



**City of Ketchum
Planning & Building**

**STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF NOVEMBER 10th, 2020**

PROJECT: 4th & Main St (Hot Dog Hill) Mixed-Use Building

FILE NUMBER: P 20-002

APPLICATION TYPE: Pre-Application Design Review

ARCHITECT: Peter Paulos, PH Architects

DEVELOPER: Chris Ensign, Solstice Homes Development

PROPERTY OWNER: 400 North Main LLC & Formula Investment LLC (Blaine County Assessor's Office Database)

REQUEST: Pre-Application Design Review for the development of a new four-story, 48.5-foot tall, 58,216-square-foot mixed-use building

LOCATION: Hot Dog Hill—West Half of Block 5 adjacent to Main Street between 4th & 5th Streets (Ketchum Townsite: Block 5: Lots 1, 2, 3, & 4)

ZONING: Retail Core of the Community Core (CC-1)

NOTICE: A public hearing notice was mailed to adjacent properties within 300 feet of the project site on October 30th, 2020. Public comment is attached as Exhibit C to the Staff Report.

REVIEWER: Abby Rivin, Associate Planner

BACKGROUND

The 4th & Main Street (Hot Dog Hill) project proposes to develop a new four-story, 48.5-foot tall, 58,216-square-foot mixed-use building on four lots along Main Street between 4th and 5th streets. The Planning & Zoning Commission has previously considered this Pre-Application Design Review three times this year during their meetings on January 10th, March 9th, and June 8th. The Commission has identified design issues, offered constructive advice, and highlighted opportunities for the developer to improve the project. The Commission has moved to continue review of the Pre-Application as the applicant has failed to meaningfully address their concerns regarding the project.

COMMISSION AND STAFF FEEDBACK

The Commission expressed concerns about the project's compatibility with Ketchum's small-town community and vibrant downtown. Their recommendations focused on the building's design and scale as well as the development's lack of integration within downtown and incompatibility with Main Street's pedestrian-oriented streetscape. The Commission directed the applicant to: (1) incorporate scaling devices, including vertical elements and varying roof heights, to break up the building's bulk and mass, (2) enhance design through undulation and material differentiation, and (3) create an activated, pedestrian-friendly, and human-scale environment along Main Street.

In addition to the Commission feedback to the applicant, staff recommended the applicant conduct meetings and community outreach to obtain feedback to help inform the project design. This has proved effective for other significant development projects in Ketchum. To date, this outreach has not occurred. Staff also recommended including a local architectural design professional on the project team to provide context and design assistance.

APPLICANT'S PROJECT PLAN UPDATES

The applicant's proposed design updates are insufficient and fail to meaningfully incorporate changes that address the Commission's recommendations. The Pre-Application Design Review submittal (Exhibit A) includes the updated project plans, the architect's description of changes, and a letter from the applicant's attorney.

ANALYSIS

The project plans maximize the size of the building to the greatest extent permitted by Ketchum's zoning regulations. The 58,216-square-foot mixed-use building has a total Floor Area Ratio (FAR) of 2.21. The building reaches 48.5-feet in height from lowest grade to the fourth-floor roof. Covering the length of the entire block, the building's front façade will span 210 feet along Main Street.

The permitted FAR in the Community Core Zone is 1.0. The Planning & Zoning Commission may allow an increased FAR subject to Design Review (Ketchum Municipal Code §17.124.040.B). Ketchum Municipal Code does not guarantee 2.25 as the allowed FAR. New developments may be permitted an increased FAR above 1.0 at the Commission's discretion through Design Review. To receive more floor area, new buildings must complement the scale and character of the surrounding neighborhood. This project is out of scale with Main Street and the building's overwhelming size is incompatible with downtown Ketchum.

Design Review helps our community achieve a more sustainable, vibrant, connected, and beautiful Ketchum. The 4th & Main Street (Hot Dog Hill) project needs significant design changes to integrate within Main Street's built environment and complement the design character of downtown Ketchum.

STAFF RECOMMENDATION

The attorney's letter accompanying the updated Pre-Application submittal stressed the applicant's expectation to proceed through Design Review. Staff recommends the Commission: (1) provide feedback and recommendations regarding the updated Pre-Application submittal, (2) accept the applicant's request to proceed to Design Review by filing their Design Review application, and (3) notify the applicant that if the project plans fail to meaningfully address the Commission's concerns,

and the applicant decides to pursue the project as presented, staff may recommend denial of the final Design Review application.

EXHIBITS:

- A. Pre-Application Design Review Submittal: Attorney's Letter, Architect's Description of Changes, and Updated Project Plans
- B. Staff Report: Planning & Zoning Commission Meeting of June 8th, 2020
- C. Public Comment

Exhibit A:
Pre-Application
Design Review Submittal



City of Ketchum
Planning & Building

OFFICIAL USE ONLY
File Number:
Date Received:
By:
Pre-Application Fee Paid:
Design Review Fee Paid:
Approved Date:
Denied Date:
By:
ADRE: Yes <input type="checkbox"/> No <input type="checkbox"/>

Design Review Application

APPLICANT INFORMATION			
Project Name: 4th & Main St.	Phone: 858-232-4928		
Owner: Chris Ensign	Mailing Address: 4685 Highland Dr., #224, Millcreek, UT 84117		
Email: chris@csistudio.com			
Architect/Representative: PH Architects/Peter Paulos	Phone: 203-426-6500		
Email: ppaulos@pharch.com	Mailing Address: 38 Taunton Hill Rd., Newtown, CT 06477		
Architect License Number: AR-986736			
Engineer of Record: Galena Engineering, Inc./Samantha Stahlmecker	Phone: 208-788-7705		
Email: sam@galenaengineering.com	Mailing Address: 317 North River Street, Hailey, ID 83333		
Engineer License Number:			
All design review plans and drawings for public commercial projects, residential buildings containing more than four (4) dwelling units and development projects containing more than four (4) dwelling units shall be prepared by an Idaho licensed architect or an Idaho licensed engineer.			
PROJECT INFORMATION			
Legal Land Description:			
Street Address:			
Lot Area (Square Feet): 21,989			
Zoning District: Community Core (CC)			
Overlay District:	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Avalanche	<input type="checkbox"/> Mountain
Type of Construction:	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Addition	<input type="checkbox"/> Remodel <input type="checkbox"/> Other
Anticipated Use: Retail/Residential	Number of Residential Units: 17 Total (5 Community Housing)		
TOTAL FLOOR AREA			
	Proposed		Existing
Basements	0	Sq. Ft.	Sq. Ft.
1 st Floor	18,272	Sq. Ft.	Sq. Ft.
2 nd Floor	17,495	Sq. Ft.	Sq. Ft.
3 rd Floor	16,039	Sq. Ft.	Sq. Ft.
Mezzanine Fourth Floor	7,284	Sq. Ft.	Sq. Ft.
Total	59,090	Sq. Ft.	Sq. Ft.
FLOOR AREA RATIO			
Community Core: 2.21	Tourist:	General Residential-High:	
BUILDING COVERAGE/OPEN SPACE			
Percent of Building Coverage: N/A			
DIMENSIONAL STANDARDS/PROPOSED SETBACKS			
Front: (Main Street) 6'-6"	Side: (North) 4'-11"	Side: (South) 4'-10"	Rear: (Alley) 5'-1"
Building Height: 35'-8" (Front), 41'-11" (Rear)			
OFF STREET PARKING			
Parking Spaces Provided: 17			
Curb Cut:	Sq. Ft.	%	
WATER SYSTEM			
<input type="checkbox"/> Municipal Service		<input type="checkbox"/> Ketchum Spring Water	

JAMES R. LASKI
JRL@LAWSONLASKI.COM



September 15, 2020

Abby Rivin
Associate Planner
Post Office Box 2315
Ketchum, Idaho 83340

Re: 4th & Main Street
Pre-Application Design Review

Our File No. 12331-001

Dear Abby:

Enclosed herewith is Solstice Development's ("Solstice") fourth submission for Pre-Application Design Review. The number of submissions has been based on inconsistent feedback from staff and the Ketchum Planning and Zoning Commission with respect to a project design that meets all objective criteria contained in the City's development code (not to mention – initial pre-app approval by Planning and Zoning in December 2019). Per §17.96.010.C.2 of the City Code, the purpose of Pre-Application Design review is to allow the Commission to exchange ideas and give direction to the applicant on "design concept" in advance of filing a formal Design review application. There is no criteria for a Pre-Application "approval" as a precondition to submitting a Design Review Application. Rather is designed as a process for a developer to work in good faith with the City to facilitate a smoother Design Review process. As such, we fully expect to proceed with our application after this fourth Pre-Application meeting with the Commission.

After the last Pre-Application meeting in June, Solstice was asked to better address the Commission's concerns regarding (1) implementation of scaling devices to break up roof heights, bulk and mass; (2) enhancement of façade design through undulation and materials differentiation; and (3) creation of an activated, pedestrian friendly and human scale environment along Main Street. As can be seen clearly in the

12331-001

Abby Rivin
Associate Planner
September 15, 2020
Page 2

updated plan elevations, and as more fully explained in the accompanying letter of architect Peter Paulos, Jr., the items raised by the Commissioners and staff have been addressed in a manner consistent with Ketchum's small town mountain community and vibrant downtown.

Thank you for your attention to this matter.

Sincerely,

LAWSON LASKI CLARK, PLLC



James R. Laski

cc: client

September 15, 2020

Chris Ensign
Solstice Development
4686 Highland Dr.
Millcreek, UT 84117

RE: 4th & Main Street Project

Dear Chris,

Per your request, the following is an accounting of our design response to the Planning and Zoning Commission comments on the 4th & Main Street Application.

During the June 8th, 2020 preliminary application meeting, Staff commented that they felt that the design of the building had substantially improved from the previous submission and that the preliminary design process should continue. The brick use, distressed brick material, detailing and cornices were all well received. The industrial feel of the building was appreciated as hinting to the industrial past of Ketchum. However, bulk and mass reduction, along with more differentiation of the façade was requested in future submissions. The façade undulations were helpful, but the Main Street façade became too repetitive for Commission members.

We took a step back and relooked at ways to address these comments through design. Our revised design submission responds to these comments in the following ways:

To address the visual mass and repetition of the building, we created distinct stylized areas of the building without physically dividing the building into separate structures. This concept brings elements of Ketchum's historic downtown, along with elements of a more contemporary style, to the façade. Unifying elements are found in both portions of the façade ensuring that the building feels like a single structure, with separate areas.

Our design reduces building mass by strategically undulating plan elements to create courtyards, entries, and terraces. The "alley effect" of having a massive volume right at the property line is mitigated by these plan undulations. The Main Street façade is further softened by terrace plantings. Railings, trees and shrubs create a human scale to the building, helping to perceptually reduce the mass of the building. The created indented courtyards and entries create a buffer from the busy Main Street. The revised design alters these areas to reduce repetition in the façade.

Glass openings are downsized and stylistically differentiated from the previous submission. As a rule of thumb and concept organization, where brick masonry is used glass opening sizes are reduced to be punched openings, where steel façade is used a

PETER PAULOS JR.

[P] 203-426-6500 [F] 203-426-6503 [C] 203-241-4056
[E] ppaulos@ph-archs.com

greater amount of glazing was kept. Glazing area at the steel façade was reduced, however to a lesser degree than areas of brick façade. The downsized glazing areas help to further human scaling efforts in the building design. This also gives the design a more distinguished difference between the aged brick masonry façade and contemporary steel façade, embodying the old versus new concept.

Downsizing the windows, allowed more masonry and area to recreate more elements that are rooted in historical background for a masonry building. We examined many buildings located in and around downtown Ketchum, implementing details that are found in the brick pattern-language of those buildings. Arched windows, cornice details, diverse brick bonding layout, and decorative steel structural façade details are added to bring more of “Ketchum” into the design. These elements are used as common threads to the façade design but avoid becoming repetitious.

In response to a comment made by the Commission, we examined adding retail space on 4th Street. This would be desirable due to more foot traffic, less traffic, and wider sidewalk developed for pedestrian use on 4th Street. However, the steep sidewalk and location of entry points to retail do not lend themselves to creating retail space there. This area is better lent to lobby space than to retail, due to lost parking and circulation space for the building and ability to have multi-level lobby access to parking area.

The roof datum is undulated to alleviate the single horizontal plane at the upper story of the Main Street façade. Furthermore, materials at this level are differentiated to alleviate the continuous band of material. The design implements metal, brick and glass railings to the roof terraces.

Please reach out should you have any questions or desire to have further discussion of design intentions for the project. Thank you for your time.

Peter Paulos, Jr.
Principal

MIXED USE DEVELOPMENT

4TH & MAIN STREET
KETCHUM, IDAHO

DATE: 2020-10-07



Galena Engineering, Inc.
civil engineering & land surveyors

317 N. River Street
Hailey, Idaho 83333
208-788-1705 tel.

PIH ARCHITECTS
38 Taunton Hill Road
Newtown, Connecticut 06470
203-426-6500 tel. 203-426-6503 fax
ph-archs.com

EGGERS ASSOCIATES, PA
landscape architecture
560 North Second Avenue
Ketchum, Idaho 83340
208-725-0988 tel. 208-725-0972 fax

LIST OF DRAWINGS:

		LATEST ISSUED
CIVIL	CV 1.0 COVER SHEET	2020-10-07
	- TOPOGRAPHIC MAP	2019-11-06
	C 0.1 NOTES & DETAILS	2020-05-15
	C 0.2 DETAIL SHEET	2020-05-15
	C 1.0 GRADING & DRAINAGE PLAN	2020-05-15
LANDSCAPE	L 1.0 LANDSCAPE PLAN, LEVEL 01	2020-10-06
	L 1.4 LANDSCAPE PLAN, LEVEL 04	2020-10-06
ARCHITECTURAL	A 1.0 FIRST FLOOR PLAN	2020-09-25
	A 1.1 SECOND FLOOR PLAN	2020-09-25
	A 1.2 THIRD FLOOR PLAN	2020-09-25
	A 1.3 FOURTH FLOOR PLAN	2020-09-25
	A 1.4 EMERGENCY VEHICLE ACCESS	2020-09-25
	A 1.5 BUILDING FOOTPRINT DIAGRAM	2020-09-25
	A 1.6 PARKING DIAGRAMS	2020-09-25
	A 2.0 FRONT & SIDE EXTERIOR ELEVATIONS	2020-09-25
	A 2.1 REAR & SIDE EXTERIOR ELEVATIONS	2020-09-25
	A 3.0 BUILDING SECTIONS	2020-09-25
	A 3.1 BUILDING SECTIONS	2020-09-25
	A 4.0 F.A.R. CALCULATIONS	2020-09-25
	A 5.0 PERSPECTIVE RENDERING	2020-09-25
	A 5.1 PERSPECTIVE RENDERING	2020-09-25
	A 5.2 MATERIALS	2020-09-25
	A 6.0 EXT. LIGHTING - FIRST FLOOR LIGHTING PLAN	2020-09-25
	A 6.1 EXT. LIGHTING - SECOND FLOOR LIGHTING PLAN	2020-09-25
	A 6.2 EXT. LIGHTING - FRONT & SIDE ELEVATIONS - LIGHTING	2020-09-25
	A 6.3 EXT. LIGHTING - REAR & SIDE ELEVATIONS - LIGHTING	2020-09-25

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DO NOT SCALE THE DRAWINGS.

VERIFY ALL DIMENSIONS IN THE FIELD. REPORT DISCREPANCIES.

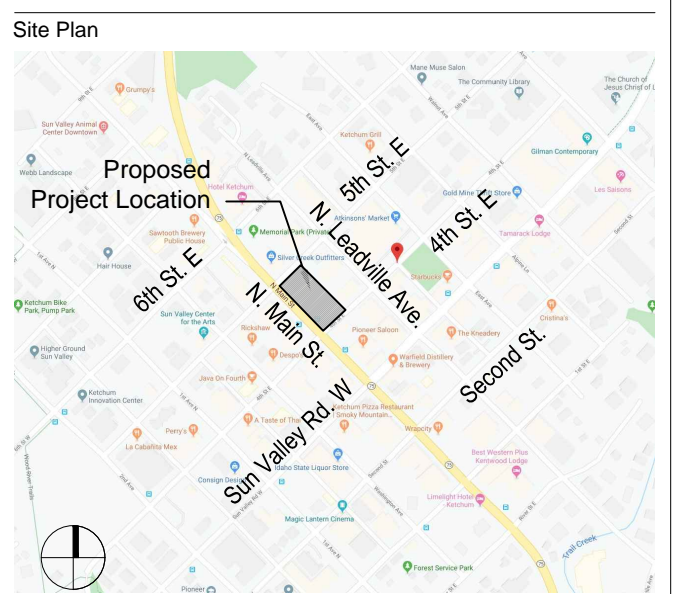
MIXED USE DEVELOPMENT

4TH & MAIN ST.
KETCHUM, BLAINE COUNTY,
IDAHO 84117

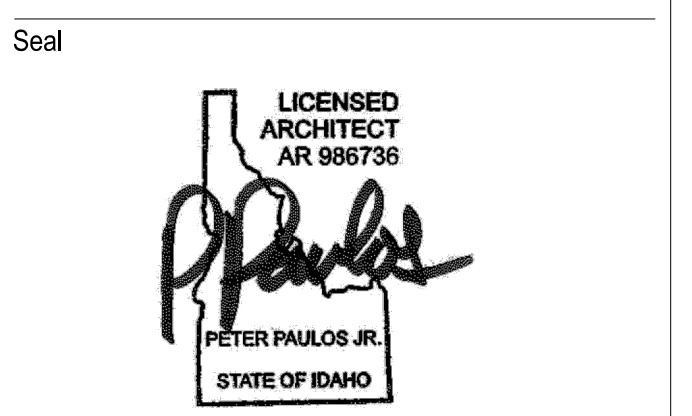
Prepared For: SOLSTICE DEVELOPMENT
4686 HIGHLAND DR. #224
MILLCREEK, UT 84117

PIH ARCHITECTS

38 Taunton Hill Road
Newtown, Connecticut 06470
203-426-6500 tel. 203-426-6503 fax
ph-archs.com



Project Team:
Architect and Planner:
P H Architects, LLC
38 Taunton Hill Road
Newtown, Connecticut 06470
(203) 426-6500 tel.
(203) 426-6503 fax
Civil Engineer:
Galena Engineering, Inc.
317 North River Street
Hailey, Utah 83333
(208) 788-1705 tel.
Landscape Architect:
Eggers Associates, Landscape Architecture
560 North Second Avenue
Ketchum, Idaho 83340
(208) 725-0988 tel.
(208) 725-0972 fax

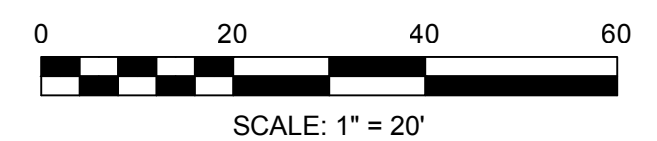
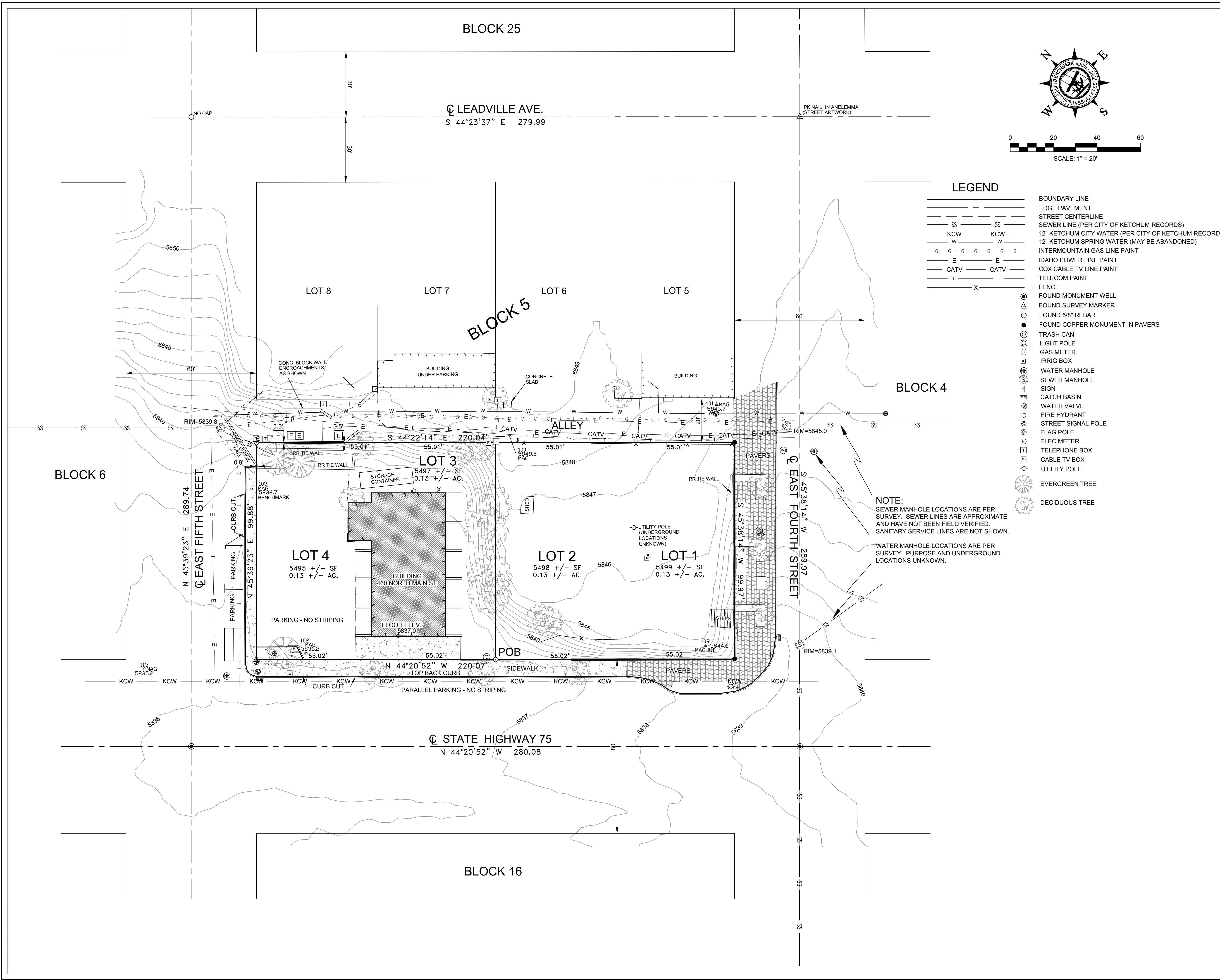


Revisions		
No.	Date	Issue

COVER SHEET

Date: 2020/10/07 Project No.:
Scale: N.T.S. CAD File Name:
Design: pep Checked:
Sheet No.:

CV1.0



LEGEND

- BOUNDARY LINE
- EDGE PAVEMENT
- STREET CENTERLINE
- SEWER LINE (PER CITY OF KETCHUM RECORDS)
- 12" KETCHUM CITY WATER (PER CITY OF KETCHUM RECORDS)
- 12" KETCHUM SPRING WATER (MAY BE ABANDONED)
- INTERMOUNTAIN GAS LINE PAINT
- IDAHO POWER LINE PAINT
- COX CABLE TV LINE PAINT
- TELECOM PAINT
- FENCE
- ⊙ FOUND MONUMENT WELL
- ⊙ FOUND SURVEY MARKER
- ⊙ FOUND 5/8" REBAR
- ⊙ FOUND COPPER MONUMENT IN PAVERS
- ⊙ TRASH CAN
- ⊙ LIGHT POLE
- ⊙ GAS METER
- ⊙ IRRIG BOX
- ⊙ WATER MANHOLE
- ⊙ SEWER MANHOLE
- ⊙ SIGN
- ⊙ CATCH BASIN
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ STREET SIGNAL POLE
- ⊙ FLAG POLE
- ⊙ ELEC METER
- ⊙ TELEPHONE BOX
- ⊙ CABLE TV BOX
- ⊙ UTILITY POLE
- ⊙ EVERGREEN TREE
- ⊙ DECIDUOUS TREE

NOTE:

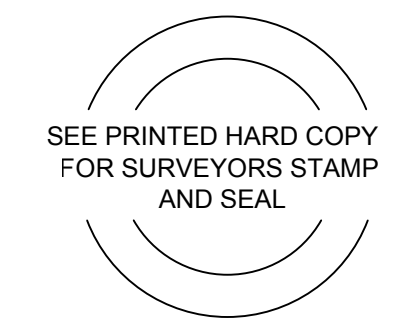
SEWER MANHOLE LOCATIONS ARE PER SURVEY. SEWER LINES ARE APPROXIMATE AND HAVE NOT BEEN FIELD VERIFIED. SANITARY SERVICE LINES ARE NOT SHOWN.

WATER MANHOLE LOCATIONS ARE PER SURVEY. PURPOSE AND UNDERGROUND LOCATIONS UNKNOWN.

NOTES:

- GENERAL RESTRICTIONS & TITLE INFORMATION:**
- THE PURPOSE OF THIS MAP IS TO SHOW TOPOGRAPHIC/SITE INFORMATION AS IT EXISTED ON THE DATE THE FIELD SURVEY WAS PERFORMED. CHANGES MAY HAVE OCCURRED TO SITE CONDITIONS SINCE SURVEY DATE.
 - THIS MAP WAS PREPARED FOR THE EXPRESS USE OF THE CLIENT AND IS NOT TRANSFERABLE TO OTHERS WITHOUT WRITTEN CONSENT.
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 - STORM WATER PLAN: IF SOIL DISTURBANCE, CLEARING, GRADING AND/OR EXCAVATION OF ONE (1) ACRE OR MORE IS TO TAKE PLACE A FEDERAL GENERAL CONSTRUCTION PERMIT, INCLUDING A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), MUST BE PREPARED AND SUBMITTED TO AND APPROVED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY PRIOR TO ANY SITE DISTURBANCE.
 - BOUNDARY LINES ARE PER RECORD OF SURVEY'S INSTRUMENT NUMBERS 644104 & 642700.
- SURVEY AND SITE FEATURES:**
- BASIS OF BEARINGS IS IDAHO STATE PLANE COORDINATE SYSTEM, NAD83. CENTRAL ZONE AS DERIVED BY GPS OBSERVATIONS. BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER RECORD OF SURVEYS, RECORDED AS INSTRUMENT NUMBERS 642700 & 64104. ALL DISTANCES SHOWN ARE GROUND DISTANCES IN U.S. SURVEY FEET.
 - ELEVATIONS BASED ON NAVD 88 (GEOID83) DATUM.
 - UTILITIES AND DRAIN PIPES IF SHOWN HEREON ARE PER SURFACE EVIDENCE ONLY AS MARKED BY DIGLINE NOV. 2019. OTHER UNDERGROUND UTILITIES MAY EXIST. LOCATION OF UNDERGROUND UTILITIES AND SERVICES SHOULD BE CONFIRMED PRIOR TO EXCAVATION OR DESIGN.
 - BUILDING WALLS IF SHOWN HEREON ARE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.
 - TREE LOCATIONS AND DRIP LINES IF SHOWN HEREON ARE APPROXIMATE.
 - CONTOUR INTERVAL: 1' - CONTOURS IN AREAS OF DENSE VEGETATION MAY DEVIATE FROM TRUE ELEVATION BY ONE HALF THE HEIGHT OF THE VEGETATION. DATE OF LIDAR FLIGHT FOR CONTOURS: 2017.
 - MAP SCALE: DUE TO ELECTRONIC MAP DELIVERY AND ALTERNATE PRINTING METHODS, PLEASE USE BAR SCALE TO DETERMINE ACTUAL PRINTED SCALE.
 - FEATURES OBTAINED BY DEBRIS, SNOW OR VEHICLES AT THE TIME OF SURVEY, DO NOT APPEAR ON THIS MAP.

