency vehicles to within one hundred fifty feet (150') of the furthest exterior wall of any building.
			Findings	Sufficient access is provided for fire and other emergency vehicles to reach within 150 feet of the furthest exterior wall of the building. The Fire Department has reviewed the project plans and has found that all access requirements for emergency vehicles have been met. Emergency vehicle access shall be reviewed and approved by the Fire Department prior to issuance of a building permit.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.104.070.A.5	Significant rock outcroppings are not disturbed.
			Findings	There are no significant rock outcroppings within the property boundary of the subject property
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070.A.6	International Building Code (IBC) and International Fire Code (IFC) and Ketchum Fire Department requirements shall be met.
			Findings	The project must comply with the 2018 International Residential Code, the 2018 International Fire Code, all local amendments specified in Title 15 of Ketchum Municipal Code, and Ketchum Fire Department requirements. All building code, fire code, and Fire Department requirements will be verified for compliance by the Building and Fire departments prior to building permit issuance.
			17.104.070.A.7	Public water and sewer service comply with the requirements of the City.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Findings	As shown on C1.0 of the project plans, the applicant is proposing to abandon the existing well service and connect to the municipal water and sewer systems from existing lines within Sage Road. Requirements and specification for the water and sewer connections will be verified, reviewed, and approved by the Utilities Departments prior to issuance of a Building Permit for the project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070.A.8	Drainage is controlled and maintained to not adversely affect other properties.
			Findings	Pursuant to KMC §17.96.060.C.1, all storm water drainage shall be retained on site. Drainage improvements are specified on Sheet C1.0 of the project plans. The drainage improvements include the installation of a trench drain bordering the width of the driveway. A combination of drywells and catch basins will be installed to collect stormwater from the rest of the property. The City Engineer has reviewed the proposed drainage plan and believes the trench drain and drywell improvements are sufficient to maintain all storm water drainage on-site. All drainage plans and specifications shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for the project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070.A.9	<p>Cuts and fills allowed for roadways shall be minimized; lengths of driveways allowed shall be minimized; all cuts and fills shall be concealed with landscaping, revegetation and/or natural stone materials.</p> <p>Revegetation on hillsides with a clear zone of thirty feet (30') around all structures is recommended. Said clear zone shall include low combustible irrigated vegetation with appropriate species, on file with the Ketchum planning department. Revegetation outside of this clear zone should be harmonious with the surrounding hillsides.</p>
			Findings	<p>The proposed residence is sited slightly above the minimum front yard setback at 15'-2 ½". The proposed driveway on Sage Road is 20 feet in width.</p> <p>The landscape plan proposes a variety of drought tolerant trees, shrubs, and grasses that will conceal any cuts and fills the project has.</p> <p>The Fire Department has reviewed the project plans and recommended a 26-foot aerial fire apparatus access road for the project, which is proposed in the project plans. Fire Protection Ordinance No. 1217 (KMC §15.08.080) requires that: (1) tree crowns extending within 10 feet of any structure shall be pruned to maintain a minimum horizontal clearance of 10 feet, (2) tree crowns within 30 feet of any structure shall be pruned to remove limbs less than 6 feet above the ground surface adjacent to trees, and (3) non-fire resistive vegetation or growth shall be kept clear of buildings and structures in order to provide a clear area for fire suppression operations. The project complies with the fire protection and defensible space standards specified in KMC §15.08.080. The Fire Department is not requiring a driveway snowmelt system for the project.</p>

			17.104.070.A.10	There are not other sites on the parcel more suitable for the proposed development in order to carry out the purposes of this Ordinance.
			Findings	<p>The proposed residence is situated just slightly above the minimum required front yard setback (of 15') at 15'-2 ½". The applicant is proposing to demolish the existing single-family residence and retain the existing configuration of the property. Therefore, subsection B of the Planning and Zoning Commission's Zoning Code Interpretation 22-001 is applicable to the project. This requires the project to demonstrate that the project does not exceed the height or limits of disturbance of the existing nonconforming home. Staff believes that to comply with criteria #10, more compliant and suitable locations for development are those outside of 25% or greater slopes, particularly when a site is previously disturbed.</p> <p>Currently, the existing nonconforming single-family residence on the property is located outside of the 25% slope. However, due to the grading lines on the site survey (Figure 3), it appears that the entire lot was previously within 25% slope and was graded for the construction of the existing structure on the lot.</p> <p>The proposed development differs by increasing the disturbance into the 25% slope area of the lot. No portion of the proposed residence will encroach into the 25% slope area. However, 396 square feet of disturbance into the hillside is proposed for the structure's construction. This disturbance is not reflected in the current plan set, as staff had brought it to the applicant's attention that the existing limits of disturbance diagram on Sheet A200C of the plan set had not accurately reflected the site survey. The applicant informed staff that an outdated site survey had been used and sent staff a revised Sheet A200C which increased the proposed limits of disturbance from 254 square feet to 396 square feet. The MOD does encourage development to be sited down on the hillside, which the proposed residence does by having just slightly above the minimum required front yard setback. However, as the development uses more of the western portion of the lot, the development does see encroachment into the 25% slope area. In previous Mountain Overlay applications, the Commission has been supportive of minor encroachments into the 25% slope area for permanent structures. The project is proposing temporary encroachment into the 25% slope for construction that would be reclaimed following completion of the project. Therefore, staff is supportive of the proposed temporary encroachment into the hillside.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070.A.11	Access traversing 25% or greater slopes does not have significant impact on drainage, snow and earth slide potential and erosion as it relates to the subject property and to adjacent properties.
			Findings	No access traversing 25% or greater slopes is proposed.
			17.104.070.A.12	Utilities shall be underground.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Findings	The utility improvements are indicated on Sheet C1.0 of the project plans. The project will utilize sewer, gas, and electrical service from Sage Road. The Utilities Department reviewed the project plans and the service connections for compliance with city requirements. Pursuant to condition of approval #2, the applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for the proposed utility improvements for final review and approval by the Utilities Department prior to issuance of a building permit for the project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070.A.13	Limits of disturbance shall be established on the plans and protected by fencing on the site for the duration of construction.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Findings	Sheet C1.0 of the project plans shows the proposed limits of disturbance on the subject property for the proposed residence. A construction management plan that addresses all construction activity standards specified in Ketchum Municipal Code §15.06.030 will be required to be submitted with the building permit application. City Departments will conduct a comprehensive review of the proposed construction management plan during plan review for the building permit.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070.A.14	Excavations, fills and vegetation disturbance on hillsides not associated with the building construction shall be minimized.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Findings	The project minimizes building, excavating, filling, and vegetation disturbance by containing all construction activity within a majority of the existing disturbed area on the subject property. The proposed cut and fill quantities are specified on Sheet C4.0 of the project plans. The total volume of the proposed cut is 2057.7 cubic yards. The proposed fill comes out to 83.7 cubic yards. The proposed residence is sited at the lower elevation of the parcel, which preserves the natural topography of the hillside above. Additionally, the project proposes to further preserve the hillside by restoring and revegetating existing disturbed areas within the rear and side yard setback areas.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.104.070.A.15	Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Findings	No significant landmarks have been identified on-site.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.104.070.A.16	Encroachments of below grade structures into required setbacks are subject to subsection 17.128.020.K of this title and shall not conflict with any applicable easements, existing underground structures, sensitive ecological areas, soil stability, drainage, other sections of this Code or other regulating codes such as adopted International Code Council Codes, or other site features concerning health, safety, and welfare.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Findings	This standard is not applicable as the project does not propose below-grade structures that encroach into required setbacks.

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code and pursuant to Chapters 3, 9 and 13 of Title 50 Idaho Code to enact the ordinances and regulations, which ordinances are codified in the Ketchum Municipal Code (“KMC”) and are identified in the Findings of Fact and which are herein restated as Conclusions of Law by this reference and which City Ordinances govern the applicant’s Design Review application for the development and use of the project site.
2. The Commission has authority to hear the applicant’s Design Review Application pursuant to Chapter 17.96 of Ketchum Municipal Code Title 17.
3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Ketchum Municipal Code §17.96.080.
4. The Design Review application is governed under Ketchum Municipal Code Chapters 17.96, 17.124, 17.08, 17.12, 17.18, and 17.128.
5. The 406 Sage Road Design Review application meets all applicable standards specified in Title 17 of Ketchum Municipal Code.

DECISION

THEREFORE, the Planning and Zoning Commission **approves** this Design Review Application File No. P23-009 this Tuesday, August 8, 2023, subject to the following conditions of approval.

CONDITIONS OF APPROVAL

1. This Design Review approval is based on the project plans presented at the July 11, 2023, Planning and Zoning Commission meeting, included as Exhibit A to these findings. The project plans for all on-site improvements submitted for the building permit must conform to the approved design review plans unless otherwise approved in writing by the Planning and Zoning Commission or Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to review by the Commission and/or removal.
2. The applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho which include specifications for right-of-way, circulation design, utilities, and drainage improvements for review and approval by the City Engineer, Streets, and Utilities departments prior to issuance of a building permit for the project.
3. The term of Design Review approval shall be twelve (12) months from the date that the Findings of Fact, Conclusions of Law, and Decision are adopted by the Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations.
4. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.

Findings of Fact **adopted** this 8th day of August 2023.

Neil Morrow, Chair
City of Ketchum
Planning and Zoning Commission



City of Ketchum

Exhibit A: Design Review Plan Set

Jackson Hole
260 West Broadway, Suite A
Jackson, WY 83001
T.307.264.0280

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Ketchum, ID 83340
T.208.214.5155

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ARCHITECT STAMP

LICENSED ARCHITECT
AR 986479
5/4/23
Scott Payne
STATE OF IDAHO
EXP. 6.25.23

DESIGN REVIEW SET



P R A T T R E S I D E N C E

406 SAGE RD, KETCHUM
ID 83340

DATE: 5/4/23
PROJECT #: SV2202
DRAWN: NH/AB
ISSUE:
Design Review 3.31.23
Design Review Response

A101
COVER SHEET

PRATT RESIDENCE

406 Sage Rd, Ketchum, ID 83340

PROJECT DIRECTORY

Architect: **Farmer Payne Architects**
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Aaron Belzer Architect, Associate, AIA
Scott Payne Principal, AIA, LEED AP
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Bruce Smith Land Surveyor
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alexnelson@alpineenterprisesinc.com

CODE ANALYSIS

2018 International Residential Code
2018 IFC
2018 IECC
City of Ketchum Building & Fire Ordinances

Occupancy Residential
Construction Type Type V-B
Number of Stories 3
Building Height 39'-6"
Zoning: GR-L / Avalanche
Deferred Submittal Signage Package
Fire Detection Design
Fire Sprinkler Alarm Design
Fire Sprinkler Design

SQUARE FOOTAGE TABULATIONS

Lower Level Habitable	406 sf
Main Level Habitable	2,178 sf
Upper Level Habitable	2,044 sf
TOTAL HABITABLE	4,628 sf
Mechanical	162 sf
Garage (Carport)	1,149 sf
TOTAL NON-HABITABLE	1,311 sf

GROSS SQUARE FOOTAGE

5,939 sf

BLDG COVERAGE TABULATIONS

LOT SIZE	136,408 sf
ALLOWABLE PER ZONING CODE:	35% (47,743sf)
PROPOSED COVERAGE:	2.7% (3,692 sf)

SETBACKS

	REQUIRED:	PROPOSED:
Front:	15'-0"	15'-2 1/2"
Side:	13'-4" (Based on 40' Bldg Ht)	13'-4 3/4" South Side
Side:	13'-4" (Based on 40' Bldg Ht)	13'-6 3/4" North Side
Rear:	15'-0"	1,034'

DRAWING INDEX

ARCHITECTURAL	
A200A	Context Diagrams
A200B	Architectural Site Plan
A200C	Disturbance Diagrams
A201	First Level Plan - Noted
A202	Second Level Plan - Noted
A203	Third Level Plan - Noted
A204	Roof Plan
A211	First Level RCP & Exterior Lighting
A212	Second Level RCP & Exterior Lighting
A213	Third Level RCP & Exterior Lighting
A214	Exterior Lighting Spec.
A215	Photometric Plans
A300	Building Elevations
A301	Building Elevations
A303	Facade Stepback Diagram
A401	Building Sections
A402	Building Sections
A403	Building Sections
A701	Window Schedule
A702	Door Schedule

STRUCTURAL	
S1.0	Structural Specifications
S2.0	Foundation Plan
S2.1	Second Level Floor Framing Plan
S2.2	Third Level Floor Framing Plan
S2.3	Lower Roof Framing Plan
S2.4	Upper Roof Framing Plan
S3.0	Foundation Details
S3.1	Concrete Wall Sections
S3.2	Concrete Wall Sections
S3.3	Concrete Wall Sections
S3.4	Concrete Wall Sections
S3.5	Concrete Wall Sections

LANDSCAPE	
L-1.0	Landscape Site Plan
L-1.1	Existing Conditions
L-1.2	Construction Management Plan
L-2.0	Hardscape Dimension Plan
L-3.0	Planting Plan
L-4.0	Sample Plants and Materials

GENERAL NOTES	
CIVIL	Survey
C—	Slope Range Map
C1.0	Civil Site Plan
C2.0	Civil Details
C3.0	Civil Details
C4.0	Cut / Fill Volume Map

INTERIOR DESIGN	
ID	Mini Spec
ID	Mini Spec
ID	Mini Spec
ID	Furniture Plans
ID	Furniture Plans

GENERAL NOTES

- It is the intent of these plans and specifications to describe a complete and finished project other than items marked "N.I.C." (not in contract).
- The general contractor and subcontractor(s) shall verify all dimensions and job conditions at the job site sufficiently in advance of work to be performed to assure the orderly progress of the work.
- The general contractor shall be responsible for the performance of all construction personnel on the site.
- Code: All codes having jurisdiction shall be observed strictly in the construction or the project, including all applicable state, city and county building, zoning, electrical, mechanical, plumbing and fire codes. The general contractor shall verify all code requirements before commencement of construction and bring any discrepancies between code requirements and the construction documents to the attention of the architect.
- Clean-up: The general contractor shall maintain the premises clean and free of all trash, debris and shall protect all adjacent work from damage, soiling, paint over-spray, etc. All fixtures, equipment, glazing, floors, etc. shall be left clean and ready for occupancy upon completion of the project.
- The general contractor shall obtain all required building permits and agency approvals. The general contractor shall submit samples, cost analysis, and sufficient information for evaluation. If a revision or substitution is proposed without the architect's written approval that does not conform to the contract documents, it will leave the architect of any liability from the resulting aesthetic effect, subsequent failure, property damage, or personal injury.
- The general contractor shall perform a high quality, professional work. The work of each trade shall meet or exceed all quality.

CONDITIONS

- The structural, mechanical and electrical drawings are supplementary to the architectural drawings. It shall be the responsibility of the contractor to check with the architectural drawings before the installation of structural, mechanical, electrical, and plumbing work. Any discrepancy between the architectural drawings and the consulting engineers drawings, shall be brought to the architect's attention for clarification prior to installation of said work. Any work installed in conflict with the architectural drawings shall be corrected by the contractor at his expense and at no additional expense to the owner or architect.
- Contractor shall verify all conditions and dimensions at job site prior to bidding and start of construction. If discrepancies are found, the architect shall be noted for clarification before commencing work.
- All symbols and abbreviations used on the drawings are considered to be construction standards. If the contractor has questions regarding same, or their exact meaning, the architect shall be notified for clarification.
- All work shall conform to the requirements of the most current edition of the International Residential Code. The most current adopted version NFPA 101 Life Safety Code, National Electric Code, The Uniform Plumbing Code, The Uniform Mechanical Code, and all other governing authorities having jurisdiction.
- Contractor shall submit shop drawings for windows, doors, millwork, cabinetry, structural steel, trusses, etc. Contractor shall submit samples for all finishes. All submittals shall be approved by architect before installed.
- All dimensions are to face of concrete, face of column or center line, face of concrete block walls and face of studs unless otherwise noted.
- Offset studs where required so that finish wall surface will be flush.
- All exterior walls are 2x6 and all interior walls are 2x6 unless otherwise noted or dimensioned.
- Ceiling height dimensions are to structural or framing surfaces. Coordinate finishes with interior finish schedule.
- Gypsum boards shall extend 6" above ceiling at all column cores and walls, unless noted otherwise.
- Install metal corner beads at all exposed wallboard edges. Install casing beads wherever wallboard, plaster, etc. abuts a dissimilar finish material and provide sealant as required.
- Extend perimeter walls of core to structure above insulation.
- Plenum spaces shall be airtight and sealed.
- Contractors shall verify size and locations of all mechanical equipment pads and bases as well as power and water or drain installations with equipment manufacturer's before proceeding with the work. Changes to accommodate field conditions or substitutions shall be made without additional charge to owner.
- Ducts penetrating stud walls or shaft walls be provided with necessary frames, bracing and sealant around the opening.
- Contractor shall provide and install all stiffeners, bracing, back-up plates and supporting brackets required for the installation of all wall mounted or suspended mechanical, electrical or miscellaneous equipment.
- Contact between dissimilar metal shall be protected
- Contractor responsible for structural foundation, mechanical, electrical, and plumbing. Architects mechanical, electrical, and plumbing drawings are schematic and only meant for design intent.
- Roofing system shall bear U.L. listing as a class "A" system. All manufactured materials used shall bear the appropriate U.L. label.
- Contractor shall verify all concrete and masonry openings in the field prior to the fabrication of doors and frames.
- Air leakage at exterior doors shall be limited by the following:
 - All doors shall be provided with a seal or astragal
 - Doors mounted on either the inside or outside of an exterior wall shall have a minimum of one-inch lap at each jamb.
 - Doors requiring vertical track or guides shall use a continuous mounting angle, sealed in accordance with "G" listed here.
 - Doors mounted between the jambs shall have a continuous seal or baffle at each jamb.
 - Meeting rails or sections doors and meeting stiles or rails of biparting doors shall be provided with a seal, astragal or baffle.
 - Swinging and revolving doors shall be weather-stripped at the head, sill and jamb.
 - Open exterior joints around window and door frames, between wall and foundations, between wall and roof, between wall panels, at penetrations of utility services through walls, floors and roofs and all other openings in the exterior envelope shall be sealed, caulked, gasketed, or weather-stripped to limit air leakage.
- All door sizes shown on door schedule are opening sizes. Allowance for thresholds etc. shall be taken off door. All doors and frames shall be reinforced where required for closers, stops and hardware.

FIRE SAFETY GENERAL NOTES

Fire Sprinkler System: Installed per NFPA 13 & City of Ketchum Ordinance #1217. An approved fire sprinkler flow bell, Knox box and Fire Department Connection shall be installed in an approved location visible to approaching firefighters. Water service lines to structures shall be hydraulically calculated for size to meet fire sprinkler flow requirements. Fire sprinkler systems shall be annually tested and maintained per NFPA 25. An approved fire department connection and flow bell shall be installed in a location approved by the fire department and the system shall be supervised by an approved alarm system.

Class 1 Standpipe System: An approved Class 1 Standpipe system is required to be installed at every floor level above and below grade and in every stairwell. Fire hose connections shall be located in an intermediate floor level landing between floors. Fire hose connections to the standpipe system in the stairwells shall be galed 2 1/2 inch NHT male couplings. The standpipe system shall be installed by the same contractor that installs the fire sprinkler system.

Fire Detection & Fire Sprinkler Alarm System: Installed per NFPA 72 & City of Ketchum Ordinance #1217. Alarm system plans shall be submitted to the Ketchum Fire Department for approval and a permit is required prior to installation of alarm systems. Inspections of fire detection systems by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance.

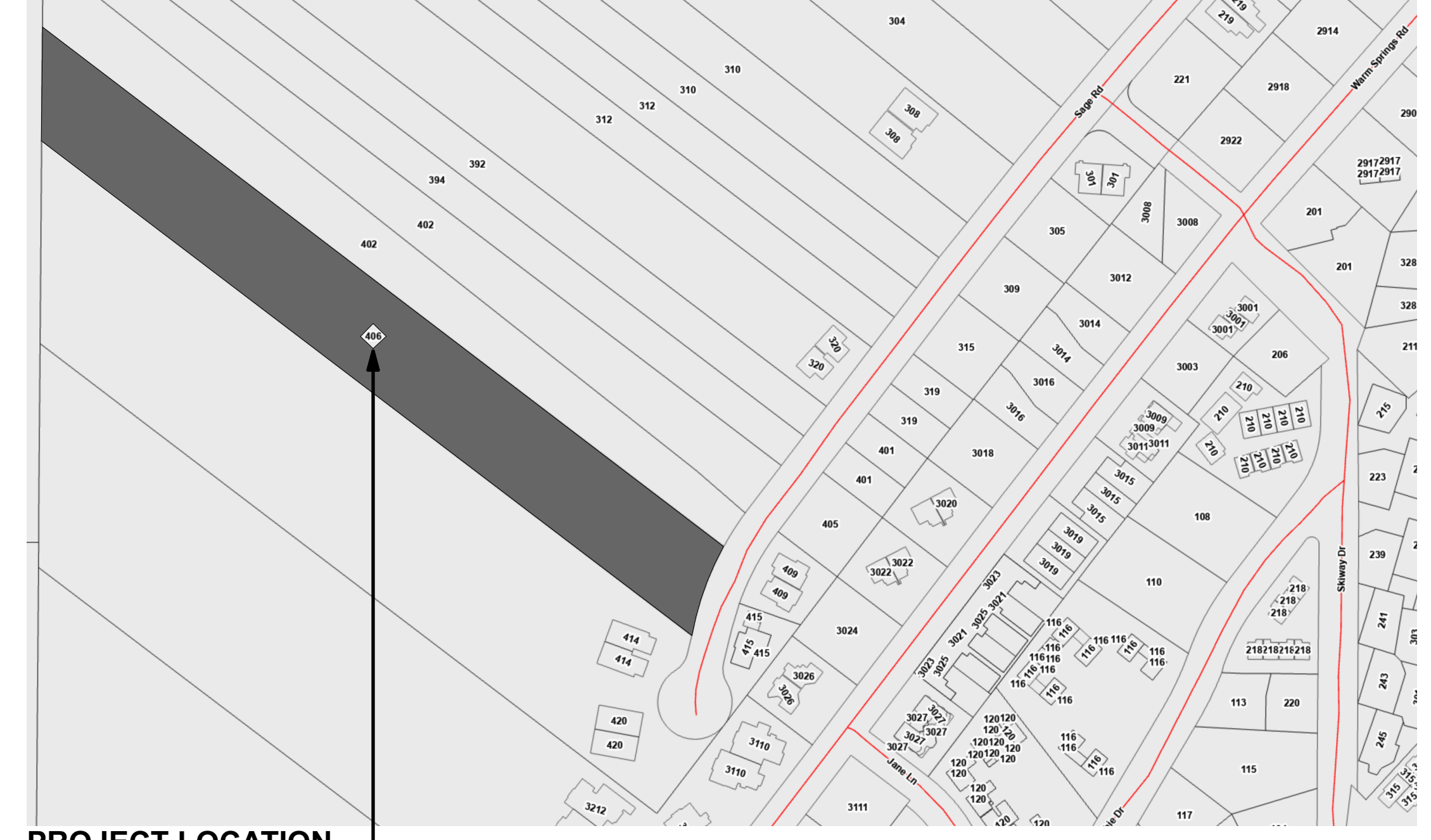
Fire Extinguishers: Fire extinguishers shall be installed and maintained per 2018 IFC Section 906 both during construction and upon occupancy of the building. During construction fire extinguishers shall be placed in a conspicuous, easy to access, unobstructed location that is less than 75' travel distance to any combustibles on site, 30' to any hot work. Upon completion of the project extinguishers shall be required at every floor landing in every stairwell as well as a minimum of one extinguisher per kitchen area (under sink). Extinguishers shall be mounted in a conspicuous, easy to access, unobstructed location. Fire extinguishers located in areas other than under kitchenette sinks shall comply with section 307 of the ICC A117.1-2009

City of Ketchum Fire Protection & Defensible Characteristics Outline:
This project shall comply with the City of Ketchum Fire Protection and defensible space characteristics. All exterior windows shall be glazed, and all exterior doors shall be solid core construction, or have a fire rating of not less than 20 minutes. All exterior vents shall be designed and approved to prevent flame or ember penetration and all exterior mesh shall have openings that do not exceed 1/8". Gutters and downspouts shall be non-combustible and shall be provided with an approved means to prevent the accumulation of leaves and debris. All materials within 12" vertical of finished grade shall be 1 hour rated, non-combustible, or covered with minimum 28-gauge flashing. The area 12" horizontal from the base of a wall shall be finished in a way to prevent any vegetation growing, and for vegetative debris to be easily removed. Tree crowns extending to within 10 feet of any structure shall be pruned to maintain a minimum horizontal clearance of 10 feet. Tree crowns within 30 feet of any structure shall be pruned to remove limbs located less than 6 feet above the ground surface adjacent to the trees. Non-fire resistive vegetation or growth shall be kept clear of buildings and structures, in such a manner as to provide a clear area for fire suppression operations.

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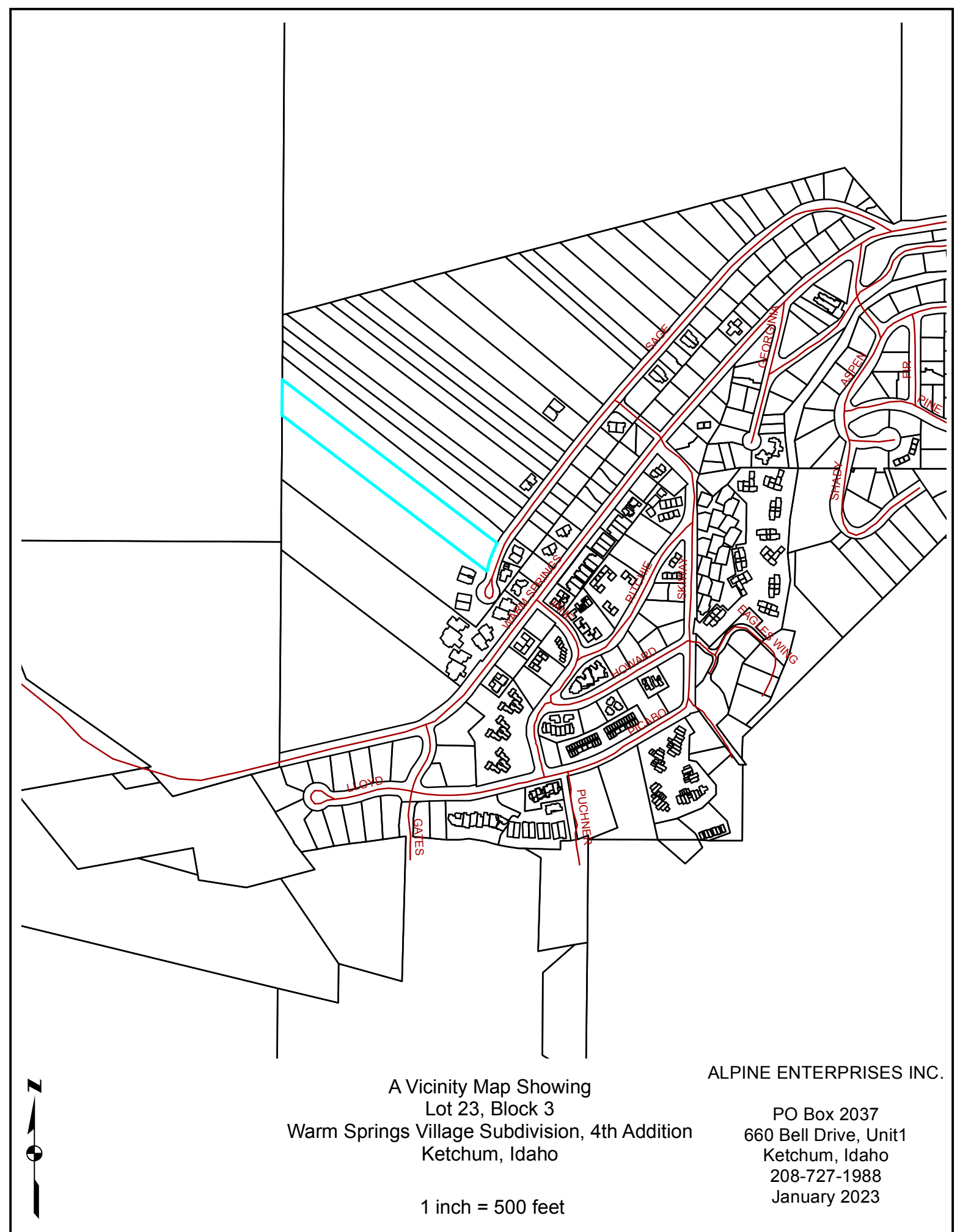
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NEIGHBORHOOD MAP



PROJECT LOCATION

406 Sage Rd, Ketchum, ID. 83340



FIRE SAFETY GENERAL NOTES

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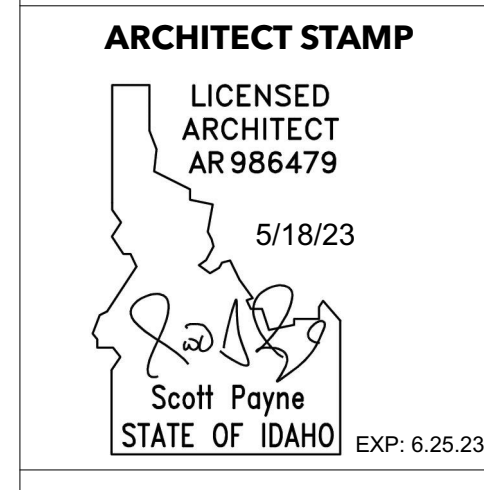
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Fire Extinguishers: Fire extinguishers shall be installed and maintained per 2018 IFC Section 906 both during construction and upon occupancy of the building. During construction fire extinguishers shall be placed in a conspicuous, easy to access, unobstructed location that is less than 75' travel distance to any combustibles on site, 30' to any hot work. Upon completion of the project extinguishers shall be required at every floor landing in every stairwell as well as a minimum of one extinguisher per kitchen area (under sink). Extinguishers shall be mounted in a conspicuous, easy to access, unobstructed location. Fire extinguishers located in areas other than under kitchenette sinks shall comply with section 307 of the ICC A117.1-2009

City of Ketchum Fire Protection & Defensible Characteristics Outline:
This project shall comply with the City of Ketchum Fire Protection and defensible space characteristics. All exterior windows shall be glazed, and all exterior doors shall be solid core construction, or have a fire rating of not less than 20 minutes. All exterior vents shall be designed and approved to prevent flame or ember penetration and all exterior mesh shall have openings that do not exceed 1/8". Gutters and downspouts shall be non-combustible and shall be provided with an approved means to prevent the accumulation of leaves and debris. All materials within 12" vertical of finished grade shall be 1 hour rated, non-combustible, or covered with minimum 28-gauge flashing. The area 12" horizontal from the base of a wall shall be finished in a way to prevent any vegetation growing, and for vegetative debris to be easily removed. Tree crowns extending to within 10 feet of any structure shall be pruned to maintain a minimum horizontal clearance of 10 feet. Tree crowns within 30 feet of any structure shall be pruned to remove limbs located less than 6 feet above the ground surface adjacent to the trees. Non-fire resistive vegetation or growth shall be kept clear of buildings and structures, in such a manner as to provide a clear area for fire suppression operations.

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DESIGN REVIEW SET

EXP. 6.25.23

660 BELL DRIVE, UNIT 1, KETCHUM, ID 83340

406 SAGE RD, KETCHUM, ID 83340

PRATT RESIDENCE

INSPECTIONS

DATE: 5/18/23

PROJECT #: SV2202

DRAWN: NH/AB

ISSUE:

Design Review 3.31.23

Design Review Response



Jackson Hole
260 West Broadway, Suite A
Jackson, WY 83301
T.307.264.0280

Sun Valley
351 N Louisville Ave., Suite 204
Ketchum, ID 83340
T.208.214.5155

Louisiana
910 Pierremont Rd, Suite 410
Shreveport, LA 71106
T.225.383.3100

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ARCHITECT STAMP

LICENSED ARCHITECT
AR 986479

5/4/23

Scott Payne
STATE OF IDAHO

EXP. 6.25.23

DESIGN REVIEW SET

P R A T T R E S I D E N C E

406 SAGE RD, KETCHUM
ID 83340

DATE:	5/4/23
PROJECT #:	SV2202
DRAWN:	NH/AB
ISSUE:	
Design Review	3.31.23
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ID 83340

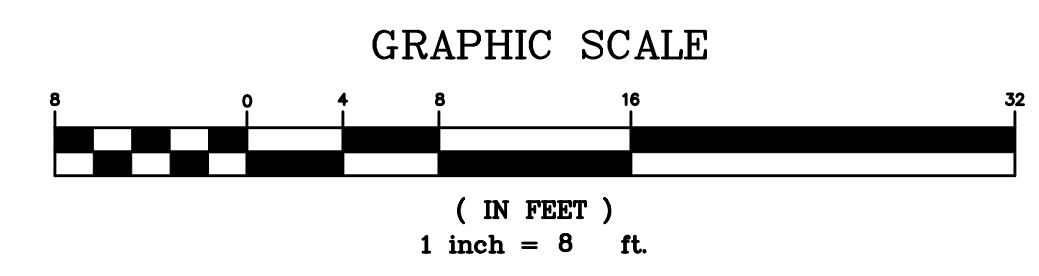
DATE:	5/4/23
PROJECT #:	SV2202
DRAWN:	NH/AB
ISSUE:	
Design Review	3.31.23
Design Review Response	

A104
RENDERINGS



- LEGEND**
- Subject Boundary
 - Adjoiners Boundary
 - EOA = Edge of Asphalt Roadway
 - Building Setback (See Note 5)
 - Mountain Overlay District (City of Ketchum)
 - 25% Slope Line (Alpine 2022)
 - 5' Major Contour Line (Alpine 2022)
 - 1' Minor Contour Line (Alpine 2022)
 - HSE = Existing Structure
 - DECK = Existing Deck
 - CONC/DW = Concrete/Driveway
 - RTW = Retaining Wall
 - Overhead Power
 - Water Main
 - Water Service
 - Sewer Main
 - Sewer Service
 - CA/TV
 - Gas Main
 - DL = Dripline of Trees/Edge of Vegetation
 - Red Avalanche Hazard Zone (Alpine 2022)
 - Blue Avalanche Hazard Zone (Alpine 2022)
 - FND 1/2" = Found 1/2" Rebar
 - FND ALU = Found Aluminum Cap
 - PP = Power Pole
 - SMH = Sewer Manhole
 - WM = Water Meter
 - WV = Water Valve
 - PHBOX = Phone Box
 - TVBOX = CA/TV Box
 - PBOX = Existing Power Box
 - PMTR = Proposed Power Meter
 - CT = Conifer Tree
 - DT = Deciduous Tree
 - x 5920.5 Ground Shot/Spot Elevation
 - NC No Cap
 - AP Angle Point
 - COR Corner
 - SLAB Garage Slab Elevation
 - THRESH Threshold Elevation
 - GB Grade Break
 - TOP Top of Slope
 - TOE Toe of Slope
 - HOT Hot Tub/Spa
 - SW Concrete Sidewalk
 - () Record Bearing & Distance Inst. No. 115701
 - [] Record Bearing & Distance Inst. No. 210802
 - { } Record Bearing & Distance Inst. No. 456235

- NOTES**
- 1) Basis of Bearings is Idaho State Plane Coordinate System, NAD83, Central Zone, at Grid in US Survey Feet. Vertical Datum is NAVD1988.
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PROJECT PATH AND PRINT DATE U:\LD3\214_L22B3WSV4\dwg\CS_214_Pratt_WSV4th_Blk3\123_SiteSurvey2022.dwg 12/12/22 10:38:29 AM MST

A SITE SURVEY SHOWING
 LOT 23, BLOCK 3, WARM SPRINGS VILLAGE SUBD., 4TH ADD.
 WITHIN S11 & S14, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR BRADLEY AND GAIL PRATT

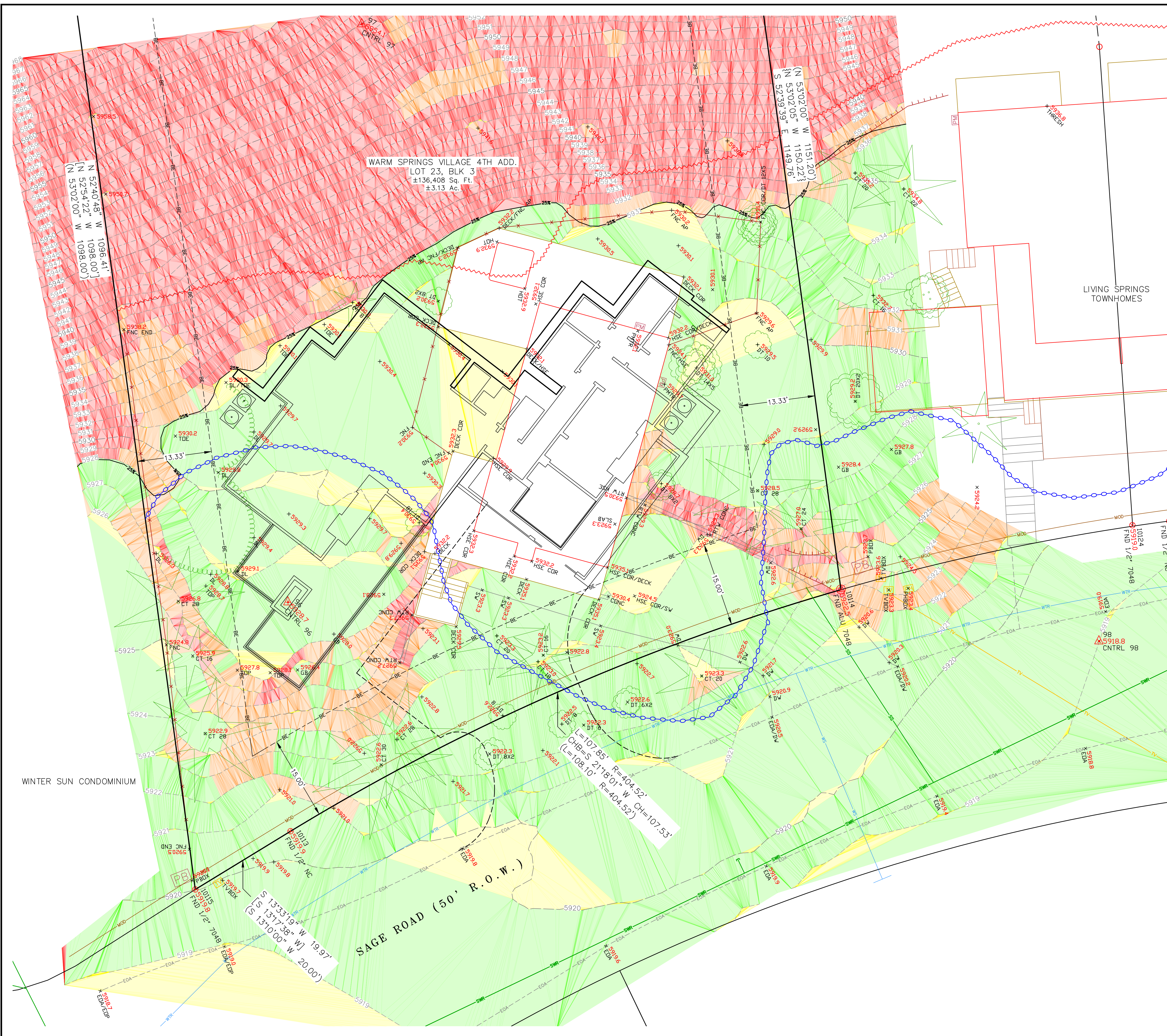
Alpine Enterprises Inc.
 Surveying, Mapping, Civil Engineering,
 and Natural Hazards Consulting
 660 Bell Dr., Unit 1
 P.O. Box 2037, Ketchum, ID 83340 USA
 (208) 727-1988
 email: bpratt@alpineenterprisesinc.com



NO	DATE	BY

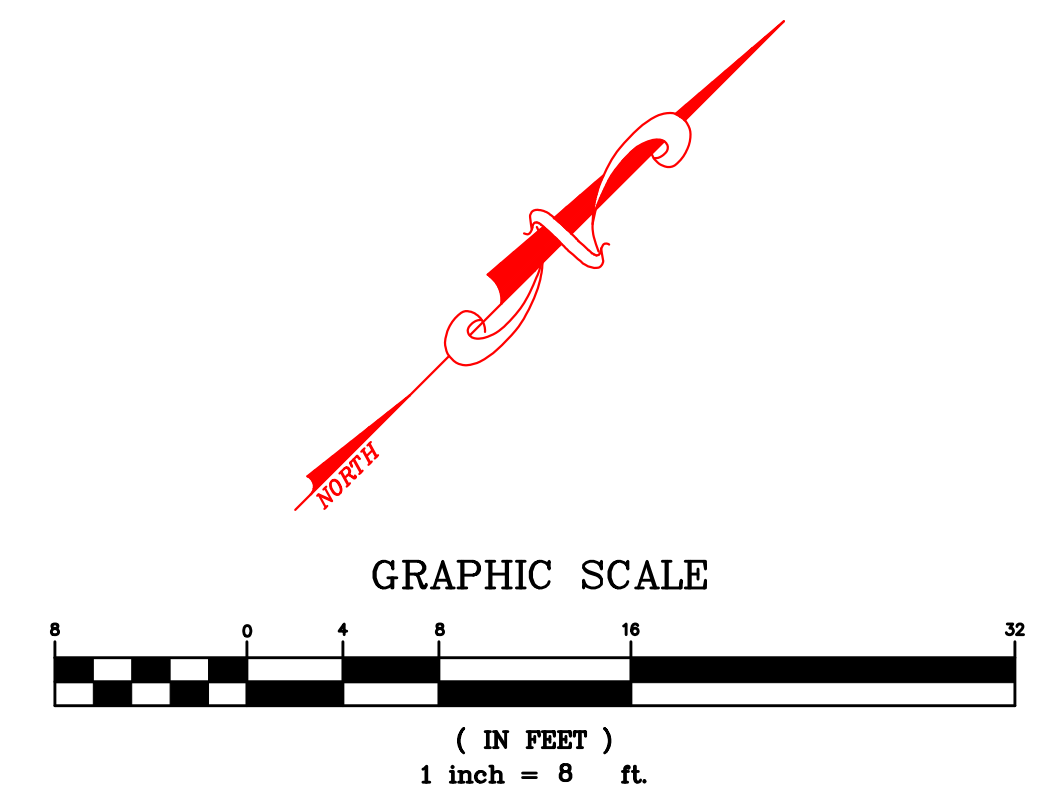
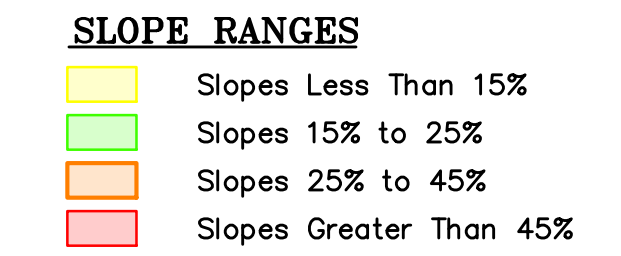
REVISIONS
 SITE SURVEY CONDUCTED ON MAY 6TH, 2022

SHEET 1 OF 1



- LEGEND**
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ALPINE ENTERPRISES INC.
Surveying, Mapping, Civil Engineering,
and Natural Hazards Consulting
660 Bell Dr., Unit 1
P.O. Box 2037, Ketchum, ID 83340 USA
(208) 727-1988
email: bairn@alpineenterprisesinc.com

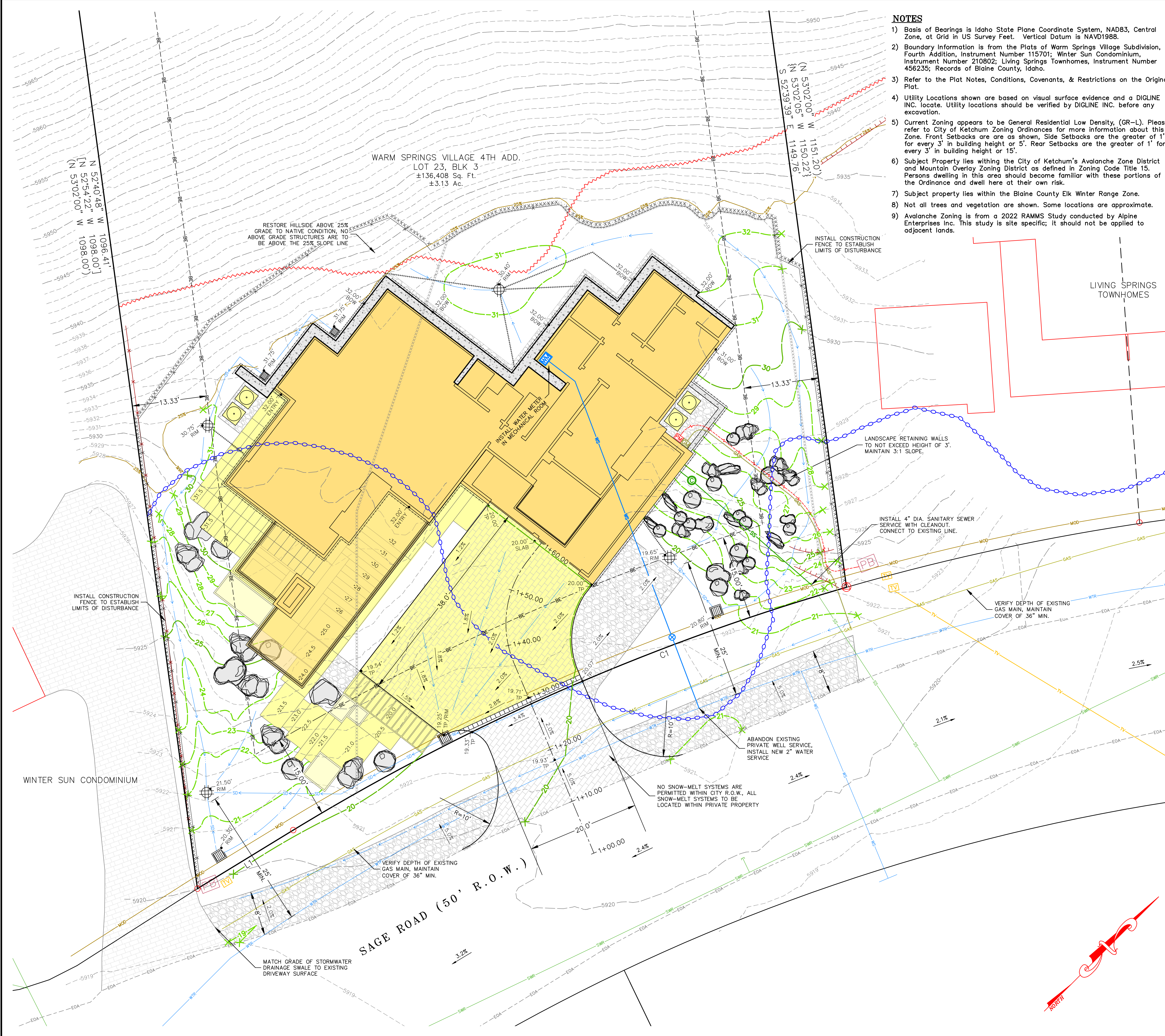
PROFESSIONAL LAND SURVEYOR
STATE OF IDAHO
7048
BRUCE SWINNEY

NO	DATE	BY	REVISIONS

SITE SURVEY CONDUCTED ON MAY 6TH, 2022

LOT 23, BLOCK 3, WARM SPRINGS VILLAGE SUBD., 4TH ADD.
WITHIN S11 & S14, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR BRADLEY AND GAIL PRATT

SHEET 1 OF 1

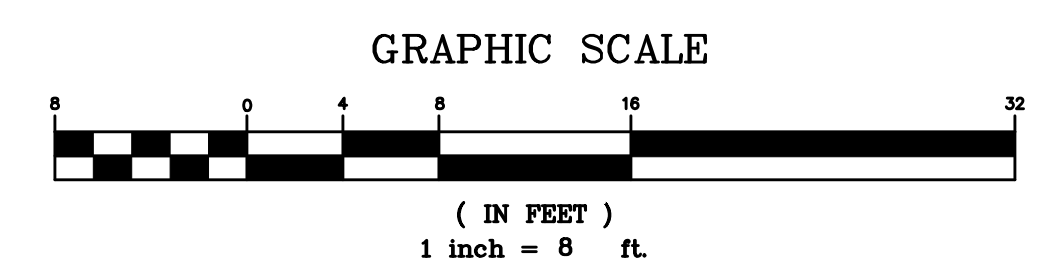


- NOTES**
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LEGEND

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- Adjurers Boundary
- Existing Edge of Asphalt Roadway
- Building Setback (See Note 5)
- Mountain Overlay District (City of Ketchum)
- 25% Slope Line (Alpine 2022)
- Existing 5' Major Contour Line (Alpine 2022)
- Existing 1' Minor Contour Line (Alpine 2022)
- Existing Paver Driveway
- Proposed 5' Major Contour
- Proposed 1' Minor Contour
- Proposed Drainage Flowline
- Proposed 6" Dia. PVC Storm Drain Pipe
- Proposed 4" Dia. Footing Drain Pipe
- Proposed 4" Dia. Roof Drain Pipe
- Proposed L.O.D. with Silt Fence (Construction)
- Proposed L.O.D. (Demolition)
- Existing Structure
- Existing Retaining Wall (To Be Removed)
- Existing Wooden Fence (36" Tall, To Remain)
- Existing Overhead Power
- Proposed Underground Power
- Existing 8" Water Main
- Existing Water Service
- Proposed 2" Water Service (C2.0, Detail 4)
- Existing 8" Sewer Main
- Existing Sewer Service
- Proposed Sewer Service (C2.0, Detail 4)
- Existing CA/TV
- Existing Gas Main
- Proposed Gas Service
- Red Avalanche Hazard Zone (Alpine 2022)
- Blue Avalanche Hazard Zone (Alpine 2022)
- Found 1/2" Rebar
- Found Aluminum Cap
- Existing Power Pole
- Existing Sewer Manhole
- Proposed Sewer Cleanout
- Existing Water Meter
- Existing Water Valve
- Existing Well
- Proposed Water Meter (C2.0, Detail 1)
- Proposed Water Valve/Curb Stop (C2.0, Detail 1)
- Existing Phone Box
- Existing CA/TV Box
- Existing Power Box
- Proposed Power Meter
- Proposed Gas Meter
- Existing Road Grade
- Proposed Grade
- Proposed Finish Grade Spot Elevation
- Location Description
- Proposed Finish Grade Spot Elevation
- Proposed Structure
- Proposed Concrete Avalanche Protection Wall
- Proposed Heated Paver Driveway (C3.0, Detail 8)
- Proposed Non-Heated Paver Driveway within City R.O.W. (C3.0, Detail 8)
- Proposed Asphalt Patch & Saw-Cut Line (C2.0, Detail 2)
- Proposed Landscaping (See Landscape Plan for Patio Elevations)
- Proposed Landscaping Steel Planter Box
- Proposed Boulders (C3.0, Detail 9)
- Proposed Gravel (C3.0, Detail 6)
- Proposed Landscape Dry Well (C3.0, Detail 7)
- Proposed Heated Landscape Catch Basin
- Proposed 6" Driveway Trench Drain
- SLAB Garage Slab Elevation
- BOW Bottom of Wall/Adjacent Grade Elevation
- ENTRY Stone Entry Elevation
- RIM Dry Well/Catch Basin Rim Elevation
- TR Top of Retainage Elevation
- BR Bottom of Retainage Elevation
- TP Top of Pavers Elevation
- () Record Bearing & Distance Inst. No. 115701
- [] Record Bearing & Distance Inst. No. 210802
- { } Record Bearing & Distance Inst. No. 456235

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	404.52'	107.85'	107.53'	S 21°18'01" W
(C1)	(404.52')	(108.10")	-	-
LINE	LENGTH	BEARING	-	-
L1	19.97'	S 13°33'19" W	-	-
(L1)	(20.00')	(S 13°17'38" W)	-	-



PROJECT PATH AND PRINT DATE: U:\LD3\214_L22B3WSV4.dwg\CS_214_Pratt_WSV4th_Blk31.123_CivilROW2022.dwg 5/30/23 3:28:37 PM MST

ALPINE ENTERPRISES INC.
 Surveying, Mapping, Civil Engineering,
 and Natural Hazards Consulting
 660 Bell Dr., Unit 1
 P.O. Box 2037, Ketchum, ID 83340 USA
 (208) 722-1988
 email: bairn@alpineenterprisesinc.com

PROFESSIONAL ENGINEER
 17875 ARY
 30 MAY 23
 STATE OF IDAHO
 ALEX NELSON

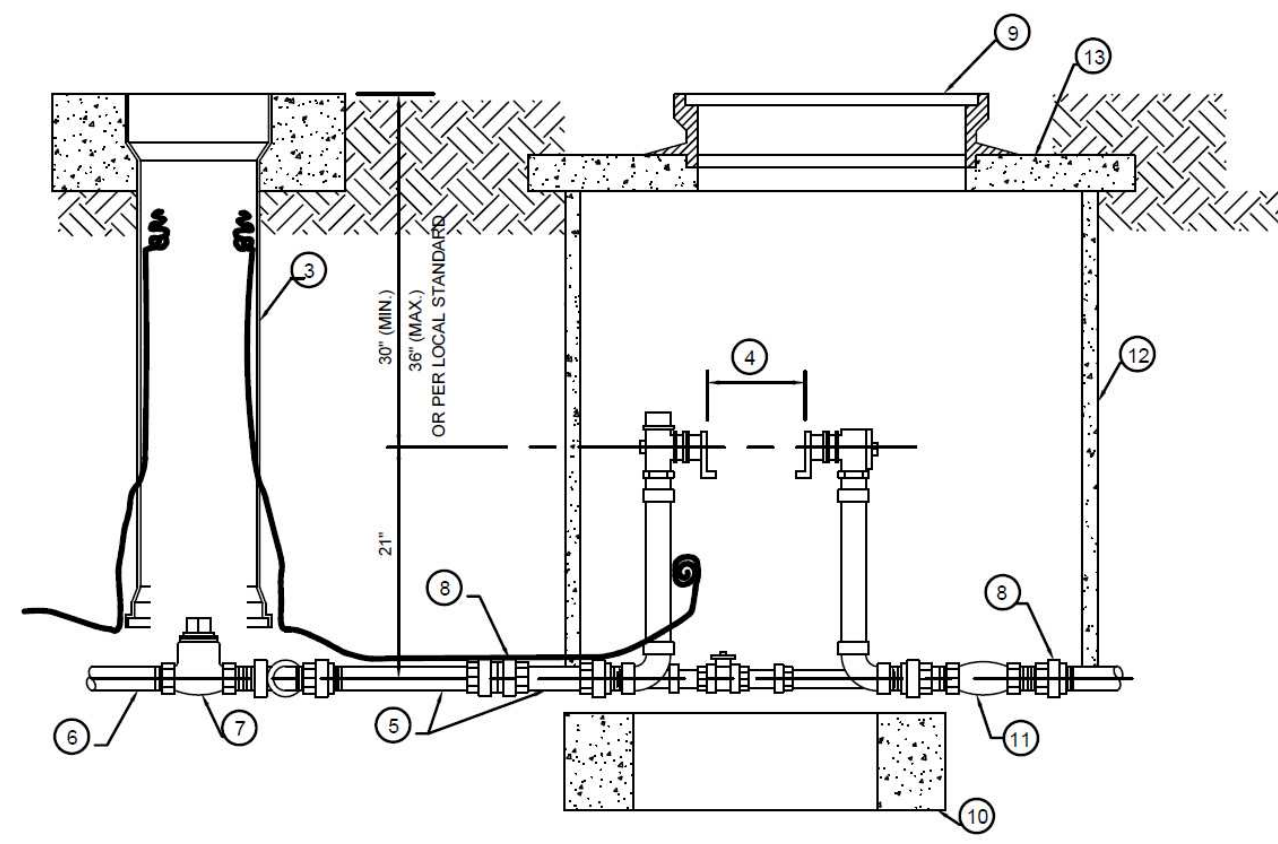
REVISIONS	NO	DATE	BY
PRELIMINARY ONLY: NOT FOR CONSTRUCTION			
DESIGN REVIEW SUBMITTAL			
REVISED FOR CITY COMMENTS	1	17MAY23	AHN
REVISED FOR CITY COMMENTS	2	30MAY23	AHN

C1.0

A SITE GRADING, R.O.W. ENCROACHMENT, & UTILITY PLAN SHOWING
 LOT 23, BLOCK 3, WARM SPRINGS VILLAGE SUBD., 4TH ADD.
 WITHIN S11 & S14, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR BRADLEY AND GAIL PRATT

GENERAL CONSTRUCTION NOTES

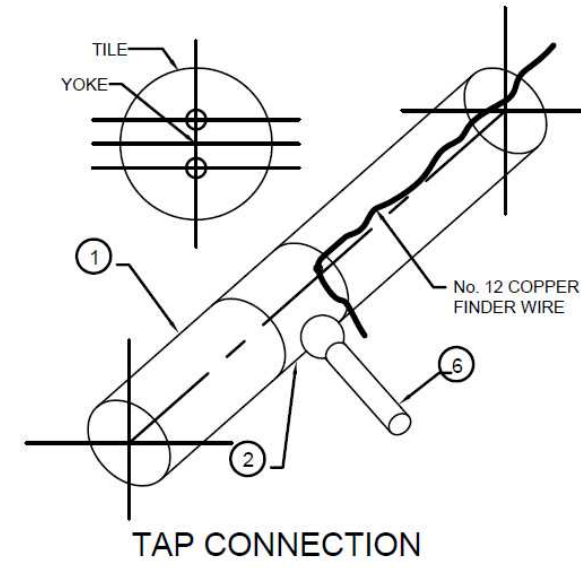
- The location of existing underground utilities are shown on the plans in an approximate way. The contractor shall be responsible for locating existing utilities during the construction. The contractor agrees to be fully responsible for any and all damages which result from his failure to accurately locate and preserve any and all underground utilities.
- See the Building Plan from Farmer Payne Architects and the Landscape Plan from Garden Space Design for the remainder of the design.
- Contractor shall assure positive drainage away from the building and driveway.
- Contractor shall be responsible for dust control during construction of all items hereon. Dust control shall be continuous during construction, 24 hours per day 7 days per week. The contractor shall follow the requirements of the Storm Water Pollution Prevention Program at all times until permanent erosion control is established.
- The Trench Drain shall be a 6" wide HDPE channel with a 0.75 built in channel slope (Zurn Flo-Thru Model Z886 or equivalent). Gate shall be ductile iron with a slotted pattern. All components shall be rated for H-20 loading.
- All construction shall be in accordance with the most current edition of the Idaho Standards for Public Works Construction, ISPCW, and the City of Ketchum, Idaho, Codes and Standards. The contractor shall be responsible for obtaining and keeping a copy of the ISPCW and the City of Ketchum Codes and Standards on site during construction.
- 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 under the direction of a professional land surveyor.
- 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.
- The contractor shall be required to obtain all the necessary permits prior to construction and shall check with the City of Ketchum for permits the owner may have already obtained.
- All mains and services shall comply with IDAPA 58.01.08.542.07.a and IDAPA 58.01.08.542.07.b which addresses the requirements for separation distances between potable water lines (including mains and service lines) with non-potable lines. In addition, water services shall be constructed with at least 25 feet horizontal separation from infiltration trenches and dry wells.
- Potable/non-potable crossings shall comply with ISPCW Standard Drawing SD-407 and IDAPA section 58.01.08.542.07.
- Sewer service lines shall be placed at a slope of 2%, with markers per ISPCW. Cleanouts are required at changes in alignment, grade, and minimum 150' length.
- All pipe shall be bedded with (ISPCW) Type I bedding material.
- Trenches shall be backfilled and compacted to a minimum of 95% of maximum density as determined by AASHTO T-99.
- The contractor shall pressure test all sewer service connections in accordance with Idaho Standards for Public Works Construction, ISPCW.
- All clearing and grubbing shall conform to ISPCW Section 201 and City of Ketchum standards of excavation and backfill.
- All excavation and embankment shall conform to ISPCW Section 202 and City of Ketchum standards for excavation and backfill. Excavated subgrade shall be compacted and all unsuitable Sections removed and replaced with structural fill as determined by the engineer per ISPCW Section 204. Minimum compaction of placed material shall be 95% of maximum laboratory density as determined by AASHTO T-99 or IDT T-91.
- All 2" minus aggregate shall be placed in conformance with ISPCW Section 802. It shall be compacted per ISPCW Section 202 and the City of Ketchum standards. 2" minus crushed aggregate material shall conform to ISPCW Section 802 Type II and to the City of Ketchum specifications. Minimum compaction of placed material shall be 95% of maximum laboratory density as determined by AASHTO T-99 or IDT T-91.
- All 3/4" minus aggregate shall be placed in conformance with ISPCW Section 802. It shall be compacted per ISPCW Section 202 and the City of Ketchum standards. 3/4" minus crushed aggregate for leveling course shall conform to ISPCW Table 802, Type I and to the City of Ketchum specifications. Minimum compaction of placed material shall be 95% of maximum laboratory density as determined by AASHTO T-99 or IDT T-91.
- All asphaltic concrete pavement work shall conform to ISPCW Section(s) 805, 810, and 811 for Class II pavement and to the City of Ketchum standards. Asphalt aggregate shall be 1/2" 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.
- All concrete work shall conform to ISPCW Sections 701 and 703. All concrete shall be 3,000 psi minimum. 28 day, as defined in ISPCW Section 703, Table 1.C.
- All edges of existing asphalt paving shall be saw cut a minimum of 24" to provide a clean pavement edge for matching. No wheel cutting shall be allowed. Pavement shall be cut prior to paving to prevent damage to the cut edge.
- 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 drainage is to be retained on-site. Grade open areas to drain to Dry Wells as shown hereon.
- Grade away from foundation at 5%.
- Alpine Enterprises Inc. is not responsible for any deviation from these plans, unless such changes have been authorized in writing.
- All right-of-way improvements per sheet C1.0 must be completed prior to issuance of a temporary or final Certificate of Occupancy unless otherwise agreed upon in writing by the City.



