City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF NOVEMBER 25, 2025

PROJECT:	Sawtooth Serenade
FILE NUMBER:	P24-027
APPLICATION:	Final Design Review
PROPERTY OWNER:	McCaw Nell Elizabeth Trustee, Distrustful Ernest Revocable Trust U/A/D 02/03/16
REPRESENTATIVE:	Dave Thielsen, Thielsen Architects (Architect)
LOCATION:	260 N 1st Ave (KETCHUM TOWNSITE LOT 5A BLK 38)
ZONING:	Community Core – Subdistrict 2 Mixed Use (CC-2)
OVERLAY:	None
REVIEWER:	Morgan Landers, AICP – Director of Planning and Building
NOTICE:	A public meeting notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on September 3, 2025. The notice was published in the Idaho Mountain Express on September 3, 2025. A notice was posted on the project site and the city's website on August 28, 2025. Story poles and a physical notice were verified on the subject property on September 16, 2025. Due to illness of the applicant, the September 23, 2025 hearing was continued to November 12, 2025 and further continued to November 25, 2025 due to scheduling conflicts.

INTRODUCTION

The applicant is proposing a 23,867 gross square foot multi-family development located at 260 N 1st Ave (the "subject property") in the Community Core Subdistrict 2 – Mixed Use (CC-2) zone district. The project includes two residential dwelling units, ground floor private recreation space, garage parking for five vehicles, and storage for the two units. The subject property is three vacant Ketchum Townsite

lots totaling 16,507 SF on the east corner of N 1st Ave and Sun Valley Rd (Figure 1) south of the new 1st and Sun Valley office building, diagonal from the mixed-use building where Maude's is located. The three townsite lots were consolidated in 2007. Please see Attachments A and B for the application materials and design review plan set for the development.

Figure 1: Subject Property 260 N 1st Ave

The project proposes to take advantage of the Floor Area Ratio (FAR) bonus in exchange for community housing, mitigating the additional floor area by making a community housing in-lieu payment of $688,160. The total FAR for the project is 1.45, where 1.0 is permitted by right.

The application is not subject to certain requirements of the city's current municipal code including minimum residential densities and ground floor commercial. Those requirements were adopted in October of 2022 through Interim Ordinance 1234. The pre-application design review was deemed complete prior to the effective date of that ordinance. Applicability of Ordinance 1234 to the development was further evaluated by City Council on March 4, 2024 as part of an appeal hearing of an administrative determination where council found the ordinance to not apply to the proposed development.

A pre-application design review with the Commission occurred on January 24, 2023. The packet and recording of that meeting can be found HERE. The Commission provided feedback on the initial design including:

- Materials – monochromatic palette that may appear bland or muted without vegetation, too cool, recommended reduction in the use of metal paneling
- Bulk of the structure – there isn't enough breaking up the building along its length
- Fenestration/Glazing – The amount of fenestration and monotony of that fenestration makes the building appear long and flat
- North Façade (Sun Valley Rd) – architectural features felt ungrounded and bulky
- South Façade – reduce the amount of black metal
- Corner of 1st and Sun Valley – needed to be more open with windows and other public space
- Landscaping – requested an introduction of public space into the development to provide better interface between the public and private realms, spacing of street trees
- Roof – long and flat nature of the third-floor roof

The Planning and Zoning Commission conducted a hearing on the final design review application (Click Here for recording) on February 11, 2025, provided feedback to the applicant, and continued the hearing to a date uncertain:

- Although there is a wedding cake approach to the building from front to back (1st Ave to the Alley) the building does not deploy a successful approach in reducing the bulk and mass from north to south (Sun Valley Rd to 2nd St). The proposal reads as one long building. The commission recommended redesigning the project to have the appearance of two separate structures
- Concern related to compatibility of design with other buildings in the neighborhood, the reduction of bulk and mass of buildings spanning three Ketchum townsite lots is critically important to maintain the neighborhood scale of the downtown
- Residential developments should take cues from other residential buildings in the downtown, the architectural features proposed within the development read more like an office building than a residential structure
- Symmetry and banding and flat roof line exacerbate the bulk and mass of the building and other efforts to reduce the bulk and mass are not effective
- Lacks charm and the bulk of the building is unattractive
- Sun Valley Rd facade doesn't seem to match the front façade along 1st Ave
- South façade continues to lack interest and needs to be addressed
- Too much glazing on the 1st Ave façade, uncharacteristic of surrounding buildings
- Alley elevation needs differentiation between the windows and the building façade for the building to be successful

Following that hearing, the applicant has made additional changes to the proposed building. The following changes are being presented for consideration by the Commission:

- Removal of the slanted glass element on the south side of the ground floor
- Introduction of additional public seating area at the corner of 1st and Sun Valley Rd
- Introduction of vertical stone elements on the upper floors of the northern half of the building
- Changes to the north and south facades
- Reduction in amount of metal paneling used on the alley façade
- Moderate reductions in glazing on the second and third floors

In general, the applicant has addressed a few of the comments from the Commission such as the addition of public seating at the corner, reductions of glazing on the second and third floors, and reduction of metal paneling on the alley facade. However, the applicant has not addressed the more fundamental issues with the building such as compatibility with the neighborhood, maintaining the Ketchum townsite scale and cadence with design, and adjusting the design to be more representative of residential use. Staff believe the Commission has been clear and consistent in their requested changes to the applicant over the course of the pre-application and final design review process. Staff believe the applicant has not addressed the full extent of the comments to the degree the Commission has repeatedly requested. At this time, staff is recommending denial of the design review application for reasons stated below. A full review of the zoning standards and design review criteria can be found in Attachments D and E respectively.

ANALYSIS

Per KMC 17.96.050.A. *Criteria.* The Commission shall determine the following before approval is given for design review:

1. The project does not jeopardize the health, safety or welfare of the public.

2. The project conforms to all applicable standards and criteria as set forth in this chapter, this title, and any other standards as adopted or amended by the City of Ketchum from time to time.

Criteria 1 evaluates the project's impact on the community through its alignment with the goals and policies of the city's currently adopted plans related to public health, safety, and welfare such as the adopted 2014 comprehensive plan. Criteria 2 above relates to the project's conformance with the city's zoning ordinance such as permitted uses, dimensional limitations, parking, dark skies, and the design review improvements and standards listed in 17.96.060 and 17.96.070. During department review, city staff reviewed the project against the city's adopted plans specific to direction on design and neighborhood compatibility (criteria 1) and for all applicable zoning requirements including conformance with all applicable design review standards outlined in KMC §17.96.060 – *Improvements and Standards* and KMC §17.96.070 – *Community Core (CC) Projects*.

Below is a review of the two criteria and an overview of where staff believe the application meets or does not meet the criteria.

Criteria 1: Health, Safety, and Welfare of the Public

The 2014 Comprehensive Plan outlines 10 core values that drive our vision for the future including a strong and diverse economy, vibrant downtown, community character, and a variety of housing options. The built environment within the downtown plays a key role in materializing these values to achieve the city's vision. The 2014 Comprehensive Plan designates the future land use for the subject property as "mixed-use commercial" where, according to the plan, "New structures in existing mixed-use areas should be oriented to streets and sidewalks and contain a mix of activities. Mixed-use development should contain common public space features that provide relief to the density and contribute to the quality of the street."

The comprehensive plan acknowledges that Ketchum has high-quality public spaces including streets and plazas that contribute to our current success and, as noted above, new mixed-use developments should contain public spaces that provide relief from the bulk and mass of structures that contain higher densities. Although this is a low-density development, with only two units, the bulk and mass of the project is that of a higher density development and should seek to achieve the same design objectives. The Commission requested a more substantial public space element in the development to address the design goals of the comprehensive plan and assist in the reduction of the bulk and mass of the building. The applicant has introduced an additional carve out for public seating at the corner of Sun Valley Rd and 1st Ave as shown and described on Sheet A0.15 of Attachment B. Staff believe the addition of the seating area is an improvement to the development and assists in achieving the goals of the comprehensive plan related to street quality and pedestrian experience, however, staff does not believe the space to be large enough to achieve the goal of reducing the bulk and mass of the structure as further described below in the design review analysis.

Policy CD-1.3 of Chapter 4 of the comprehensive plan states that "Infill and redevelopment projects should be contextually appropriate to the neighborhood and development in which they occur. Context refers to the natural and manmade features adjoining a development site; it does not imply a certain style." As further described below in the design review analysis, staff does not believe the development is contextually appropriate to the neighborhood based on the features of adjoining development patterns.

Criteria 2: Applicable Standards and Criteria

Zoning and Dimensional Standards

As outlined in Attachment D, the application is in conformance with the zoning and dimensional standards of the Ketchum Municipal Code.

Design Review Standards

In general, the proposed project meets many of the design review standards (Attachment E). However, staff does not believe the proposed development meets key design review standards critical to the success of the development as outlined below.

Bulk and Flatness of the Building - As the subject property is three Ketchum Townsite lots, and the building is maximizing the allowable north/south footprint, the resulting building is 165 feet long on the N 1st Ave side. KMC Criteria 17.96.050.F.5 states "Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness". During the review of the preapplication design review, the Commission echoed staff's concerns related to the flatness of the building due to the amount of glazing, the length of the building, and the repetitive nature of the architectural design on the 2nd and 3rd floor levels. The Commission also agreed with staff that the length of the building warranted a closer look at how the building could be broken up in a way that better mirrors the Ketchum townsite rhythm of the surrounding blocks. Although changes were made by the applicant, the Commission echoed the same comments in the design review hearing in February as noted above.

The applicant has made further changes to the front façade. Figure 2 on the following page shows the 1st Ave façade from the first design review meeting in February. Figure 3 on the following page shows the revised proposal for Commission consideration. Key changes include the removal of slanted glass at the southern ground floor façade, reduction of glazing on the second and third floors, the addition of vertical stone architectural features on the second and third floors, and addition of stone on the second floor façade on the south end of the building.

Figure 2: Initial Proposal (design review)

Figure 3: Current Proposal (design review)

The Commission was explicit in their request of the applicant to make dramatic changes to the building to reduce the perceived bulk and mass. The Commission requested the applicant make changes to more closely match other residential structures in the neighborhood, softening the hard appearance of the structure. The Commission also requested the applicant approach the design of the structure as two buildings rather than one to better match the rhythm and cadence of the surrounding neighborhood as the program of the building provides an opportunity to do so with the limited programming of uses. The applicant has not implemented either of those requests. In review of the changes, staff believe the proposed changes have done quite the opposite. Stubborn commitment to the core elements of the initial proposal speaks more of brutalist architecture with large monolithic geometric forms, lack of ornamentation, and blocky appearance thus increasing the perceived bulk and mass of the structure rather than softening it. The building still retains its appearance as a commercial building, lacking differentiation and interest.

Although not a specific design review criterion, staff believe the vertical stone elements are impractical for the climate of Ketchum. The stone feature is proposed as an integral part of the roof drainage system, with open down-troughs that bring roof/deck runoff down the façade. The applicant materials state that this features was introduced to differentiate the left unit from the right, however, staff believe the down-troughs will not function the way envisioned due to the limited amount of rain Ketchem receives each year. Staff also believe that during the winter months, the proposed features will become iced over and not function for proper roof drainage.

Although the 1st Ave façade of the building is the most prominent, the Sun Valley Rd façade is also a critical influence on the city's design context. The Commission reiterated to the applicant that the façade was disconnected from the design of the rest of the building and lacked cohesiveness. As shown in the figures on the following page, changes have been made to the north façade that staff believe increase the disconnected nature of the design and further complicates the façade. Rather than simplifying the façade with detailing and ornamentation of a traditional nature, the façade is busy. The angles of the projections increase the bulk and mass of the building rather than creating a design that recesses into the background of the pedestrian experience.

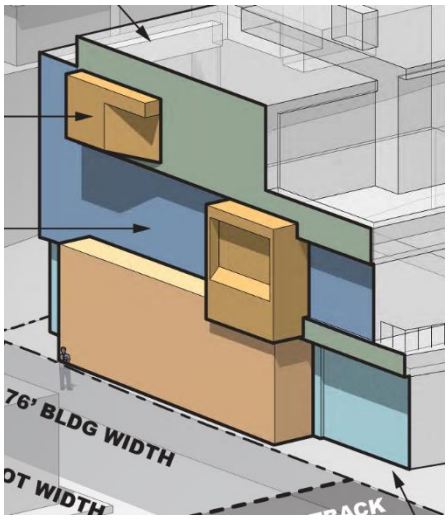

Figure 4: Initial Proposal (design review)

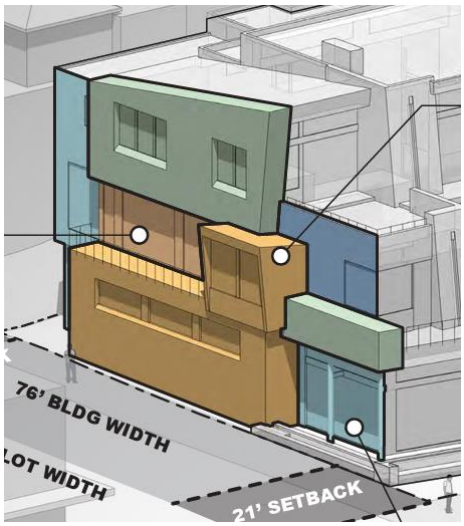

Figure 6: Current Proposal (design review)

The applicant has also made changes to the south façade of the structure adjacent to the fitness center. The Commission requested the applicant review opportunities to add interest to the façade and reduce the size of the blank wall. Staff believe the changes to the south façade are very positive. The change in color palette softens the façade and the addition of windows adds interest that cannot be achieved through changes in materials or texture.

Figure 8: Initial Proposal (design review)

Figure 7: Current Proposal (design review)

Although the applicant has revised the development to address the Commission's feedback, staff does not believe the applicant has addressed the most substantive issue of reducing the perceived bulk and mass of the structure through design. The Commission has provided this feedback over the course of multiple meetings, with additional feedback to the applicant from staff to take more drastic approaches to design solutions. As the current design has not addressed that fundamental issue, staff is recommending denial of the design review application.

Staff Recommendation

The Planning and Zoning Commission has the following options for acting on the application:

- Motion to Approve
- Motion to Approve with conditions
- Motion to continue to a date certain or uncertain
- Motion to Deny

Staff recommend the Commission deny the design review application.

Recommended Motion: “I move to deny the design review application (P24-027) for the Sawtooth Serenade development located at 260 N 1st Ave and direct staff to return with findings of fact, conclusions of law, and decision.”

Attachments:

A. Application and Supporting Documents
B. Design Review Plan Set
C. Story Pole and Staking Information
D. Dimensional Standards Review
E. Design Review Criteria Review

City of Ketchum

ATTACHMENT A:

Application and Supporting Documents

OFFICIAL USE ONLY
File Number:
Date Received:
By:
Pre-Application Fee Paid:
Design Review Fee Paid:
By:

City of Ketchum
Planning & Building

Design Review Application

Please submit your completed application electronically to: planningandzoning@ketchumidaho.org

APPLICANT INFORMATION	
Project Name: Sawtooth Serenade	Phone: 425-828-0333
Owner: Scott and Julie Lynch & Yahn Bernier and Elizabeth McCaw	Mailing Address: Lynch - 409 5th Ave W, Kirkland, WA 98033
Email: scott@lynchclan.com and yahnbernier@valvesoftware.com	Bernier - 321 82nd Ave NE, Medina, WA 98039
Architect/Representative: Thielsen Architects - Dave Thielsen	Phone: 425-828-0333
Email: davet@thielsen.com	Mailing Address:
Architect License Number: AR-986776	720 Market Street, Suite C, Kirkland, WA 98033
Engineer of Record: Galena-Benchmark Engineering - Jeff Loomis	Phone: 208-788-1705
Email: jeff@galena-benchmark.com	Mailing Address:
Engineer License Number: 7986	317 North River St, Hailey, ID 83333
Primary Contact Name and Phone Number: Thielsen Architects - Robert Connor - 425-828-0333 robertc@thielsen.com	

PROJECT INFORMATION			
Legal Land Description: Ketchum Townsite Block 38, Lot 5A		Street Address: 260 1st Avenue	
Lot Area (Square Feet): 16,507	Zoning District: CC - Subdistrict 2		RPK #: RPK0000038005A
Overlay District:	☐Floodplain	☐ Avalanche	☐Mountain ☒None
Type of Construction:	☒New	☐Addition	☐Remodel ☐Other
Anticipated Use: Residential		Number of Residential Units: 2	

GROSS FLOOR AREA	Proposed	Existing
Basements	7,484 Sq. Ft.	Sq. Ft.
1st Floor	5,786 Sq. Ft.	Sq. Ft.
2nd Floor	10,039 Sq. Ft.	Sq. Ft.
3rd Floor	8,042 Sq. Ft.	Sq. Ft.
Mezzanine	Sq. Ft.	Sq. Ft.
Total	23,867 - 31,351 with basement Sq. Ft.	Sq. Ft.