PREPARED BY:
BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733 - 100 BELL DRIVE, KETCHUM, IDAHO, 83340
PHONE (208)726-9512 FAX (208)726-9514
WEB: <http://benchmark-associates.com/>
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KETCHUM BLOCK 5

LOTS 1-4

LOCATED WITHIN:
SECTION 18, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.,
CITY OF KETCHUM, BLAINE COUNTY, IDAHO

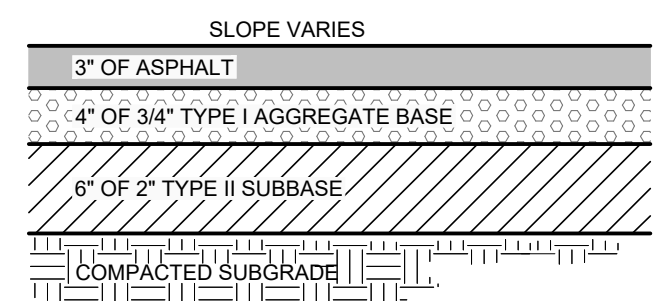
PREPARED FOR: SOLSTICE HOMES

PROJECT NO. 19195	DWG BY: DWS/CPL	19195 TOPO.DWG
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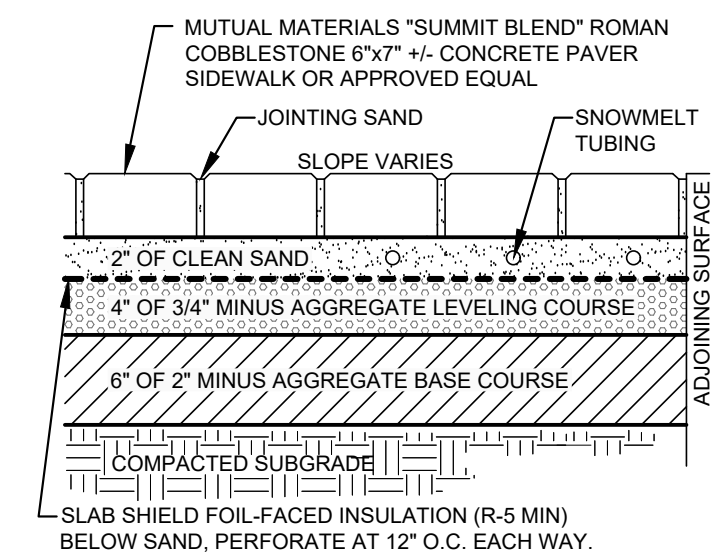
CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO REGULATIONS FOR PUBLIC DRINKING WATER SYSTEMS," THE CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPCW), AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPCW ON SITE DURING CONSTRUCTION.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING AND DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL DIGLINE (1-800-342-1585) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL CLEAN UP THE SITE AFTER CONSTRUCTION SO THAT IT IS IN A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, EPA'S NPDES CONSTRUCTION GENERAL PERMIT.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
- CONSTRUCTION OF WATER MAINS AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW), IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE CITY OF KETCHUM UTILITIES DEPARTMENT STANDARDS.
- CONTRACTOR SHALL PRESSURE TEST, DISINFECT, AND CONDUCT BIOLOGICAL TESTING IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE PRESSURE TESTING, DISINFECTION, AND MICROBIOLOGICAL TESTING PROCEDURES.
- ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL BE ANSINFS STD. 61 COMPLIANT.
- ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL COMPLY WITH THE LOW LEAD ACT REQUIRING ALL MATERIALS TO HAVE A LEAD CONTENT EQUAL TO OR LESS THAN 0.25%.
- THE CONTRACTOR SHALL USE ANSINFS STANDARD 60 CHEMICALS AND COMPOUNDS DURING INSTALLATION & DISINFECTION OF POTABLE WATER MAIN.
- CONTRACTOR SHALL COORDINATE LOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) NOT SHOWN ON THE DRAWING WITH IDAHO POWER.
- ALL CLEARING & GRUBBING SHALL CONFORM TO ISPCW SECTION 201.
- ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPCW SECTION 202. EXCAVATED SUBGRADE SHALL BE COMPACTED AND ALL UNSUITABLE SECTIONS REMOVED AND REPLACED WITH STRUCTURAL FILL AS DETERMINED BY THE ENGINEER. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
- ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPCW 802, TYPE II (ITD STANDARD 703.04, 2"), SHALL BE PLACED IN CONFORMANCE WITH ISPCW SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.
- ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPCW 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPCW SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
- ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPCW SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPCW SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPCW SECTION 805.
- ALL EDGES OF EXISTING ASPHALT PAVING SHALL BE SAW CUT 24" TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PER THE CURRENT EDITION OF THE US DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL CONCRETE FORM WORK SHALL CONFORM TO ISPCW SECTION 701 AND 703. ALL CONCRETE SHALL BE 3,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPCW SECTION 703, TABLE 1.C.
- ALL TRENCHING SHALL CONFORM TO ISPCW STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
- TOPOGRAPHIC, SITE, AND BOUNDARY SURVEYS SHOWN HEREON WERE CONDUCTED BY BENCHMARK ASSOCIATES, P.A., 11/6/2019. REFER TO TOPOGRAPHIC MAP FOR NOTES.
- PER IDAHO CODE § 55-1613, THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS; ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED AND RE-MONUMENTED, AT THE EXPENSE OF THE AGENCY OR PERSON CAUSING THEIR LOSS OR DISTURBANCE AT THEIR ORIGINAL LOCATION OR BY SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT BENCHMARK OR CONTROL POINT, BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.

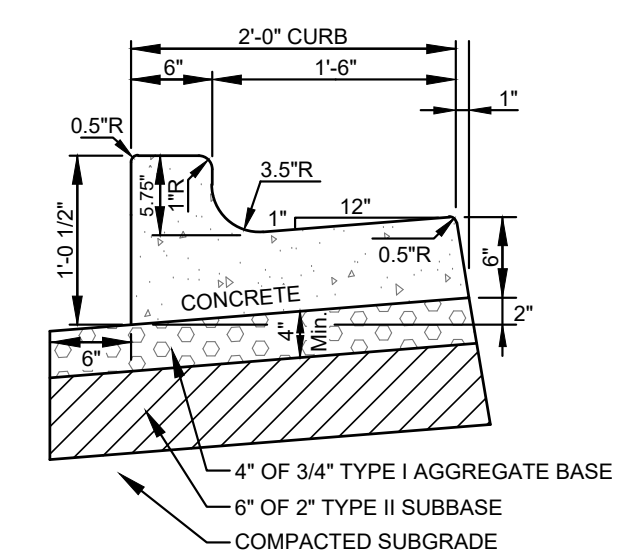


- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

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

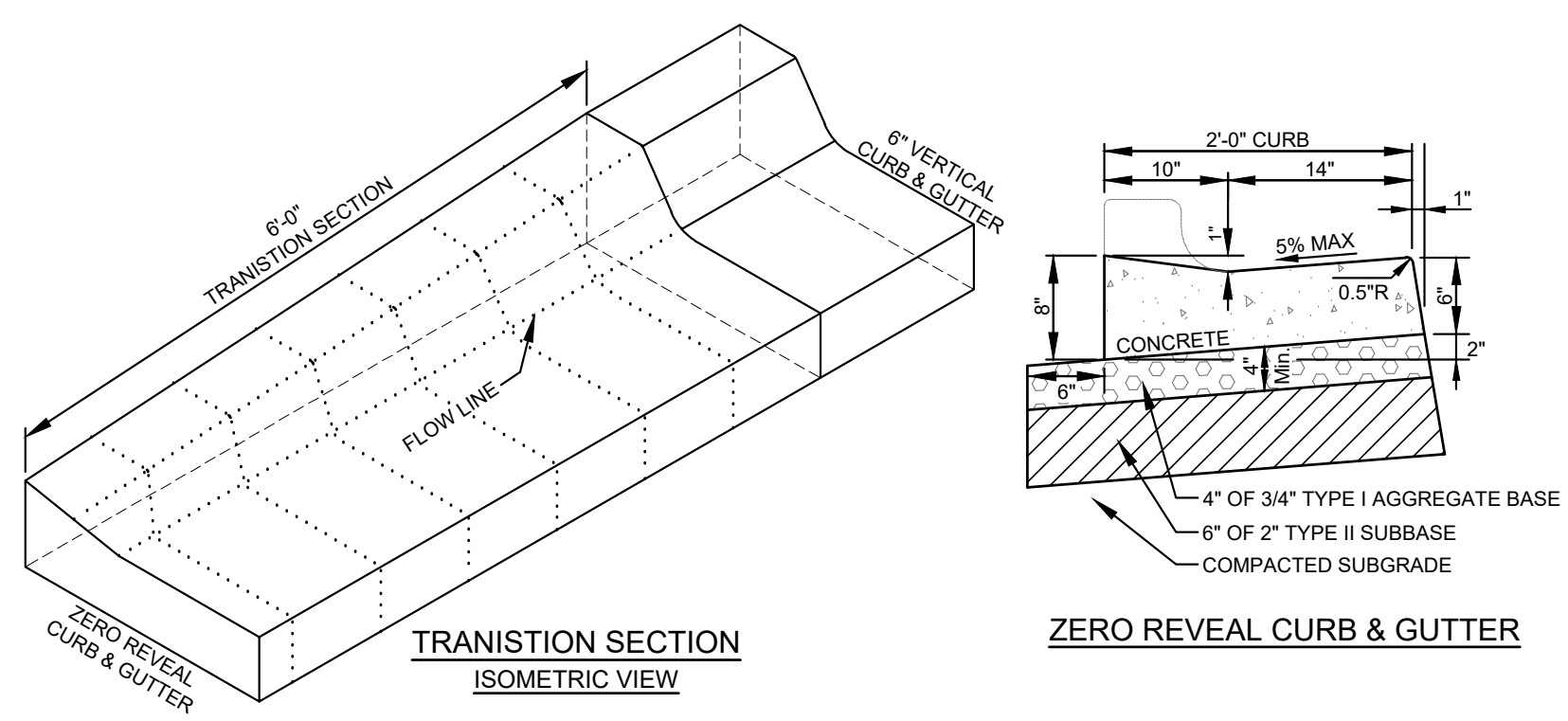


2
C0.1 **PAVER DETAIL**
N.T.S.



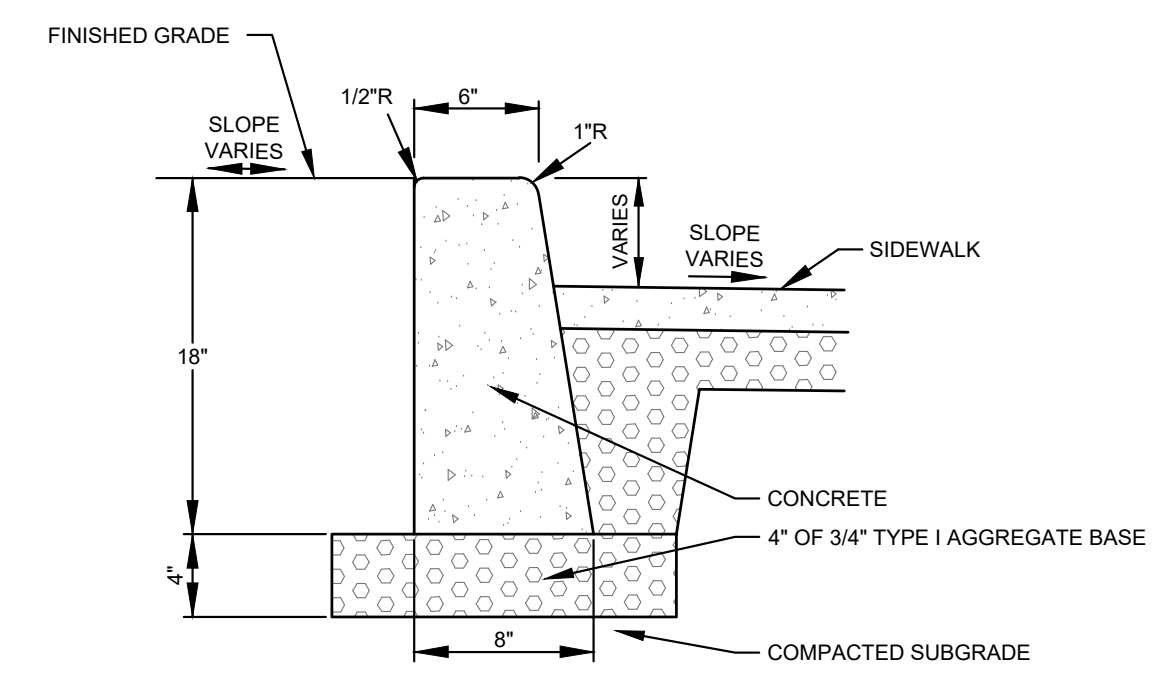
- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
 - 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
 - CONTINUOUS PLACEMENT PREFERRED. SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET WISIDEWALK).

3
C0.1 **6\"/>**



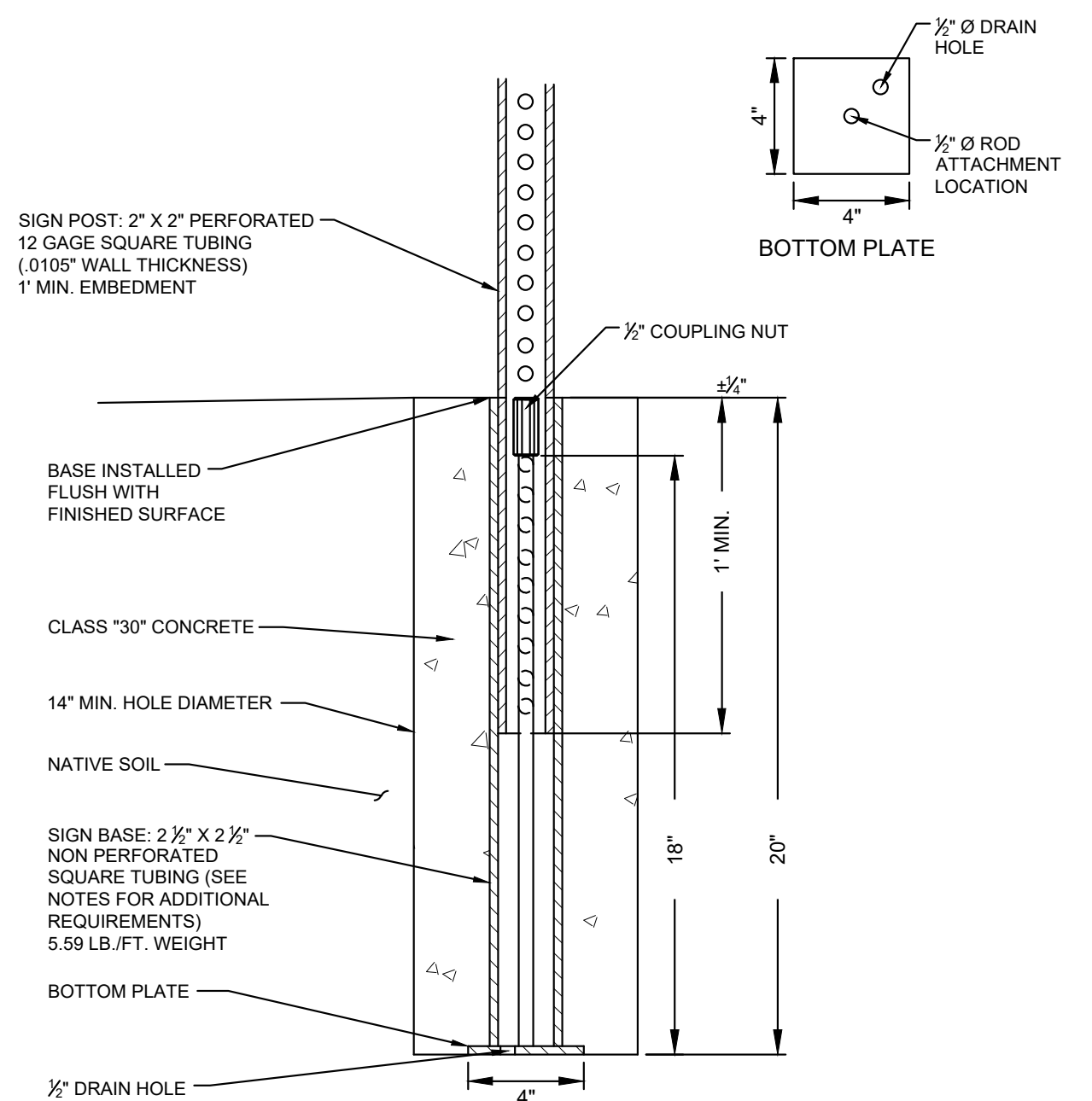
- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
 - 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
 - CONTINUOUS PLACEMENT PREFERRED. SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET WISIDEWALK).

4
C0.1 **TYPICAL CURB TRANSITION DETAIL**
N.T.S.



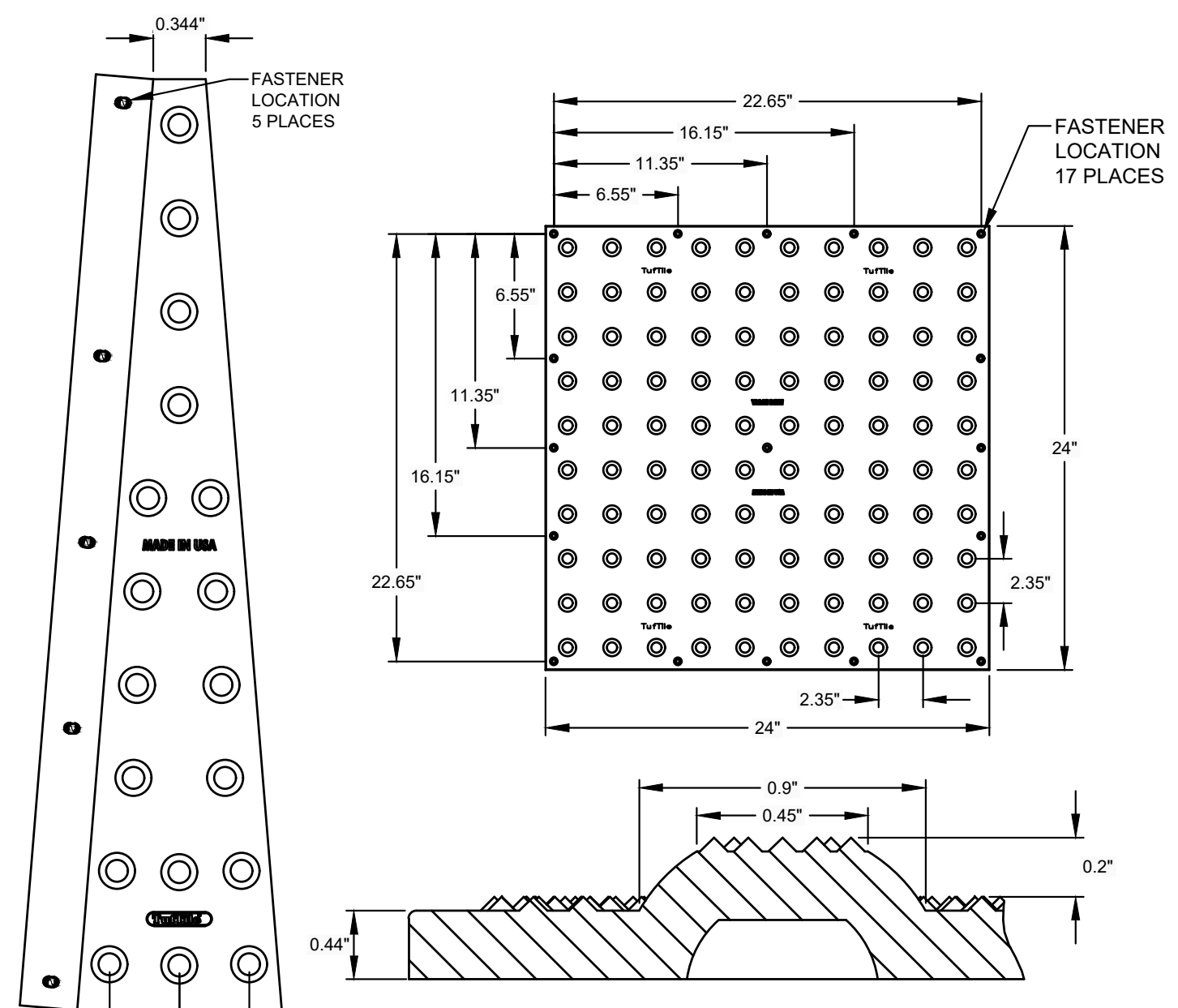
- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
 - 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
 - CONTINUOUS PLACEMENT PREFERRED. SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET WISIDEWALK).

5
C0.1 **CONCRETE VERTICAL CURB**
N.T.S.



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

6
C0.1 **TYPICAL SIGN BASE**
N.T.S.



- NOTES:**
- DETECTABLE WARNING TILES SHALL BE TUFFLE (CAST IRON & WET SET) OR APPROVED EQUAL.
 - REFER TO DETAIL 8.
 - COLOR TO BE PATINA (NO FINISH).

7
C0.1 **DETECTABLE WARNING PLATE**
N.T.S.

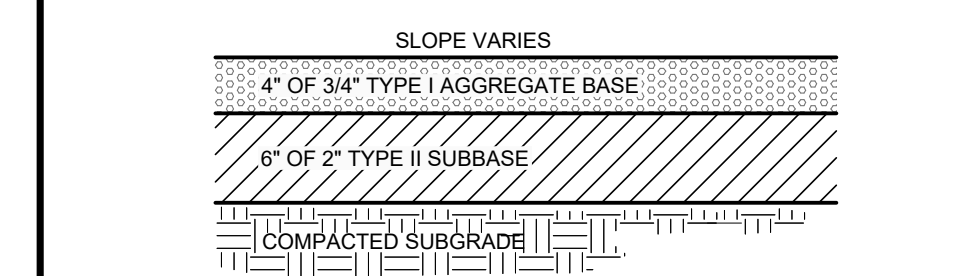
**PRELIMINARY
NOT FOR
CONSTRUCTION**

NOTES AND DETAIL SHEET
MIXED USE DEVELOPMENT, 4TH AND MAIN ST.
 LOCATED WITHIN SEC 13, T4N, R18E, B4M, CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR SOLISTICE DEVELOPMENT
 PROJECT INFORMATION
 SAMANTHA STAHLNECKER
 DATE ORIGINAL SIGNED: 05/15/2020
 ORIGINAL FILE AT OFFICE OF GALENA ENGINEERING (HAILEY, ID)
 DESIGNED BY _____
 DRAWN BY _____
 SMF
 CHECKED BY _____
GALENA ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 317 N. River Street
 Hailey, Idaho 83433
 (208) 768-1705
 email: galena@galena-engineering.com
 PURPOSE: ISSUE FOR DESIGN REVIEW
 NO. DATE BY REVISIONS
 C0.1

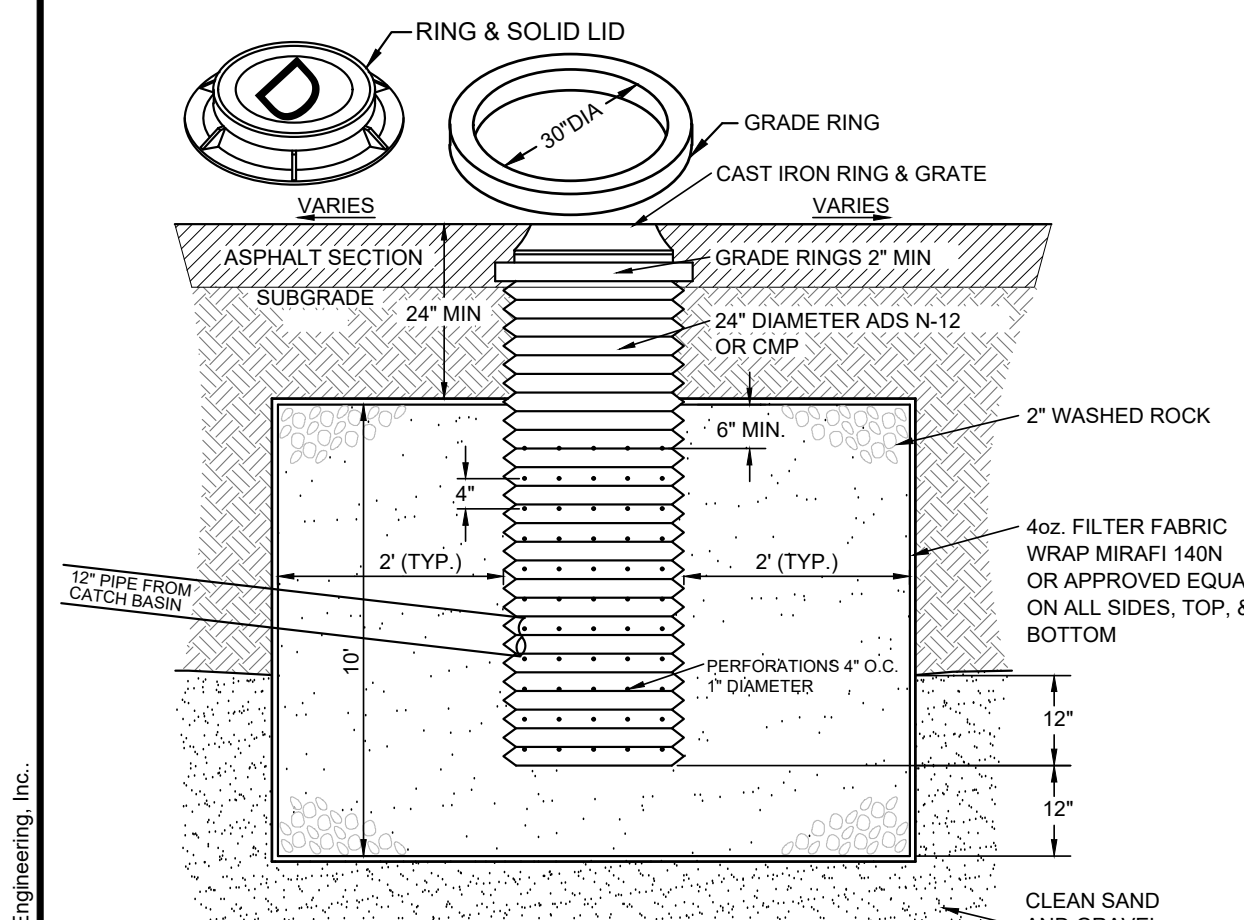
REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any project or extension of this project except by agreement in writing with Galena Engineering, Inc.

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

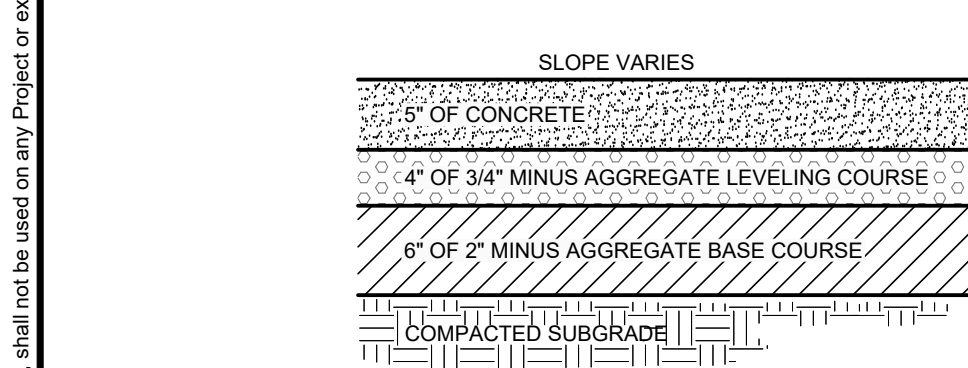
1
C0.2 **TYPICAL GRAVEL SECTION**
 N.T.S.



5
C0.2 **DRYWELL DETAIL (6'X6')**
 N.T.S.



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

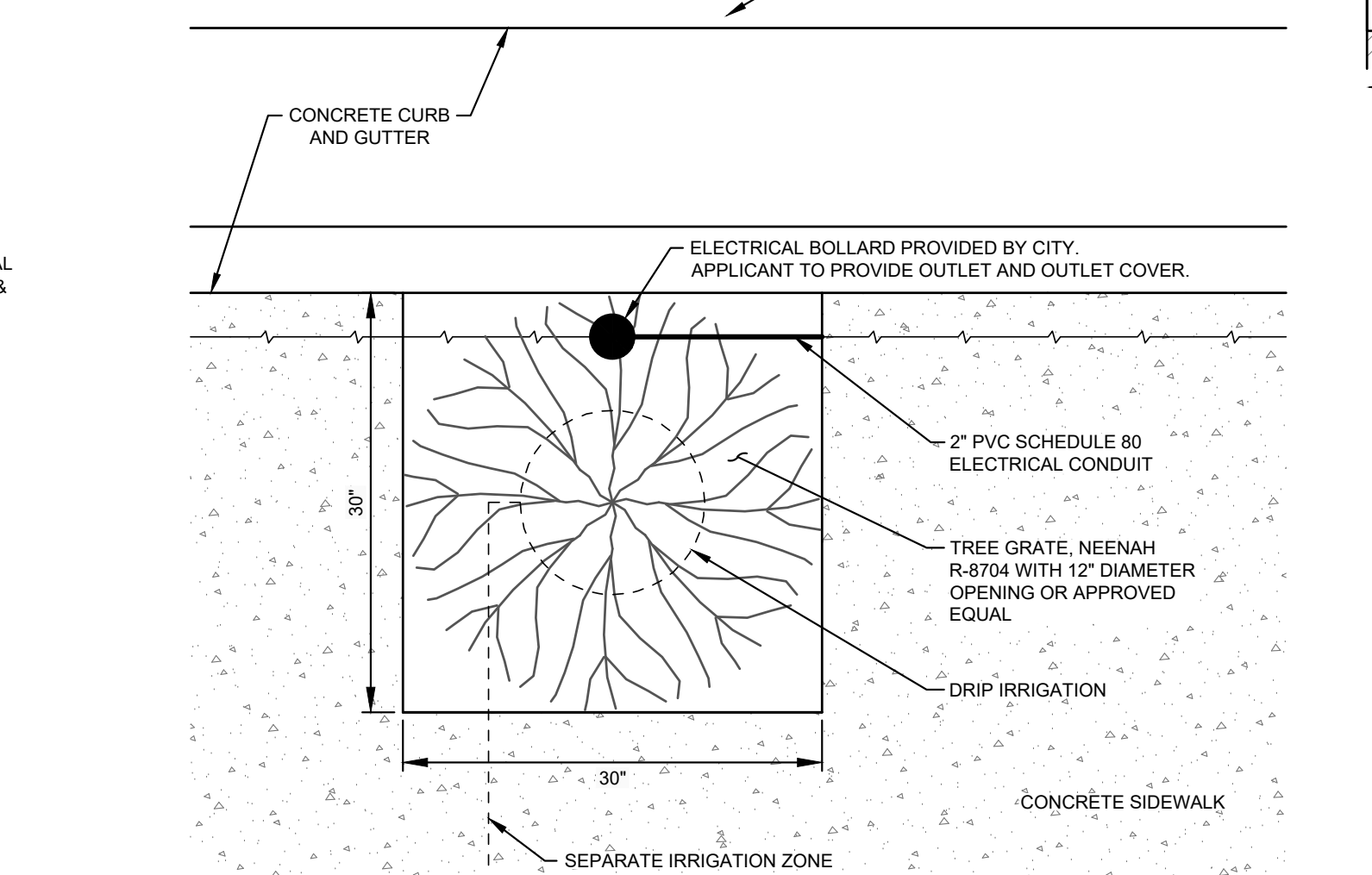
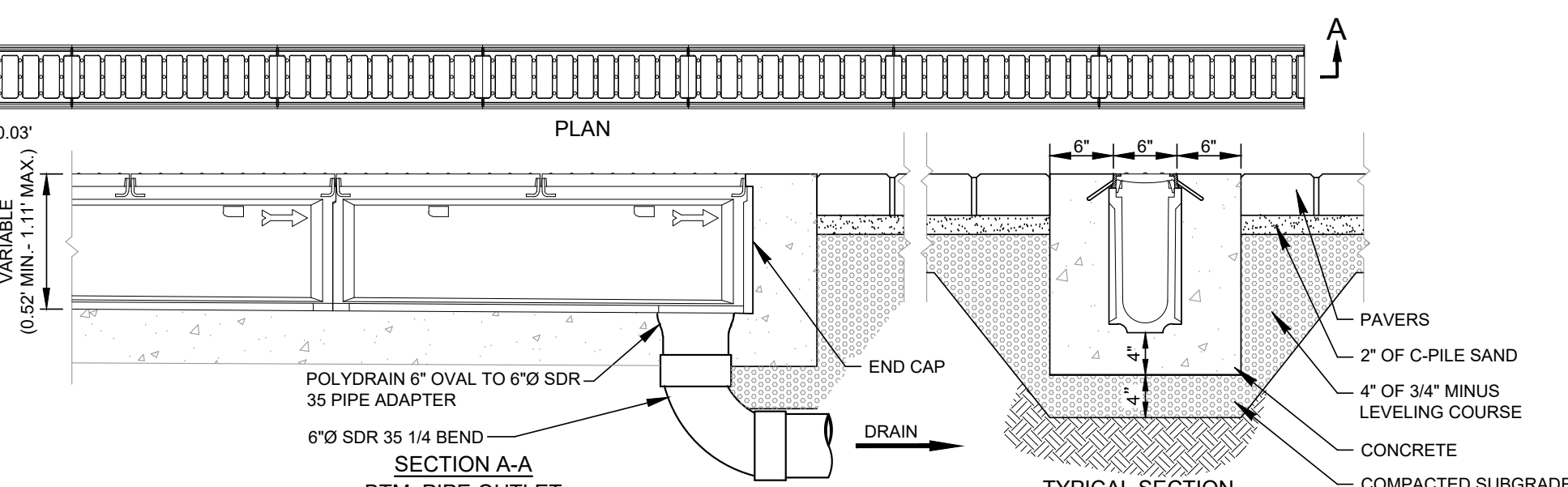