WATER SERVICE CONNECTION DETAIL

NOTES

- WATER MAIN PER ISPCW SECTION 401.
- MIP X PAC CORP STOPS: 200 PSI POLY PIPE WITH INSERTS FOR FOR SERVICE LINES FROM MAIN TO CORPS STOPS AND INTO METER VAULT.
- VALVE BOX
- 1-1/2" METER: 13-1/4" WITH GASKETS
- 2" METER: 17-1/4" WITH GASKETS
- WATER METER FURNISHED AND INSTALLED BY THE CITY. (PAID BY CUSTOMER WITH CONNECTION FEES.)
- 6" LONG RED BRASS NIPPLE
- SERVICE LINE: 1-1/2" OR 2", 200 PSI POLYETHYLENE PIPE WITH PACK JOINT BRASS FITTINGS AND STAINLESS STEEL INSERTS.
- FORD BALL VALVE CURB STOP WITH RISER AND LOCKING LID. (IF REQUIRED)
- RED BRASS UNION.
- STANDARD 24" DIA. MANHOLE RING & "WATER" COVER; 2" HOLE IN LID FOR RADIO READ UNIT.
- 2" X 35" O.D. CONCRETE GRADE RING UNDER YOKE.
- BALL VALVE TO BE INSTALLED IN METER VAULT. NO OTHER EQUIPMENT SHALL BE PERMITTED WITHIN THE METER VAULT.
- 36" DIA. PRECAST CONCRETE MANHOLE.
- 4" X 35" O.D. CONCRETE GRADE RING.

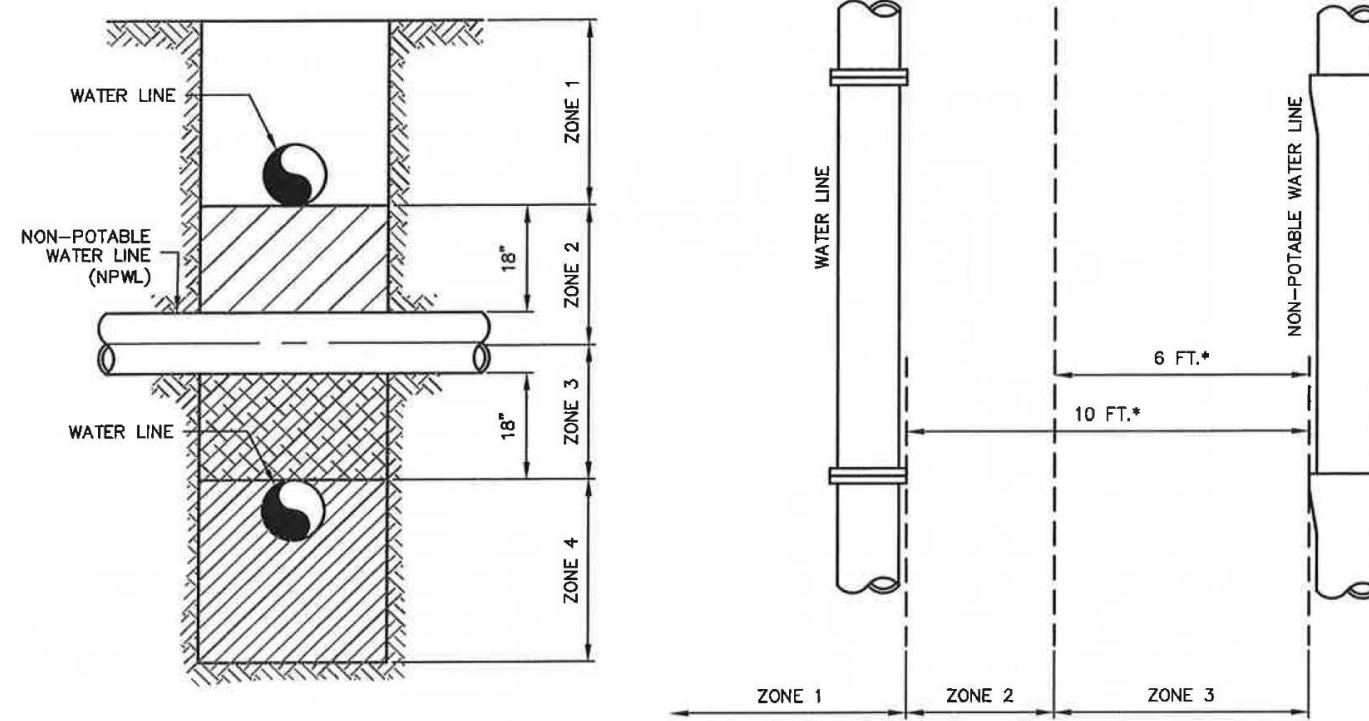


TAP CONNECTION

NOTES:

- ALL PRODUCTS AS NOTED OR APPROVED SUBSTITUTION.
- THE DIAMETER (1-1/2" OR 2") OF EACH APPURTENANCE SHOWN HEREON IS THE SAME AS THE METER SIZE.
- NO BY-PASS ALLOWED ON METER SETTERS FOR LANDSCAPE OR PRESSURIZED IRRIGATION SYSTEM.
- NO GALVANIZED PIPE OR YELLOW BRASS FITTINGS.
- NO TAPS WITHIN ONE FOOT OF THE PIPE ENDS.

1 WATER SERVICE CONNECTION (1-1/2", 2")
ISPCW - SD-402
NOT TO SCALE



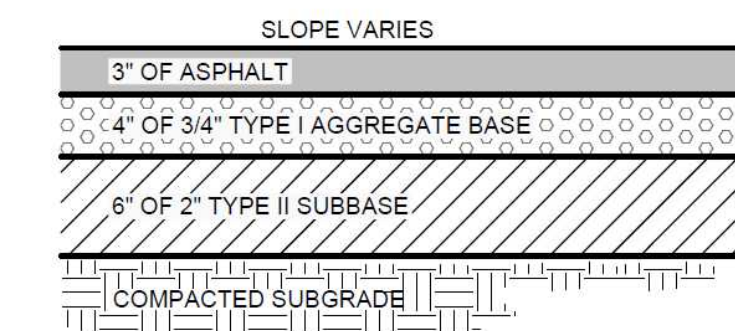
VERTICAL SEPARATION REQUIREMENTS

- ZONE 1: A) WATER AND NPWL MUST BE SEPARATED BY AT LEAST 18" AND B) ONE FULL, UN-CUT LENGTH OF BOTH PWL AND NPWL PIPE MUST BE CENTERED ON THE CROSSING SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE CROSSING.
- ZONE 2: A) ONE FULL, UN-CUT LENGTH OF BOTH PWL AND NPWL PIPE MUST BE CENTERED ON THE CROSSING SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE CROSSING.
- AND EITHER B) NPWL MUST BE CONSTRUCTED TO WATER MAIN STANDARDS AND PRESSURE TESTED FOR WATER TIGHTNESS FOR A HORIZONTAL DISTANCE OF 10 FEET ON BOTH SIDES OF CROSSING.
- OR C) EITHER THE NPWL OR WATER LINE OR BOTH MUST BE ENCASED WITH A SLEEVING MATERIAL ACCEPTABLE TO SDG FOR A HORIZONTAL DISTANCE OF 10 FEET ON BOTH SIDES OF THE CROSSING.
- ZONE 3: SAME REQUIREMENTS AS ZONE 2 EXCEPT THE NPWL MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLING.
- ZONE 4: SAME REQUIREMENTS AS ZONE 1 EXCEPT THE NPWL MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLING.

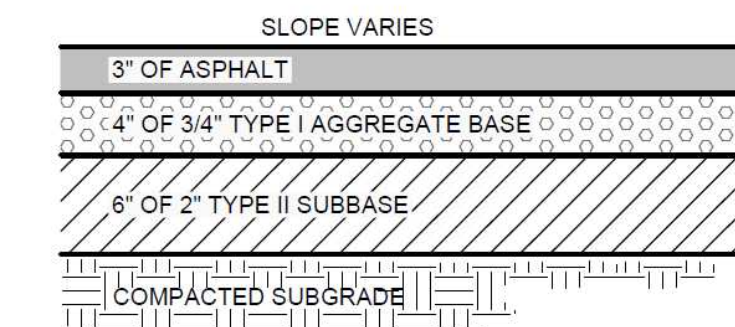
HORIZONTAL SEPARATION REQUIREMENTS

- ZONE 1: A) NO SPECIAL REQUIREMENTS.
- ZONE 2: A) NO SPECIAL REQUIREMENTS FOR POTABLE OR NON-POTABLE SERVICES.
- B) WATER AND NPWL SEPARATED BY AT LEAST 6 FEET AT OUTSIDE WALLS.
- AND C) WATER AT LEAST 18 INCHES HIGHER IN ELEVATION THAN THE NPWL.
- AND EITHER D) NPWL CONSTRUCTED TO WATER MAIN STANDARDS AND PRESSURE TESTED FOR WATER TIGHTNESS.
- OR E) SITE SPECIFIC REQUIREMENTS APPROVED BY DEG.
- ZONE 3: NOT ALLOWED WITHOUT DEG WAIVER.
- NOTE: SANITARY SEWER FORCE MAINS MUST HAVE MIN. 10" HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION. ZONE 2 AND ZONE 3 PLACEMENTS ARE NOT ALLOWED WITHOUT A WAIVER GRANTED BY DEG.

3 POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPERATION
ISPCW - SD-407
NOT TO SCALE



TYPICAL STREET ASPHALT SECTION

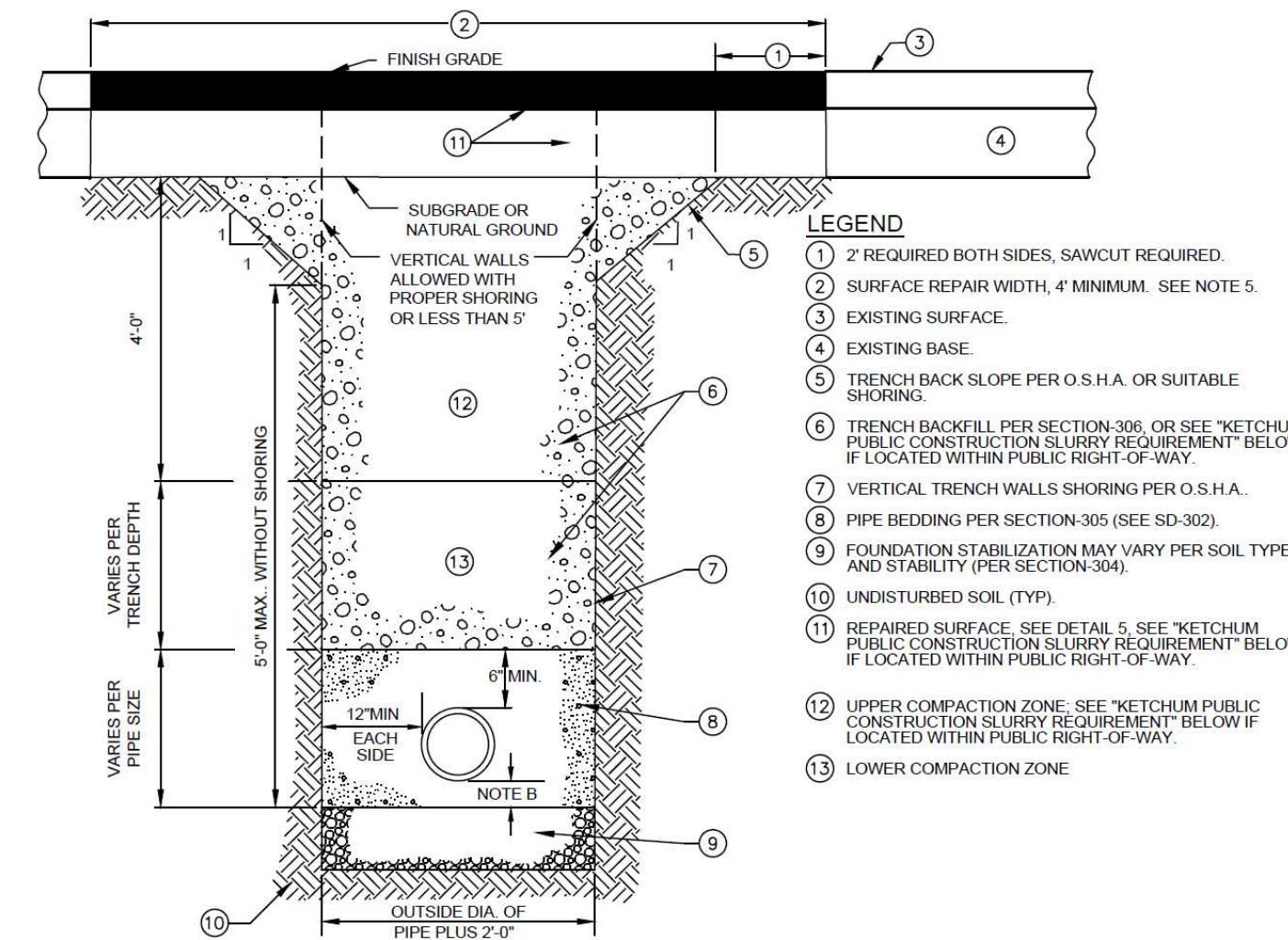


TYPICAL ALLEY ASPHALT SECTION

NOTES:

- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
- MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
- PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

2 TYPICAL ROAD SECTIONS
CITY OF KETCHUM - SD-3
NOT TO SCALE



LEGEND

- 2" REQUIRED BOTH SIDES, SAWCUT REQUIRED.
- SURFACE REPAIR WIDTH, 4" MINIMUM. SEE NOTE 5.
- EXISTING SURFACE.
- EXISTING BASE.
- TRENCH BACK SLOPE PER O.S.H.A. OR SUITABLE SHORING.
- TRENCH BACKFILL PER SECTION 306, OR SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" BELOW IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
- VERTICAL TRENCH WALLS SHORING PER O.S.H.A.
- PIPE BEDDING PER SECTION 306 (SEE SD-302).
- FOUNDATION STABILIZATION MAY VARY PER SOIL TYPE AND STABILITY (PER SECTION 304).
- UNDISTURBED SOIL (TYP).
- REPAIRED SURFACE. SEE DETAIL 5. SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" BELOW IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
- LOWER COMPACTION ZONE.

KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT

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

- COARSE AGGREGATE (6" MINUS) : 2,600 LBS
- SAND : 800 LBS
- PORTLAND CEMENT : 94 LBS
- WATER : 11 GAL. (MAX.)

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

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

NOTES:

- TRENCH EXCAVATION PER SECTION 301.
- PIPE BEDDING PER SECTION 306.
- BACKFILL AND COMPACTION PER SECTION 306.
- SURFACE REPAIR AND BASE PER DETAIL 3.
- ASPHALT PAVEMENT FOR SURFACE REPAIR SHALL BE IN ACCORDANCE WITH PLANS AND ISPCW SECTIONS 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.
- IF TRENCH IMPACTS CROWN OF ROADWAY, CROWN MUST BE MAINTAINED AND POSITIVE DRAINAGE PROVIDED.

4 TYPICAL TRENCH
CITY OF KETCHUM - SD-12
NOT TO SCALE

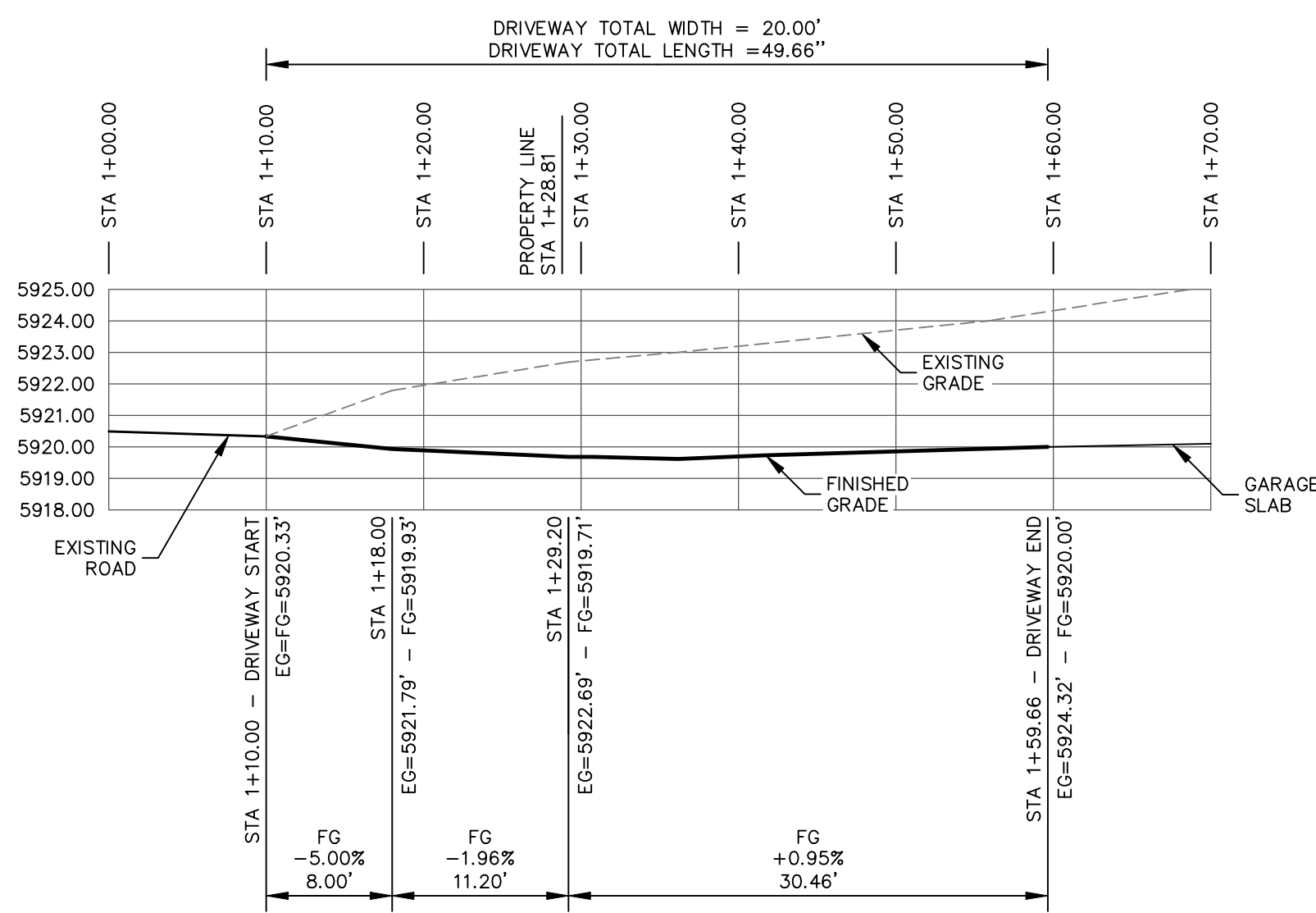
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A SITE GRADING, R.O.W. ENCROACHMENT, & UTILITY PLAN SHOWING
LOT 23, BLOCK 3, WARM SPRINGS VILLAGE SUBD., 4TH ADD.
WITHIN S11 & S14, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR BRADLEY AND GAIL PRATT

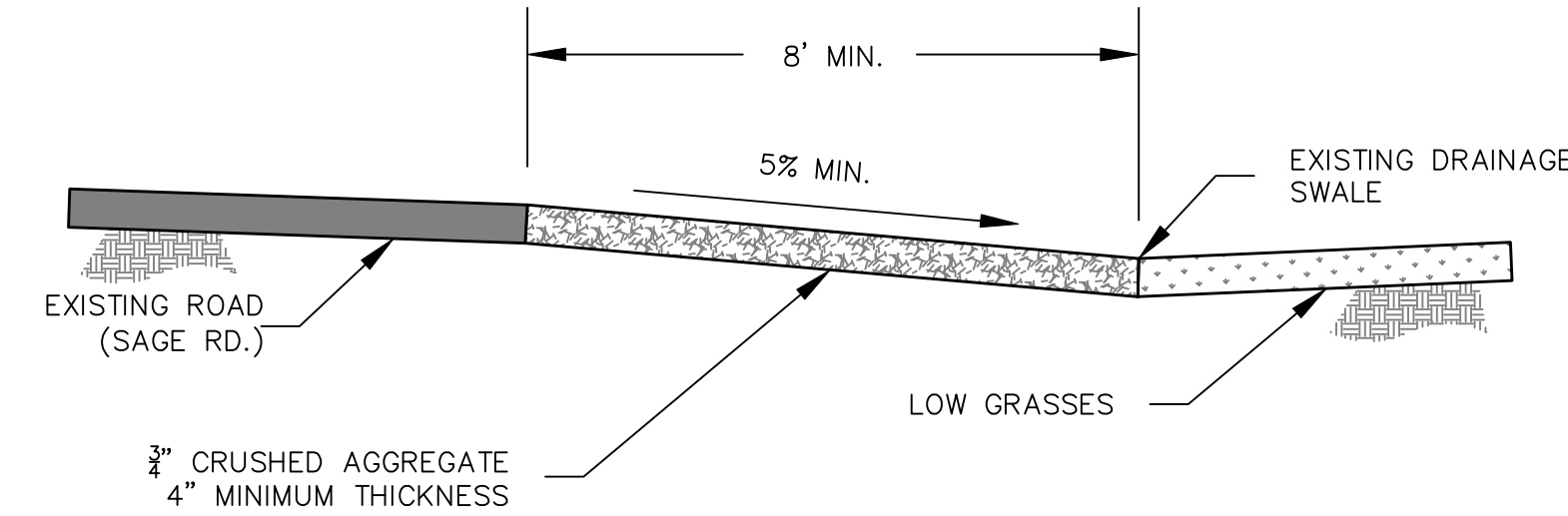
Alpine Enterprises Inc.
Surveying, Mapping, Civil Engineering,
and Natural Hazards Consulting
660 Bell Dr., Unit 1, 83940 USA
P.O. Box 2037, Ketchum, ID 83340 USA
(208) 722-1198
email: bpratt@alpineenterprisesinc.com

REVISIONS	NO	DATE	BY
PRELIMINARY ONLY: NOT FOR CONSTRUCTION			
DESIGN REVIEW SUBMITTAL			
REVISED FOR CITY COMMENTS	1	17MAY23	AHN
REVISED FOR CITY COMMENTS	2	30MAY23	AHN

C2.0

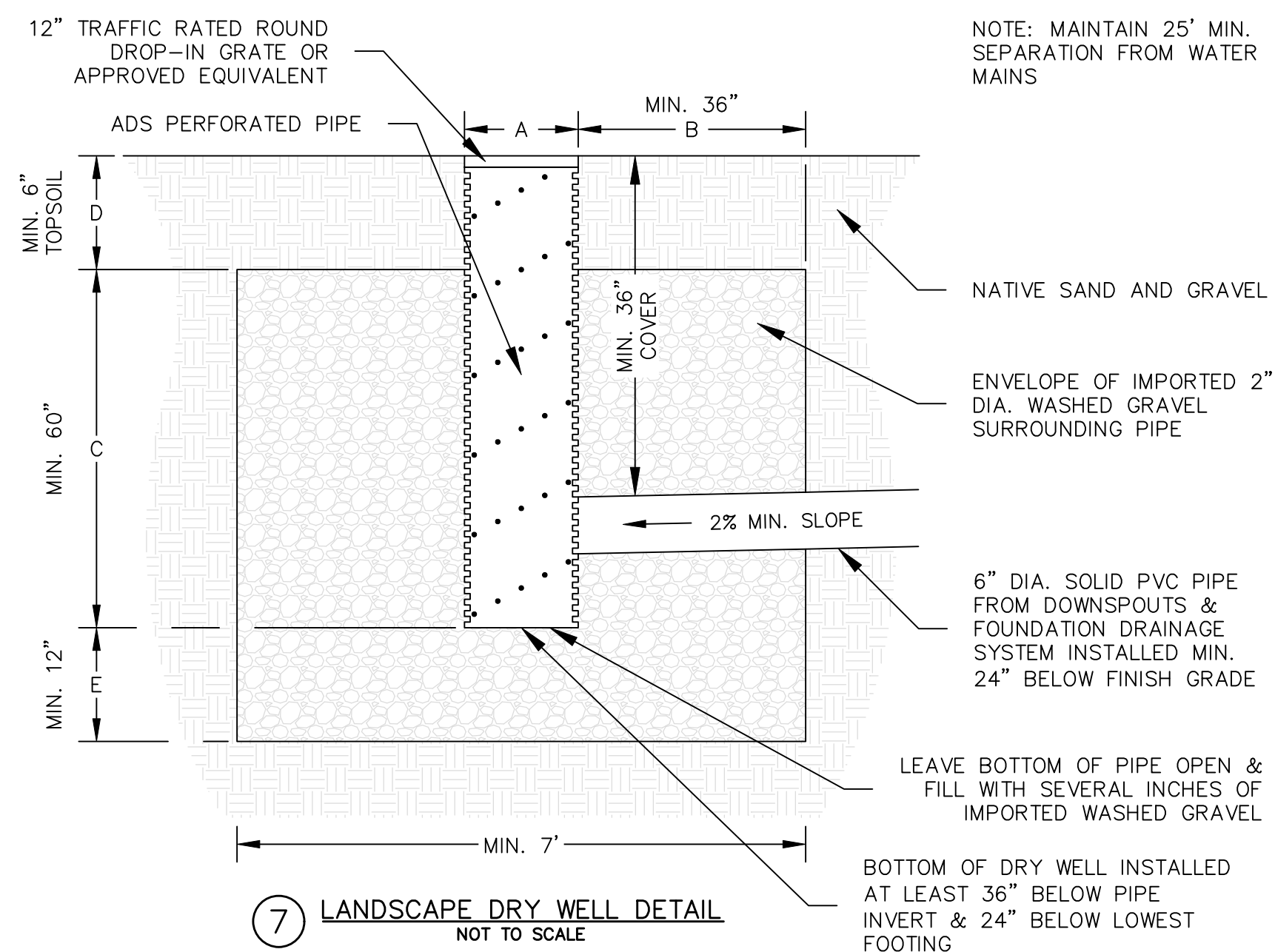


5 DRIVEWAY PROFILE VIEW
LOT 23
VERT: 1"=5'
HORIZ: 1"=10'

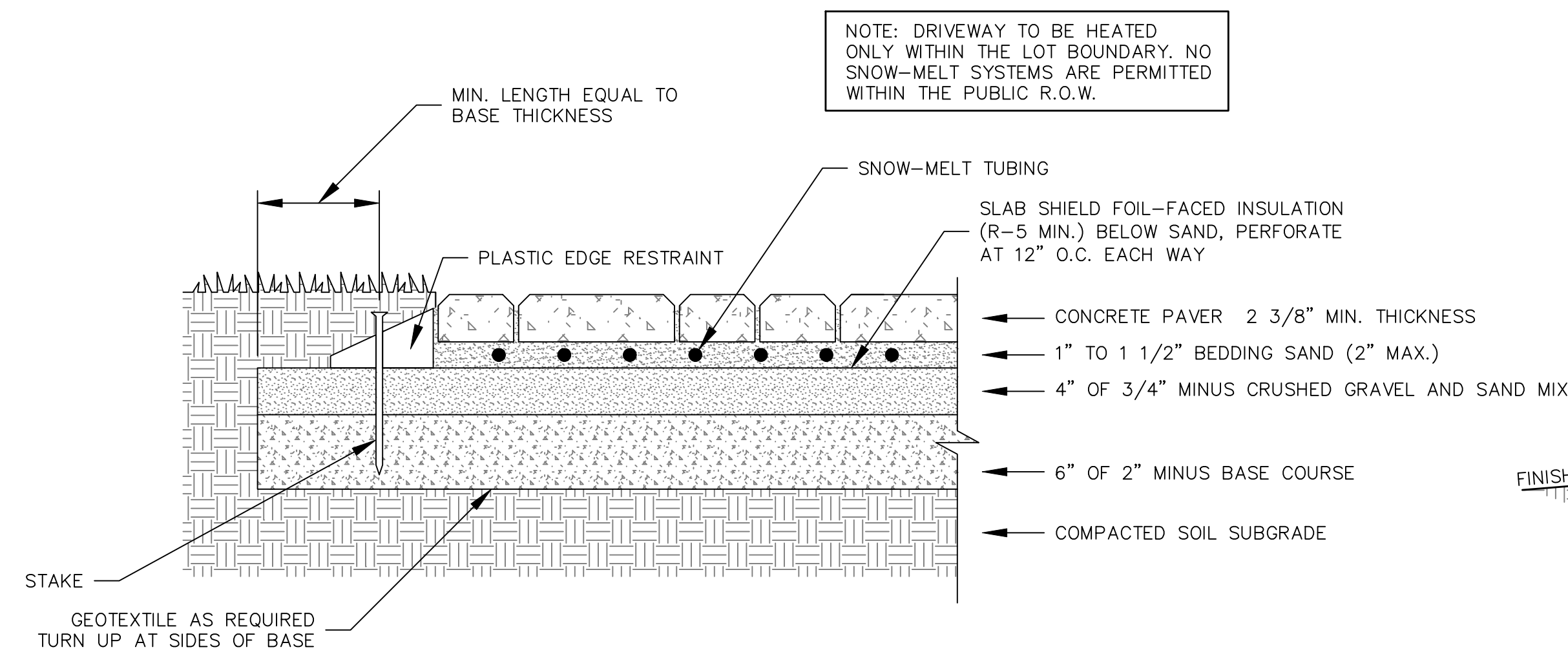


6 CROSS-SECTION: ROADSIDE SWALE
R.O.W. SAGE ROAD
NOT TO SCALE

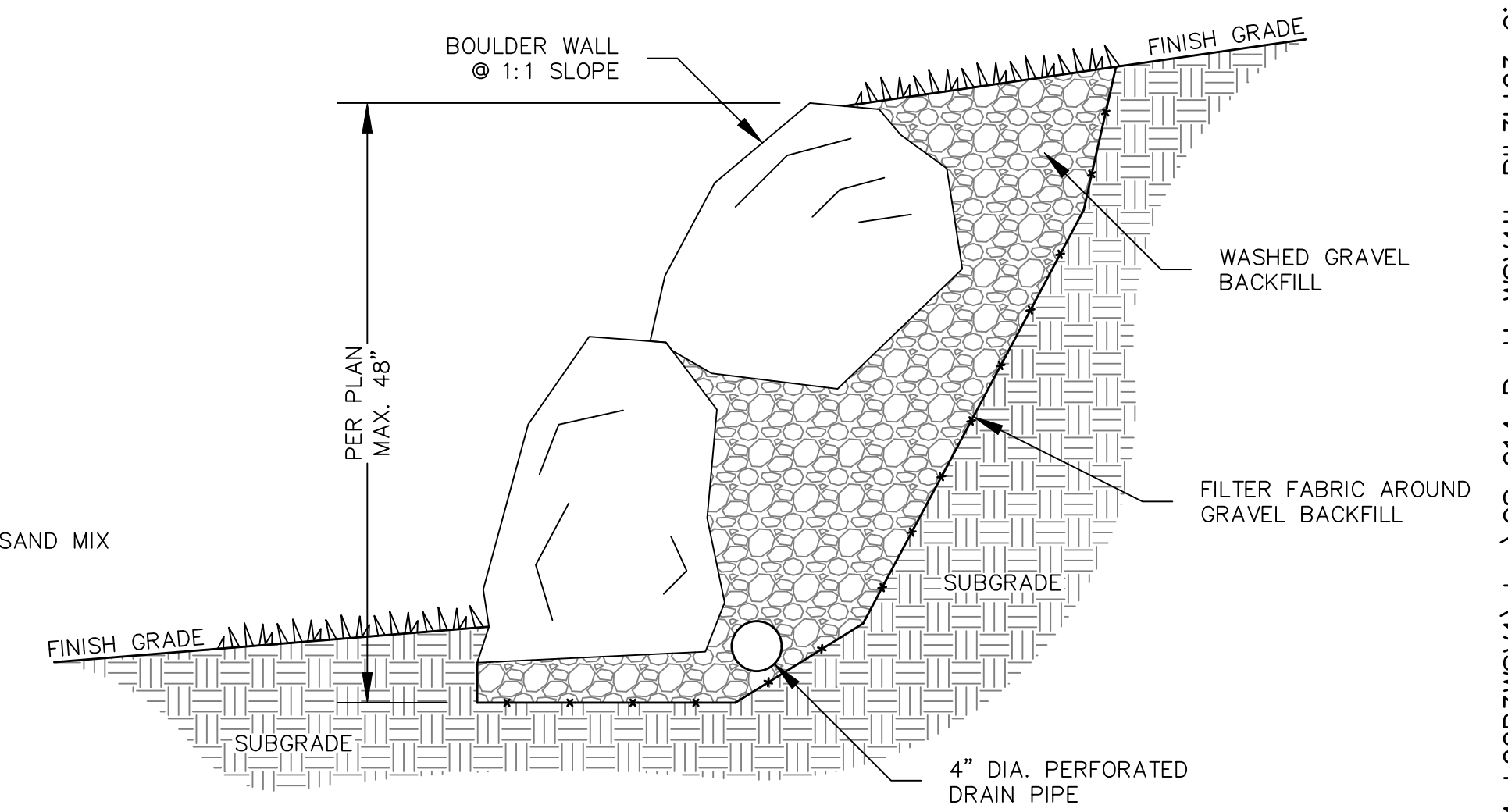
- NOTES**
- A) Material shall be pervious/permeable to allow drainage.
 - B) Surface must allow for vehicle parking and be consistent along the entire property frontage.
 - C) Material within the first eight (8) feet from edge of asphalt (Street) shall be distinct from driveway and rest of property in order to visually appear available for parking.
 - D) Grading and drainage improvements as required by City Engineer - Minimum 5% slope.
 - E) No obstructions, such as boulders or berms.
 - F) No buried irrigation systems within the first eight (8) feet of the edge of asphalt (Street). Surface irrigation lines are permitted beyond the first eight (8) feet, however pop-up heads are not permitted anywhere in the ROW.
 - G) No live plant material within the first eight (8) feet from edge of asphalt (Street). Low ground cover plant material, such as turf grass, is permitted beyond the first eight (8) feet. Drought-tolerant species are preferred.
 - H) No snow-melt systems.



7 LANDSCAPE DRY WELL DETAIL
NOT TO SCALE



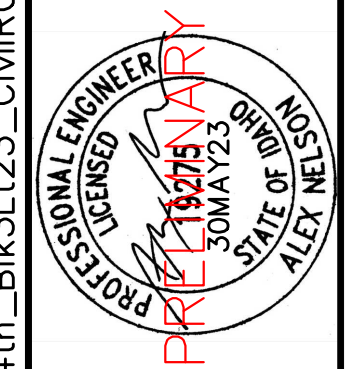
8 HEATED PAVER DRIVEWAY DETAIL
NOT TO SCALE



9 BOULDER WALL
NOT TO SCALE

PROJECT PATH AND PRINT DATE: U:\LD3\214_L22B3WSV4.dwg\CS_214_Pratt_WSV4th_Blk31.123_CivilROW2022.dwg 5/30/23 3:28:37 PM MST

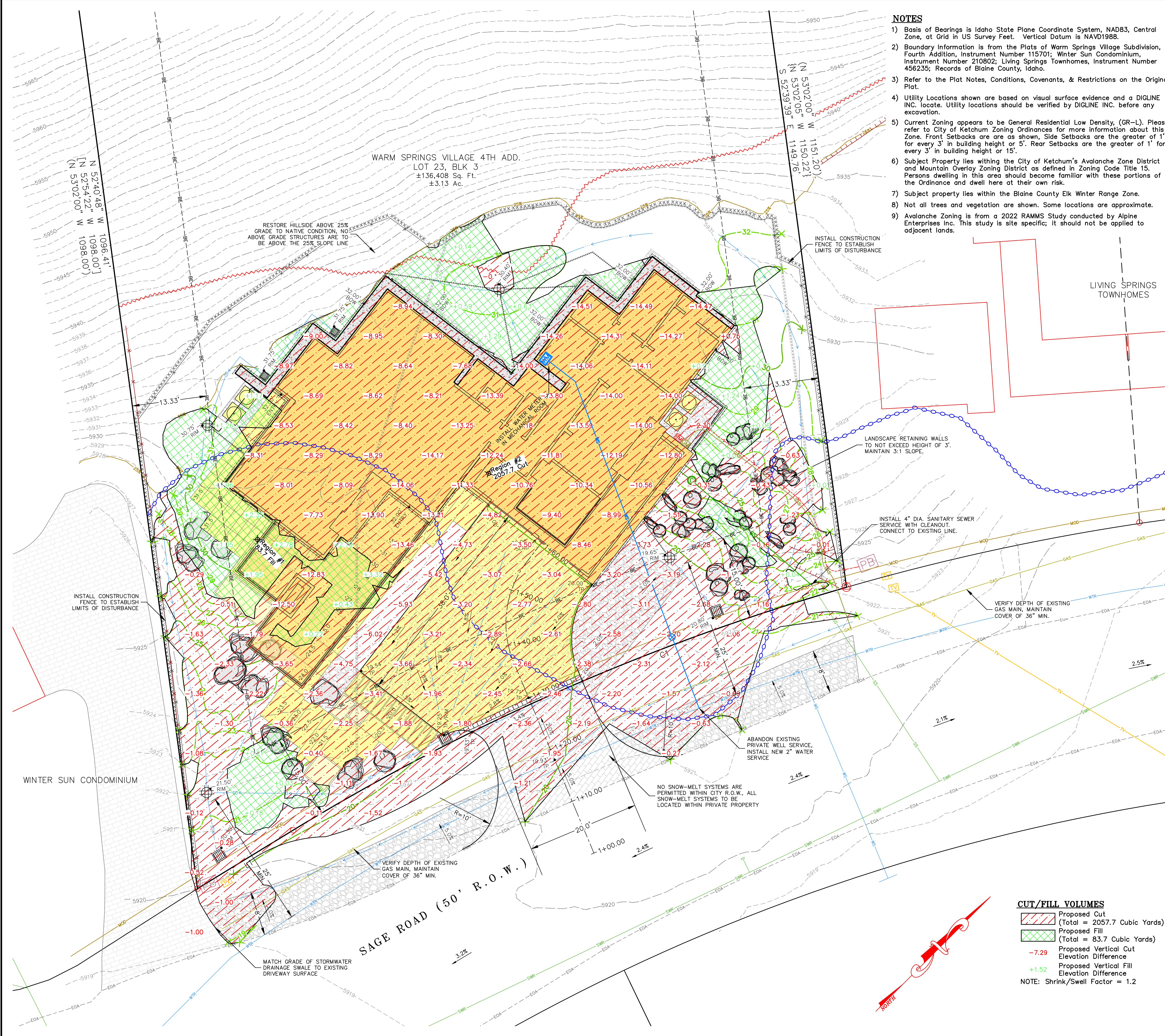
Alpine Enterprises Inc.
Surveying, Mapping, Civil Engineering,
and Natural Hazards Consulting
660 Bell Dr., Unit 1
P.O. Box 2037, Ketchum, ID 83340 USA
(208) 727-1988
email: bsmith@alpineenterprisesinc.com



REVISIONS	NO	DATE	BY
PRELIMINARY ONLY: NOT FOR CONSTRUCTION			
DESIGN REVIEW SUBMITTAL			
REVISED FOR CITY COMMENTS	1	17MAY23	AHN
REVISED FOR CITY COMMENTS	2	30MAY23	AHN

C3.0

A SITE GRADING, R.O.W. ENCROACHMENT, & UTILITY PLAN SHOWING
LOT 23, BLOCK 3, WARM SPRINGS VILLAGE SUBD., 4TH ADD.
WITHIN S11 & S14, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR BRADLEY AND GAIL PRATT



- NOTES**
- 1) Basis of Bearings is Idaho State Plane Coordinate System, NAD83, Central Zone, at Grid in US Survey Feet. Vertical Datum is NAVD1988.
 - 2) Boundary information is from the Plats of Warm Springs Village Subdivision, Fourth Addition, Instrument Number 115701; Winter Sun Condominium, Instrument Number 210802; Living Springs Townhomes, Instrument Number 456235; Records of Blaine County, Idaho.
 - 3) Refer to the Plat Notes, Conditions, Covenants, & Restrictions on the Original Plat.
 - 4) Utility Locations shown are based on visual surface evidence and a DIGLINE INC. locate. Utility locations should be verified by DIGLINE INC. before any excavation.
 - 5) Current Zoning appears to be General Residential Low Density, (GR-L). Please refer to City of Ketchum Zoning Ordinances for more information about this Zone. Front Setbacks are as shown, Side Setbacks are the greater of 1' for every 3' in building height or 5'. Rear Setbacks are the greater of 1' for every 3' in building height or 15'.
 - 6) Subject Property lies within the City of Ketchum's Avalanche Zone District and Mountain Overlay Zoning District as defined in Zoning Code Title 15. Persons dwelling in this area should become familiar with these portions of the Ordinance and dwell here at their own risk.
 - 7) Subject property lies within the Blaine County Elk Winter Range Zone.
 - 8) Not all trees and vegetation are shown. Some locations are approximate.
 - 9) Avalanche Zoning is from a 2022 RAMMS Study conducted by Alpine Enterprises Inc. This study is site specific; it should not be applied to adjacent lands.

- LEGEND**
- Subject Boundary
 - Adjurers Boundary
 - Existing Edge of Asphalt Roadway
 - Building Setback (See Note 5)
 - Mountain Overlay District (City of Ketchum)
 - 25% Slope Line (Alpine 2022)
 - Existing 5' Major Contour Line (Alpine 2022)
 - Existing 1' Minor Contour Line (Alpine 2022)
 - Existing Paver Driveway
 - Proposed 5' Major Contour
 - Proposed 1' Minor Contour
 - Proposed Drainage Flowline
 - Proposed 6" Dia. PVC Storm Drain Pipe
 - Proposed 4" Dia. Footing Drain Pipe
 - Proposed 4" Dia. Roof Drain Pipe
 - Proposed L.O.D. with Silt Fence (Construction)
 - Proposed L.O.D. (Demolition)
 - Existing Structure
 - Existing Retaining Wall (To Be Removed)
 - Existing Wooden Fence (36" Tall, To Remain)
 - Existing Overhead Power
 - Proposed Underground Power
 - Existing 8" Water Main
 - Existing Water Service
 - Proposed 2" Water Service (C2.0, Detail 4)
 - Existing 8" Sewer Main
 - Existing Sewer Service
 - Proposed Sewer Service (C2.0, Detail 4)
 - Existing CA/TV
 - Existing Gas Main
 - Proposed Gas Service
 - Red Avalanche Hazard Zone (Alpine 2022)
 - Blue Avalanche Hazard Zone (Alpine 2022)

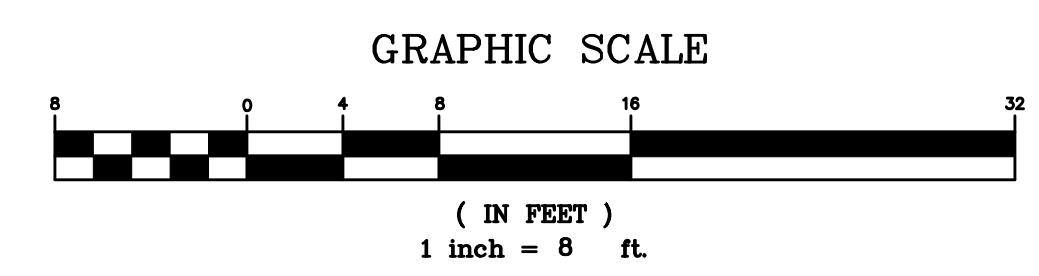
- Found 1/2" Rebar
- Found Aluminum Cap
- Existing Power Pole
- Existing Sewer Manhole
- Proposed Sewer Cleanout
- Existing Water Meter
- Existing Water Valve
- Existing Well
- Proposed Water Meter (C2.0, Detail 1)
- Proposed Water Valve/Curb Stop (C2.0, Detail 1)
- Existing Phone Box
- Existing CA/TV Box
- Existing Power Box
- Proposed Power Meter
- Proposed Gas Meter
- Existing Road Grade
- Proposed Grade
- Proposed Finish Grade Spot Elevation
- Location Description
- Proposed Finish Grade Spot Elevation
- Proposed Structure
- Proposed Concrete Avalanche Protection Wall
- Proposed Heated Paver Driveway (C3.0, Detail 8)
- Proposed Non-Heated Paver Driveway within City R.O.W. (C3.0, Detail 8)
- Proposed Asphalt Patch & Saw-Cut Line (C2.0, Detail 2)
- Proposed Landscaping (See Landscape Plan for Patio Elevations)
- Proposed Landscaping Steel Planter Box
- Proposed Boulders (C3.0, Detail 9)
- Proposed Gravel (C3.0, Detail 6)
- Proposed Landscape Dry Well (C3.0, Detail 7)
- Proposed Heated Landscape Catch Basin
- Proposed 6" Driveway Trench Drain
- SLAB Garage Slab Elevation
- BOW Bottom of Wall/Adjacent Grade Elevation
- ENTRY Stone Entry Elevation
- RIM Dry Well/Catch Basin Rim Elevation
- TR Top of Retainage Elevation
- BR Bottom of Retainage Elevation
- TP Top of Pavers Elevation
- () Record Bearing & Distance Inst. No. 115701
- [] Record Bearing & Distance Inst. No. 210802
- { } Record Bearing & Distance Inst. No. 456235

CUT/FILL VOLUMES

- Proposed Cut (Total = 2057.7 Cubic Yards)
- Proposed Fill (Total = 83.7 Cubic Yards)
- 7.29 Proposed Vertical Cut Elevation Difference
- +1.52 Proposed Vertical Fill Elevation Difference

NOTE: Shrink/Swell Factor = 1.2

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	404.52'	107.85'	107.53'	S 21°18'01" W
(C1)	(404.52')	(108.10")	-	-
L1	19.97'	S 13°33'19" W	-	-
(L1)	(20.00')	(S 13°17'38" W)	-	-



PROJECT PATH AND PRINT DATE U:\LD3\214_L22B3WSV4.dwg\CS_214_Prat1_WSV4th_Blk3\123_Civil\ROW2022.dwg 5/30/23 3:28:37 PM MST

ALPINE ENTERPRISES INC.
 Surveying, Mapping, Civil Engineering, and Natural Hazards Consulting
 660 Bell Dr., Unit 1, Ketchum, ID 83340 USA
 P.O. Box 2037, Ketchum, ID 83340 USA
 (208) 722-1988
 email: alpine@alpineenterprisesinc.com

PROFESSIONAL ENGINEER
 17875 ARY
 30 MAY 23
 STATE OF IDAHO
 ALEX NELSON

REVISIONS	NO	DATE	BY
PRELIMINARY ONLY: NOT FOR CONSTRUCTION			
DESIGN REVIEW SUBMITTAL	1	17MAY23	AHN
REVISED FOR CITY COMMENTS	2	30MAY23	AHN
REVISED FOR CITY COMMENTS			

A SITE GRADING, R.O.W. ENCROACHMENT, & UTILITY PLAN SHOWING
 LOT 23, BLOCK 3, WARM SPRINGS VILLAGE SUBD., 4TH ADD.
 WITHIN S11 & S14, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR BRADLEY AND GAIL PRATT

C4.0

PLAN KEY

- PROPOSED PAVER DRIVEWAY (1,450 SQ FT) TOTAL (TECHO-BLU 80 PAVERS)
- HEATED SLABS AT WALKWAY ENTRY (68 SQ FT) (OSLO STONE)
- HEATED DRIVEWAY W/ SLABS (1,047 SQ FT) COMBINED AREA
- GRASSPAVE² (262 SQ FT)
- SNOW STORAGE (30% x 2,507 = 752 SQ FT) (989 SQ FT) PROVIDED
- CONCRETE STEPS / LANDINGS (226 SQ FT)
- PATIO / WALKWAY STONE (240 SQ FT) (OSLO STONE)
- STONE SLAB STEPS (261 SQ FT) (WINDSOR GRAY STONE)
- LANDSCAPE BOULDERS (CHIEF CLIFF)
- IRRIGATED NATIVE GRASS (4,285 SQ FT)
- R.O.W. SAGE COUNTRY SHORT GRASS MIX (1,042 SQ FT)
- (2") CRUSHED OAKLEY STONE (150 SQ FT)
- MULCHED PLANT BEDS (492 SQ FT)
- STEEL PLANTER (IRRIGATED) (138 SQ FT)
- RED AVALANCHE HAZ. ZONE
- BLUE AVALANCHE HAZ. ZONE
- 25% SLOPE
- MOUNTAIN OVERLAY DISTRICT
- UTILITIES - POWER & GAS
- FIRE HOSE REACH
- (1/4" X 10") STEEL EDGING
- PROPERTY LINE
- BUILDING ENVELOPE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- EDGE OF ASPHALT
- (24") LANDSCAPE DRY-WELL
- (12") LANDSCAPE DRY-WELL
- (12") LANDSCAPE CATCH BASIN
- ROOF DRIP LINE
- EXISTING FENCE

SNOW STORAGE CALCULATIONS

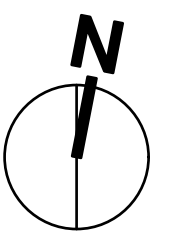
PAVER DRIVEWAY & GRASSPAVE AREAS: 1,712 SQ. FT.
 PAVER PATIOS, STONE STEPS & CONCRETE STEPS: 795 SQ. FT.
TOTAL HARDSCAPE AREA: 2,507 SQ. FT.
 SNOW STORAGE REQUIRED: 2,507 SQ.FT. x 30% = 752 SQ. FT.
TOTAL SNOW STORAGE PROVIDED: 362 + 234 + 393 = 989 SQ. FT.
 SPECIAL NOTE: NO SNOW STORAGE DIMENSION IS LESS THAN 5'-0"

LANDSCAPE LIGHTING KEY

- 10 PATH LIGHT - KICHLER TWO ARM PATH LIGHT
 - 10 STEP LIGHT - ICON HORIZONTAL STEP LIGHT
- NOTE: ALL LIGHT FIXTURES TO BE COMPLIANT WITH LOCAL DARK SKY PRESERVATION ORDINANCES**

LANDSCAPE LIGHTING CALCULATIONS

LANDSCAPE LIGHTING PROPOSED:
 10 PATH LIGHTS x 85 LUMENS/LIGHT = 850
 10 STEP LIGHTS x 68 LUMENS/LIGHT = 680
 = 850 + 680 = 1,530 TOTAL LUMENS
TOTAL LUMENS PROPOSED: 1,530 LUMENS



GENERAL NOTES:

- 1 ALL UNDERGROUND UTILITIES SHALL BE LOCATED PRIOR TO START OF CONSTRUCTION.
- 2 LANDSCAPE BASE MAP INFORMATION TAKEN FROM PRELIMINARY SURVEY OF LOT 23, BLOCK 3, WARM SPRINGS SUBDIVISION, 4TH ADDITION, PREPARED BY APINE ENTERPRISES INC., KETCHUM, ID 83340, DATED 12/8/2022.
- 3 CONTRACTOR TO VERIFY ALL CONDITIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION.
- 4 INFORMATION SHOWN ON THE DRAWINGS IS RELATIVE TO EXISTING CONDITIONS AND ARE BASED ON BEST PRESENT KNOWLEDGE BUT WITHOUT GUARANTEE OF ACCURACY. FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS AND NOTIFY THE LANDSCAPE DESIGNER OF DISCREPANCIES OR CONDITIONS ADVERSELY AFFECTING THE DESIGN INTENT PRIOR TO PROCEEDING WITH WORK.
- 5 CONTRACTOR TO OBTAIN ALL PERMITS AND APPROVAL AS REQUIRED AND COMPLY WITH RULES AND REGULATIONS OF JURISDICTION GOVERNING THE WORK.
- 6 THE HOME OWNER AND DESIGNER/CONSULTANT SHALL BE HELD HARMLESS FOR INJURY OR DEATH TO PERSONS OR FOR DAMAGE TO PROPERTY CAUSED BY THE NEGLIGENCE OF THE CONTRACTOR(S), AGENT(S), EMPLOYEE(S), OR SUBCONTRACTOR(S).
- 7 LANDSCAPE DESIGNER IS HELD HARMLESS FOR LANDSCAPE CONTRACTOR'S WORKMANSHIP.
- 8 EACH CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ADJACENT WORK AND IS TO REPAIR SAID DAMAGE AT CONTRACTOR'S EXPENSE.
- 9 LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PLANT MATERIALS WHICH ARE TO REMAIN ON SITE. CONTRACTOR SHALL INSTALL A MINIMUM OF 4' TALL TEMPORARY FENCE AT TREE OR SHRUB DRIP LINE AND AROUND EXISTING GARDEN AREAS.
- 10 ALL DETAILS OF CONSTRUCTION, NOT DEPICTED IN THESE DRAWINGS, INCLUDING, BUT NOT LIMITED TO, GRADING, DRAINAGE, WALLS, HARDSCAPE, SOIL PREPARATION, AND PLANTING ARE THE RESPONSIBILITY OF THE SUBCONTRACTOR.
- 11 CONTRACTOR TO VERIFY QUANTITIES OF ALL LANDSCAPE MATERIALS NEEDED FOR PROJECT.
- 12 THIS PLAN WAS PREPARED FOR THE EXPRESS USE OF THE CLIENT AND IS NOT TRANSFERABLE TO OTHERS WITHOUT WRITTEN CONSENT OF THE LANDSCAPE DESIGNER.