FLOOR AREA RATIO		
Community Core: 1.45	Tourist:	General Residential-High:

BUILDING COVERAGE/OPEN SPACE
Percent of Building Coverage: 80.0%

DIMENSIONAL STANDARDS/PROPOSED SETBACKS			
Front: 10.5' average	**Side:** 6.1' average	**Side:** 0'-6"	**Rear:** 3'-0"
Building Height: 41.95' on 1st Avenue side and 41.97' on alley side			

OFF STREET PARKING		
Parking Spaces Provided: 5	Curb Cut: Alley access Sq. Ft.	%

WATER SYSTEM	
☒ Municipal Service	☐ Ketchum Spring Water

The Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Design Review Application in which the city of Ketchum is the prevailing party, to pay the reasonable attorney fees, including attorney fees on appeal and expenses of the city of Ketchum. I, the undersigned, certify that all information submitted with and upon this application form is true and accurate to the best of my knowledge and belief.

Signature of Owner/Representative — Date: 08.27.2025

DESIGN REVIEW APPLICATION CERTIFICATION OF COMPLETENESS

Project Name: Sawtooth Serenade	Reviewed by:
Date:	Time:

REQUIRED DOCUMENTS (CHECK ALL THAT APPLY):

☒ Design review application form including project name, location, applicant, owner, project representatives and contact information.

☒ One (1) PDF electronic set of the complete application containing all requirements as listed below, plans appropriately scaled, shall be submitted. Electronic record of the materials and color sample board may be satisfied with photos. One (1) hardcopy set of scalable plans showing at a minimum the following:

☒ Vicinity map, to scale, showing the project location in relationship to neighboring buildings and the surrounding area. Note: a vicinity map must show location of adjacent buildings and structures.

☒ Drainage plan (grading, catch basins, piping, and dry-wells).

☒ Utilities plan (location and size of water and sewer mains and services, gas, electric, TV and phone).

☒ Site plan, to scale, showing proposed parking (including parking stall dimensions), loading, general circulation and snow storage. List square footage of subject property including lot dimensions.

☒ Landscape plan (existing landscaping on the site shown and adjacent right-of-way as retained, relocated or removed; proposed landscaping including species type, size and quantity).

☒ Floor plan. List gross and net square footage for each floor. List occupancy classification and type of construction.

☒ Detailed elevations of all sides of the proposed building and other exterior elements (colors, materials).

☒ Exterior lighting plan, pursuant to chapter 17.132, showing location, height, type and lumen output; spec sheets for fixtures; illuminance levels/photometrics for exterior lighting.

☒ Photometric analysis prepared by MH Companies (see city Right-of Way and Lighting Standards at https://www.ketchumidaho.org/sites/default/files/fileattachments/streets_amp_facilities/page/28 51/row_standards_-_2022.pdf) showing placement of street light fixtures and average and maximum footcandle illumination along the sidewalk adjacent to the project.

☒ One (1) 11” x 17” materials and colors sample board showing all exterior materials used on the façade of the structure. A digital copy may be sufficient as approved by the Administrator.

☐ At least one week prior to the scheduled Commission meeting, on the site applicant shall stake the building corners for all proposed buildings and additions, all trees proposed to be removed shall be flagged and the applicant shall install story poles, or other height delineation method pre-approved by the Administrator, at the maximum roof peaks of the proposed buildings. Documentation of this work shall be provided to the project planner one week prior to the meeting. Failure by the applicant to perform this work one week prior to the Commission meeting shall result in a continuation of the project for consideration.

☒ For projects requiring pre-application design review, a model or computer simulation renderings, as described in subsection 17.96.010(C) of this chapter shall be required.

- For new multi-tenant buildings, a master signage plan shall be submitted.
- The Administrator may waive some submittal requirements if it is determined the information is not relevant to the design review.
- Other information as required by the Administrator or the Commission.
- Design review fee shall be submitted as described in section 17.96.100 of this chapter.

STAFF COMMENTS:

Thielsen
ARCHITECTS

August 27, 2025

Design Review Committee
City of Ketchum
480 East Avenue North
Ketchum, ID 83340.

RE: Sawtooth Serenade, 260 1st Avenue, Ketchum, ID

Dear Design Review Committee Members,

On behalf of our clients, Scott and Julie Lynch, and Yahn Bernier and Beth McCaw, I am pleased to present their proposed new residences for our second Design Review. My clients have been active members of the Ketchum community since 1989. They are excited to move forward with their proposed new homes as they prepare for the next phase of their lives. The project, as designed and presented, meets all Zoning requirements, including use, as allowed under the ordinance in effect at the time of application.

We have worked with Scott, Julie, Yahn, and Beth to address the design comments and recommendations that you, the Planning and Zoning Commission members, made during our February 11, 2025, Design Review meeting. To assist in your review, I will briefly summarize our responses and modifications.

1ST AND SUN VALLEY ROAD PUBLIC SPACE

- The corner of 1st Avenue and Sun Valley Road has been regularly discussed as highly activated, with the outdoor seating at Maude's being cited as a model. Commissioner Susan Passavoy asked, "If the design wouldn't be greatly improved by having a more public space at the corner, which is kiddie corner to Maude's, and could be more reflective of what is happening in the Maude's space, without impinging dramatically on the occupants' use of their own private property?" However, it is important to understand that Maude's main floor is built to the property line, and there is no outdoor public space provided on the Maude's property. The tables, chairs, and the bench in front of Maude's, which the Commissioners have often lauded, are located within the public right of way and yet are clearly intended solely for the use of Maude's customers.
- In response to the Commission's request for the creation of street-level public space at Sawtooth Serenade, the Lynches' and Berniers' propose creating a truly public seating area on the owners' private property adjacent to the intersection. With a spectacular view of Baldy, it features benches and space for a free-standing public art piece that the owners anticipate placing in the center of the seating area. In this proposed public space, anyone can sit, perhaps sip their coffee, eat their lunch, or take in the natural splendor of Ketchum. By breaking the stone planter of the previous design and carving out an L-shaped public seating area, the project now addresses an item that has been of the highest importance to the Commission: the lack of outdoor public space on the activated corner of 1st and Sun Valley Road.

BULK AND FLATNESS OF THE BUILDING

- The visual bulk and flatness of Sawtooth Serenade have been mentioned at times by Staff and the Commissioners. The commissioners have remarked that Sawtooth appears bulkier than other buildings

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and "flat" along the 1st Avenue façade. However, a thoughtful study of similarly sized projects previously approved on multi-Ketchum Townsite lots along 1st Avenue shows that Sawtooth is far less bulky and is not flat by any objective comparative analysis. This evaluation begins with an analysis of the FAR of these comparative projects, with Sawtooth Serenade being by far the lowest. Then, comparing the building configurations, Sawtooth was designed using terraced, cascading forms that step back from 1st Avenue at each level. The approved multi-lot projects along 1st Avenue do not step back from 1st Avenue, and in fact, the upper levels are mostly at the property line with little or no modulation. In addition to stepping back from 1st Avenue, the façade on each level of Sawtooth is enhanced with modulation and movement. Wall planes move in and out, while cantilevered decks and canopies further break up the plane of the façade.

- To assist the commission with visualizing the apparent bulk and flatness of Sawtooth, sheets A0.8 and A0.9 have been added to the submittal. The diagrams on sheet A0.8 speak to Sawtooth's modulation and cascading design and how the design concept evolved. As a comparison to other recently approved or constructed buildings on multiple Ketchum Townsite lots along 1st Avenue, the diagrams on sheet A0.9 show Sawtooth Serenade's massing overlaid with shaded wireframe outlines of the 1st and 4th Building and the Perry Building. Both buildings can clearly be seen as much more massive, flat, and bulky than Sawtooth Serenade. These two approved projects were submitted under the same ordinances, regulations, guidelines, and criteria under which Sawtooth is vested, establishing the precedent by which Sawtooth must also be viewed and considered.

SUN VALLEY ROAD FACADE

- The Sun Valley Road façade has been described as unsettled, with the cantilevered third-floor bay specifically called out as problematic. The composition of this façade has been refined to address those concerns.
- On the upper level, the bay was removed, replaced with recessed windows. Recessed windows were also added to the Primary Bedroom on this façade. A shed roof has been added to the upper level, pulling down the scale and reducing mass. Also on the upper level, the Lynches' Primary Bedroom deck has been reduced in size by setting it back from Sun Valley Road by an additional 3'-6".
- The Office and the corner Bedroom on the middle level were similarly pulled back from Sun Valley Road. At the ground level, the windows set in masonry were made larger. Further, additional storefront glazing has been added to the entry near the alley to more closely reflect the language of the 1st Avenue façade. At the ground level, the windows in the stone veneer wall were made larger, and additional storefront glazing was added to the entry near the alley, more closely reflecting the language of the 1st Avenue façade.

ZERO LOT LINE FACADE

- The height of zero lot line facades has been a recurring topic of discussion among the members of the Planning and Zoning Commission on many recent projects, Sawtooth Serenade included. Commissioners have asked that the upper level step away from the zero lot line to reduce the mass of the building at the property line. In response to these requests, the upper level of Sawtooth was reduced in size so that the full whole upper level is set back from the zero lot line by 5'-0". This not only reduces the visual bulk of the building, but it also allows windows and wood siding to be added to the façade, further reducing the visual mass. In the new composition, the zero lot line wall is only 1½ stories tall with wood siding and windows above, replacing the previous areas of metal panels.

APPARENT LENGTH OF THE BUILDING

- The Commission suggested that a better design strategy for a building of this length would be to make the building appear as if it were two buildings. Commissioner Morrow suggested, "It would be very cool if it looked more like two buildings than one big building." While breaking the appearance of the building into multiple smaller buildings is not a zoning code requirement, the design language of each of the residences has been modified to create visual differentiation between the two homes.
- The Lynches' home, on the west side of the project, now features a shed-roofed volume, outward canted elements, vertical battered stone veneer masses, an angled deck, and skewed wall planes. The sunshade canopies were removed, and the overhangs pared back.
- The Berniers' residence was redesigned as a more traditional counterpoint to the Lynches' home, with exclusively horizontal lines. It now features square and rectangular forms, deeply recessed windows, right angles, and projecting steel sunshades. The primary bedroom deck has been removed, while the middle level spaces have been reconfigured to create significant modulation of the wall planes.
- The result is contrasting forms from one unit to the other. Taken in context with the ground floor, each side of the building has its own distinctive massing and language. To keep the design from becoming unsettled and overly complex, the materials palette was maintained, but different materials are emphasized on each of the two homes. The lower and middle levels of the Berniers' home are nearly exclusively stone veneer, while the Lynches' side is a combination of storefront, wood, and metal cladding with some stone masonry accents.

AMOUNT OF GLAZING ON 1ST AVENUE ELEVATION

- The amount of glazing on the middle and upper levels along 1st Avenue has been identified in both the staff report and in Commission discussion as incompatible with the existing fabric of development. Commissioner Morrow stated, "I still think there is too much glazing on that side (1st Avenue upper two levels)." In response to these concerns, the area of glazing on the middle and upper levels of Sawtooth Serenade has been reduced by 12%. Areas of siding and stone veneer have replaced windows, increasing the amount of solid wall to 56% of the overall facade. Beyond simply reducing the amount of glazing, windows and doors have been further recessed or reconfigured to reduce their visibility from 1st Avenue and the surrounding area.
- By comparing Sawtooth Serenade's glazing along 1st Avenue to other projects recently approved by the P&Z within two blocks of Sawtooth Serenade, it is clear that the proposed glazing is in keeping with the fabric of development in this area. To illustrate this point, sheet A0.13 has been added to this submittal set. The percentage of glazing on the upper levels of the Perry Building is 55%, Sawtooth Serenade is 46%, Maude's is 45%, 1st and 4th is 44% and 1st & Sun Valley Road is 31%. The percentage of glazing facing 1st Avenue on the middle and upper levels of Sawtooth Serenade falls well within the range of the approved projects.
- Where Sawtooth Serenade stands alone is how far the middle and upper-level glazing is set back from 1st Avenue. Due to Sawtooth's cascading or terraced design, the glazing on the middle-level façade sits back from the property line 24'-0" to 35'-6". On the upper-level, Sawtooth's glazing sits back from the property line 37'-4" to 46'-6". Comparatively, the setback of glazing from the property line on the upper levels is approximately: 5'-0" to 16'-6" on the Perry Building, 2'-0" to 14'-0" on the 1st & Sun Valley Road Building, 0'-0" to 12'-6" on Maude's, and 0'-0" on the 1st & 4th Building. Unlike these previously approved projects, Sawtooth Serenade's terraced building form and modulated façades on the upper two levels, coupled with the distance back from the 1st Avenue property line, reduce the visual impact of the glazing on the upper levels.

LIGHT TRESPASS AND DARK WINDOWS ALONG 1ST AVENUE

- Commissioners expressed concern that, when the units were occupied, there would be excessive light trespass, and when they were unoccupied, they would be visual black holes. Commissioner McGraw asked, "Whether or not it's a black void that you feel like you can disappear into (when unoccupied) or a Pink Floyd concert lighting up the street (when occupied)." With the area of glazing along this façade reduced by 12%, both the dark void and the light trespass potential are significantly reduced. Additionally, both homes and their common spaces will utilize lighting control systems to control the interior and exterior lights. The project team welcomes a discussion with the Commission as to whether you would like to see interior and/or exterior lights illuminate automatically to simulate occupancy when the Lynches or Berniers are not in town. Low levels of interior and exterior lighting would give visual interest to people on the street without creating light trespass. Should this be the wish of the Commission, it can easily be accomplished.
- Commissioner McGraw also stated, "That dichotomy (between light when occupied and dark unoccupied) doesn't exist in the community core at the moment." The fact is that nearly all buildings have lights on when occupied and are dark when unoccupied. In commercial or office buildings, the illuminated and dark schedule occurs on a daily basis; the lights are on during business hours and off when the staff leaves for the day. In residential buildings, most windows are dark whether the residents are home or not. Very few people, the Lynches and Berniers included, have all their interior lights on when they are at home, and generally all are off when the residents are away. This can be seen every evening by walking the streets of the community core after dark. But as noted above, through lighting controls, occupied building lighting can be simulated regardless of whether the residences are in use or not.
- An element that has been cited as a potential source of light trespass on Sawtooth and other projects is the stair core. Like Sawtooth Serenade, many buildings, including the 1st and Sun Valley Road Office Building, the Perry Building, and the 1st and 4th Building, utilize glazed stair/circulation cores as an architectural feature. What sets Sawtooth Serenade apart from those other buildings is that, because of the R3 occupancy, the central stair core is not required to be illuminated 24 hours a day, as the stairs in those other buildings are required to be. Thus, if preferred by the Commission, the lights in the stair tower at Sawtooth can be on an occupancy sensor to turn on automatically when someone enters the stair tower/circulation core and off when they leave it. Conversely, if preferred by the Commission, these lights can also be programmed to be on every evening to simulate occupancy through an agreed-upon time, then occupancy sensors would be active after that time.

REFLECTED SUNLIGHT FROM 1ST AVENUE GLAZING

- In one of our coordination meetings with Morgan Landers, she commented that the amount of glazing on 1st Avenue could mean that, at certain times of the day, the sunlight reflecting off the building could be dazzling to people on the street. Because of the cascading nature of the design, the forms of the Lynches' home and the recessed windows and sunshades of the Berniers' home, very little reflected sunlight will reach street level. We have done sun studies, and our submittal Sheet A0.14 provides reflected light diagrams showing that only late in the afternoon, in the darkest part of winter, and just before the sun goes behind Baldy, will sunlight reflecting off the building windows reach the public right of way.