NOTES:
 1. INSTALL SCORE JOINTS AT INTERVALS TO MATCH WIDTH OF WALK NOT TO EXCEED 5 FEET SPACING IN BOTH THE LONGITUDINAL AND TRANSVERSE DIRECTION FOR SIDEWALK GREATER THAN 5 FEET IN WIDTH. INSTALL EXPANSION JOINTS EVERY 10 FEET IN LONGITUDINAL DIRECTION.
 2. 1/2\"/>

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

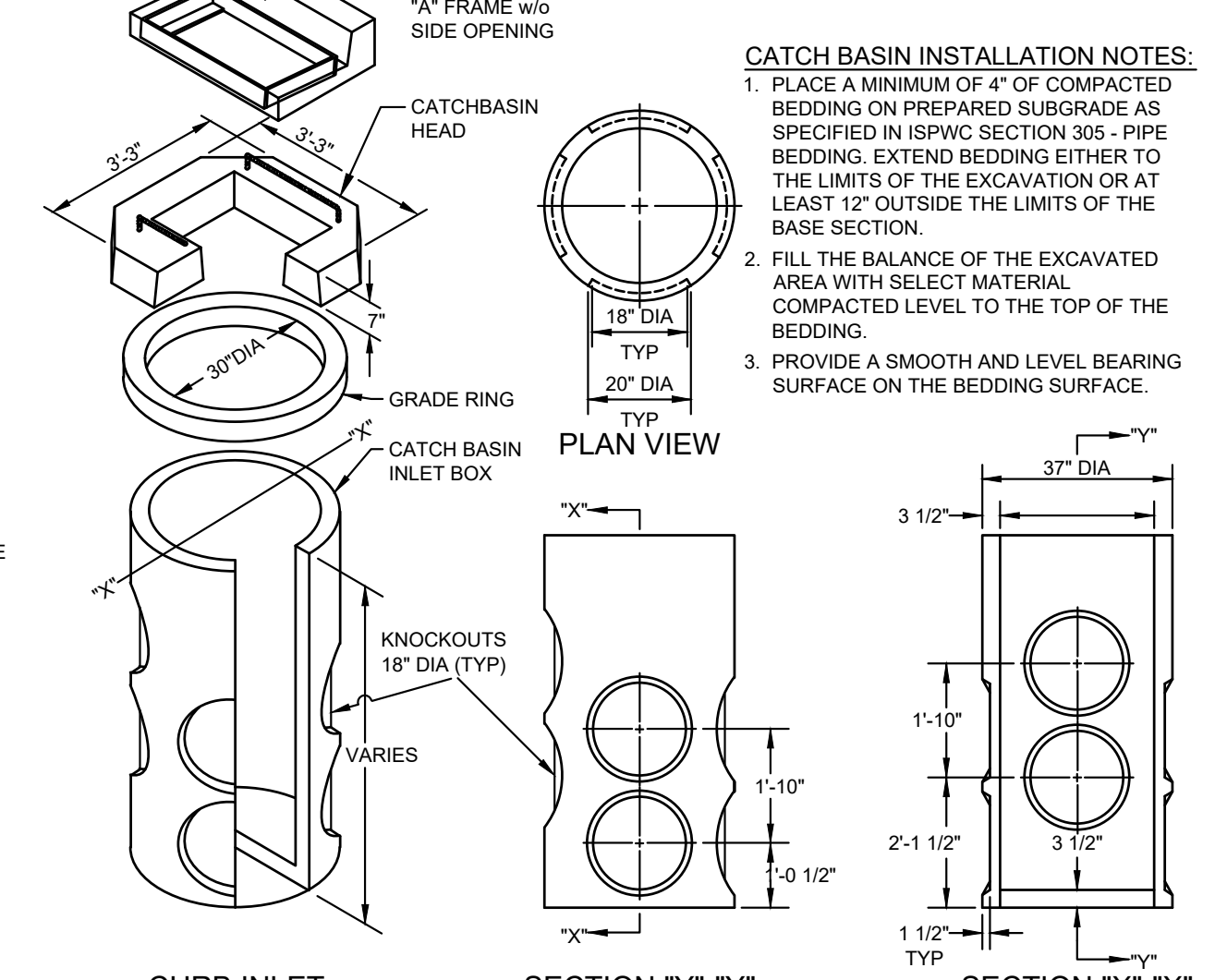
NOTES:
 1. LINE DRAIN IS SUITABLE FOR APPLICATIONS FOR CONTROLLING SPREAD IN GUTTER FLOW CONDITIONS OR TO INTERCEPT SHEET FLOW. TYPICAL APPLICATION IS AT THE STREET CURB OR BARRIER.
 2. THE FRAME AND GRATE IS SUITABLE FOR PEDESTRIAN AND BICYCLE TRAFFIC AND RATED FOR H-25 AND HS-25 LOADS.
 3. CONCRETE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

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

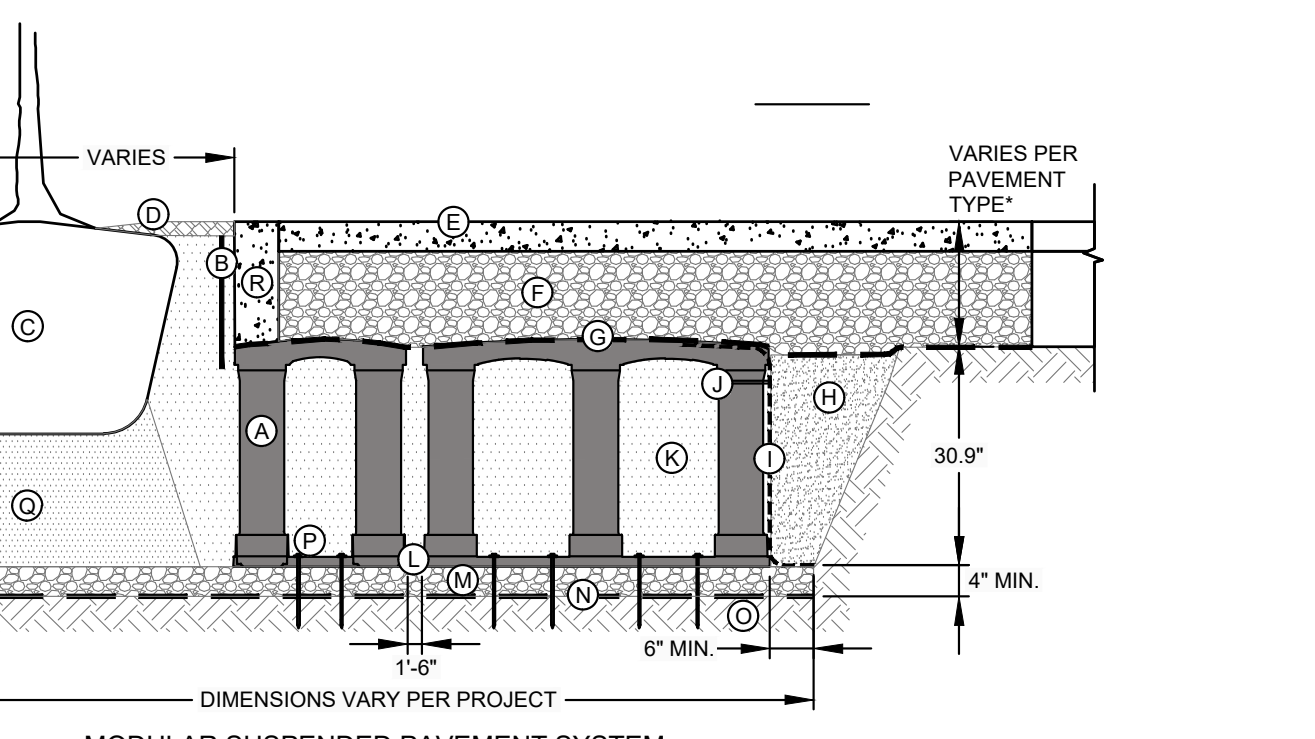


NOTES:
 1. TREE TO BE 3\"/>

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



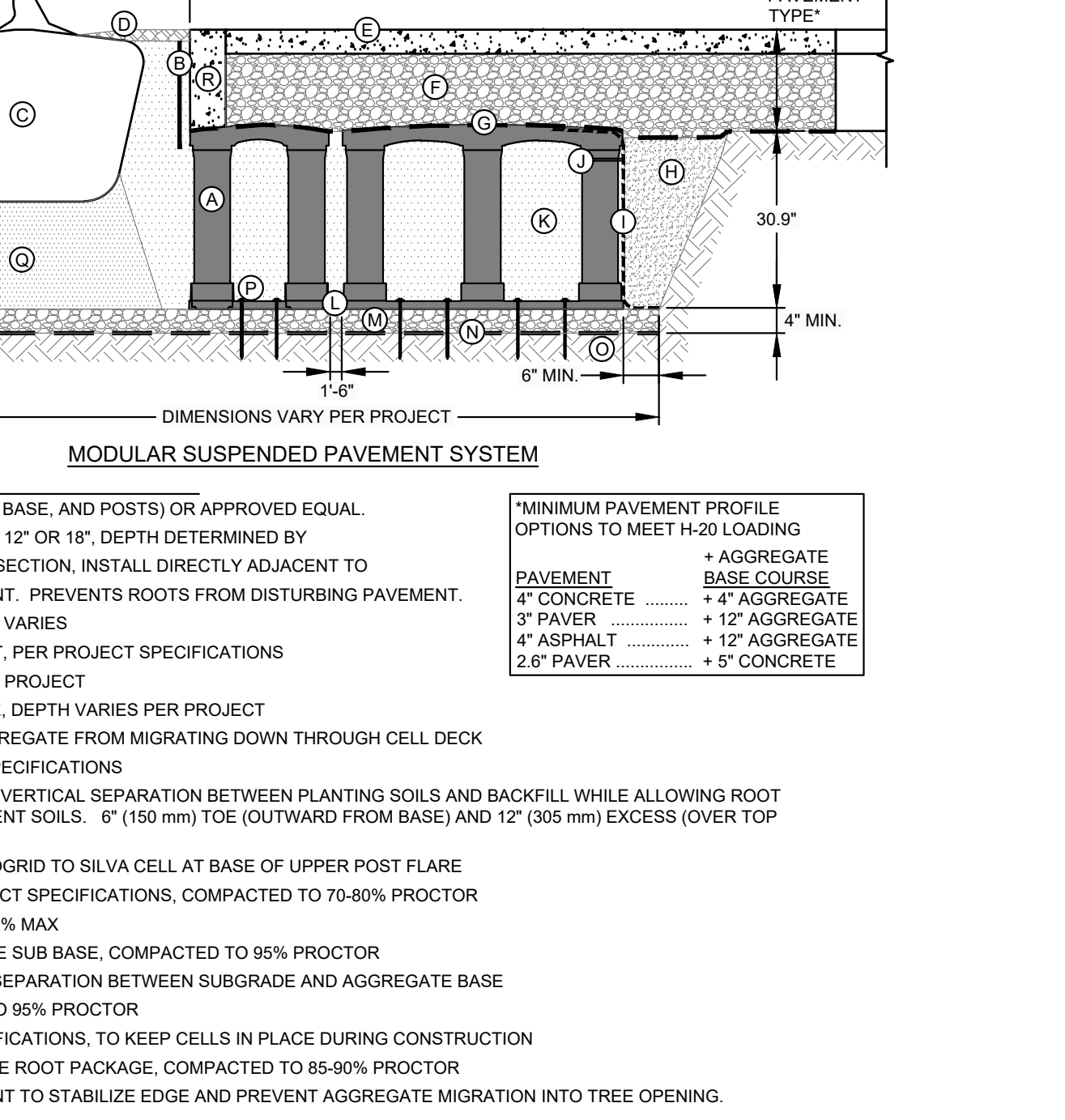
3
C0.2 **30\"/>
 N.T.S.**



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

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

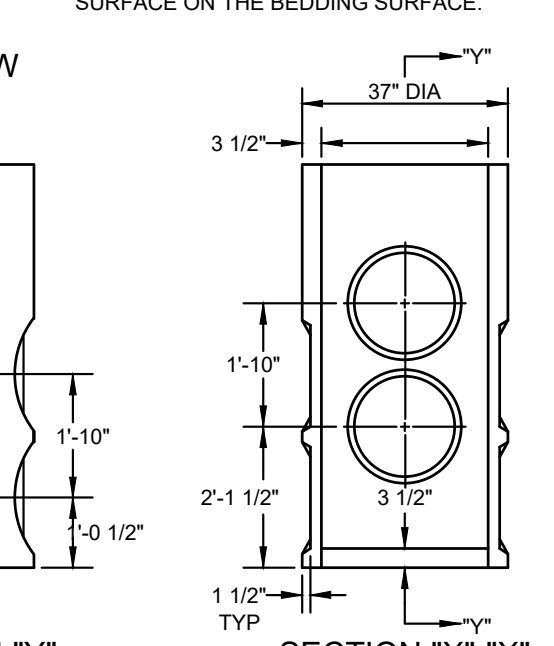
7
C0.2 **TYPICAL STREET LIGHT**
 N.T.S.



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

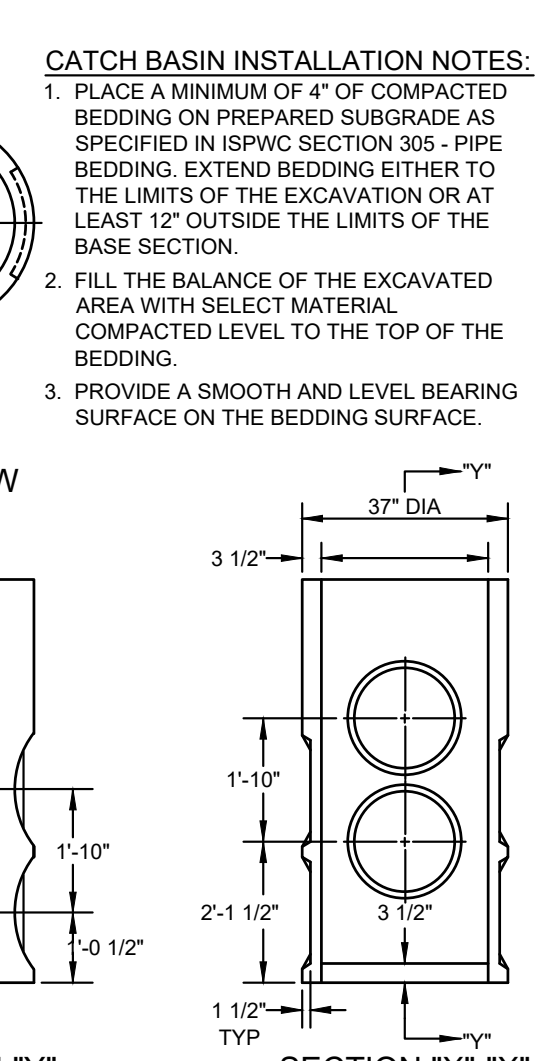
7
C0.2 **TYPICAL STREET LIGHT**
 N.T.S.

CATCH BASIN INSTALLATION NOTES:
 1. PLACE A MINIMUM OF 4\"/>



4
C4.0 **LANDSCAPE DRYWELL DETAIL**
 N.T.S.

NOTES:
 THE BED SHALL BE EXCAVATED A MINIMUM OF 24\"/>



4
C4.0 **LANDSCAPE DRYWELL DETAIL**
 N.T.S.

DETAIL SHEET
MIXED USE DEVELOPMENT, 4TH AND MAIN ST.
 LOCATED WITHIN SEC 13, T4N, R17E & SEC 18, T4N, R18E, BM, CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR SOLISTICE DEVELOPMENT

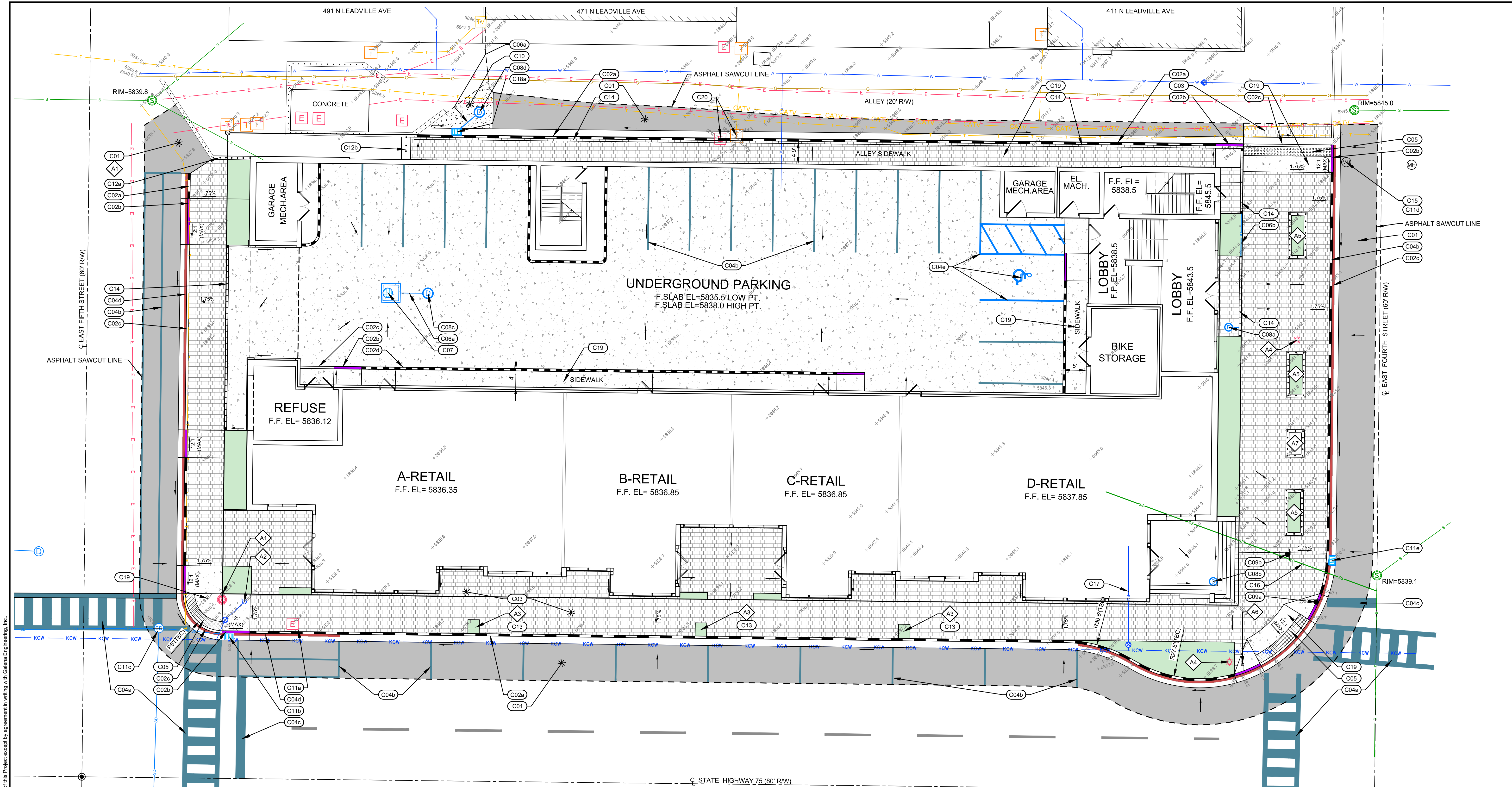
ORIGINAL SIGNED BY
 SAMANTHA STAHLNECKER
 DATE ORIGINAL SIGNED:
 05/15/2020
PROFESSIONAL ENGINEER
17618
 STATE OF IDAHO
 SAMANTHA STAHLNECKER

DESIGNED BY
 CT
 DRAWN BY
 SMF
 CHECKED BY

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

PRELIMINARY
 NOT FOR
 CONSTRUCTION

PURPOSE: ISSUE FOR DESIGN REVIEW
 NO. DATE BY REVISIONS
 C0.2

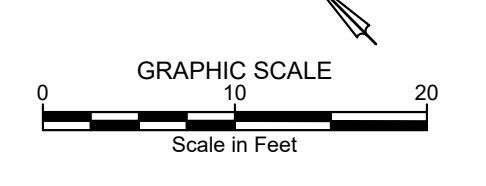


LEGEND

EXISTING ITEMS		PROPOSED ITEMS	
Property Line	---	Asphalt	[Pattern]
Adjainer's Lot Line	---	Paver Sidewalk	[Pattern]
Centerline	---	6" Vertical Curb & Gutter	[Pattern]
Edge of Pavement	---	Zero Reveal Curb & Gutter	[Pattern]
5' Contour Interval	---	Curb Transition	[Pattern]
1' Contour Interval	---	6" Vertical Curb (no gutter)	[Pattern]
Cable TV Line	---	No Parking Zone	[Pattern]
Buried Power Line	---	ADA Access Truncated Dome	[Pattern]
Gas Line	---	Street Light	[Symbol]
Telephone Line	---	Sign	[Symbol]
Sewer Line	---	Drywell	[Symbol]
Spring Water Line	---	Sand & Grease Trap	[Symbol]
Ketchum City Water	---	Storm Drain	[Symbol]
Storm Drain Manhole	[Symbol]	Catch Basin	[Symbol]
Fire Hydrant	[Symbol]	Sawcut Line	[Symbol]
Water Valve	[Symbol]	Road Paint	[Symbol]
Traffic Signal Light Base	[Symbol]	Grade	[Symbol]
Street Light	[Symbol]	Spot Elevation	[Symbol]
Water Manhole	[Symbol]	Trench Drain	[Symbol]
Telephone Riser	[Symbol]	Retaining/Landscape Wall	[Symbol]
Electrical Box	[Symbol]	Gravel	[Symbol]
		Concrete	[Symbol]

CONSTRUCTION KEY NOTES

- C01** CONSTRUCT ASPHALT ROADWAY / ASPHALT REPAIR. SEE DETAIL 1 / C0.1.
- C02** CONSTRUCT CONCRETE CURB AND GUTTER
 - a. 6" VERTICAL C&G PER DETAIL 3 / C0.1.
 - b. CURB TRANSITION PER DETAIL 4 / C0.1.
 - c. ZERO REVEAL CURB AND GUTTER PER DETAIL 4 / C0.1.
 - d. CONCRETE VERTICAL CURB PER DETAIL 5 / C0.1.
- C03** CONSTRUCT HEATED PAVER SIDEWALK, WIDTH AS SHOWN HEREON. SEE DETAIL 2 / C0.1.
- C04** INSTALL ROAD STRIPING / PAINT
 - a. WHITE CROSSWALK STRIPING. MATCH CITY PATTERNS.
 - b. YELLOW ASPHALT PARKING STRIPING (4" WIDE), MATCH CITY PATTERNS.
 - c. WHITE STOP BAR STRIPING (24" WIDE).
 - d. RED "NO PARKING" STRIPING ON CURB. MATCH CITY PATTERNS.
 - e. BLUE ADA PARKING STRIPING AND SYMBOL.
- C05** INSTALL CITY OF KETCHUM APPROVED CAST IRON TRUNCATED DOME DETECTABLE WARNING INSERT. SEE DETAIL 7 / C0.1.
- C06** STORM DRAIN.
 - a. INSTALL 12" ADS N-12 STORM DRAIN PIPE WITH A MINIMUM SLOPE OF 2.0%. SEE DETAIL 2 / C0.3 FOR POTABLE AND NON-POTABLE WATER LINE SEPARATION AND DETAIL 1 / C0.3 FOR TRENCHING.
 - b. INSTALL 6" PVC STORM DRAIN PIPE WITH A MINIMUM SLOPE OF 2.0%.
- C07** INSTALL CONCRETE 350 GALLON SAND AND GREASE TRAP WITH 24" GRATE
 - RIM = 5835.68
 - INV. OUT = 5832.6
- C08** DRYWELL:
 - a. CONSTRUCT NEW LANDSCAPE DRYWELL. SEE DETAIL 4 / C0.2
 - RIM = 58
 - INV. IN = 58
 - b. CONSTRUCT NEW LANDSCAPE DRYWELL. SEE DETAIL 4 / C0.2
 - RIM = 5837.63
 - INV. IN = 5832.4
 - c. CONSTRUCT NEW DRYWELL. SEE DETAIL 5 / C0.2
 - RIM = 5835.73
 - INV. IN = 5832.4
 - d. CONSTRUCT NEW DRYWELL. SEE DETAIL 5 / C0.2
 - RIM = 58
 - INV. IN = 58
- C09** SIGNS:
 - a. INSTALL STOP / STREET SIGN. USE PREVIOUSLY REMOVED SIGN. COORDINATE FINAL LOCATION WITH CITY OF KETCHUM. SEE DETAIL 6 / C0.1 FOR SIGN BASE DETAIL.
 - b. INSTALL REGULATORY SIGN. COORDINATE TYPE AND FINAL LOCATION WITH CITY OF KETCHUM. SEE DETAIL 6 / C0.1 FOR SIGN BASE DETAIL.
- C10** CONSTRUCT GRAVEL DRIVEWAY / PARKING AREA IMPROVEMENTS. REGRADE AREA TO PROVIDE FOR A SMOOTH TRANSITION. SEE DETAIL 1 / C0.2.
- C11** RESET UTILITY BOX LID/GRATE ELEVATION.
 - a. POWER HANDHOLE/TRAFFIC SIGNAL CONTROL. ORIGINAL RIM = 5836.0 NEW RIM = 5835.95
 - b. CATCH BASIN GRATE ORIGINAL RIM = 5835.42 NEW RIM = 5835.26
 - c. STORM DRAIN MANHOLE LID ORIGINAL RIM = 5835.75 NEW RIM = 5835.7
 - d. PAVEMENT HYDRONIC HEATING MANHOLE LID ORIGINAL RIM = 58__ NEW RIM = 58__
 - e. CATCH BASIN GRATE ORIGINAL RIM = 5838.62 NEW RIM = 5838.66
- C12** CONSTRUCT RETAINING WALL:
 - a. USE PREVIOUSLY REMOVED KEYSTONE BLOCKS.
 - b. TYPE TO BE DETERMINED BY STRUCTURAL ENGINEER.
- C13** INSTALL TREE WELL BOLLARDS AND MODULAR SUSPENDED PAVEMENT SYSTEM. SEE DETAIL 6 / 4.0.
- C14** INSTALL TRENCH DRAIN. SEE DETAIL 2 / C0.2
- C15** DISCONNECT EXISTING PAVER HYDRONIC HEATING SYSTEM. CAP EXISTING TUBES FOR FUTURE CITY USE. COORDINATE WORK WITH CITY.
- C16** INSTALL 6" PVC SEWER SERVICE.
- C17** INSTALL 6" PVC WATER SERVICE.
- C18** INSTALL CATCH BASIN. SEE DETAIL 3 / C0.2.
 - a. RIM = 58
 - INV. OUT = 58
- C19** CONSTRUCT CONCRETE SIDEWALK, WIDTH AS SHOWN HEREON. SEE DETAIL 8 / C0.2.
- C20** RELOCATE UTILITIES. CONTRACTOR TO COORDINATE RELOCATION WITH UTILITY COMPANY.



PRELIMINARY
NOT FOR
CONSTRUCTION

GRADING AND DRAINAGE PLAN
MIXED USE DEVELOPMENT, 4TH AND MAIN ST.