DATE	5.30.2023
REVISED	
PROJECT #	GSD 395.23
SCALE	1/4" = 1'-0"



PRATT RESIDENCE
 406 SAGE ROAD, KETCHUM, IDAHO
LANDSCAPE SITE PLAN

**PRELIMINARY:
 ONLY FOR
 DESIGN REVIEW**

PAGE 1 OF 6

garden
 space
 design
 101 EAST BULLION ST. SUITE 2J
 HAILEY, IDAHO
 208.720.7210
 gardenspacedesigns.com

EXISTING CONDITIONS KEY	
	RED AVALANCHE HAZ. ZONE
	BLUE AVALANCHE HAZ. ZONE
	25% SLOPE
	MOUNTAIN OVERLAY DIST.
	PROPERTY LINE
	BUILDING ENVELOPE
	EXISTING CONTOUR LINE
	EXISTING FENCE
	EDGE OF ASPHALT

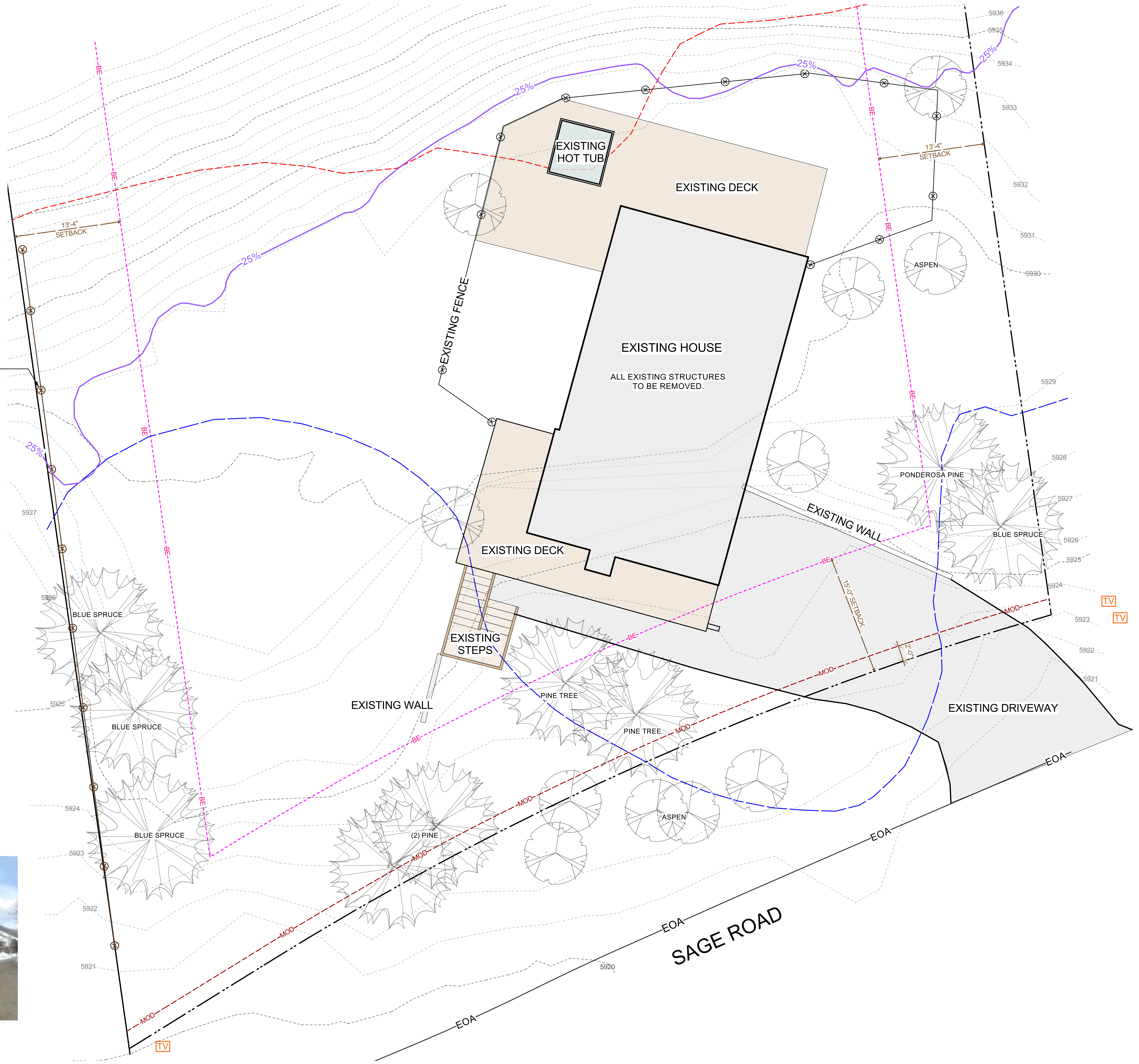
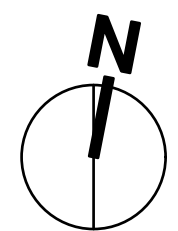
PLANT KEY	
	(9) EXISTING EVERGREEN TREES TO BE REMOVED
	(11) EXISTING DECIDUOUS TREES TO BE REMOVED



LOOKING WEST TO EXISTING HOUSE



LOOKING NORTHEAST TO EXISTING HOUSE



DATE	5.30.2023
REVISED	
PROJECT #	GSD 395.23
SCALE	3/16" = 1'-0"



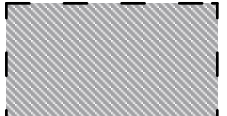


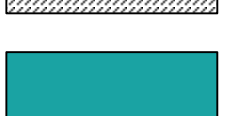

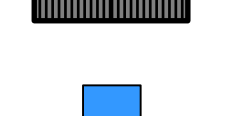


PRATT RESIDENCE
406 SAGE ROAD, KETCHUM, IDAHO
EXISTING CONDITIONS

PRELIMINARY:
ONLY FOR
DESIGN REVIEW

PAGE	2 OF 6
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garden
space
design
101 EAST BULLION ST. SUITE 2J
HAILEY, IDAHO
208.720.7210
gardenspacedesigns.com

CONSTRUCTION MGMT. KEY

-  TIRE CLEAN AREA
-  PARKING AREA
-  STAGING AREA
-  OFFICE TRAILER
-  DUMPSTER
-  PORTA POTTY
-  (4') CONSTRUCTION FENCE LIMIT OF DISTURBANCE
-  (2') SLIT FENCE

DUST AND SNOW MITIGATION

- DUST THAT IS EXPECTED TO BE CREATED AT POTENTIALLY HIGH LEVELS DURING CONSTRUCTION ACTIVITIES WILL BE CONTROLLED BY DAMPENING SOILS WITH SPRINKLED WATER.
- VEHICLES EXITING THE SITE WILL LEAVE THROUGH A PROPER TIRE CLEAN-OUT, LOCATED AT THE DRIVEWAY ENTRY, TO ENSURE MUD IS NOT TRACKED ONTO THE MAIN ROADWAYS.
- SNOW TO BE STORED ON SITE AND OUT OF ALL ROADWAYS, CITY RIGHTS-OF-WAY, AND EMS AND PUBLIC ACCESS.
- IF SNOW QUANTITY DICTATES NECESSITY, SNOW WILL BE REMOVED FROM THE SITE WITH TRUCKS AND TAKEN TO AN APPROVED DUMP LOCATION FOR SNOW REMOVAL.

CONSTRUCTION SCHEDULE

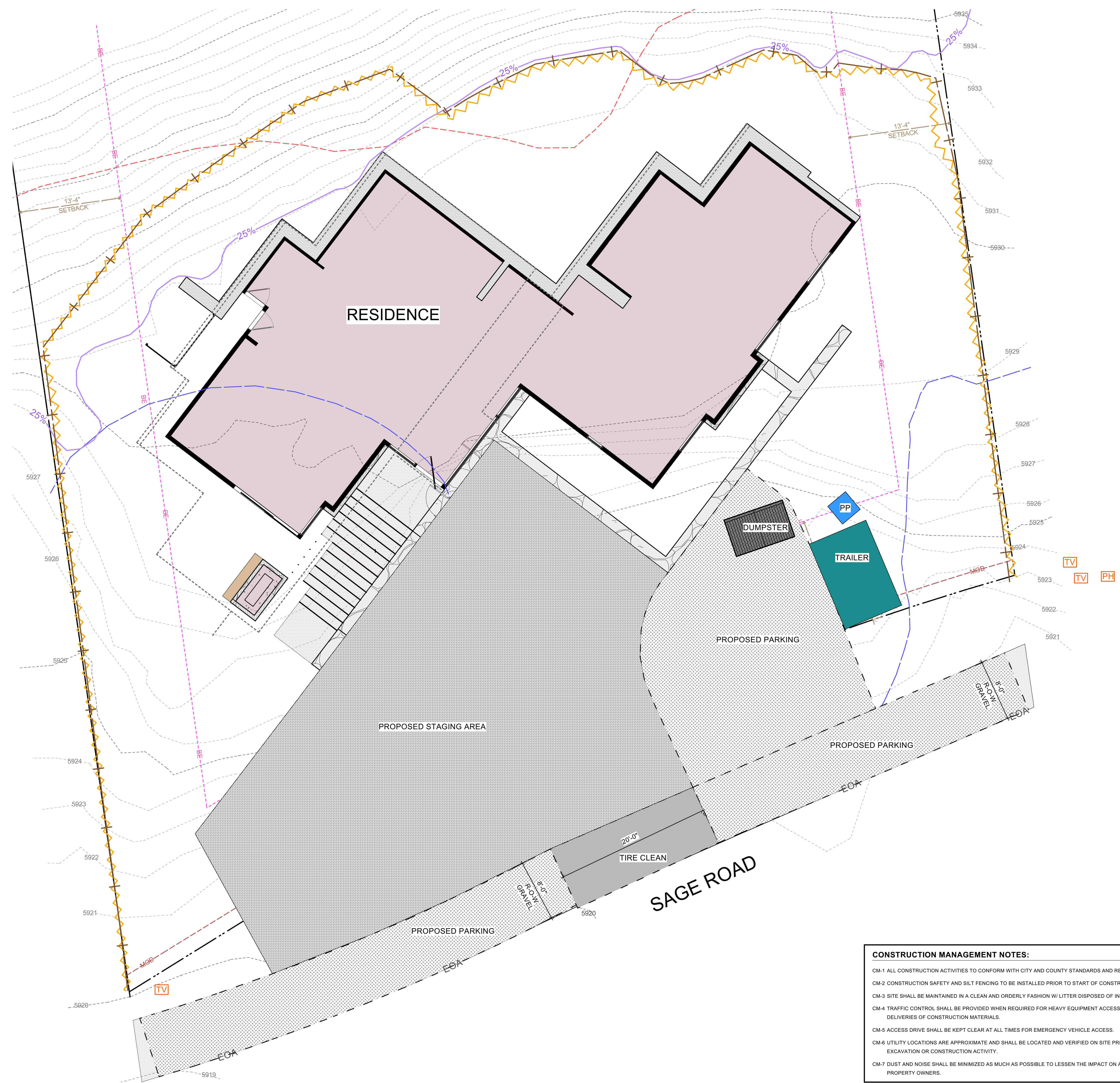
- CONSTRUCTION SCHEDULE TO LAST TWENTY-FOUR (24) MONTHS.
- PRIOR TO STARTING CONSTRUCTION, NEIGHBORING PROPERTY OWNERS TO BE NOTIFIED AND PROVIDED CONTACT INFORMATION FOR THE PROJECT MANAGEMENT TEAM MEMBERS IN CASE OF QUESTIONS AND CONCERNS.
- A FOUR FOOT (4') CONSTRUCTION FENCE AND NECESSARY SILT FENCE WILL BE USED THROUGHOUT THE PROJECT DURATION TO PROTECT NEIGHBORING LOTS FROM CONSTRUCTION DEBRIS.

CUT AND FILL QUANTITIES

- SOILS REMOVED DURING CONSTRUCTION WILL PREDOMINANTLY STAY WITHIN THE PROJECT BOUNDARIES AND BE REUSED ON SITE.
- ANY EXCESS MATERIALS WILL BE REMOVED BY TRUCKS AND DUMPED AT APPROVED SITES.
- CUT AND FILL CALCULATIONS TBD BY CONTRATOR AND PROVIDED TO THE CITY OF KETCHUM PRIOR TO START OF CONSTRUCTION.

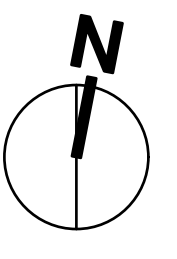
SAGE ROAD CONSTRUCTION MANAGEMENT:

SAGE ROAD SHALL ALWAYS BE KEPT FREE AND CLEAR FOR EMERGENCY VEHICLES ACCESS. ANY SIGNIFICANT ACCESS ISSUES SHALL BE BROUGHT TO THE ATTENTION OF THE CITY OF KETCHUM IN ADVANCE. ALL CONSTRUCTION-RELATED VEHICLES AND EQUIPMENT, SUCH AS CRANES, WASTE DUMPSTERS, ETC., SHALL BE LOCATED ENTIRELY ON THE PROJECT SITE (I.E. NOT IN THE ROADWAY OR PUBLIC RIGHT-OF-WAY,) UNLESS GRANTED APPROVAL BY THE CITY OF KETCHUM.

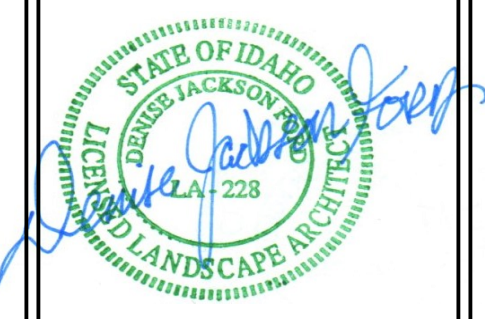


CONSTRUCTION MANAGEMENT NOTES:

- CM-1 ALL CONSTRUCTION ACTIVITIES TO CONFORM WITH CITY AND COUNTY STANDARDS AND RESTRICTIONS.
- CM-2 CONSTRUCTION SAFETY AND SILT FENCING TO BE INSTALLED PRIOR TO START OF CONSTRUCTION.
- CM-3 SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY FASHION W/ LITTER DISPOSED OF IN CONTAINERS.
- CM-4 TRAFFIC CONTROL SHALL BE PROVIDED WHEN REQUIRED FOR HEAVY EQUIPMENT ACCESS OR FOR DELIVERIES OF CONSTRUCTION MATERIALS.
- CM-5 ACCESS DRIVE SHALL BE KEPT CLEAR AT ALL TIMES FOR EMERGENCY VEHICLE ACCESS.
- CM-6 UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE LOCATED AND VERIFIED ON SITE PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITY.
- CM-7 DUST AND NOISE SHALL BE MINIMIZED AS MUCH AS POSSIBLE TO LESSEN THE IMPACT ON ADJACENT PROPERTY OWNERS.



DATE	5.30.2023
REVISED	
PROJECT #	GSD 395.23
All ideas & designs appearing herein shall not be duplicated, altered or otherwise used without the written consent of garden space design.	
SCALE	3/16" = 1'-0"



PRATT RESIDENCE
406 SAGE ROAD, KETCHUM, IDAHO
CONSTRUCTION MANAGEMENT PLAN

PRELIMINARY:
ONLY FOR
DESIGN REVIEW

GRASSPAVE²
100% Grass Covered Porous Pavement

Grasspave² porous pavement is a permeable, porous pavement system that allows water to infiltrate through the pavement into the ground below. It is made of a grid of plastic or metal cells, each containing a plug of grass. The cells are spaced 12 inches apart, and the plugs are 1.5 inches high. The grid is made of a high-strength, UV-stabilized plastic or metal. The plugs are made of a high-strength, UV-stabilized plastic or metal. The grid is made of a high-strength, UV-stabilized plastic or metal. The plugs are made of a high-strength, UV-stabilized plastic or metal.

THE MONARCH PORTABLE SPA ABOVE GROUND WITH AUTOCOVER SPECIFICATIONS

DIAMOND SPA

NO ABOVE GRADE STRUCTURES TO BE LOCATED ABOVE 25% SLOPE

CRUSHED OAKLEY STONE
(6"x1/4") STEEL EDGING (TYP)

DRY WELL

25%

13'-4" SETBACK

5933, 5932, 5931, 5930, 5929, 5928, 5927, 5926, 5925, 5924, 5923, 5922, 5921, 5920

STEEL RETAINING WALL
SUNKEN AREA W/ CRUSHED OAKLEY STONE
SCREENING WALL
ELEC. & GAS UTILITIES

HVAC UNITS IN RECESSED AREA

BOULDER ROCKERY - NO BOULDERS WILL EXCEED A HEIGHT OF 30" ABOVE GRADE; MAINTAIN 3:1 SLOPE (SEE CIVIL C1.0)

GRASSPAVE FOR OVERFLOW PARKING

CATCH BASIN

WINDSOR STONE SLABS

STEEL PLANTERS

OSLO STONE SLABS W/ CRUSHED OAKLEY STONE BETWEEN SLABS (1"x4"x4") (2" GAP BETWEEN SLABS)

R-O-W GRAVEL (SEE CIVIL C1.0)

EOA

SAGE ROAD

FOR COMPLEAT GRADING AND DRAINAGE (SEE CIVIL C1.0)

DRIVEWAY PAVEMENT: TECO-BLOCK BLU 80 SMOOTH OR SIMILAR SIZE - 6"x13"x3 1/8" COLOR - BLACK ONYX

DATE 5.30.2023
REVISED
PROJECT # GSD 395.23
SCALE 1/4" = 1'-0"

STATE OF IDAHO
LANDSCAPE ARCHITECT
L.A. 228

PRATT RESIDENCE
406 SAGE ROAD, KETCHUM, IDAHO
HARDSCAPE DIMENSION PLAN

PRELIMINARY: ONLY FOR DESIGN REVIEW

PAGE 4 OF 6

garden space design
101 EAST BULLION ST. SUITE 2J
HAILEY, IDAHO
208.720.7210
gardenspaceid.com

L - 2.0

IKON OUTDOOR STEP LIGHT

TECH LIGHTING

The Ikon outdoor step light features a minimalist rectangular aperture that allows directional downward light to illuminate the step, creating a subtle safety glow. Available in two finishes, Black and Bronze.

• Selectable CCT (3000K)

• 12V or 120V

• Outstanding protection against the elements: Vandal Proof (IP68 Rated), Stainless Steel Mounting Hardware, Powder Coat Finish

SPECIFICATIONS

DESCRIPTION	Outdoor Step Light
FINISH	Black / Bronze
VOLTAGE	12V / 120V (Selectable)
POWER	10W / 100W (Selectable)
LIGHT DISTRIBUTION	Directional Downward
IP RATING	IP68
INSTALLATION	Surface Mount
WARRANTY	5 Year

ORDERING INFORMATION

Model: Ikon-12V-10W-Black
Model: Ikon-12V-10W-Bronze
Model: Ikon-120V-100W-Black
Model: Ikon-120V-100W-Bronze

12V Two Arm Path Light with LED Lamp 15844

SPECIFICATIONS

Height	22" (56cm)
Length	14" (35cm)
Weight	3.5 lbs (1.6kg)
Material	Cast Aluminum
Finish	Black / Bronze
Lamp Base	12V LED
Beam Angle	120°
IP Rating	IP68

FEATURES

- Two-arm design for a clean, modern look
- Cast aluminum construction for durability
- LED lamp for energy efficiency and long life
- IP68 rating for weather resistance
- Easy installation with included hardware

12V Two Arm Path Light with LED Lamp 15844

SPECIFICATIONS

Height	22" (56cm)
Length	14" (35cm)
Weight	3.5 lbs (1.6kg)
Material	Cast Aluminum
Finish	Black / Bronze
Lamp Base	12V LED
Beam Angle	120°
IP Rating	IP68

PHOTOMETRICS

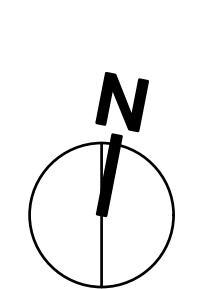
Beam Angle	Beam Diameter @ 10'	Beam Diameter @ 20'	Beam Diameter @ 30'
120°	10'	20'	30'

LANDSCAPE LIGHTING KEY

10 PATH LIGHT - KICHLER TWO ARM PATH LIGHT

10 STEP LIGHT - ICON HORIZONTAL STEP LIGHT

NOTE: ALL LIGHT FIXTURES TO BE COMPLIANT WITH LOCAL DARK SKY PRESERVATION ORDINANCES



PLANT SCHEDULE		NOTES: B&B=BALL & BURLAP; D.T.=DROUGHT TOLERANT; N.=NATIVE; X.=XERIC		
QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES				
5	ACER RUBRUM 'ARMSTRONG'	COLUMNAR ARMSTRONG MAPLE	3.5"-4" CAL	B & B
2	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2 1/2" CAL	B & B; D.T.; N.; XX.
3	CRATAEGUS AMBIGUA	RUSSIAN HAWTHORN	12'-14" MULTI-STEM	B & B; D.T.; XX.
CONIFERS				
4	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	12'-14'	B & B; D.T.; XX.
2	PINUS ARISTATA'	BRISTLECONE PINE	8'-10'	B & B; D.T.; N.; X.
SHRUBS				
2	AMELANCHIER ALNIFOLIA	SASKATOON SERVICEBERRY	8-10" MULTI-STEM	B & B; D.T.; N.; X.
8	ARONIA MELANOCARPA	BLACK CHOKEBERRY	5'-6"	D.T.; N.; X.
20	PHILADELPHUS 'SNOWBELLE'	DWARF MOCK ORANGE	5 GAL	D.T.; N.; X.
16	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	5 GAL	D.T.; N.; XX.
11	PRUNUS BESSEYI 'PAWNEE BUTTES'	CREEPING WESTERN CHERRY	5 GAL	D.T.; N.; XX.
5	RHUS TYPHINA 'BALTIGER'	TIGER-EYE SUMAC	10 GAL	D.T.; N.; XX.
6	RIBES AUREUM	GOLDEN CURRANT	10 GAL	D.T.; N.; X.
GRASSES				
81	DESCHAPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL	D.T.; N.; X.
138	FESTUCA IDAHOENSIS 'MEDIUM GREEN'	MEDIUM GREEN FESCUE	1 GAL	NATIVE ROOTS
23	SCHIZACHYRIUM SCOPARIUM 'PRAIRIE BLUES'	THE BLUES PRAIRIE GRASS	1 GAL	D.T.; N.; XX.
PERENNIALS / GROUNDCOVERS				
15	EQUISETUM SPP.	HORSETAIL RUSH	1 GAL	
300	MISCELLANEOUS PERENNIALS	MISCELLANEOUS PERENNIALS	1 GAL	
90	SEDUM SPURIMUM FULAGLUT	CREEPING SEDUM	4" CUPS	10" O.C.
VINES				
4	CLEMATIS X 'JACKMANI'	JACKMANI CLEMATIS	5 GAL	
5	CLEMATIS X 'MADAME LE COULTE'	MADAME LE COULTE CLEMATIS	5 GAL	
3	LONICERA X BROWNII 'DROPMORE SCARLET'	DROPMORE SCARLET HONEYSUCKLE	5 GAL	D.T.; X.

SAGE GRASS MIX	
25% Pseudoroegneria spicata	BLUEBUNCH WHEATGRASS
25% Festuca idahoensis	IDAHO FESCUE
15% Elymus trachycaulus	SLENDER WHEATGRASS
10% Achnatherum hymenoides	INDIAN RICEGRASS
10% Pascopyrum smithii	WESTERN WHEATGRASS
5% Elymus lanceolatus	THICKSPIKE WHEATGRASS
5% Lomatium triternatum	NINELEAF BISCUITROOT
5% Poa secunda	SANDBERG'S BLUEGRASS
5% Elymus elymoides	BOTTLEBRUSH SQUIRRELTAIL

(SOURCE: WESTERN NATIVE SEED)

*** SEEDING RATE: 2 lbs per 1,000 sq. ft. or 25 lbs per acre
 PLUG RATE: 18" O.C. = 45 plants per sq. ft.

SAGE COUNTRY WILDFLOWER MIX	
15% Balsamorhiza sagittata	ARROWLEAF BALSAMROOT
12% Eriogonum umbellatum	SULFURFLOWER BUCKWHEAT
10% Cleome serrulata	ROCKY MOUNTAIN BEEPLANT
10% Linum perenne lewisii	BLUEFLAX
10% Penstemon eatonii	FIRECRACKER PENSTEMON
10% Penstemon strictus	ROCKY MT. PENSTEMON
5% Eriogonum heracleoides	WYETH BUCKWHEAT
5% Lomatium triternatum	NINELEAF BISCUITROOT
5% Penstemon speciosus	SAGE PENSTEMON
3% Penstemon wilcoxii	WILCOX PENSTEMON
2% Achillea millefolium occidentalis	ROCKY MT. PENSTEMON
2% Helianthus multiflorus	SHOWY GOLDENEYE
1% Sphaeralcea munroana	MUNRO GLOBEMALLOW

(SOURCE: WESTERN NATIVE SEED)

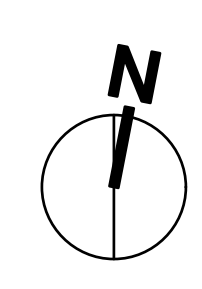
*** SEEDING RATE: 8oz. per 1,000 sq. ft.

IRRIGATION CALCULATIONS	
TOTAL LOT ACREAGE =	3.13 ACRES ± = 136,443 SQ.FT. ±
IRRIGATED AREAS:	
NATIVE GRASS AREAS (IRRIGATED)	4,285 SQ.FT.
R.O.W. NATIVE GRASS AREA (IRRIGATED)	1,042 SQ.FT.
MULCHED PLANTING BEDS	492 SQ.FT.
RAISED STEEL PLANTERS	138 SQ.FT.
TOTAL IRRIGATED AREAS:	.14 ACRES ± = 5,957 SQ.FT. ±

SAGE COUNTRY SHORT GRASS MIX	
25% Achnatherum hymenoides	INDIAN RICEGRASS
20% Elymus elymoides	BOTTLEBRUSH SQUIRRELTAIL
5% Koeleria macrantha	JUNEGRASS
5% Poa fendleriana	MUTTONGRASS
45% Poa secunda	SANDBERG'S BLUEGRASS

(SOURCE: WESTERN NATIVE SEED)

*** SEEDING RATE: 1 lb per 1,000 sq. ft. or 25 lbs. per acre



NOTE: THIS PLANTING PLAN REPRESENTS A NATIVE AND DROUGHT TOLERANT PLANT PALLET AND QUALIFIES FOR THE BLAINE COUNTY WOOD RIVER LAND TRUST TROUT FRIENDLY PROGRAM. ANY PLANT SUBSTITUTIONS MUST BE DROUGHT TOLERANT AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT.

DATE	5.30.2023
REVISED	
PROJECT #	GSD 395.23
SCALE	1/4" = 1'-0"

PRATT RESIDENCE
 406 SAGE ROAD, KETCHUM, IDAHO

PLANTING PLAN

**PRELIMINARY:
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PAGE 5 OF 6

garden space design
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- IRRIGATION NOTES:**
- IRRIGATE ALL DISTURBED AREAS WITH UNDERGROUND AUTOMATIC SPRINKLER SYSTEM.
 - DESIGN ALL DRIP AND SPRAY ZONES BASED ON SITE WATER FLOW AND PRESSURE AS WELL AS ALL PLANT SPECIES REQUIREMENTS.
 - ZONE ALL TURF AREAS SEPARATELY FROM NATURAL GRASSES AND ALL OTHER PLANT ZONES.
 - ZONE ALL PLANTER BOXES AND/OR CONTAINERS SEPARATELY FROM ALL OTHER PLANT ZONES.
 - USE MP ROTATING SPRINKLERS WHENEVER POSSIBLE FOR OVERHEAD TURF IRRIGATION.
 - DRIP IRRIGATE ALL NEW PLANTINGS INCLUDING GARDEN BEDS, TREES, AND SHRUBS.
 - ALL NEW IRRIGATION SYSTEMS ARE REQUIRED TO HAVE A STATE PLUMBING CODE APPROVED RP BACKFLOW ASSEMBLY INSTALLED.
 - MAINTAIN EXISTING SITE IRRIGATION THROUGHOUT CONSTRUCTION AS MUCH AS POSSIBLE AND WHERE IMPRACTICAL PROVIDE A TEMPORARY WATERING SYSTEM TO MAINTAIN THE HEALTH OF EXISTING PLANT MATERIAL.
 - GSD RECOMMENDS INSTALLING WI-FI ENABLED IRRIGATION CONTROLLERS THAT MEET WATERSENSE EPA CRITERIA.
 - DESIGN IRRIGATION SYSTEMS FOR MAXIMUM EFFICIENCY; REFER TO IRRIGATION PLAN IF APPLICABLE.
 - INSTALL PIPING, SPRINKLER HEADS AND FITTINGS WITH METHODS CONSISTENT WITH IDAHO CODE, MANUFACTURING RECOMMENDATIONS AND IRRIGATION DESIGN WHERE APPLICABLE.
 - IRRIGATION INSTALLER WILL PROVIDE APPROPRIATELY SIZED SLEEVEING UNDER ALL HARDSCAPE ELEMENTS.
 - REMOVE FROM THE SITE ANY DEBRIS LARGER THAN 4" DIAMETER THAT IS UNEARTHED DURING INSTALLATION.
 - IRRIGATION DESIGNER OR INSTALLER WILL PROVIDE "AS BUILT" DRAWINGS - SHOWING ALL COMPONENTS OF THE SYSTEM AT PROJECT COMPLETION SUCH AS GPM OF ZONES, WIRE RUNS, HEADS, VALVES, PIPE SIZES, ETC. - FOR ALL INSTALLATIONS.

- PLANTING NOTES:**
- ALL PLANT MATERIALS SHALL BE TRUE TO NAME. SUBSTITUTIONS DUE TO AVAILABILITY MUST BE APPROVED BY THE HOME OWNER OR LANDSCAPE DESIGNER IN WRITING.
 - PLANT LOCATIONS FOR NEW OR TRANSPLANTED TREES, SHRUBS AND PERENNIALS TO BE DETERMINED BY THE HOME OWNER OR LANDSCAPE DESIGNER; STAKE AND LABEL LOCATIONS OF INDIVIDUAL TREES AND SHRUBS; OUTLINE GARDEN BEDS OF MULTIPLE PLANTINGS.
 - VERIFY ALL EXISTING TREES, SHRUBS AND OTHER VEGETATION TO REMAIN IN PLACE. ANY TREES, SHRUBS OR OTHER VEGETATION TO BE REMOVED ENTIRELY OR RELOCATED ON-SITE MUST BE IDENTIFIED AND FLAGGED BY LANDSCAPE DESIGNER PRIOR TO REMOVAL OR TRANSPLANTING.
 - PRIOR TO PLANTING, CONTRACTOR SHALL AERATE ALL EXISTING SOILS. DECOMPACTION DEPTH SHALL BE EQUAL TO OR GREATER THAN MATURE ROOT DEPTH OF THE PLANTS TO BE INSTALLED.
 - ALL EXISTING SOILS THAT ARE TO BE USED FOR PLANTING WILL BE EVALUATED AND APPROPRIATELY AMENDED TO SUPPORT THE SPECIFIC PLANT NEEDS IN EACH SPECIFIED PLANTING AREA. GENERALLY, AMENDED SOILS SHOULD BE BLENDED: 50% BIOSOLIDS / 50% TOPSOIL.
 - ALL DECIDUOUS PLANT MATERIALS MOVED IN FULL-LEAF ARE REQUIRED TO BE COVERED WITH TARPS AND HANDLED APPROPRIATELY DURING TRANSPORTATION.
 - MAINTENANCE OF ALL PLANT MATERIALS STORED ON OR OFF SITE THROUGHOUT THE INSTALLATION PHASE IS THE SOLE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
 - LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PLANT MATERIAL THROUGHOUT THE PROJECT.
 - PLANT MATERIAL OBSERVATION: DESIGNER MAY OBSERVE PLANT MATERIAL EITHER AT PLACE OF GROWTH OR AT CONSTRUCTION SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, CULTIVAR, SIZE, AND QUALITY. FURTHERMORE, DESIGNER RETAINS THE RIGHT TO OBSERVE TREES AND SHRUBS FOR SIZE AND CONDITION OF ROOT BALL SYSTEMS, PESTS, DISEASE SYMPTOMS, INJURIES, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK.
 - GARDEN BED: FINISHED GRADE OF TOPSOIL SHALL BE APPROXIMATELY 3 1/2" BELOW ADJOINING PAVED SURFACES ALLOWING FOR 3" OF MULCH TO BE PLACED ON TOP.
 - TREES AND SHRUBS: INDIVIDUALLY PLANTED TREES AND SHRUBS SHALL BE TOP DRESSED WITH 3-4" MINIMUM OF COMPOSTED MULCH ON TOP OF ROOT BALL(S) AND EXCAVATION. DAMAGED BRANCHES SHALL BE PRUNED AND APPROXIMATELY 1/3 OF INNER GROWTH REMOVED USING PROPER HORTICULTURE PRUNING STANDARDS.
 - SOD AND SEEDED AREAS: SEE P-5 FOR GENERAL SOIL COMPOSITION. AREAS TO BE SODDED 1-1.5' BELOW FINISHED ELEVATION.



ARMSTRONG MAPLE



TIGER-EYE SUMAC



COMMON HACKBERRY



BLACK CHOKEBERRY

SASKATOON SERVICEBERRY



BLACK HILLS SPRUCE



IDAHO FESCUE



BRISTLECONE PINE



HONEYSUCKLE VINE



CLEMATIS SPP.



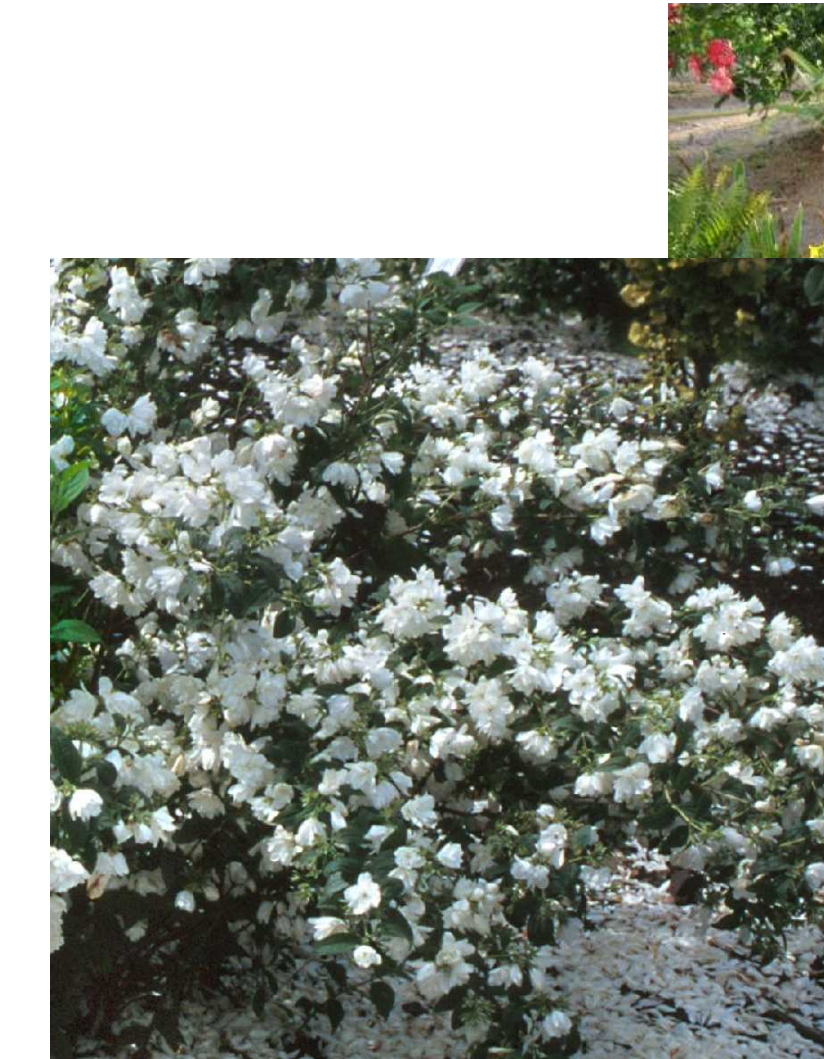
WESTERN CREEPING CHERRY



HORSETAIL REED GRASS



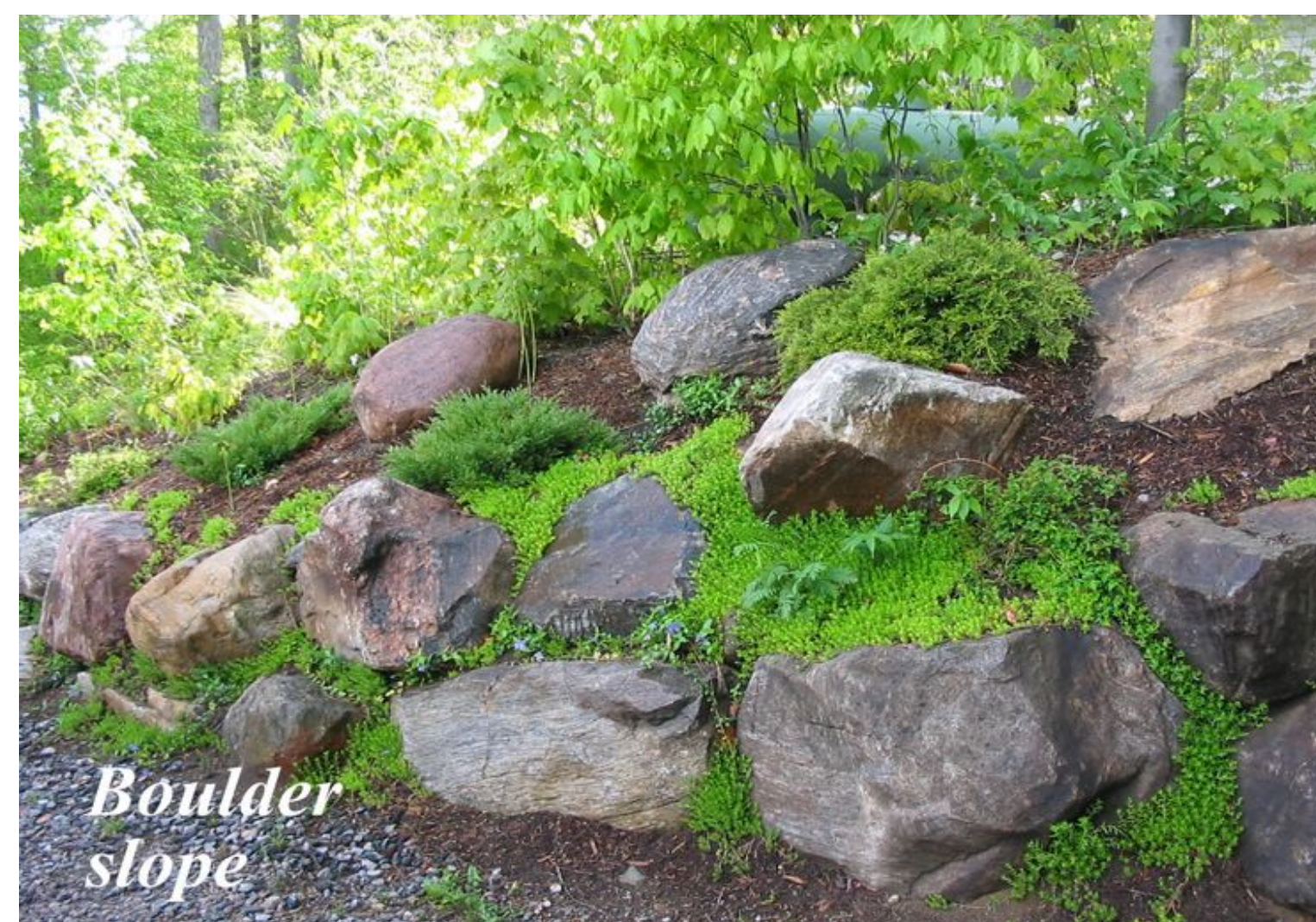
GOLDEN CURRENT



DWARF MOCK ORANGE



GOLDFINGER POTENTILLA



Boulder / PLANT SLOPE RETENTION



RUSSIAN HAWTHORN



TUFTED HAIR GRASS



SEDUM SPP.



SAGE COUNTRY SEED MIX

SAGE COUNTRY MIX



THE BLUES PRAIRIE GRASS



WALKWAY OVER WATER



NATURAL GRASS ROOF



CONCRETE W/ STEEL PLANTERS AS RETAINING WALLS



STEEL PLANTERS W/ CONCRETE STEPS



HORSETAIL W/ MOVING WATER

DATE 5.30.2023

REVISED

PROJECT # GSD 395.23

All ideas & designs appearing herein shall not be duplicated, altered or otherwise used without the written consent of garden space design.

SCALE NO SCALE



PRATT RESIDENCE
406 SAGE ROAD, KETCHUM, IDAHO
INSPIRATIONAL & PLANT PHOTOS

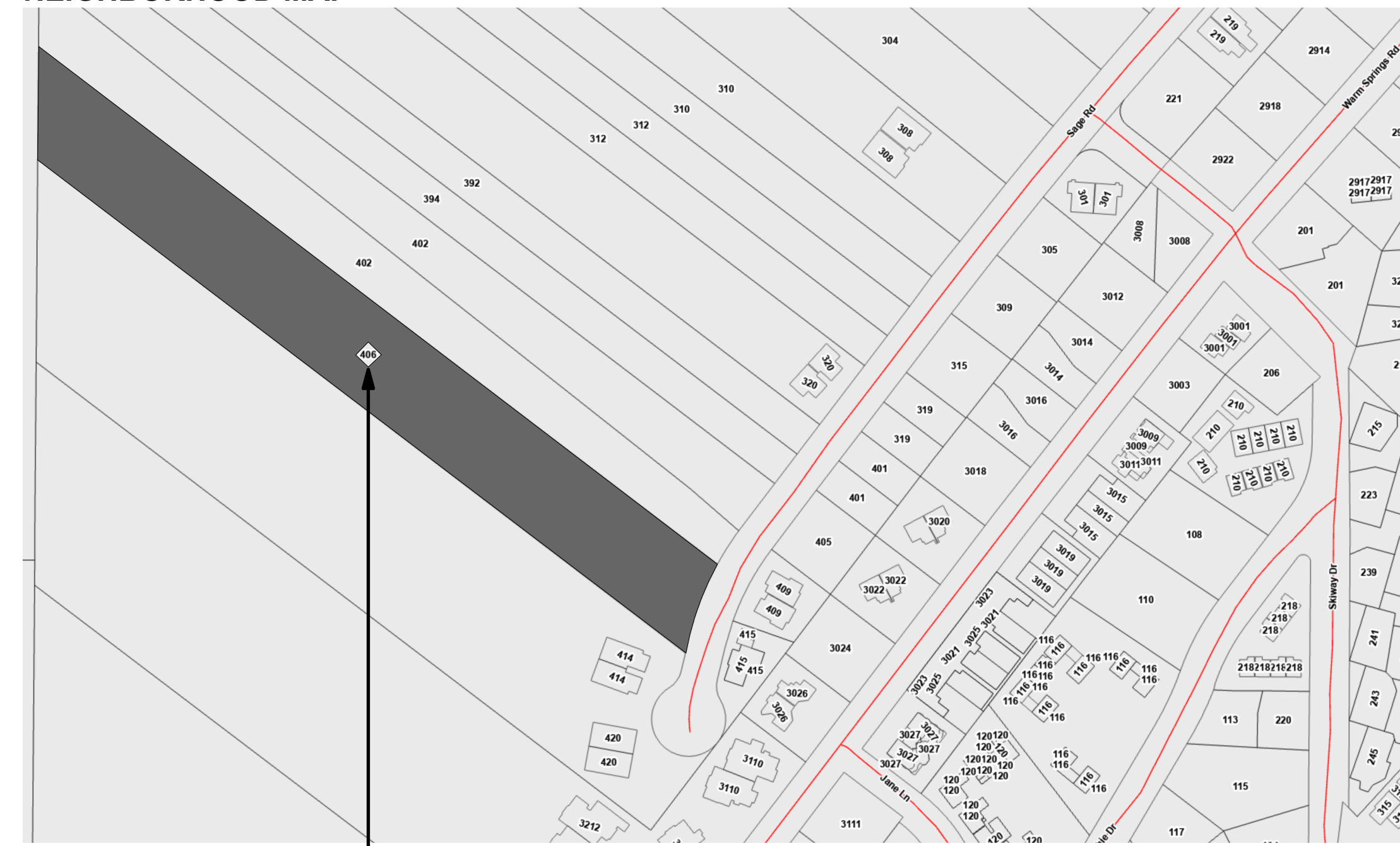
PRELIMINARY:
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DESIGN REVIEW

PAGE 6 OF 6

garden
space
design

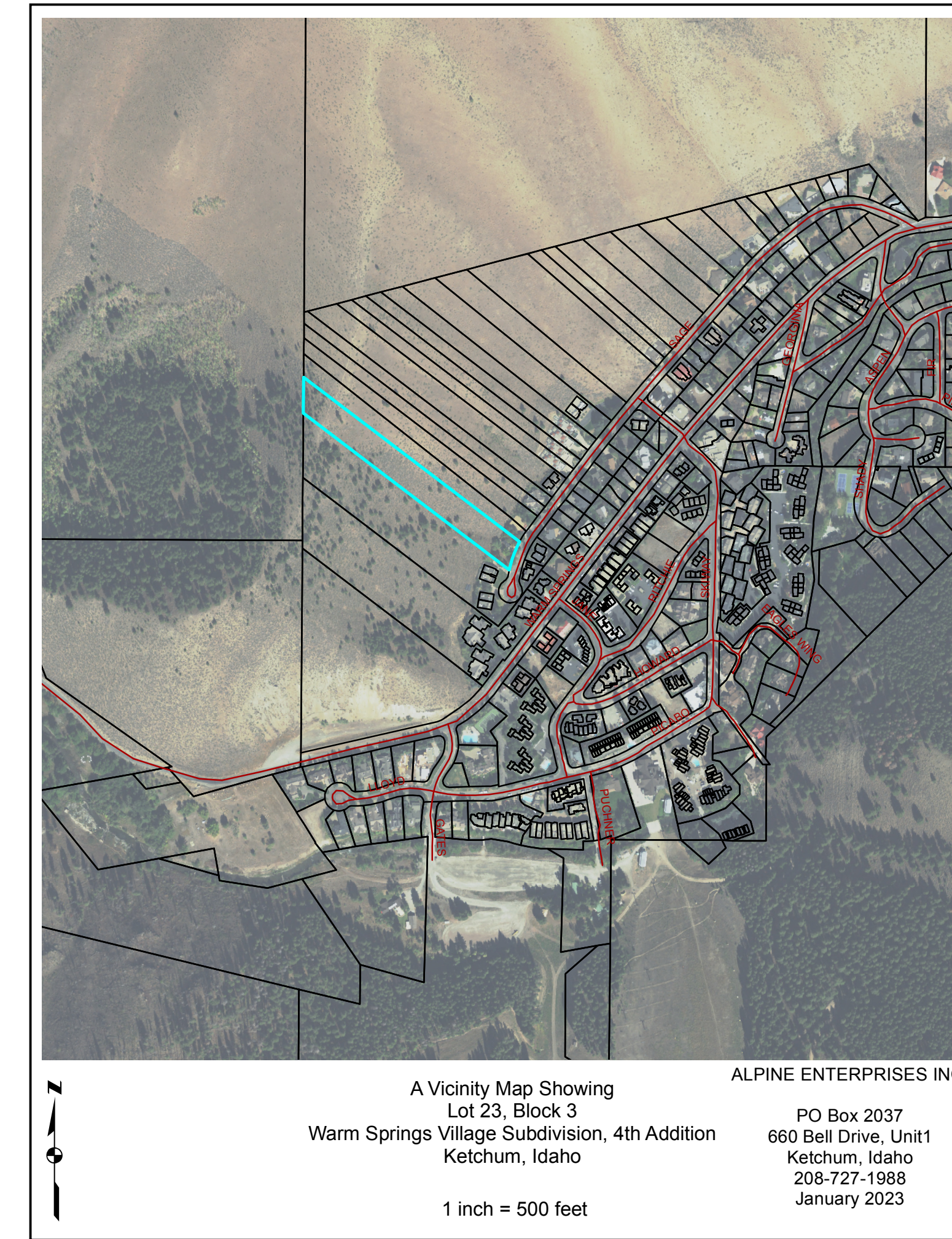
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NEIGHBORHOOD MAP



PROJECT LOCATION
406 Sage Rd., Ketchum, ID. 83340

FIRE SAFETY GENERAL NO



A Vicinity Map Showing
Lot 23, Block 3
Warm Springs Village Subdivision, 4th Addition
Ketchum, Idaho

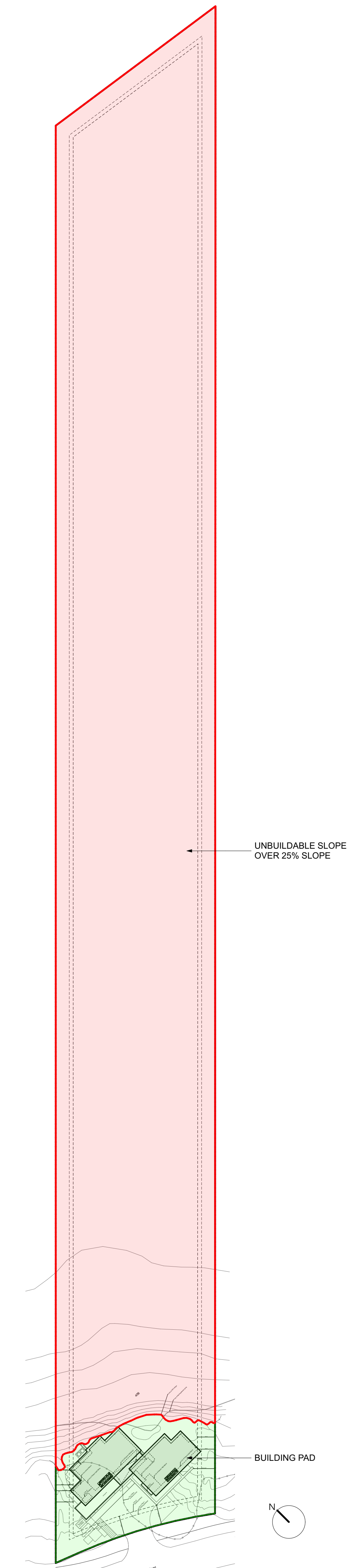
ALPINE ENTERPRISES INC.
PO Box 2037
660 Belt Drive, Unit 1
Ketchum, Idaho
208-727-1988
January 2023

1 inch = 500 feet



**3,692 SQUARE FEET
BUILDING COVERAGE**

BUILDING COVERAGE OVERLAY DIAGRAM
SCALE: 1/8" = 1'-0"