CONCLUSION

As designed, Sawtooth Serenade meets all Zoning requirements, including uses allowed, under the ordinance in effect at the time this project was vested. Scott, Julie, Yahn, and Beth are sensitive to the aesthetic considerations that you, as the Planning and Zoning Commission, are considering in the Design Review. Based on projects

previously approved by the Commission in recent years, the materials selected and forms developed will complement and integrate well within the fabric of development along 1st Avenue. Thus, on behalf of Beth, Yahn, Julie, and Scott, I want to thank you in advance for your thoughtful consideration of their new homes. They are excited to further strengthen their long-standing community ties and begin building their new homes in the town they love.

Respectfully,

David G. Thielsen, AIA

CC Scott and Julie Lynch
Yahn Bernier and Beth McCaw
Jim Laski
Morgan Landers

City of Ketchum

ATTACHMENT B:

Design Review Plan Set

SAWTOOTH SERENADE

PROJECT DATA

OWNERS:
Scott and Julie Lynch
409 5th Avenue West
Kirkland, WA 98033

OWNERS:
Yahn Bernier and Elizabeth McCaw
321 82nd Avenue Northeast
Medina, WA 98039

PROJECT ADDRESS:
260 N 1st Ave
KETCHUM, ID 83340

APPLICABLE CODES:
2020 Idaho Residential Code (2018 I.R.C. Amended)
2018 International Building Code (I.B.C.)
2018 International Mechanical Code (I.M.C.)
2018 International Fire Code (I.F.C.)
2018 Uniform Plumbing Code (U.P.C.)
2017 National Electrical Code (N.E.C.)
2020 Idaho Energy Conservation Code (2018 I.E.C.C. Amended)

OCCUPANCY: R-3 (One and Two Family Residences)

CONSTRUCTION TYPE: VB

LEED RATING: Silver projected

SPRINKLERED: YES per NFPA 13 and City of Ketchum Ordinance #1125

TAX NUMBER: RPK0000038005A

LEGAL DESCRIPTION: Ketchum Townsite Block 38, Lot 5A

ZONING: CC-SD2, Lot Area = 16507 sf

REQUIRED PARKING: 4 spaces - 2 spaces required per residential unit of 2,001 sf or greater. Building contains 2 residential units of 2,001 sf or greater.

PARKING PROVIDED: 5 full sized vehicle spaces per KZC 17I25.030. Because the required parking spaces are located within the building the spaces are dimensioned on the lower level plan. Please see sheet A2.

REQUIRED STANDARD SETBACKS:

Front and Street Side Setback:	5' Average
Alley Setback:	3'
Interior Side Setback:	0'

See sheets A12, A13, A14, and A15 for actual setbacks

NET FLOOR AREA SUMMARY:

Lower Level:	3,944 sf
Middle Level:	9,554 sf
Upper Level:	7,510 sf
Total:	**21,008** sf
Lynch Residence Net Floor Area:	8,357 sf
Bernier Residence Net Floor Area:	8,707sf

ALLOWABLE GROSS FLOOR AREA:
Lower level G.F.A. above basement invisible plane including stair tower and elevator = **1,030 sf**
Parking area = 5,148 sf less underground parking area of 392 sf
Parking area G.F.A. = **4,756 sf**
Middle level = 10,421 sf less stair tower and elevator of 470 sf
Middle level G.F.A. = **10,039 sf**
Upper level = 8,716 sf less stair tower and elevator of 470 sf
Upper level G.F.A. = **8,042 sf**

Lower Level G.F.A.	**1,030 sf**
Parking Area G.F.A.	**4,756 sf**
Middle Level G.F.A.	**10,039 sf**
Upper Level G.F.A.	**8,042 sf**
Total G.F.A.	**23,867 sf**

Maximum Allowable Floor Area Ratio 2.25 with Inclusionary Housing Incentive
Allowable G.F.A.: 16507 x 2.25 = 37140.75 sf
Actual G.F.A.: **23,867 sf** (23,867 sf < 37140.75 sf)
Proposed G.F.A. = 1.45

REQUIRED FLOOR AREA RATIO INCREASE:
Lot Area: 16507 sf
Standard Allowable Floor Area Ratio 1.0
Allowable G.F.A.: 16507 x 1.0 = 16507 sf
Actual G.F.A. exceeds standard allowable G.F.A. by 7,360 sf
Required Community Housing = 7,360 sf x .20 x .85 = 1,251 sf
Current Fee in Lieu Required = 1,251 sf exceedance x $450/sf = $562,950.00

FINISH FLOOR ELEVATIONS:

Lower Level	5825'-0"
Middle Level	5842'-6"
Upper Level	5855'-7½"

AVERAGE EXISTING GRADE:

Average Grade at Front (1st Ave)	
Elevation at West Corner:	5824.50'
Elevation at East Corner:	5825.00'
Average Grade at Front:	**5824.75'**
Average Grade at Rear (Alley)	
Elevation at West Corner:	5825.90'
Elevation at East Corner:	5834.80'
Average Grade at Rear:	**5830.35'**

BUILDING HEIGHT LIMIT:

Average Grade 1st Avenue:	5824.75'
Allowable Maximum Height 1st Ave.:	5866.75'
Actual Maximum Height of Structure:	**5866.70'**
Actual Height **5866.70'** < Allowable Height	**5866.75'** COMPLIES
Average Grade Alley:	5830.35'
Allowable Maximum Height Alley:	5872.35'
Actual Maximum Height of Structure:	**5872.33'**
Actual Height **5872.33'** < Allowable Height	**5872.35'** COMPLIES

PROJECT TEAM

OWNERS:
Scott and Julie Lynch
409 5th Avenue West
Kirkland, WA 98033

ARCHITECT:
Thielsen Architects, Inc. P.S.
720 Market Street, Suite C
Kirkland, WA 98033
(425) 828-0333 fax (425) 828-9376
Contact: Robert Connor

LANDSCAPE ARCHITECT:
Eggers Associates
P.O. Box 953
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(208) 725-0988
Contact: Kurt Eggers

CIVIL ENGINEER:
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Contact: Jeff Loomis

LAND SURVEYOR:
Galena-Benchmark Engineering
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Ketchum, ID 83340
(208) 726-9512
Contact: Mark Philips

LANDUSE ATTORNEY:
Lawson Laski Clark, PLLC
675 Sun Valley Road, Suite A
Ketchum, ID 83340
(208) 725-0055
Contact: Jim Laski

OWNERS:
Yahn Bernier and Elizabeth McCaw
321 82nd Avenue Northeast
Medina, WA 98039

STRUCTURAL ENGINEER:
SSF Engineers
934 Broadway Ave
Tacoma, WA 98402
(253) 284-9470
Contact: Ryan Reichman

LIGHTING DESIGNER:
Kevin Flower, LC
20650 N. 29th Placet, Suite 106
Phoenix, AZ 85050
(602) 341-3667
Contact: Kevin Flower

GEOTECHNICAL ENGINEER:
Steve Butler & Associates
208 Spruce Avenue North
Ketchum, ID 83340
(208) 720-6432
Contact: Steve Butler

STREET LIGHTING DESIGNER:
The MH Companies
2995 North Cole Road, Suite 115
Boise, ID 83704
(208) 609-3722
Contact: Mike Decker

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A0.2	Context Analysis
A0.3	Context Analysis
A0.4	Site Analysis
A0.5	Site Analysis
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A0.7	Context Comparisons
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LICENSED ARCHITECT AR-986776 DAVID C. THIELSEN STATE OF IDAHO

Revised: 6 7 8 9 10

Revised: 09/30/22 07/17/23 10/10/24 07/31/25 1 2 3 4 5

Drawn: 08/10/22
Checked: ---- ----
Construction Set Issued: ----

Thielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel 425.828.0333 ◥ Fax 425.828.9376

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
COVER SHEET

Sheet:
A0.0

Project No.
2002

CONTEXT ANALYSIS

The project site is located in the Commercial Core District of Downtown Ketchum, ID. The immediate context is populated by Retail, Commercial, & mixed-use buildings.

The map below illustrates recently approved commercial & mixed-use projects within a 1/4 mile of the proposed project site.

THE PERRY BLDG - 4TH ST
3 TOWNSITE LOTS: 24,703 SQ FT
GROSS SQ FT: 53,756 SQ FT
FAR: 2.18
FAR 2.18

460 MAIN ST BLDG
2 TOWNSITE LOTS: 11,000 SQ FT
GROSS SQ FT: 24,391 SQ FT
FAR: 2.22
FAR 2.22

200 N MAIN ST BLDG
1 TOWNSITE LOTS: 5,503 SQ FT
GROSS SQ FT: 12,405 SQ FT
FAR: 2.25
FAR 2.25

LICENSED ARCHITECT AR-986776 DAVID C. THIELSEN STATE OF IDAHO

Revised: 6 7 8 9 10

Revised: 1 09/30/22 2 07/17/23 3 10/10/24 4 08/27/25 5

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Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
CONTEXT ANALYSIS

Sheet:
A0.1

Project No.
2002

CONTEXT ANALYSIS

The project site is located in the Commercial Core District of Downtown Ketchum, ID. The immediate context is populated by Retail, Commercial, & mixed-use buildings.

The map below illustrates recently approved commercial & mixed-use projects within a 1/4 mile of the proposed project site.

LICENSED ARCHITECT AR-988776 DAVID C THIELSEN STATE OF IDAHO

Revised:
6 7 8 9 10

Revised:
1 09/30/22
2 07/17/23
3 10/10/24
4 08/27/25
5

Drawn: 10/10/24
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Construction Set Issued:

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Kirkland, WA 98033 ◥ Tel 425.828.0333 ◥ Fax 425.828.9376

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
CONTEXT ANALYSIS

Sheet:
A0.2

Project No.
2002

CONTEXT ANALYSIS

The project site is located in the Commercial Core District of Downtown Ketchum, ID. The immediate context is populated by Retail, Commercial, & mixed-use buildings.

The map below illustrates recently approved commercial & mixed-use projects within a 1/4 mile of the proposed project site.

1ST AVE & SUN VALLEY OFFICE BLDG
1 TOWNSITE LOTS: 5,500 SQ FT
GROSS SQ FT: 10,932 SQ FT
FAR: 1.99
FAR 1.99

MT LAND DESIGN
1 TOWNSITE LOTS: 5,500 SQ FT
GROSS SQ FT: 11,422 SQ FT
FAR: 2.08
FAR 2.08

200 LEADVILLE
1 TOWNSITE LOTS: 5,504 SQ FT
GROSS SQ FT: 10,856 SQ FT
FAR: 1.97
FAR 1.97

LICENSED ARCHITECT AR-986776 DAVID G. THIELSEN STATE OF IDAHO

Revised: 6 7 8 9 10

Revised: 1 09/30/22 2 07/17/23 3 10/10/24 4 08/27/25 5

Drawn: 10/10/24
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Construction Set Issued: ----

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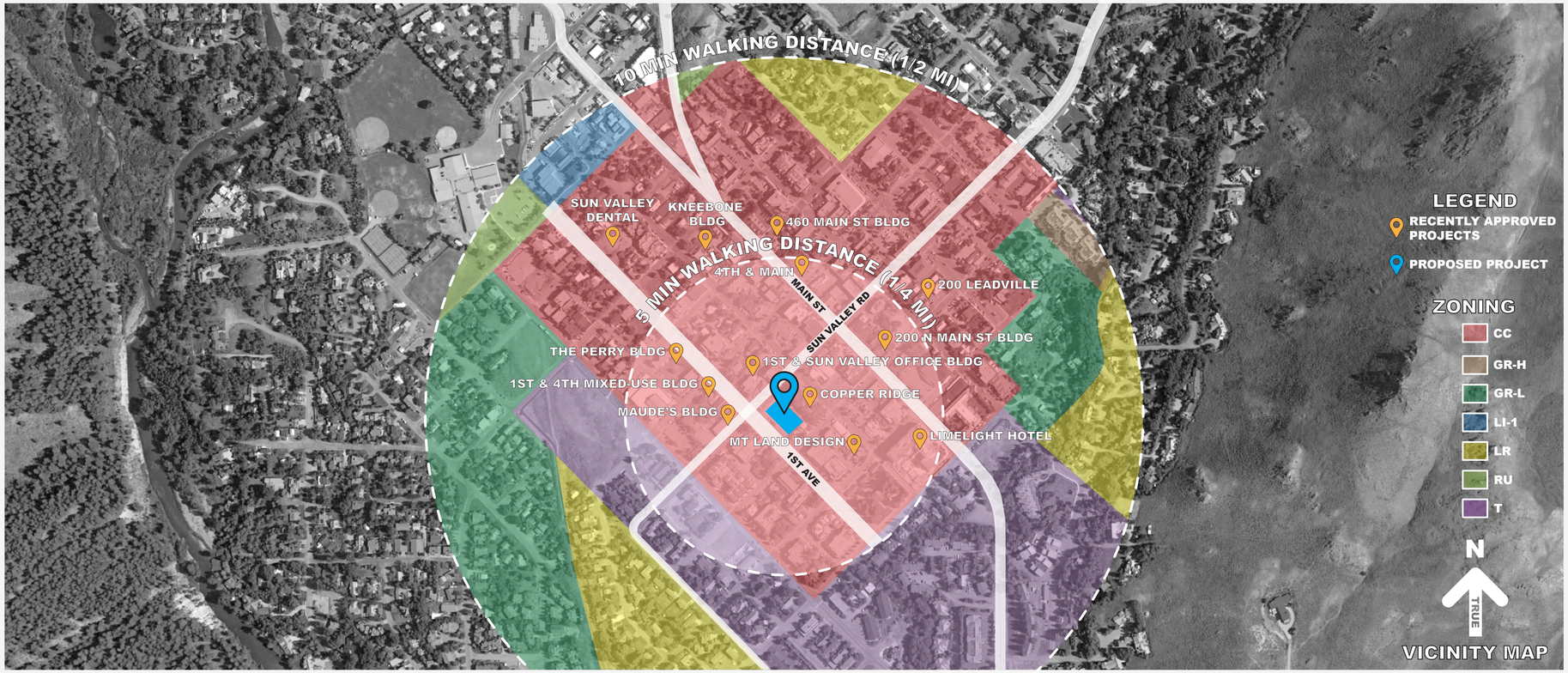
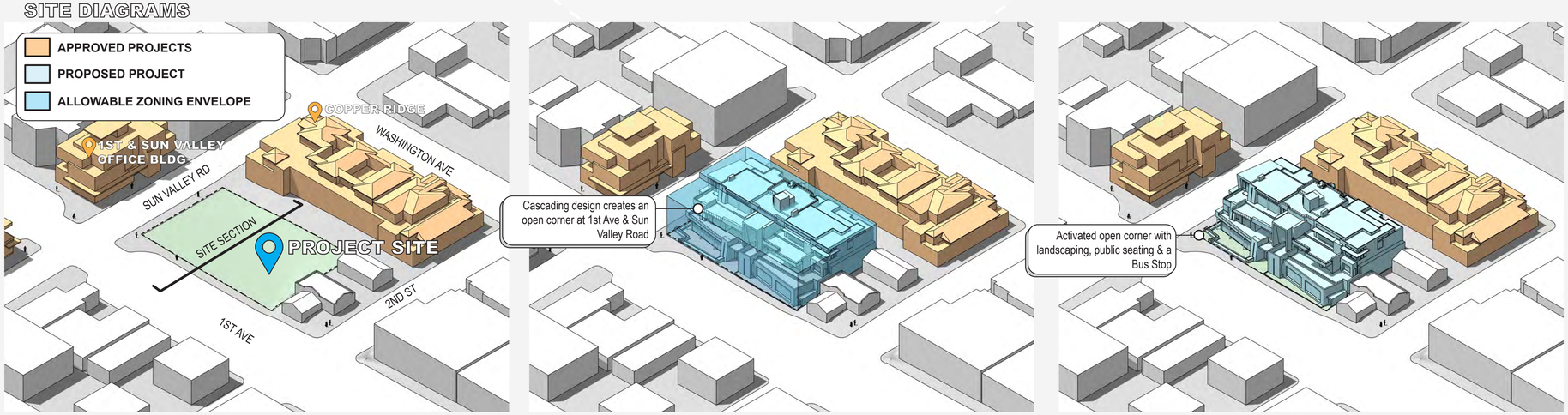
Project: SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title: CONTEXT ANALYSIS

Sheet: A0.3
Project No. 2002



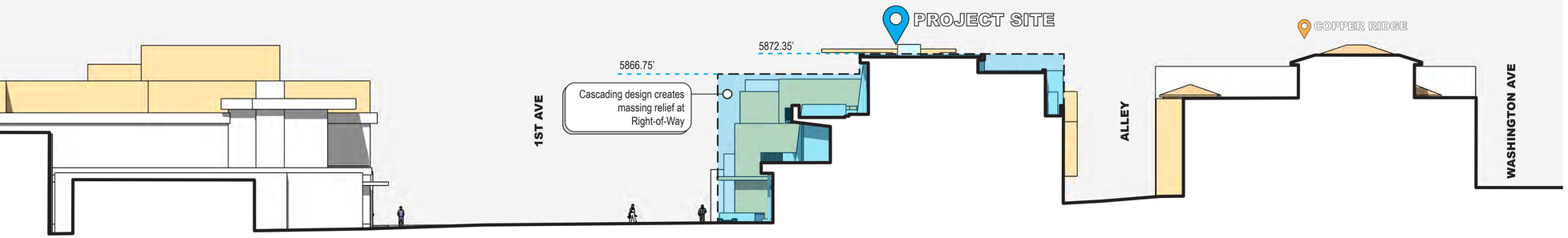
SITE DIAGRAMS



SITE

ALLOWABLE ZONING ENVELOPE

PROPOSED BUILDING MASSING



SITE SECTION

SITE ANALYSIS

The project site is located in the Community Core District of Downtown Ketchum, ID. The immediate context is populated by Retail, Commercial, & mixed-use buildings.