LOCATED WITHIN SEC 13, T4N, R17E & SEC 18, T4N, R17E & SEC 18, T4N, R18E, BM, CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR SOLISTICE DEVELOPMENT

PROJECT INFORMATION
Prepared by: SAMANTHA STAHLNECKER
Date: 02/13/2020 2:59:00 PM

ORIGINAL SIGNED BY SAMANTHA STAHLNECKER
DATE ORIGINAL SIGNED: 05/15/2020

PROFESSIONAL ENGINEER LICENSED 17618
STATE OF IDAHO
SAMANTHA STAHLNECKER

ORIGINAL ON FILE AT OFFICE OF GALENA ENGINEERING (HAILEY, ID)

DESIGNED BY: _____
DRAWN BY: _____
SMF
CHECKED BY: _____

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

NO.	DATE	BY	REVISIONS

PURPOSE: ISSUE FOR DESIGN REVIEW

C1.0

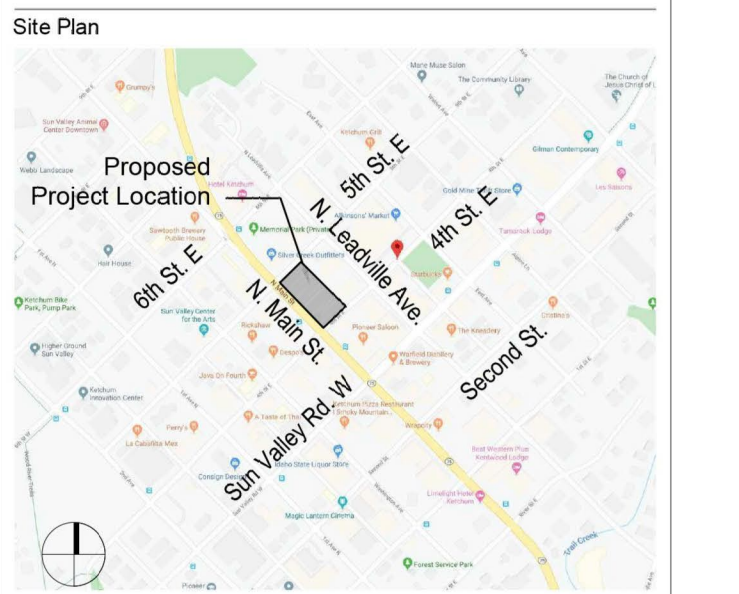
MIXED USE DEVELOPMENT

4TH & MAIN ST.
KETCHUM, BLAINE COUNTY,
IDAHO 84117

Prepared For: SOLSTICE DEVELOPMENT
4686 HIGHLAND DR. #224
MILLCREEK, UT 84117

P H
ARCHITECTS

38 Taunton Hill Road
Newtown, Connecticut 06470
203-426-6500 tel. 203-426-6503 fax
ph-archs.com



Project Team:
Architect and Planner:
 P H Architects, LLC
 38 Taunton Hill Road
 Newtown, Connecticut 06470
 (203) 426-6500 tel.
 (203) 426-6503 fax
Civil Engineer:
 Galena Engineering, Inc.
 317 North River Street
 Healy, Utah 83333
 (208) 788-1705 tel.
Landscape Architect:
 Eggers Associates, Landscape Architecture
 560 North Second Avenue
 Ketchum, Idaho 83340
 (208) 725-0988 tel.
 (208) 725-0972 fax

EGGERS ASSOCIATES S.E.A.
 landscape architecture
 P.O. Box 959
 Ketchum, ID. 83340
 T (208) 725-0988
 F (208) 725-0972



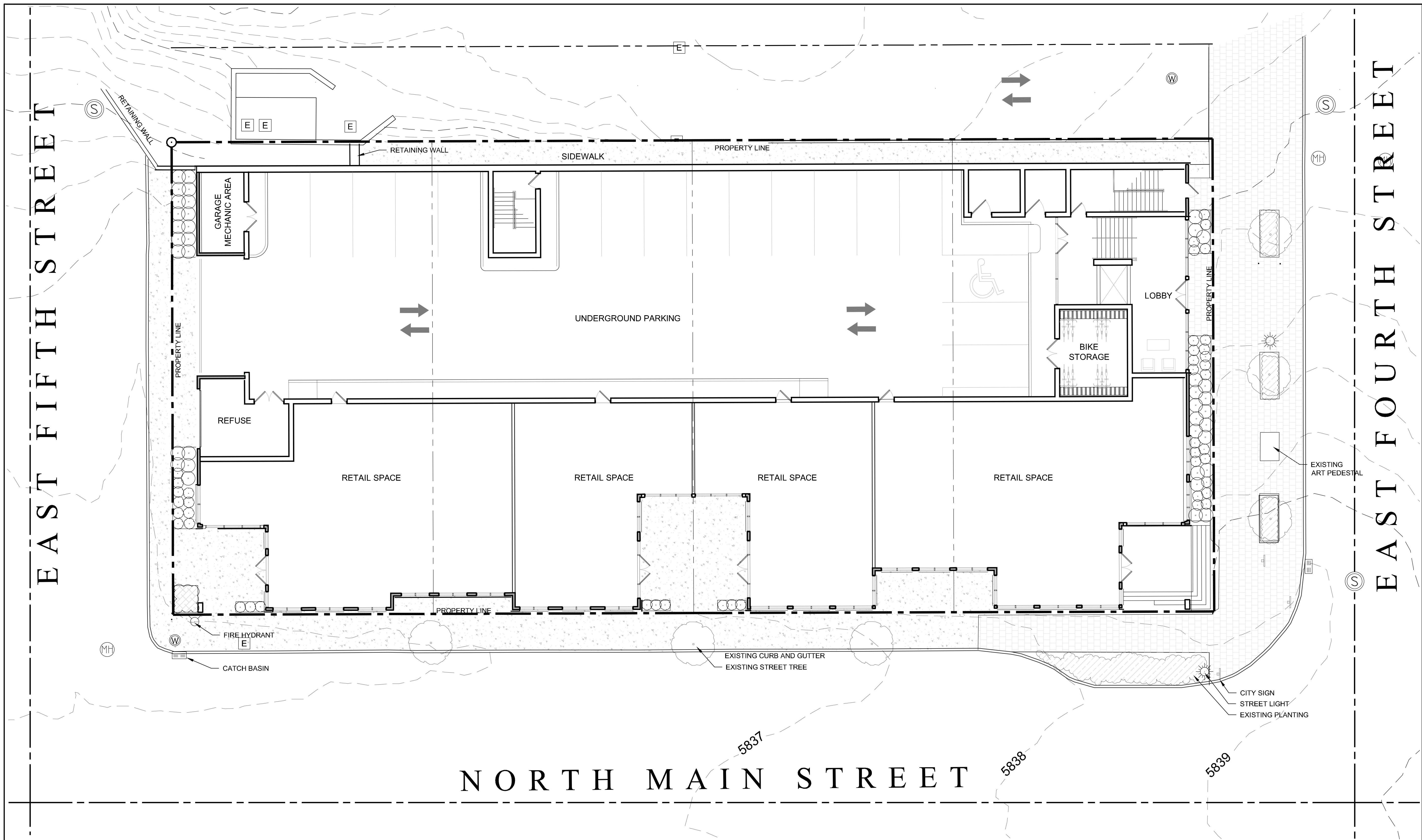
Seal
LICENSED ARCHITECT
 AR 986736
 PETER PAULOS, JR.
 STATE OF IDAHO

No.	Date	Issue
4.	2010/05/12	GRADING COORDINATION
5.	2010/05/14	COMMISSION RESUBMISSION

LANDSCAPE PLAN LEVEL 01

Date: 10/06/20 Project No.: 10-001
 Scale: 1"=10'-0" CAD File Name:
 Design: Checked:

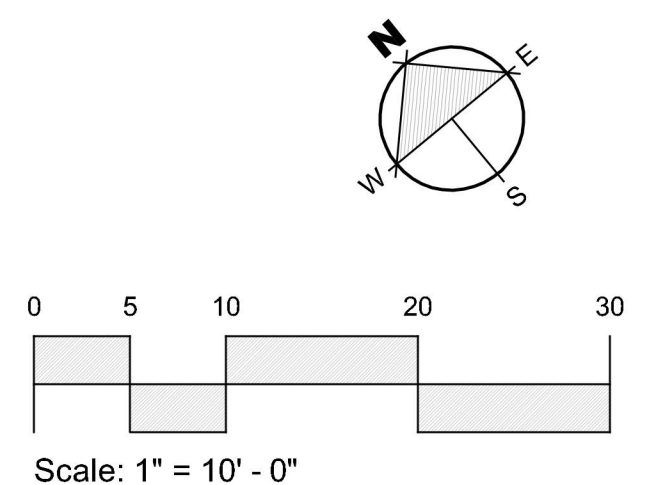
Sheet No.: **L 1.0**
 P H ARCHITECTS, LLC



Plan Legend	
---	Property Line
⊕ ⊞	Utilities
☀	Light Post
▨	Side Walk Pavers
□	Concrete

Existing Tree Legend	
⊙	Existing Deciduous Street Tree
☁	Existing Street Planting

Plant Legend	
⊙	Qty. 100 <i>Deciduous Shrubs</i>
☁	30 sq.ft. <i>Groundcover Various</i>

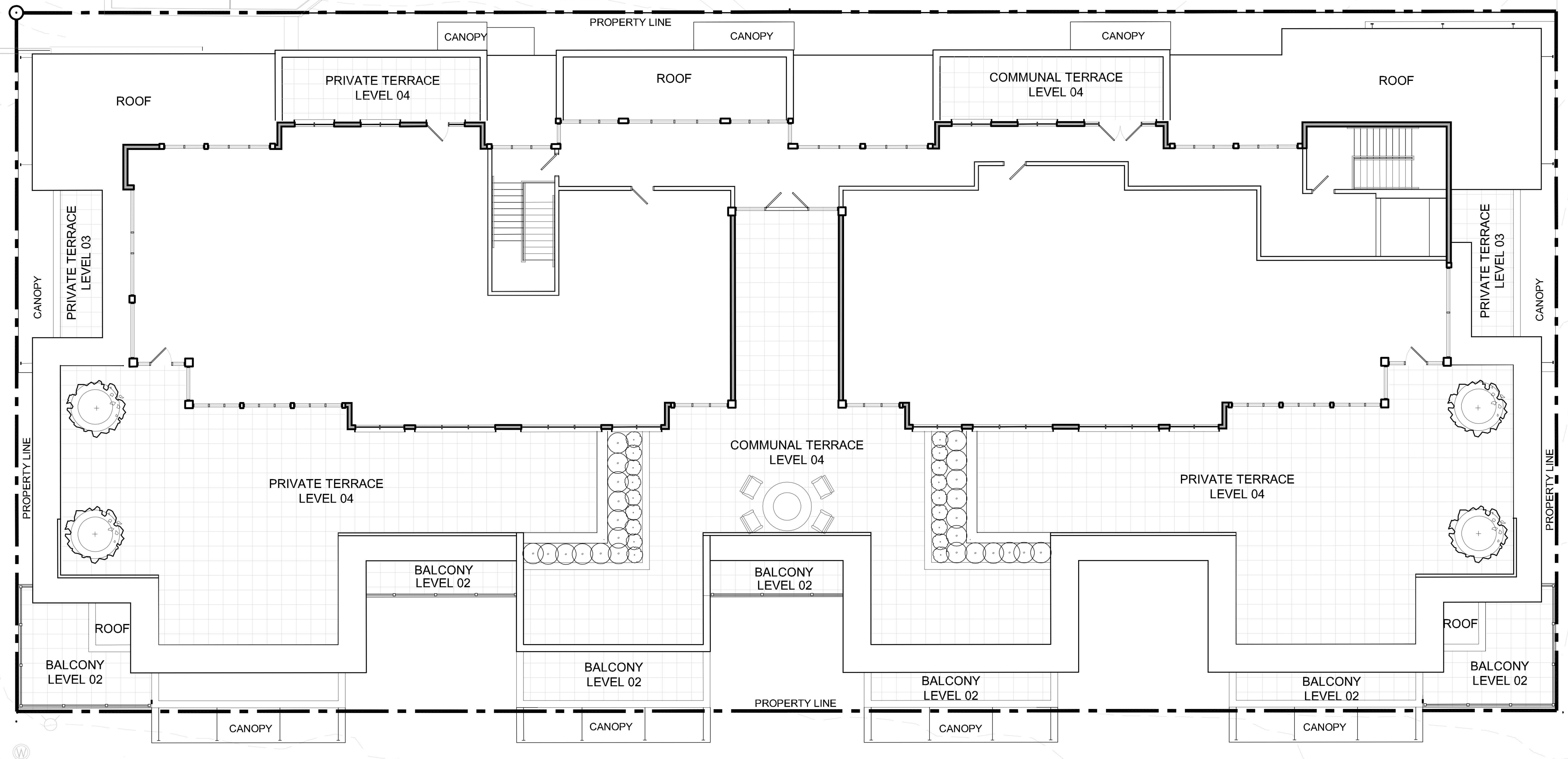


PRELIMINARY ONLY - NOT FOR CONSTRUCTION

EAST FIFTH STREET

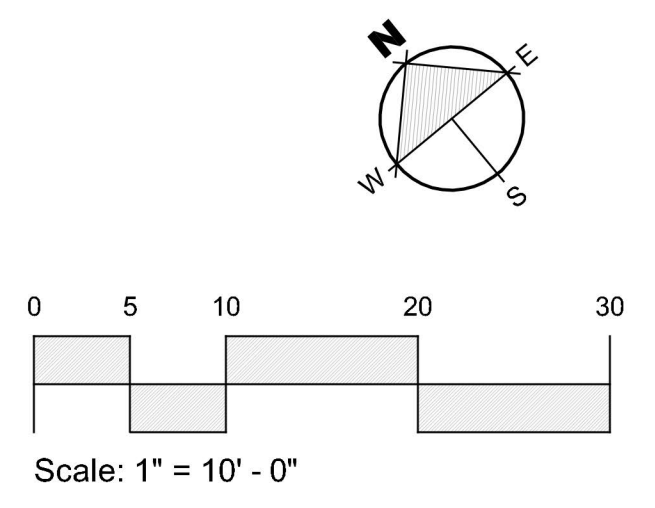
EAST FOURTH STREET

NORTH MAIN STREET



Plan Legend	
	Property Line
	Utilities
	Light Post
	Pavers

Plant Legend	
Qty.	Abbv. Species
4	Deciduous Trees
50	Deciduous Shrubs



MIXED USE DEVELOPMENT

4TH & MAIN ST.
KETCHUM, BLAINE COUNTY,
IDAHO 84117

Prepared For: SOLSTICE DEVELOPMENT
4686 HIGHLAND DR. #224
MILLCREEK, UT 84117

PH ARCHITECTS

38 Taunton Hill Road
Newtown, Connecticut 06470
203-426-6500 tel. 203-426-6503 fax
ph-archs.com



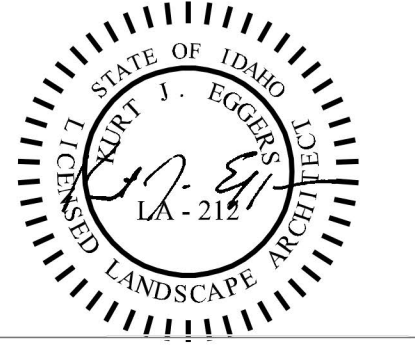
Project Team:

Architect and Planner:
P H Architects, LLC
38 Taunton Hill Road
Newtown, Connecticut 06470
(203) 426-6500 tel.
(203) 426-6503 fax

Civil Engineer:
Galena Engineering, Inc.
317 North River Street
Halley, Utah 83333
(208) 788-1705 tel.

Landscape Architect:
Eggers Associates, Landscape Architecture
560 North Second Avenue
Ketchum, Idaho 83340
(208) 725-0888 tel.
(208) 725-0972 fax

EGGERS ASSOCIATES, P.A.
landscape architecture
P.O. Box 955
Ketchum, ID 83340
T (208) 725-0988
F (208) 725-0972



Seal

LICENSED ARCHITECT
AR 986736
PETER PAULOS, JR.
STATE OF IDAHO

Revisions No.	Date	Issue
4.	2010/05/12	GRADING COORDINATION
5.	2010/05/14	COMMISSION RESUBMISSION

LANDSCAPE PLAN LEVEL 04

Date: 10/06/20 Project No.: 20-001
Scale: 1"=10'-0" CAD File Name:
Design: Checked:
Sheet No.:

L 1.4

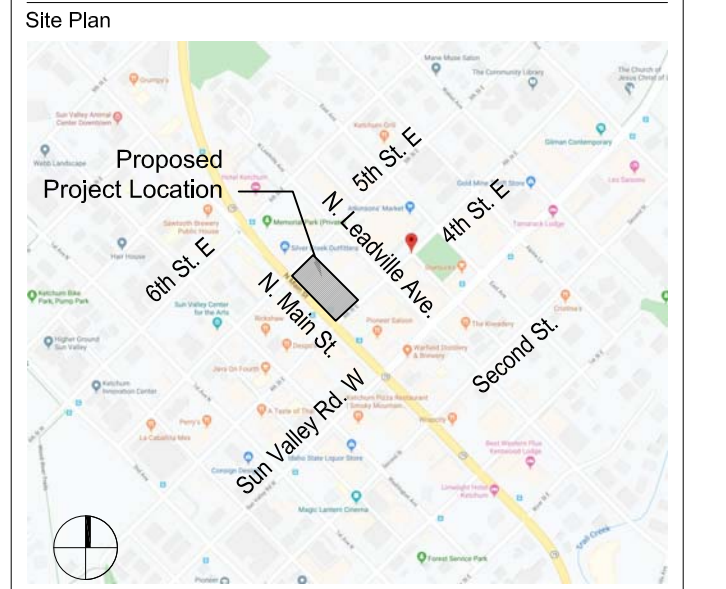
MIXED USE DEVELOPMENT

4TH & MAIN ST.
KETCHUM, BLAINE COUNTY,
IDAHO 84117

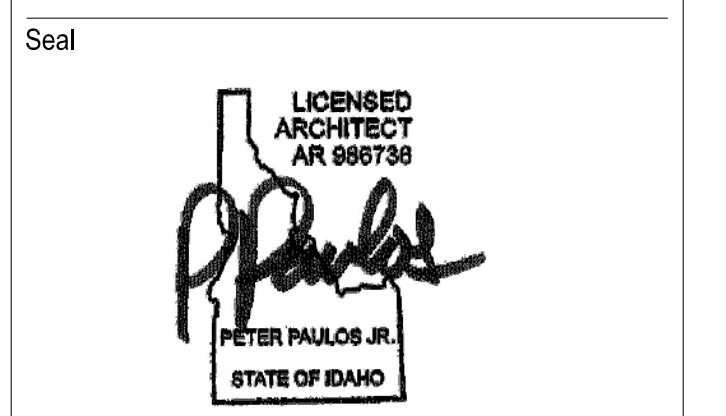
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MILLCREEK, UT 84117

P|H ARCHITECTS

38 Taunton Hill Road
Newtown, Connecticut 06470
203-426-6500 tel. 203-426-6503 fax
ph-archs.com



Project Team:
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P H Architects, LLC
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Eggers Associates, Landscape Architecture
560 North Second Avenue
Ketchum, Idaho 83340
(208) 725-0988 tel.
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Revisions

No.	Date	Issue
1.	2020/01/05	CLIENT REVISIONS
2.	2020/01/29	ELEVATION REVISIONS
3.	2020/05/12	GRADING COORDINATION
4.	2020/05/14	COMMISSION RESUBMISSION
5.	2020/05/14	COMMISSION RESUBMISSION
6.	2020/05/25	COMMISSION RESUBMISSION

FIRST FLOOR PLAN

Date: 2020/01/27 Project No.: 20-001
Scale: 3/32"=1'-0" CAD File Name: base-floor plans
Design: sbz Checked:
Sheet No.:

A1.0

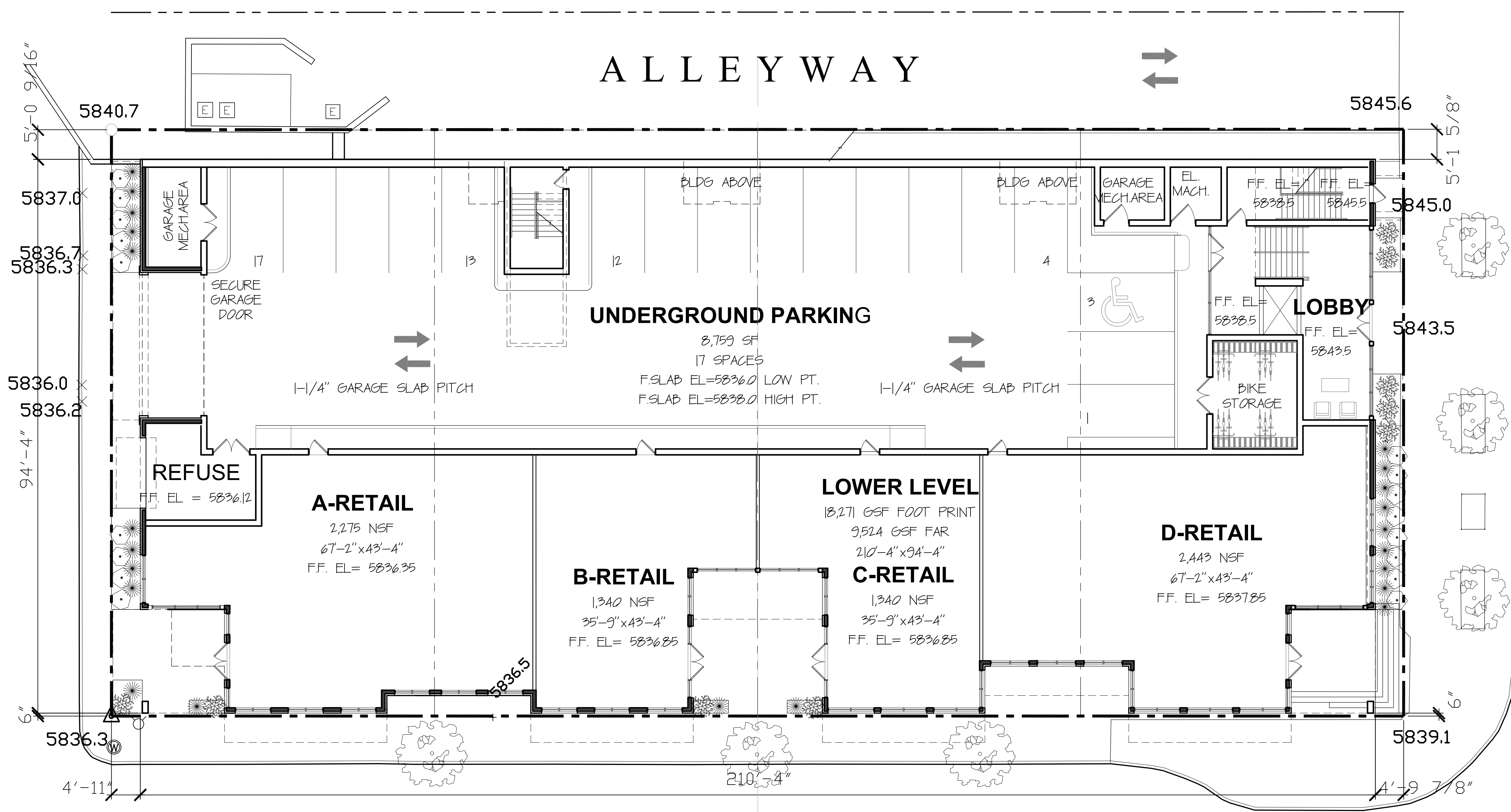
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EAST FIFTH STREET

EAST FOURTH STREET

NORTH MAIN STREET

ALLEYWAY



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

GENERAL BUILDING INFORMATION		FLOOR	GROSS SQUARE FOOTAGE PER AREA	GROSS SQUARE FOOTAGE PER PAR	UNITS/ BEDROOM COUNT	REMARKS
OCCUPANCY CLASS RETAIL - MERCANTILE USE (M) CONDOMINIUMS - RESIDENTIAL USE (R-2) UNDERGROUND PARKING - LOW-HAZARD STORAGE USE (S-2)	BUILDING CONSTRUCTION PROTECTED WOOD CONSTRUCTION (TYPE V-A)	BUILDING VOLUME FOUR STORES MAX 17472 SF PER FLOOR PLATE	MAIN LEVEL	8,799 SQ. FT. UNDERGROUND PARKING 7875 SQ. FT. RETAIL SPACE 894 SQ. FT. LOBBIES 502 SQ. FT. CIRCULATION	2554 SQ. FT. (INCLUDING MAIN LEVEL CIRCULATION, ELEVATOR MACHINE ROOM & REFUSE)	N/A
			SECOND LEVEL	5,280 SQ. FT. ALVING (COMMUNITY HOUSING) 2,023 SQ. FT. ALVING (CONDOS) 471 SQ. FT. CIRCULATION 1,349 SQ. FT. CORRIDOR	4,649 SQ. FT. (EXCLUDING 2ND FLOOR STAIRWELLS & ELEVATOR)	(8)- 1 BEDROOM UNITS (COMMUNITY HOUSING) (2)- 2 BEDROOM UNITS (CONDOS)
			THIRD LEVEL	4,460 SQ. FT. ALVING (CONDOS) 862 SQ. FT. CIRCULATION 1,571 SQ. FT. CORRIDOR 1,258 SQ. FT. PRIVATE ROOF TERRACE	4,642 SQ. FT. (EXCLUDING 3RD FLOOR STAIRWELLS FROM 2ND FLOOR & ELEVATOR)	(8)- 2 BEDROOM UNITS (CONDOS)
			FOURTH LEVEL	5,731 SQ. FT. ALVING (CONDOS) 92 SQ. FT. CIRCULATION 1,299 SQ. FT. CORRIDOR 5,459 SQ. FT. ROOF TERRACE	4,641 SQ. FT. (EXCLUDING 4TH FLOOR STAIRWELLS & ELEVATOR)	(3)- 3 BEDROOM UNITS (CONDOS)
TOTAL			8,799 SQ. FT. UNDERGROUND PARKING 7875 SQ. FT. RETAIL SPACE 894 SQ. FT. LOBBIES 502 SQ. FT. CIRCULATION 2,499 SQ. FT. ALVING (COMMUNITY HOUSING) 5,280 SQ. FT. ALVING (COMMUNITY HOUSING) 2,023 SQ. FT. ALVING (CONDOS) 471 SQ. FT. CORRIDOR 1,349 SQ. FT. ROOF TERRACE	TOTAL PROVIDED PER PAR: 48,843 SQ. FT. PAR: 121 (TOTAL GROSS SQ. FT.: 18,514 SQ. FT.)	(8)- 1 BEDROOM UNITS (COMMUNITY HOUSING) (2)- 2 BEDROOM UNITS (CONDOS) (3)- 3 BEDROOM UNITS (CONDOS) 17 TOTAL UNITS	LOT SIZE: 11,989 SQ. FT. MAXIMUM PAR: 125 X 11,000- 49,475 SQ. FT. COMMUNITY HOUSING REQUIRES 5,475 SQ. MIN. GROSS AREA (20% OF AREA RESERVED) WITH CIRCULATION REDUCTION= 4,672 SQ. MIN. NET SQ. FT. COMMUNITY HOUSING REQUIRED
PARKING COUNT						
	1 BEDROOM UNITS (COMMUNITY HOUSING)	(8)- 1 BEDROOM UNITS	0 PARKING/UNIT	0 PARKING NEEDED	0 PARKING NEEDED PER COMMUNITY HOUSING EXEMPTION	
	2 BEDROOM UNITS (CONDOS)	(7)- UNITS UNDER 2021 SF (1)- UNITS OVER 2021 SF	1 PARKING/UNIT	7 PARKING NEEDED		
	3 BEDROOM UNITS (CONDOS)	(3)- UNITS OVER 2021 SF	2 PARKING/UNIT	10 PARKING NEEDED		
	RETAIL	8,799 NSQ. FT. RETAIL	1 PARKING/1,000 SQ. FT. (INITIAL REDUCTION OF 5000 SQ. FT.)	4 PARKING NEEDED	4 ON STREET PARKING PROVIDED ++EXACT ON STREET PARKING TBD++	
				4 TOTAL PARKING NEEDED	4 ON STREET PARKING PROVIDED ++EXACT ON STREET PARKING TBD++	

TOTAL GROSS SQ. FT. W/O/UT GARAGE: 45,471 SQ. FT.
VS.
MARKET RATE 6%: 25,849 (60,445)
DISCOUNT 6%: 5,028 (12,125)
RETAIL LEASE 5%: 7,564 (18,285)
COMMON SF: 5,419 (12,595)

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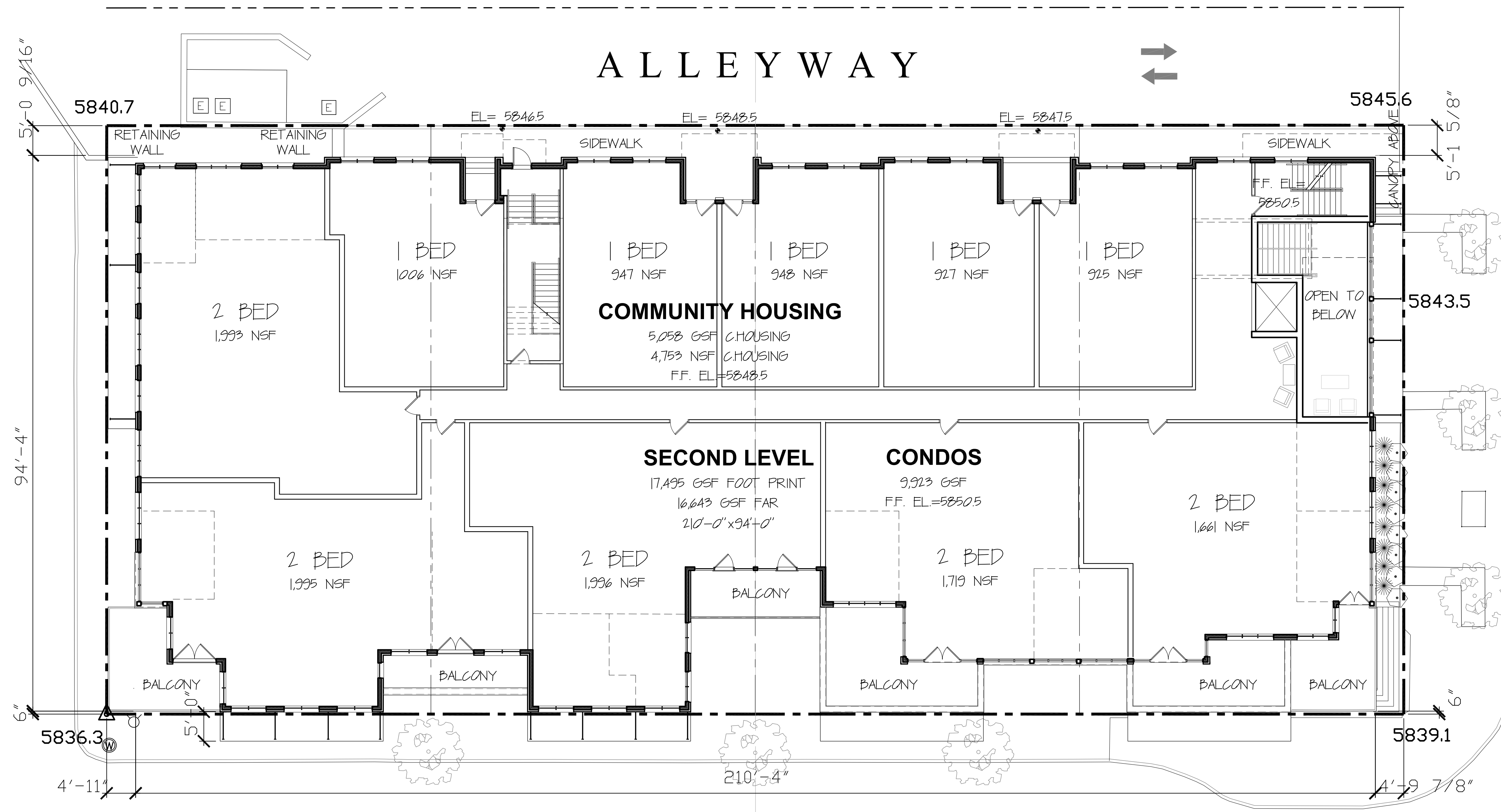
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EAST FIFTH STREET

EAST FOURTH STREET



1 SECOND FLOOR PLAN
 ALL SCALE: 3/32"=1'-0"



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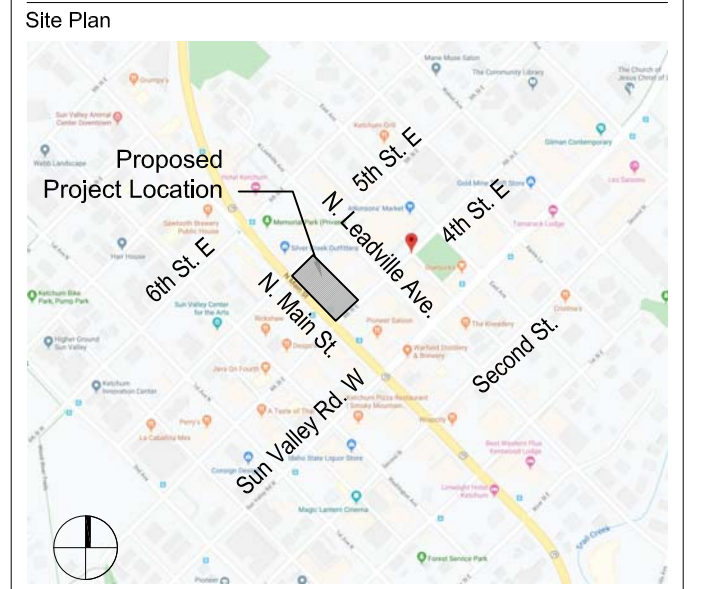
MIXED USE DEVELOPMENT

4TH & MAIN ST.
 KETCHUM, BLAINE COUNTY,
 IDAHO 84117

Prepared For: SOLSTICE DEVELOPMENT
 4686 HIGHLAND DR. #224
 MILLCREEK, UT 84117



38 Taunton Hill Road
 Newtown, Connecticut 06470
 203-426-6500 tel. 203-426-6503 fax
 ph-archs.com

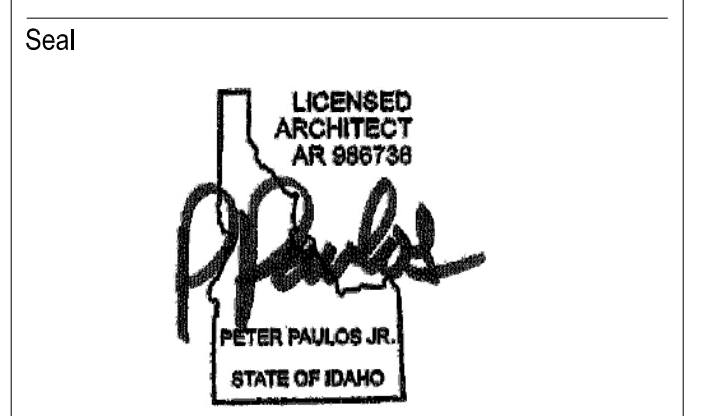


Project Team:

Architect and Planner:
 P H Architects, LLC
 38 Taunton Hill Road
 Newtown, Connecticut 06470
 (203) 426-6500 tel.
 (203) 426-6503 fax

Civil Engineer:
 Galena Engineering, Inc.
 317 North River Street
 Hailey, Utah 83333
 (208) 788-1705 tel.