SITE EXTENTS AND BUILDING PAD DIAGRAM
1"=50'

Jackson Hole
260 West Broadway, Suite A
Jackson, WY 83001
T.307.264.0280

Sun Valley
351 N. Louisa Ave., Suite 204
Ketchum, ID 83340
T.208.214.5155

Louisiana
910 Pinerose Rd., Suite 410
Shreveport, LA 71106
T.318.383.3100

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ARCHITECT STAMP

LICENSED ARCHITECT
AR 986479

5/31/23

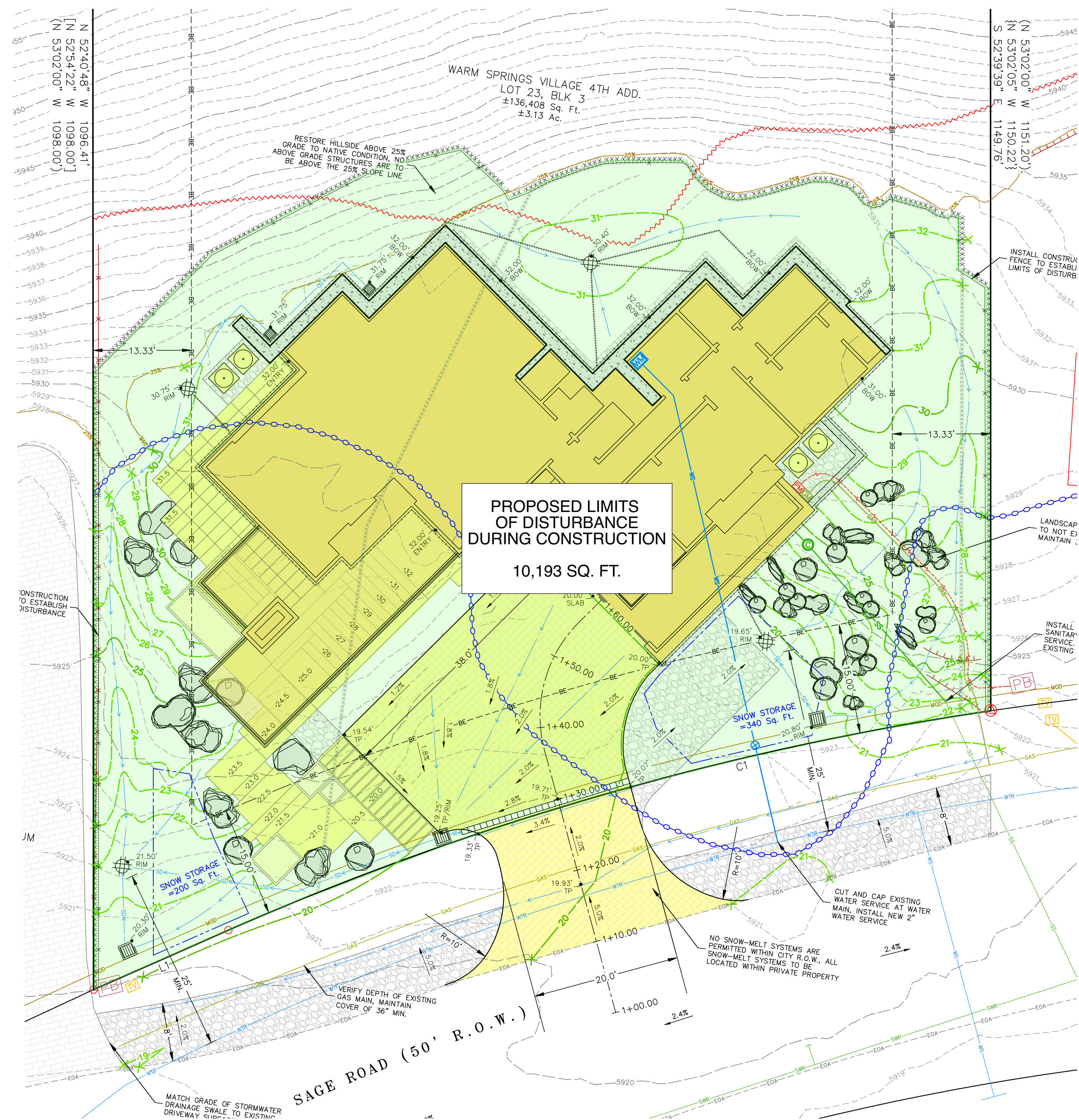
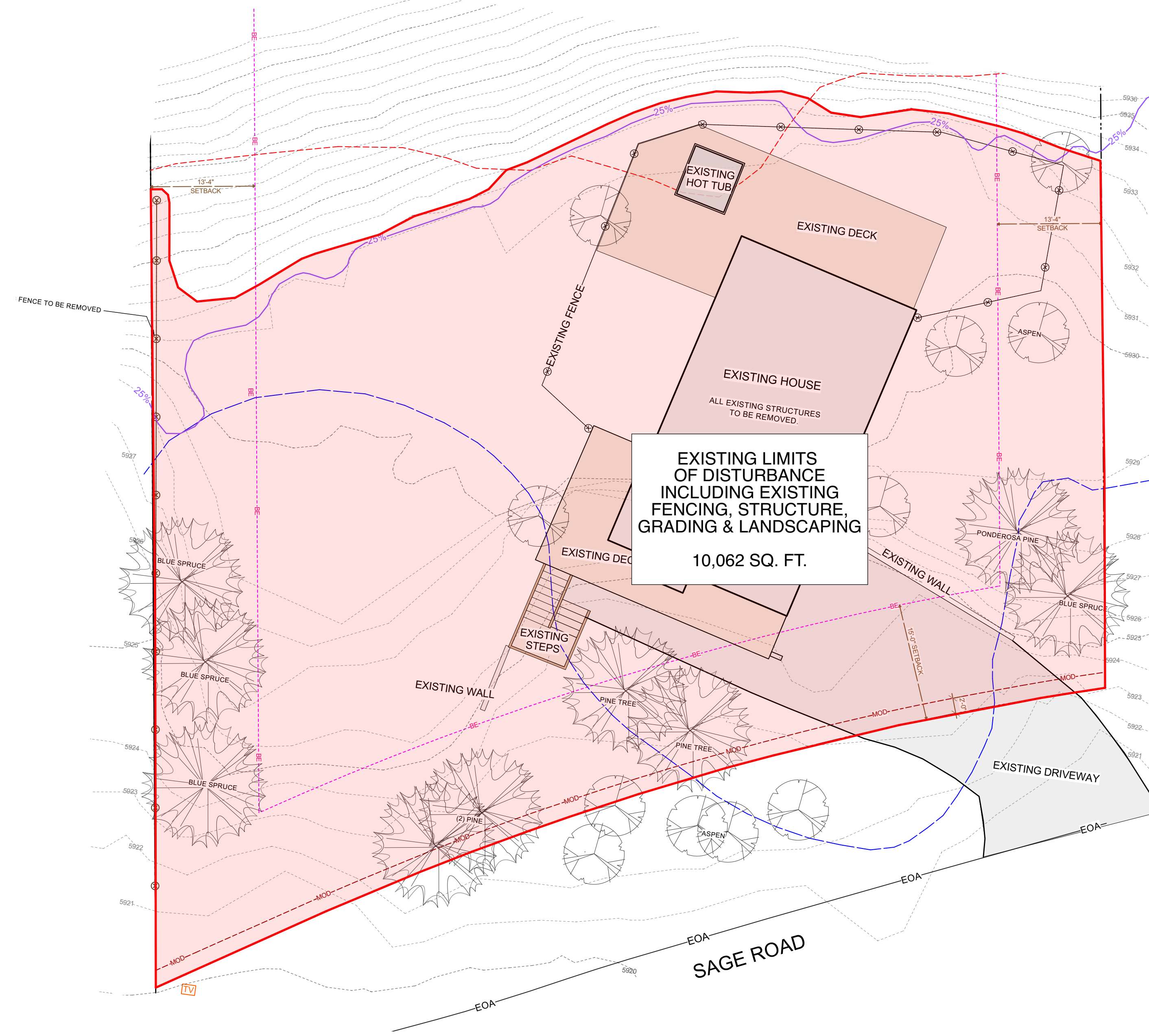
Scott Payne
STATE OF IDAHO

EXP. 6.25.23

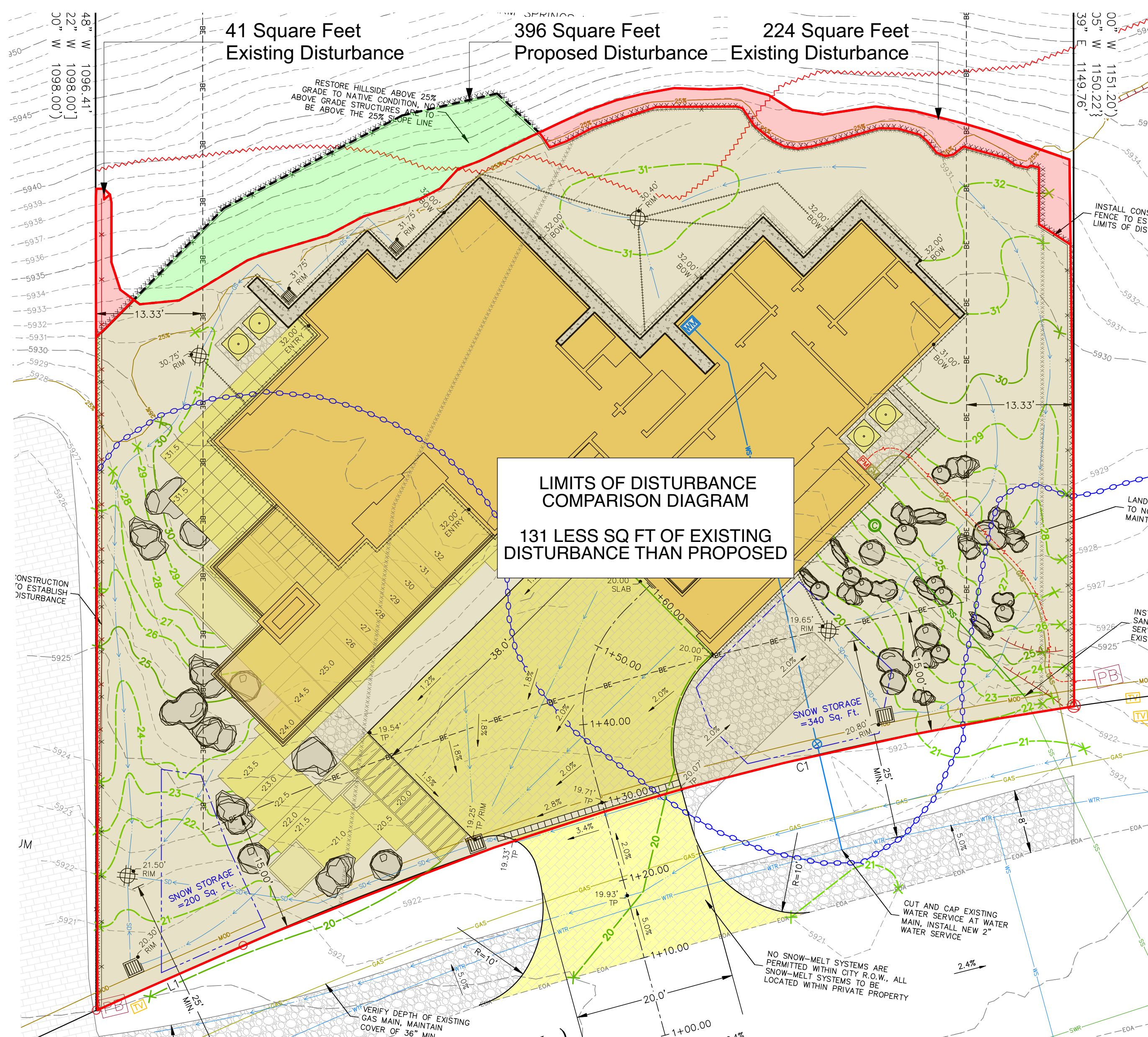
DESIGN REVIEW SET

P R A T T R E S I D E N C E
 406 SAGE RD, KETCHUM
 ID 83340

DATE:	5/31/23
PROJECT #:	SV2202
DRAWN:	NH/AB
ISSUE:	
Design Review	3.31.23
Design Review Response	



SITE DISTURBANCE DIAGRAMS
SCALE: 1" = 10'



NOTE: ALL HILLSIDE ABOVE 25% GRADE LINE TO BE RESTORED TO NATIVE CONDITION & NO ABOVE GRADE STRUCTURES ARE TO BE ABOVE THE 25% SLOPE LINE.

LOD COMPARISON DIAGRAM
SCALE: 1" = 10'

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7/5/23

Scott Payne

STATE OF IDAHO

EXP. 6.25.23

DESIGN REVIEW SET

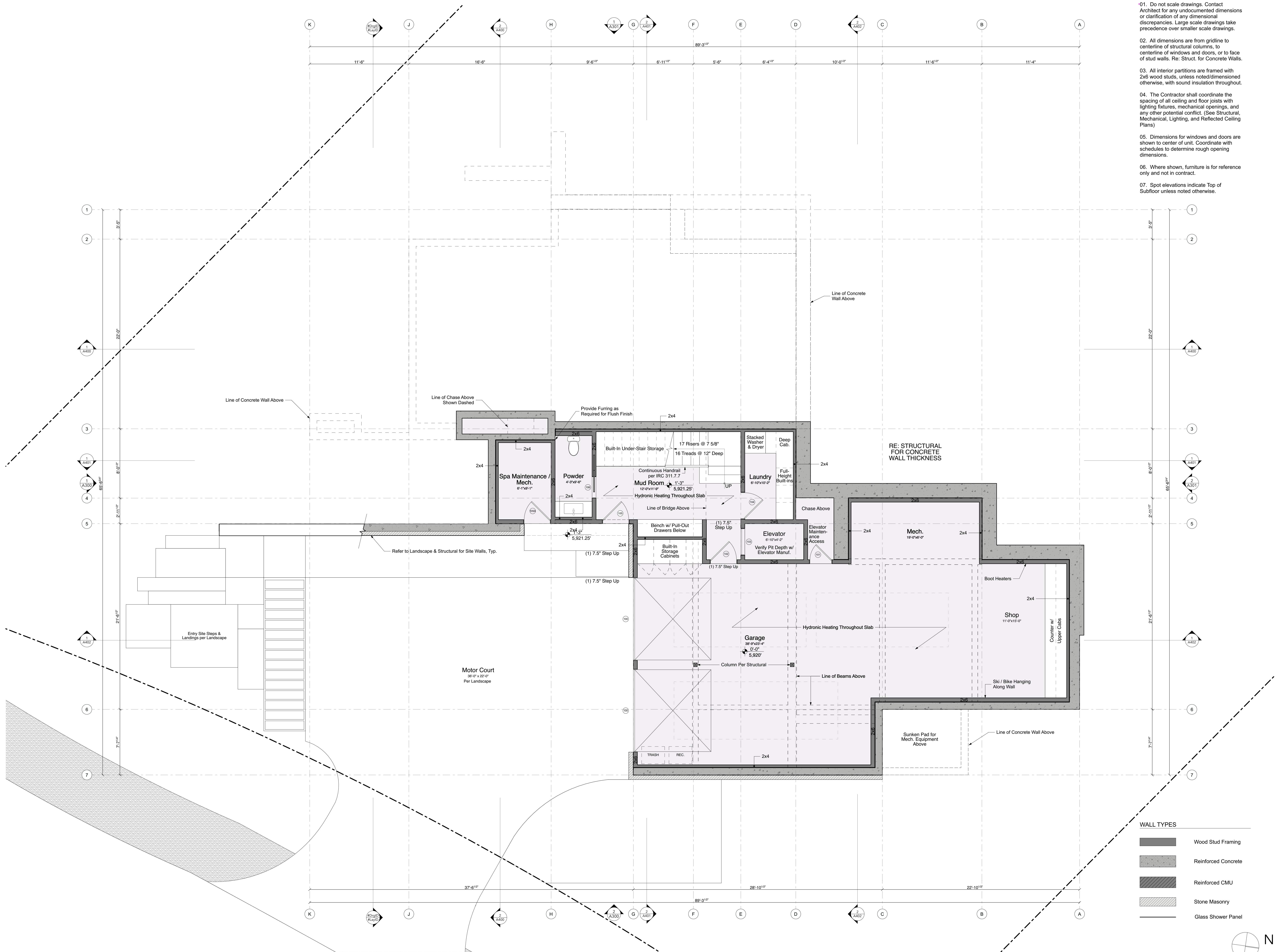
PRATT RESIDENCE

406 SAGE RD, KETCHUM ID 83340

DATE: 7/5/23
PROJECT #: SV2202
DRAWN: NH/AB
ISSUE:
Design Review 3.31.23
Design Review Response

GENERAL PLAN NOTES

- Do not scale drawings. Contact Architect for any undocumented dimensions or clarification of any dimensional discrepancies. Large scale drawings take precedence over smaller scale drawings.
- All dimensions are from gridline to centerline of structural columns, to centerline of windows and doors, or to face of stud walls. Re: Struct. for Concrete Walls.
- All interior partitions are framed with 2x6 wood studs, unless noted/dimensioned otherwise, with sound insulation throughout.
- The Contractor shall coordinate the spacing of all ceiling and floor joists with lighting fixtures, mechanical openings, and any other potential conflict. (See Structural, Mechanical, Lighting, and Reflected Ceiling Plans)
- Dimensions for windows and doors are shown to center of unit. Coordinate with schedules to determine rough opening dimensions.
- Where shown, furniture is for reference only and not in contract.
- Spot elevations indicate Top of Subfloor unless noted otherwise.



WALL TYPES

	Wood Stud Framing
	Reinforced Concrete
	Reinforced CMU
	Stone Masonry
	Glass Shower Panel

1 FIRST LEVEL - NOTED
SCALE: 1/4" = 1'-0"



GENERAL PLAN NOTES

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T.307.264.0080

Sun Valley
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T.208.214.5155

Louisiana
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T.318.383.3100

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WALL TYPES

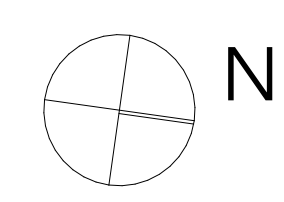
- Wood Stud Framing
- Reinforced Concrete
- Reinforced CMU
- Stone Masonry
- Glass Shower Panel

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ID 83340

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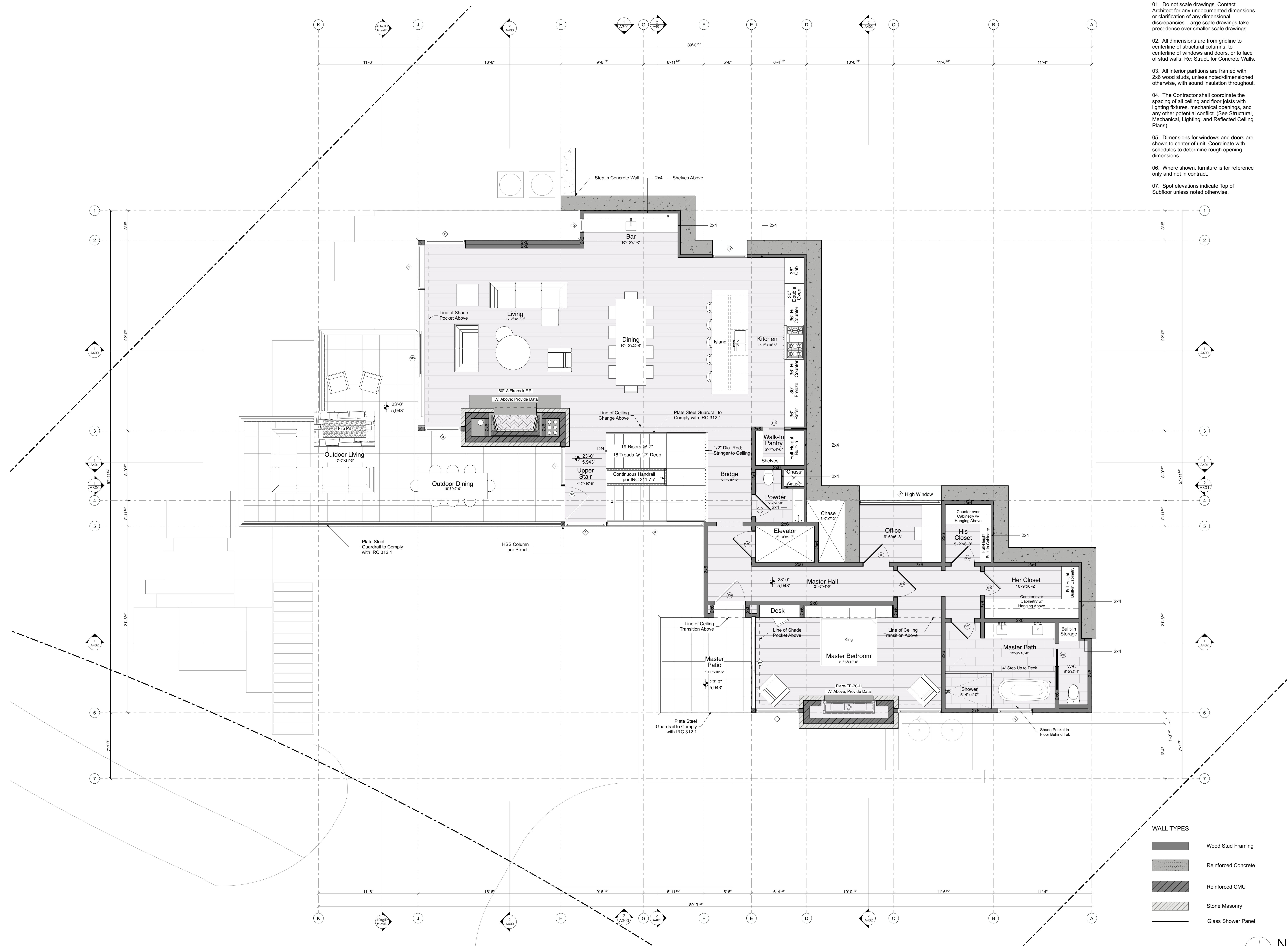
A202
SECOND LEVEL PLAN - NOTED

1 SECOND LEVEL - NOTED
SCALE: 1/4" = 1'-0"



GENERAL PLAN NOTES

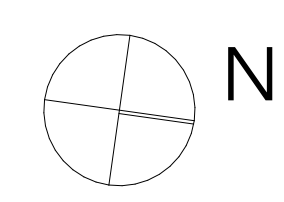
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WALL TYPES

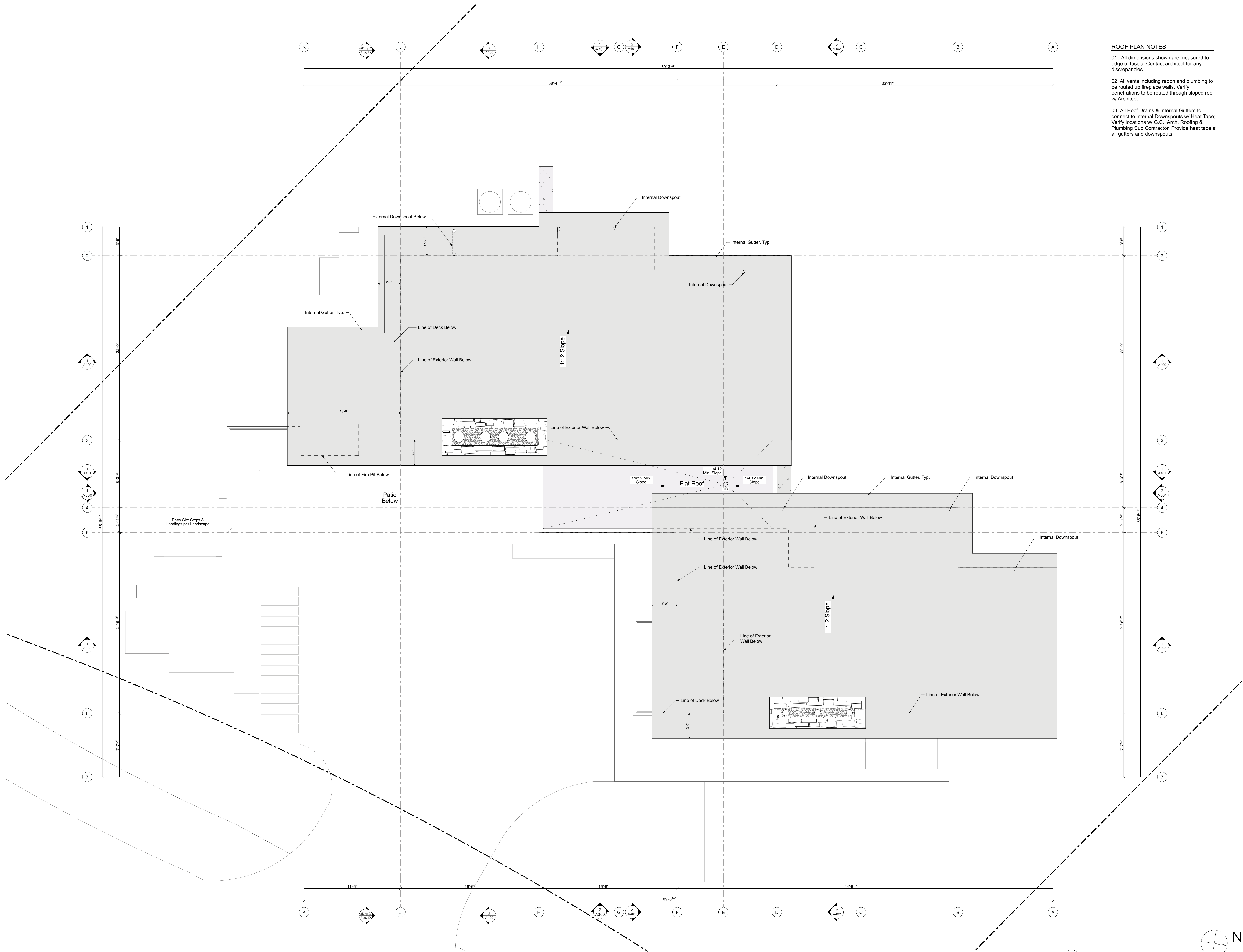
	Wood Stud Framing
	Reinforced Concrete
	Reinforced CMU
	Stone Masonry
	Glass Shower Panel

1 THIRD LEVEL - NOTED
SCALE: 1/4" = 1'-0"

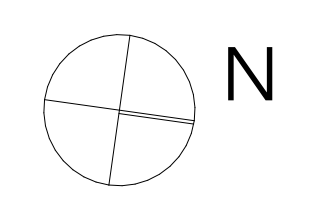


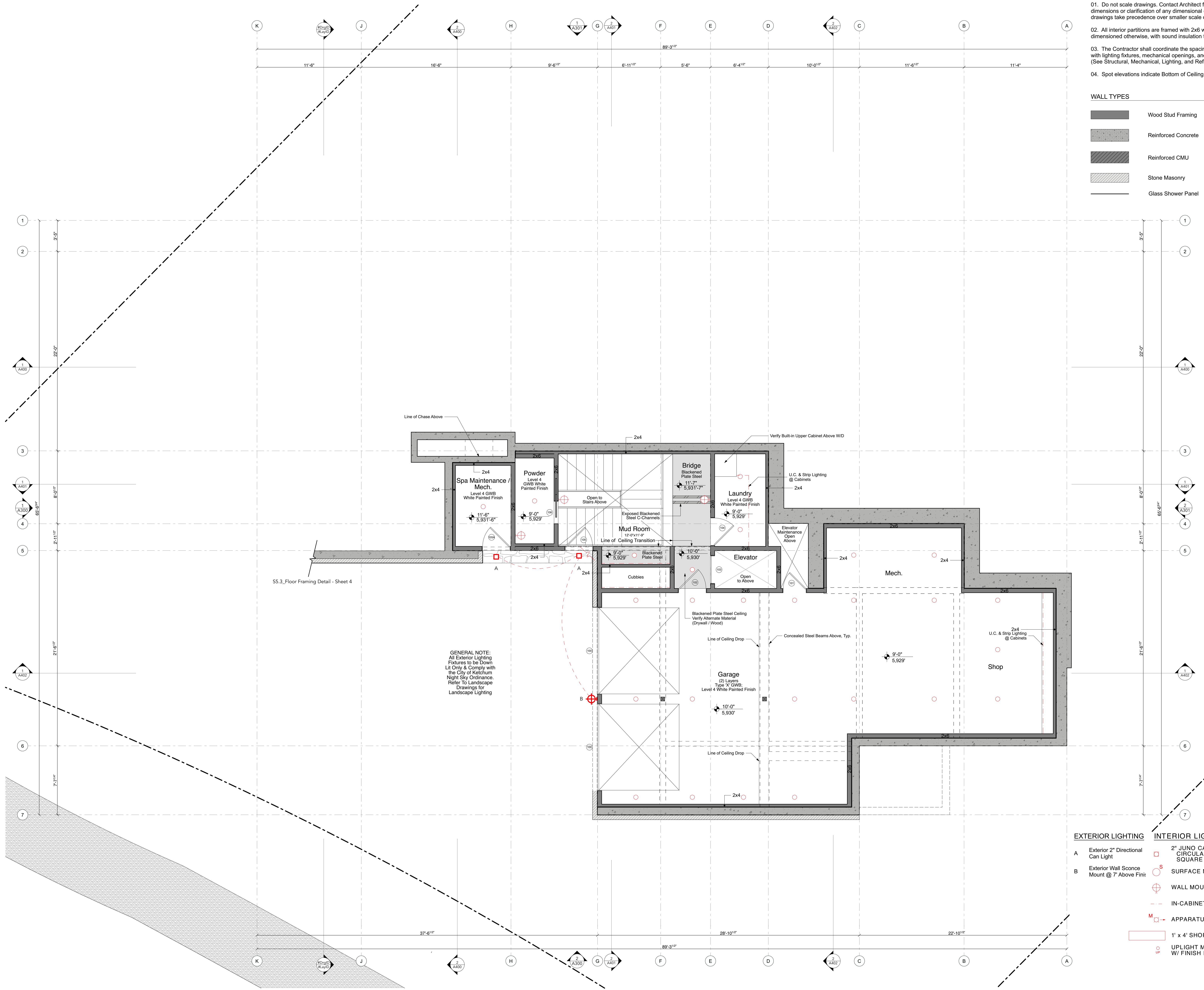
ROOF PLAN NOTES

01. All dimensions shown are measured to edge of fascia. Contact architect for any discrepancies.
02. All vents including radon and plumbing to be routed up fireplaces walls. Verify penetrations to be routed through sloped roof w/ Architect.
03. All Roof Drains & Internal Gutters to connect to internal Downspouts w/ Heat Tape. Verify locations w/ G.C., Arch, Roofing & Plumbing Sub Contractor. Provide heat tape at all gutters and downspouts.



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





GENERAL REFLECTED CEILING PLAN NOTES

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04. Spot elevations indicate Bottom of Ceiling unless noted otherwise.

WALL TYPES

- Wood Stud Framing
- Reinforced Concrete
- Reinforced CMU
- Stone Masonry
- Glass Shower Panel

GENERAL NOTE:
 All Exterior Lighting Fixtures to be Down Lit Only & Comply with the City of Ketchum Night Sky Ordinances. Refer to Landscape Drawings for Landscape Lighting

- | EXTERIOR LIGHTING | | INTERIOR LIGHTING LEGEND | |
|-------------------|--|---|--|
| A | Exterior 2" Directional Can Light | 2" JUNO CAN: CIRCULAR TRIM @ DRYWALL SQUARE TRIM @ WOOD | |
| B | Exterior Wall Sconce Mount @ 7' Above Fini | SURFACE MOUNTED FIXTURE | |
| | | WALL MOUNTED SCONCE | |
| | | IN-CABINET STRIP LIGHTING | |
| | | APPARATUS PENDANT MONOPOINT | |
| | | 1' x 4' SHOP LIGHT | |
| | | UPLIGHT MOUNTED FLUSH W/ FINISH FLOOR | |

FARMERPAYNE ARCHITECTS

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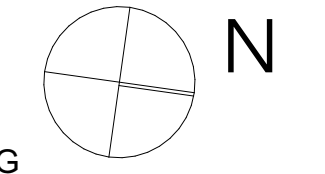
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 406 SAGE RD, KETCHUM
 ID 83340

DATE:	5/4/23
PROJECT #:	SV2202
DRAWN:	NH/AB
ISSUE:	
Design Review	3.31.23
Design Review Response	

A211
 FIRST LEVEL RCP &
 EXTERIOR LIGHTING

1 FIRST LEVEL RCP & EXTERIOR LIGHTING
 SCALE: 1/4" = 1'-0"



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WALL TYPES

- Wood Stud Framing
- Reinforced Concrete
- Reinforced CMU
- Stone Masonry
- Glass Shower Panel

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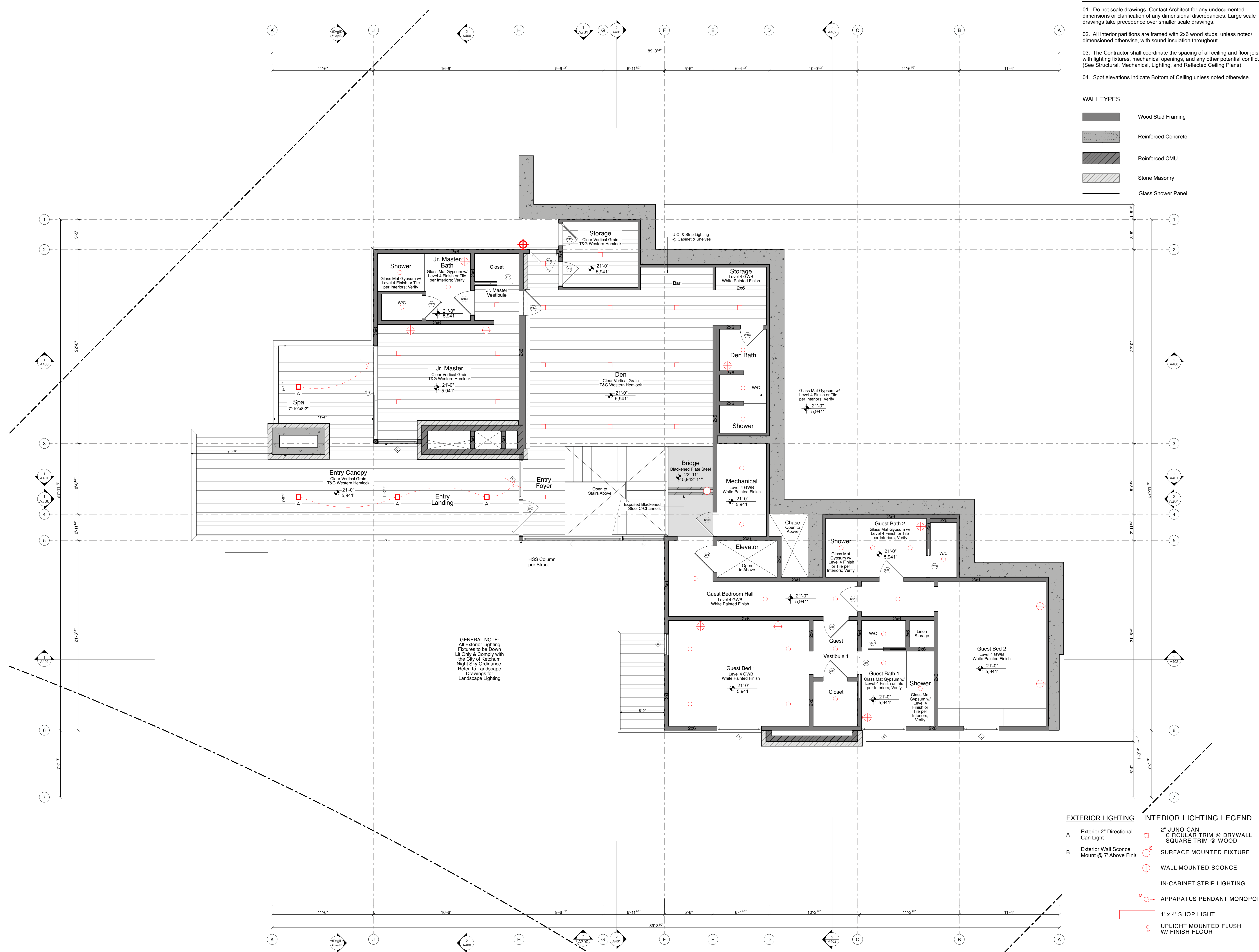
Scott Payne
STATE OF IDAHO

EXP. 6.25.23

DESIGN REVIEW SET

PRATT RESIDENCE

406 SAGE RD, KETCHUM
ID 83340



GENERAL NOTE:
All Exterior Lighting Fixtures to be Down Lit Only & Comply with the City of Ketchum Night Sky Ordinances. Refer to Landscape Drawings for Landscape Lighting

EXTERIOR LIGHTING

- A Exterior 2" Directional Can Light
- B Exterior Wall Sconce Mount @ 7' Above Finic

INTERIOR LIGHTING LEGEND

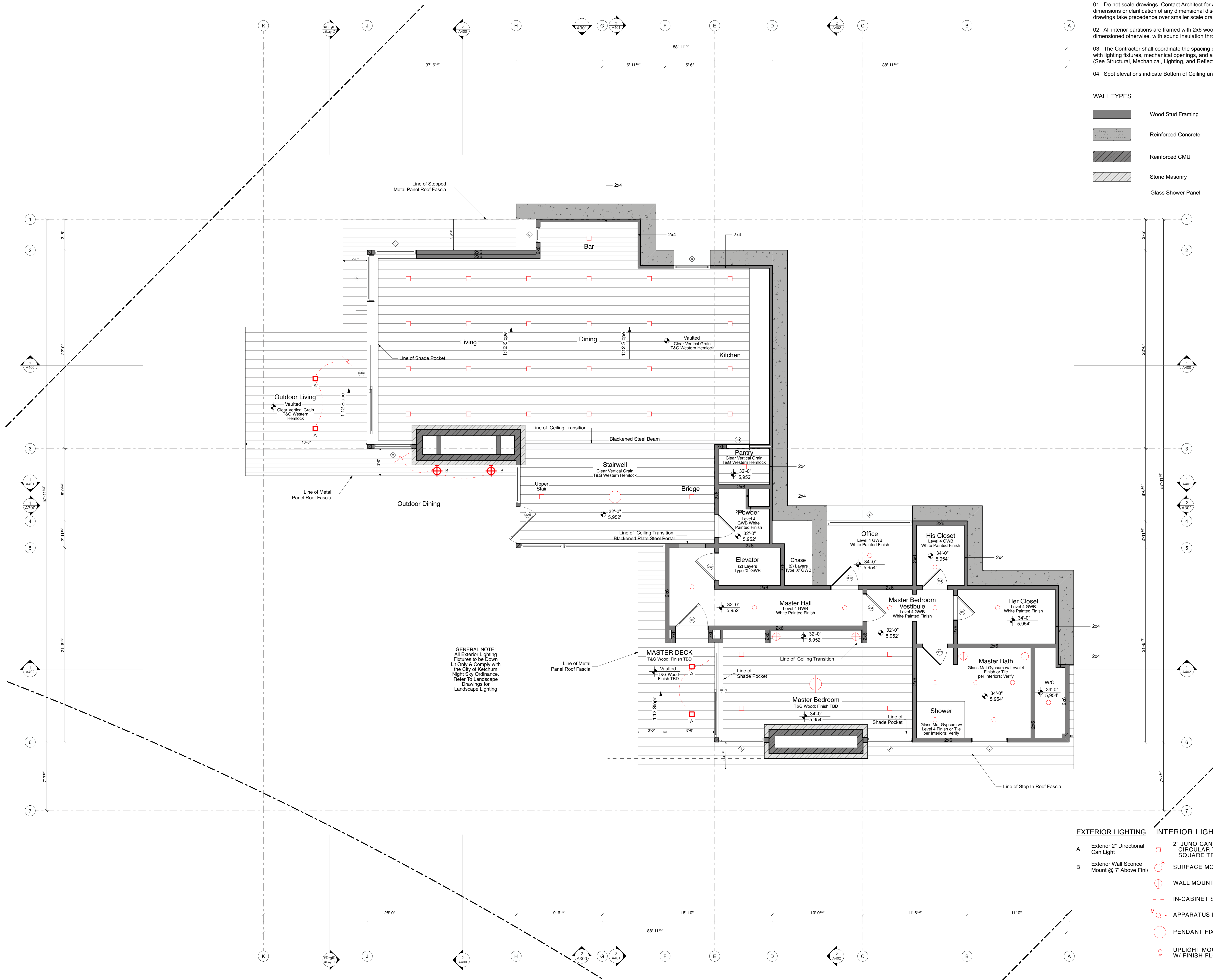
- 2" JUNO CAN; CIRCULAR TRIM @ DRYWALL SQUARE TRIM @ WOOD
- SURFACE MOUNTED FIXTURE
- WALL MOUNTED SCONCE
- IN-CABINET STRIP LIGHTING
- APPARATUS PENDANT MONOPOINT
- 1' x 4' SHOP LIGHT
- UPLIGHT MOUNTED FLUSH W/ FINISH FLOOR

1 SECOND LEVEL RCP & EXTERIOR LIGHTING
SCALE: 1/4" = 1'-0"

DATE: 5/4/23
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ISSUE:
Design Review 3.31.23
Design Review Response

A212
SECOND LEVEL RCP &
EXTERIOR LIGHTING

VS © FARMERPAYNEARCHITECTS



GENERAL REFLECTED CEILING PLAN NOTES

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04. Spot elevations indicate Bottom of Ceiling unless noted otherwise.

WALL TYPES

- Wood Stud Framing
- Reinforced Concrete
- Reinforced CMU
- Stone Masonry
- Glass Shower Panel

GENERAL NOTE:
All Exterior Lighting
Fixtures to be Down
Lit Only & Comply with
the City of Ketchum
Night Sky Ordinances.
Refer to Landscape
Drawings for
Landscape Lighting

- | | |
|---|---|
| EXTERIOR LIGHTING | INTERIOR LIGHTING LEGEND |
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| | ⊕ WALL MOUNTED SCONCE |
| | - - - IN-CABINET STRIP LIGHTING |
| | M APPARATUS PENDANT MONOPINT |
| | ⊙ PENDANT FIXTURE TBD |
| | ○ UPLIGHT MOUNTED FLUSH W/ FINISH FLOOR |

1 THIRD LEVEL RCP EXTERIOR LIGHTING
SCALE: 1/4" = 1'-0"

FARMERPAYNE ARCHITECTS

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A213
THIRD LEVEL RCP &
EXTERIOR LIGHTING

12V Two Arm Path Light with LED Lamp 15844

RECOMMENDED LED LAMPS* (sold separately)

18121	1.5W, 2.4VA, 2700K, 130 lumens, 120° Beam
18121	1.5W, 2.4VA, 3000K, 130 lumens, 120° Beam
18198	1.1W, 1.2VA, 2700K, 85 lumens, 180° Beam
18199	1.1W, 1.2VA, 3000K, 85 lumens, 180° Beam
18204	2.3W, 3.3VA, 2700K, 215 lumens, 300° Beam
18205	2.3W, 3.3VA, 3000K, 215 lumens, 300° Beam

*Values scaled for supplied lamp with fixture
*Power usage at 12V AC input

PHOTOMETRICS*

Distance from Light	0'	1'	2'	3'	4'	5'	6'	7'	8'
Footcandles*	8.3	5.2	1.5	0.6	0.2	0.1	0.05	0.03	0.01

INSTALLATION INFORMATION

Power (W)	10	12	14	16
0-20	1860/367	1560/311	730/223	450/137
40	930/283	680/177	330/113	230/70
60	620/189	390/119	240/73	150/46
80	470/143	290/88	180/55	110/34
100	370/119	230/70	140/43	90/27
>100	Consult Technical Support			

TROUBLESHOOTING

Fixture does not illuminate Verify power connections. Review installation guide for installation problem. Insure manual reset breaker has not been tripped.

Fixture turns off Verify power connections. Review installation guide for installation problems. Insure manual reset breaker has not been tripped. Check voltage drop at fixture.

Fixture trips breaker Check installation for a possible short or overload state. Isolate the identified short and replace affected fixture or remove fixture(s) installed in overload.

LISTING
UL 1838 Issued: 2003/01/13 Ed: 3 Rev: 2015/01/13
Low Voltage Landscape Lighting Systems
CE marking in accordance with IEC 62471 Issue: 2006/07/01 Ed1
Photobiological safety of lamps and lamp systems. No. 219
CE/CB Scheme: Aluminum fixtures only.
Contact: layouts@kichler.com

WARRANTY
See Kichler.com/Warranty for warranty details.
Consult Kichler Advanced Product Solutions for additional support at 844-452-5437.



Landscape Two Arm Path Light

2CPNC G2 SQ
2" IC 600 AND 1000 LUMENS LED SQUARE DOWNLIGHT
2CPNC G2 SQ CHICAGO PLENUM

PRODUCT DESCRIPTION
2" inch aperture recessed downlight approved for City of Chicago Environmental Air (CECA) + C, rated for insulated or non-insulated applications. Luminaire produces up to 1000 lumens and is available with optical distribution approximating that of ZW MR16 halogen lamps. Designed to provide 50,000 hours of life. 4 year limited warranty on LED Component. CECA marking per the electrical code specifications of the City of Chicago, commonly referred to as "Chicago Rules".

ENVIRONMENTALLY FRIENDLY, ENERGY EFFICIENT

- No harmful ultraviolet or infrared wavelengths
- No lead or mercury. RoHS compliant
- Comparable light output up to a 75W MR16 halogen lamp

PRODUCT SPECIFICATIONS

LED Light Engine Exceptional fixture to fixture color consistency within a 3-step MacAdam ellipse • 2700K, 3000K, 3500K, and 4000K color temperatures are available with 80 CRI or 90 CRI minimum.

Modular Optics Available with field interchangeable optics in 18" Spot, 24" Narrow Flood, or 40" Flood distribution.

Aesthetic Trim Trim features die cast beveled knife edge trim ring for clean setting. Optics available in white, black, satin nickel, or brushed bronze. Die cast baffles are available in white, black, satin nickel, or brushed bronze.

LED Driver Choice of dedicated 120 volt or universal voltage (MVOL) driver that accommodates input voltages from 120-277 volts AC or 50-60Hz. Power factor > 0.9. Dedicated 120 volt driver (120V) is dimmable with the use of most incandescent, magnetic low voltage and electronic low voltage dimmers. Universal voltage driver (MVOL) is dimmable with the use of most 0-10V protocol dimmers. For a list of compatible dimmers, see LEDCEN1652506.

Life Rated for 50,000 hours at 70% lumen maintenance.

Labels CECA Marking: UL listed for use in environment or spaces other than dry and complies per the Electrical Code specifications of the City of Chicago. ENERGY STAR Certified. RoHS fixtures are certified to the high efficiency requirements of California Title 24.2015. Meets energy code Air Leakage requirements per ASTM E283. UL and cUL listed for wet locations.

Junction Box Includes (7) 1/8" and (1) 1/2" knock-outs equipped with grommets. Push-in electrical connectors for field connections.

Mounting Designed for use in IC (insulated ceiling) or NON-IC non-compartimented recessed trim. 1" to 1 1/2" for Recessed ceilings up to 1 1/2" under 2'x2'x150. 2CPNC requires 2x8 connector. LED driver and trim installs directly into 2CPNC housing, with provided conduit connector.

Red Nail 3 Bar Hanger Chicago Plenum new construction housing. 2CPNC available with optional telescoping Red Nail® bar hanger system which permits quick placement of housing anywhere with 2x4 C.C. joist or rafter/ceiling. Includes removable nail for repositioning of fixture in wood joist construction. Integrated floor notch and clip for suspended ceiling. Design covered under US Patent D552,949.

Specifications subject to change without notice.

Downlight Reflector Finishes

DIMENSIONS

2CPNC Housing

2 5/8" CIRCULAR CEILING CUTOUT
1 1/2" SQ APERTURE

Acuity Brands One Florida Way • Cary, NC 27513 • Phone: 1-800-755-8876 (7376) • Mail us at: www.acuitybrands.com/procurement
Printed in U.S.A. © 2015/2011 Acuity Brands Lighting, Inc. 03/26/15 1 of 4

A- Exterior Juno Directional 2" Can

Icon Outdoor Wall Light
By dweLED

YLIGHTING
Call Us 866 428 9289

Product Options

Finish: Bronze, Brushed Aluminum

Details

- Low-glare illumination
- Up and down light
- White diffuser lens
- Dimmable from 100-0% with an ELV dimmer (not included)
- Driver located inside the fixture
- Universal driver (120V/220V-277V)
- Material: Aluminum
- ADA compliant, Title 24 compliant
- ETL Listed Wet
- Warranty: Limited 5 Year Functional, 2 Year Finish
- Made in China

Dimensions

Fixture: Width 5", Height 14", Depth 3"

Lighting

- 11 Watt (845 Lumens) 120 Volt/277 Volt Integrated LED; CRI: 90 Color Temp: 3000K 2700K
Lifespan: 54000 hours

Additional Details

Product URL:
https://www.ylighting.com/icon-outdoor-wall-light-by-dweled-DWEIP154761.html

Rating: ETL Listed Wet

Product ID: DWEIP154761

Prepared by: _____ **Prepared for:** _____

Project: _____

Room: _____

Placement: _____

Approval: _____

Notes:
CUSTOMIZED TO BE DOWNLIGHT ONLY W/ 2700K BULB TEMPERATURE

Created February 20th, 2019

Landscape IKON Step Light

IKON OUTDOOR STEP LIGHT **TECH LIGHTING**

The Ikon outdoor step light features a minimized rectangular aperture that aims illumination downward to light stairs with minimal glare. Ideal for wayfinding and added safety after dark. Available in two finishes, Black and Bronze.

• Selectable CCT (2700K/3000K)

• 120V or 12V

• Outstanding protection against the elements:

- Wet Listed IP66 Rated
- Stainless Steel Mounting Hardware
- Powder Coat Finishes

SPECIFICATIONS

DELIVERED LUMENS	202 (2700K)
WATTS	12.2
VOLTAGE	120 (Transformer sold separately) or 120V
DIMMING	12V: ELV, MV and Triac; 120V: not dimmable
LIGHT DISTRIBUTION	Spot/Beam
OPTICS	Not applicable
MOUNTING OPTIONS	Step; 2x8 junction box
CCT	2700K/3000K Selectable
CRI	90+
COLOR BINNING	3 Step
BUILD RATING	IP66-IP67-IP68
DARK SKY	Compliant
WET LISTED	IP66
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2019 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	No
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	120,000-50,000 Hours
WARRANTY**	5 Years
WEIGHT	1 lb.

12V AC TRANSFORMERS* (OUTDOOR RATED, UNDERGROUND RATED)

ITEM	DESCRIPTION	HOURS	DIMMING
TR0070001	MAGNETIC, 120V, 100W	50,000	NON-DIMMING
TR0070002	MAGNETIC, 120V, 100W	50,000	STAINLESS STEEL
TR0070003	MAGNETIC, 120V, 100W	50,000	STAINLESS STEEL

*Visit techlighting.com for specific warranty limitations and details.