Copper Ridge, 1st & Sun Valley Office Bldg, 1st & 4th Mixed-Use Bldg & The Perry Bldg are all noteworthy projects that are within the immediate vicinity of the proposed project. Three of which are located on 1st Ave.

LICENSED ARCHITECT AR-986776 DAVID C. THIELSEN STATE OF IDAHO

Revised: 6 7 8 9 10

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Project: SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title: SITE ANALYSIS

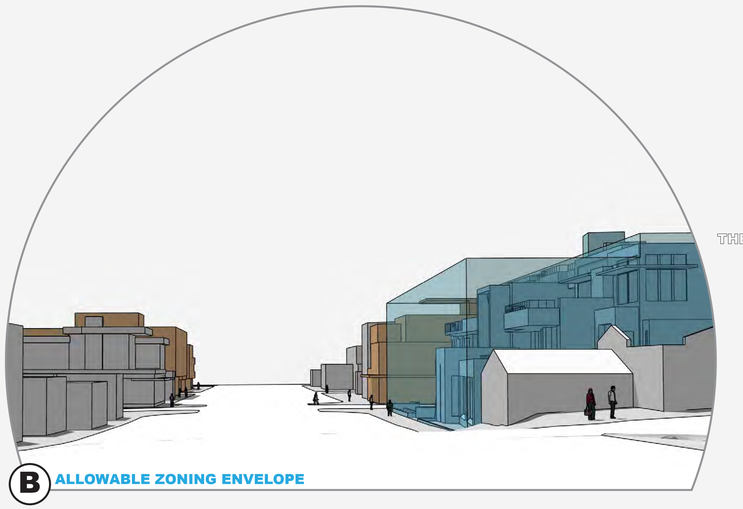
Sheet: A0.4

Project No. 2002

A The building massing aligns with the cadence & rhythm of the street and integrates with the pattern of development along 1st Ave

A ALLOWABLE ZONING ENVELOPE

B The scale of the ground floor massing matches adjacent 1 story buiding to the East



B ALLOWABLE ZONING ENVELOPE

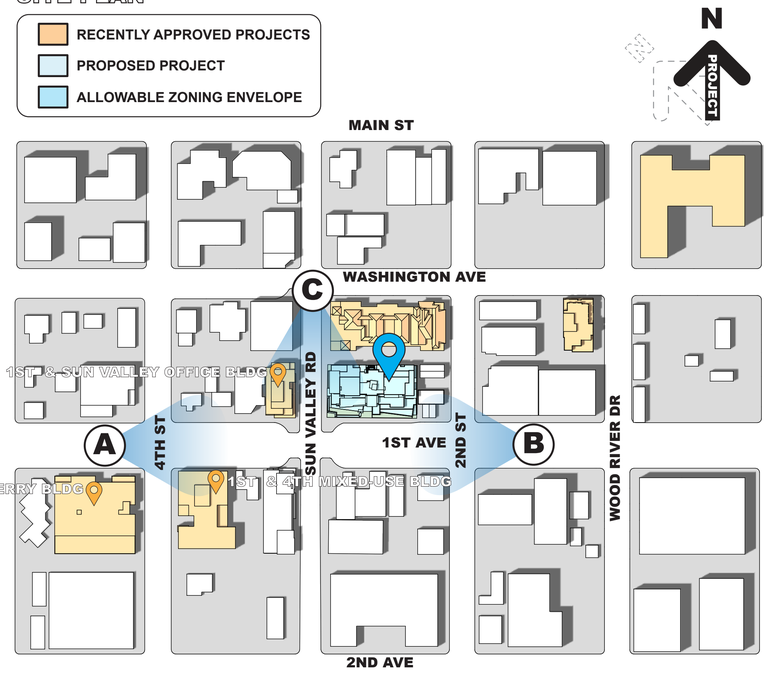
C Building modulation reduces scale & responds to the existing mass of neighboring buildings along Sun Valley Road

C ALLOWABLE ZONING ENVELOPE

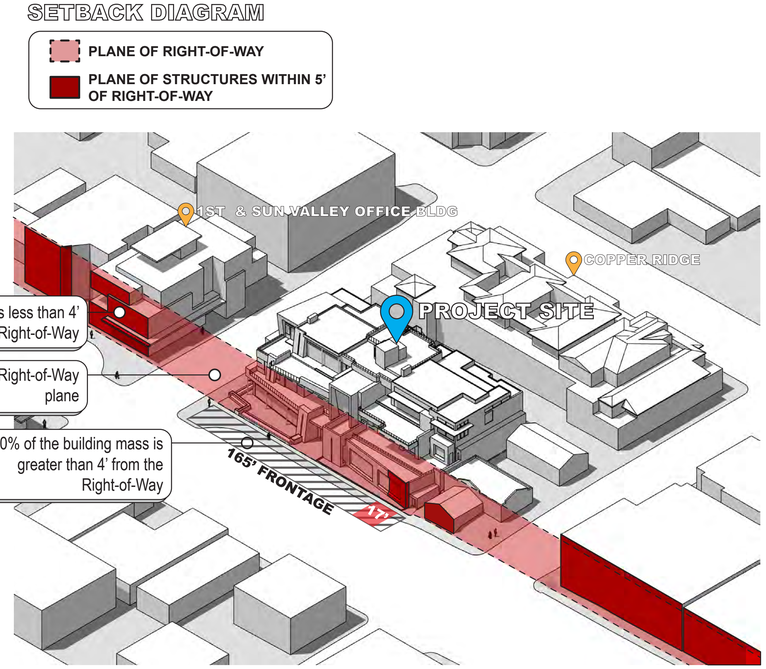
SITE ANALYSIS

The project has been designed to fit within the scale and context of the existing street fabric. This has been accomplished by a single story structure at the ground level along 1st Ave. In addition, the project steps away from the primary 1st Ave property line to reduce the project's impact to the street fabric.

SITE PLAN



SETBACK DIAGRAM



LICENSED ARCHITECT AR-988776 DAVID C THIELSEN STATE OF IDAHO

Revised:
6 7 8 9 10

Revised:
1 09/30/22
2 07/17/23
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Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
SITE ANALYSIS
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Sheet:
A0.5

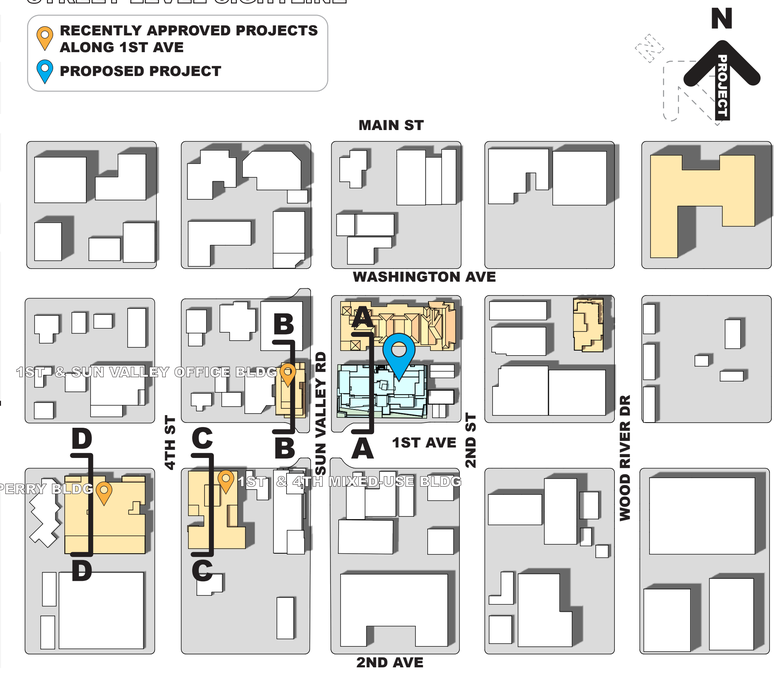
Project No.
2002

CONTEXT COMPARISON

The proposed project design utilizes negative space in the massing along 1st Avenue to enhance the pedestrian experience and reduce the visual impact of the building from the sidewalk. That is achieved by stepping the structure back from the property line as each floor rises, reducing the overall mass of the building. Additionally, the lower floor of the proposed project pulls away from the property line. This creates a pedestrian experience that is open to the sky, rather than an imposing building mass at the street face.

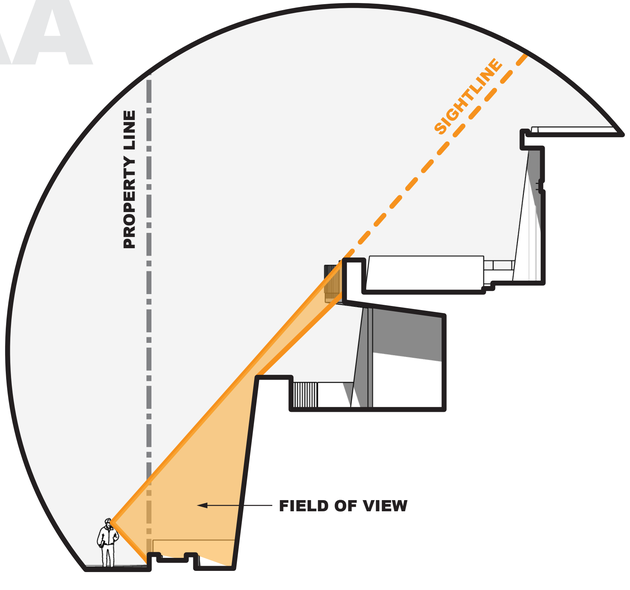
STREET LEVEL SIGHTLINE

RECENTLY APPROVED PROJECTS ALONG 1ST AVE
PROPOSED PROJECT



SAWTOOTH SERENADE

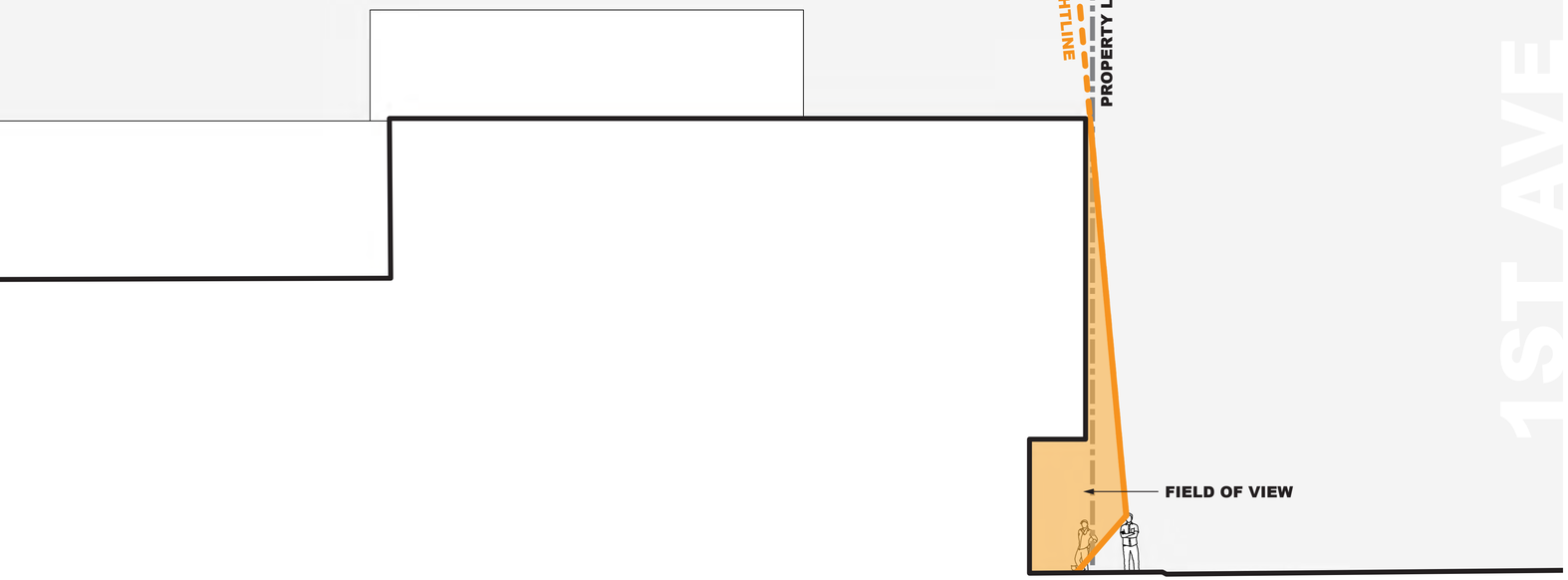
AA



1ST AVE & 4TH ST MIXED-USE BLDG

CC

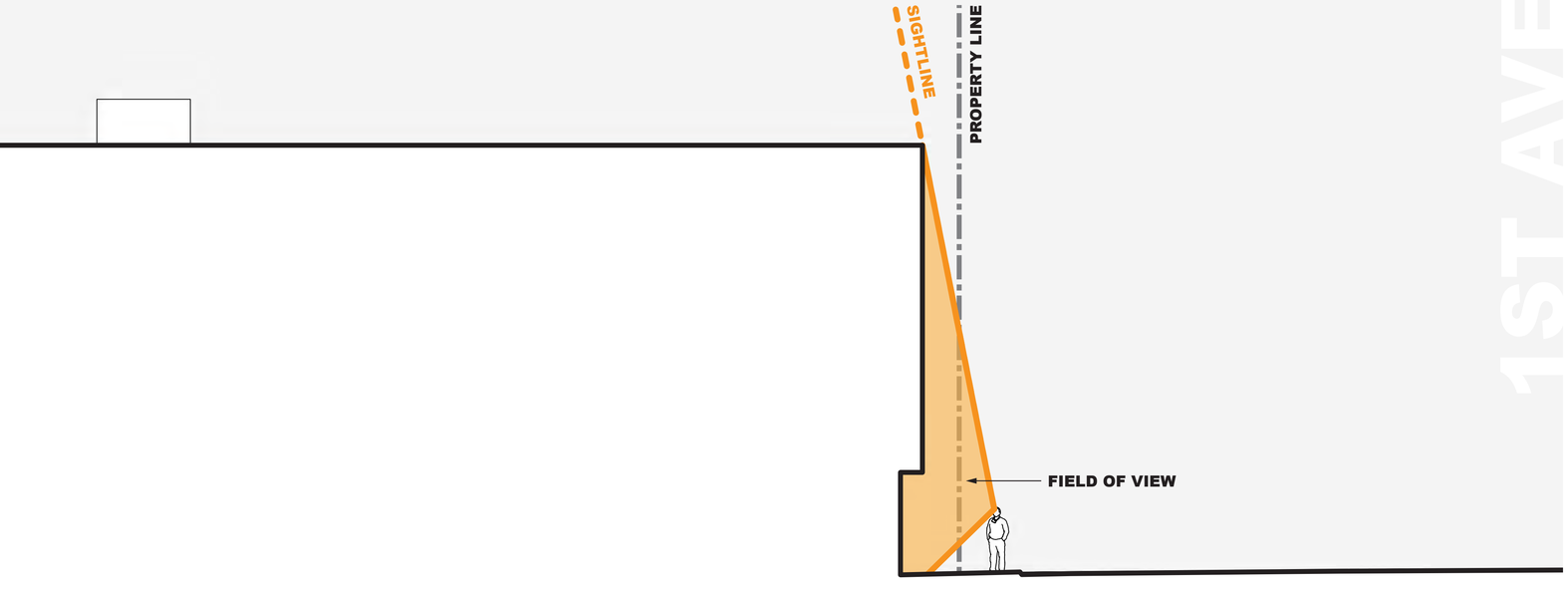
2 TOWNSITE LOTS:	18,163 SQ FT
GROSS SQ FT:	37,211 SQ FT
FAR:	2.05