Landscape Architect:
 Eggers Associates, Landscape Architecture
 560 North Second Avenue
 Ketchum, Idaho 83340
 (208) 725-0988 tel.
 (208) 725-0972 fax



No.	Date	Issue
1.	2010/01/05	CLIENT REVISIONS
2.	2010/01/25	ELEVATION REVISIONS
5.	2010/05/14	COMMISSION RESUBMISSION
6.	2010/09/25	COMMISSION RESUBMISSION

SECOND FLOOR PLAN

Date: 2010/01/27 Project No.: 20-00
 Scale: 3/32"=1'-0" CAD File Name: base-floor plans
 Design: sbz Checked:
 Sheet No.:

A1.1

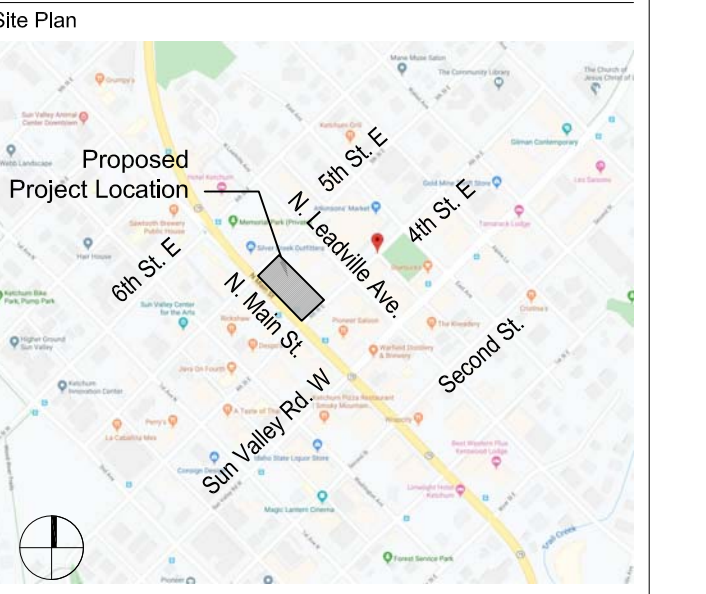
MIXED USE DEVELOPMENT

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IDAHO 84117

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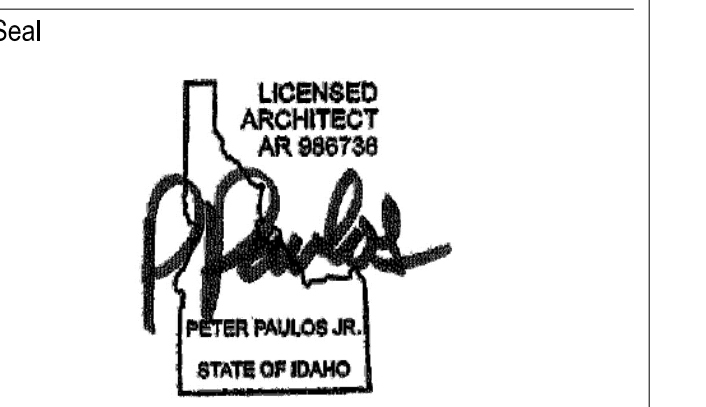
38 Taunton Hill Road
Newtown, Connecticut 06470
203-426-6500 tel. 203-426-6503 fax
ph-archs.com



Project Team:
Architect and Planner:
P H Architects, LLC
38 Taunton Hill Road
Newtown, Connecticut 06470
(203) 426-6500 tel.
(203) 426-6503 fax

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317 North River Street
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(208) 788-1705 tel.

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5.	2020/05/14	COMMISSION RESUBMISSION
6.	2020/09/25	COMMISSION RESUBMISSION

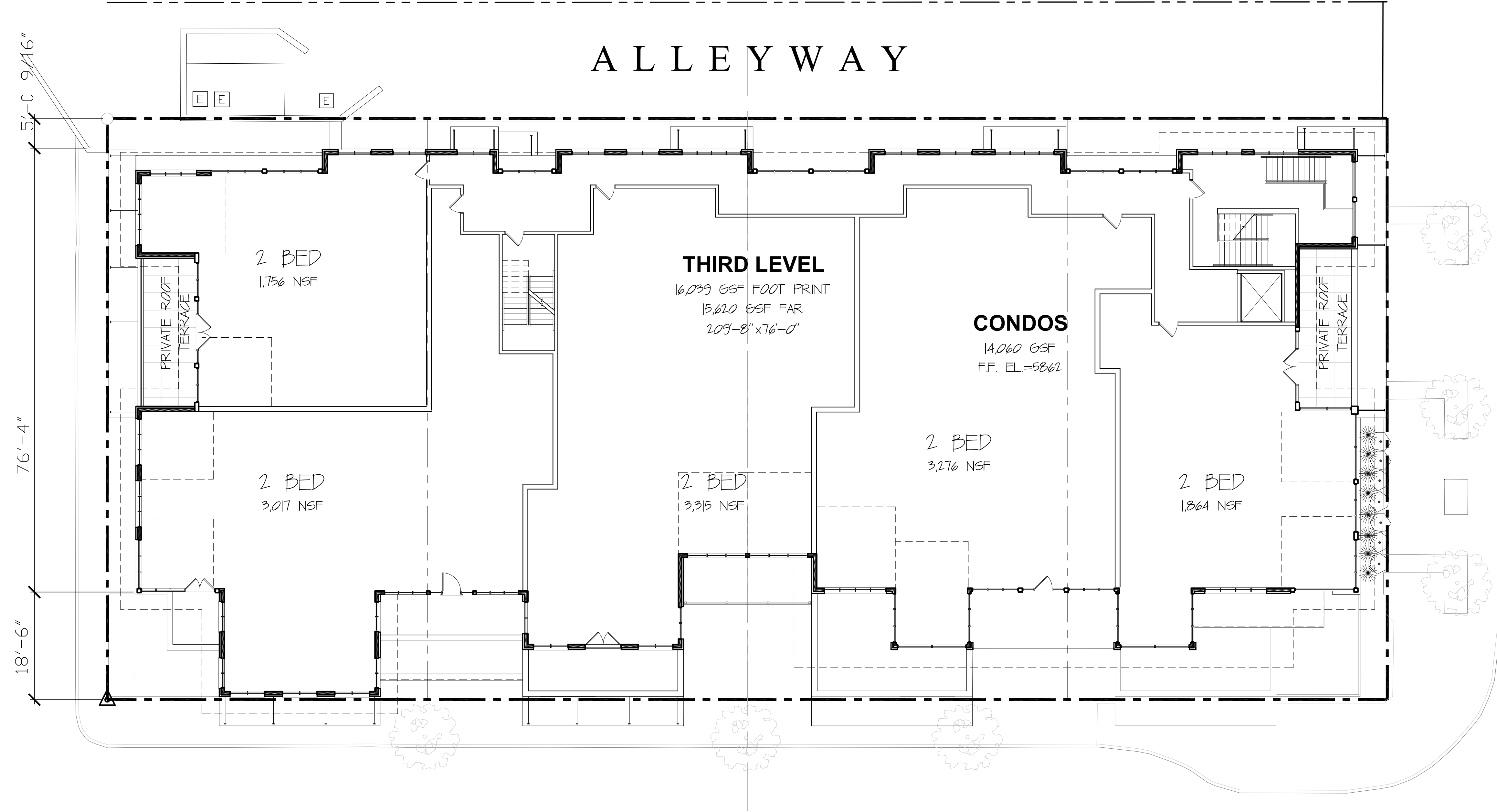
THIRD FLOOR PLAN

Date: 2020/01/27 Project No.: 20-001
Scale: 3/32"=1'-0" CAD File Name: base-floor-plans
Design: sbz Checked:
Sheet No.:

A1.2

EAST FIFTH STREET

EAST FOURTH STREET



1 THIRD FLOOR PLAN
A1.2 SCALE: 3/32"=1'-0"

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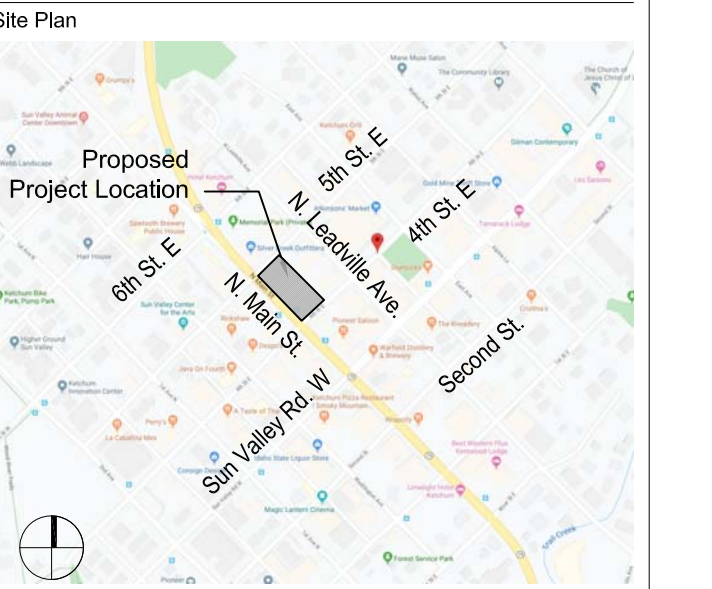
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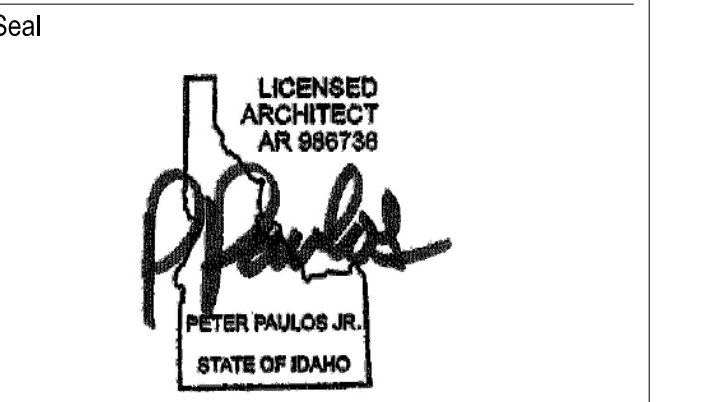
38 Taunton Hill Road
Newtown, Connecticut 06470
203-426-6500 tel. 203-426-6503 fax
ph-archs.com



Project Team:
Architect and Planner:
P H Architects, LLC
38 Taunton Hill Road
Newtown, Connecticut 06470
(203) 426-6500 tel.
(203) 426-6503 fax

Civil Engineer:
Galena Engineering, Inc.
317 North River Street
Halley, Utah 83333
(208) 788-1705 tel.

Landscape Architect:
Eggers Associates, Landscape Architecture
560 North Second Avenue
Ketchum, Idaho 83340
(208) 725-0988 tel.
(208) 725-0972 fax



No.	Date	Issue
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3.	2020/04/29	ELEVATION REVISIONS
5.	2020/05/14	COMMISSION RESUBMISSION
6.	2020/09/25	COMMISSION RESUBMISSION

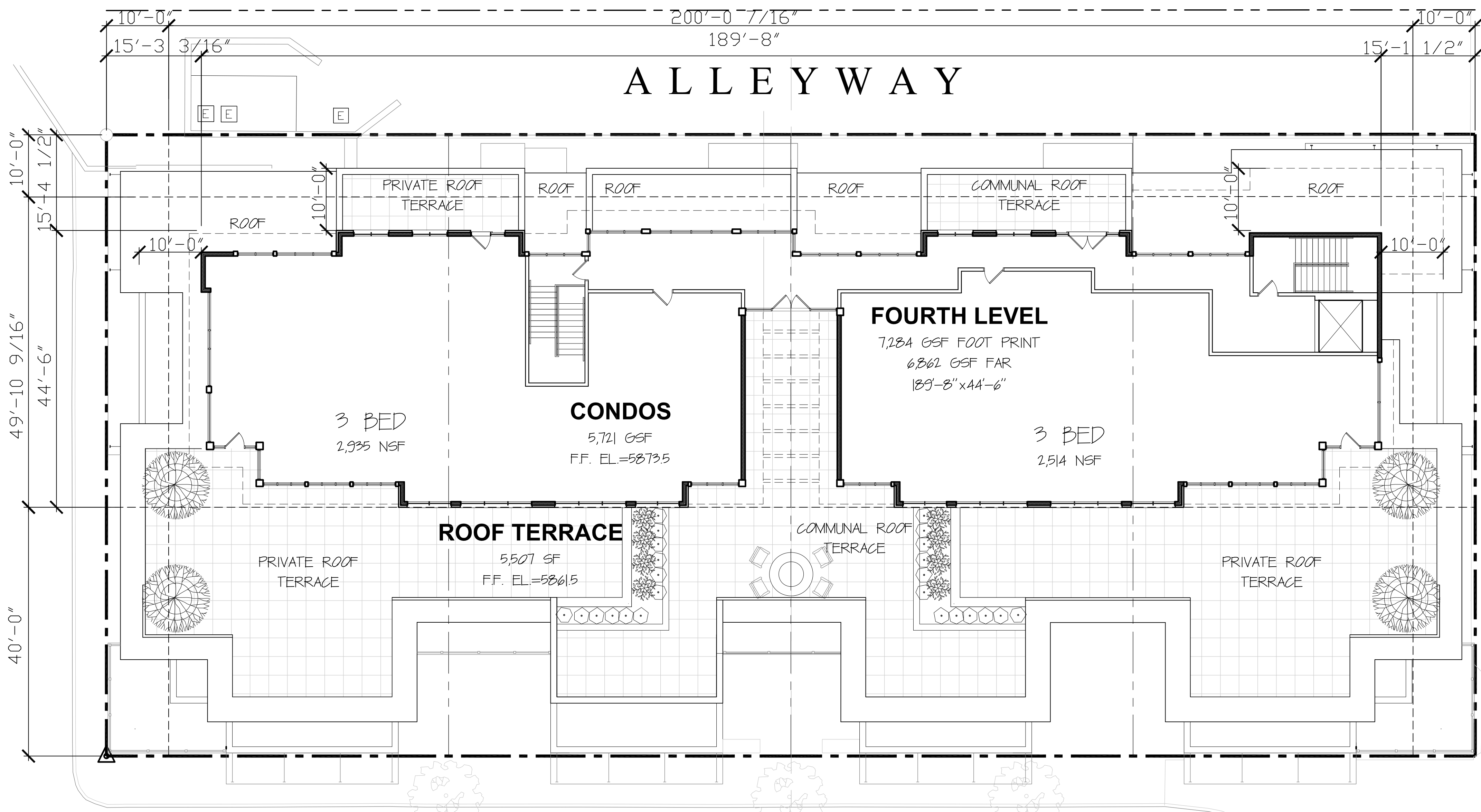
FOURTH FLOOR PLAN

Date: 2020/01/27 Project No.: 20-001
Scale: 3/32"=1'-0" CAD File Name: base-floor plans
Design: sbz Checked:
Sheet No.:

A1.3

EAST FIFTH STREET

EAST FOURTH STREET



① FOURTH FLOOR PLAN
A1.3 SCALE: 3/32"=1'-0"

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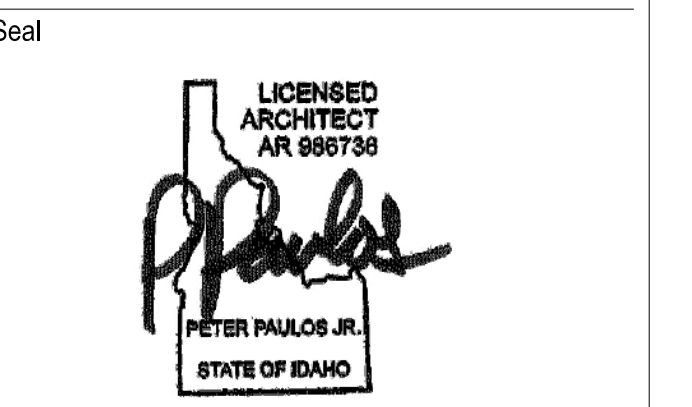
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ARCHITECTS

38 Taunton Hill Road
Newtown, Connecticut 06470
203-426-6500 tel. 203-426-6503 fax
ph-archs.com



Project Team:
Architect and Planner:
P H Architects, LLC
38 Taunton Hill Road
Newtown, Connecticut 06470
(203) 426-6500 tel.
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Civil Engineer:
Galena Engineering, Inc.
317 North River Street
Hailey, Utah 83333
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560 North Second Avenue
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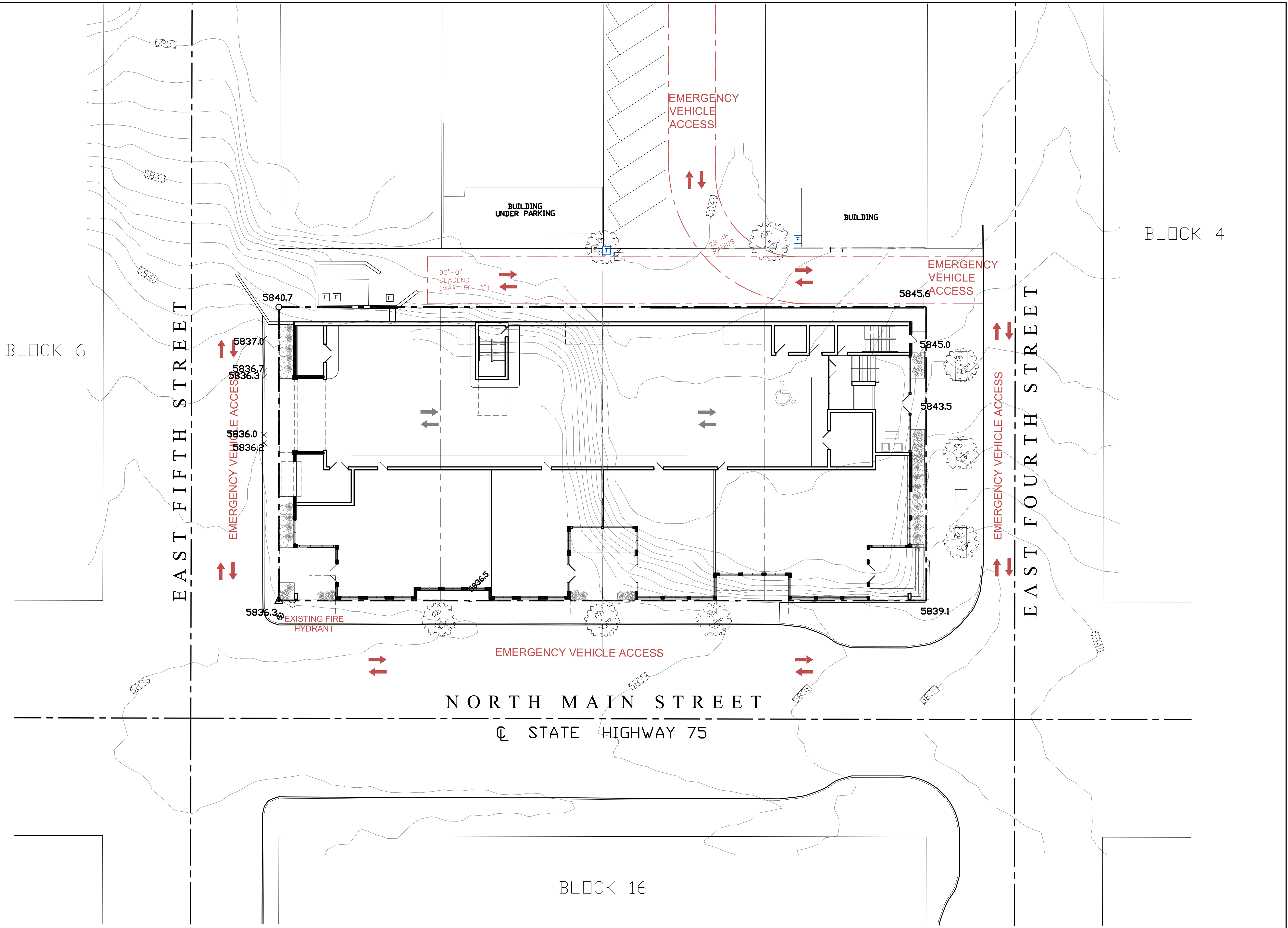


No.	Date	Issue
1.	2010/01/05	CLIENT REVISIONS
3.	2010/01/29	ELEVATION REVISIONS
5.	2010/05/14	COMMISSION RESUBMISSION
6.	2010/09/15	COMMISSION RESUBMISSION

EMERGENCY VEHICLE ACCESS

Date: 2010/01/07 Project No.: 20-001
Scale: 1/16" = 1'-0" CAD File Name: base-floor plans
Design: sbz Checked:
Sheet No.:

A1.4



1 EMERGENCY VEHICLE ACCESS
SCALE: 1/16" = 1'-0"

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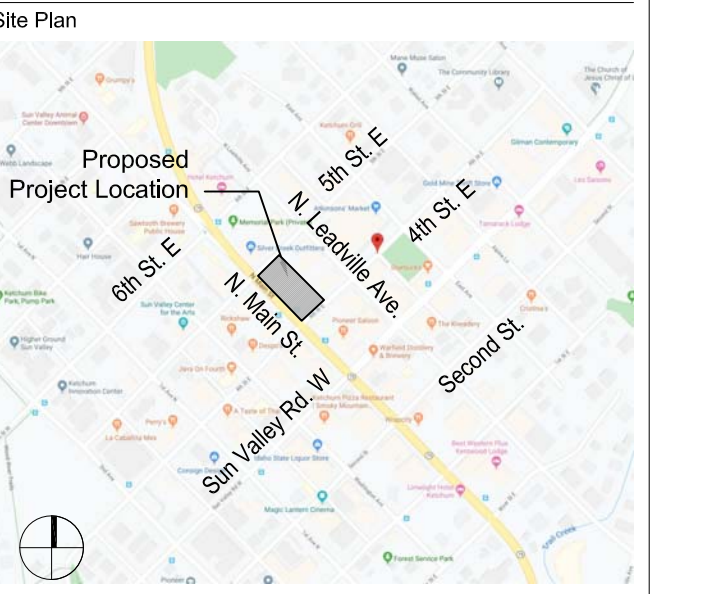
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P | H
ARCHITECTS

38 Taunton Hill Road
Newtown, Connecticut 06470
203-426-6500 tel. 203-426-6503 fax
ph-archs.com



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(208) 725-0988 tel.
(208) 725-0972 fax

EAST FIFTH STREET



EAST FOURTH STREET

NORTH MAIN STREET
STATE HIGHWAY 75

- MAIN LEVEL
- - - 2ND FLOOR
- - - 3RD FLOOR
- - - 4TH FLOOR

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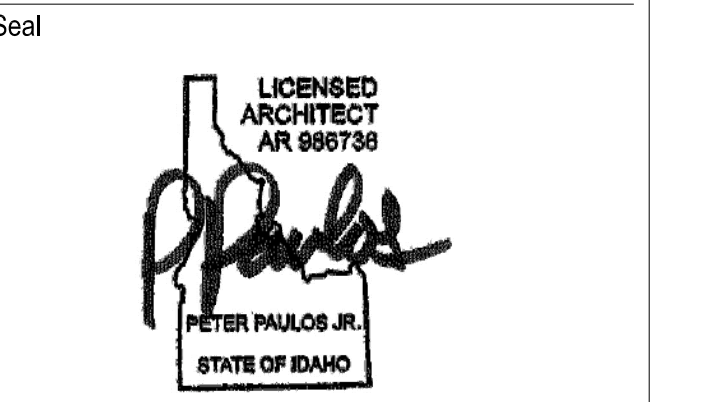
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PROPOSED FLOOR FOOTPRINTS—
MAIN LEVEL FLR VS 2ND FLR
VS 3RD FLR VS 4TH FLR

BUILDING FOOTPRINT DIA.
SCALE: 1/16"=1'-0"



No.	Date	Issue
1.	2010/01/05	CLIENT REVISIONS
2.	2010/03/09	PER COMMISSION COMMENTS
3.	2010/04/29	ELEVATION REVISIONS
5.	2010/05/14	COMMISSION RESUBMISSION
6.	2010/09/25	COMMISSION RESUBMISSION

BUILDING FOOTPRINT DIAGRAM

Date: 2010/09/09 Project No.: 20-001
Scale: 1/16"=1'-0" CAD File Name: base-floor plans
Design: sbz Checked:
Sheet No.:

A1.5

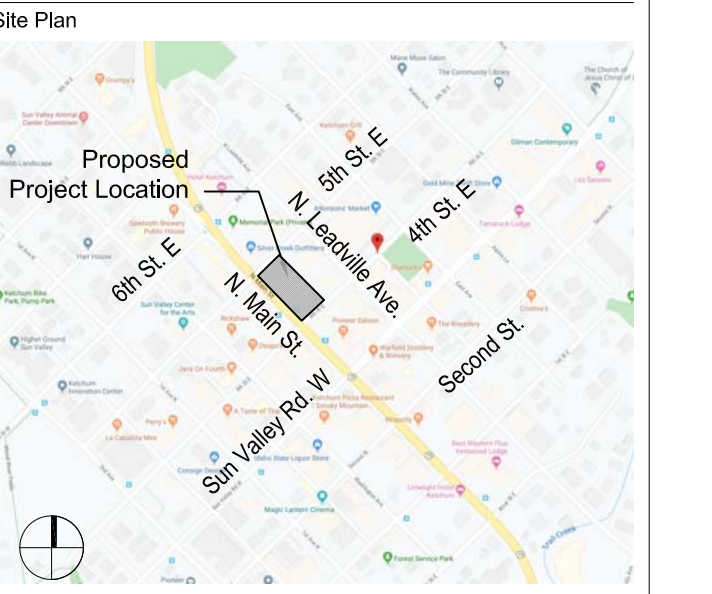
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IDAHO 84117