ORDERING INFORMATION

PRODUCT	CRI/CCT	FINISH	VOLTAGE
7005000	80/90	BL, BR, 2700K/3000K	12, 120V
	80/90	2	120, 120V

**REQUIRES 12V REMOTE TRANSFORMER

B - Exterior Icon Wall Sconce

Jackson Hole
260 West Broadway, Suite A
Jackson, WY 83001
T.307.264.0280

Sun Valley
351 N. Louisa Ave., Suite 204
Ketchum, ID 83740
T.208.214.5155

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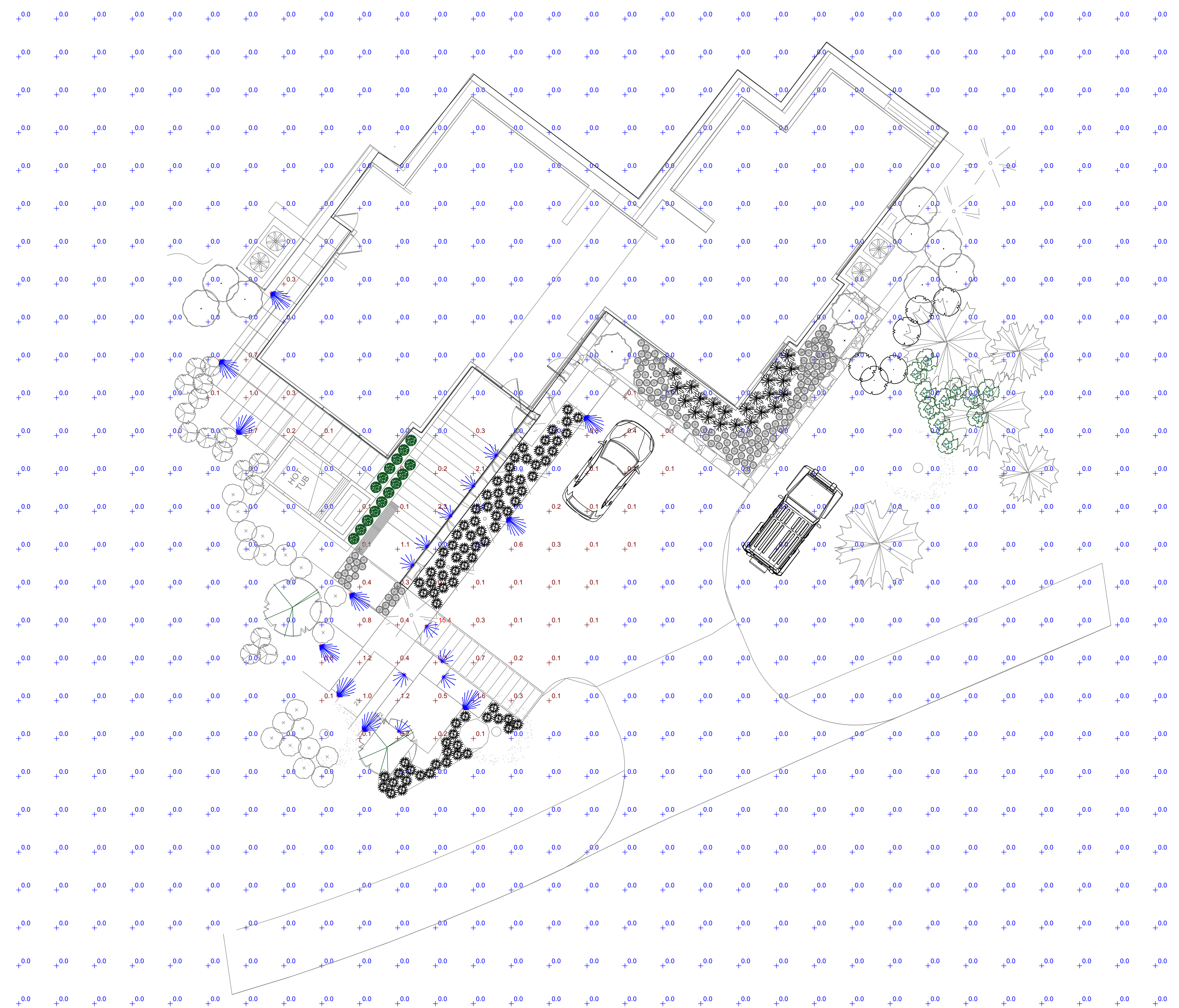
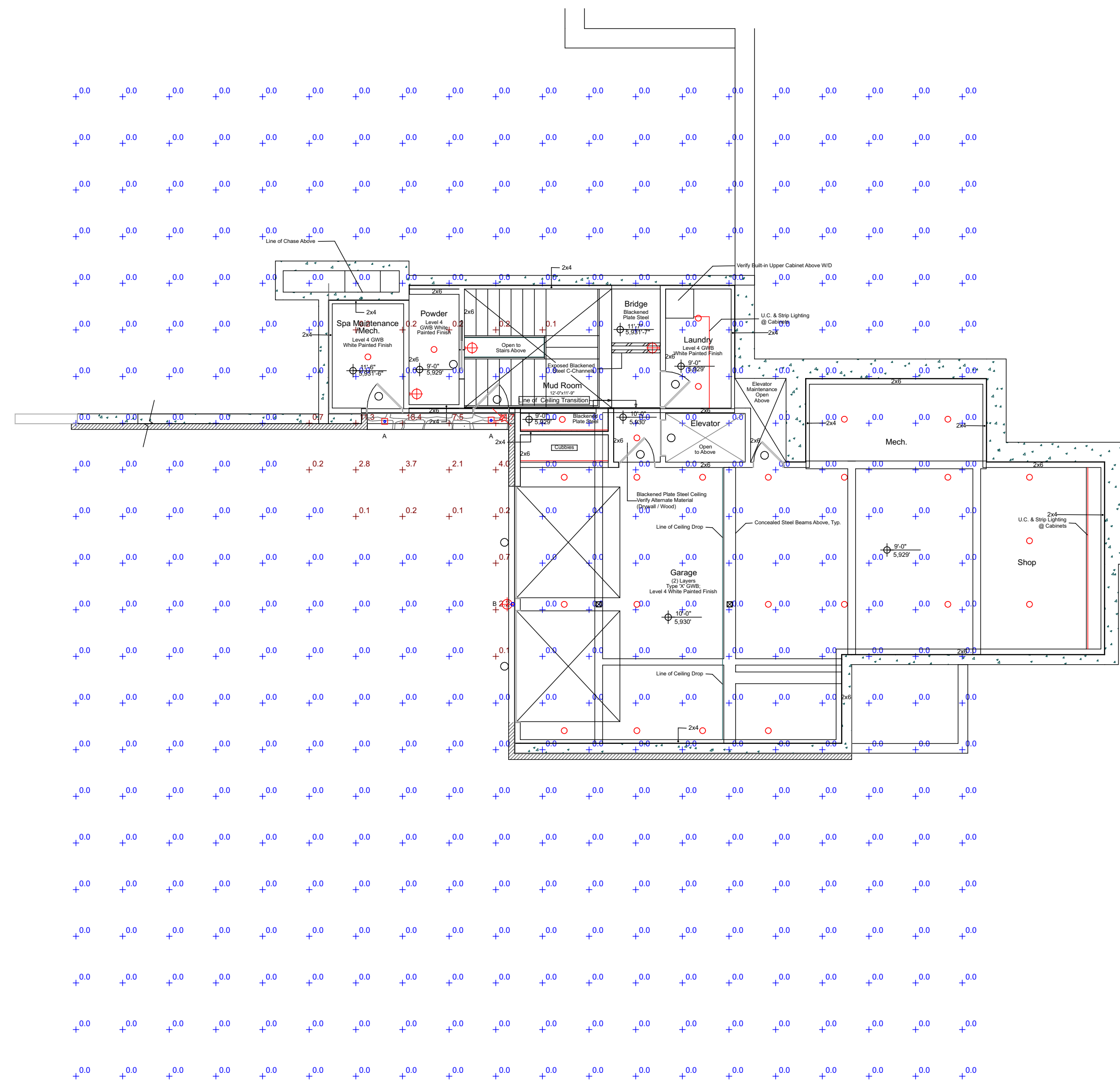
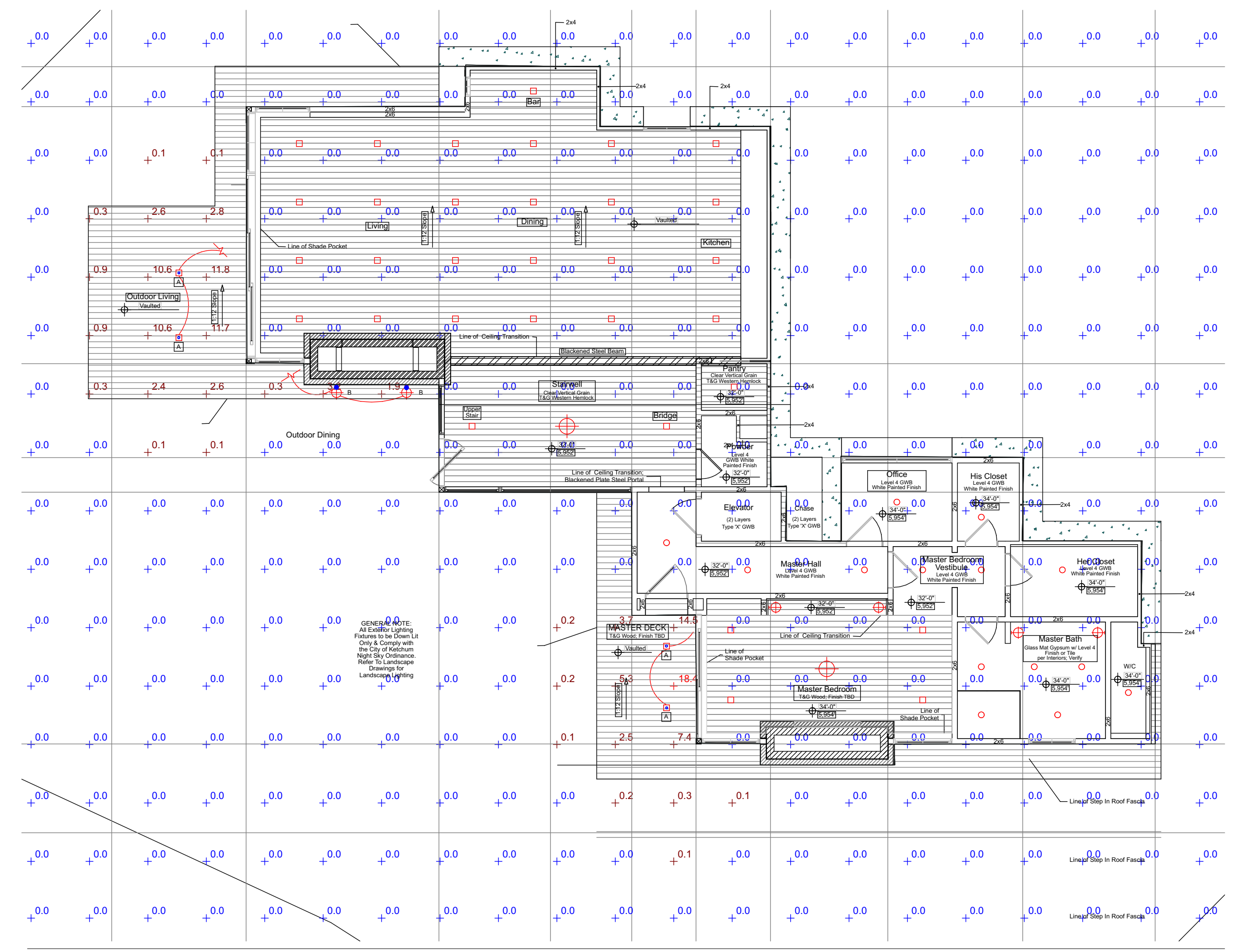
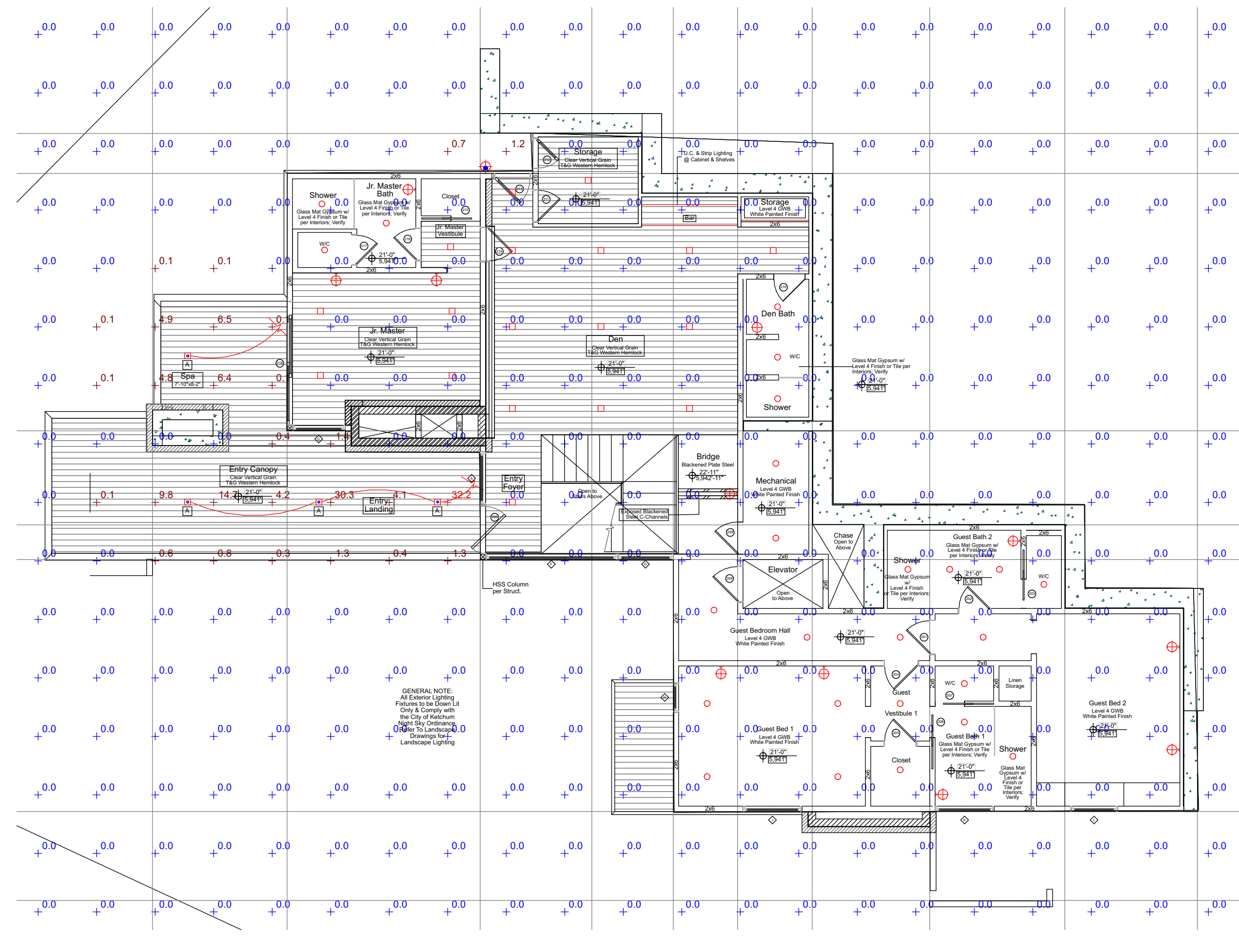
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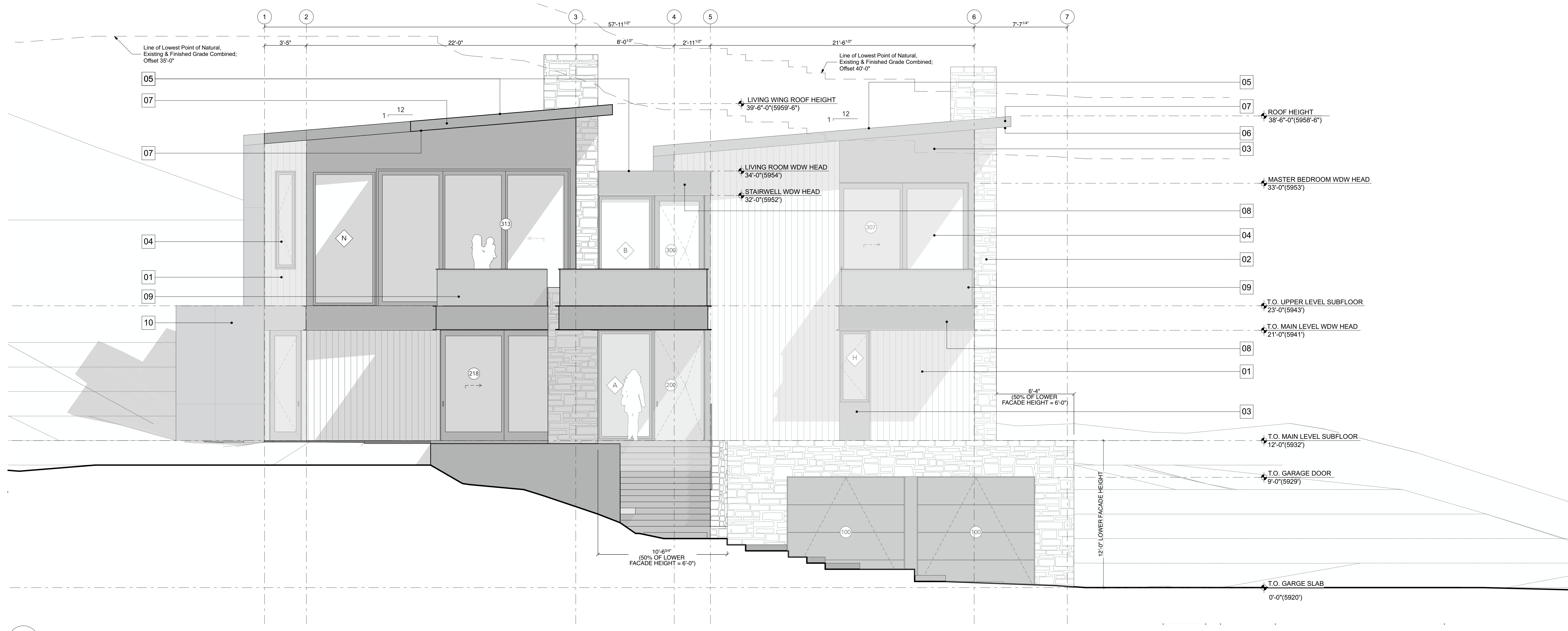
P R A T T R E S I D E N C E

406 SAGE RD, KETCHUM ID 83340

DATE: 5/31/23
PROJECT #: SV2202
DRAWN: NH/AB
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Design Review Response

A214 EXTERIOR LIGHTING SPECIFICATIONS





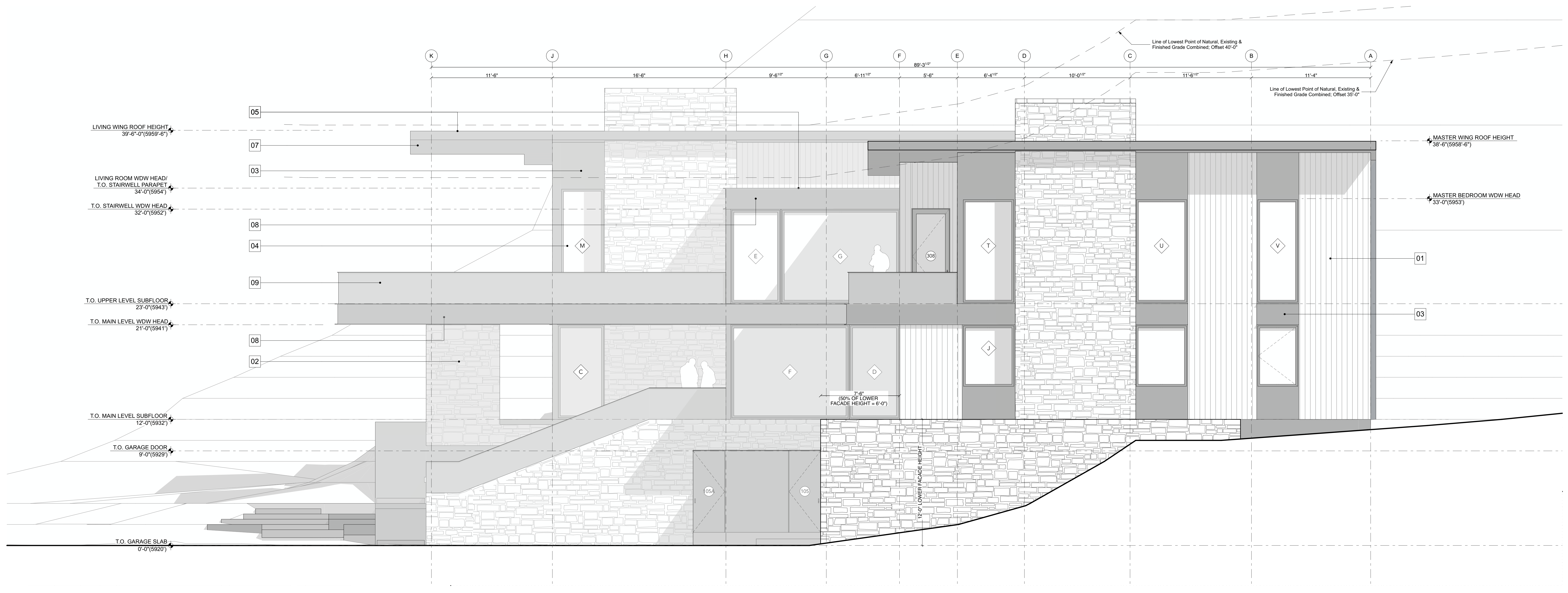
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION KEY NOTES

- 1 Vertical Wood Siding; Quality of Hewn - Rustic Reclaimed WRC STK
- 2 Grouted Stone Veneer; Quality of Select Stone - Atlas Granite 6069-6074
- 3 Pre-Finished Metal Panels to Match Windows / Doors; Gauge & Blackened / Dark Bronze Finish TBD
- 4 Aluminum Windows & Doors; Quality of Glo Blackened / Dark Bronze Finish TBD
- 5 Fully Adhered EPDM Flat Roof / 1:12 Shed Roof
- 6 1x T&G Oak Soffit, Stained TBD
- 7 Pre-Finished Metal Fascia; Gauge & Blackened / Dark Bronze Finish TBD
- 8 Blackened Exposed Structural Steel; Blackened / Dark Bronze Finish TBD
- 9 Blackened Perforated Steel Guardrails
- 10 Panelized Concrete

NOTE: ALL FINISHES TO BE APPROVED BY ARCHITECT THRU SUBMITTALS / SAMPLES, G.C. TO VERIFY WITH ARCHITECT BEFORE INSTALL, TYP.

NOTE: CHIMNEY AND MECHANICAL EXHAUST MUST BE FITTED W/ SPARK ARRESTOR.



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

Jackson Hole
260 West Broadway, Suite A
Jackson, WY 83001
T.307.264.0080

Sun Valley
351 N. Louisville Ave., Suite 204
Ketchum, ID 83340
T.208.214.5155

Louisiana
910 Pierremont Rd, Suite 410
Shreveport, LA 71106
T.318.383.1300

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AR 986479

5/4/23

Scott Payne
STATE OF IDAHO

EXP. 6.25.23

DESIGN REVIEW SET

PRATT RESIDENCE
406 SAGE RD, KETCHUM
ID 83340

DATE: 5/4/23
PROJECT #: SV2202
DRAWN: NH/AB
ISSUE:
Design Review 3.31.23
Design Review Response

A300
BUILDING ELEVATIONS

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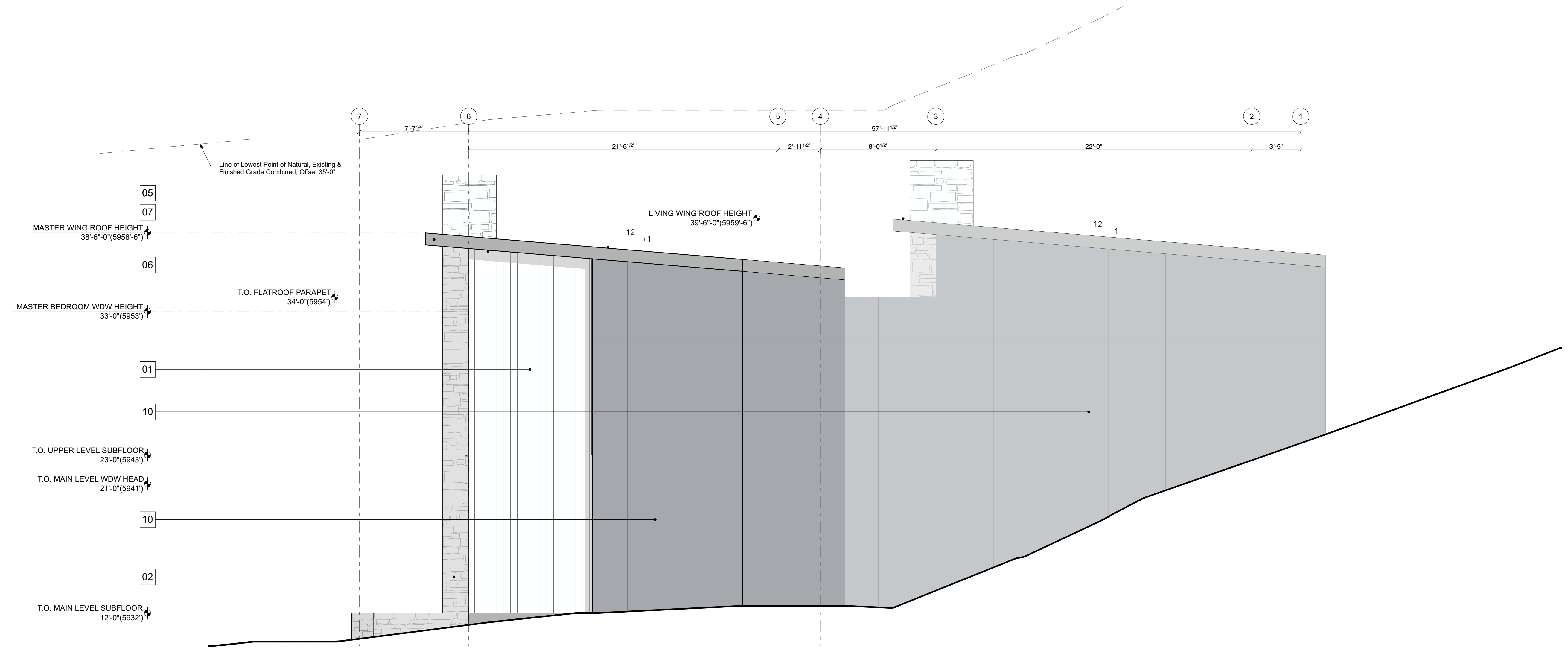
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Scott Payne
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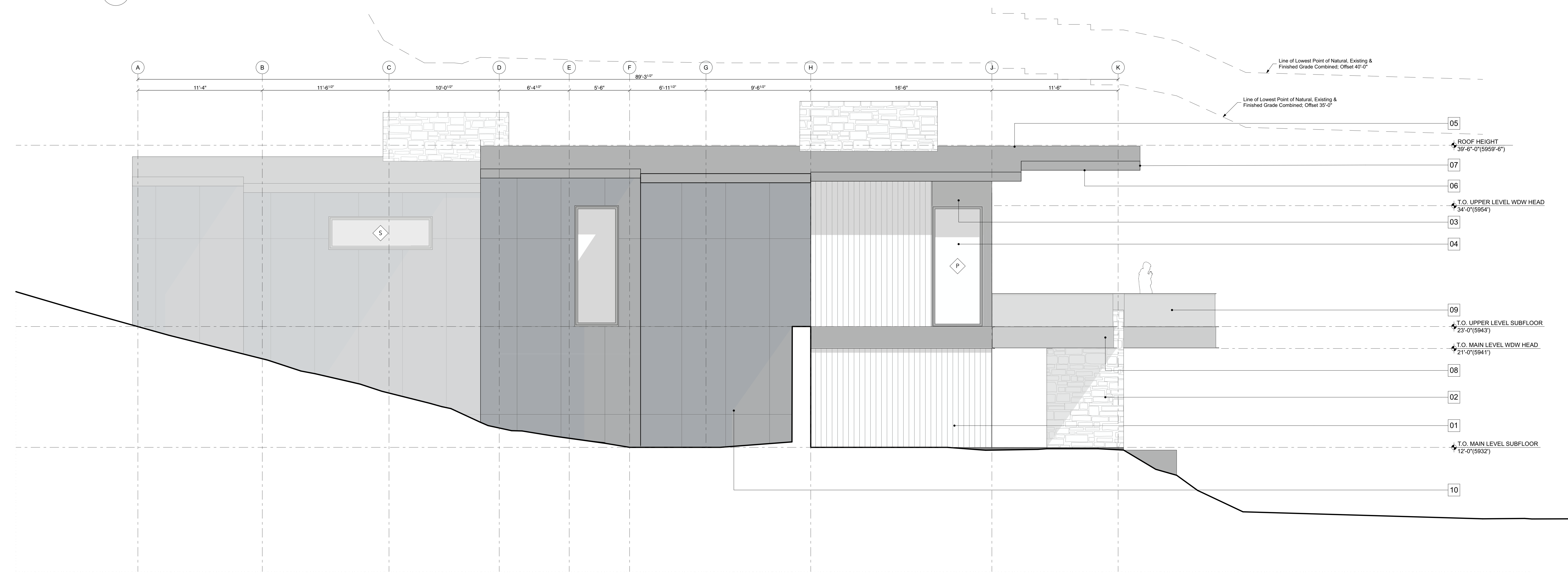
2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION KEY NOTES

- 1 Vertical Wood Siding; Quality of Hewn - Rustic Reclaimed WRC STK
- 2 Grouted Stone Veneer; Quality of Select Stone - Atlas Granite 6069-6074
- 3 Pre-Finished Metal Panels to Match Windows / Doors; Gauge & Blackened / Dark Bronze Finish TBD
- 4 Aluminum Windows & Doors; Quality of Glo Blackened / Dark Bronze Finish TBD
- 5 Fully Adhered EPDM Flat Roof / 1:12 Shed Roof
- 6 1x T&G Oak Soffit, Stained TBD
- 7 Pre-Finished Metal Fascia; Gauge & Blackened / Dark Bronze Finish TBD
- 8 Blackened Exposed Structural Steel; Blackened / Dark Bronze Finish TBD
- 9 Blackened Perforated Steel Guardrails
- 10 Panelized Concrete

NOTE: ALL FINISHES TO BE APPROVED BY ARCHITECT THRU SUBMITTALS / SAMPLES, G.C. TO VERIFY WITH ARCHITECT BEFORE INSTALL, TYP.

NOTE: CHIMNEY AND MECHANICAL EXHAUST MUST BE FITTED W/ SPARK ARRESTOR.



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

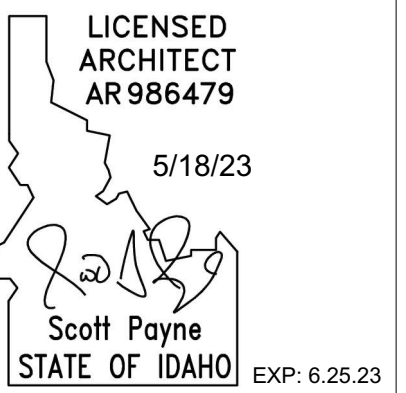
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A301
BUILDING ELEVATIONS

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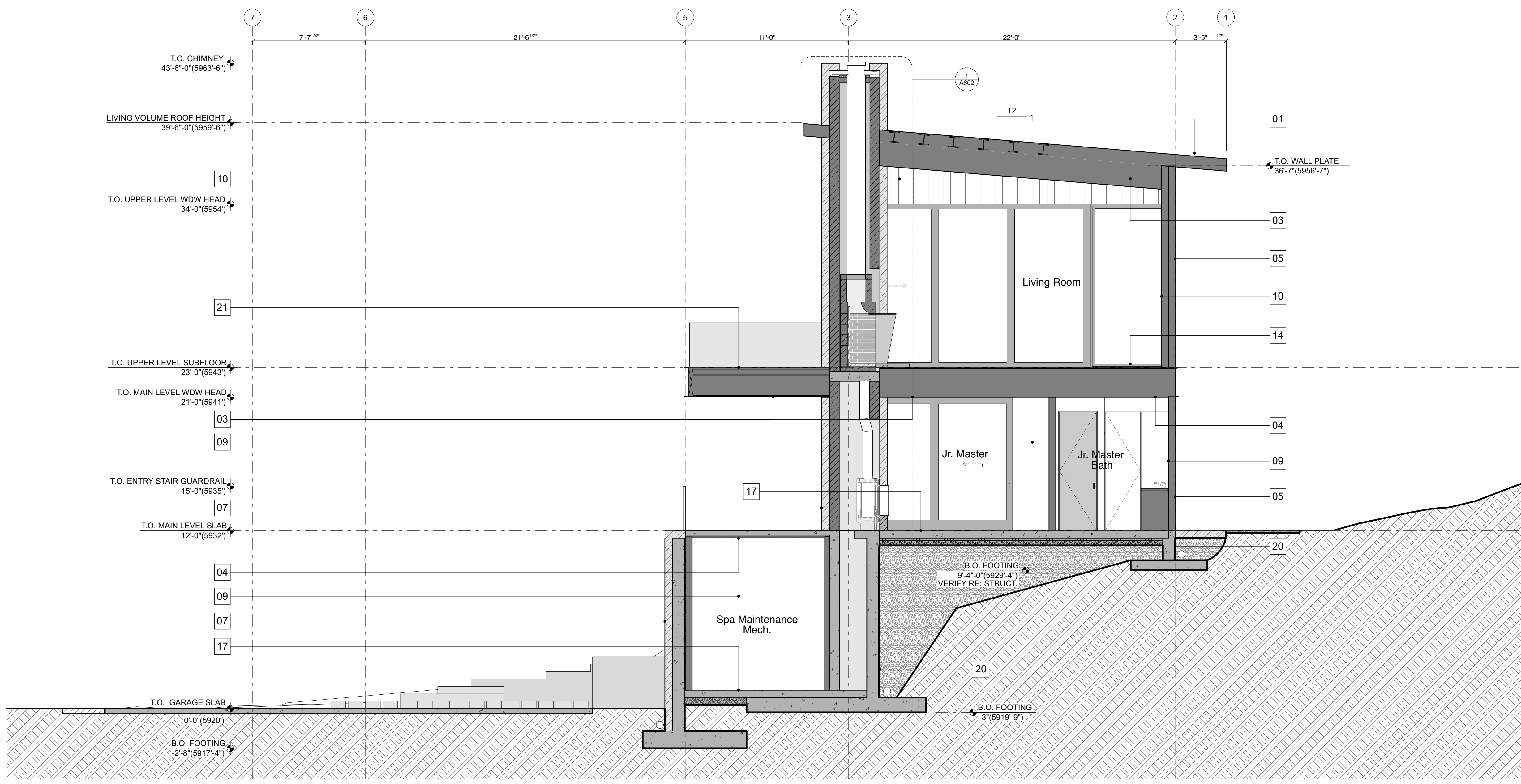


FACADE STEPBACK DIAGRAM

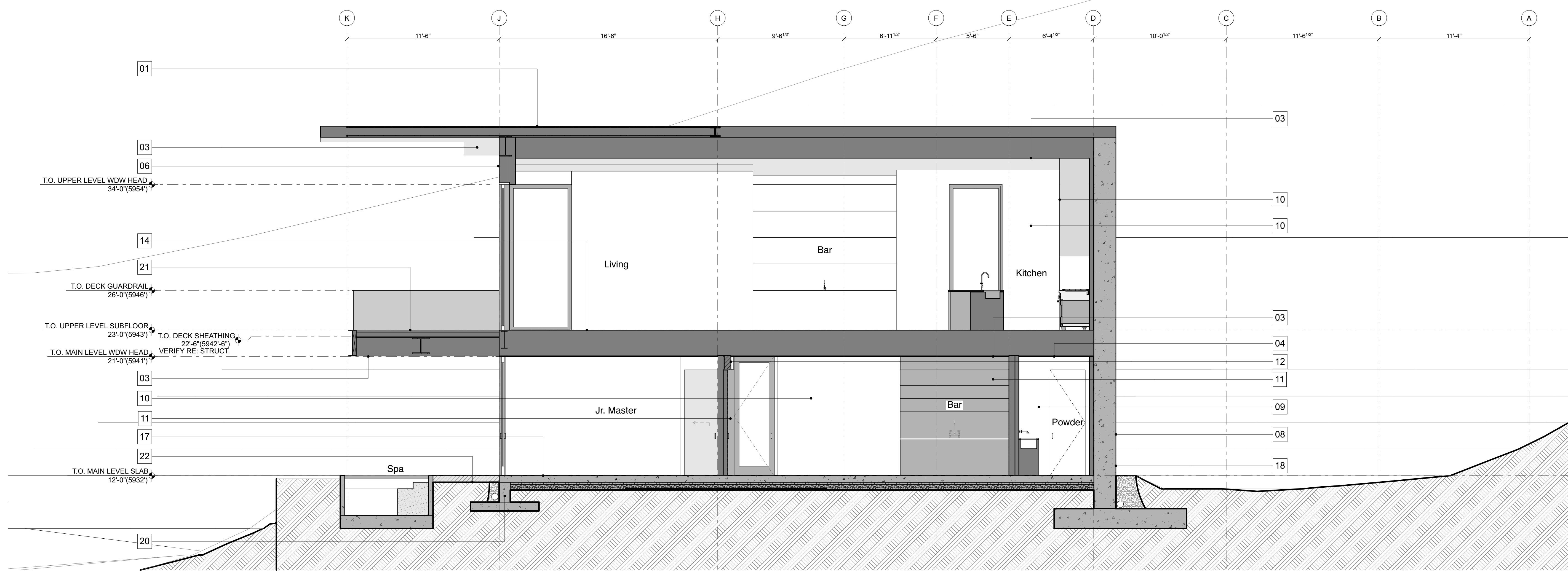
12'-0" HIGH LOWER FACADE; 6'-0" STEP BACK REQUIRED FOR 5' HEIGHT BONUS (MAX. 40')
REFER TO SHEET A300 - BUILDING ELEVATIONS FOR 2-D SETBACK DIMENSIONS

- UPPER FACADE 2 STEPPED BACK 6'-4" FROM LOWER FACADE 1
- UPPER FACADE 4 STEPPED BACK 7'-6" FROM LOWER FACADE 3
- UPPER FACADE 6 STEPPED BACK 10'-6" FROM LOWER FACADE 5
- UPPER FACADE 7 STEPPED BACK 1'-4" FROM LOWER FACADE 5; FACADE 7 DOES NOT NEED TO HEIGHT BONUS (UNDER 35'-0")

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2 BUILDING SECTION
SCALE: 1/4" = 1'-0"



1 BUILDING SECTION
SCALE: 1/4" = 1'-0"

ASSEMBLY NOTES

- 1 **Shed Roof @ 1:12 Roof Pitch:**
Fully Adhered 80mm EPDM Roofing membrane, on Breathable Interlayment per Manufacturer's Specifications, on Fully-Adhered Ice and Water Shield Underlayment, on Plywood Sheathing, on Wood Sleeper / MPP Framing, on Plywood Sheathing, on pre-manufactured wood trusses OR 1" Joist rafter framing (Re: Struct) w/ closed cell polyurethane spray foam insulation (R-60 Min.) Provide Premium Metal Hemmed Drip Edge Flashing/ Counter Flashing @ All Roof Edges. Typ. Provide snow retention system; to be coordinated with Architect, General Contractor, and Roofing Sub Contractor. Provide heat cable at edge of the roofline and gutters. NO THERMAL BREAKS of the Structure.
- 2 **Flat Roof @ Parapet Roof:**
Fully Adhered 80mm EPDM roofing membrane, on Breathable interlayment per Manufacturer's Specifications, on tapered rigid insulation (1 1/2" min.) w/ 0.25:12 slope, on DensDeck, on Fully-Adhered Ice and Water Shield Underlayment, on plywood roof sheathing, on 1 joist framing. Re: Struct. w/ closed cell polyurethane spray foam insulation (R-60 Min.) Provide Premium Metal Hemmed Drip Edge Flashing/ Counter Flashing @ All Curbs, Wall Transitions and Roof Edges. Typ. Provide self-adhering ice and water shield up all wall transitions 3'-0" min., over curbs & overlap all valleys 3'-0" min. to either side. See roof plan for roof slope and drain/downspout locations. Provide heat cable at all downsouts and scuppers. NO THERMAL BREAKS of the Structure.
- 3 **Exterior & Interior Soffit:**
Trim-less 1x6 T&G 1/16" Shadowline Joint, Quality of TBD (Or Alternate Provided by Poster), with Hidden Fastener Connection to Structural Frame Above.
- 4 **Interior Ceiling:**
Level 4 Sheetrock Painted Finish/Color, TBD, Trim-less 5/8" Sheetrock with LEVEL 4 SMOOTH Mud-Work on Ceiling Framing Framing, with Sound-Batt Noise Insulation @ 1st & 2nd Levels. Typ. Verify Glass Mat / Waterproofing w/ RCP
- 5 **Exterior Wall Assembly @ Wood Siding:**
Vertical Trim-less 1x6 T&G Butt Joint, Quality of Hewn Rustic Reclaimed, (Or Alternate Provided by Poster), on Commercial Grade Drainage Wrap, Quality of Benjamin Obdyke HydroGap, (Or Alternate Provided by Poster) per Manufacturer's Standards with Premium Metal Flashing Drip Edge @ Base of Siding (Damp-Proof Flash Stud), on 1/2" Plywood Sheathing (no OSB), on Typical Engineered 2x6 Stud Wall Wood Framing, Provide Blocking Inside Sheathing For Vertical Siding Attachment, with closed cell polyurethane spray foam insulation (full depth of Stud), (R-35 Min.) Typ. (REF: STRUCTURAL)
- 6 **Exterior Wall Assembly @ Metal Siding:**
22 ga. Kynar Coated Metal Panels on typical wall assembly as noted above. Color and Finish TBD
- 7 **Exterior Wall Assembly @ Stone Veneer:**
Atlas Granite Select Stone w/ Standard Grey Grout pattern (provide samples) & heavy duty adjustable brick veneer anchors (spaced per Manufacturers Specifications), expansion joints (inside corners) and weep holes (Ref: Specifications), with 1" min. Airspace, Premium Metal Flashing & Counterflashings, Typ. & Premium Metal Damp Proof Flashing. Typ. On Black Spray Applied Weather Resistant Barrier (Quality of Tremco Ewins-Di), on Concrete / CMU Wall OR 1/2" Plywood Sheathing (no OSB), on Typical Engineered 2x6 Stud Wall Wood Framing, with closed cell polyurethane spray foam insulation (full depth of Stud), (R-35 Min.) Typ. NOTE: SEE STRUCTURAL FOR CONCRETE STONE SHELF WALL & FOOTING DETAIL FOR SUPPORTING STONE, TYP.
- 8 **Exterior Wall Assembly @ Concrete Avalanche Wall:**
Concrete Avalanche Wall (REF: STRUCTURAL); Finish TBD
- 9 **Interior Wall Assembly @ Level 4 Smooth Drywall:**
Trim-less 5/8" Sheetrock with Painted Finish/Color TBD, on LEVEL 4 SMOOTH Mud-Work on Typical Engineered Wood Stud Framing, with Sound-Batt Noise Insulation Throughout, Typ.
- 10 **Interior Wall Assembly @ Wood Accent Wall:**
Trim-less Wood Accent Wall with Hidden Fastener connections, Quality of Hewn Rustic Reclaimed (Verify Cedar or Hemlock), on 5/8" Sheetrock on Typical Engineered 2x6 Wood Stud Framing, with Sound-Batt Noise Insulation Throughout, Typ.
- 11 **Interior Wall Assembly @ Steel Accent Wall:**
Picked & Tarnished Blackened Steel Panels with Hidden Fastener Connections on Plywood Sheathing on Typical Engineered 2x6 Wood Stud Framing, with Sound-Batt Noise Insulation Throughout, Typ.
- 12 **Interior Wall Assembly @ Stone Veneer:**
Atlas Granite Select Stone w/ Standard Grey Grout (Provide Samples) & heavy duty adjustable veneer anchors (spaced per Manufacturers Specifications), on plywood sheathing on Typical Engineered 2x6 Stud Wall Wood Framing and/or Structural CMU/Concrete walls. NOTE: SEE STRUCTURAL FOR CMU STONE SHELF WALL & FOOTING DETAIL FOR SUPPORTING STONE, TYP.
- 13 **Interior Wall Assembly @ Tile Walls:**
Thin Set Tile on Bond Coat with Minimal Grout Lines, on Cement Backer Board, on Continuous Water Proof Membrane, on Typical Engineered Wood Stud Framing, with Sound-Batt Noise Insulation Throughout, Typ. (Provide Waterproof Pan, with Waterproof Membrane, and Mortar beds sloping to linear drains at Shower, Typ.
- 14 **Floor Assembly @ Unheated Wood Floors:**
Floor Finish (Ref: Finish Schedule), on Plywood Floor Deck (NO OSB), on Engineered Wood Framing, REF: STRUCTURAL, with Sound-Batt Noise Insulation Throughout, Typ. AT BRIDGE: Plate Steel occurs in lieu of Framing & Insulation
- 15 **Floor Assembly @ Unheated Tile Floors:**
ThinSet Tile Floors per Manufacturer's Install Specifications with minimal grout lines, on Plywood Floor Deck (NO OSB), on Engineered Wood Framing, REF: STRUCTURAL, with Sound-Batt Noise Insulation Throughout, Typ. (Provide Waterproof Pan, with Waterproof Membrane, and Mortar beds sloping to linear drains at Shower, Typ. - NO WOOD SLEEPERS)
- 16 **Floor Assembly @ Heated Tile Floors:**
ThinSet Tile Floors per Manufacturer's Install Specifications with minimal grout lines, on Electric Heat Mat, on Plywood Floor Deck (NO OSB), on Engineered Wood Framing, REF: STRUCTURAL, with Sound-Batt Noise Insulation Throughout, Typ. (Provide Waterproof Pan, with Waterproof Membrane, and Mortar beds sloping to linear drains at Shower, Typ. - NO WOOD SLEEPERS)
- 17 **Floor Assembly @ Heated Concrete Floors:**
Concrete Finish TBD; 6" Concrete Structural Slab with Radiant Hydronic Heating, on Vapor Barrier, on 2" Rigid Insulation On Compacted Fill; REF & VERIFY W/ STRUCTURAL
- 18 **Floor Assembly @ Heated Tile Floors:**
ThinSet Tile Floors per Manufacturer's Install Specifications with minimal grout lines, on 1 1/2" Lightweight Concrete with 2x2 Wood Sleepers on 16" O.C. Spacing (Wood Floor Nailer), with Radiant Heat Floors, on:
a) Plywood Floor Deck (NO OSB), on Engineered Wood Framing, REF: STRUCTURAL, with Sound-Batt Noise Insulation Throughout, Typ. (Provide Waterproof Pan, with Waterproof Membrane, and Mortar beds sloping to linear drains at Shower, Typ. - NO WOOD SLEEPERS)
b) on Structural Concrete Slab
- 19 **Garage Floor Assembly:**
Reinforced Concrete Slab w/ Radiant Hydronic Heating, REF: STRUCTURAL, On Vapor Barrier, 2" Rigid Insulation, On Compacted Gravel Fill, Typ. Slope Concrete to Internal Catch Basin Drain Centered @ Garage Bay, Typ.
- 20 **Foundation Wall, Typ:**
2" Extruded polystyrene insulation (R-10), on Fluid Applied waterproofing, on Foundation/Retaining Wall, RE: Struct.
Above grade: Provide Premium Metal flashing over drainage/protection/ insulation board.
@ Basement & Avalanche Walls: Provide wood stud for wall w/ blown in fiberglass insulation (R-15 min.) NO VAPOR BARRIER
Provide Perforated Perimeter Drain @ Base of Exterior Side of Foundation Wall / Footing, Typ.
- 21 **Floor Assembly @ Deck**
Stone Tile (Finish TBD with Samples), On Adjustable Pedestal System, on 80mm Fully Adhered EPDM Membrane Roofing, on Breathable Interlayment Per Manufacturer's Specifications, over Isolated extruded polystyrene (1 1/2" min.) as needed for positive drainage to internal roof drains, on Dens Deck, on Fully-Adhered Ice and Water Shield Underlayment over entire roof extents. Provide Premium Metal Hemmed Drip Edge Flashing/ Counter Flashing @ all curbs, wall transitions and roof edges. Typ. Provide self-adhering ice and water shield up wall transitions up to 3'-0" min., over curbs & Provide 3'-0" min overlap at all ridges, valleys, pitch changes to either side. On Structural Plywood Deck (NO OSB), on Engineered Wood Framing (REF: Structural) NO THERMAL BREAKS of the Structure.
21A - Interior: Stone Tile (Finish TBD with Samples), on Mortar Bed/ Lightweight Concrete prep, with Radiant Heat Floors, on Plywood Floor Deck (NO OSB), on Engineered Wood Framing, REF: STRUCTURAL, with Sound-Batt Noise Insulation Throughout, Typ.
- 22 **Floor Assembly @ Patio**
Sand Set Stone Tile (Finish TBD with Samples) Hydronic Heating TBD, REF: LANDSCAPE
- 23 **Floor Assembly @ Heated Concrete Pan Deck Slab:**
2" Concrete Pan Deck Slab w/ Radiant Hydronic Heating, on Floor Framing REF: STRUCTURAL

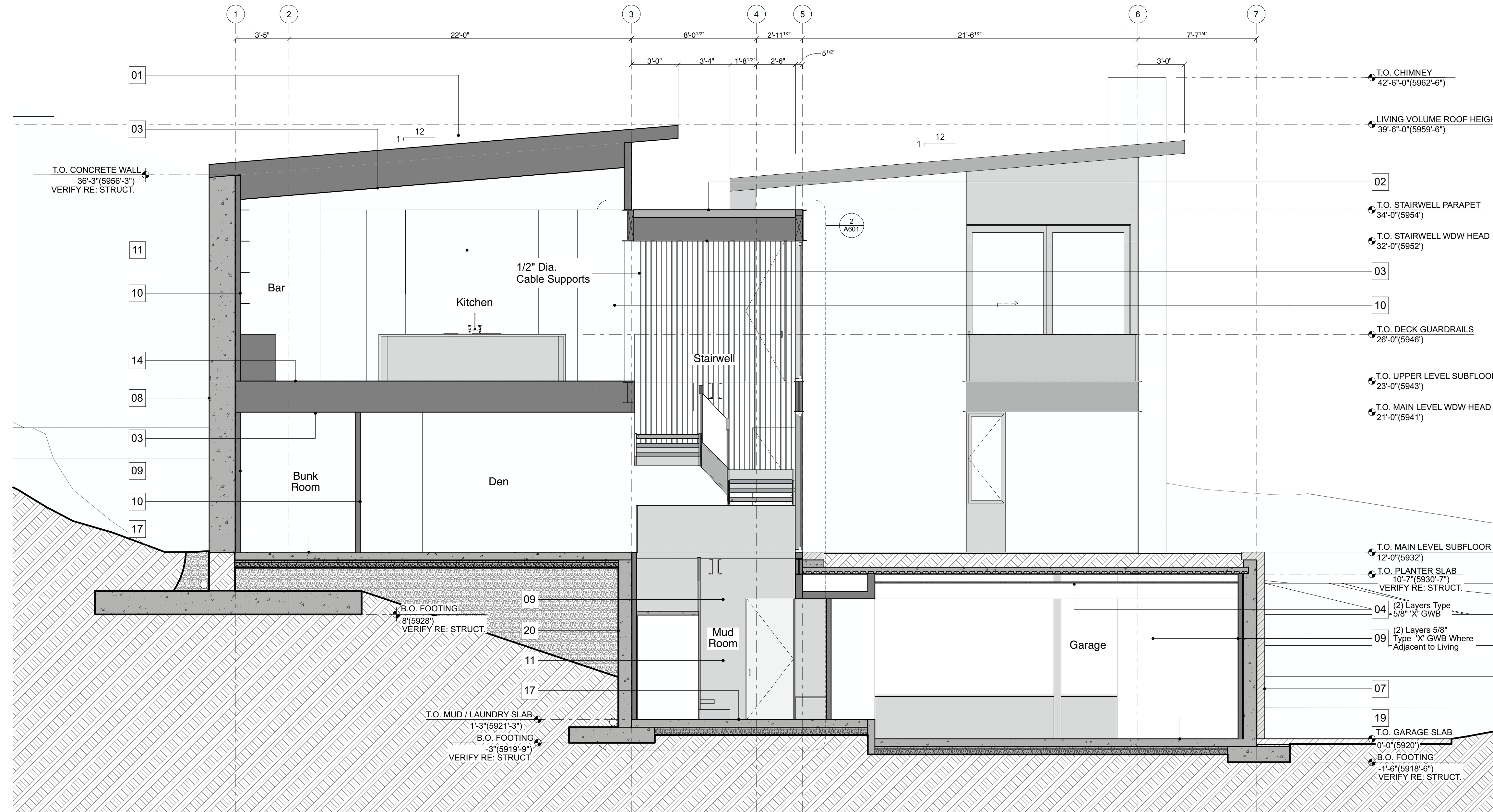
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5/4/23
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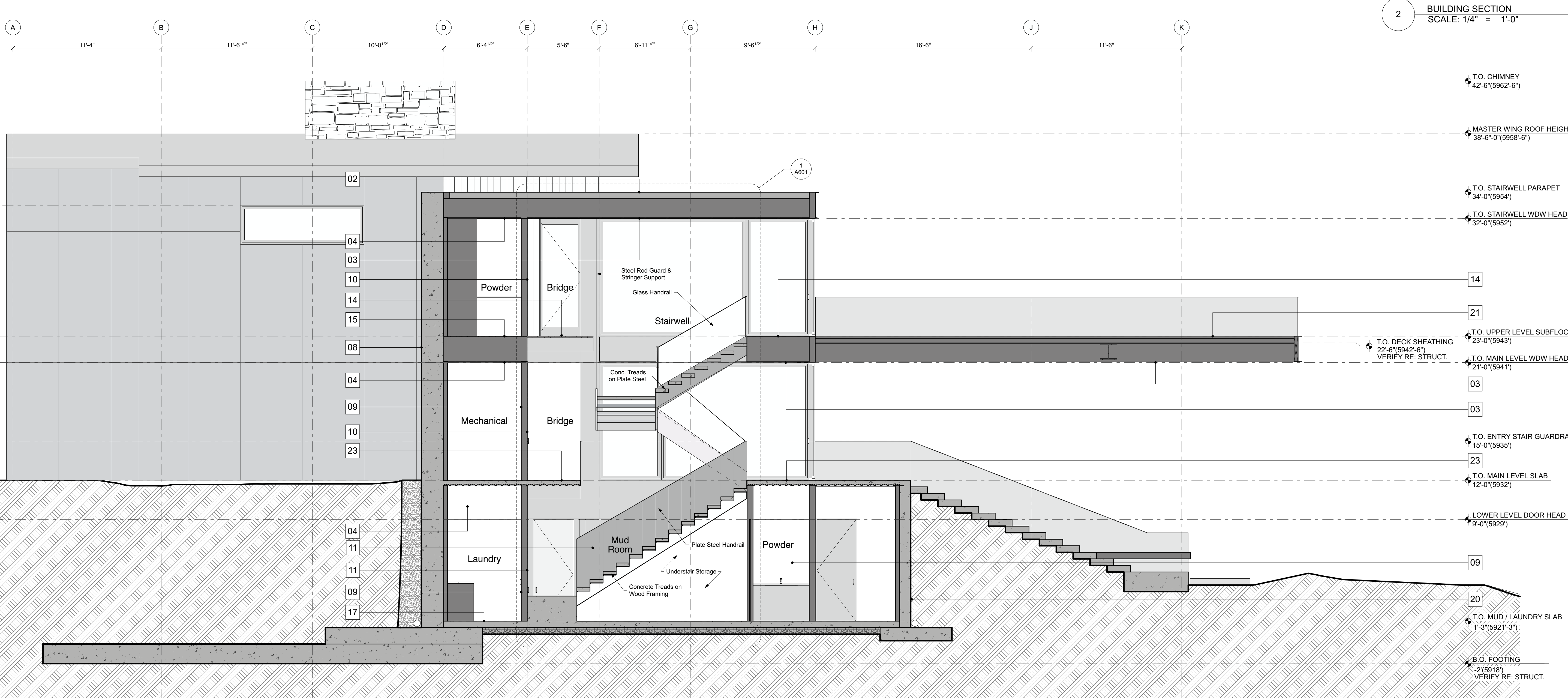
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ID 83340

DATE: 5/4/23
PROJECT #: SV2202
DRAWN: NH/AB
ISSUE:
Design Review 3.31.23
Design Review Response