THE PERRY BLDG

DD

3 TOWNSITE LOTS:	24,703 SQ FT
GROSS SQ FT:	53,756 SQ FT
FAR:	2.18



LICENSED ARCHITECT AR-986776 DAVID G THIELSEN STATE OF IDAHO

Revised: 6 7 8 9 10

Revised: 1 09/30/22 2 07/17/23 3 10/10/24 4 08/27/25 5

Drawn: 10/10/24
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Project: SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title: CONTEXT COMPARISON

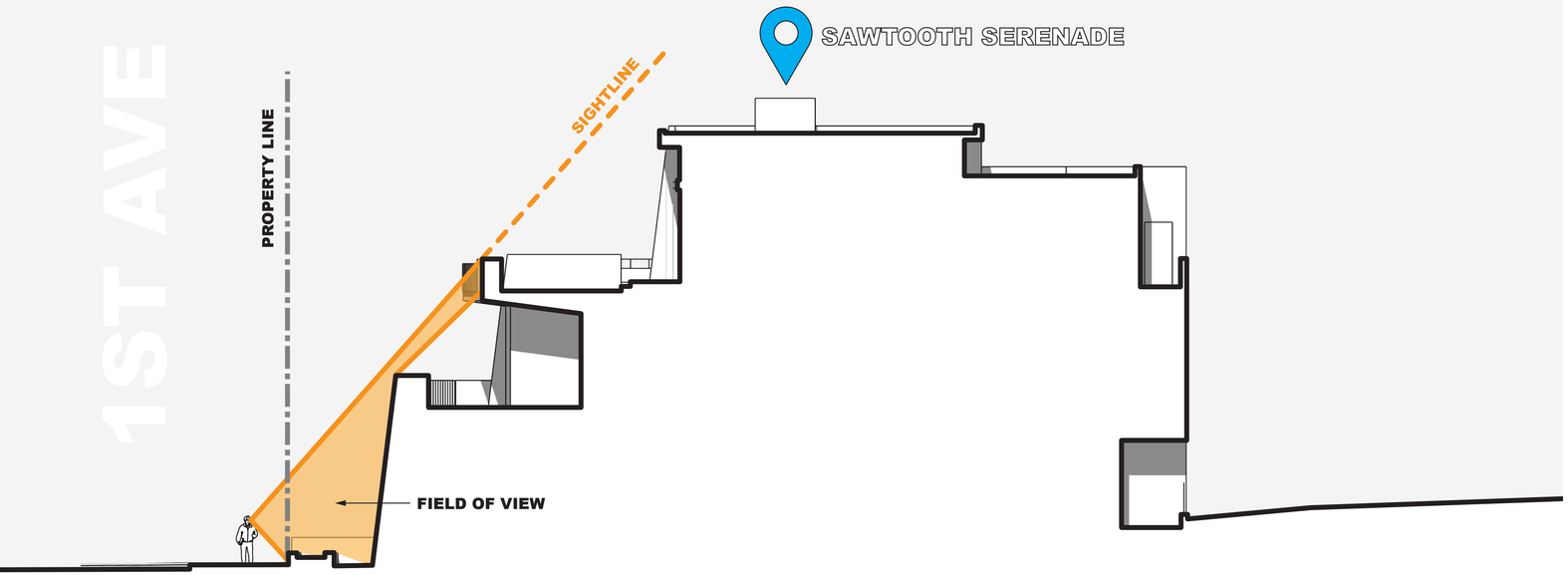
Sheet: A0.6

Project No. 2002

PROPOSED PROJECT

AA

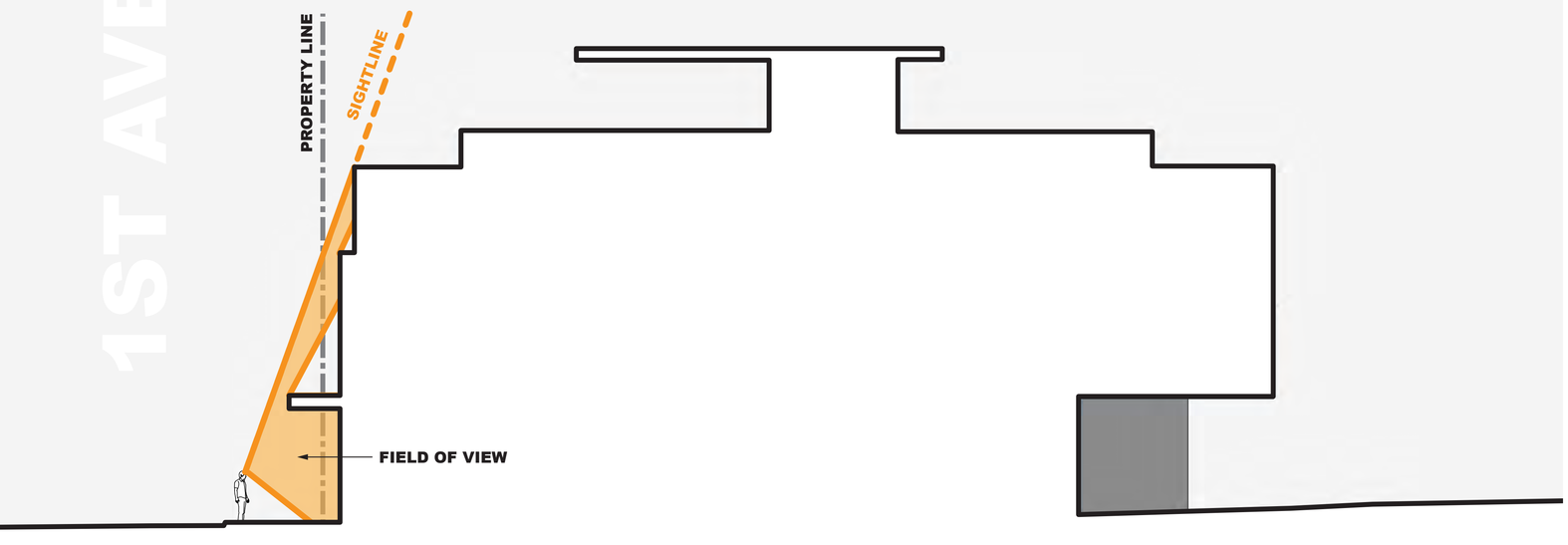
3 TOWNSITE LOTS:	16,507 SQ FT
GROSS SQ FT:	21,004 SQ FT
FAR:	1.45



1ST AVE & SUN VALLEY OFFICE BLDG

BB

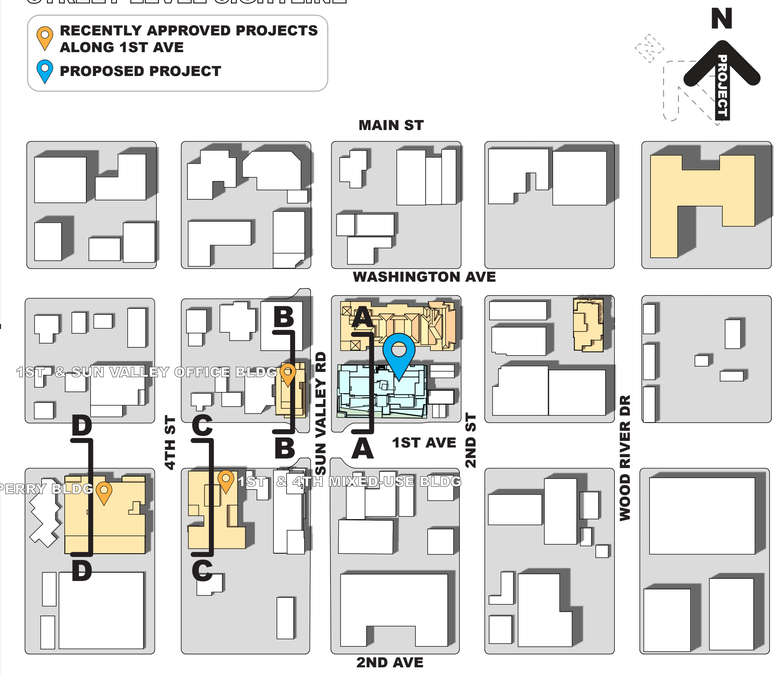
1 TOWNSITE LOTS:	5,500 SQ FT
GROSS SQ FT:	10,932 SQ FT
FAR:	1.99



CONTEXT COMPARISON

The proposed project design utilizes negative space in the massing along 1st Avenue to enhance the pedestrian experience and reduce the visual impact of the building from the sidewalk. That is achieved by stepping the structure back from the property line as each floor rises, reducing the overall mass of the building. Additionally, the lower floor of the proposed project pulls away from the property line. This creates a pedestrian experience that is open to the sky, rather than an imposing building mass at the street face.

STREET LEVEL SIGHTLINE



LICENSED ARCHITECT AR-986776 DAVID G THIELSEN STATE OF IDAHO

Revised: 6 7 8 9 10

Revised: 1 09/30/22 2 07/17/23 3 10/10/24 4 08/27/25 5

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Kirkland, WA 98033 ▼ Tel 425.828.0333 ▼ Fax 425.828.9376

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
CONTEXT COMPARISON

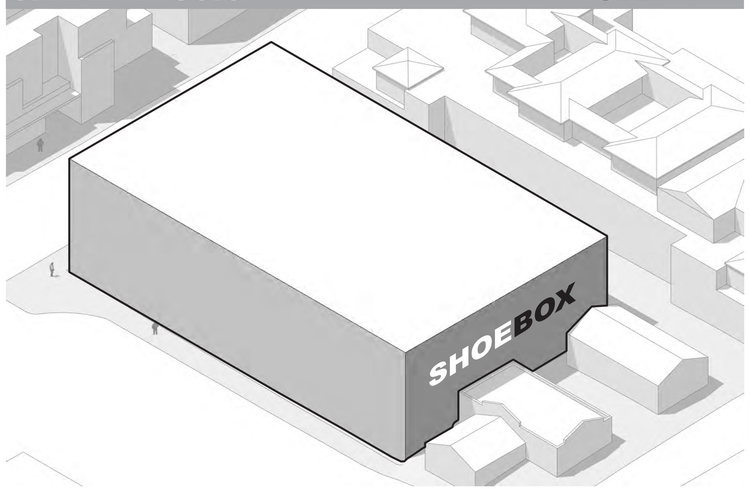
Sheet:
A0.7

Project No.
2002

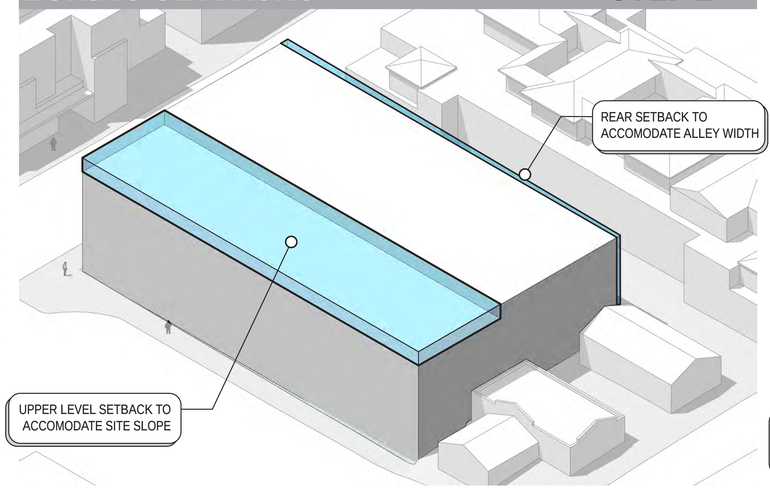
MASSING - BULK, FLATNESS & SYMMETRY

Since the design's inception there has been an emphasis to broaden the Right-of-Way and reduce building mass along 1st Ave N. This has been done to increase public use at the ground level and establish a massing scale that is sensitive to neighboring low-rise buildings adjacent to the site. The diagram below itemizes the steps to achieve this.

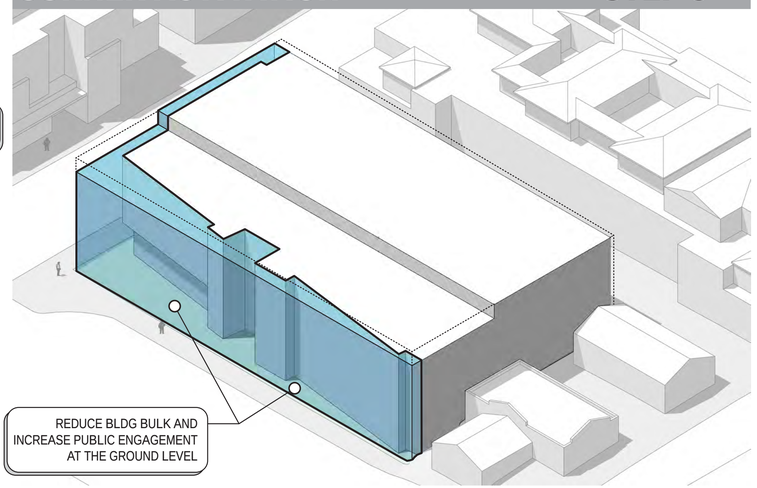
SITE EXTRUSION — STEP 1



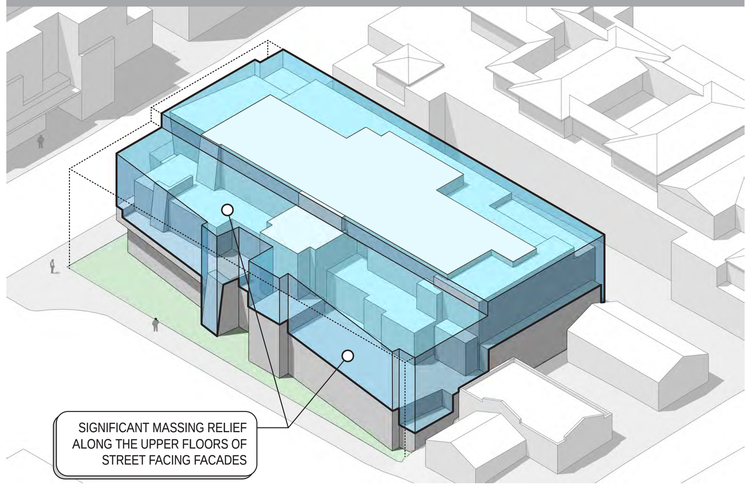
ZONING SETBACKS — STEP 2



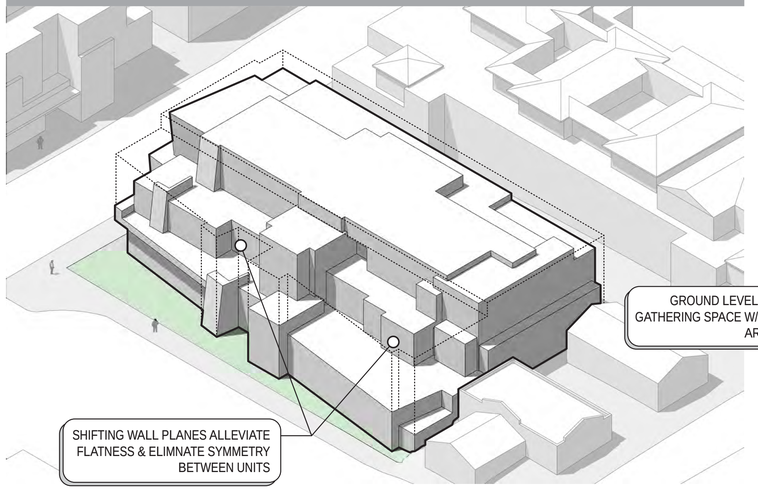
CORNER ACTIVATION — STEP 3



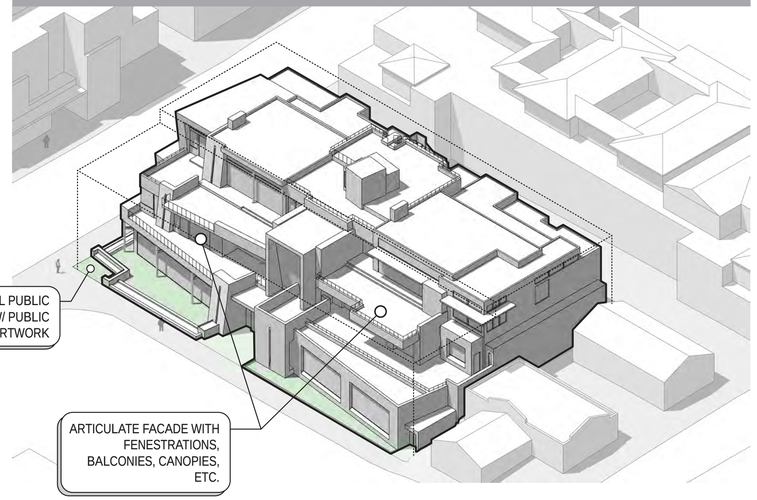
MASSING RELIEF — STEP 4



BUILDING ENVELOPE — STEP 5



ARTICULATION — STEP 6



LICENSED ARCHITECT
AR-988776
DAVID C THELSEN
STATE OF IDAHO

Revised:
6 7 8 9 10

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1 09/30/22
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Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