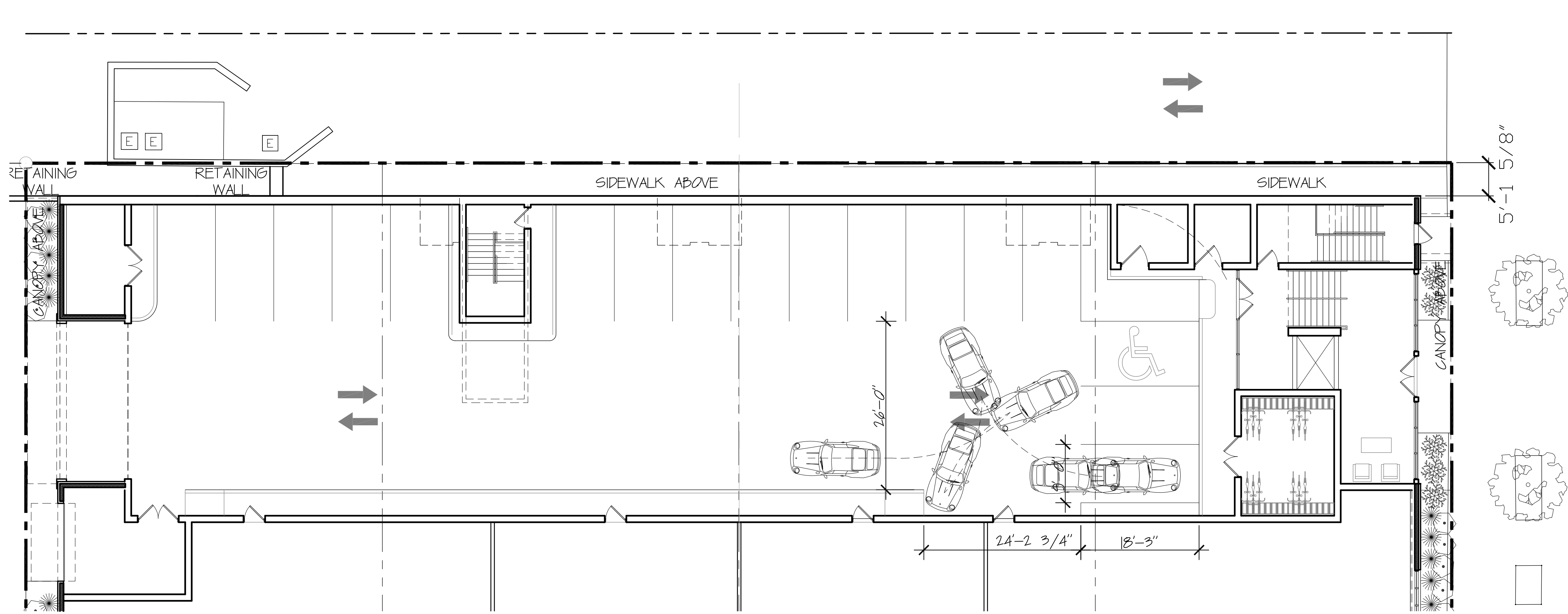
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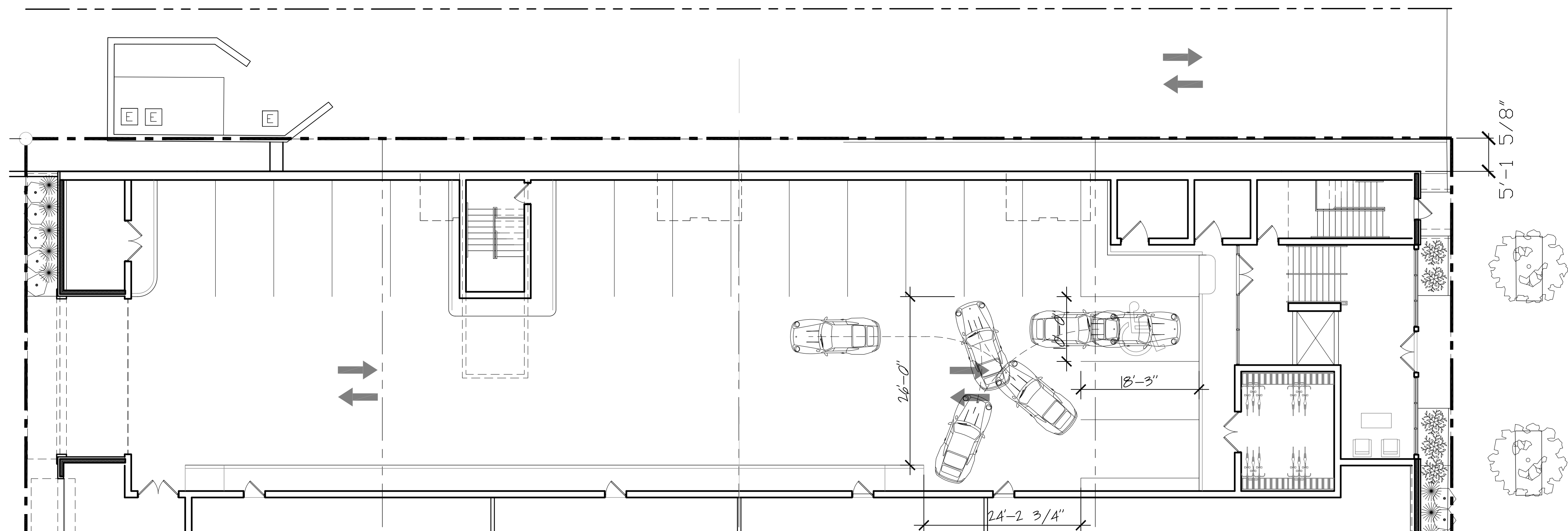
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2 END SPACE-PARKING DIAGRAM
SCALE: 3/32"=1'-0"



1 HANDICAP END SPACE-PARKING DIAGRAM
SCALE: 3/32"=1'-0"

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LICENSED ARCHITECT
AR 996739
P. Paulos Jr.
PETER PAULOS JR.
STATE OF IDAHO

Revisions

No.	Date	Issue
1.	2020/01/05	CLIENT REVISIONS
2.	2020/03/09	PER COMMISSION COMMENTS
5.	2020/05/14	COMMISSION RE submission
6.	2020/03/25	COMMISSION RE submission

PARKING DIAGRAMS

Date: 2020/03/09
Scale: 3/32"=1'-0"
Design: sbz
Sheet No.:

Project No.: 20-00
CAD File Name: base-floor plans
Checked:

A1.6

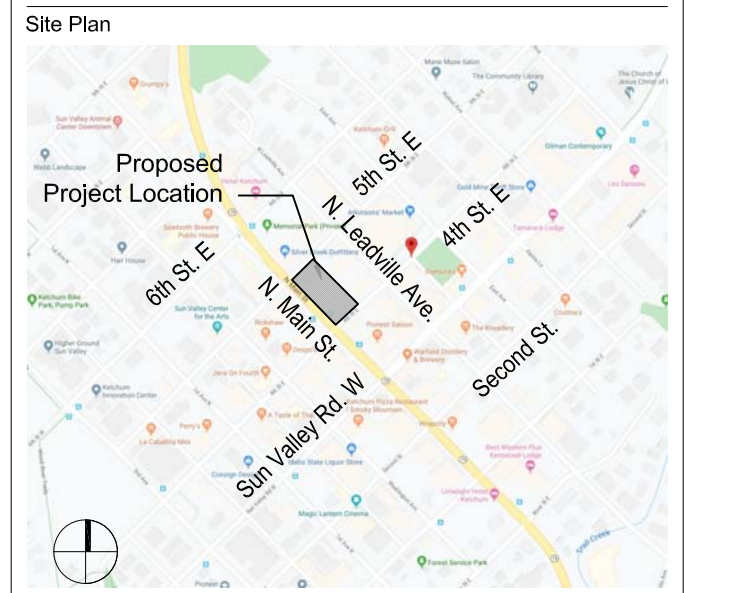
MIXED USE DEVELOPMENT

4TH & MAIN ST.
KETCHUM, BLAINE COUNTY,
IDAHO 84117

Prepared For: SOLSTICE DEVELOPMENT
4686 HIGHLAND DR. #224
MILLCREEK, UT 84117

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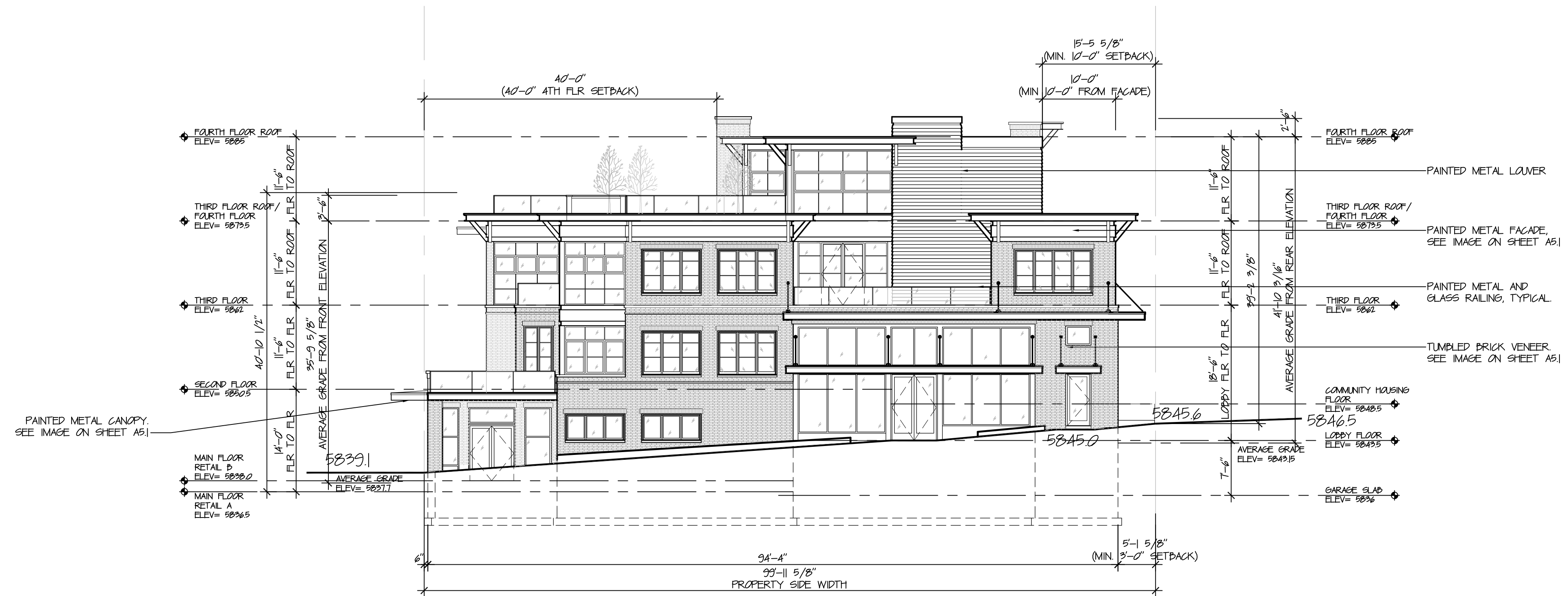
38 Taunton Hill Road
Newtown, Connecticut 06470
203-426-6500 tel. 203-426-6503 fax
ph-archs.com



Project Team:
Architect and Planner:
P H Architects, LLC
38 Taunton Hill Road
Newtown, Connecticut 06470
(203) 426-6500 tel.
(203) 426-6503 fax
Civil Engineer:
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317 North River Street
Hailey, Utah 83333
(208) 788-1705 tel.
Landscape Architect:
Eggers Associates, Landscape Architecture
560 North Second Avenue
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(208) 725-0988 tel.
(208) 725-0972 fax



1 FRONT EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"



2 SIDE EXTERIOR ELEVATION (SOUTH)
SCALE: 3/32" = 1'-0"

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VERIFY ALL DIMENSIONS IN THE FIELD. REPORT DISCREPANCIES.

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LICENSED ARCHITECT AR 986738
PETER PAULOS, JR.
STATE OF IDAHO

No.	Date	Issue
1.	2020/01/05	CLIENT REVISIONS
2.	2020/01/21	ELEVATION REVISIONS
3.	2020/01/29	ELEVATION REVISIONS
4.	2020/05/12	GRADING COORDINATION
5.	2020/05/14	COMMISSION RESUBMISSION
6.	2020/05/25	COMMISSION RESUBMISSION

FRONT & SIDE EXTERIOR ELEVATIONS

Date: 2020/01/07
Scale: 3/32" = 1'-0"
Design: sbz
Sheet No.:

Project No.: 20-00
CAD File Name: base-ext elev.
Checked:

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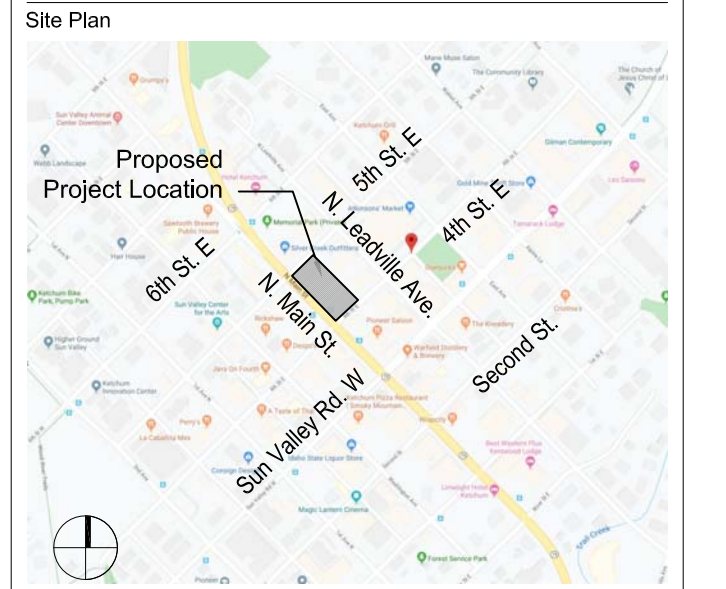
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KETCHUM, BLAINE COUNTY,
IDAHO 84117

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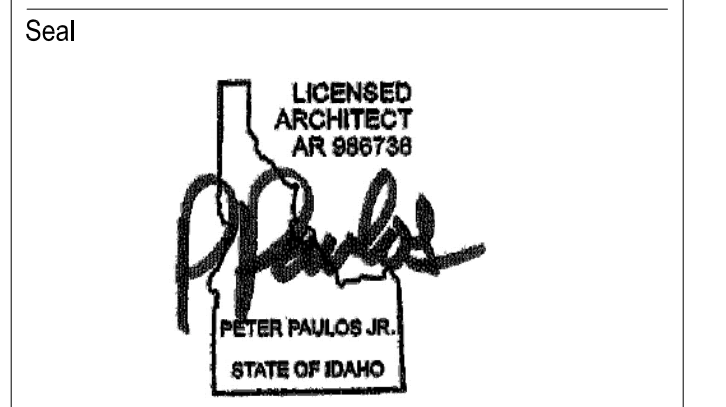
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Newtown, Connecticut 06470
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No.	Date	Issue
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2.	2010/04/21	ELEVATION REVISIONS
3.	2010/04/29	ELEVATION REVISIONS
4.	2010/05/10	GRADING COORDINATION
5.	2010/05/11	COMMISSION RESUBMISSION
6.	2010/05/15	COMMISSION RESUBMISSION

REAR & SIDE EXTERIOR ELEVATIONS

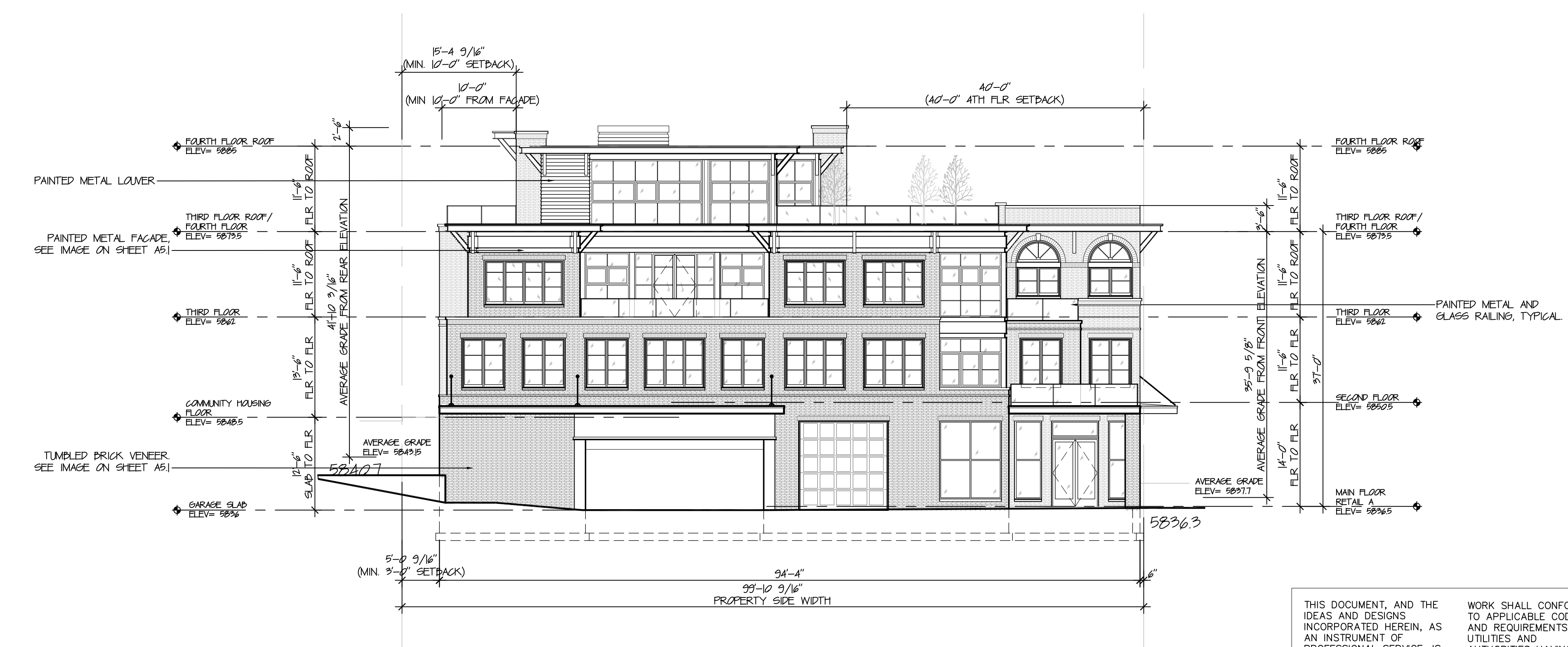
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Scale: 3/32"=1'-0"
Design: sbz
Sheet No.:

Project No.: 20-00
CAD File Name: base-ext elev.
Checked:

A2.1



1 REAR EXTERIOR ELEVATION
SCALE: 3/32"=1'-0"



2 SIDE EXTERIOR ELEVATION (NORTH)
SCALE: 3/32"=1'-0"

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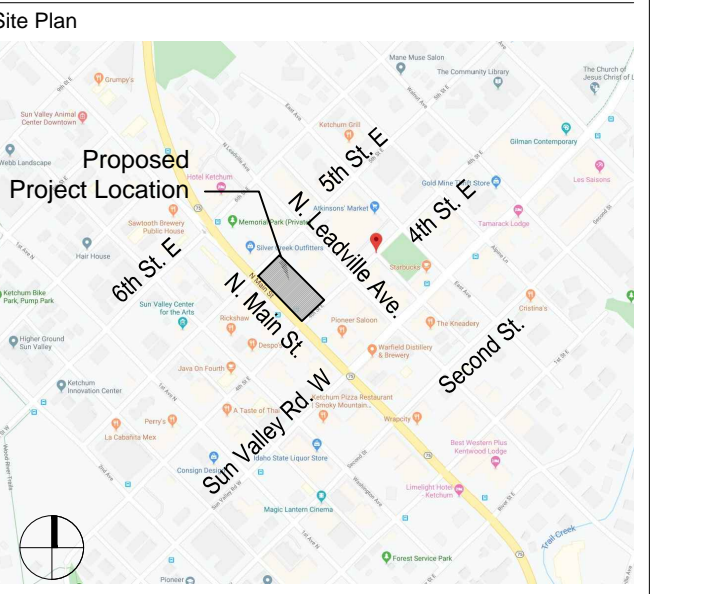
MIXED USE DEVELOPMENT

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KETCHUM, BLAINE COUNTY,
IDAHO 84117

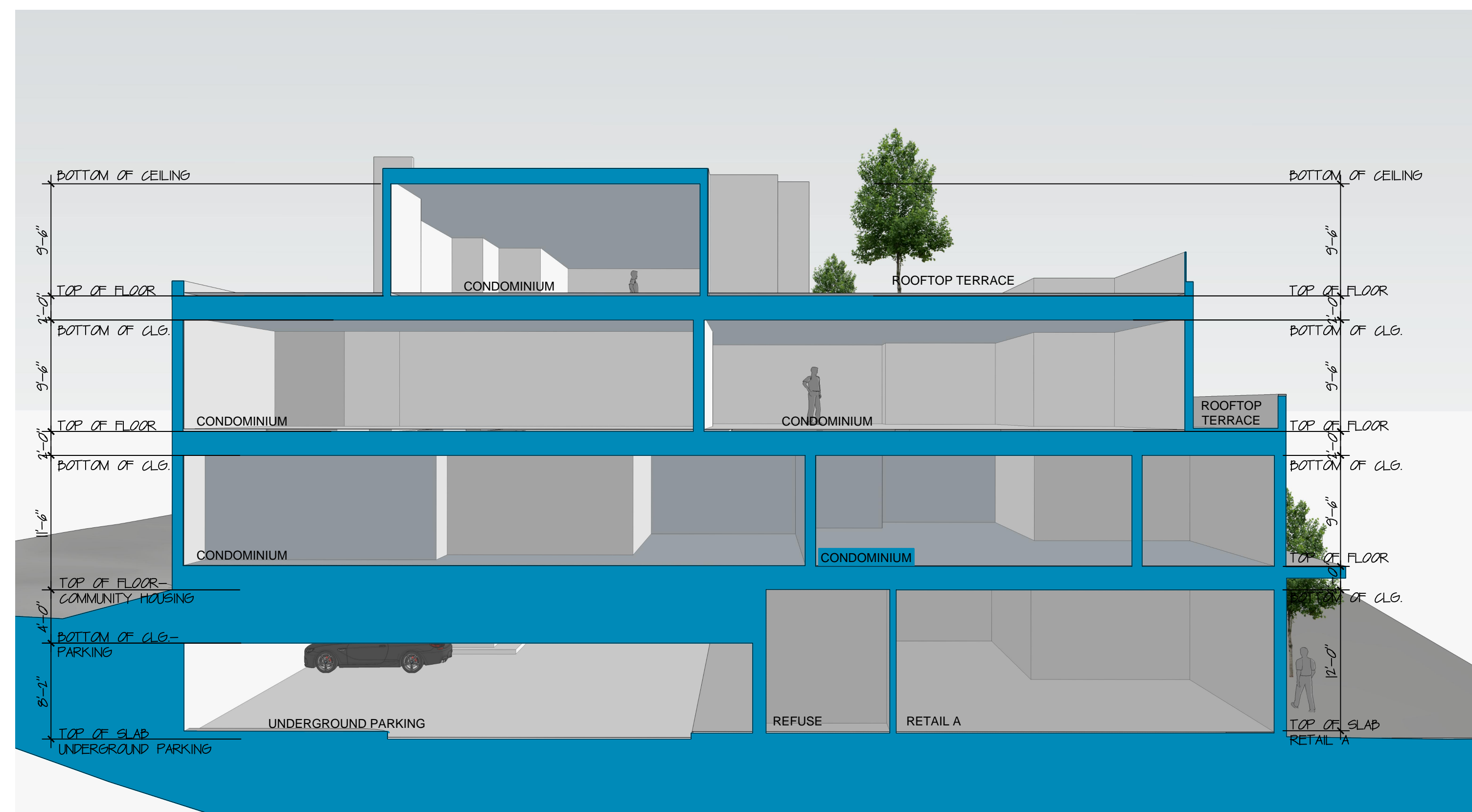
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MILLCREEK, UT 84117

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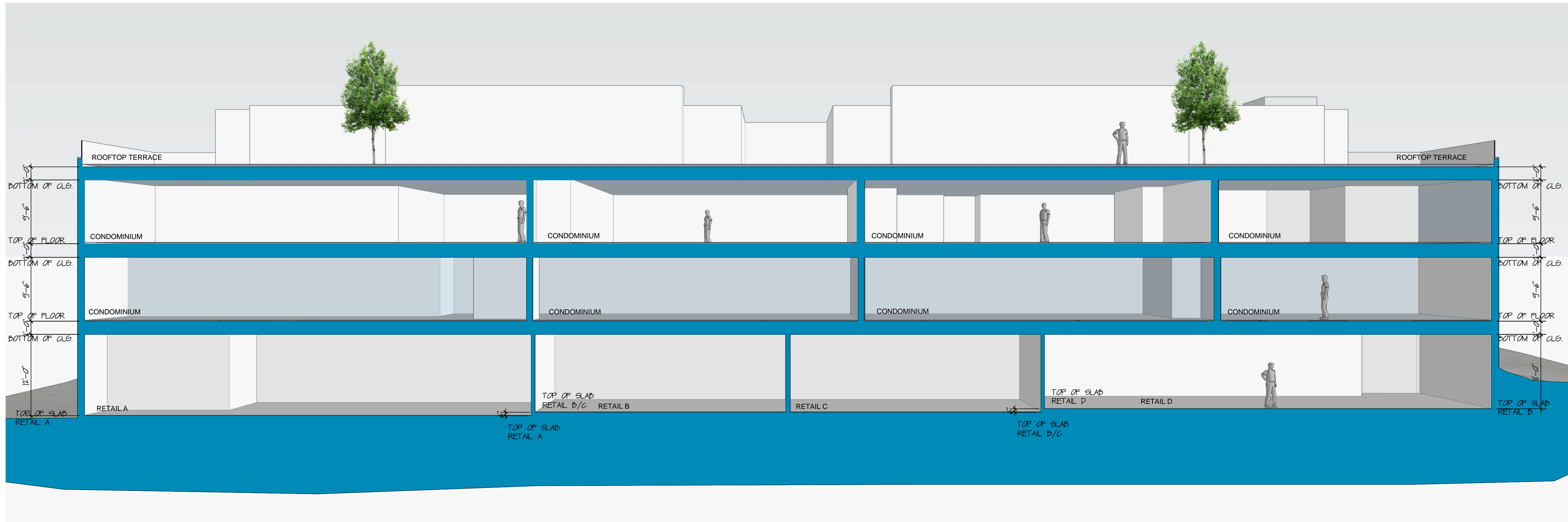
38 Taunton Hill Road
Newtown, Connecticut 06470
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ph-archs.com



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 38 Taunton Hill Road
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 (208) 725-0972 fax



2 BUILDING SECTION-RETAIL A
SCALE: 1/8"=1'-0"



1 LONGITUDINAL BUILDING SECTION
SCALE: 1/8"=1'-0"

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 LICENSED ARCHITECT
 AR 986736
 PETER PAULOS JR.
 STATE OF IDAHO

Revisions

No.	Date	Issue
5.	2010/05/14	COMMISSION RESUBMISSION
6.	2010/03/15	COMMISSION RESUBMISSION

BUILDING SECTIONS

Date: 2010/1/17
 Scale: 1/8"=1'-0"
 Design: sbz
 Sheet No.:
 Project No.:
 CAD File Name:
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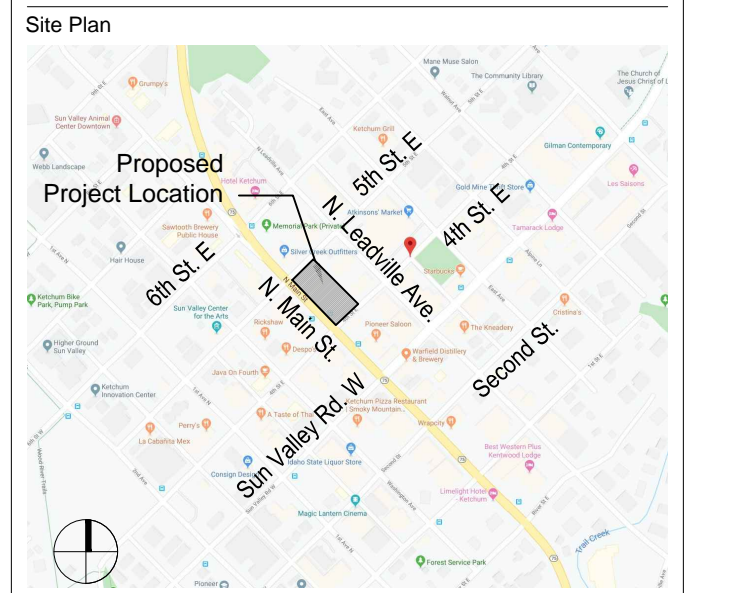
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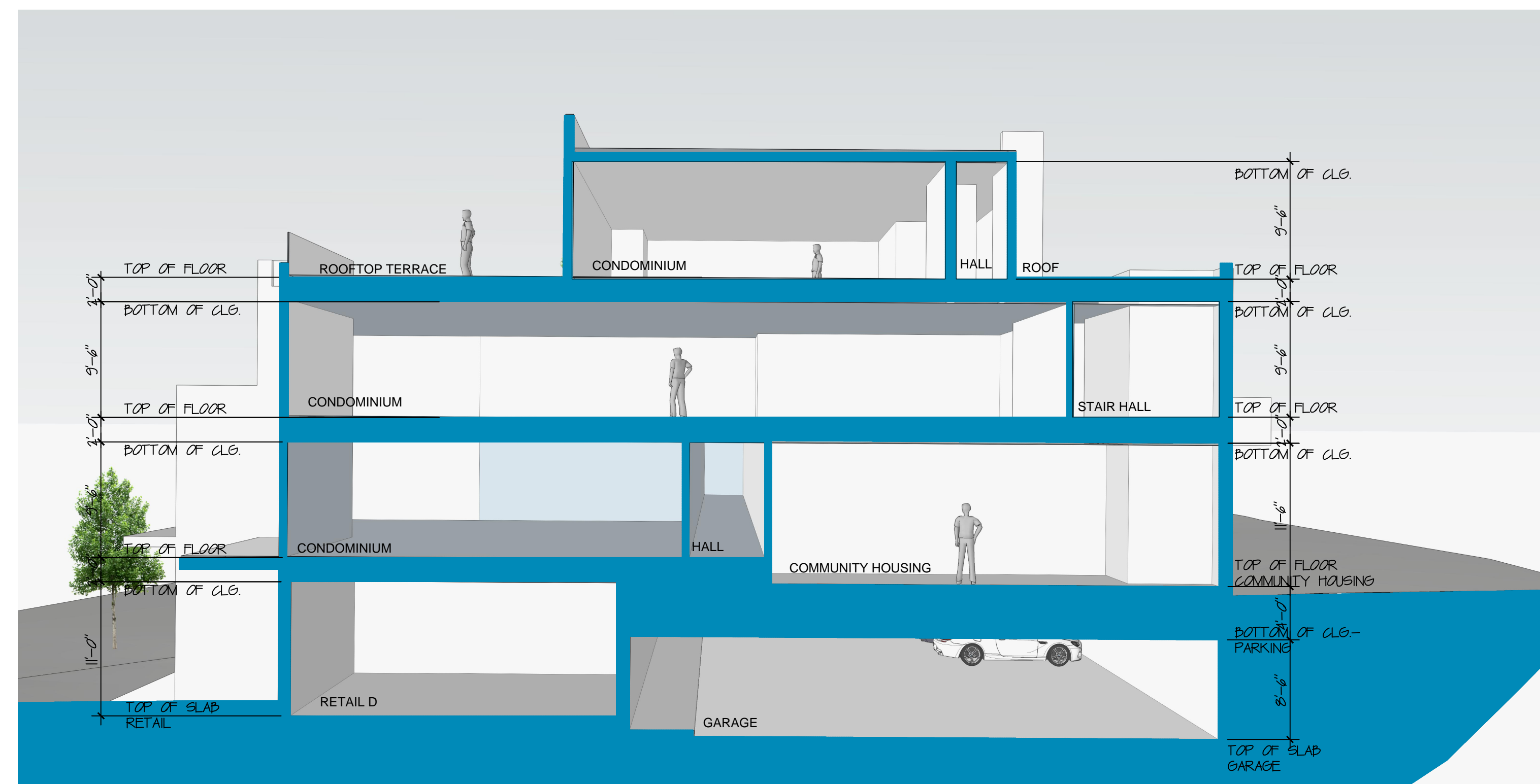
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Newtown, Connecticut 06470
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BUILDING SECTION-RETAIL D
SCALE: 1/8"=1'-0"