ASSEMBLY NOTES

- 1 **Shed Roof @ 1:12 Roof Pitch:** Fully Adhered 80mm EPDM Roofing membrane, on Breathable Interlayment per Manufacturer's Specifications, on Fully-Adhered Ice and Water Shield Underlayment, on Plywood Sheathing, on Wood Sleeper / MPP Framing, on Plywood Sheathing, on pre-manufactured wood trusses OR 1" Joist rafter framing (Re: Struct) w/ closed cell polyurethane spray foam insulation (R-60 Min.) Provide Premium Metal Hemmed Drip Edge Flashing/ Counter Flashing @ All Roof Edges. Typ. Provide snow retention system; to be coordinated with Architect, General Contractor, and Roofing Sub Contractor. Provide heat cable at edge of the roofline and gutters. NO THERMAL BREAKS of the Structure.
- 2 **Flat Roof @ Parapet Roof:** Fully Adhered 80mm EPDM roofing membrane, on Breathable Interlayment per Manufacturer's Specifications, on Isoprene rigid insulation (1 1/2" min.) w/ 0.25:12 slope, on DensDeck, on Fully-Adhered Ice and Water Shield Underlayment, on plywood roof sheathing, on 1 joist framing. Re: Struct. w/ closed cell polyurethane spray foam insulation (R-60 Min.) Provide Premium Metal Hemmed Drip Edge Flashing/ Counter Flashing @ All Curbs, Wall Transitions and Roof Edges. Typ. Provide self-adhering ice and water shield up all wall transitions 3'-0" min., over curbs & overlap all valleys 3'-0" min. to either side. See roof plan for roof slope and drain/downspout locations. Provide heat cable at all downspouts and scuppers. NO THERMAL BREAKS of the Structure.
- 3 **Exterior & Interior Soffit:** Trim-less 1x6 T&G 1/16" Shadowline Joint, Quality of TBD (Or Alternate Provided by Poster), with Hidden Fastener Connection to Structural Frame Above.
- 4 **Interior Ceiling:** Level 4 Sheetrock Painted Finish/Color, TBD, Trim-less 5/8" Sheetrock with LEVEL 4 SMOOTH Mud-Work on Ceiling Framing Framing, with Sound-Batt Noise Insulation @ 1st & 2nd Levels. Typ. Verify Glass Mat / Waterproofing w/ RCP
- 5 **Exterior Wall Assembly @ Wood Siding:** Vertical Trim-less 1x6 T&G Butt Joint, Quality of Hewn Rustic Reclaimed, (Or Alternate Provided by Poster), on Commercial Grade Drainage Wrap, Quality of Benjamin Obdyke HydroGap, (Or Alternate Provided by Poster) per Manufacturer's Standards with Premium Metal Flashing Drip Edge @ Base of Siding (Damp-Proof Flashing), on 1/2" Plywood Sheathing (no OSB), on Typical Engineered 2x6 Stud Wall Wood Framing, Provide Blocking Inside Sheathing For Vertical Siding Attachment, with closed cell polyurethane spray foam insulation (full depth of Stud), (R-35 Min.) Typ. (REF: STRUCTURAL)
- 6 **Exterior Wall Assembly @ Metal Siding:** 22 ga. Kynar Coated Metal Panels on typical wall assembly as noted above. Color and Finish TBD
- 7 **Exterior Wall Assembly @ Stone Veneer:** Atlas Granite Select Stone w/ Standard Grey Grout pattern (provide samples) & heavy duty adjustable brick veneer anchors (spaced per Manufacturer's Specifications), expansion joints (inside corners) and weep holes (Ref: Specifications), with 1" min. Airspace, Premium Metal Flashing & Counterflashings, Typ. & Premium Metal Damproof Flashing. Typ. On Black Spray Applied Weather Resistant Barrier (Quality of Tremco Ewiv-Di), on Concrete / CMU Wall OR 1/2" Plywood Sheathing (no OSB), on Typical Engineered 2x6 Stud Wall Wood Framing, with closed cell polyurethane spray foam insulation (full depth of Stud), (R-35 Min.) Typ. NOTE: SEE STRUCTURAL FOR CONCRETE STONE SHELF WALL & FOOTING DETAIL FOR SUPPORTING STONE, TYP.
- 8 **Exterior Wall Assembly @ Concrete Avalanche Wall:** Concrete Avalanche Wall (REF: STRUCTURAL); Finish TBD
- 9 **Interior Wall Assembly @ Level 4 Smooth Drywall:** Trim-less 5/8" Sheetrock with Hidden Fastener Connection to TBD, on LEVEL 4 SMOOTH Mud-Work on Typical Engineered Wood Stud Framing, with Sound-Batt Noise Insulation Throughout, Typ.
- 10 **Interior Wall Assembly @ Wood Accent Wall:** Trim-less Wood Accent Wall with Hidden Fastener connections, Quality of Hewn Rustic Reclaimed (Verify Cedar or Hemlock), on 5/8" Sheetrock on Typical Engineered 2x6 Wood Stud Framing, with Sound-Batt Noise Insulation Throughout, Typ.
- 11 **Interior Wall Assembly @ Steel Accent Wall:** Picketed & Tarnished Blackened Steel Panels with Hidden Fastener Connections on Plywood Sheathing on Typical Engineered 2x6 Wood Stud Framing, with Sound-Batt Noise Insulation Throughout, Typ.
- 12 **Interior Wall Assembly @ Stone Veneer:** Atlas Granite Select Stone w/ Standard Grey Grout (Provide Samples) & heavy duty adjustable veneer anchors (spaced per Manufacturer's Specifications), on plywood sheathing on Typical Engineered 2x6 Stud Wall Wood Framing and/or Structural CMU/Concrete walls. NOTE: SEE STRUCTURAL FOR CMU STONE SHELF WALL & FOOTING DETAIL FOR SUPPORTING STONE, TYP.
- 13 **Interior Wall Assembly @ Tile Walls:** Thin Set Tile on Bond Coat with Minimal Grout Lines, on Cement Backer Board, on Continuous Water Proof Membrane, on Typical Engineered Wood Stud Framing, with Sound-Batt Noise Insulation Throughout, Typ. (Provide Waterproof Pan, with Waterproof Membrane, and Mortar beds sloping to linear drains at Shower, Typ.
- 14 **Floor Assembly @ Unheated Wood Floors:** Floor Finish (Ref: Finish Schedule), on Plywood Floor Deck (NO OSB), on Engineered Wood Framing, REF: STRUCTURAL, with Sound-Batt Noise Insulation Throughout, Typ. (At BRIDGE: Plate Steel occurs in lieu of Framing & Insulation)
- 15 **Floor Assembly @ Unheated Tile Floors:** ThinSet Tile Floors per Manufacturer's Install Specifications with minimal grout lines, on Plywood Floor Deck (NO OSB), on Engineered Wood Framing, REF: STRUCTURAL, with Sound-Batt Noise Insulation Throughout, Typ. (Provide Waterproof Pan, with Waterproof Membrane, and Mortar beds sloping to linear drains at Shower, Typ. - NO WOOD SLEEPERS)
- 16 **Floor Assembly @ Heated Tile Floors:** ThinSet Tile Floors per Manufacturer's Install Specifications with minimal grout lines, on Electric Heat Mat, on Plywood Floor Deck (NO OSB), on Engineered Wood Framing, REF: STRUCTURAL, with Sound-Batt Noise Insulation Throughout, Typ. (Provide Waterproof Pan, with Waterproof Membrane, and Mortar beds sloping to linear drains at Shower, Typ. - NO WOOD SLEEPERS)
- 17 **Floor Assembly @ Heated Concrete Floors:** Concrete Finish TBD; 6" Concrete Structural Slab with Radiant Hydronic Heating, on Vapor Barrier, on 2" Rigid Insulation On Compacted Fill, REF & VERIFY W/ STRUCTURAL
- 18 **Floor Assembly @ Heated Tile Floors:** ThinSet Tile Floors per Manufacturer's Install Specifications with minimal grout lines, on 1 1/2" Lightweight Concrete with 2x2 Wood Sleepers on 16" O.C. Spacing (Wood Floor Nailer), with Radiant Heat Floors, on: a) Plywood Floor Deck (NO OSB), on Engineered Wood Framing, REF: STRUCTURAL, with Sound-Batt Noise Insulation Throughout, Typ. (Provide Waterproof Pan, with Waterproof Membrane, and Mortar beds sloping to linear drains at Shower, Typ. - NO WOOD SLEEPERS) b) on Structural Concrete Slab
- 19 **Garage Floor Assembly:** Reinforced Concrete Slab w/ Radiant Hydronic Heating, REF: STRUCTURAL, On Vapor Barrier, 2" Rigid Insulation, On Compacted Gravel Fill, Typ. Slope Concrete to Internal Catch Basin Drain Centered @ Garage Bay, Typ.
- 20 **Foundation Wall, Typ:** 2" Extruded polystyrene insulation (R-10), on Fluid Applied waterproofing, on Foundation/Retaining Wall, RE: Struct. Above grade: Provide Premium Metal flashing over drainage/protection/ insulation board. @ Basement & Avalanche Walls: Provide wood stud for wall w/ blown in fiberglass insulation (R-15 min.) NO VAPOR BARRIER Provide Perforated Perimeter Drain @ Base of Exterior Side of Foundation Wall / Footing, Typ.
- 21 **Floor Assembly @ Deck** Stone Tile (Finish TBD with Samples), On Adjustable Pedestal System, on 80mm Fully Adhered EPDM Membrane Roofing, on Breathable Interlayment Per Manufacturer's Specifications, over Isoprene extruded polystyrene (1 1/2" min.) as needed for positive drainage to internal roof drains, on Dens Deck, on Fully-Adhered Ice and Water Shield Underlayment over entire roof extents. Provide Premium Metal Hemmed Drip Edge Flashing/ Counter Flashing @ all curbs, wall transitions and roof edges. Typ. Provide self-adhering ice and water shield up wall transitions up to 3'-0" min., over curbs & Provide a 3'-0" min overlap at all ridges, valleys, pitch changes to either side. On Structural Plywood Deck (NO OSB), on Engineered Wood Framing (REF: Structural), NO THERMAL BREAKS of the Structure. **21A - Interior:** Stone Tile (Finish TBD with Samples), on Mortar Bed/ Lightweight Concrete prep, with Radiant Heat Floors, on Plywood Floor Deck (NO OSB), on Engineered Wood Framing, REF: STRUCTURAL, with Sound-Batt Noise Insulation Throughout, Typ.
- 22 **Floor Assembly @ Patio** Sand Set Stone Tile (Finish TBD with Samples) Hydronic Heating TBD, REF: LANDSCAPE
- 23 **Floor Assembly @ Heated Concrete Pan Deck Slab:** 5" Concrete Pan Deck Slab w/ Radiant Hydronic Heating, on Floor Framing REF: STRUCTURAL



2 BUILDING SECTION SCALE: 1/4" = 1'-0"

1 BUILDING SECTION SCALE: 1/4" = 1'-0"

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LICENSED ARCHITECT
AR 986479

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STATE OF IDAHO

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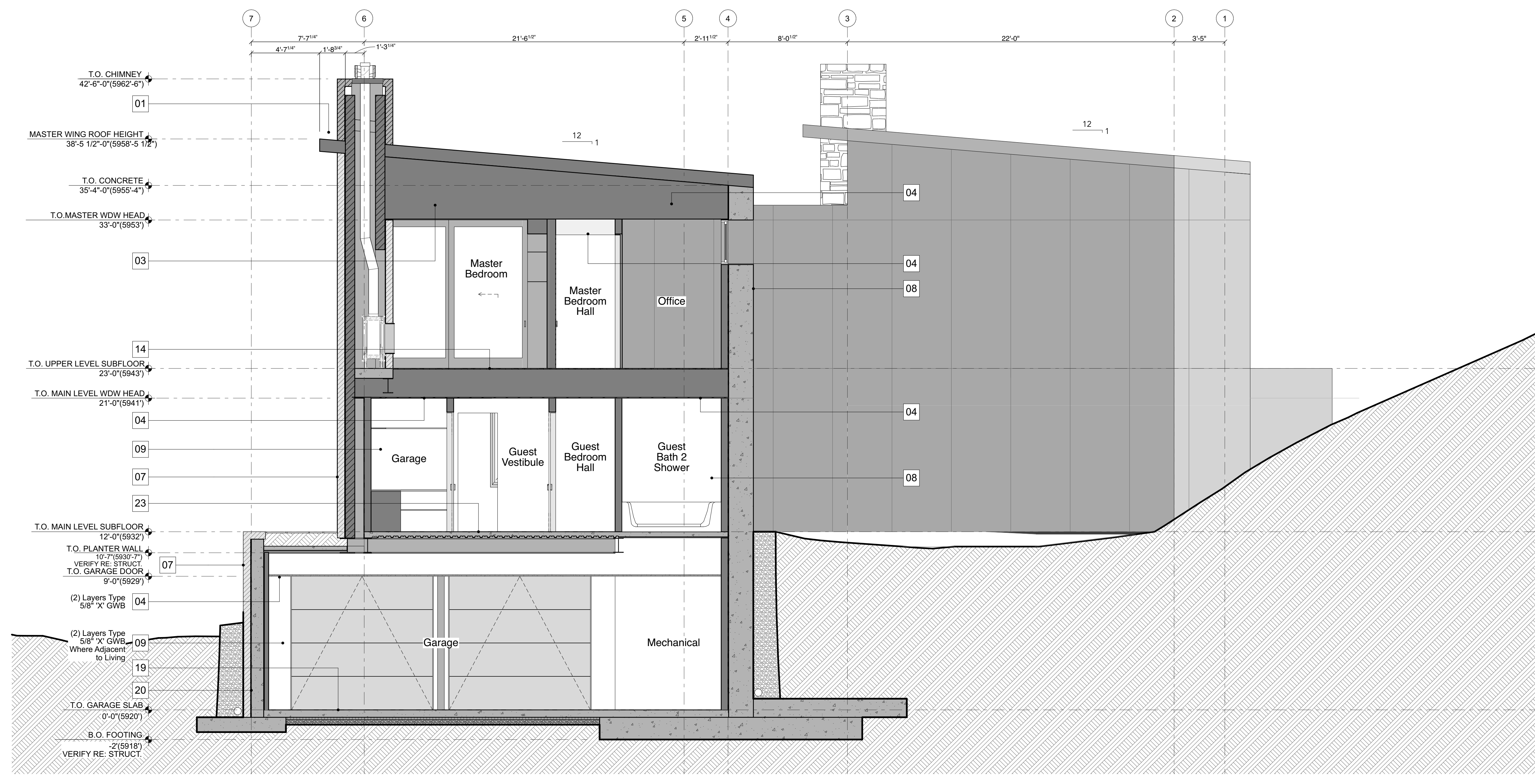
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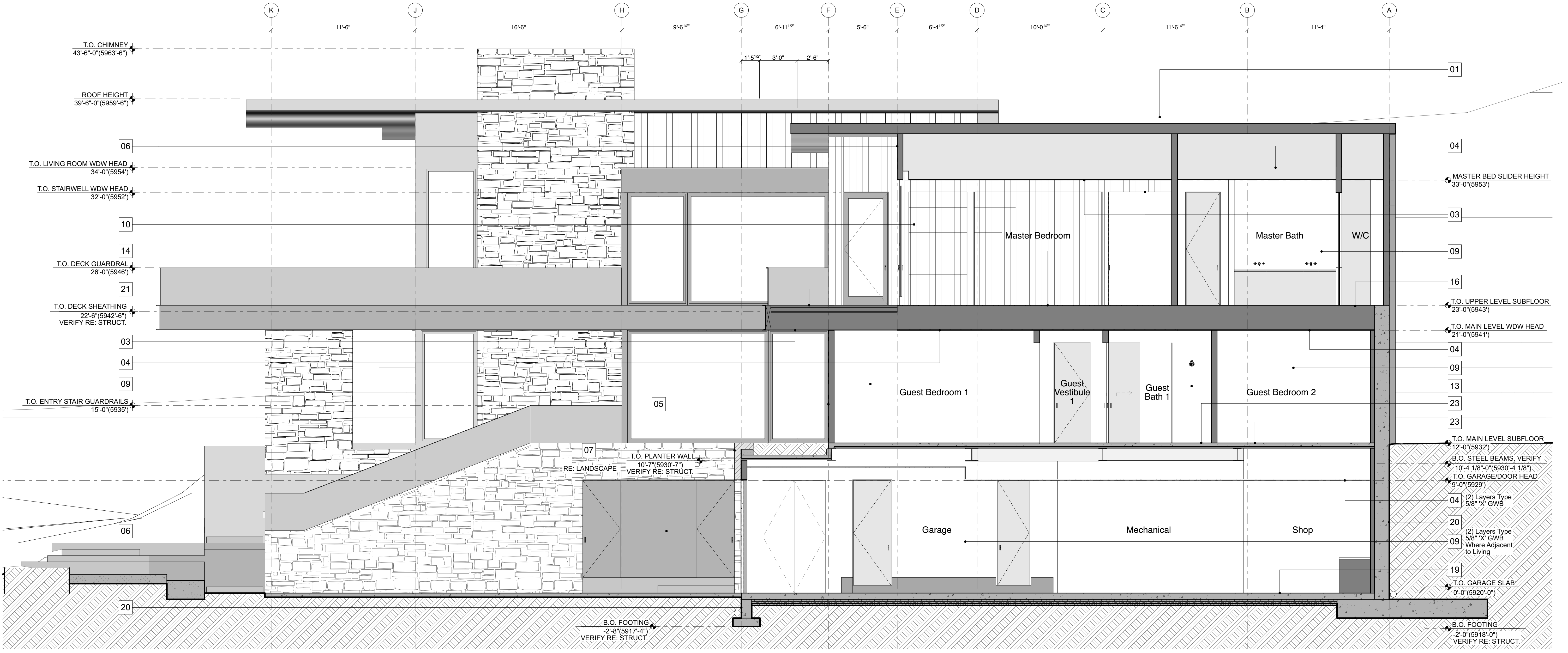
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ASSEMBLY NOTES

- 1 **Shed Roof @ 1:12 Roof Pitch:**
Fully Adhered 80mm EPDM Roofing membrane, on Breathable Interlayment per Manufacturer's Specifications, on Fully-Adhered Ice and Water Shield Underlayment, on Plywood Sheathing, on Wood Sleeper / MPP Framing, on Plywood Sheathing, on pre-manufactured wood trusses OR "T" Joist rafter framing (Re: Struct.) w/ closed cell polyurethane spray foam insulation (R-60 Min.) Provide Premium Metal Hemmed Drip Edge Flashing / Counter Flashing @ All Roof Edges. Typ. Provide snow retention system; to be coordinated with Architect, General Contractor, and Roofing Sub Contractor. Provide heat cable at edge of the roofline and gutters. NO THERMAL BREAKS of the Structure.
- 2 **Flat Roof @ Parapet Roof:**
Fully Adhered 80mm EPDM roofing membrane, on Breathable interlayment per Manufacturer's Specifications, on tapered rigid insulation (1 1/2" min.) w/ 0.25:12 slope, on DensDeck, on Fully-Adhered Ice and Water Shield Underlayment, on plywood roof sheathing, on 1 joist framing, Re: Struct. w/ closed cell polyurethane spray foam insulation (R-60 Min.) Provide Premium Metal Hemmed Drip Edge Flashing / Counter Flashing @ All Curbs, Wall Transitions and Roof Edges. Typ. Provide self-adhering ice and water shield up all wall transitions 3'-0" min., over curbs & overlap all valleys 3'-0" min. to either side. See roof plan for roof slope and drain/downspout locations. Provide heat cable at all downspouts and scuppers. NO THERMAL BREAKS of the Structure.
- 3 **Exterior & Interior Soffit:**
Trim-less 1x6 T&G 1/8" Shadowline Joint, Quality of TBD (Or Alternative Provided by Poster), with Hidden Fastener Connection to Structural Frame Above.
- 4 **Interior Ceiling:**
Level 4 Sheetrock Painted Finish/Color, TBD, Trim-less 5/8" Sheetrock with LEVEL 4 SMOOTH Mud-Work on Ceiling Framing Framing, with Sound-Batt Noise Insulation @ 1st & 2nd Levels. Typ. Verify Glass Mat / Waterproofing w/ RCP
- 5 **Exterior Wall Assembly @ Wood Siding:**
Vertical Trim-less 1x6 T&G Butt Joint, Quality of Hewn Rustic Reclaimed, (Or Alternative Provided by Poster), on Commercial Grade Drainage Wrap, Quality of Benjamin Obdyke HydroGap, (Or Alternate Provided by Poster) per Manufacturer's Standards with Premium Metal Flashing Drip Edge @ Base of Siding (Damp-Proof Flashing), on 1/2" Plywood Sheathing (no OSB), on Typical Engineered 2x6 Stud Wall Wood Framing, Provide Blocking Inside Sheathing For Vertical Siding Attachment, with closed cell polyurethane spray foam insulation (full depth of Stud), (R-35 Min.) Typ. (REF: STRUCTURAL)
- 6 **Exterior Wall Assembly @ Metal Siding:**
22 ga. Kynar Coated Metal Panels on typical wall assembly as noted above. Color and Finish TBD
- 7 **Exterior Wall Assembly @ Stone Veneer:**
Atlas Granite Select Stone w/ Standard Grey Grout pattern (provide samples) & heavy duty adjustable brick veneer anchors (spaced per Manufacturers Specifications), expansion joints (inside corners) and weep holes (Ref: Specifications), with 1" min. Airspace, Premium Metal Flashing & Counterflashings, Typ. & Premium Metal Damproof Flashing, Typ. On Black Spray Applied Weather Resistant Barrier (Quality of Tremco Ewins-Di), on Concrete / CMU Wall OR 1/2" Plywood Sheathing (no OSB), on Typical Engineered 2x6 Stud Wall Wood Framing, with closed cell polyurethane spray foam insulation (full depth of Stud), (R-35 Min.) Typ. NOTE: SEE STRUCTURAL FOR CONCRETE STONE SHELF WALL & FOOTING DETAIL FOR SUPPORTING STONE, TYP.
- 8 **Exterior Wall Assembly @ Concrete Avalanche Wall:**
Concrete Avalanche Wall (REF: STRUCTURAL); Finish TBD
- 9 **Interior Wall Assembly @ Level 4 Smooth Drywall:**
Trim-less 5/8" Sheetrock with Painted Finish/Color TBD, on LEVEL 4 SMOOTH Mud-Work on Typical Engineered Wood Stud Framing, with Sound-Batt Noise Insulation Throughout, Typ.
- 10 **Interior Wall Assembly @ Wood Accent Wall:**
Trim-less Wood Accent Wall with Hidden Fastener connections, Quality of Hewn Rustic Reclaimed (Verity Cedar or Hemlock), on 5/8" Sheetrock on Typical Engineered 2x6 Wood Stud Framing, with Sound-Batt Noise Insulation Throughout, Typ.
- 11 **Interior Wall Assembly @ Steel Accent Wall:**
Picketed & Tarnished Blackened Steel Panels with Hidden Fastener connections on Plywood Sheathing on Typical Engineered 2x6 Wood Stud Framing, with Sound-Batt Noise Insulation Throughout, Typ.
- 12 **Interior Wall Assembly @ Stone Veneer:**
Atlas Granite Select Stone w/ Standard Grey Grout (Provide Samples) & heavy duty adjustable veneer anchors (spaced per Manufacturers Specifications), on plywood sheathing on Typical Engineered 2x6 Stud Wall Wood Framing and/or Structural CMU/Concrete walls. NOTE: SEE STRUCTURAL FOR CMU STONE SHELF WALL & FOOTING DETAIL FOR SUPPORTING STONE, TYP.
- 13 **Interior Wall Assembly @ Tile Walls:**
Thin Set Tile on Bond Coat with Minimal Grout Lines, on Cement Backer Board, on Continuous Water Proof Membrane, on Typical Engineered Wood Stud Framing, with Sound-Batt Noise Insulation Throughout, Typ. (Provide Waterproof Pan, with Waterproof Membrane, and Mortar beds sloping to linear drains at Shower, Typ.
- 14 **Floor Assembly @ Unheated Wood Floors:**
Floor Finish (Ref. Finish Schedule), on Plywood Floor Deck (NO OSB), on Engineered Wood Framing, REF: STRUCTURAL, with Sound-Batt Noise Insulation Throughout, Typ. AT BRIDGE: Plate Steel occurs in lieu of Framing & Insulation
- 15 **Floor Assembly @ Unheated Tile Floors:**
ThinSet Tile Floors per Manufacturer's Install Specifications with minimal grout lines, on Plywood Floor Deck (NO OSB), on Engineered Wood Framing, REF: STRUCTURAL, with Sound-Batt Noise Insulation Throughout, Typ. (Provide Waterproof Pan, with Waterproof Membrane, and Mortar beds sloping to linear drains at Shower, Typ. - NO WOOD SLEEPERS)
- 16 **Floor Assembly @ Heated Tile Floors:**
ThinSet Tile Floors per Manufacturer's Install Specifications with minimal grout lines, on Electric Heat Mat, on Plywood Floor Deck (NO OSB), on Engineered Wood Framing, REF: STRUCTURAL, with Sound-Batt Noise Insulation Throughout, Typ. (Provide Waterproof Pan, with Waterproof Membrane, and Mortar beds sloping to linear drains at Shower, Typ. - NO WOOD SLEEPERS)
- 17 **Floor Assembly @ Heated Concrete Floors:**
Concrete Finish TBD; 6" Concrete Structural Slab with Radiant Hydronic Heating, on Vapor Barrier, on 2" Rigid Insulation On Compacted Fill, REF & VERIFY W/ STRUCTURAL
- 18 **Floor Assembly @ Heated Tile Floors:**
ThinSet Tile Floors per Manufacturer's Install Specifications with minimal grout lines, on 1 1/2" Lightweight Concrete with 2x2 Wood Sleepers on 16" O.C. Spacing (Wood Floor Nailer), with Radiant Heat Floors, on:
a) Plywood Floor Deck (NO OSB), on Engineered Wood Framing, REF: STRUCTURAL, with Sound-Batt Noise Insulation Throughout, Typ. (Provide Waterproof Pan, with Waterproof Membrane, and Mortar beds sloping to linear drains at Shower, Typ. - NO WOOD SLEEPERS)
b) on Structural Concrete Slab
- 19 **Garage Floor Assembly:**
Reinforced Concrete Slab w/ Radiant Hydronic Heating, REF: STRUCTURAL, On Vapor Barrier, 2" Rigid Insulation, On Compacted Gravel Fill, Typ. Slope Concrete to Internal Catch Basin Drain Centered @ Garage Bay, Typ.
- 20 **Foundation Wall, Typ:**
2" Extruded polystyrene insulation (R-10), on Fluid Applied waterproofing, on Foundation/Retaining Wall, RE: Struct.
Above grade: Provide Premium Metal flashing over drainage/protection/insulation board.
@ Basement & Avalanche Walls: Provide wood stud for wall w/ blown in fiberglass insulation (R-15 min.) NO VAPOR BARRIER
Provide Perforated Perimeter Drain @ Base of Exterior Side of Foundation Wall / Footing, Typ.
- 21 **Floor Assembly @ Deck**
Stone Tile (Finish TBD with Samples), On Adjustable Pedestal System, on 80mm Fully Adhered EPDM Membrane Roofing, on Breathable Interlayment Per Manufacturer's Specifications, over Isoprep extruded polystyrene (1 1/2" min.) as needed for positive drainage to internal roof drains, on Dens Deck, on Fully-Adhered Ice and Water Shield Underlayment over entire roof exents. Provide Premium Metal Hemmed Drip Edge Flashing / Counter Flashing @ all curbs, wall transitions and roof edges, typ. Provide self-adhering ice and water shield up wall transitions up to 3'-0" min., over curbs & Provide a 3'-0" min overlap at all ridges, valleys, pitch changes to either side. On Structural Plywood Deck (NO OSB), on Engineered Wood Framing (REF: Structural) NO THERMAL BREAKS of the Structure.
21A - Interior: Stone Tile (Finish TBD with Samples), on Mortar Bed/ Lightweight Concrete prep, with Radiant Heat Floors, on Plywood Floor Deck (NO OSB), on Engineered Wood Framing, REF: STRUCTURAL, with Sound-Batt Noise Insulation Throughout, Typ.
- 22 **Floor Assembly @ Patio**
Sand Set Stone Tile (Finish TBD with Samples) Hydronic Heating TBD, REF: LANDSCAPE
- 23 **Floor Assembly @ Heated Concrete Pan Deck Slab:**
5" Concrete Pan Deck Slab w/ Radiant Hydronic Heating, on Floor Framing REF: STRUCTURAL



2 BUILDING SECTION
SCALE: 1/4" = 1'-0"



1 BUILDING SECTION
SCALE: 1/4" = 1'-0"

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ARCHITECT STAMP

LICENSED ARCHITECT
AR 986479

6/2/23

Scott Payne
STATE OF IDAHO

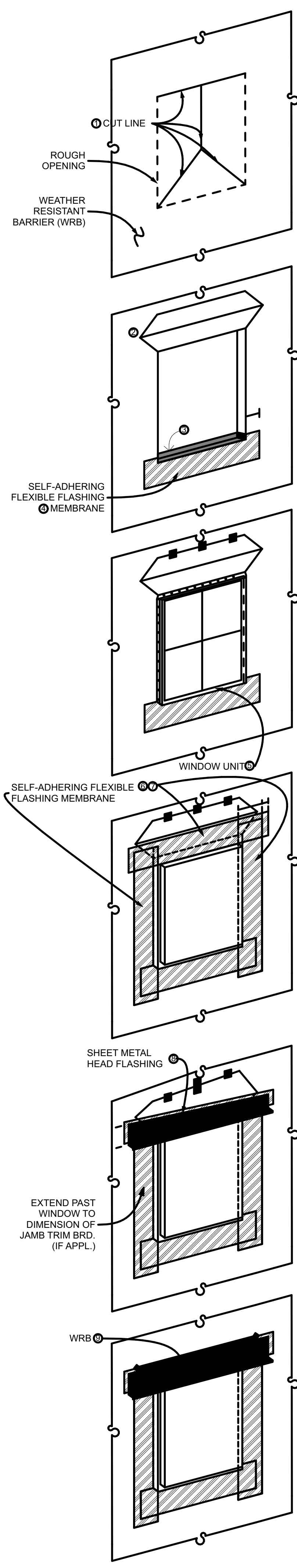
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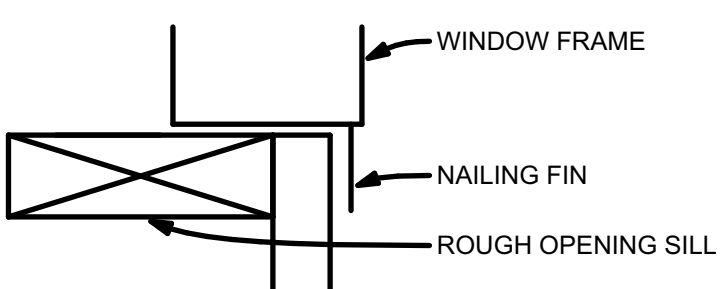
406 SAGE RD, KETCHUM ID 83340

DATE:	6/2/23
PROJECT #:	SV2202
DRAWN:	NH/AB
ISSUE:	
Design Review	3.31.23
Design Review Response	



WINDOW INSTALLATION DETAILS
- WRB INSTALLED PRIOR TO WINDOW
- STRUCTURAL, INTEGRAL NAILING FIN
- REFER ALSO TO ASTM E2112 & MFG.
INSTALLATION INSTRUCTIONS

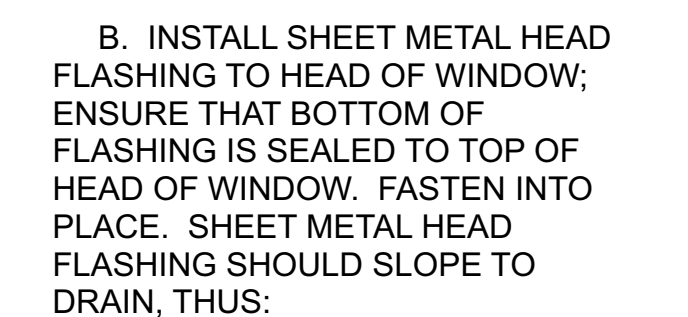
- 1) MAKE A MODIFIED "I" CUT IN THE WRB (SEE CUT LINE), THEN WRAP WRB TO INTERIOR AT SILL AND JAMBS AND STAPLE IN PLACE.
- 2) AT HEAD, CUT TOP PORTION TO CREATE A FLAP, THEN RAISE AND TAPE UP TEMPORARILY.
- 3) POSITION SO THAT WINDOW DEPTH CAN BE ACCOMODATED PLUS 1/2".



- 4) INSTALL FLASHING MEMBRANE ON SILL OF ROUGH OPENING & ON SIDES OF JAMB. EXTEND ONTO FACE OF SHEATHING AT JAMBS AND BELOW SILL. SEAL ALL CORNERS W/ COMPATIBLE MATERIAL.
- 5) A. INSERT WINDOW INTO OPENING. CENTER UNIT IN ROUGH OPENING. CHECK THE UNIT FOR LEVEL ACROSS HEAD (WINDOW MUST BE LOCKED). SHIM SILL UNTIL LEVEL AT BOTTOM OF JAMBS, BOTTOM OF VERTICAL MULLION, OR BOTTOM OF MEETING STILE.
B. NAIL OR SCREW CORNERS IN EACH DIRECTION (3" TO 10" FROM CORNER).
C. PLUMB JAMBS & CHECK DIAGONAL MEASUREMENTS. SHIM SIDE JAMBS IN CENTER TO MAINTAIN SAME WIDTH AS TOP AND BOTTOM OF UNIT.

- D. FINISH NAILING AROUND PERIMETER OF UNIT W/ FASTENERS AT 16" O.C. (MAX) FASTENERS INSTALLED AT HEAD OF WINDOW SHALL ALLOW FOR DEFLECTION OF HEAD BEAM WITHOUT DEFLECTION OF WINDOW HEAD.
- E. SHIM SILL SO IT IS SUPPORTED IN STRAIGHT AND LEVEL CONDITION AT MINIMUM OF THREE POINTS. SPACE SHIMS 12" MAX.

- 6) APPLY SELF-ADHERING FLEXIBLE FLASHING MEMBRANE ALONG JAMBS.
- 7) APPLY SELF-ADHERING FLEXIBLE FLASHING MEMBRANE ALONG HEAD.
- 8) A. APPLY BEAD OF SEALANT TO TOP OF HEAD OF WINDOW.
B. INSTALL SHEET METAL HEAD FLASHING TO HEAD OF WINDOW; ENSURE THAT BOTTOM OF FLASHING IS SEALED TO TOP OF HEAD OF WINDOW. FASTEN INTO PLACE. SHEET METAL HEAD FLASHING SHOULD SLOPE TO DRAIN, THUS:



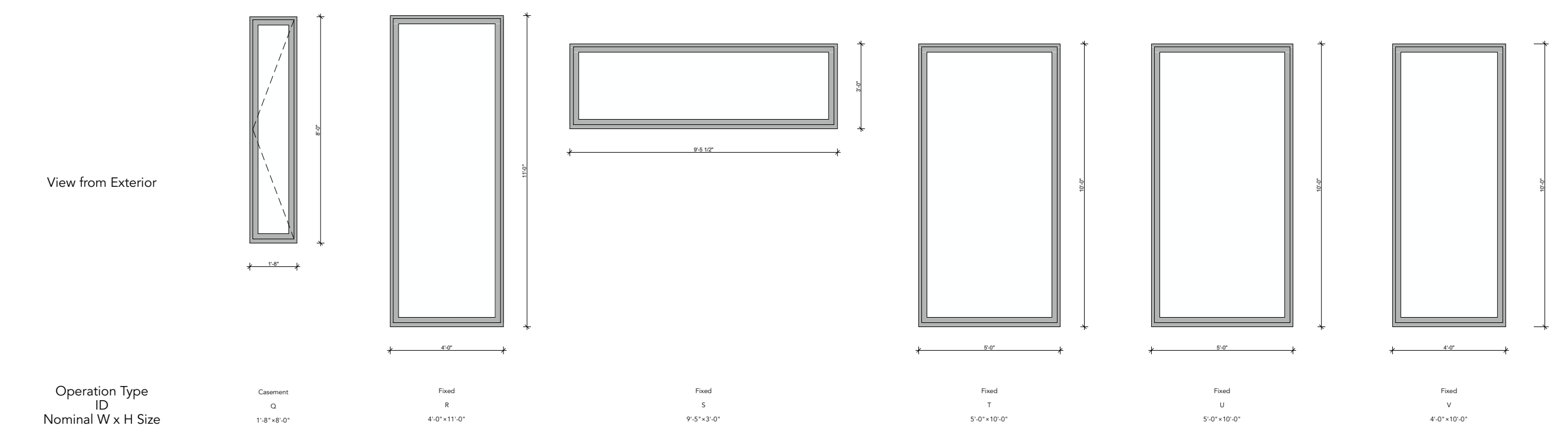
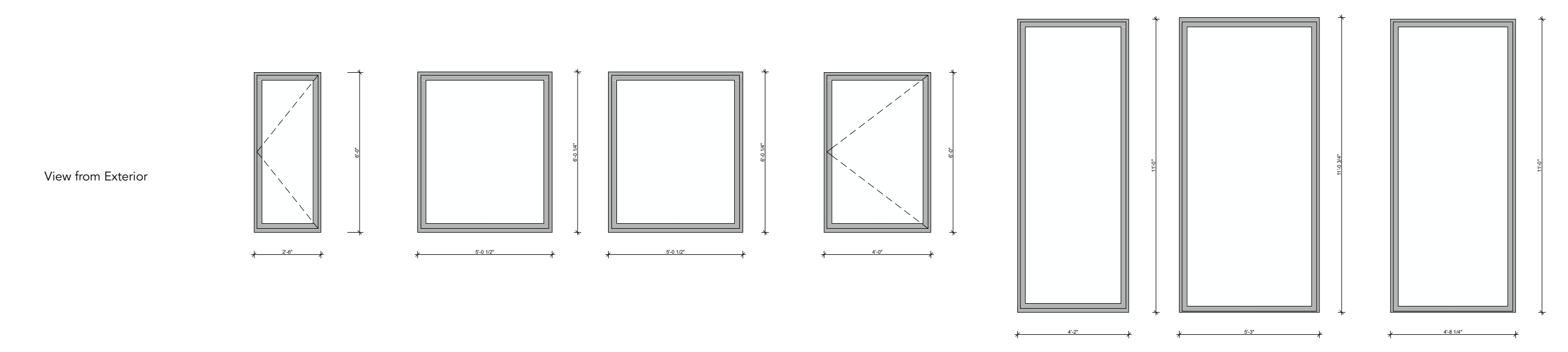
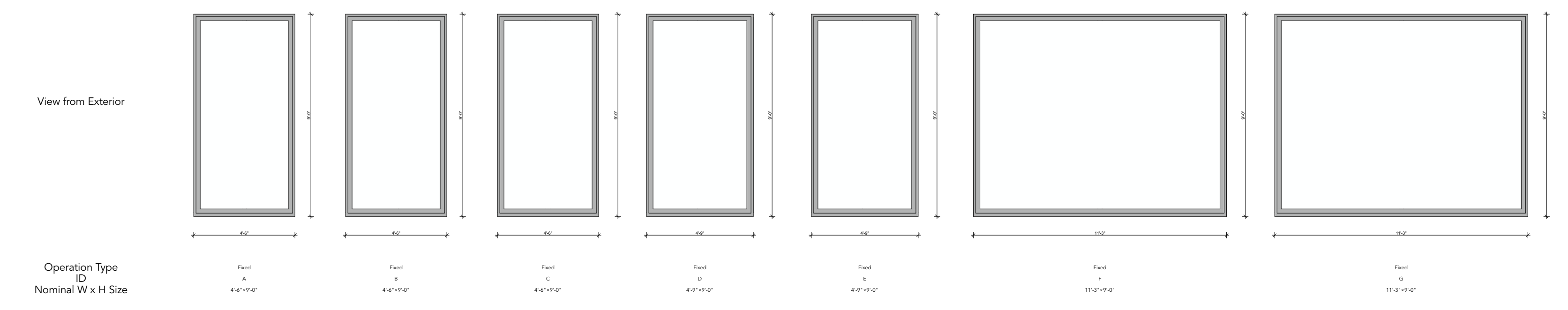
- 9) RIM WRB TO OVERLAP SHEET METAL FLASHING. FOLD WRB DOWN OVER SHEET METAL FLASHING & SEAL BETWEEN THE TWO WITH SEALANT. APPLY SHEATHING TAPE OVER DIAGONAL CUT IN WRB.

ID	Type	W x H	Sill Height	Head	Jamb	Sill	Manufacturer	Notes/Remarks
A	Fixed	4'-6" x 9'-0"	0"				Glo	
B	Fixed	4'-6" x 9'-0"	0"				Glo	
C	Fixed	4'-6" x 9'-0"	0"				Glo	
D	Fixed	4'-0" x 9'-0"	0"				Glo	
E	Fixed	4'-0" x 9'-0"	0"				Glo	
F	Fixed	11'-3" x 9'-0"	0"				Glo	
G	Fixed	11'-3" x 9'-0"	0"				Glo	
H	Casement	2'-0" x 6'-0"	3'-0"				Glo	Tilt & Turn
J	Fixed	5'-0" x 6'-0"	3'-0"				Glo	
K	Fixed	5'-0" x 6'-0"	3'-0"				Glo	
L	Casement	4'-0" x 6'-0"	3'-0"				Glo	Tilt & Turn
M	Fixed	4'-2" x 11'-0"	0"				Glo	
N	Fixed	5'-3" x 11'-0"	0"				Glo	
P	Fixed	4'-8" x 14'-11" x 11'-0"	0"				Glo	
Q	Casement	1'-8" x 8'-0"	3'-0"				Glo	
R	Fixed	4'-0" x 11'-0"	0"				Glo	
S	Fixed	9'-0" x 3'-0"	7'-0"				Glo	
T	Fixed	5'-0" x 10'-0"	0"				Glo	
U	Fixed	5'-0" x 10'-0"	0"				Glo	
V	Fixed	4'-0" x 10'-0"	0"				Glo	

NOTE: All windows have max. U-Value = 0.32

GENERAL NOTE: REFER TO NOTED PLANS FOR LOCATIONS WHERE TEMPERED GLAZING OCCURS.

NOTE: All windows have max. U-Value = 0.32



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ARCHITECT STAMP

LICENSED ARCHITECT
AR 986479

6/1/23

Scott Payne
STATE OF IDAHO

EXP. 6.25.23

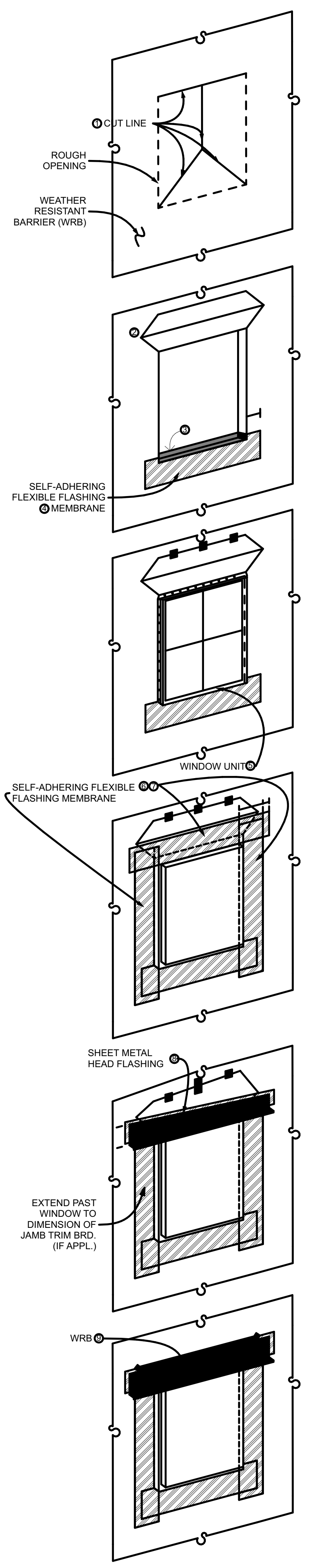
DESIGN REVIEW SET

PRATT RESIDENCE
406 SAGE RD, KETCHUM
ID 83340

DATE: 6/1/23
PROJECT #: SV2202
DRAWN: NH/AB
ISSUE:
Design Review 3.31.23
Design Review Response

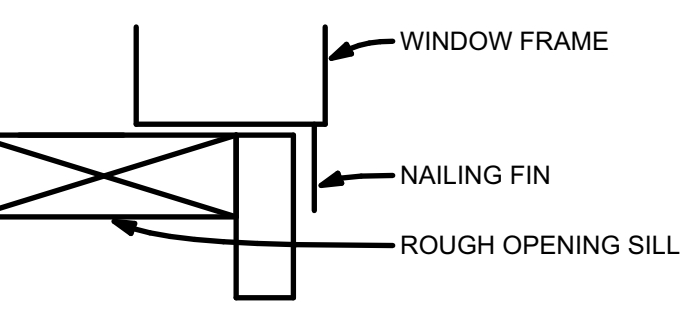
A702
DOOR SCHEDULES /
ELEVATIONS

Exterior Door Schedule								
ID	Operation	Location	W x H	Head	Jam	Sill	Manufacturer	Notes/Remarks
100	Overhead	Garage	9'-6" x 9'-0"				TBD	
101	Swinging	Garage	9'-6" x 9'-0"				TBD	
101	Swinging	Elevator Maintenance Access	2'-4" x 8'-4 1/2"				TBD	Verify Fire Rating Requirements
102	Swinging	Garage	3'-0" x 8'-4 1/2"				TBD	Self-Closing 1 3/4" Solid Wood/Steel Door or 20 Minute Fire-Rated Door
103	Swinging	Elevator	3'-0" x 8'-4 1/2"				TBD	Elevator Man Door; Verify with Elevator Manufacturer
104	Swinging	Laundry	3'-0" x 7'-9"				TBD	
105	Swinging	Mud Room	3'-0" x 7'-9"				TBD	Exterior Door - Clad to Match Exterior Siding; Verify
105A	Swinging	Spa Maintenance / Mech.	3'-0" x 7'-9"				TBD	Exterior Door - Clad to Match Exterior Siding; Verify
106	Pocket	Powder	2'-6" x 7'-9"				TBD	
200	Pivot	Entry Foyer	4'-0" x 9'-0"				TBD	Exterior
201	Swinging	Guest Bedroom Hall	2'-10" x 8'-0"				TBD	
202	Swinging	Guest Bath 2	2'-8" x 8'-0"				TBD	
203	Pocket	Guest Bath 2	2'-6" x 8'-0"				TBD	
204	Swinging	Guest Vestibule 1	2'-10" x 8'-0"				TBD	
205	Swinging	Guest Vestibule 1	2'-8" x 8'-0"				TBD	
206	Pocket	Guest Bath 1	2'-8" x 8'-0"				TBD	
207	Pocket	Guest Bath 1	2'-6" x 8'-0"				TBD	
208	Swinging	Elevator	3'-0" x 8'-0"				TBD	Elevator Man Door; Verify with Elevator Manufacturer
209	Swinging	Mechanical	2'-9" x 8'-0"				TBD	Outside Face Clad to Match Adjacent Wood Siding in Bridge
210	Swinging	Den Bath	2'-8" x 8'-0"				TBD	Frosted Glass; Re: Interiors
211	Pocket	Bunk Room	2'-6" x 8'-0"				TBD	
212	Swinging	Bunk Room	2'-6" x 9'-0"				TBD	Exterior, Full-Lite
213	Swinging	Den	3'-0" x 9'-0"				TBD	Exterior, Full-Lite
214	Swinging	Jr. Master Vestibule	2'-10" x 8'-0"				TBD	Built to Match Exterior Wood Siding
215	Pocket	Jr. Master Closet	2'-6" x 8'-0"				TBD	
216	Swinging	Jr. Master Bath	2'-8" x 8'-0"				TBD	
217	Swinging	Jr. Master Bath	2'-6" x 8'-0"				TBD	
218	XO Two-Panel Slider	Jr. Master	10'-6" x 9'-0"				Glo	Exterior, Full-Lite
300	Swinging	Upper Stair	4'-0" x 9'-0"				TBD	Exterior, Full-Lite
301	Pocket	Master Bath	2'-8" x 9'-0"				TBD	
302	Swinging	Master Bath	2'-8" x 9'-0"				TBD	
303	Swinging	Her Closet	2'-8" x 9'-0"				TBD	
304	Swinging	His Closet	2'-8" x 9'-0"				TBD	
305	Swinging	Master Bedroom	3'-0" x 9'-0"				TBD	
306	Swinging	Office	3'-0" x 9'-0"				TBD	
307	XO Two-Panel Slider	Master Patio	10'-6" x 10'-0"				Glo	Exterior, Full-Lite
308	Swinging	Master Hall	3'-6" x 9'-0"				Glo	Exterior, Full-Lite
309	Swinging	Elevator	3'-0" x 9'-0"				TBD	Elevator Man Door; Verify with Elevator Manufacturer
310	Swinging	Powder	2'-6" x 9'-0"				TBD	Built to Match Exterior Wood Siding
311	Pocket	Pantry	2'-6" x 11'-0"				TBD	
313	XO Two-Panel Slider	Outdoor Living	15'-6" x 11'-0"				Glo	Exterior, Full-Lite



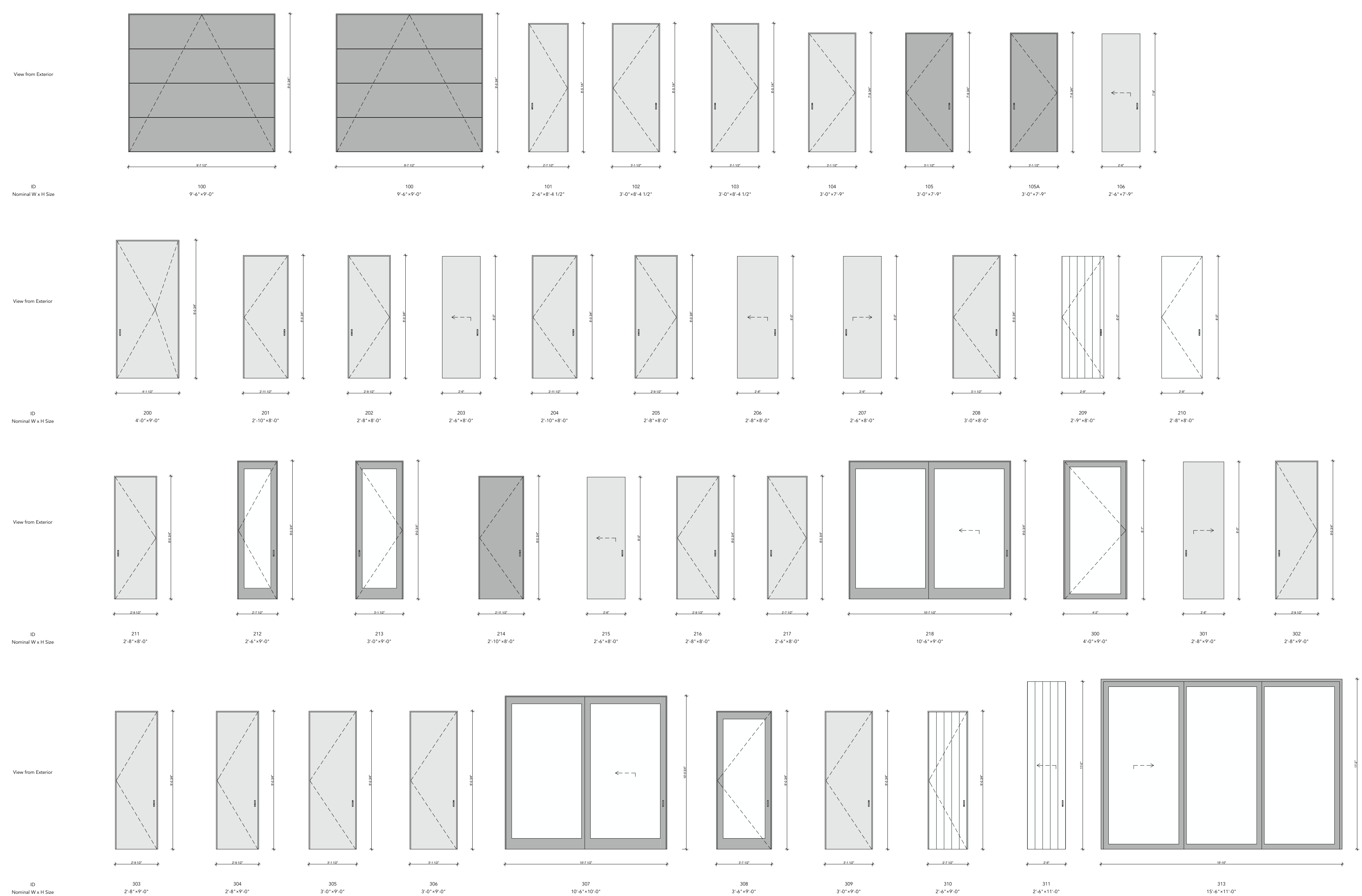
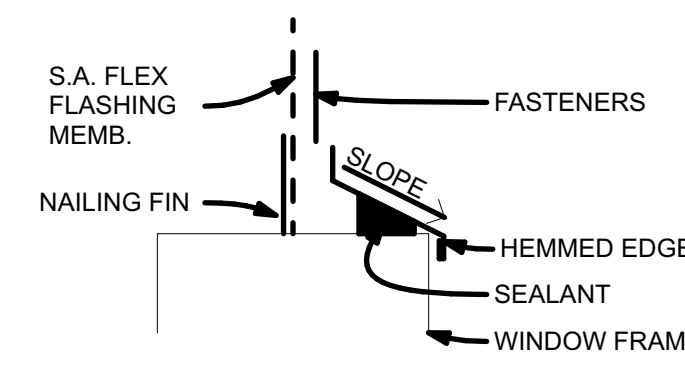
WINDOW INSTALLATION DETAILS
- WRB INSTALLED PRIOR TO WINDOW
- STRUCTURAL, INTEGRAL NAILING FIN
- REFER ALSO TO ASTM E2112 & MFGR.
INSTALLATION INSTRUCTIONS

- 1) MAKE A MODIFIED "I" CUT IN THE WRB (SEE CUT LINE), THEN WRAP WRB TO INTERIOR AT SILL AND JAMBS AND STAPLE IN PLACE.
- 2) AT HEAD, CUT TOP PORTION TO CREATE A FLAP, THEN RAISE AND TAPE UP TEMPORARILY.
- 3) POSITION SO THAT WINDOW DEPTH CAN BE ACCOMMODATED PLUS 1/2".



- 4) INSTALL FLASHING MEMBRANE ON SILL OF ROUGH OPENING & ON SIDES OF JAMB. EXTEND ONTO FACE OF SHEATHING AT JAMBS AND BELOW SILL. SEAL ALL CORNERS W/ COMPATIBLE MATERIAL.
- 5) A. INSERT WINDOW INTO OPENING. CENTER UNIT IN ROUGH OPENING. CHECK THE UNIT FOR LEVEL ACROSS HEAD (WINDOW MUST BE LOCKED). SHIM SILL UNTIL LEVEL AT BOTTOM OF JAMBS, BOTTOM OF VERTICAL MULLION, OR BOTTOM OF MEETING STILE.
B. NAIL OR SCREW CORNERS IN EACH DIRECTION (3" TO 10" FROM CORNER).
C. PLUMB JAMBS & CHECK DIAGONAL MEASUREMENTS. SHIM SIDE JAMBS IN CENTER TO MAINTAIN SAME WIDTH AS TOP AND BOTTOM OF UNIT.
- 6) FINISH NAILING AROUND PERIMETER OF UNIT W/ FASTENERS AT 16" O.C. (MAX) FASTENERS INSTALLED AT HEAD OF WINDOW SHALL ALLOW FOR DEFLECTION OF HEAD BEAM WITHOUT DEFLECTION OF WINDOW HEAD.
- 7) SHIM SILL SO IT IS SUPPORTED IN STRAIGHT AND LEVEL CONDITION AT MINIMUM OF THREE POINTS. SPACE SHIMS 12" MAX.

- 8) APPLY SELF-ADHERING FLEXIBLE FLASHING MEMBRANE ALONG JAMBS.
A. APPLY SELF-ADHERING FLEXIBLE FLASHING MEMBRANE ALONG HEAD.
B. INSTALL SHEET METAL HEAD FLASHING TO HEAD OF WINDOW; ENSURE THAT BOTTOM OF FLASHING IS SEALED TO TOP OF HEAD OF WINDOW. FASTEN INTO PLACE. SHEET METAL HEAD FLASHING SHOULD SLOPE TO DRAIN, THUS.
- 9) RIM WRB TO OVERLAP SHEET METAL FLASHING. FOLD WRB DOWN OVER SHEET METAL FLASHING & SEAL BETWEEN THE TWO WITH SEALANT. APPLY SHEATHING TAPE OVER DIAGONAL CUT IN WRB.



01. Frame Size and location of each window is depicted from the top of subfloor. Intent is to align T.O. Window Units w/ T.O. Exterior Doors in all cases. Head height indicates rough opening height for window/door, SEE WINDOW/DOOR DETAIL FOR MORE INFORMATION. Also Door Height on schedule indicates leaf size and not unit size, please consult architect for any questions.
02. Manufacturer shall submit shop drawings, tabulations, and rough opening sizes to Owner for review.
03. Verify exterior cladding color with Owner.
04. All glazing shall be Low-E 2 sealed insulating glass unless noted otherwise. Where required by code, glazing shall be tempered.
05. All window/door type elevations are drawn as viewed from the exterior.
06. Window/Door hardware to be determined.

- Interior Door Notes**
01. Frame Size and location of each window is depicted from the top of subfloor (Doors and Windows numbering 100) subfloor EI=101'-0" at main level. Intent is to align Interior Doors with T.O. Window Units or T.O. Exterior Doors in most cases. Head height indicates mounting height for window/door, SEE INTERIOR DOOR DETAILS FOR MORE INFORMATION.
 02. Manufacturer shall submit shop drawings, tabulations, and verified in field rough opening sizes to Owner for review.
 03. See Door Elevation for information on look and style of door.

GENERAL NOTE: REFER TO NOTED PLANS FOR LOCATIONS WHERE TEMPERED GLAZING OCCURS.