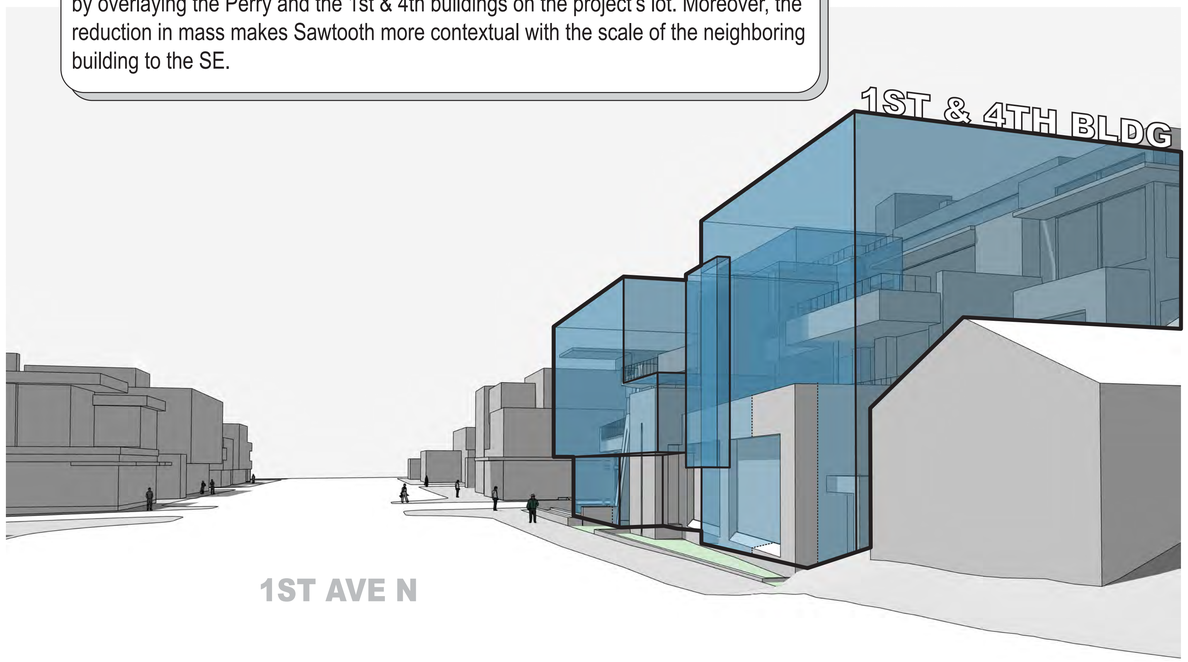
Sheet Title:
MASSING DIAGRAMS

Sheet:
A0.8

Project No.
2002

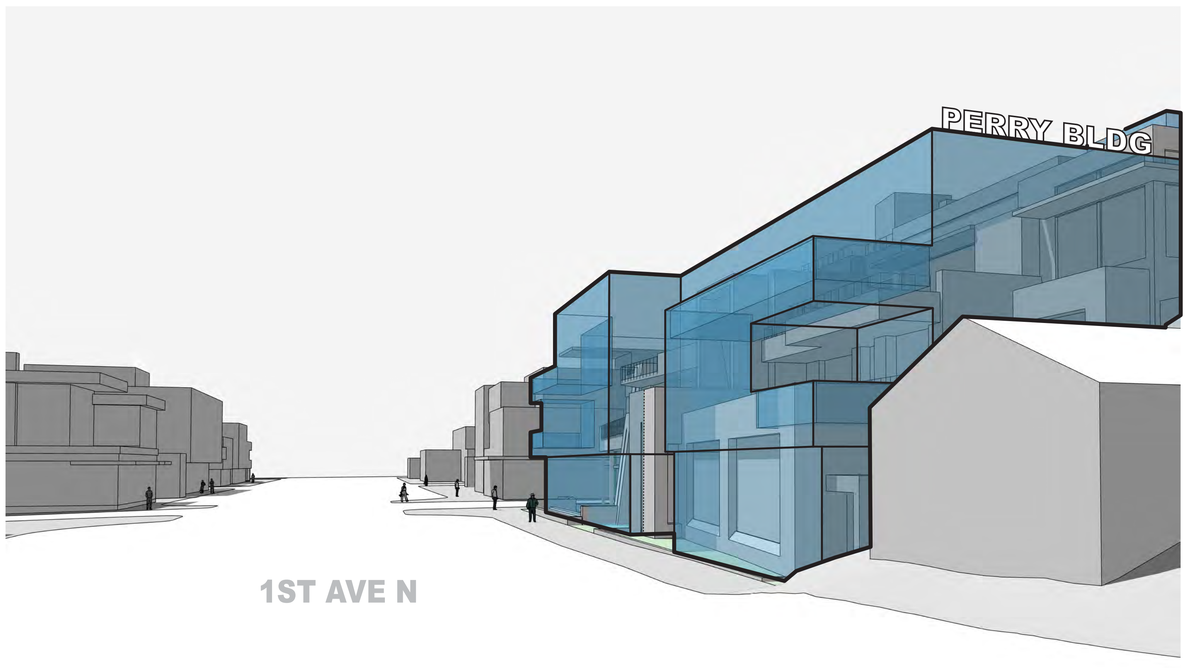
MASSING - BULK, FLATNESS & SYMMETRY

When compared to recently approved projects of similar lot size, Sawtooth Serenade has significantly less mass, bulk & flatness along the Right-of-Way. This is illustrated by overlaying the Perry and the 1st & 4th buildings on the project's lot. Moreover, the reduction in mass makes Sawtooth more contextual with the scale of the neighboring building to the SE.



PERSPECTIVE OVERLAY **A**

PERSPECTIVE OVERLAY **B**



PERSPECTIVE OVERLAY **C**

PERSPECTIVE OVERLAY **D**

LICENSED ARCHITECT AR-988776 DAVID C THIELSEN STATE OF IDAHO

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Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
MASSING DIAGRAMS
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Sheet:
A0.9

Project No.
2002

DESIGN CONCEPT

The primary facade along 1st Ave consists of a **cascading design** that is separated into 3 tiers. Each tier steps further from the Right-of-Way as the building increases in height.

Cascading promotes human scale by reducing the project into separate tiers. The top tier is not visible from the perspective of a pedestrian walking along the project side of 1st Ave. See sections on sheet A0.12

The corner is enhanced with landscaping in a low planter which provides continuous public seating along 1st Ave & Sun Valley Road. Additionally, the corner has been left open to the public with a bench that has been integrated into the planters. Moreover, the open space will be adorned with a piece of freestanding public art.

The cascading creates a transitionary design that is at the scale of adjacent single story buildings on 1st Ave and begins increasing in scale as it moves north towards the taller neighboring property, Copper Ridge

LEGEND

TOP TIER
Setback 37.3' - 46.5' from Property Line

MID TIER
Setback 24'- 35.5' from Property Line

LOWER TIER
Setback 1.5'- 21' from Property Line

LICENSED ARCHITECT AR-988776 DAVID C THIELSEN STATE OF IDAHO

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Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
DESIGN CONCEPT

Sheet:
A0.10

Project No.
2002

DESIGN CONCEPT

The secondary facade along Sun Valley Road has been modulated and carved to reduce massing, bulk & flatness.

Unique building modules are incorporated into the design to reduce flatness and repetition

Push and pull techniques are employed along the facade creating various building planes to reduce bulk & flatness

3' SETBACK

76' BLDG WIDTH

100' LOT WIDTH

21' SETBACK

Majority of the building mass along Sun Valley Road is setback at least 5' allowing for landscaping across the facade

LEGEND

APPROX. DISTANCE FROM PROPERTY LINE

- 1.5' - 2'
- 5'
- 7'
- 8.5'
- 9.5'

LICENSED ARCHITECT AR-988776 DAVID C THELSEN STATE OF IDAHO

Revised:
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SAWTOOTH SERENADE
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KETCHUM,ID

Sheet Title:
DESIGN CONCEPT
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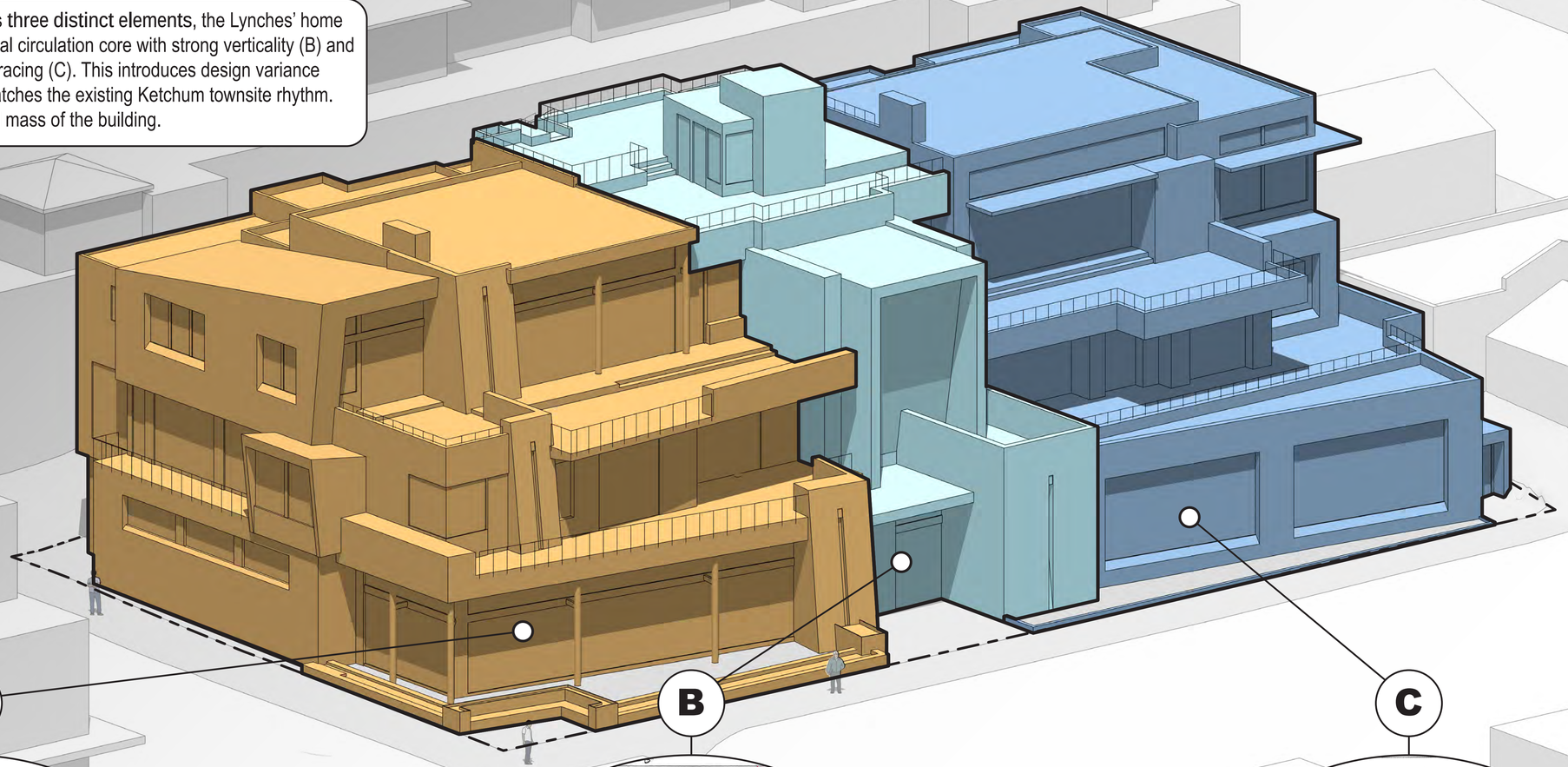
Sheet:
A0.11

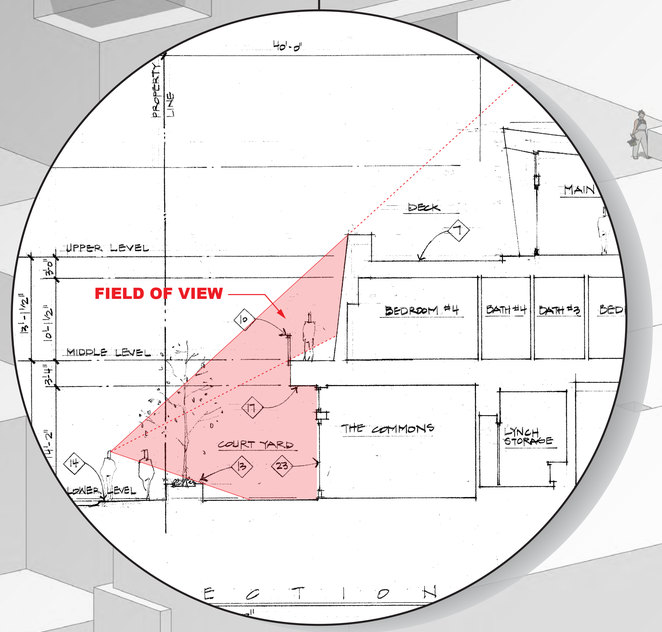
Project No.
2002

DESIGN CONCEPT

The primary facade along 1st Ave has **three distinct elements**, the Lynches' home with horizontal terracing (A), the central circulation core with strong verticality (B) and the Berniers' home with horizontal terracing (C). This introduces design variance along the street facing facade that matches the existing Ketchum townsite rhythm. Furthermore, it reduces the perceived mass of the building.