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No.	Date	Issue
5.	2020/05/14	COMMISSION RESUBMISSION
6.	2020/09/25	COMMISSION RESUBMISSION

BUILDING SECTIONS

Date: 2020/11/11 Project No.:
Scale: 1/8"=1'-0" CAD File Name:
Design: s b z Checked:
Sheet No.:

A3.1

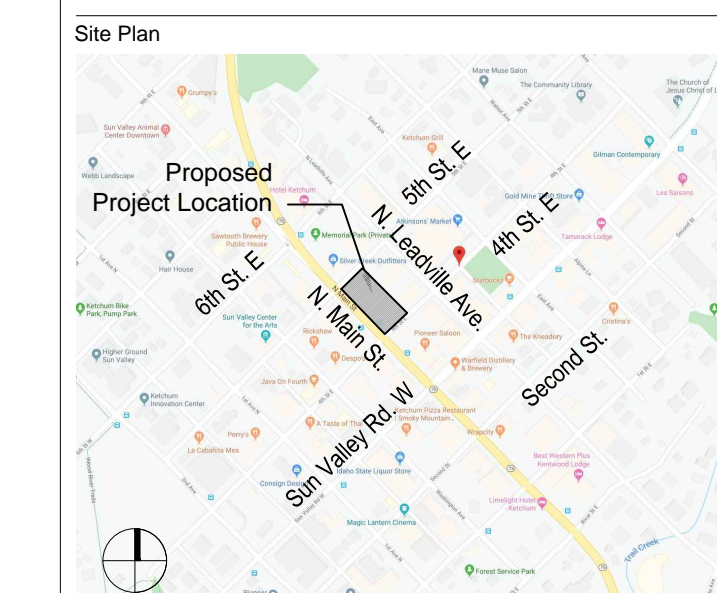
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KETCHUM, BLAINE COUNTY,
IDAHO 84117

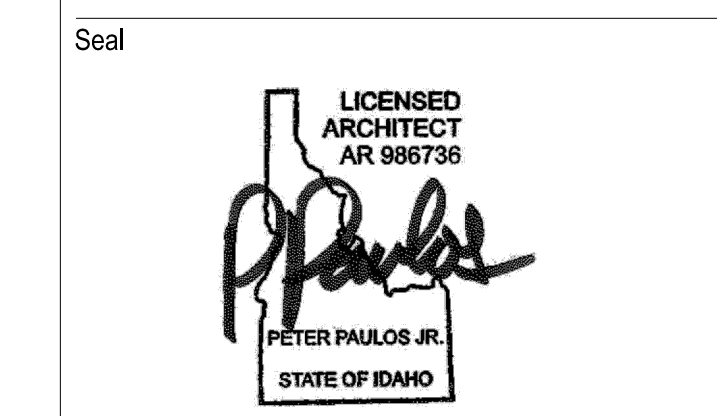
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MILLCREEK, UT 84117

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38 Taunton Hill Road
Newtown, Connecticut 06470
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Project Team:
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 P H Architects, LLC
 38 Taunton Hill Road
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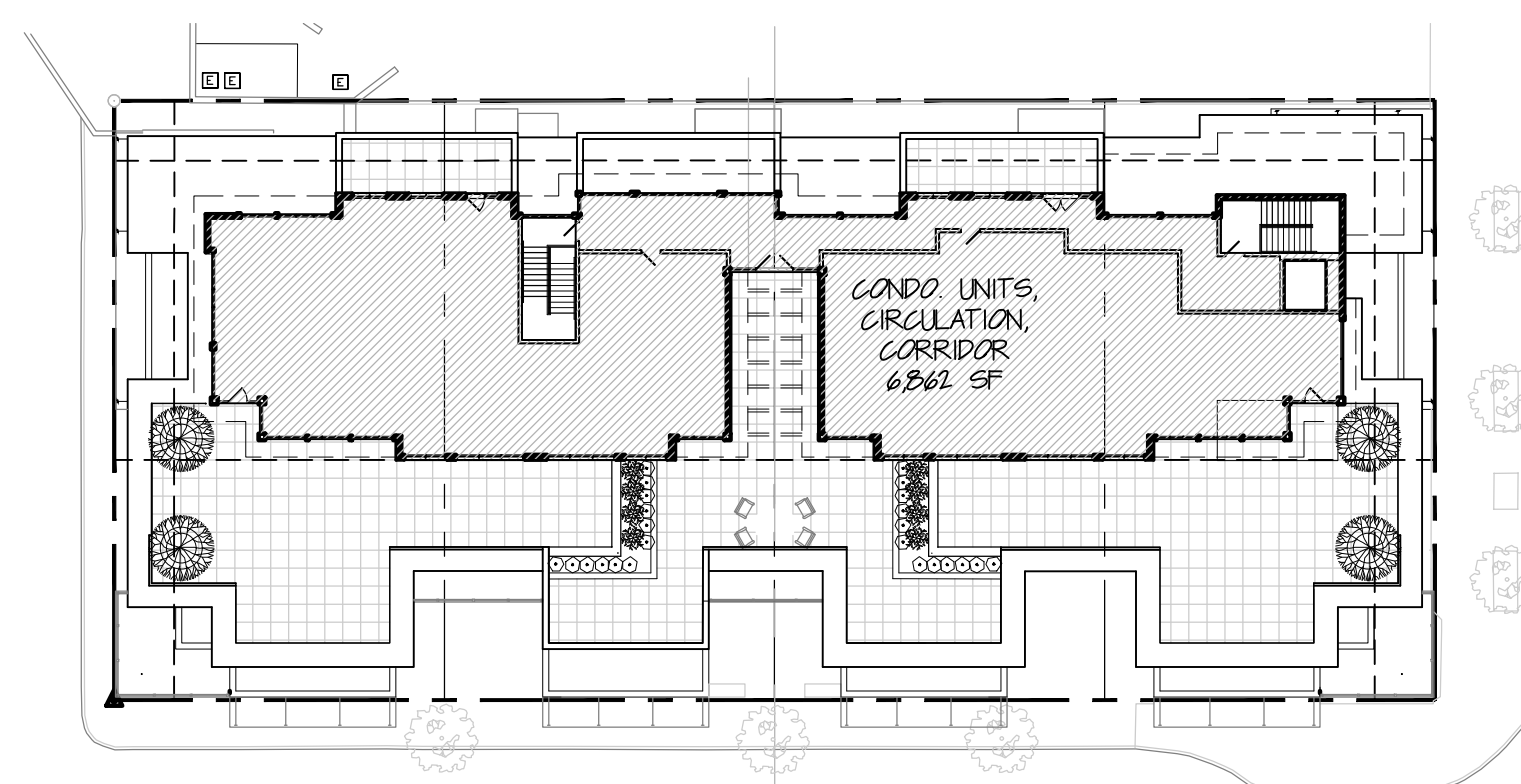


No.	Date	Issue
1.	2010/01/05	CLIENT REVISIONS
5.	2010/05/11	COMMISSION RESUBMISSION
6.	2010/03/25	COMMISSION RESUBMISSION

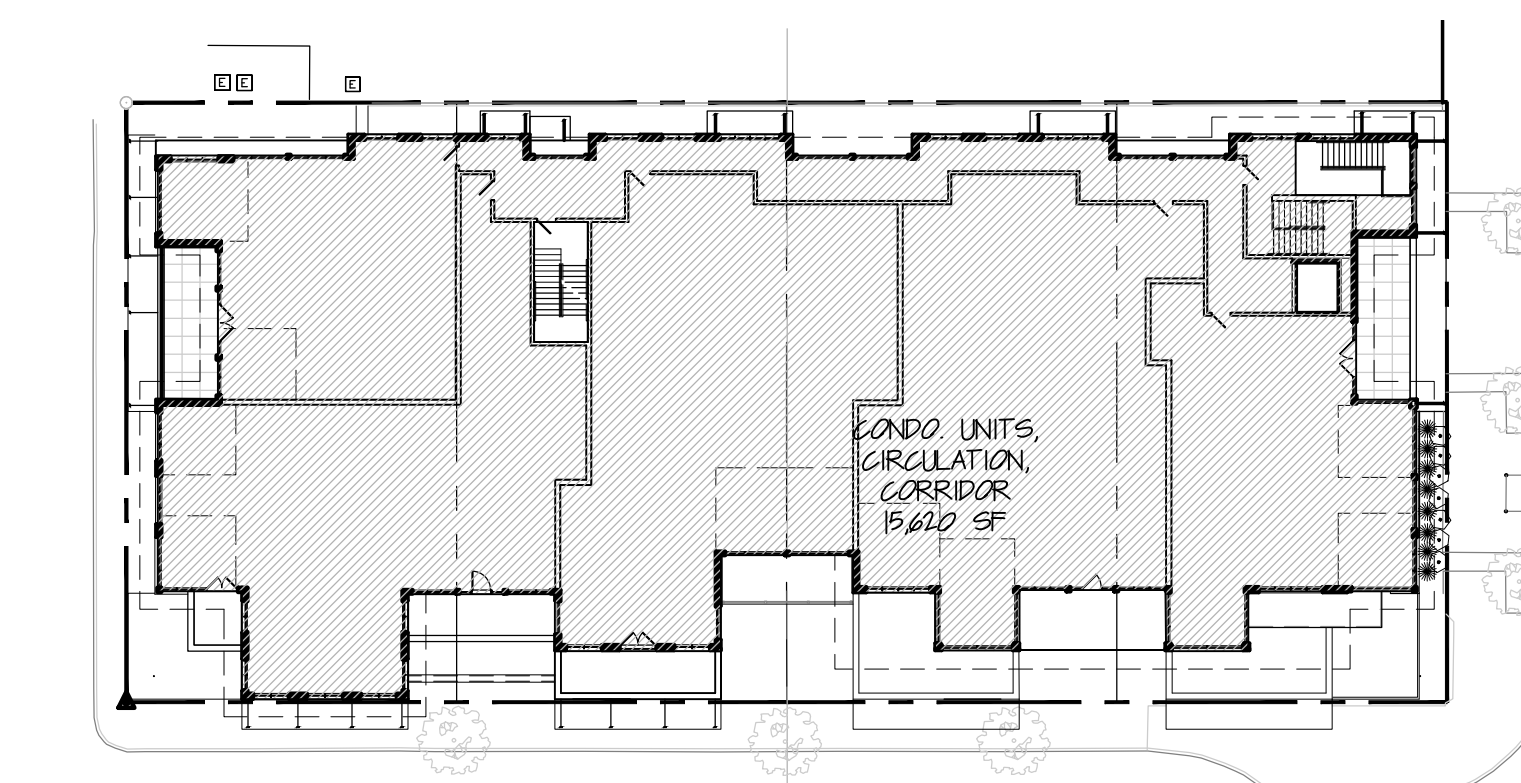
F.A.R. CALCULATIONS

Date: 2010/11/11 Project No.:
 Scale: 1/32"=1'-0" CAD File Name:
 Design: s b z Checked:
 Sheet No.:

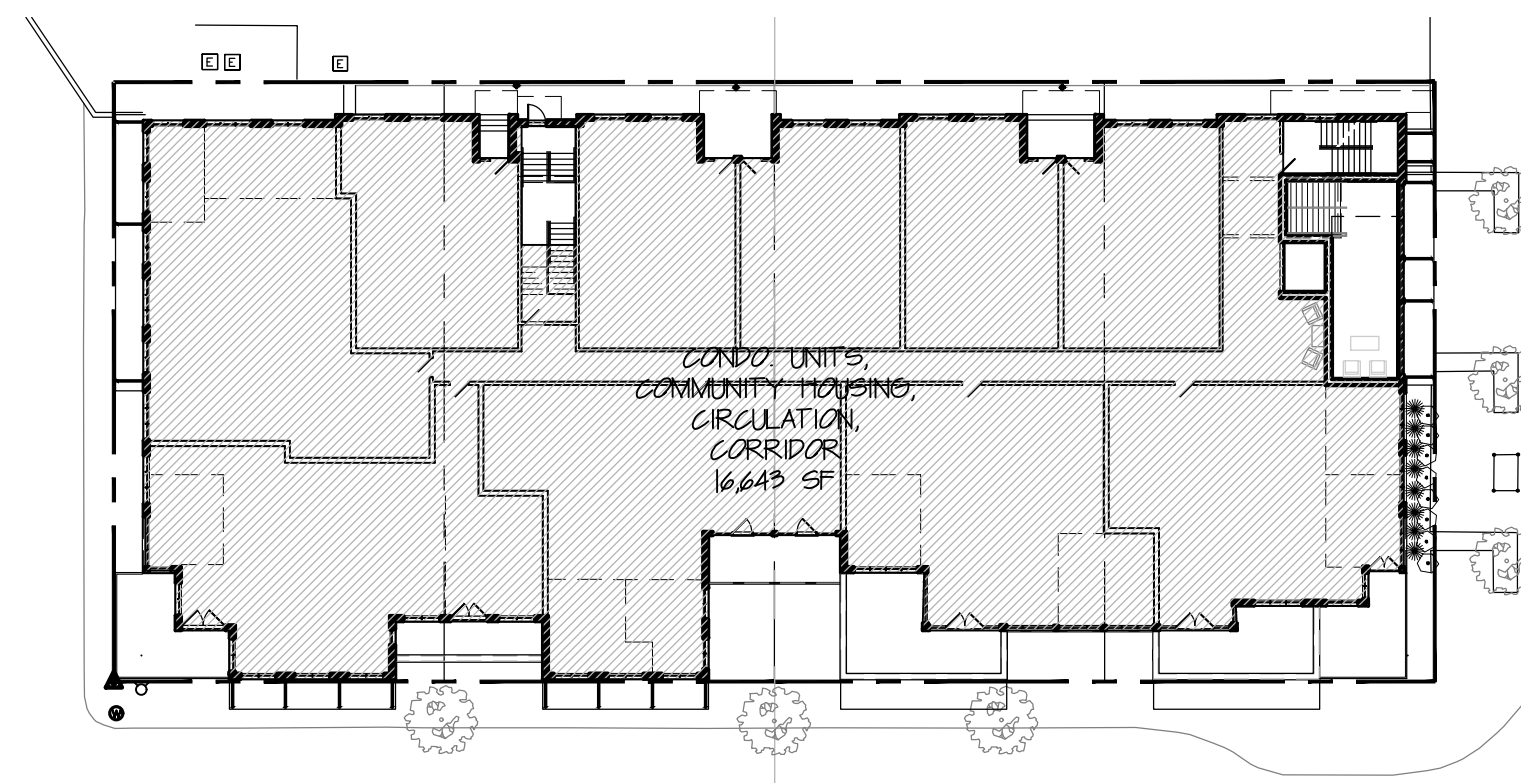
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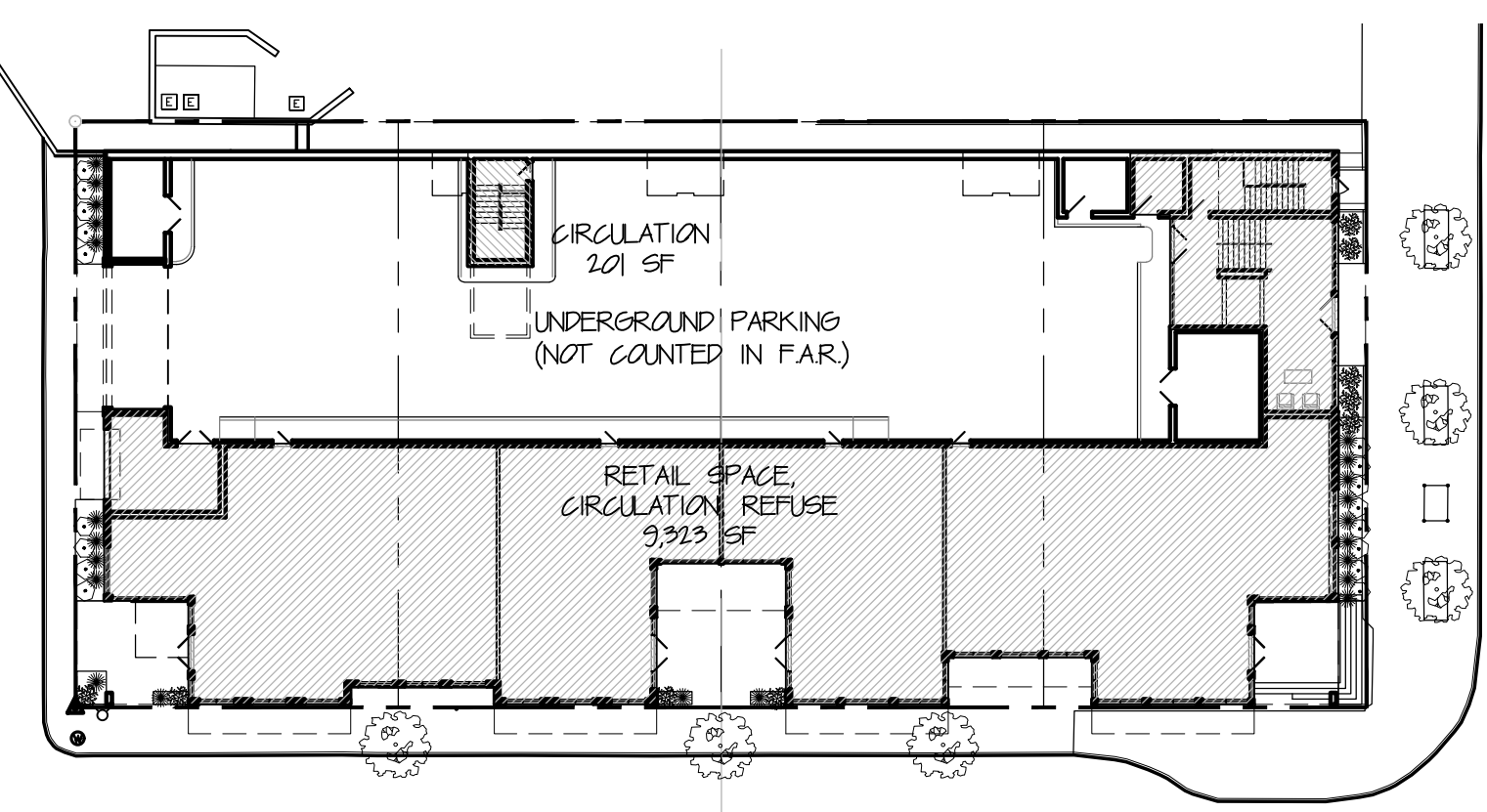
5 FOURTH FLOOR F.A.R.
 SCALE: 1/32"=1'-0"



4 THIRD FLOOR F.A.R.
 SCALE: 1/32"=1'-0"



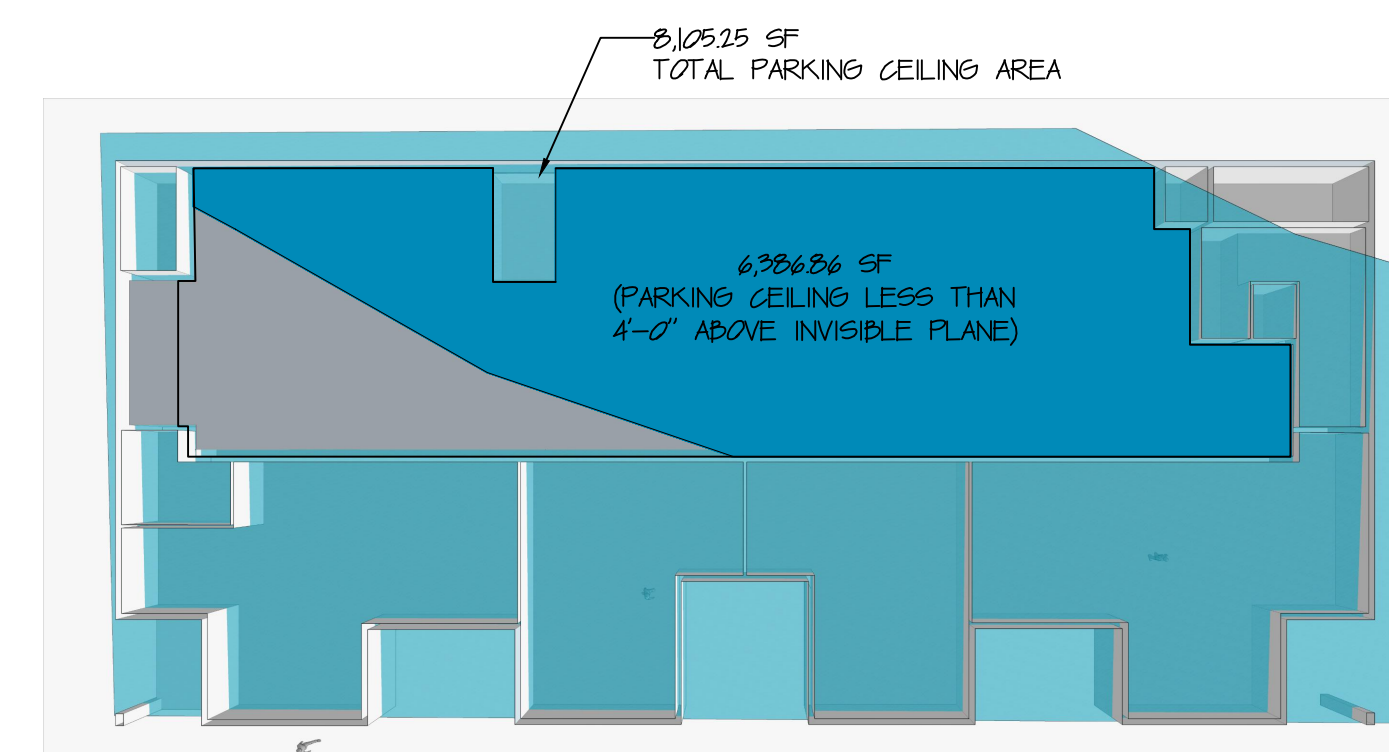
3 SECOND FLOOR F.A.R.
 SCALE: 1/32"=1'-0"



2 FIRST FLOOR F.A.R.
 SCALE: 1/32"=1'-0"

9324 GSF FIRST FLOOR
 16643 GSF SECOND FLOOR
 15610 GSF THIRD FLOOR
 4262 GSF FOURTH FLOOR
 48,649 GSF TOTAL FLOOR AREA

48,649 GSF TOTAL FLOOR AREA = 2.21 F.A.R. < 2.25 ALLOWED
 21,989 SF LOT AREA



1 UNDERGROUND PARKING DIAGRAM
 SCALE: 1/32"=1'-0"

6,306.86 SF = 78% LESS THAN 8,105.25 SF
 4'-0" ABOVE INVISIBLE PLANE
 PARKING MEETS UNDERGROUND PARKING DEFINITION (NOT INCLUDED IN F.A.R. AREA)

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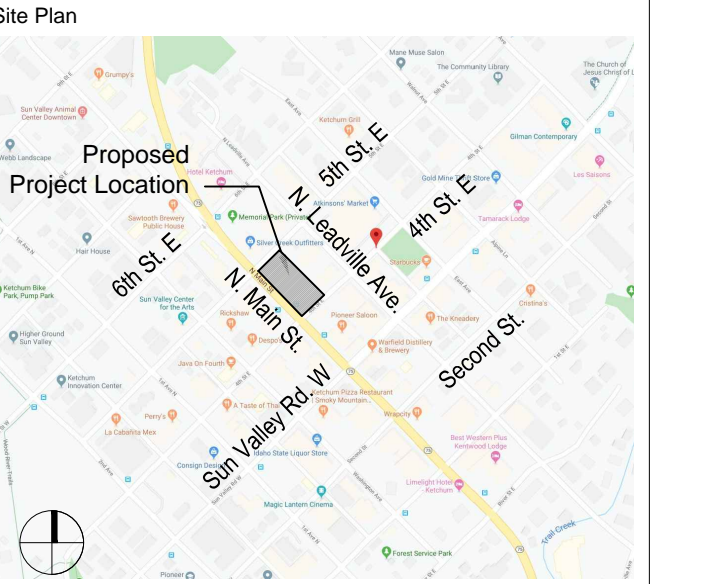
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KETCHUM, BLAINE COUNTY,
IDAHO 84117

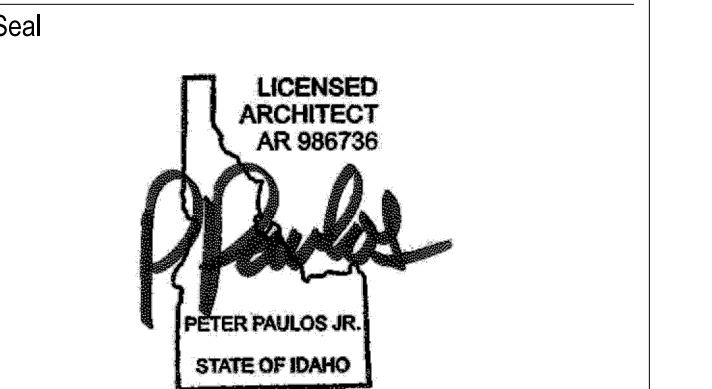
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4686 HIGHLAND DR. #224
MILLCREEK, UT 84117

P|H
ARCHITECTS

38 Taunton Hill Road
Newtown, Connecticut 06470
203-426-6500 tel. 203-426-6503 fax
ph-archs.com



Project Team:
Architect and Planner:
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Landscape Architect:
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560 North Second Avenue
Ketchum, Idaho 83340
(208) 725-0988 tel.
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Revisions

No.	Date	Issue
1.	2010/01/05	CLIENT REVISIONS
5.	2010/05/14	COMMISSION RESUBMISSION

PERSPECTIVE RENDERING

Date: 2010/09/15 Project No.: 20-001
Scale: NTS CAD File Name:
Design: s b z Checked:
Sheet No.:

A5.0



PERSPECTIVE RENDERING
SCALE: NTS

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1 PERSPECTIVE RENDERING
 A5.1 SCALE: NTS

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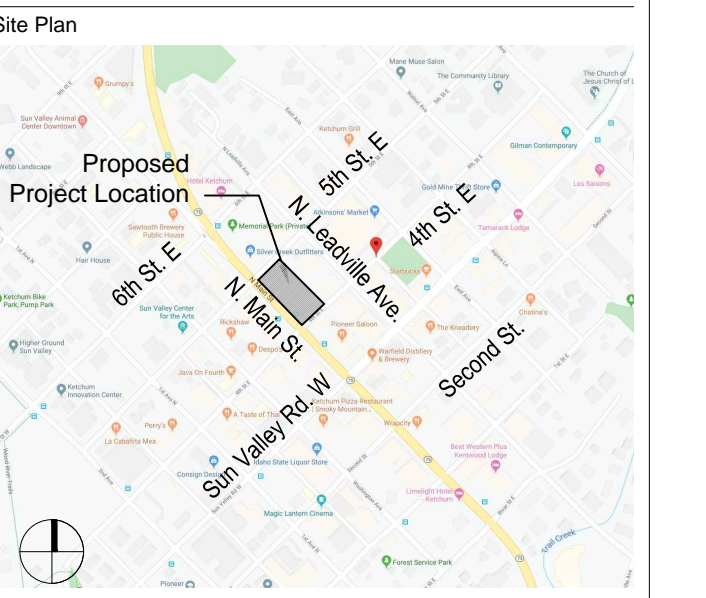
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 KETCHUM, BLAINE COUNTY,
 IDAHO 84117

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 4686 HIGHLAND DR. #224
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P | H ARCHITECTS

38 Taunton Hill Road
 Newtown, Connecticut 06470
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 LICENSED ARCHITECT
 AR 986736
 PETER PAULOS JR.
 STATE OF IDAHO

No.	Date	Issue
2.	2020/09/07	DESIGN REVIEW BOARD
4.	2020/05/12	GRADING COORDINATION
5.	2020/05/14	COMMISSION RESUBMISSION

PERSPECTIVE RENDERING

Date: 2020/09/15 Project No.: 20-00
 Scale: NTS CAD File Name:
 Design: s b z Checked:
 Sheet No.:

A5.1

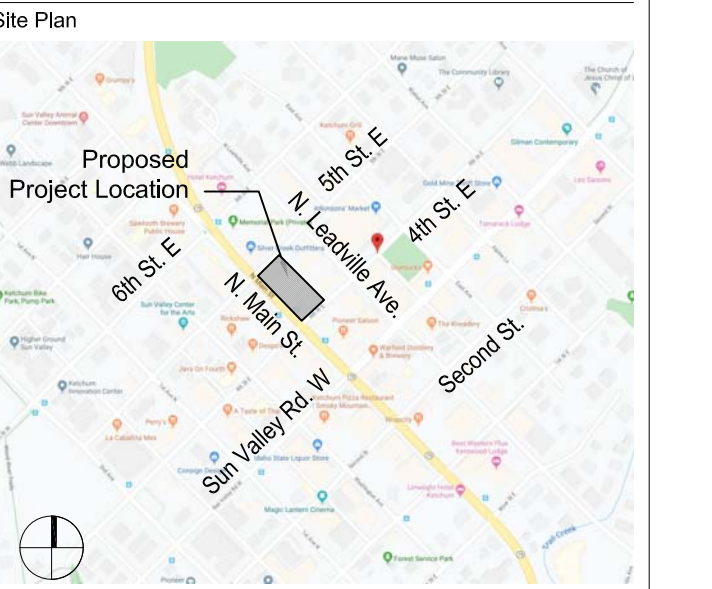
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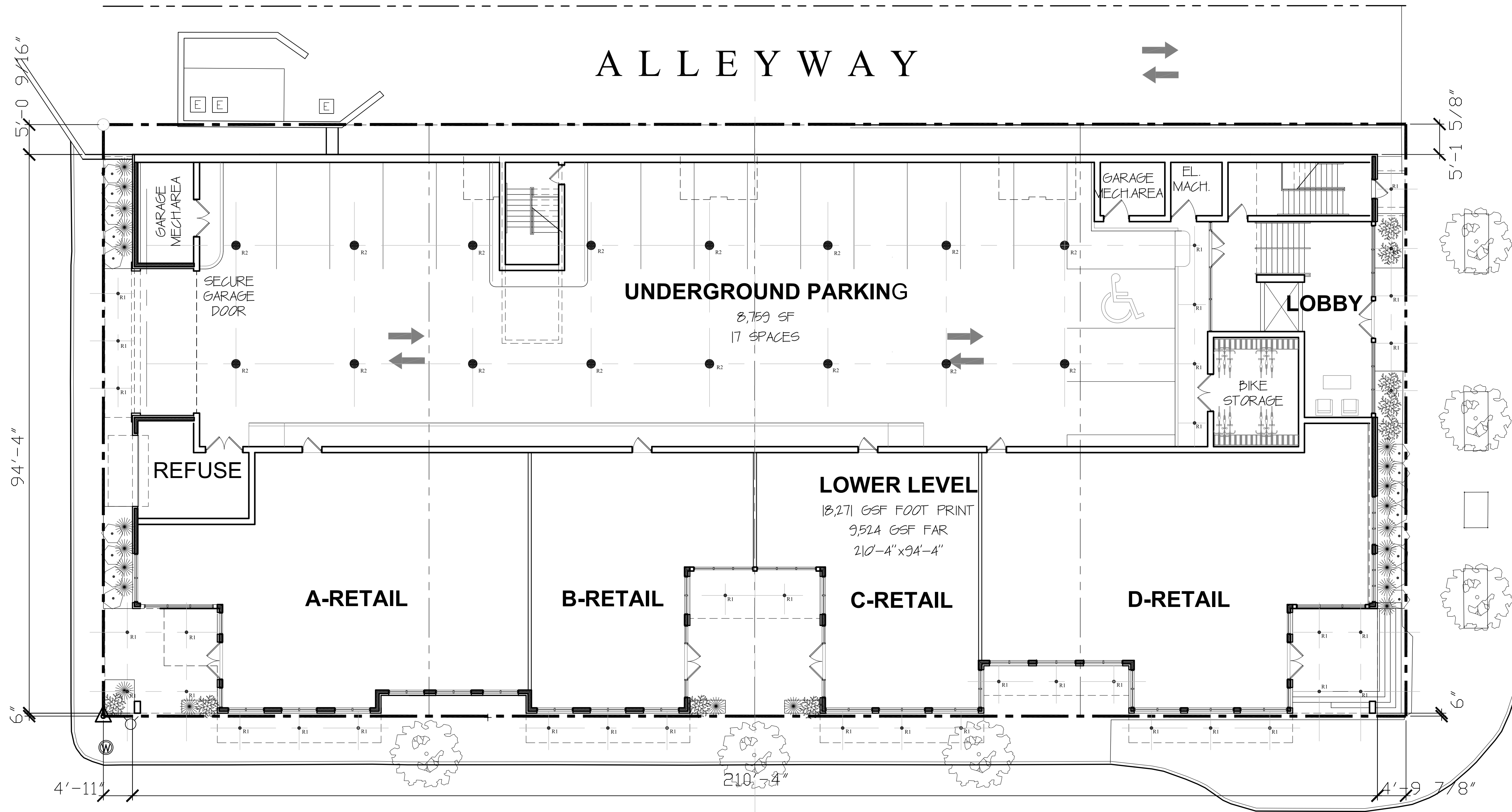
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EAST FIFTH STREET

EAST FOURTH STREET



1 FIRST FLOOR LIGHTING PLAN
SCALE: 3/32"=1'-0"

LIGHT FIXTURE SCHEDULE				
TYPE	MANUFACTURER	MOUNTING	LAMPS-OUTPUT	DESCRIPTION
● R1	LF ILLUMINATION, INC.	RECESSED	LED-3000 LUMENS	OUTDOOR RECESSED FIXED DOWNLIGHT WITH DIE-CAST ALUMINUM TRIM.
● R2	KENDALL MANUFACTURING COMPANY	SURFACE MOUNTED	LED-12,000 LUMENS	OUTDOOR SURFACE MOUNTED PARKING GARAGE LIGHT FIXTURE
— W1	BEGA LIGHTING PRODUCTS	RECESSED WALL - SHIELDED	LED-600 LUMENS	RECESSED WALL LIGHT FIXTURE - SHIELDED



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LICENSED ARCHITECT
AR 996738
P. Paulos Jr.
PETER PAULOS JR.
STATE OF IDAHO

Revisions

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1.	2020/01/05	CLIENT REVISIONS
3.	2020/04/29	ELEVATION REVISION
5.	2020/05/14	COMMISSION RESUBMISSION
6.	2020/09/25	COMMISSION RESUBMISSION

EXTERIOR LIGHTING-
FIRST FLOOR LIGHTING PLAN

Date: 2020/01/27 Project No.: 20-001
Scale: 3/32"=1'-0" CAD File Name: base-floor plans
Design: sbz Checked:
Sheet No.:

A6.0

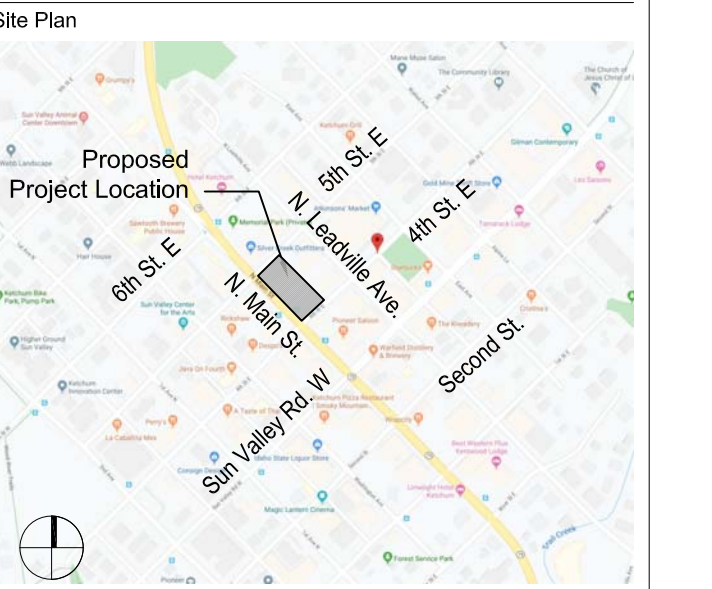
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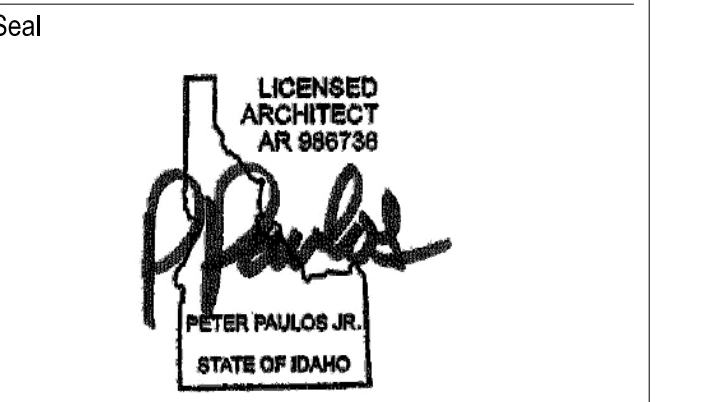
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P | H
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Newtown, Connecticut 06470
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6.	2020/09/25	COMMISSION RESUBMISSION

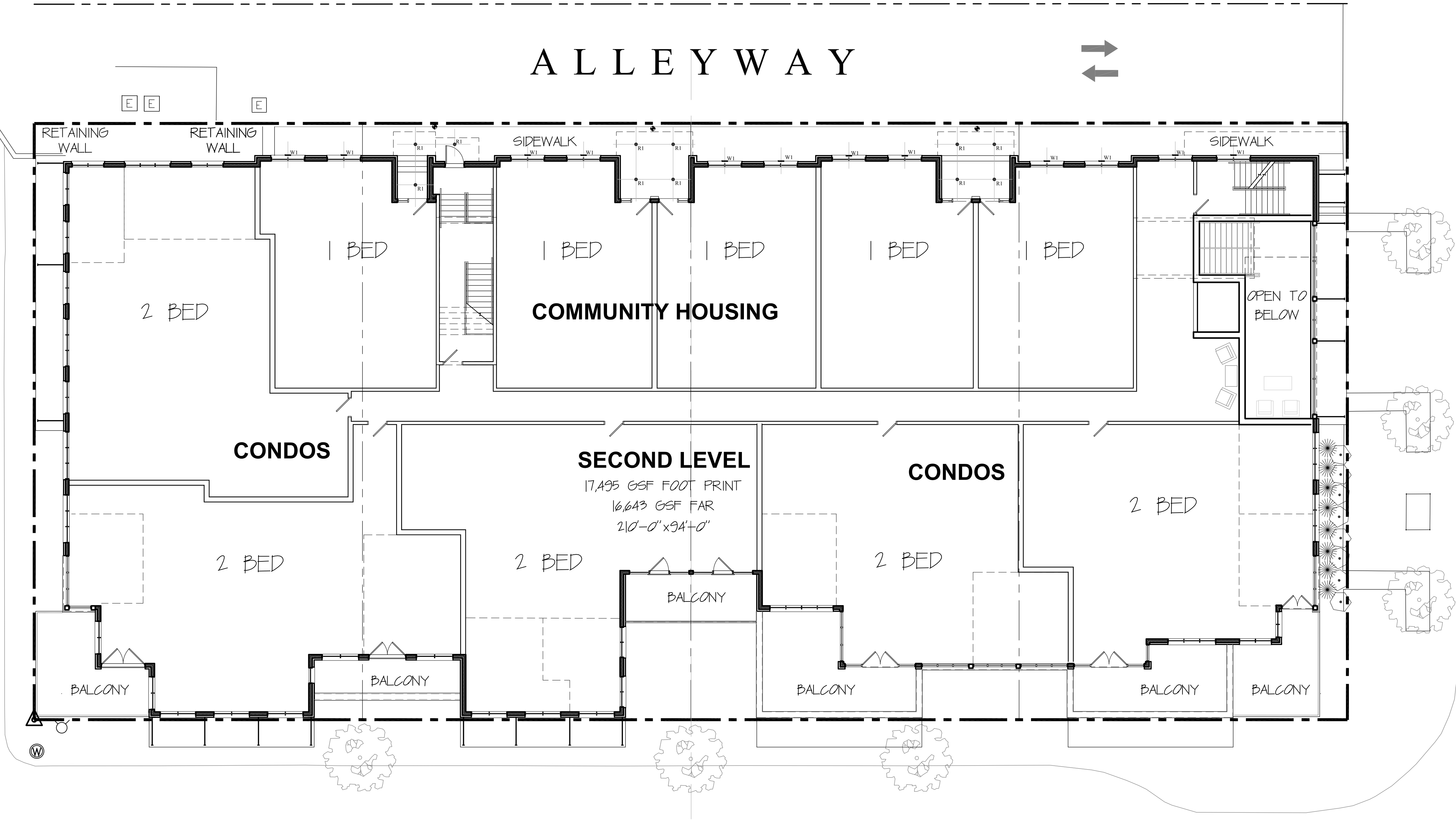
**EXTERIOR LIGHTING—
SECOND FLOOR LIGHTING PLAN**

Date: 2020/01/27 Project No.: 20-001
Scale: 3/32"=1'-0" CAD File Name: base-floor plans
Design: sbz Checked:
Sheet No.:

A6.1
© P H ARCHITECTS, LLC

EAST FIFTH STREET

EAST FOURTH STREET



1 SECOND FLOOR LIGHTING PLAN
A6.1 SCALE: 3/32"=1'-0"

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VERIFY ALL DIMENSIONS IN THE FIELD. REPORT DISCREPANCIES.

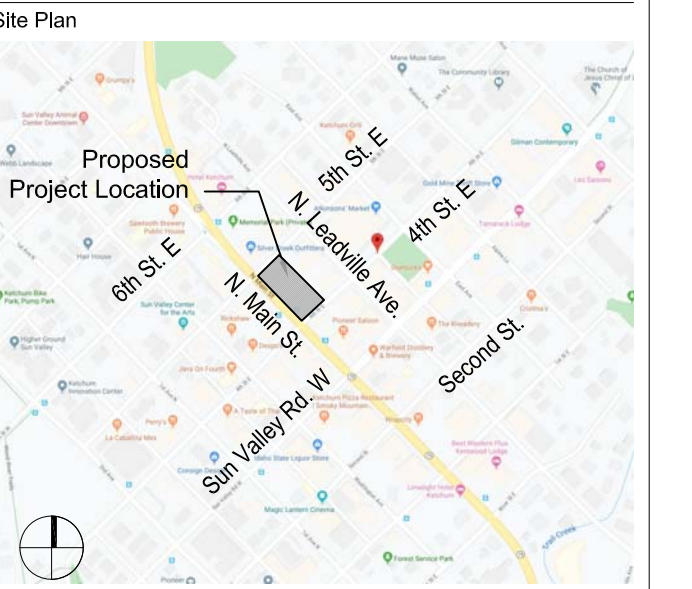
MIXED USE DEVELOPMENT

4TH & MAIN ST.
KETCHUM, BLAINE COUNTY,
IDAHO 84117

Prepared For: SOLSTICE DEVELOPMENT
4686 HIGHLAND DR. #224
MILLCREEK, UT 84117

P|H
ARCHITECTS

38 Taunton Hill Road
Newtown, Connecticut 06470
203-426-6500 tel. 203-426-6503 fax
ph-archs.com



Project Team:
Architect and Planner:
P H Architects, LLC
38 Taunton Hill Road
Newtown, Connecticut 06470
(203) 426-6500 tel.
(203) 426-6503 fax
Civil Engineer:
Galena Engineering, Inc.
317 North River Street
Hailey, Utah 83333
(208) 788-1705 tel.
Landscape Architect:
Eggers Associates, Landscape Architecture
560 North Second Avenue
Ketchum, Idaho 83340
(208) 725-0988 tel.
(208) 725-0972 fax



1 FRONT ELEVATION - LIGHTING
SCALE: 3/32" = 1'-0"



2 SIDE ELEVATION (SOUTH) - LIGHTING
SCALE: 3/32" = 1'-0"

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Seal
LICENSED ARCHITECT
AR 986738
P. Paulos
PETER PAULOS, JR.
STATE OF IDAHO

No.	Date	Issue
1.	12/10/01/05	CLIENT REVISIONS
3.	12/10/01/25	ELEVATION REVISIONS
5.	12/10/05/14	COMMISSION RESUBMISSION
6.	12/10/05/25	COMMISSION RESUBMISSION

EXTERIOR LIGHTING- FRONT & SIDE ELEVATIONS - LIGHTING

Date: 12/10/01/07
Scale: 3/32" = 1'-0"
Design: sbz
Sheet No.:

Project No.: 20-00
CAD File Name: base-ext elev.
Checked:

A6.2

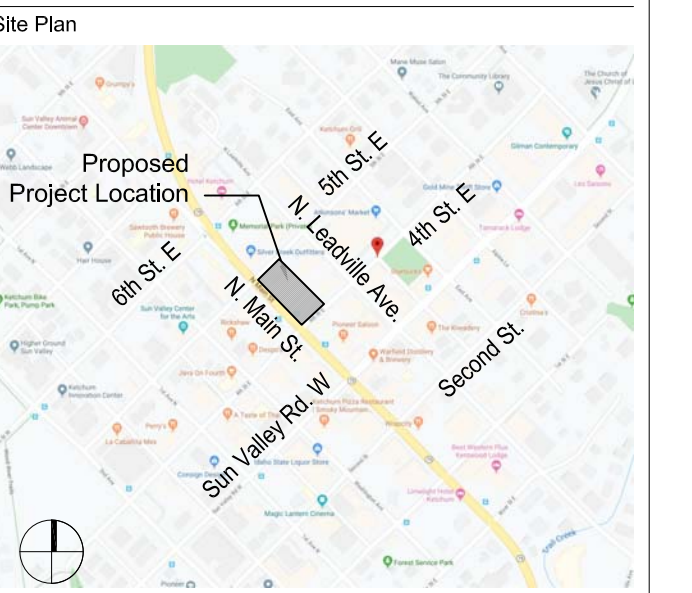
MIXED USE DEVELOPMENT

4TH & MAIN ST.
KETCHUM, BLAINE COUNTY,
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Ketchum, Idaho 83340
(208) 725-0988 tel.
(208) 725-0972 fax



1 REAR ELEVATION - LIGHTING
SCALE: 3/32"=1'-0"



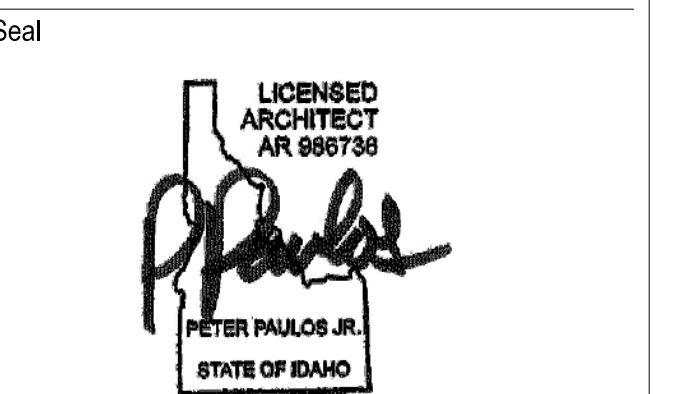
2 SIDE ELEVATION (NORTH) - LIGHTING
SCALE: 3/32"=1'-0"

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DO NOT SCALE THE DRAWINGS.

VERIFY ALL DIMENSIONS IN THE FIELD. REPORT DISCREPANCIES.



No.	Date	Issue
1.	2020/01/05	CLIENT REVISIONS
3.	2020/04/29	ELEVATION REVISIONS
5.	2020/05/14	COMMISSION RESUBMISSION
6.	2020/09/25	COMMISSION RESUBMISSION

EXTERIOR LIGHTING- REAR & SIDE ELEVATIONS - LIGHTING

Date: 2020/01/07 Project No.: 20-001
Scale: 3/32"=1'-0" CAD File Name: base-ext elev.
Design: sbz Checked:
Sheet No.:

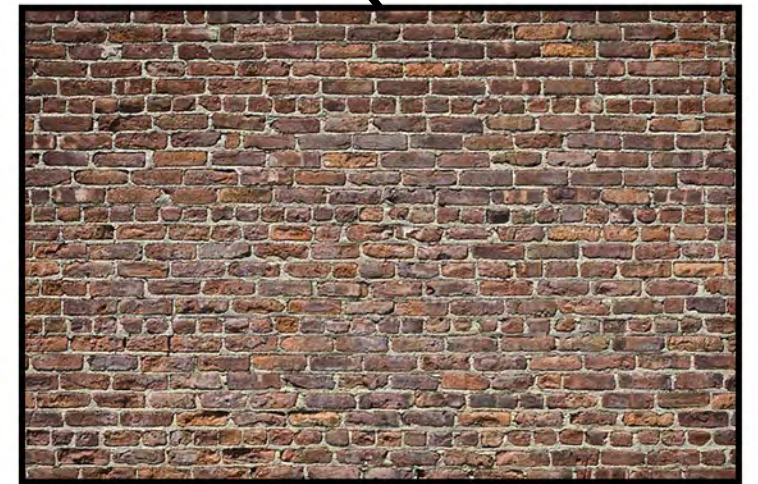
A6.3



PAINTED METAL CANOPY



PAINTED METAL FACADE



BRICK VENEER

MATERIAL SAMPLE BOARD
 SCALE: NOT TO SCALE
 February 11, 2020
 Revised: May 14, 2020
 Revised: September 25, 2020

PH
 ARCHITECTS
 38 TAUNTON HILL ROAD NEWTOWN, CT 06470
 PH-ARCHS.COM

MIXED USE DEVELOPMENT
 4TH & MAIN ST.
 KETCHUM, IDAHO

Exhibit B:
Staff Report
Planning & Zoning Commission
Meeting of June 8th, 2020



**City of Ketchum
Planning & Building**

**STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF JUNE 8th, 2020**

PROJECT: 4th & Main St (Hot Dog Hill) Mixed-Use Building

FILE NUMBER: P 20-002

APPLICATION TYPE: Pre-Application Design Review

ARCHITECT: Peter Paulos, PH Architects

DEVELOPER: Chris Ensign, Solstice Homes Development

PROPERTY OWNER: 400 North Main LLC & Formula Investment LLC (Blaine County Assessor's Office Database)

REQUEST: Pre-Application Design Review for the development of a new four-story, 47.5-foot tall, 59,130-square-foot mixed-use building

LOCATION: West Half of Block 5 adjacent to Main Street between 4th & 5th Streets (Ketchum Townsite: Block 5: Lots 1, 2, 3, & 4)

ZONING: Retail Core of the Community Core (CC-1)

REVIEWER: Abby Rivin, Associate Planner

BACKGROUND

The 4th & Main Street (Hot Dog Hill) project proposes to develop a new four-story, 47.5-foot tall, 59,130-square-foot mixed-use building on four lots along Main Street between 4th and 5th streets. The Planning & Zoning Commission has previously considered this Pre-Application Design Review twice this year during their meetings on January 10th and March 9th. The Commission identified design issues, offered constructive advice, and highlighted opportunities for the developer to improve the project. The Commission moved to continue review of the Pre-Application and directed the applicant to update the project plans based on their feedback.

COMMISSION FEEDBACK

The Commission expressed concerns about the project's compatibility with Ketchum's small-town, mountain community and vibrant downtown. Their recommendations focused on the building's design and scale in relation to the surrounding local context and Main Street's pedestrian-oriented streetscape. The Commission directed the applicant to: (1) incorporate scaling devices, including

vertical elements and varying roof heights, to break up the building’s bulk and mass, (2) enhance the façade design through undulation and material differentiation , and (3) create an activated, pedestrian-friendly, and human-scale environment along Main Street.

APPLICANT’S PROJECT PLAN UPDATES

The applicant has submitted four additional renderings of the building from different perspectives as well as a drone fly-over video illustrating the building’s relationship to the surrounding downtown neighborhood. The undulation of the front façade is more pronounced through projections and recessions of building mass along Main Street. The applicant has attempted to mitigate the design’s repetitiveness and monotony through slight adjustments to the application of exterior materials.

STAFF RECOMMENDATION

Staff recommends the Commission provide feedback to the applicant and move to continue review of the Pre-Application. The applicant’s proposed design updates (Exhibit A) are insufficient and fail to meaningfully incorporate changes that address the Commission’s recommendations.

ANALYSIS

Local Context: Ketchum’s Vibrant Downtown

No one architectural style defines Ketchum. Our town has grown incrementally through time with an eclectic mix of diverse building types. Blocks in downtown Ketchum are historically platted into 55-foot wide lot increments. These platted façade increments along a block create an urban pattern with an authentic rhythm.



Figure 1: Ketchum Main Street



Figure 2: Lane Mercantile Building (Source: The Community Library Regional History Department)

Main Street’s built environment combines repurposed historic buildings, like the Lane Mercantile built in 1887, with more modern development, like the Argyros Theater, to form a textured urban fabric with western mountain charm. The variation of building types and façade identities create unique urban spatial experiences that visually engage pedestrians and activate the streetscape.

Proposed Mid-Rise, Mixed-Use Building

The project plans maximize the size of the building to the greatest extent permitted by Ketchum's Zoning Regulations. The 59,130-square-foot mixed-use building has a total Floor Area Ratio of 2.23. The building reaches 47.5-feet in height from Main Street to the fourth-floor roof. Covering the length of the entire block, the building's front façade will span 210 feet along Main Street.



Figure 3: Perspective Rendering, Sheet A5.0 of Project Plans

Design Review Maintains Ketchum's Authenticity & Mountain-Town Character

Design Review helps our community achieve a more sustainable, vibrant, connected, and beautiful Ketchum. The 4th & Main Street (Hot Dog Hill) project needs design changes to harmonize with the local context of Ketchum, complement the design character of the built environment, and blend with the prevailing scale of downtown development.

The proposed mid-rise is significantly larger than the surrounding built environment. The applicant's drone fly-over video highlights the mixed-use building's imposing and dominating appearance within downtown Ketchum. More meaningful scaling devices need to be integrated into the project plans to break up the building's bulk and mass.

DESIGN REVIEW STANDARDS (Ketchum Municipal Code §17.96.060)

Architectural

Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness (Ketchum Municipal Code §17.96.060.F5).

The building character shall be clearly defined by use of architectural features (Ketchum Municipal Code §17.96.060.F2).

Compatibility of Design

The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures (Ketchum Municipal Code §17.96.060.E1).

The façade design exacerbates the project's size. The projections and recessions of building mass along Main Street repeat the same monotonous pattern. The applicant has updated the project plans to increase the undulation of building mass along Main Street. This treatment fails to meaningfully provide visual relief because the same wall surface design repeats horizontally across the front façade along Main Street. These undulation treatments that shift the building's depth must be combined with changes in the façade's exterior material or design character to alleviate this repetitive wall pattern.

4th and Main (Hot Dog Hill) Mixed-Use Building

Pre-Application Design Review

Planning & Zoning Commission Meeting of June 8th, 2020

City of Ketchum Planning & Building Department

The front façade’s uniform design creates a monotonous environment across the entire block along Main Street. The building’s bulk coupled with its uninterrupted façade design creates an unwelcoming and uninteresting experience for the community. The mixed-use building needs scaling devices and design treatments that define and activate the public realm and enhance the pedestrian experience.

Downtown Ketchum is the soul of our small-town, mountain community. Downtown is Ketchum’s vibrant and walkable commercial area and the social center for gatherings with neighbors and visitors. Downtown bring us together to make us a connected community. How will this building enhance the character of downtown Ketchum and contribute to our mountain community?

“We create our buildings and then they create us. Likewise, we construct our circle of friends and our communities and then they construct us.” –Frank Lloyd Wright

“We understand that Ketchum is as much a state of mind as it is a place.”

-2006 Downtown Ketchum Master Plan Vision Statement

EXHIBITS:

- A. Pre-Application Design Review Submittal & Project Plan Updates
- B. Staff Report: Planning & Zoning Commission Meeting of March 9th, 2020

Exhibit C:
Public Comment

From: Diane Goodwin <dianessprockets@gmail.com>
Sent: Friday, August 21, 2020 1:22 PM
To: Participate <participate@ketchumidaho.org>
Subject: Idea for Hot Dog hill / Formula site



Sent from my iPhone

Robin Crotty

From: Robin Crotty
Sent: Monday, June 15, 2020 11:05 AM
To: Robin Crotty
Subject: FW: Opposition to Proposed "Hot-Dog Hill" Building

From: Carolyn Wicklund <svwick@aol.com>
Sent: Sunday, June 14, 2020 3:42 PM
To: Participate <participate@ketchumidaho.org>
Subject: Opposition to Proposed "Hot-Dog Hill" Building

Dear Mayor Bradshaw, City Council Members, and Building/Planning Department,

I write to share my strong opposition to the proposed development on Hot-Dog Hill. As an architect for over 30 years, this development is completely out of character for Main Street and out of compliance with Ketchum's building code, a fact evidenced by the variance sought by the developer.

As a resident of Ketchum for 28 years, I have spoken to many people about this proposed development. Not one of them supports the proposed noncompliant structure which is too high, too massive, too dense, out-of-character with other buildings, destroys the last highly-used open space on Main Street, and does not include badly-needed public parking.

Please keep Main Street the friendly walking and gathering street that makes Ketchum so wonderful for residents and visitors alike. Please deny the developer's request for a variance and reject the proposed development. I appreciate all you do in your duty to protect our town from noncompliant and out-of-character development.

Sincerely,
Carolyn Wicklund

From: [Robin Crotty](#)
To: [Robin Crotty](#)
Subject: FW: I do not like the idea of Hot Dog Hill becoming a big development.
Date: Saturday, August 15, 2020 4:01:15 PM

From: anne kalik <
Date: August 14, 2020 at 5:22:06 PM MDT
To: Participate <participate@ketchumidaho.org>
Subject: I do not like the idea of Hot Dog Hill becoming a big development.

I believe our town has lost a lot of its character from big buildings on Main Street, especially the many banks.

Please, creative, enticing, human architecture and open spaces as well.

I would like to see Hotdog Hill preserved as it is now, perhaps enhanced with more greenery and places to sit .

Thank you,
Anne Kalik

Sent from a device that garbles.
Anne Kalik

From: [Robin Crotty](#)
To: [Robin Crotty](#)
Subject: FW: 4th & Main Project
Date: Saturday, August 15, 2020 4:00:13 PM

From: Hayley Andrews <
Date: August 15, 2020 at 6:37:54 AM MDT
To: Participate <participate@ketchumidaho.org>
Subject: 4th & Main Project

To whom it may concern,

I grew up in this town enjoying the ability to congregate with friends and family in relaxed and beautiful spaces. We've been so lucky. Moving away for college, work, and partner has turned Blaine county into our favorite place to visit. As a local and a tourist, please remember what makes our community so amazing— we love this place for its authenticity. This is not a manufactured money making scheme. This is where kids grow up loving nature and embracing the outdoors. Where many of us end up to escape the rat race and big box culture of cities. Main Street should reflect our interests by preserving open spaces and small town vibes. You can find fancy hotels in any ski town, but people love it here for the low key hot dog eating priorities. Please save hot dog hill. It appeals to poor and rich, young and old, local and tourist. It is a remaining bit of nostalgia and community in our rapidly growing town.

Thank you,
Hayley

--

From: Polly Hopkins <pollyhobby@hotmail.com>
Sent: Sunday, September 13, 2020 2:52 PM
To: Participate <participate@ketchumidaho.org>
Subject: 4th and Main.. better known as Hotdog Hill

Hello,

I have been an employee of Irving's Red Hots for over two years now, and thought a bit of insight from my perspective might be helpful in regards to the proposed building of a condo complex on the hill at 4th and Main Streets. My personal stance is neutral, as I was born and raised in this Valley and feel that the city of Ketchum lost its homey, small town appeal years ago (in other words it's too far gone). So I mostly wanted to share the opinions I've heard from every single customer that inquires about where Irving's will relocate: they all oppose the new structure and are appalled when they view the sketch of the proposed structure.

That's all... just wanted to share!

Thanks,

Polly Hopkins