NOTE: All windows have max. U-Value = 0.32

STRUCTURAL SPECIFICATION

SPECIAL INSPECTIONS

IBC 2018, TABLE 1705.3
REQUIRED VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION

VERIFICATION AND INSPECTION	CONF/NOOBS	PERIODIC	REFERENCE STANDARD (a)	IBC REFERENCE
1. Inspection of reinforcing steel, including pre-stressing tendons, and placement.	-	X	ACI 318: Ch. 20, 25.2, 25.3, 26.4.1-26.4.3	1908.4
2. Inspection of reinforcing steel welding in accordance with Table 1705.2, Item 2b.	-	-	ANSI D1.4 ACI 318: 26.4	-
3. Inspection of anchors cast in concrete where allowable loads have been increased or where strength design is used.	-	X	ACI 318: 17.8.2	-
4. Inspection of anchors post installed in hardened concrete members.	-	X	ACI 318: 17.8.24, 17.8.2	-
5. Verifying use of required design mix.	-	X	ACI 318: Ch. 19, 26.4.3, 26.4.4	1904.1, 1904.2, 1908.2, 1908.3
6. At the time fresh concrete is placed to fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	X	-	ASTM C 172 ASTM C 31 ACI 318: 25.3, 26.12	1908.10
7. Inspection of concrete and shotcrete placement for proper application techniques.	X	-	ACI 318: 26.5	1908.6, 1908.7, 1908.8
8. Inspection for maintenance of specified curing temperature and techniques.	-	X	ACI 318: 26.5.3+26.5.5	1908.9
9. Inspection of prestressed concrete: a. Application of prestressing forces. b. Grouting of bonded prestressing tendons in the seismic-force-resisting system.	X	-	ACI 318: 26.10	-
10. Erection of precast concrete members.	-	X	ACI 318: 26.9	-
11. Verification of in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural slabs.	-	X	ACI 318: 26.11.2	-
12. Inspect formwork for shape, location and dimensions of the concrete member being formed.	-	X	ACI 318: 26.11.1, 2.10b	-

a. Where applicable, see also Section 1705.11, Special inspection for seismic resistance.

AISC 360-16 CHAPTER 8
REQUIRED VERIFICATION AND INSPECTION OF STEEL CONSTRUCTION

WELDING INSPECTION TASK	TABLE REFERENCE
PRIOR TO WELDING	TABLE NS.4-1
DURING TO WELDING	TABLE NS.4-2
AFTER TO WELDING	TABLE NS.4-3
BOLTING INSPECTION TASK	
PRIOR TO BOLTING	TABLE NS.6-1
DURING TO BOLTING	TABLE NS.6-2
AFTER TO BOLTING	TABLE NS.6-3

AISC 341-16 CHAPTER 7
REQUIRED VERIFICATION AND INSPECTION OF SEISMIC STEEL MOMENT FRAMES AND BRACED FRAMES

WELDING INSPECTION TASK	TABLE REFERENCE
PRIOR TO WELDING	TABLE J6.1
DURING TO WELDING	TABLE J6.2
AFTER TO WELDING	TABLE J6.3
BOLTING INSPECTION TASK	
PRIOR TO BOLTING	TABLE J7.1
DURING TO BOLTING	TABLE J7.2
AFTER TO BOLTING	TABLE J7.3

GENERAL NOTES

The General Contractor shall verify all existing site conditions and coordinate dimensions among all drawings prior to proceeding with any work or off site fabrication.

Any discrepancies found among the drawings, specifications and notes shall be reported to the Engineer of Record for clarification.

Contractor to submit a request to Engineer for any substitution of materials or products specified in the contract drawings or specifications.

Contractor to provide shop drawings to the Engineer for review prior to the fabrication and erection of the following items: Structurally Insulated Panels (SIP's), Structural Steel and Miscellaneous Metals, Manufactured Wood Joists and Trusses.

Holes, notching or other penetrations through structural members shall not be permitted without prior Engineer approval.

It is the responsibility of the General Contractor for safety and protection within and adjacent to the job site.

CONCRETE & REINFORCEMENT

CONCRETE
Structural concrete shall be of normal weight concrete (145pcf) with a maximum aggregate size of 3/4" conforming to ASTM C 33, and shall meet the following criteria:

LOCATION	MINIMUM 28 DAY COMPRESSIVE STRENGTH, psi	WATER-CEMENT RATIO (b)	MAXIMUM SLUMP, inches	AIR-ENTRAINMENT PERCENT ± 1.5%	CEMENT TYPE
ALL STRUCTURAL CONCRETE	4500	.50	4	6	II

a) Maximum slump based on maximum water-cementitious ratio. Mid and high range water reducing agents can be used to increase slump beyond these maximums with Approval of Engineer.

b) Water shall not be added at the job site such that the water-cementitious ratio is exceeded.

CONCRETE BATCHING, MIXING, TRANSPORTATION, PLACEMENT, CONSOLIDATION, HOT & COLD WEATHER PROTECTION

Concrete batching, mixing, and transportation shall conform to ACI 308R.

Aggregates to conform to ASTM C 33.

Water shall conform to ACI 318.9.4.

Placing of concrete shall conform to ACI 304R and ACI 318-5.10.

Pumping of concrete shall conform to ACI 318-6.11.

No more than 90 minutes shall elapse between batching and placement of concrete.

Form work shall conform to ACI 318R and ACI 318-6.11.

Reinforcing steel and Embedded items shall be clean and free of foreign debris and be tied securely in place and care taken not to displace during concrete placement.

Conditions and Pipes shall not be embedded in concrete without Engineers written approval.

Consolidation of concrete shall conform to ACI 308R. The unconfined fall of concrete shall not exceed 1'-0".

Hot weather concreting shall conform to ACI 308R.

Cold weather concreting shall conform to ACI 308R.

Concrete shall not be placed on disturbed soil, frozen soil, or placed in water.

Forms shall not be stripped from walls and footings until concrete strength reaches a minimum of 100psi. Forms supporting suspended slabs shall not be stripped until full 28day specified compressive strength is achieved.

CONCRETE WALLS
Provide dowels from footing to wall to match vertical reinforcement size, spacing and location with embedded hooks minimum 12 bar diameters in length, U.O.N.

Provide corner bars with 2'-0" long legs to match horizontal reinforcement size, spacing and location unless otherwise noted in drawings. Lap splice horizontal steel full length with corner bars.

Reinforcing steel shall be continuous through all cold joints.

Stem walls shall not be back filled until main floor is framed and sheathed, and concrete has cured a minimum of 7 days.

Provide adequate drainage behind walls as required to prevent standing water behind walls.

Anchor bolts shall be ASTM F1554 Grade 36 end of the size and spacing as indicated on the drawings and have a 3" minimum embedment depth. Anchor bolts to be within 1'-0" of all plate ends, with a minimum of two per wall, and closer than 6" from concrete wall corners.

CONCRETE SLABS ON GRADE
Unless otherwise noted in drawings, concrete slabs on grade to be minimum 6" thick, reinforced with #4 @ 12" o.c. each way placed at slab centerline.

Slabs to be placed over 6" thick compacted gravel base over undisturbed or compacted native strata.

All surfaces of construction joints shall be free of dust, chips and foreign matter prior to casting adjacent slab. Reinforcement shall be continuous through construction and crack control joints.

Provide 3/8" thick expansion joint material and sealant between slab edges and abutting walls and columns unless otherwise noted on the drawings.

Provide 3/4" deep tooled or saw-cut crack control joints at a maximum of 15'-0" apart in both directions. Fill joint with and elastomeric sealant. Contractor to submit to the Architect/Engineer proposed control and construction joint locations for review prior to concrete placement.

REINFORCING STEEL
REINFORCING STEEL shall conform to ASTM A615, grade 60. Welded Wire Fabric shall conform to ASTM A185. Reinforcing steel to be detailed, fabricated, and placed in accordance with ACI 318 and ACI 318.

Reinforcement and deformed bar anchors to be welded shall be A706 weldable or prior approved equal. Welding of rebar to be approved by Engineer. Welding shall conform to AWS D1.4 standards.

LAP SPICES
Unless otherwise noted, lap splices shall be minimum 48 x bar diameter.

Clear spacing between bars to be greater than 2 bar diameters. Clear cover greater than 1 bar diameter.

Reinforcement concrete cover requirements, unless otherwise noted in drawings, as follows:

- Cast against earth 3"
- Cast against form, exposed to earth or weather 2"
- Walls, slabs, joists Not exposed to earth or weather 3/4"
- Beams, columns Not exposed to earth or weather 1-1/2"

SOIL & FILL

FOUNDATION/BOILS
Design soil bearing pressure = 4000 psf - See Butler Associates Geotechnical Report

All foundations shall bear on firm, undisturbed, drained, granular soil free of organic material. If soil is disturbed, compact soil in maximum 8" deep lifts to 95% maximum dry density per ASTM D998.

Contractor to notify Engineer if soil conditions are contrary to the assumed design conditions which may require over excavation and placement of structural fill or a lower assumed soil bearing capacity such as clayey, silty or organic.

Exterior footings shall bear a minimum of 2'-8" below finished grade unless otherwise noted in the drawings.

STRUCTURAL FILL
Structural fill to be GW, GP, GM, or Sp soil under the unified classification system. Structural Fill shall consist of 4" minus select, clean, granular soil with no more than 12% passing the #200 sieve (ASTM D1557).

Fill shall be placed in lifts of no more than 8", moisture conditioned, and compacted to 95% of modified proctor density ASTM D1557.

Structural Fill placed below footings must extend laterally outside the perimeter of the footing for a thickness equal to the thickness of the fill measured from the bottom of the footing to the underlying undisturbed soil.

Back fill behind walls and retaining walls to be the same as prescribed above, except the maximum aggregate size should be 2". Compaction of back fill behind walls shall be done by hand compactors.

DESIGN CRITERIA

BUILDING CODE
Design, construction, and inspection shall conform to the International Building Code, (IBC), 2018 Edition and International Residential Code, 2018 Edition and all Local Codes that may be applicable.

Material test standards referenced shall be the edition referenced in the 2018 IBC.

RISK CATEGORY OF BUILDING: II

DESK LOAD CRITERIA
At all times, the General Contractor and Owner shall keep the loads on the structure within the limits of the design load criteria.

The General Contractor is responsible to provide all bracing and shoring as required to support the loads that may be imposed on the structure during construction until all structural elements are complete.

DESIGN ROOF LOADS
Live Load (Snow) 100 PSF (Balanced Snow Load)
Dead Load 20 PSF
Importance Factor Show (Ia) 1.1
Drift and Un-Balanced Loads per ASCE/SEI 7-16
Exposure Factor (Ce) 1.0
Temperature Factor (Ct) 1.1

DESIGN FLOOR LOADS
Live Load 40 PSF
Dead Load 20 PSF

DESIGN DECK LOADS
Live Load 40 PSF
Dead Load 35 PSF

WIND LOAD DATA
Wind Speed (at sea, gust) 103 MPH
Importance Factor (Iw) 1.0
Building Category II
Exposure Category B
Interference Coefficient 0.18

SEISMIC LOAD DATA
Project Coordinates (43.69, -114.4)
Importance Factor (Ia) 1.1
Sa 0.531
Ss 0.194
Sds 0.345
SD1 0.287
Site Class D
Seismic Design Category B
Basic Seismic Force Resisting System - Light Frame Walls with Wood Structural Panels
Response Modification Coefficient (R) 6.0
Equivalent Force Analysis Procedure U
V = 1.0
Vseas (unmodified) 0.384W
Seismic Weights (W) Dead Loads + 35% Balanced Snow Load

STRUCTURAL STEEL

STRUCTURAL STEEL AND MISCELLANEOUS METALS
All structural steel, fabrication, painting, and erection shall comply with AISC Manual of Steel Construction including the Code of Standard Practice and the IBC 2018 edition.

All wide flange sections shall conform to ASTM A992 yield stress = 50 ksi.

All plates, angles, and channels to conform to ASTM A36 yield stress = 36 ksi.

All structural steel tubing to conform to ASTM A500 grade B yield stress = 46 ksi.

All structural steel pipe shall conform to ASTM A501 grade B yield stress = 36 ksi.

Use ASTM A325 bolts where specified in documents for all steel to steel connections with a minimum diameter of 5/8".

Threaded rod to be welded shall conform to ASTM A307 B1 or ASTM F1554 Grade 36. Alternate weldable steel materials may be used with Engineer prior approval.

All bolts shall be tightened to the minimum bolt tension in accordance with AISC Specifications For Structural Joints Using ASTM A325 or A490 Bolts. Direct tension indicator or twist-off-type tension-control bolt assemblies may be used. Provide carbonized washers between turned element and steel. Connections indicated as slip critical (SC) shall have a minimum of a clean contact surface preparation and bolts tightened to the specified minimum bolt tension utilizing direct tension indicators.

Holes in structural steel may be made only with Engineer prior approval.

All welding shall be performed in accordance with a Welding Procedure Specification (WPS) as required in AWS D1.1 Structural Welding Code and the IBC 2018 code.

Weld filler to comply with E70XX low hydrogen electrodes with a Charpy-V-Notch (CVN) of 20 foot-pounds at -20 degrees F. The WPS shall be within the parameters established by the filler metal manufacturer.

Welder shall be certified by AWS standards within the past 12 months. Upon request, written certification shall be submitted to the Architect/Engineer or special inspectors for review.

Welder shall avoid welding directly in the K-area of structural steel.

Shop drawings shall be approved by Engineer prior to fabrication or erection. Shop drawing submitted shall include, but not be limited to, all welding, bolting, dimensions, member size and grade.

CONCRETE MASONRY

Concrete masonry materials and construction shall conform to the American Concrete Institute (ACI) 530.

All concrete masonry units shall conform to ASTM C 90, Grade N-1, and normal weight. Minimum net area compressive strength of masonry units shall be 2,500 PSI at 28 days.

Mortar for all work shall be type M or S.

Grout for filling shall be a minimum compressive strength (f'm) of 2800 psi, and shall conform to ASTM C476; place grout filling 8'-0" maximum lift vertically.

All reinforcing bars for masonry construction shall conform to ASTM A-615 grade 60. Lap length shall be minimum 40 bar diameters.

WOOD FRAMING

SAFM STRUCTURAL LUMBER
Structural Lumber shall conform to the latest edition of the Most Recent Lumber Inspection Bureau (MLIB) or Western Wood Products Association (WWPA) grading rules for the specified sizes and minimum grades listed below:

2x 4 & 4x Douglas Fir-Larch No.2
6x and larger Douglas Fir-Larch No.1

Wood Members in contact with concrete or masonry walls below grade or supported by concrete or masonry foundations that are less than 8" from exposed earth shall be naturally durable wood or preservative-treated per AWPA U1. See IBC section 2304.11 for additional decay and termite protection requirements.

LAMINATED VENEER LUMBER (LVL)
Laminated Veneer Lumber shall conform to the minimum allowable design properties listed below. LVL material to be of solid sections. Substitution of multiple piece sections requires Engineer's prior approval.

Where multiple piece LVL sections are specified in drawings, nail two ply and three ply LVL sections with (3) rows laced common at 12" o.c. each ply.

LVL Minimum Allowable Design Properties:

3-1/2" - 7" thick	
Fb (bending) = 2800psi	Fv (bending) = 3100psi
Ft (horizontal) = 280psi	Ft (horizontal) = 280psi
Fc (parallel) = 3000psi	Fc (parallel) = 3000psi
Fc (perpendicular) = 750psi	Fc (perpendicular) = 750psi
E = 2,000,000psi	E = 2,000,000psi

GLUE-LAMINATED TIMBER
Manufactured wood "T" Joists shall conform to the AITC 117 Combination 24R-V8 DF/D 1.88 unless noted otherwise in drawings. Enclosed or wrapped gluelam timbers shall be installed at grade level. Glue-laminated timbers to be architectural grade finish or as indicated in drawings.

Fabrication shall be in accordance with AITC 117. Provide wet use adhesives. Maximum moisture content shall be 15%.

Timbers to be fabricated with single piece lumber across the width or multiple pieces that have edge bonded.

Install all Glue Laminated Timber beams with "TOP SIDE" up as designated on blueprints.

MANUFACTURED WOOD JOISTS
Manufactured wood "T" Joists, to be manufactured by RadMill, Truss Joist Corporation or Boise Cascade, and to be of the type and spacing specified in the drawings.

Joists shall be erected, installed and braced per manufacturer's specifications.

Other manufactured wood joists may be substituted with prior Engineer approval.

All joists must be cut within joist web and meet manufacturer's requirements.

WOOD FRAMING
Conventional Light Framing construction shall conform to IRC section 2304.9 unless otherwise noted on the drawings.

Minimum header shall be (3) 2x6 unless otherwise noted in drawings.

Minimum header post shall be 2x6 bearing (trimmer) stud plus 2x6 king stud each end below each and (1) 2x6 trimmer studs plus 2x6 king stud for 6x10 and larger, unless otherwise noted in drawings.

Typical beam pocket at beam bearing locations shall consist of full beam width 2x6 bearing trimmers and 2x6 grabber stud each side. Where 2x6 grabber studs are not possible, provide Simpson MTS20 or ST6224 steel strap attached equally to beam and bearing studs.

Provide minimum 1-1/4" thick solid blocking below all bearing walls. Provide minimum 1-1/4" thick solid rim board at perimeter of all floors.

Provide solid blocking in floor space below all posts and trimmers from above. Where "T" joists interrupt blocking, provide joist web stiffeners and blocking per manufacturer's recommendations.

Typical wall construction to consist of 2x6 studs @ 16"/24" o.c. module with framing members above, U.O.N.

Where wall height exceeds 13'-0", wall construction to consist of 1-1/2"x3-1/2" SJI 2.0E VERSA-STUD at 16" o.c. (or equivalent).

PLYWOOD SHEATHING
All plywood sheathing shall be APA rated exposure 1 plywood with thickness, veneer grades and span ratings as noted herein or in drawings.

Nail roof sheathing with 1d common (1.688" x 3") at 6" o.c. boundary edges, 6" o.c. interior panel edges, and 12" o.c. intermediate unless otherwise noted. Nails shall be driven with the head of the nail flush with the surface of the sheathing, over-driven nails will be subject to rejection.

Glue floor sheathing and nail with 1d common (1.688" x 3") at 6" o.c. boundary edges, 6" o.c. interior panel edges, 12" o.c. intermediate unless otherwise noted. Nails shall be driven with the head of the nail flush with the surface of the sheathing, over-driven nails will be subject to rejection.

Unless otherwise noted in drawings and shear wall schedule, nail APA rated wall panel edges and boundaries with 8d galvanized box (0.131" x 2 3/8") at 6" o.c., and 12" o.c. intermediate. Block and edge nail all horizontal panel edges at designated shear walls. Nails shall be driven with the head of the nail flush with the surface of the sheathing, over-driven nails will be subject to rejection.

Roof Sheathing:
5/8" CDX minimum (48/20) span rating.
Floor Sheathing:
3/4" CDX T&G minimum (48/24) span rating.

Exterior Wall Sheathing:
1/2" CDX minimum (24/0) span rating unless otherwise noted. 7/16" Oriented Strand Board with the same span rating may be substituted for exterior wall sheathing with panel long dimension applied perpendicular to wall studs.

NAILS, BOLTS, LAGS AND PREFABRICATED CONNECTIONS FOR WOOD
Unless otherwise noted in drawings or hardware supplier specification, all nails shall be common or galvanized box.

Wood bolts and lags shall conform to ASTM A307 grade unless otherwise noted. Provide mild steel plate washers at all bolt heads and nuts bearing against wood.

Metal connectors specified in drawings shall be manufactured by the Simpson Strong Tie Company and installed per their specifications. Other manufacturers may be considered where load capacity and dimensions are equal or better. All substitutions must be submitted to the Engineer for review.

Provide the maximum nailing pattern for all metal connectors.

Nail or screw substitutions, other than manufacturers specified, must have Architect/Engineer prior approval.

Anchoring adhesive shall be two component 100% solids epoxy based system supplied in manufacturer's standard side-by-side cartridge and dispensed through a static mixing nozzle supplied by the manufacturer. Epoxy shall meet the minimum requirements of ASTM C-881 specification for Type I, II, IV and V grade 3, class B and C and must develop a minimum 13,395 psi compressive yield strength after 7 day cure.

FOUNDATION NOTES

SEE FOUNDATION SHEET FOR CONCRETE DESIGN PROPERTIES, MINIMUM REINFORCEMENT SPICE LENGTHS, ETC.

PLACE ALL FOOTINGS ON UNDISTURBED STRATA OR COMPACTED STRUCTURAL FILL TO THE MINIMUM REQUIRED FROST DEPTH. FOR MORE INFORMATION SEE GEOTECHNICAL REPORT AND SHEET S1.0

FOOTING BEARING CONDITIONS TO BE VERIFIED PRIOR TO THE PLACEMENT OF CONCRETE FORM WORK

FOOTING REINFORCEMENT TO BE PLACED AT MINIMUM 7" CLEAR FROM BOTTOM OF FOOTING, U.O.N.

LOCATE HOLE DOWNS AT ENDS OF SHEAR WALL ABOVE

ANCHOR BOLTS TO BE #6x10" BOLTS PLACED # 8" END OF WALLS AND @ 48" o.c. BETWEEN U.O.N. PER PLAN AND/OR DETAILS

NUMBER IN SYMBOL DENOTES ANCHOR BOLT SPACING IN INCHES ON CENTER. 48" o.c. MAX.

EXTERIOR WALLS TO BE BACK FILLED WITH COMPACTED FINE GRADING GRAVEL.

INSTALL RADON ABATEMENT SYSTEM AS MAY BE REQUIRED TO MEET PROVISIONS OF 2018 INTERNATIONAL RESIDENTIAL CODE, APPENDIX F.

FIELD VERIFY ALL FOOTING STEPS AND ELEVATIONS. BOTTOM OF ALL FOOTINGS TO BE A MINIMUM 2'-0" BELOW EXTERIOR FINISH GRADE. SEE GEOTECHNICAL REPORT, GRADING PLAN AND SHEET S1.0 FOR MORE INFORMATION.

MARK	DEPTH	WIDTH	LENGTH	REINF.
F2.0	1'-0"	2'-0"	2'-0"	(2) #5 E.W.
F4.5	1'-0"	4'-6"	4'-6"	(5) #5 E.W.

1. REINFORCEMENT ASTM A615 GR60
2. PLACE 3" CLEAR BOTTOM FACE

FLOOR AND ROOF FRAMING NOTES

STRUCTURAL FLOOR SYSTEM SHALL BE 3/4" CDX T&G FLOOR SHEATHING GLUE AND NAIL W/ 1d COMMON @ 6" o.c. EDGE, 6" o.c. BOUNDARY, AND 12" o.c. FIELD NAILING OVER RAFTERS PER PLAN, U.O.N.

STRUCTURAL ROOF SYSTEM SHALL BE 5/8" CDX SHEATHING NAIL W/ 1d COMMON @ 6" o.c. EDGE, 6" o.c. BOUNDARY, AND 12" o.c. FIELD NAILING OVER RAFTERS PER PLAN, U.O.N.

FOR TYPICAL BEAM POCKET (NOTED "BP"), AND ALL BEAM BEARING LOCATIONS PROVIDE FULL BEAM WIDTH OF 2x6 TRIMMERS WITH 2x6 KING STUD EACH SIDE. NAIL KING STUD WITH (2) 1x6 @ 6" o.c. (6) MINIMUM TO BEAM AND (1) 1x6 @ 8" o.c. TO TRIMMER STUD PACK. WHERE KING STUDS NOT POSSIBLE PROVIDE SIMPSON MTS20, OR ST6224 EACH SIDE U.O.N.

PROVIDE SOLID BLOCKING IN JOIST SPACE BELOW ALL POSTS OR TRIMMERS FROM ABOVE. WHERE JOISTS INTERFERE WITH SOLID BLOCKING, PROVIDE SQUASH BLOCKING PER JOIST MANUF. INSTRUCTIONS

PROVIDE MSTRY STRAP ACROSS ALL BREAK IN TOP PLATES, U.O.N.

WHERE POST STOPS AT A CONTINUOUS HEADER PROVIDE AIS ON EACH SIDE OF POST TO HEADER (8x6 1/2" NAILS TO POST)

NAIL SHEATHING TO ALL MEMBERS LABELED "COLLECTOR" W/ 10d @ 6" o.c. PROVIDE MSTR30 STRAP ACROSS ROOF AND AT SPICE LOCATIONS, U.O.N.

WHERE JOISTS FRAME INTO A CONTINUOUS WALL PROVIDE 1x6 LVL LEDGER TO MATCH JOIST DEPTH, ATTACH LEDGER TO WALL FRAMING W/ (3) SDS25412 SCREWS @ 16" o.c. U.O.N. (USE (2) SDS25412 SCREWS @ 16" o.c. FOR LEDGERS @ 16" o.c. AND LESS. PROVIDE SOLID WOOD BLOCKING WHERE STUD NOT AVAILABLE.

AT ENDS OF ALL HEADERS, PROVIDE MINIMUM 2x6 TRIMMER AND 2x6 KING STUD BELOW 6x8 HEADER AND (2) 2x6 TRIMMERS AND (1) 2x6 KING STUD UNDER 8x10 HEADER OR GREATER. U.O.N. PER PLAN. NAIL KING STUD WITH (2) 1x6 @ 6" o.c. (6) MINIMUM TO HEADER AND (1) 1x6 @ 8" o.c. TO TRIMMER STUD PACK, U.O.N.

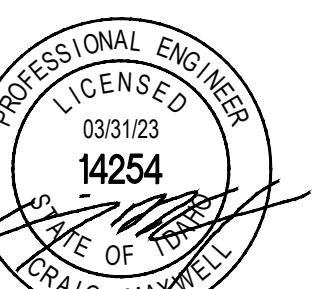
#T = NUMBER OF TRIMMER STUDS
#K = NUMBER OF KING STUDS
#P = POST FROM ABOVE, SEE UPPER FRAMING FOR POST SIZE.
#F = ACROSS FLOOR
#B = BEAM POCKET
#TR = ALL THREADED ROD ASTM F1554 GRADE 36 OR A307

WHERE STUD HEIGHT EXCEEDS 13'-0" USE LSL OR LVL STUDS PER STRUCTURAL SPECIFICATIONS ON SHEET S1.0

PARALLEL STRAND LUMBER (PSL) MAY BE SUBSTITUTED FOR LVL MATERIAL WITH THE SAME DIMENSIONS AS NOTED ON PLAN AND WITH DESIGN PROPERTIES PER S1.0

PROVIDE SOLID BLOCKING W/ WALL FRAMING FOR HANDRAIL / GAUDEFRAIL / GRAB BARS ETC. ATTACHMENT WHERE OCCUR.

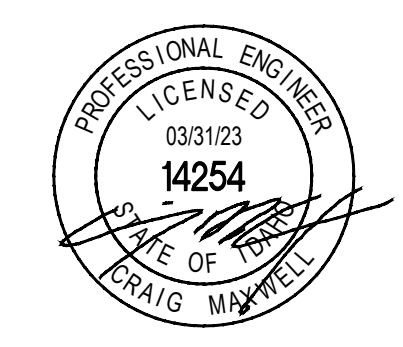
PRATT RESIDENCE
KETCHUM, ID
406 SAGE ROAD



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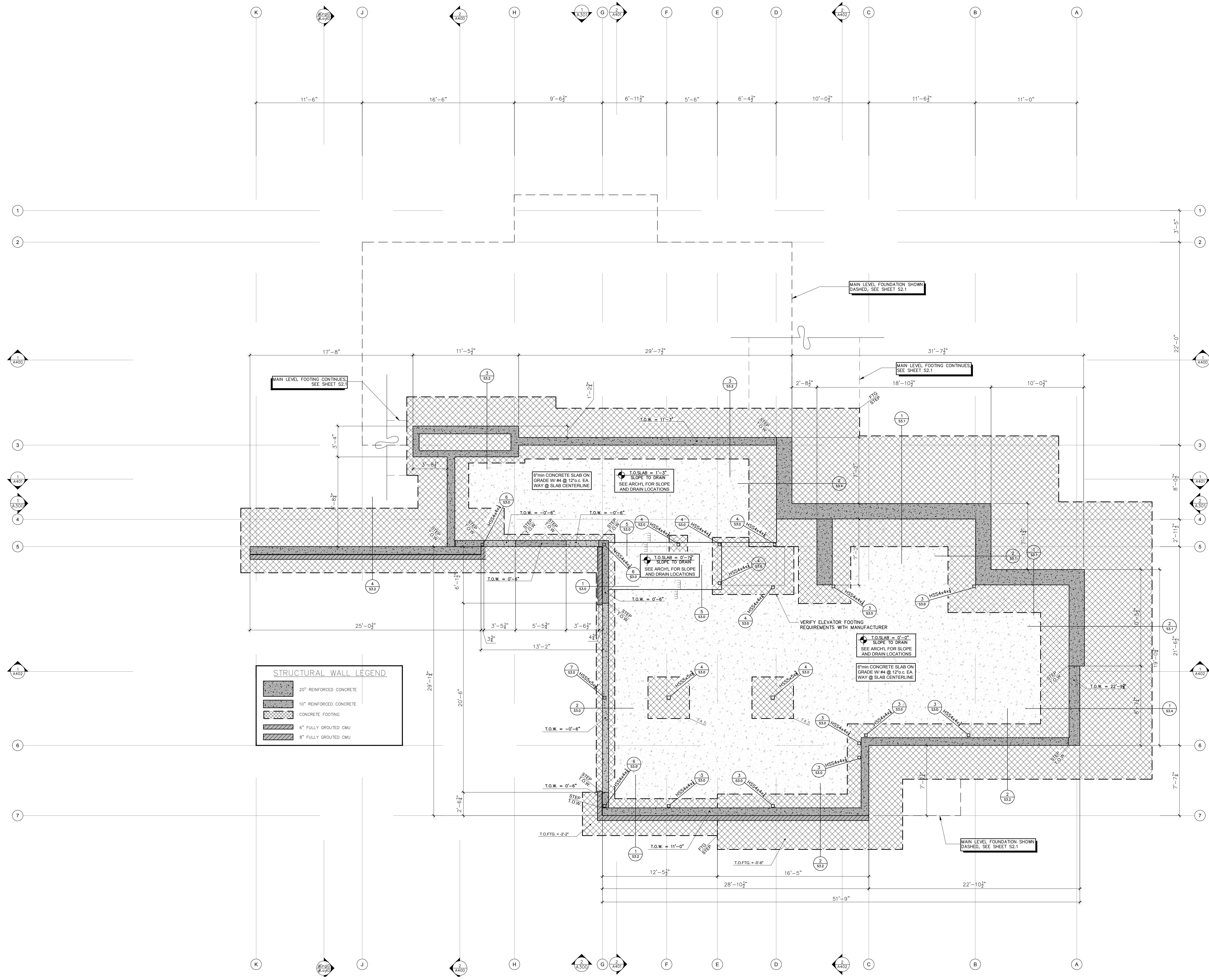
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S1.0



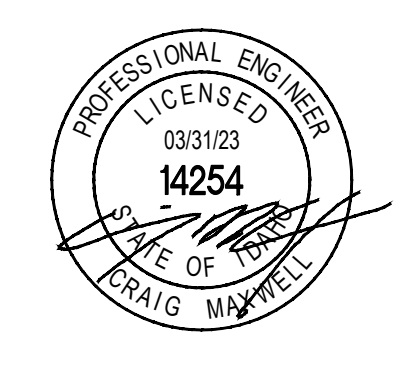
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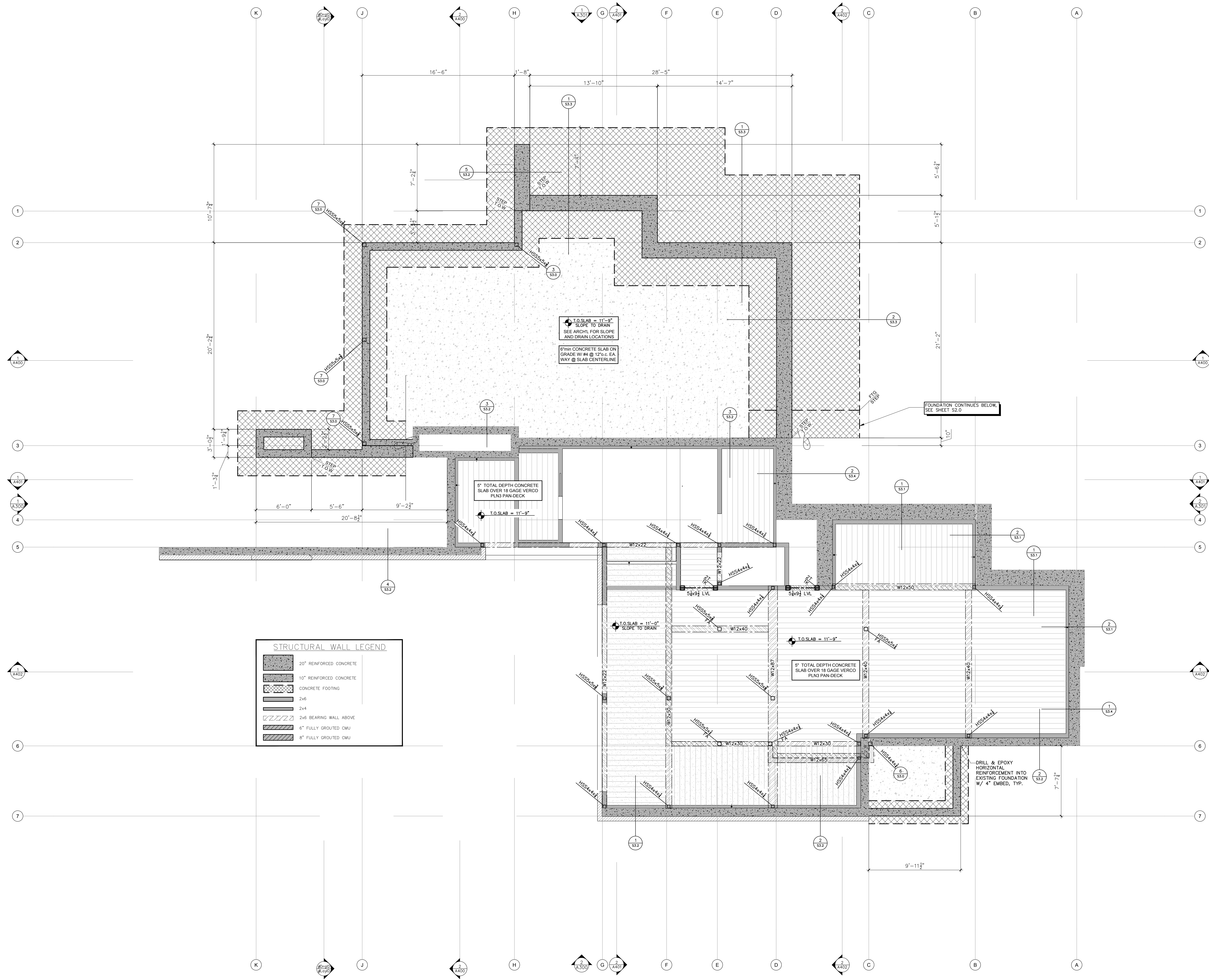
FOUNDATION PLAN

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



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SECOND LEVEL FLOOR FRAMING PLAN

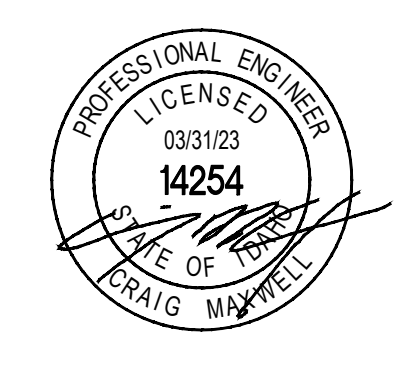
SCALE : 1/4" = 1'-0"



STRUCTURAL WALL LEGEND	
	20' REINFORCED CONCRETE
	10' REINFORCED CONCRETE
	2x6
	2x4
	8\"/>

THIRD LEVEL FLOOR FRAMING PLAN

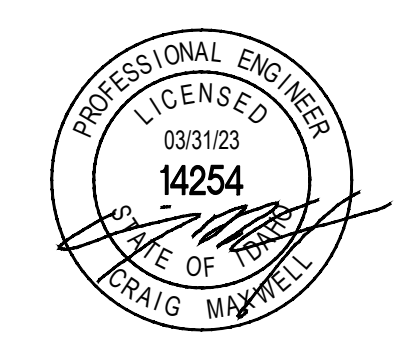
SCALE : 1/4" = 1'-0"



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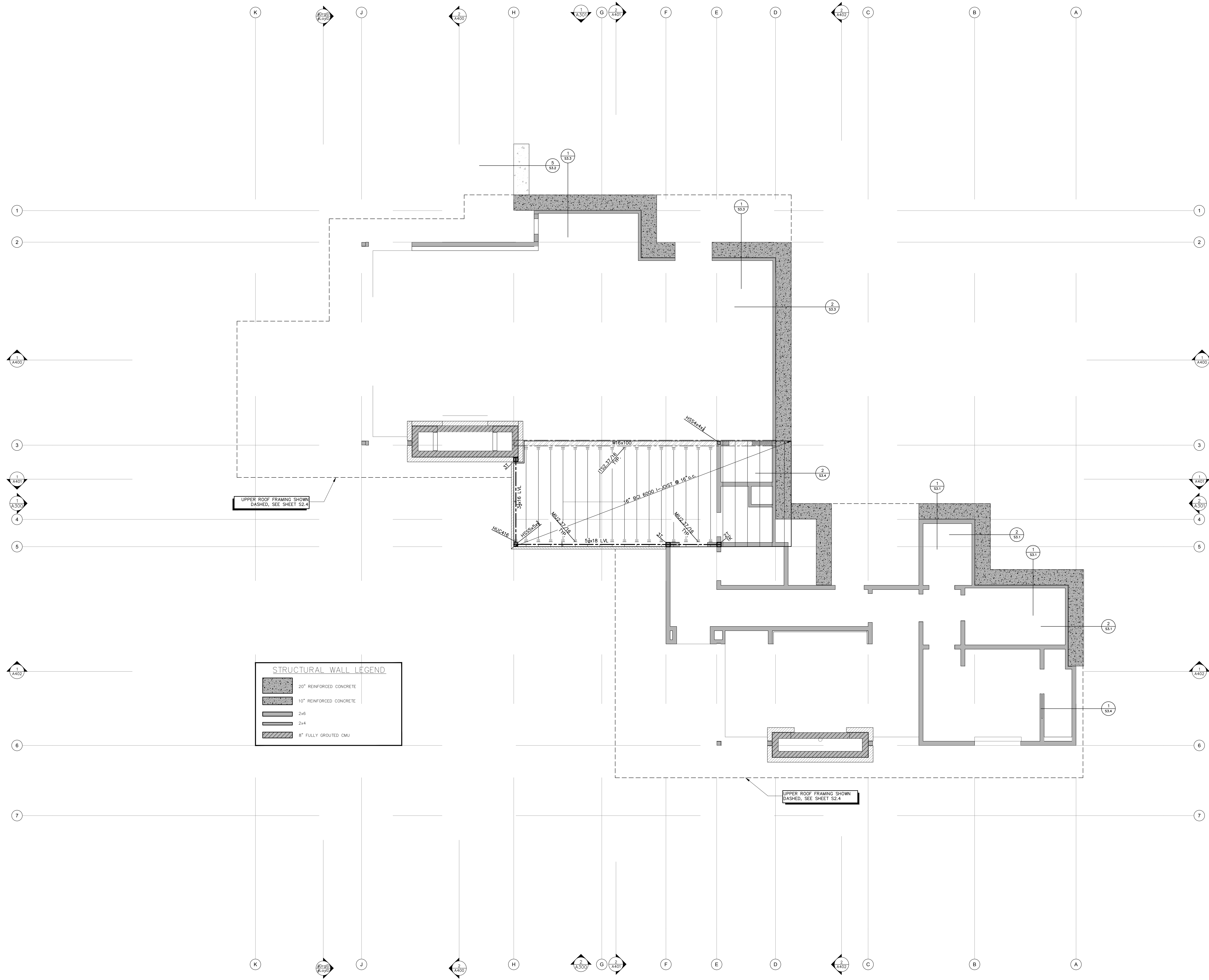
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S2.2



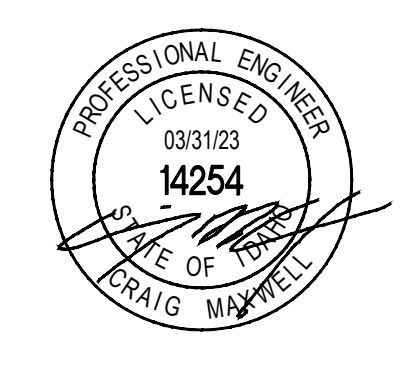
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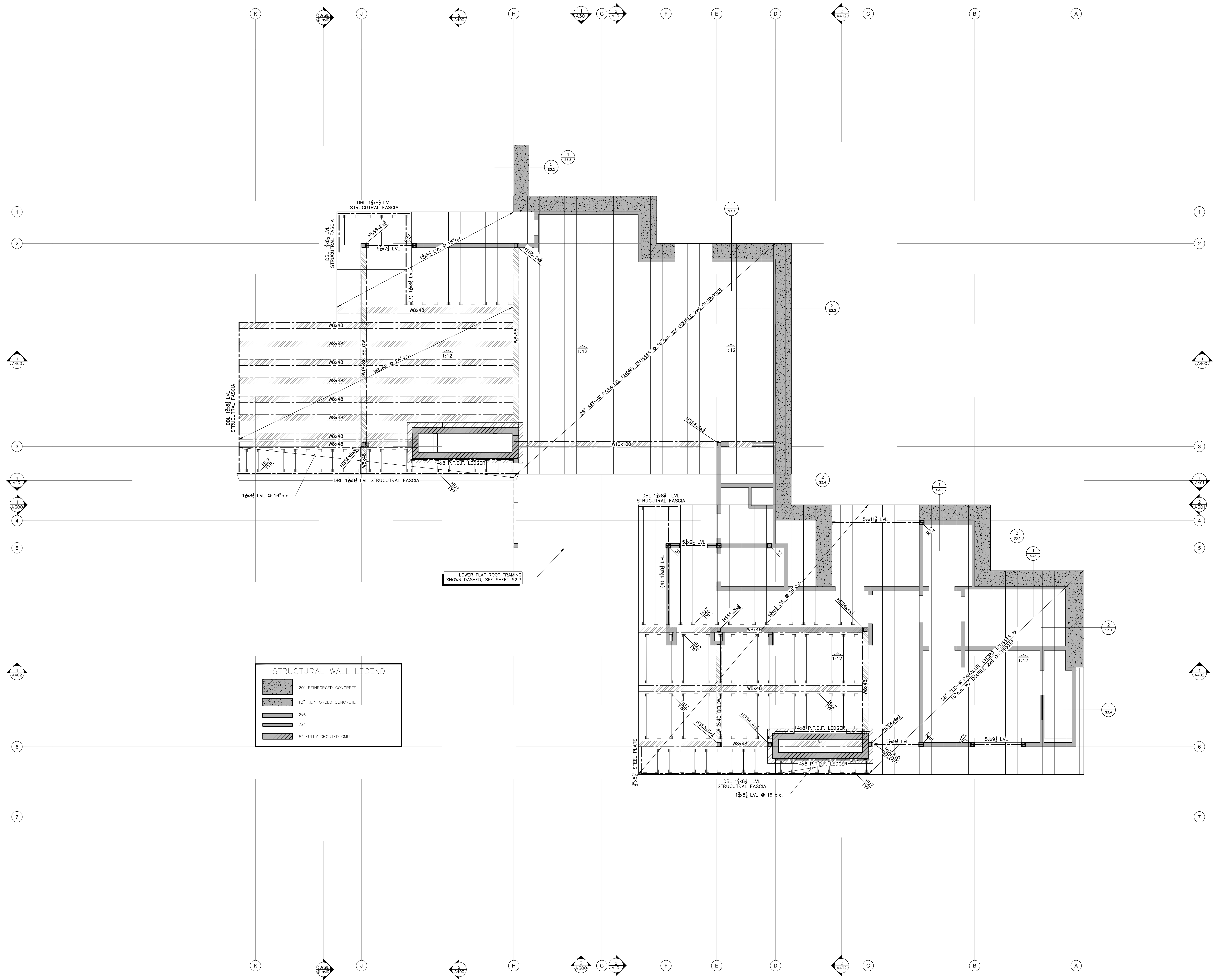


LOWER ROOF FRAMING PLAN

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

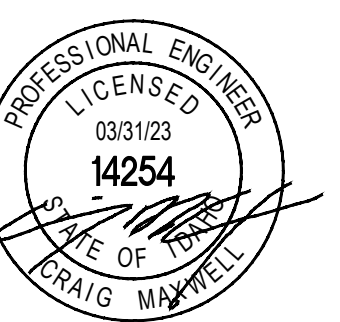


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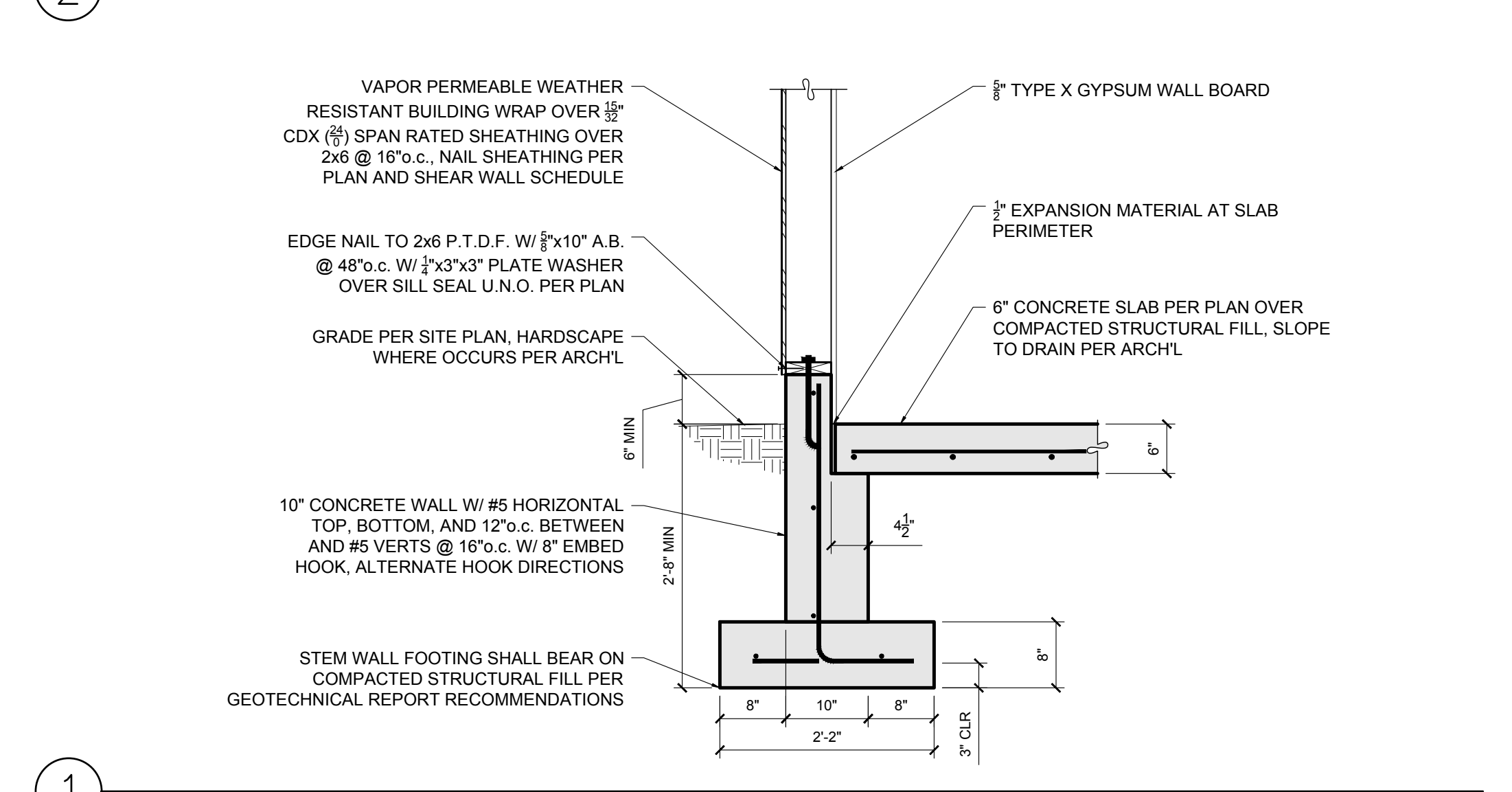
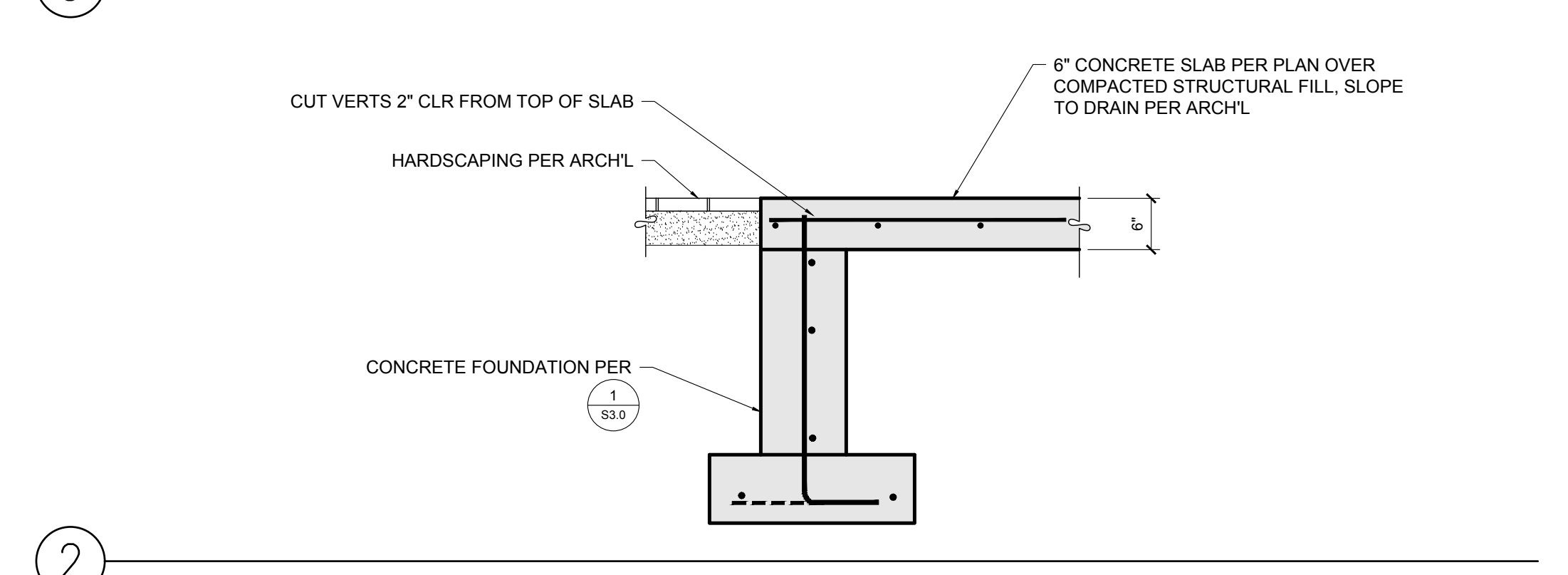
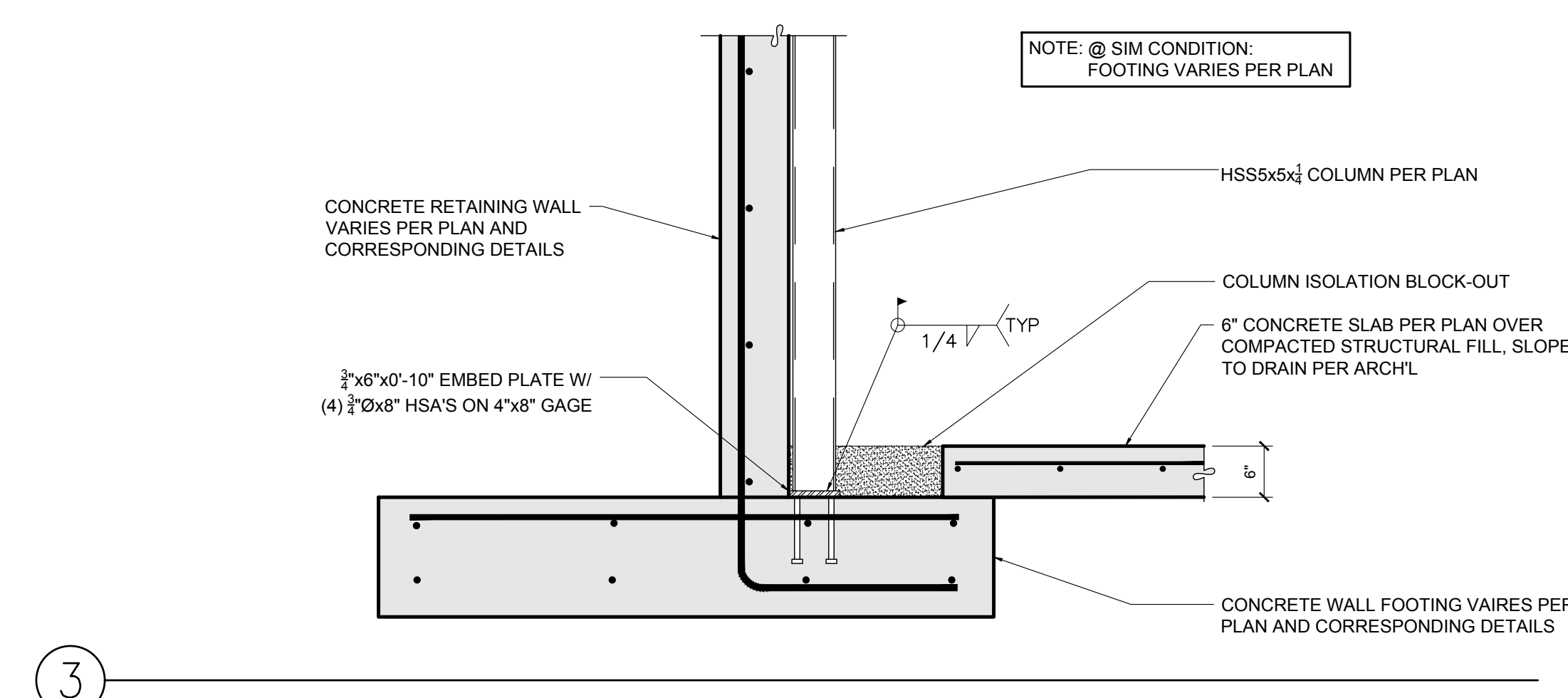
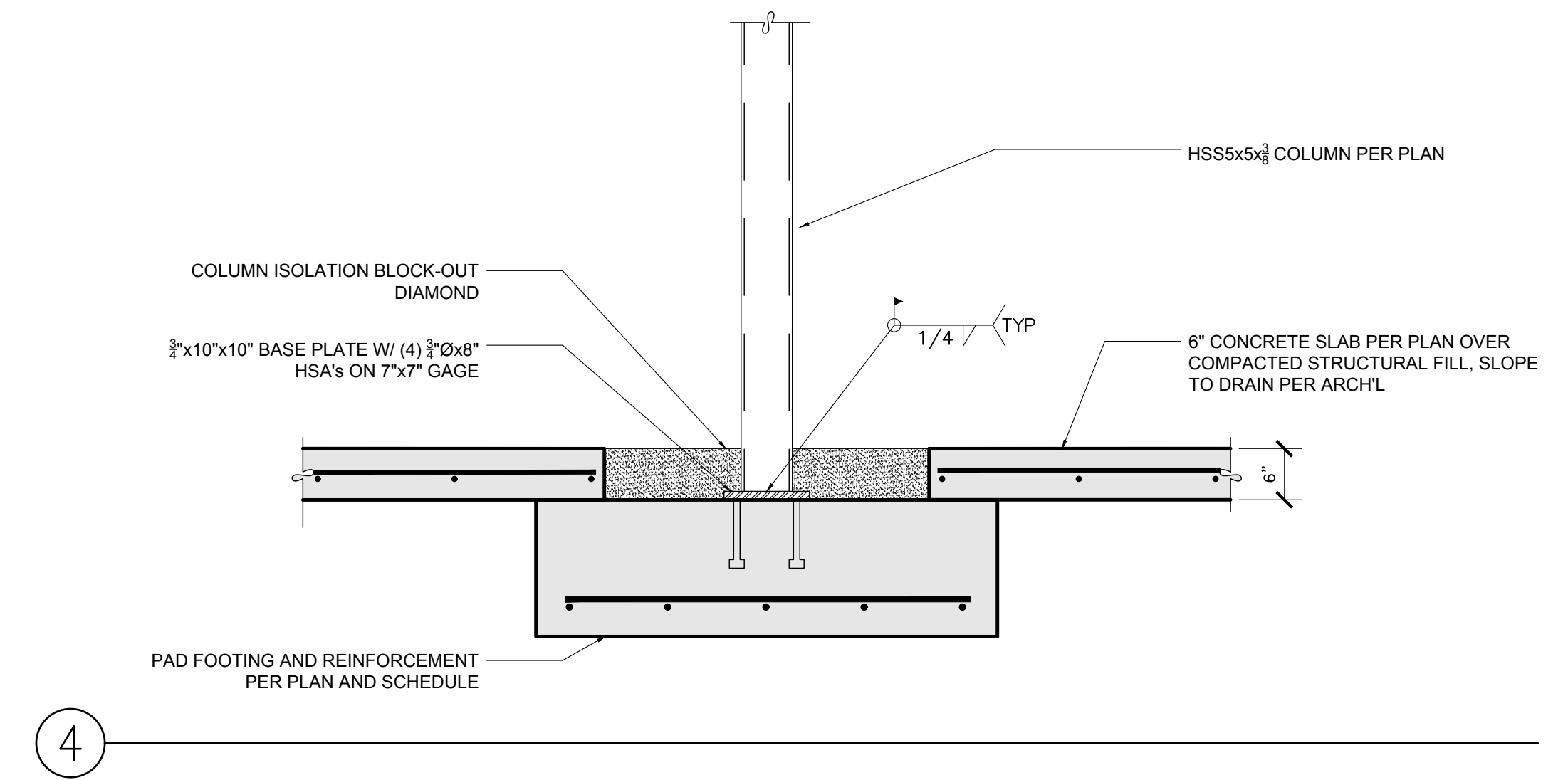
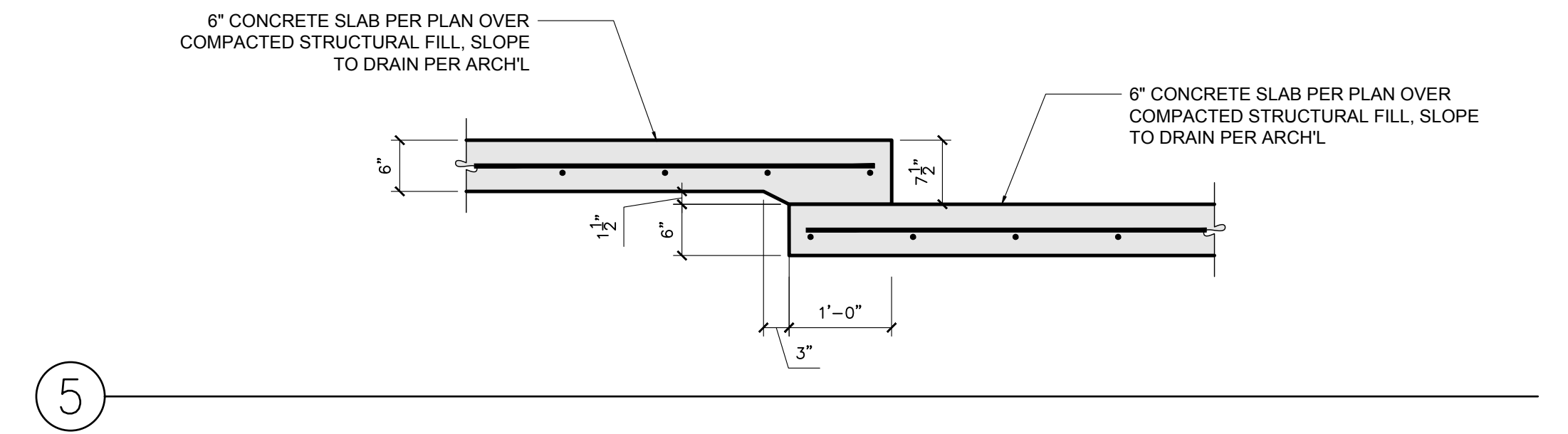
UPPER ROOF FRAMING PLAN