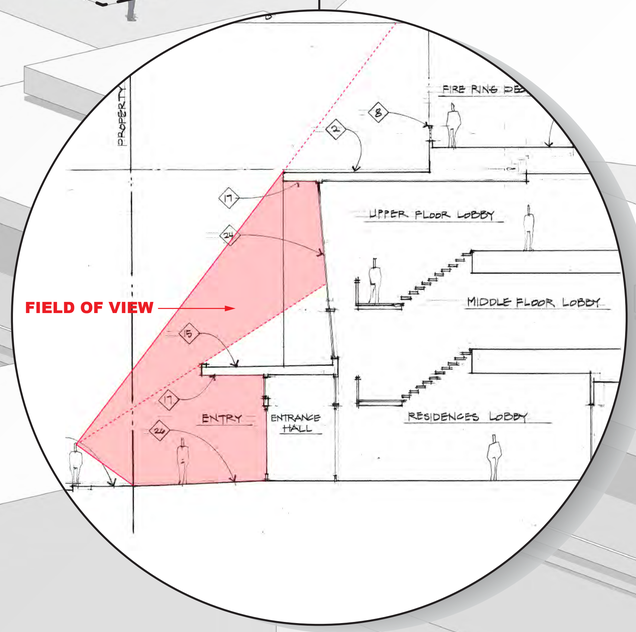


A



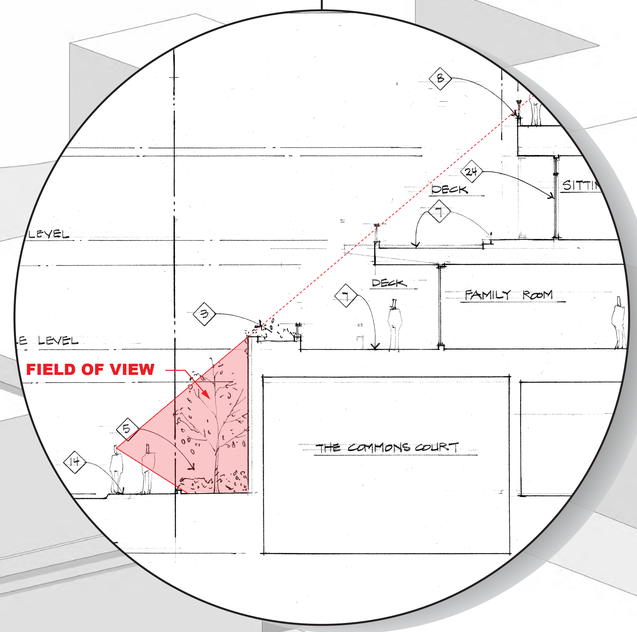
Section 'A' is setback furthest from the property line and is adorned with more landscaping than sections 'B' & 'C'. Storefronts provide transparency between the Commons & Right-of-Way. Only level 1 & 2 visible from street level.

B



Section 'B' contains the main building entry and vertical circulation core. It separates the horizontal terracing of the two residences by establishing a strong vertical form.

C



Section 'C' has a monolithic base with deeply inset fenestrations at the street level. Its mass obstructs the visiblity of levels 2 & 3.

LICENSED ARCHITECT DAVID C THIELSEN AR-988776 STATE OF IDAHO

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Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
DESIGN CONCEPT
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Sheet:
A0.12

Project No.
2002

PERCENT GLAZING STUDY

"As you all know, our design review criteria really encourages increased glazing and storefront window at the ground floor, but what we don't see in Ketchum's downtown is that same glazing pattern and that same substance of windows on the 2nd & 3rd floors of projects."
-Morgan Landers

I think the initial changes are a good start. I still think there's probably too much glazing on the front side.
-Neil Morrow

Of the recently approved projects within the immediate vicinity, the main facade of Sawtooth Serenade does not exceed glazing benchmarks set by approved projects. Moreover, there is not a clear trend suggesting the main facades of recently approved projects have reduced glazing on levels 2-3 when compared to the ground level.

Furthermore, the proposed design cascades away from the Right-of-Way. Resulting in the level 2 glazing being setback 24'-35.5' and level 3 glazing being setback 37.3'-46.5' from the Right-of-Way. Of the recently approved projects, this feature is unique to Sawtooth Serenade and promotes privacy while reducing mass, bulk & reflectivity.

LEGEND

- AREA OF GLAZING
- LEVELS 2-3 DESIGNATION

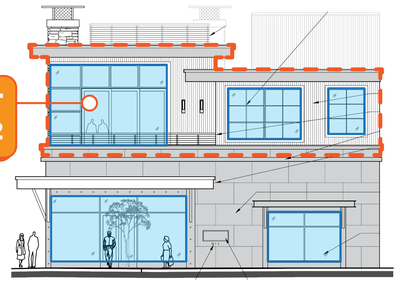
SAWTOOTH SERENADE 44% OVERALL

46% GLAZING AT LEVELS 2-3

1ST AVE ELEVATION

THE MAUDE'S BLDG 39% OVERALL

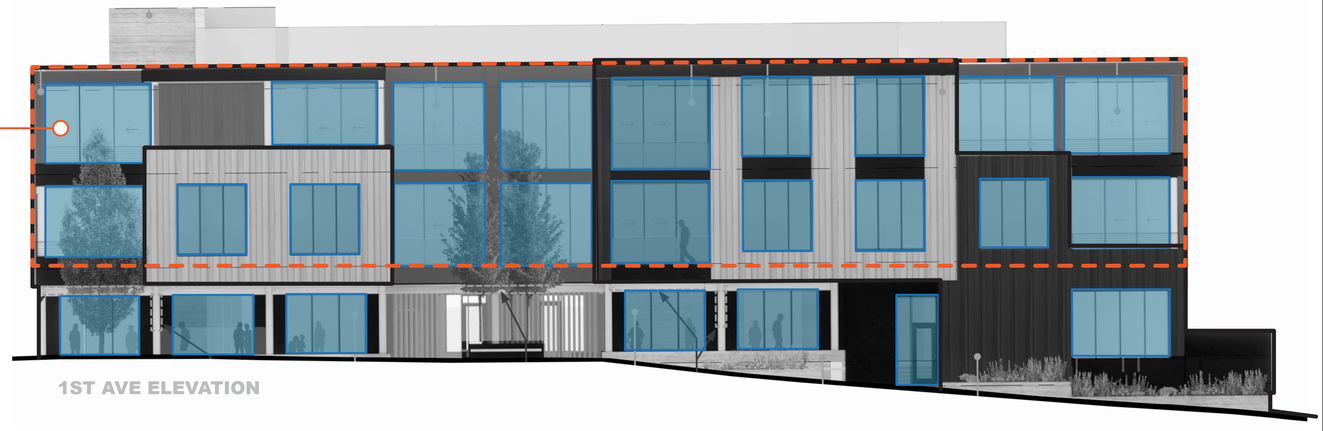
45% GLAZING AT LEVEL 2



1ST AVE ELEVATION

THE PERRY BLDG 45% OVERALL

55% GLAZING AT LEVELS 2-3



1ST AVE ELEVATION

1ST & 4TH BLDG 49% OVERALL

44% GLAZING AT LEVELS 2-3

1ST AVE ELEVATION

1ST & SUN VALLEY BLDG 30% OVERALL

31% GLAZING AT LEVELS 2-3

SUN VALLEY RD ELEVATION

LICENSED ARCHITECT DAVID C THIELSEN AR-988776 STATE OF IDAHO

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Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
PERCENT GLAZING STUDY
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Sheet:
A0.13
Project No.
2002

GLAZING REFLECTIVITY

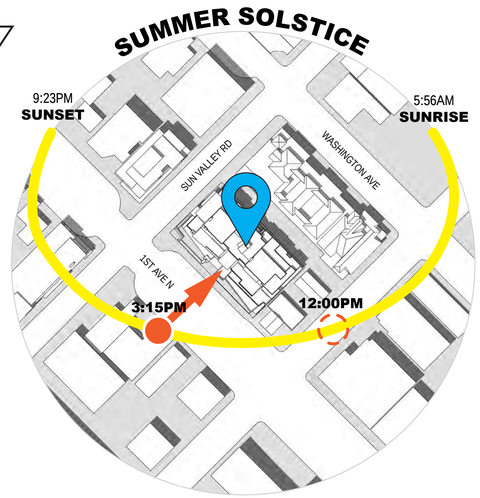
INCIDENT SUN RAY

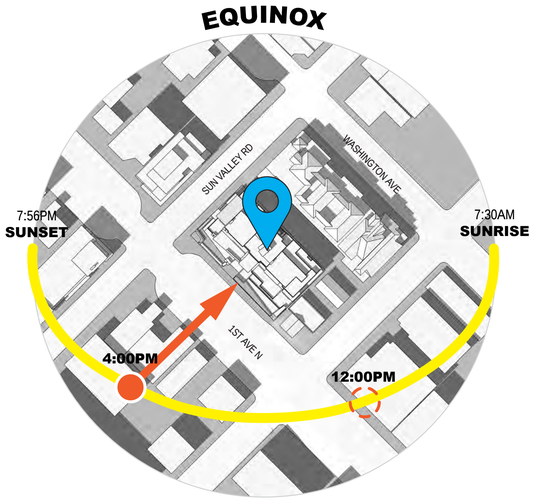
REFLECTED SUN RAY

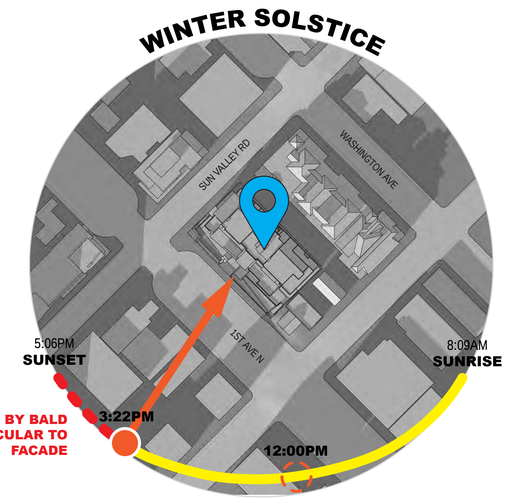
The project's cascading design promotes sun control through the use of the structural elements of the building. Direct sunlight is deflected from building fenestrations via cantilevered architectural features (overhangs, canopies, balconies, etc) to create Green Design that reduces solar heat gain during summer and spring seasons. This ultimately reduces light pollution from radiating to neighboring buildings and the public right-of-way.

During winter months a small fraction of clerestory fenestrations will reflect light into the public right-of-way.

The following diagrams illustrate fennestration reflections at peak times of day. When the sun is perpendicular to the 1st Ave N facade.



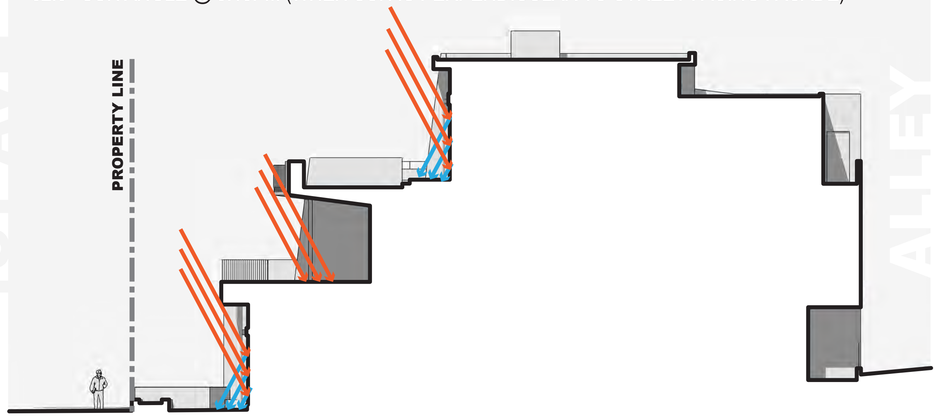




DAYLIGHT OBSTRUCTED BY BALD MT. WHEN PERPENDICULAR TO FACADE

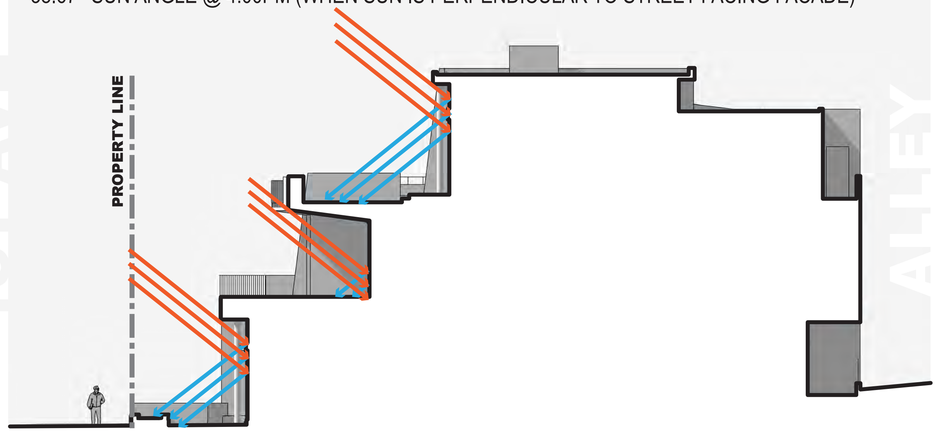
SUMMER SOLSTICE

62.0° SUN ANGLE @ 3:15PM (WHEN SUN IS PERPENDICULAR TO STREET FACING FACADE)



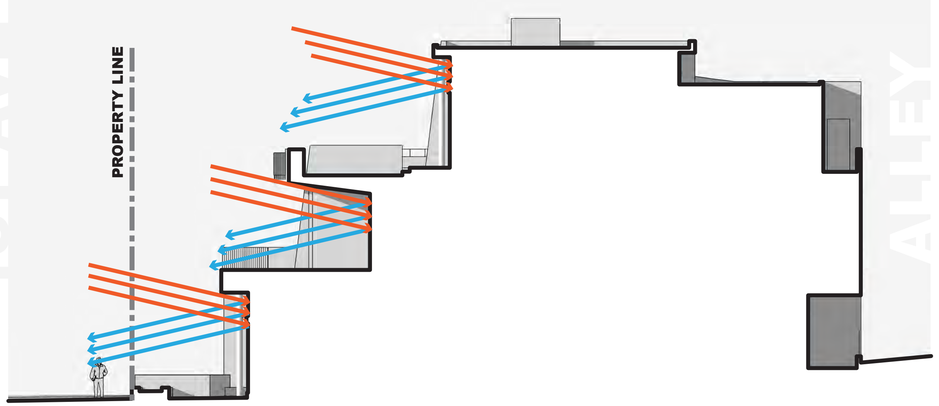
EQUINOX

38.67° SUN ANGLE @ 4:00PM (WHEN SUN IS PERPENDICULAR TO STREET FACING FACADE)



WINTER SOLSTICE

13.12° SUN ANGLE @ 3:22PM (WHEN SUN IS PERPENDICULAR TO STREET FACING FACADE)



1ST AVE

ALLEY

LICENSED ARCHITECT DAVID C. THIELSEN No. 988776 STATE OF IDAHO

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Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
GLAZING REFLECTIVITY

Sheet:
A0.14

Project No.
2002

COMMENT RESPONSE A

PRE-APPLICATION DESIGN REVIEW

DESIGN REVIEW COMMENTS

N/A - Design at Pre-Application Design Review Submittal

CYCLE 1 DESIGN REVIEW

DESIGN REVIEW COMMENTS

All of the wood siding on the northeast corner of the building. There is something about that corner that is a little unsettling. I don't know if it is the jogs in the roof plane. Somehow it's just not very grounded.
-Brenda Moczygemba

This is just a large plane of glass. (in reference to the upper level glazing)
-Brenda Moczygemba

I think the roof is kind of flat and straight.
-Neil Morrow

RESPONSE

1. The south wall of the Lynch's bedroom was pulled back from N 1st Ave to break up the wall plane of the upper level and introduce more modulation to that face. The roof line at the northwest corner was lowered and simplified to bring more solidity to the composition. This also significantly reduced the building's bulk when viewed from Sun Valley Rd as the facade is now 2' shorter than it was previously. Simplifyingthe roof line now emphasizes the modulation, in plan and profile, of the west facade which features bays, recessed areas, balconies and significant glazing. These elements create a building which yields a human scale at the pedestrian experience.

2. The amount of glazing on the upper level has been reduced by 16% with significant areas being replaced by solid wall clad in wood siding to further break up the facade.

3. The central portions of the facade, adjacent to the stair, were pulled back from the Great Room walls to add modulation. On the Berniers' side, the wall and window in this area were deeply recessed below an overhang. The Lynches' side features a sunshade canopy over the windows

4. The height of the Berniers' bedroom volume was reduced. The south wall was brought towards N 1st Ave and a wrap-around sunshade was added to further break up the plane and introduce more articulation to the upper level.