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

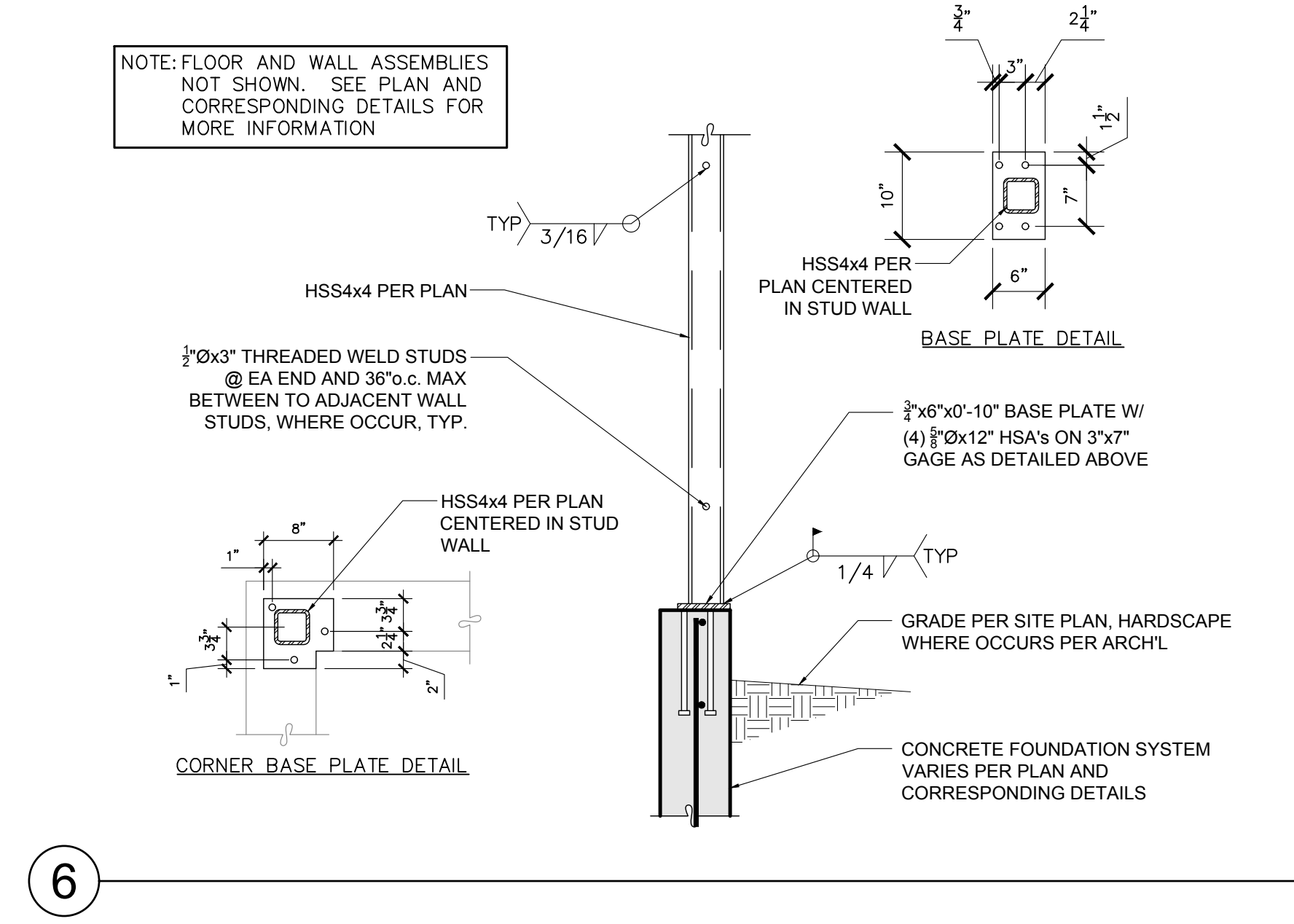
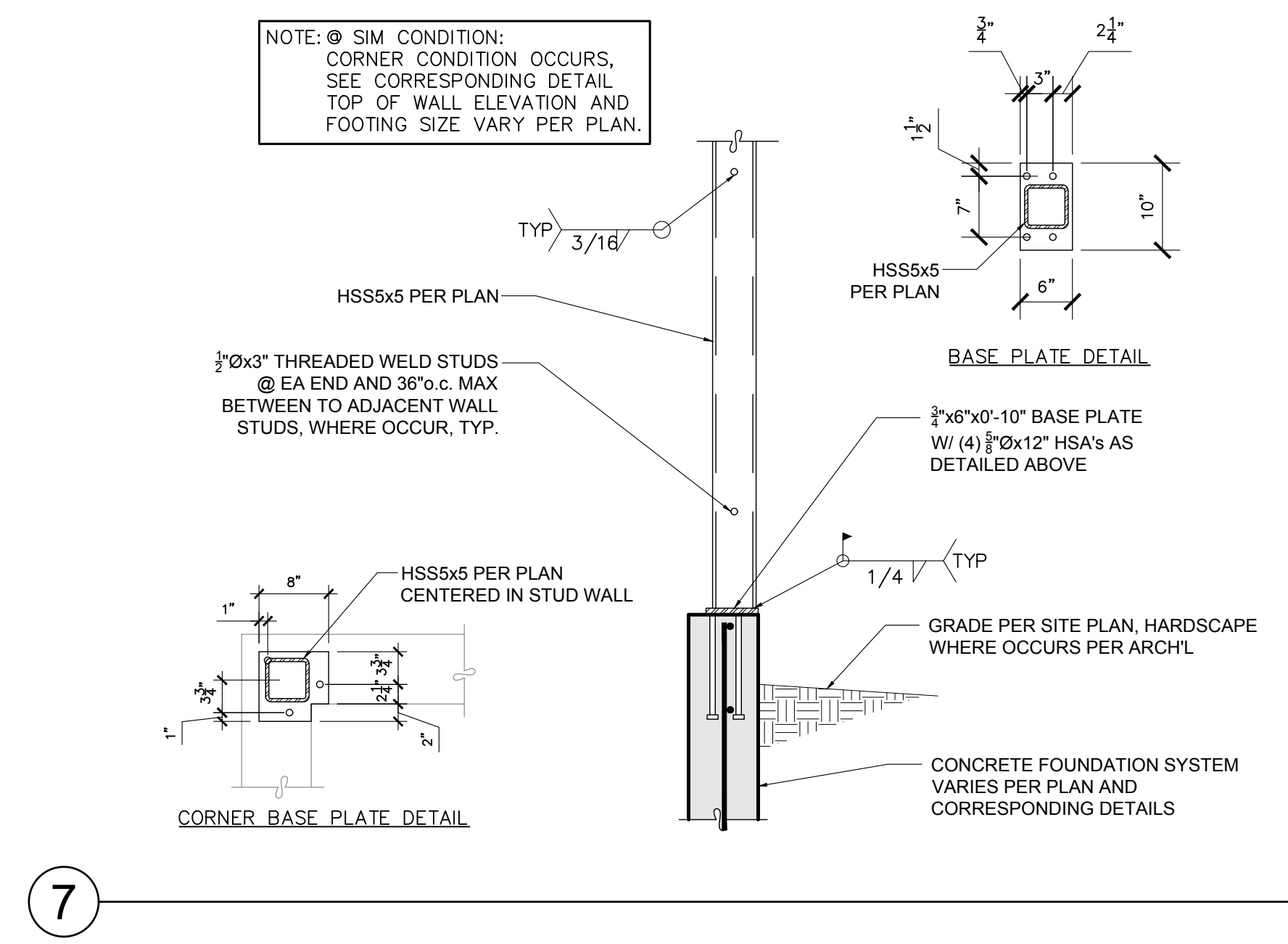


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S3.0



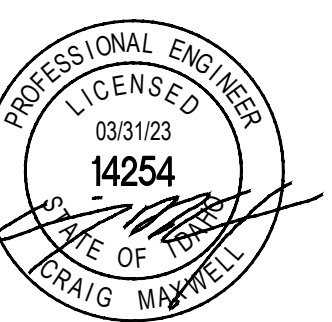
SCALE: 3/4" = 1'-0" U.N.O.



6

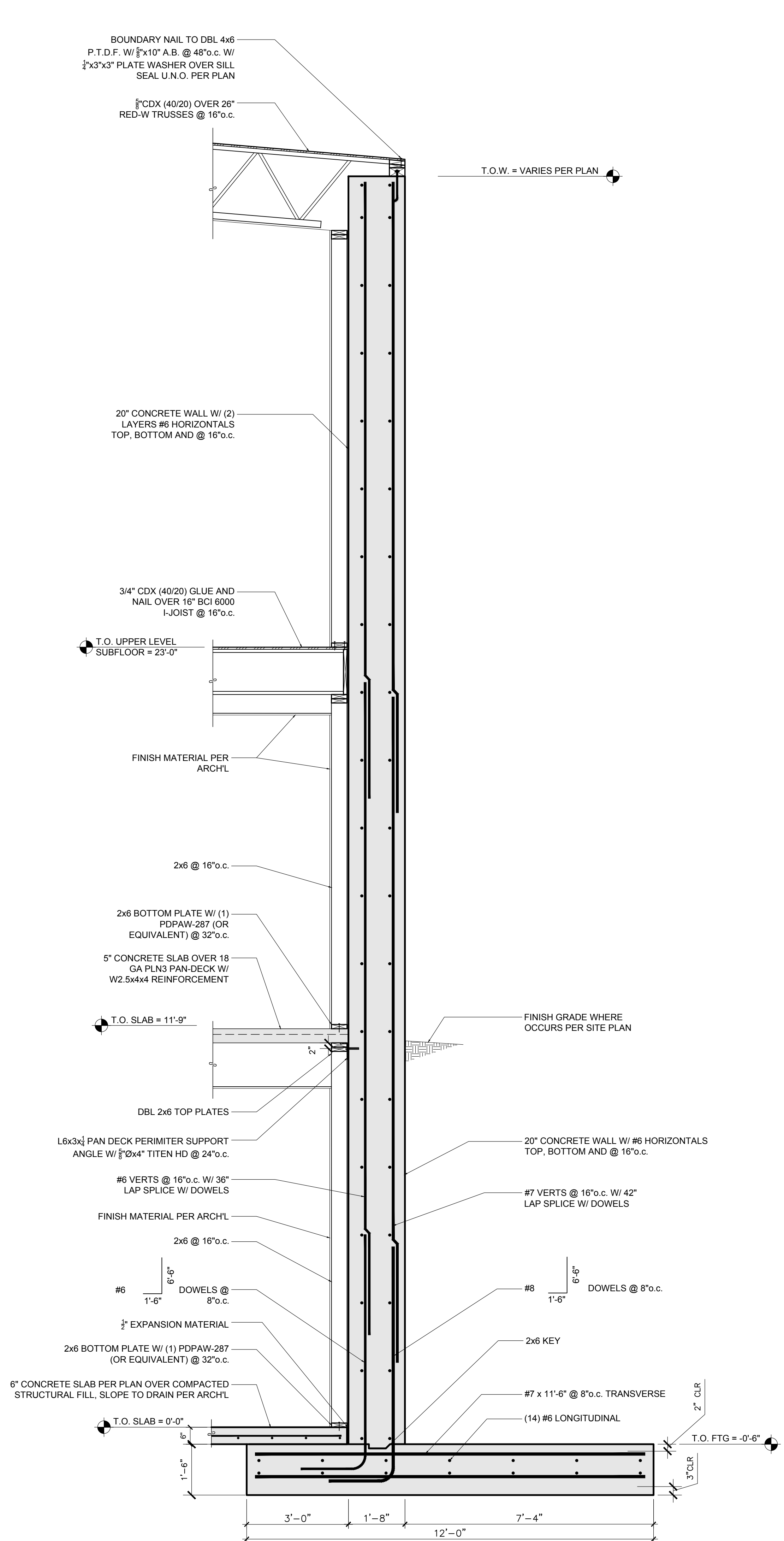
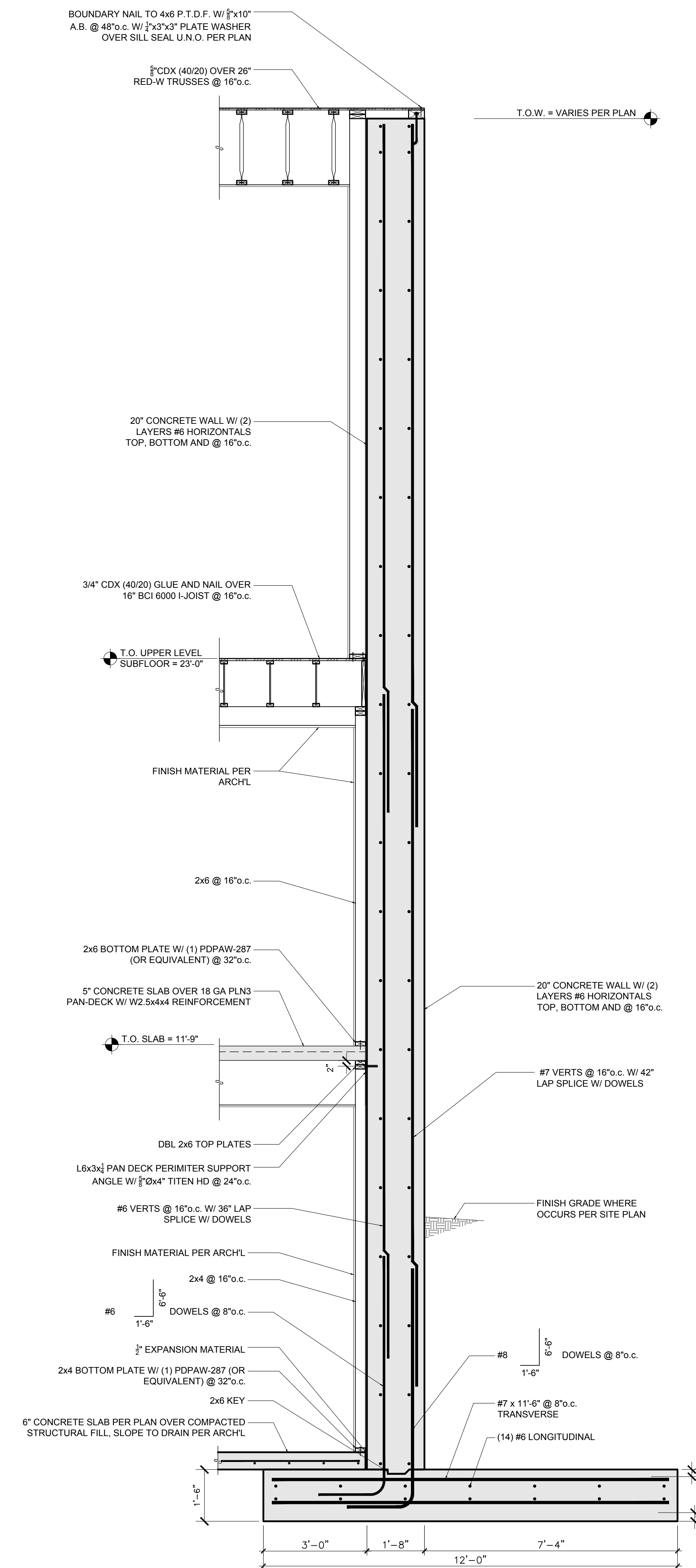
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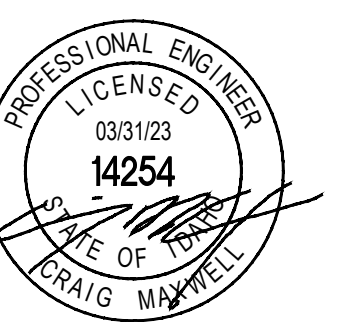
S3.1



SCALE: 1/2" = 1'-0" U.N.O.

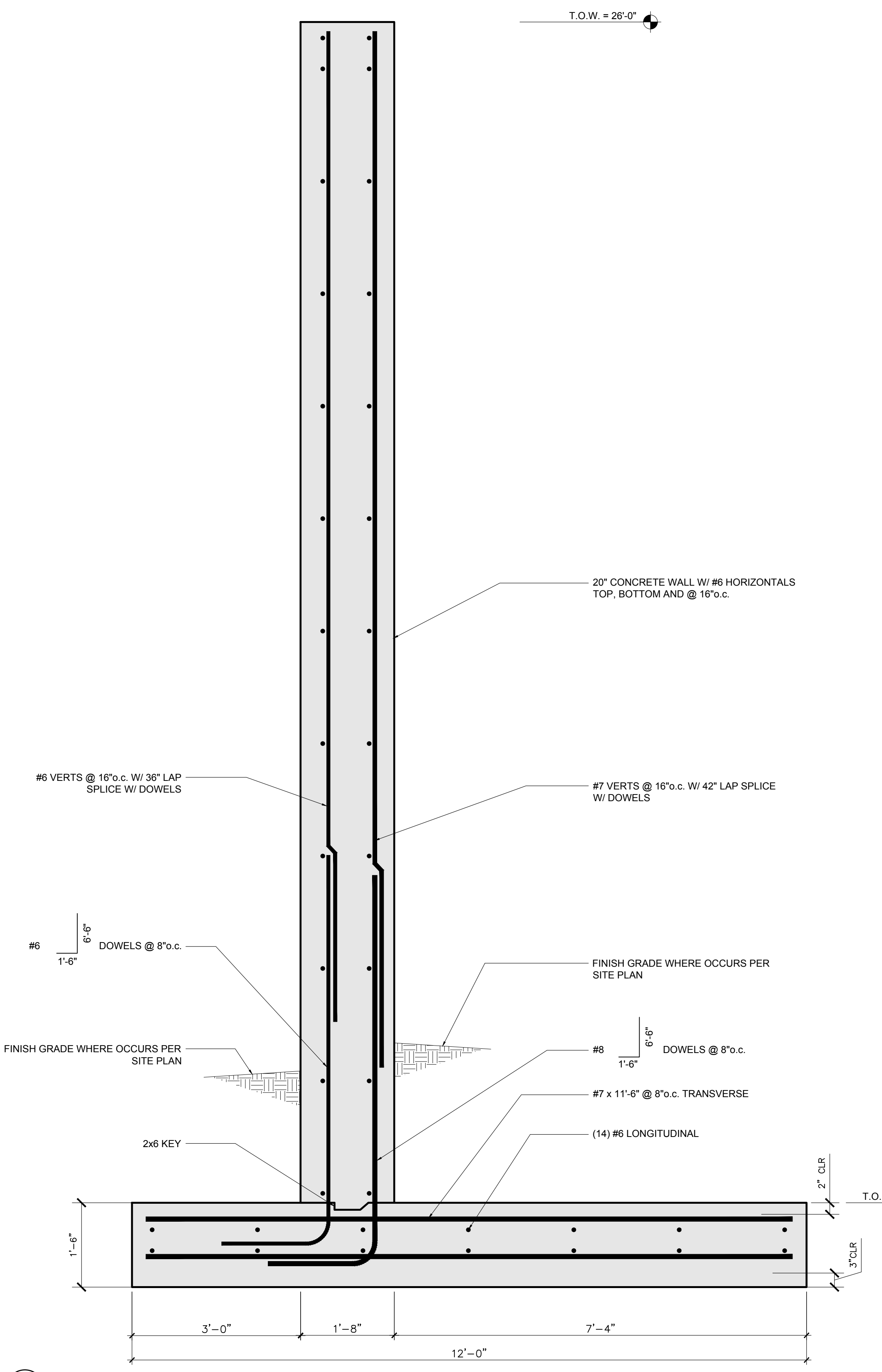
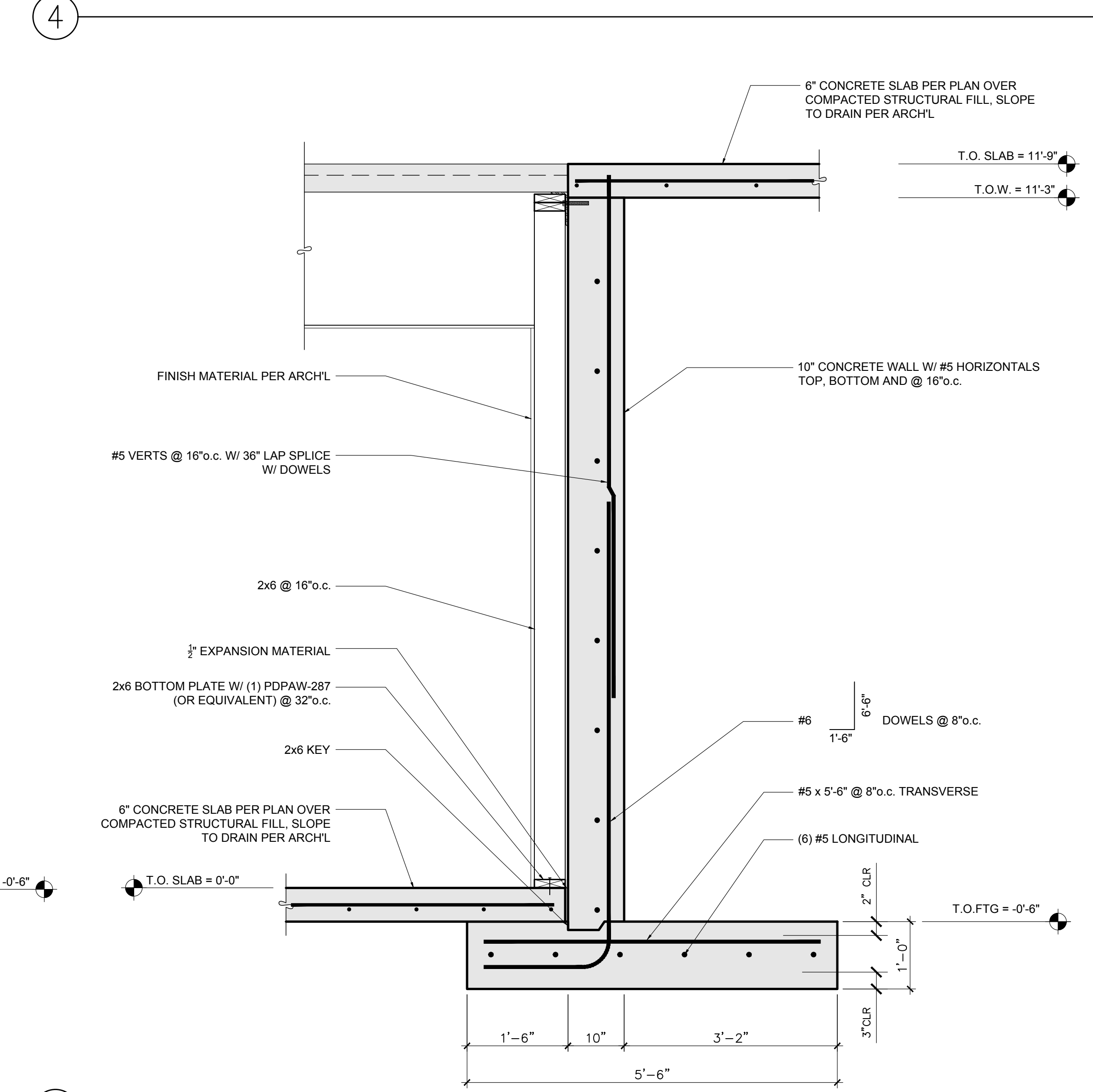
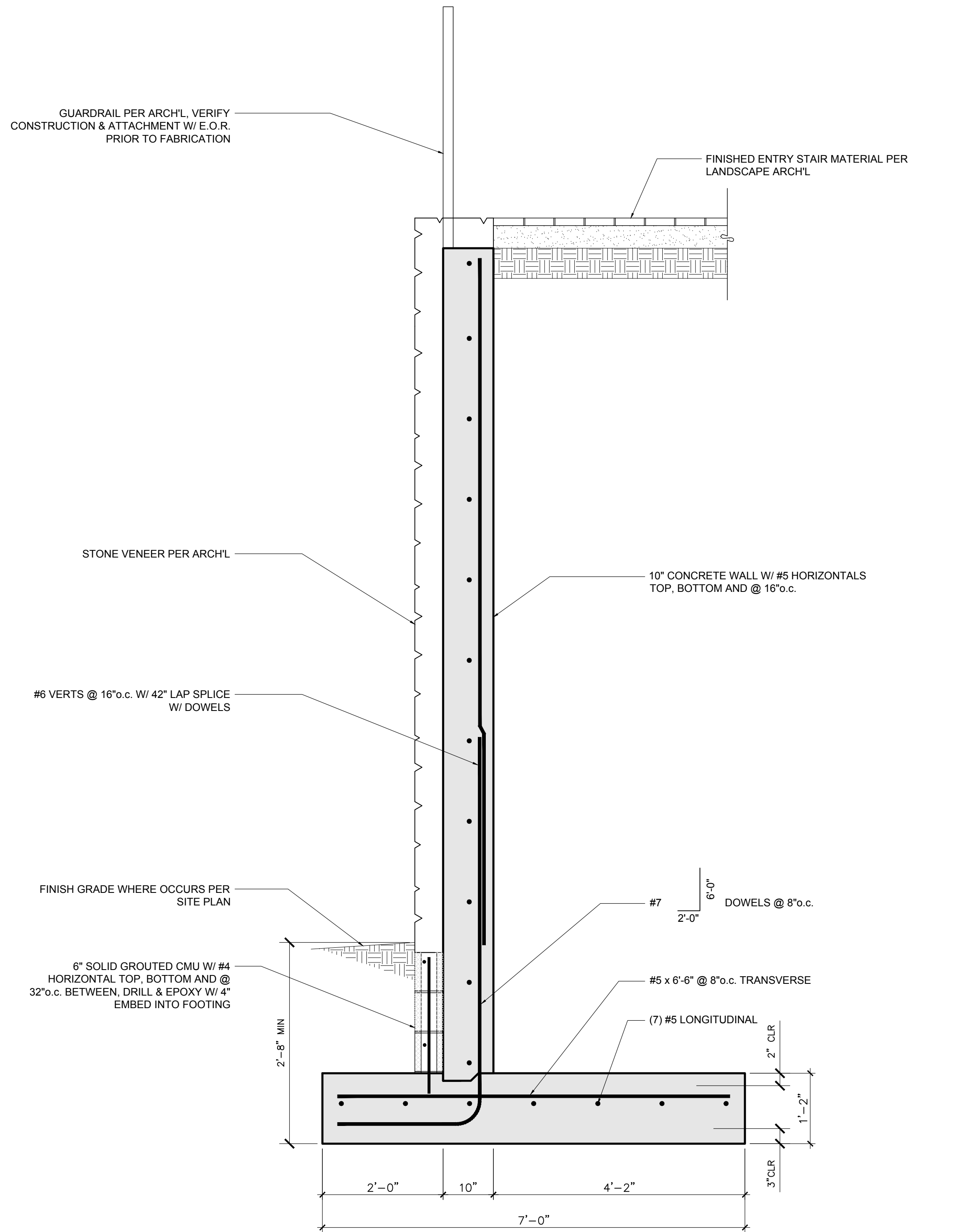
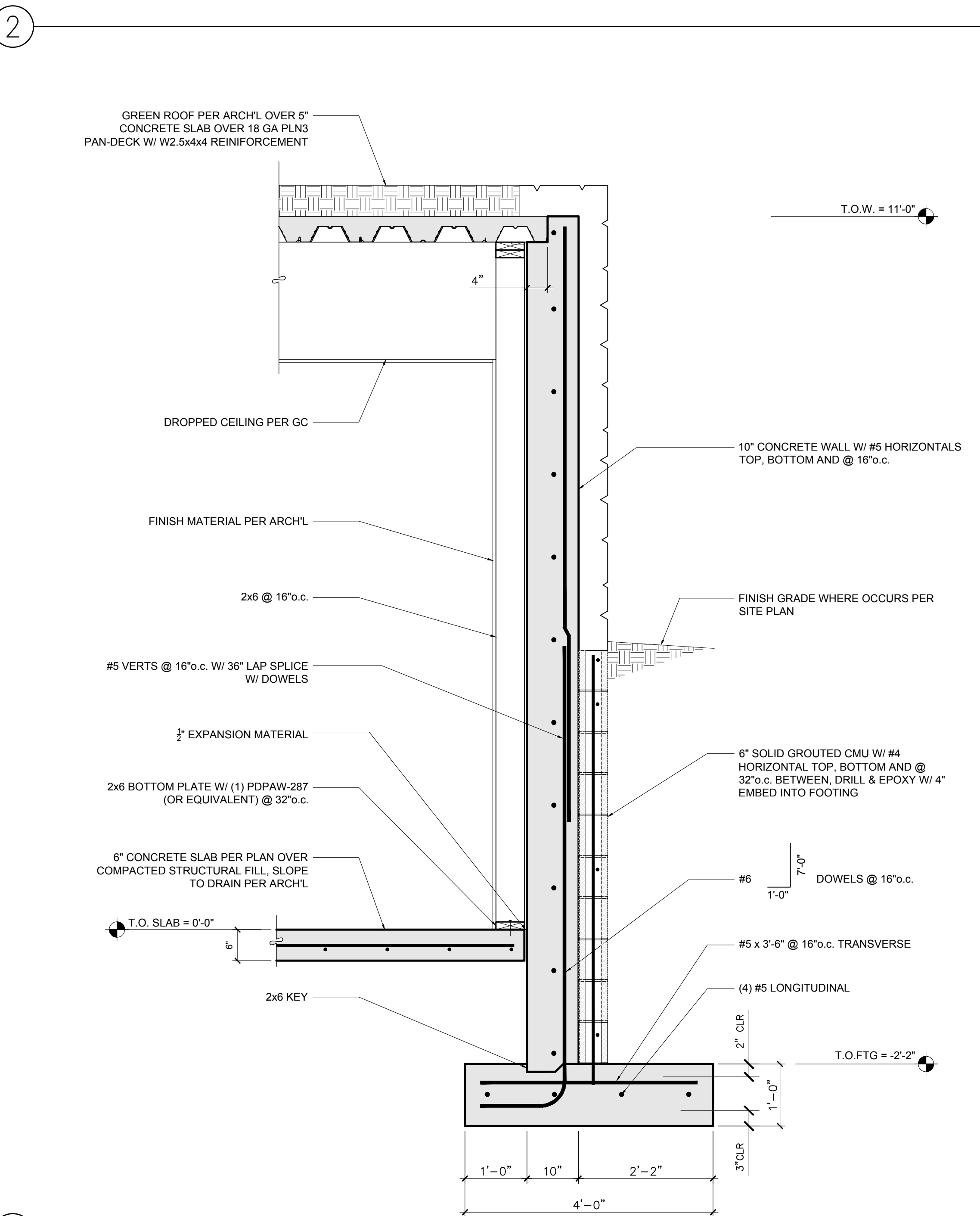
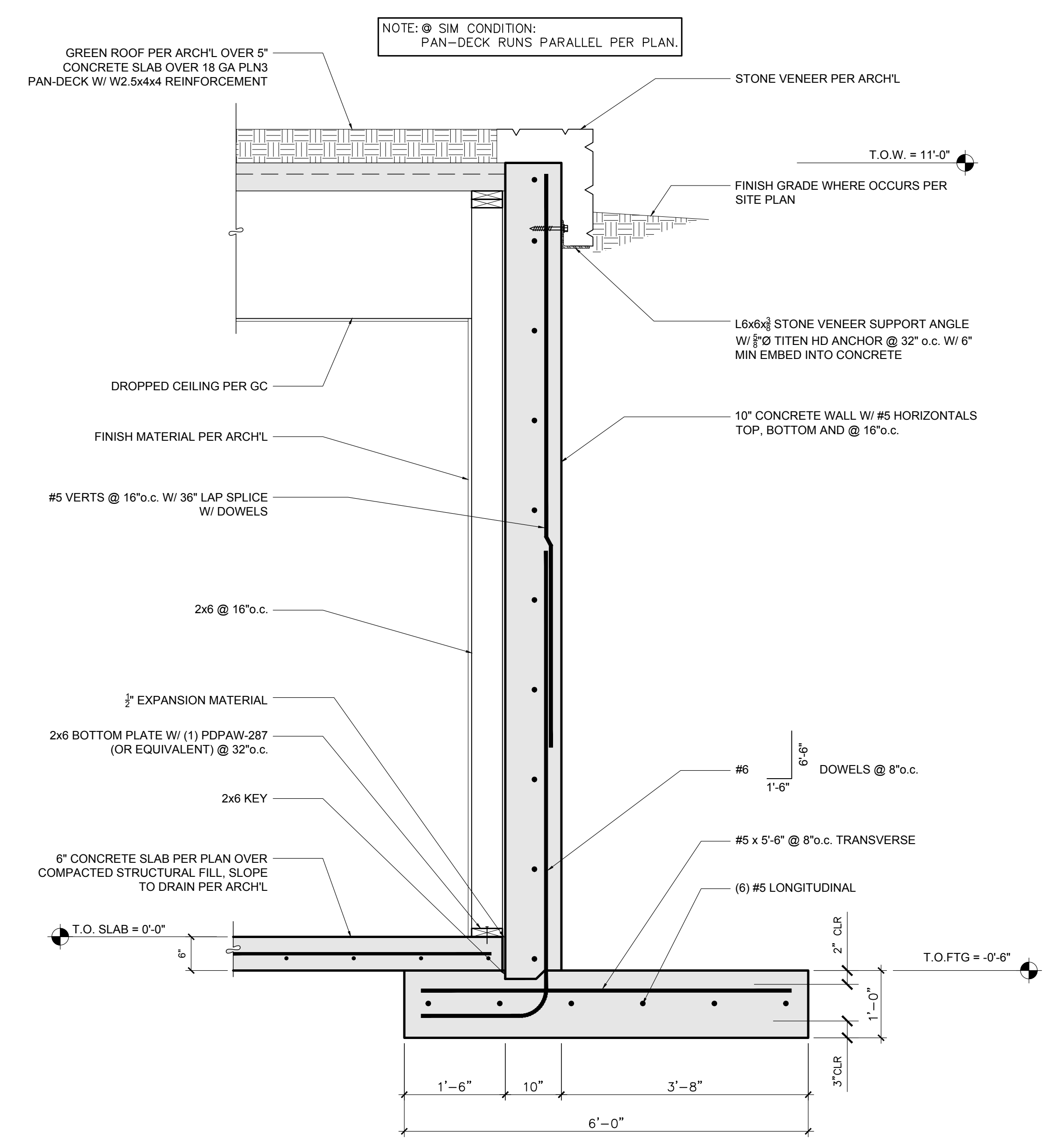
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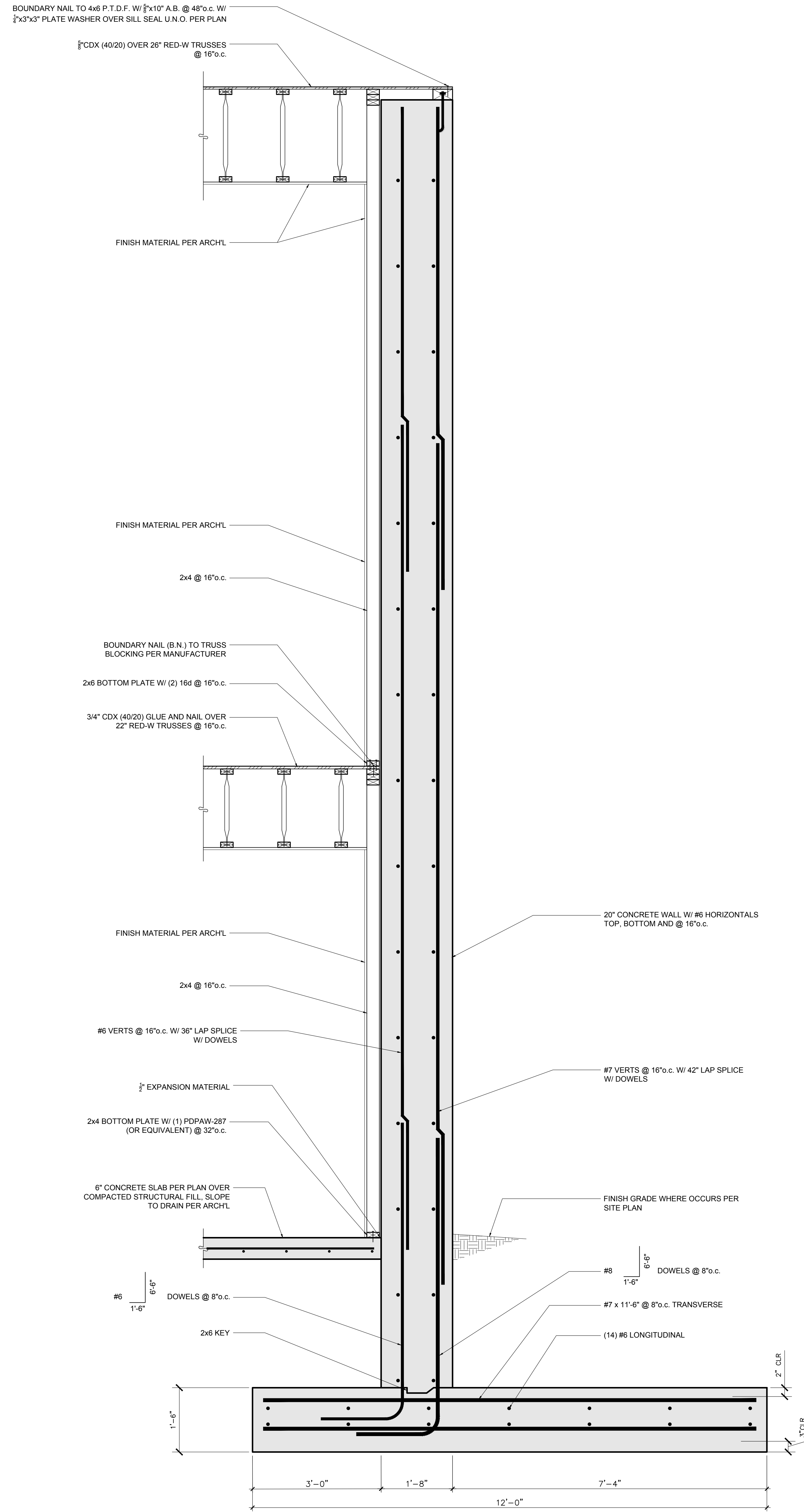
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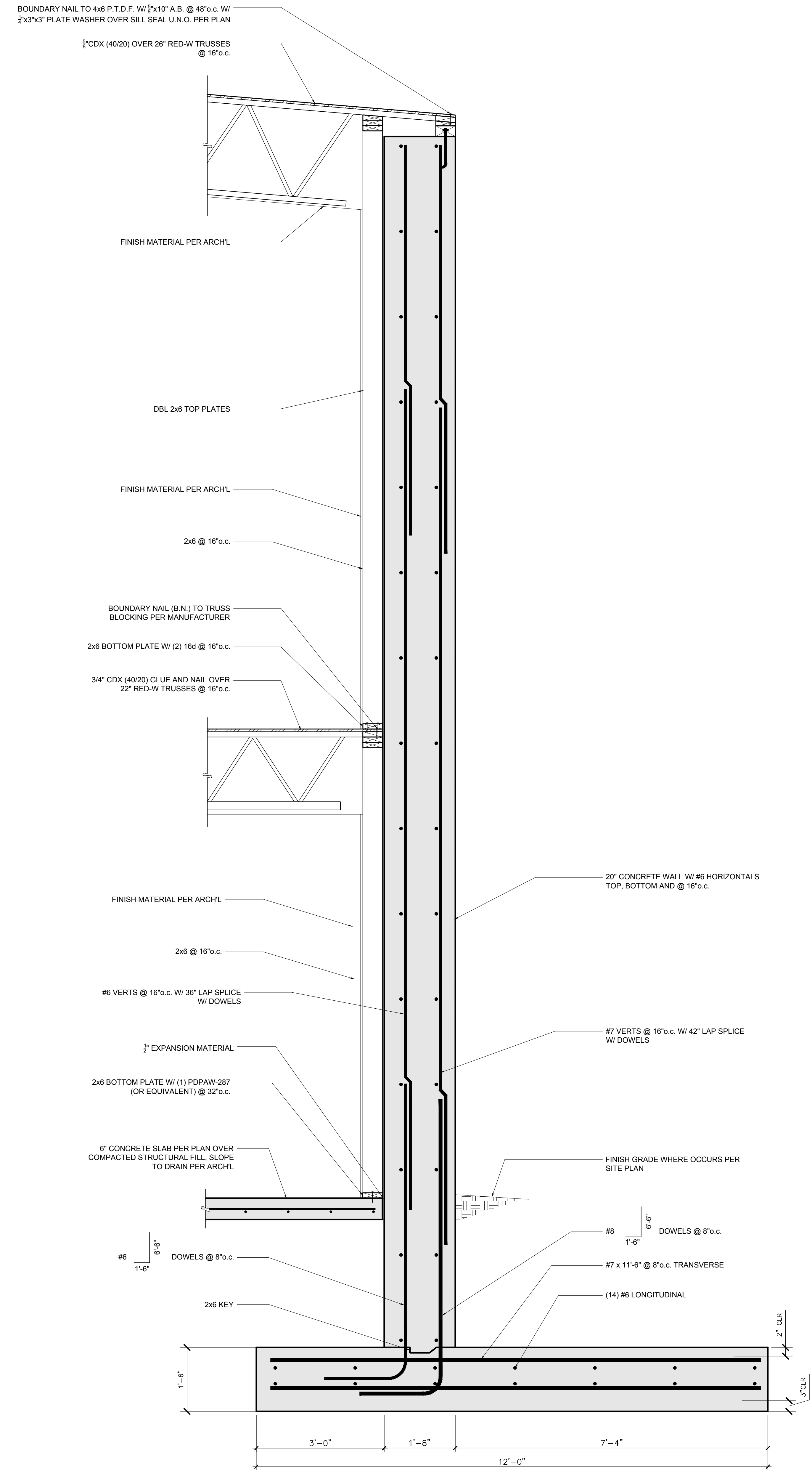
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2



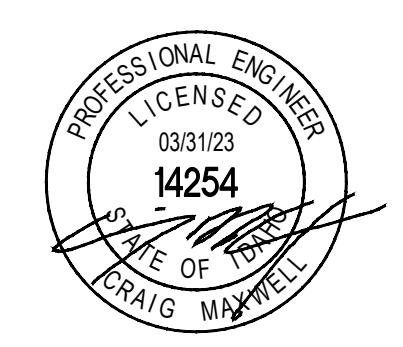
1

SCALE: 3/4" = 1'-0" U.N.O.

ISSUE DATE
CUP SET: MARCH 31, 2023

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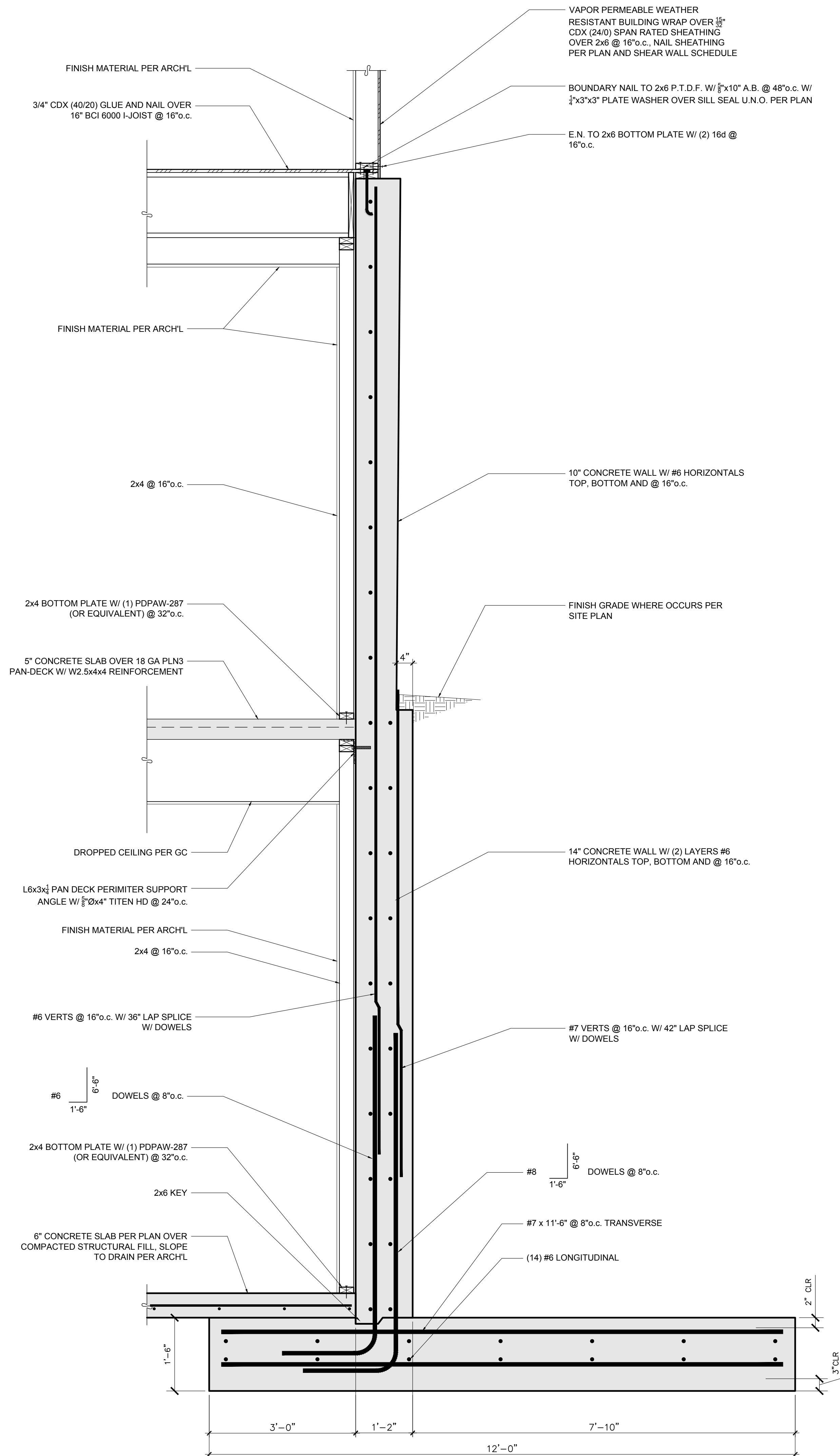
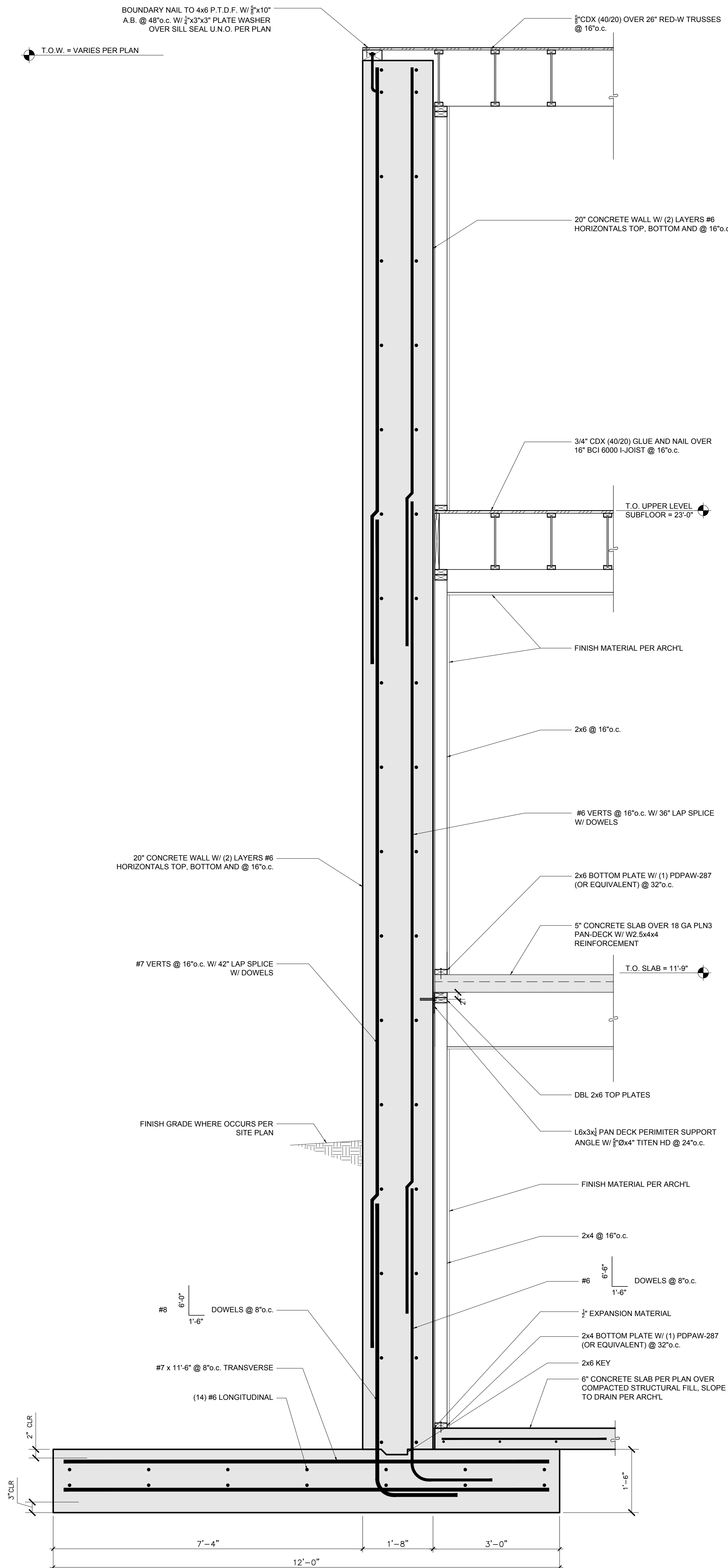
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S3.3



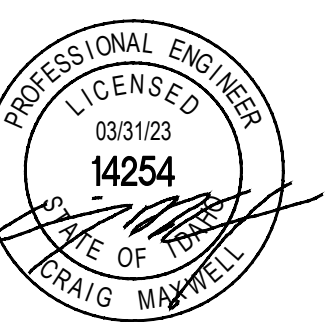
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1

SCALE: 3/4" = 1'-0" U.N.O.

ISSUE DATE
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S3.4