CYCLE 2 DESIGN REVIEW (CURRENT DESIGN)

A

DESIGN REVIEW COMMENTS

"I am wondering if the design wouldn't be greatly improved by having more public space at the corner, which is kiddie corner to Maude's..."
-Susan Passavoy

"The Sun Valley Rd elevation felt kinda disjointed, unsettled, ungrounded, there's a lot of pop-outs, recessions and that it felt fairly complex."
-Morgan Landers

"The Sun Valley Rd side is kinda complex and jumbled."
-Neil Morrow

RESPONSE

1A The Lynches' material palette is comprised mainly of wood with steel and stone accents, while the Berniers' is comprised of stone and wood.

2A The Lynches' primary bedroom has been redesigned to simplify the facade, reduce mass & glazing and differentiate the Lynches' home from the Berniers' home. This has been achieved by removing a bay on the West facade in addition to adding a shed roof and angled features. This creates a design that is playful and dynamic in contrast to the Berniers' home which is more traditional.

3A The Lynches' primary bedroom deck mass has been reduced. Furthermore, steel shingle siding has been removed and replaced with wood siding.

4A Battered stone elements with integrated down-troughs, which act like water features, that bring roof/deck runoff down have been added across the Lynches' home. This gesture further buttresses a sense of dynamism and playfulness at the Lynches' home. Lastly, the battered features reduce glazing and create vertical elements, further differentiating the Lynches' from the Berniers'.

5A To further distinguish the Lynches' home from the Berniers', the Lynches' side has an angled deck with a steel fascia & a doubly-warped wood soffit. While the Berniers' deck is orthogonal and contained within solid wood half-walls. A steel planter also adorns the Lynches' deck while the Berniers' deck is left simple and unobstructed.

6A A truly public gathering space on this corner of the Sawtooth property has been created. The gathering space has public art and a custom bench with integrated plantings behind the bench's backrest.

7A Exposed structural steel columns adorn the Lynches' home. By contrast they have been completely removed from the Berniers' side.

8A Steel shingles have been reduced by 65% along street facing facades & the zero lot line. It remains on the Lynches' side, albeit in reduced quantity, as a differentiator between the two homes.

LICENSED ARCHITECT DAVID C THIELSEN AR-988776 STATE OF IDAHO

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COMMENT RESPONSE A

Sheet:
A0.15

Project No.
2002

COMMENT RESPONSE B

PRE-APPLICATION DESIGN REVIEW

DESIGN REVIEW COMMENTS

N/A - Design at Pre-Application Design Review Submittal

CYCLE 1 DESIGN REVIEW

DESIGN REVIEW COMMENTS

All of the wood siding on the northeast corner of the building. There is something about that corner that is a little unsettling. I don't know if it is the jogs in the roof plane. Somehow it's just not very grounded.
-Brenda Moczygemba

This is just a large plane of glass. (in reference to the upper level glazing)
-Brenda Moczygemba

I think the roof is kind of flat and straight.
-Neil Morrow

RESPONSE

1. The south wall of the Lynch's bedroom was pulled back from N 1st Ave to break up the wall plane of the upper level and introduce more modulation to that face. The roof line at the northwest corner was lowered and simplified to bring more solidity to the composition. This also significantly reduced the building's bulk when viewed from Sun Valley Rd as the facade is now 2' shorter than it was previously. The simplication of the roof line now emphasizes the modulation, in plan and profile, of the west facade which features bays, recessed areas, balconies and significant glazing. These elements create a building which yields a human scale at the pedestrian experience.

2. The amount of glazing on the upper level has been reduced by 16% with significant areas being replaced by solid wall clad in wood siding to further break up the facade.

3. The central portions of the facade, adjacent to the stair, were pulled back from the Great Room walls to add modulation. On the Bernier's side, the wall and window in this area were deeply recessed below an overhang. The Lynch's side features a sunshade canopy over the windows

4. The height of the Bernier's bedroom volume was reduced. The south wall was brought towards N 1st Ave and a wrap-around sunshade was added to further break up the plane and introduce more articulation to the upper level.

CYCLE 2 DESIGN REVIEW (CURRENT DESIGN)

B

DESIGN REVIEW COMMENTS

"It might be a better design and a better approach to the design to really make it look like two buildings."
-Susan Passavoy

"...differentiate vertically so we don't just have one long building."
-Brenda Moczygemba

"I still think there's probably too much glazing on the front side."
-Neil Morrow

RESPONSE

1B The two homes differ in materiality from level to level. At the ground floor the Lynches' home has a storefront and coutyard, characterized by a sense of openess and transparency. The Berniers' home by contrast has been updated to have less glazing and more masonry, creating a more traditional aesthtatic.

2B The middle floor of the Lynches' home has wood siding with masonry & steel shingle accents. The Berniers' side is entirely masonry across the middle floor. Glazing has been reduced on both sides.

3B The upper floor of the Lynches' home has wood siding with masonry & steel shingle accents. The Berniers' side is entirely wood siding with deep sunshades. Glazing has been reduced on both sides.

4B The Lynches' side has been re-designed to be dynamic & playful. The upper level primary bedroom now has a shed roof. Moreover, the south facing glazing has been recessed further back to reduce glazing facing 1st Ave N per the board's comments.

5B The corner of the middle floor on the Lynches' side has been updated to have less mass & glazing. Furthermore, most of the steel shingle siding has been replaced with wood and stone siding making the design less commercial and more residential.

6B Battered stone elements with integrated down-troughs, which act like water features, that bring roof/deck runoff down have been added across the Lynches' home. This gesture further buttresses a sense of dynamism and playfulness at the Lynches' home. Lastly, the battered features reduce glazing and create vertical elements, further differentiating the Lynches' from the Berniers'.

7B The Lynches' side has an angled deck with a steel fascia & a doubly-warped wood soffit. While the Berniers' deck is orthogonal and contained within solid wood half-walls. A steel planter also adorns the Lynches' deck while the Berniers' deck is left simple and unobstructed.

8B The Berniers' primary bedroom deck has been removed to reduce mass along the zero lot line. Moreover, the exterior wall of the guest bedroom below has been set further back from 1st Ave N.

9B The Berniers' home has been re-designed to be more traditional and solid. The ground level storefront on the Berniers' side has been updated to be simple recessed openings adorned with concrete lintels within the stone facade.

10B A truly public gathering space on this corner of the Sawtooth property has been created. The gathering space has public art and a custom bench with intergrated plantings behind the bench's backrest.

11B Exposed structural steel columns adorn the Lynches' side. By contrast they have been completely removed from the Berniers' side.

LICENSED ARCHITECT
AR-998776
DAVID C THIELSEN
STATE OF IDAHO

Revised:
6 7 8 9 10

Revised:
1 09/30/22
2 07/17/23
3 10/10/24
4 07/31/25
5

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Construction Set Issued: ----

Thielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel 425.828.0333 ◥ Fax 425.828.9376

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
COMMENT RESPONSE B

Sheet:
A0.16

Project No.
2002

COMMENT RESPONSE C

PRE-APPLICATION DESIGN REVIEW

DESIGN REVIEW COMMENTS

N/A - Design at Pre-Application Design Review Submittal

CYCLE 1 DESIGN REVIEW

DESIGN REVIEW COMMENTS

All of the wood siding on the northeast corner of the building. There is something about that corner that is a little unsettling. I don't know if it is the jogs in the roof plane. Somehow it's just not very grounded.
-Brenda Moczygemba

This is just a large plane of glass. (in reference to the upper level glazing)
-Brenda Moczygemba

I think the roof is kind of flat and straight.
-Neil Morrow

RESPONSE

1. The south wall of the Lynch's bedroom was pulled back from N 1st Ave to break up the wall plane of the upper level and introduce more modulation to that face. The roof line at the northwest corner was lowered and simplified to bring more solidity to the composition. This also significantly reduced the building's bulk when viewed from Sun Valley Rd as the facade is now 2' shorter than it was previously. The simplication of the roof line now emphasizes the modulation, in plan and profile, of the west facade which features bays, recessed areas, balconies and significant glazing. These elements create a building which yields a human scale at the pedestrian experience.
2. The amount of glazing on the upper level has been reduced by 16% with significant areas being replaced by solid wall clad in wood siding to further break up the facade.
3. The central portions of the facade, adjacent to the stair, were pulled back from the Great Room walls to add modulation. On the Bernier's side, the wall and window in this area were deeply recessed below an overhang. The Lynch's side features a sunshade canopy over the windows
4. The height of the Bernier's bedroom volume was reduced. The south wall was brought towards N 1st Ave and a wrap-around sunshade was added to further break up the plane and introduce more articulation to the upper level.

CYCLE 2 DESIGN REVIEW (CURRENT DESIGN)

C

DESIGN REVIEW COMMENTS

"There were changes that were made to the upper roofline area, but there is still a significant amount of black metal shingles..."
-Morgan Landers

"This is just a large plane of glass."
-Brenda Moczygemba

RESPONSE

1C Steel shingles have been reduced by 65% along street facing facades & the zero lot line. Steel shingles have almost entirely been removed from the Berniers' home to further differentiate it from the Lynches'. As a result the material pallete for the Berniers' is simplified to stone & wood.

2C Stone cladding has been exclusively used across the middle level of the Berniers' home along 1st Ave N facade to further buttress the difference between the two homes and reduce glazing.

3C The massing on the Berniers' home has been greatly reduced along the zero lot line by shrinking the primary suite area. Resulting in a 5' setback at upper level along the zero lot line. Lastly, windows have been added making the facade more welcoming and residential.

4C The Berniers' upper level primary suite deck has been removed to reduce mass along 1st Ave N. Moreover, the exterior wall of the middle level guest bedroom has been set further back from 1st Ave N and the glazing has been reduced. This change also further differentiates the two homes.

5C The Berniers' home has been re-designed to be more traditional and solid. The ground level storefront on the Berniers' side has been updated to be simple recessed openings adorned with concrete lintels within the stone facade. The concrete lintels match the colored concrete on the zero lot line foundation wall. The storefront has also been reduced to further decrease glazing.

6C The Berniers' deck has been updated to be orthogonal and clad in wood. This creates an aesthetic that is more simple and subdued in contrast to the Lynches' side which is angled and clad with steel shingles.

LICENSED ARCHITECT AR-988776 DAVID G THIELSEN STATE OF IDAHO

Revised: 6 7 8 9 10

Revised: 1 09/30/22 2 07/17/23 3 10/10/24 4 07/31/25 5

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Project: SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title: COMMENT RESPONSE C

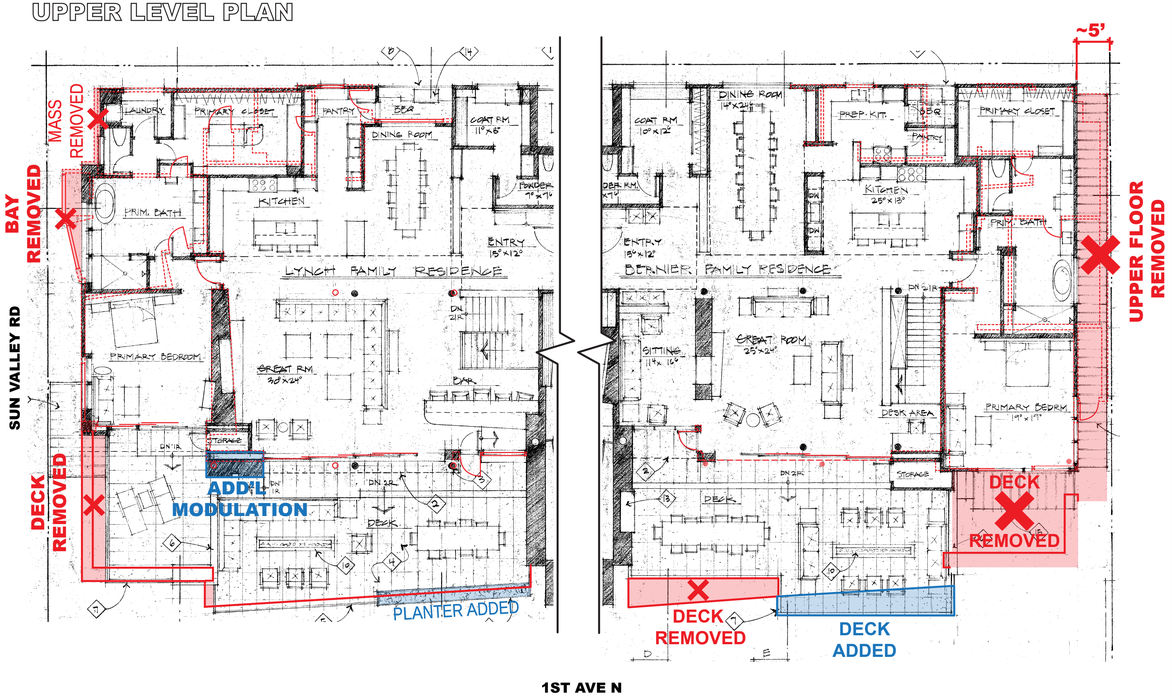
Sheet: A0.17

Project No. 2002

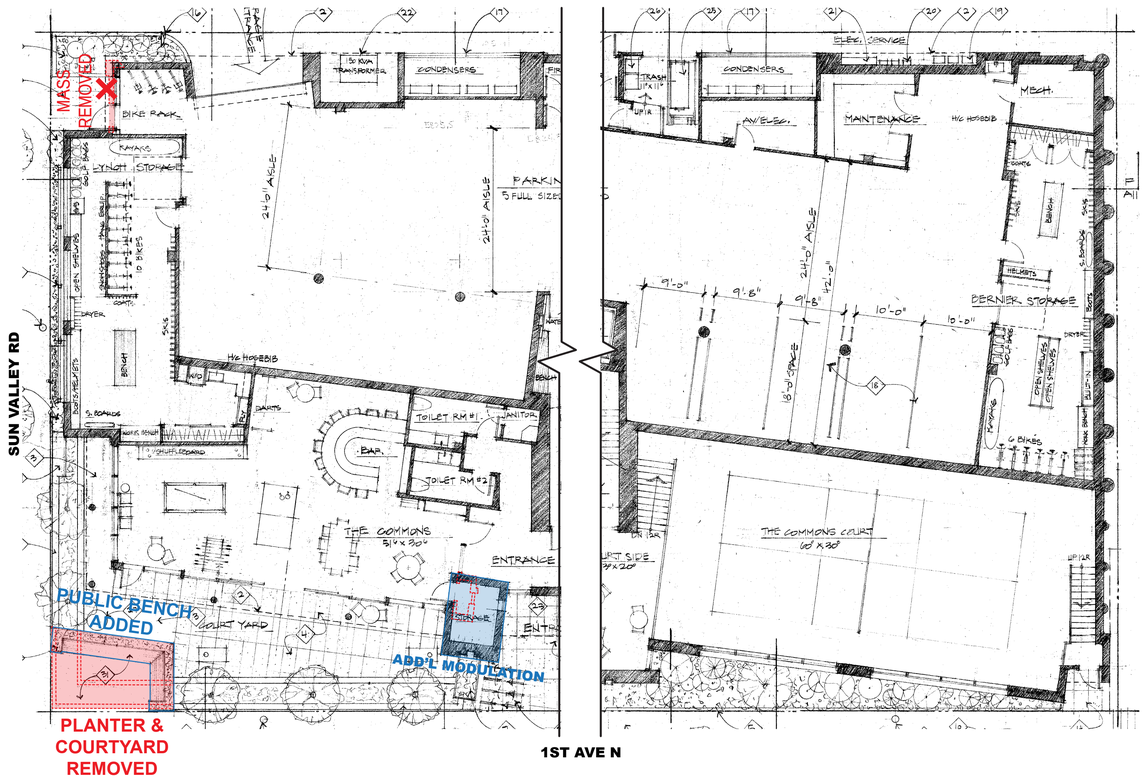
COMMENT RESPONSE - PLANS

Below are plans documenting the itemized changes that have occured between cycle 1 and the current design. Sections highlighted in **RED** have been removed. Sections highlighted in **BLUE** have been added. Dashed red lines represent interior changes.

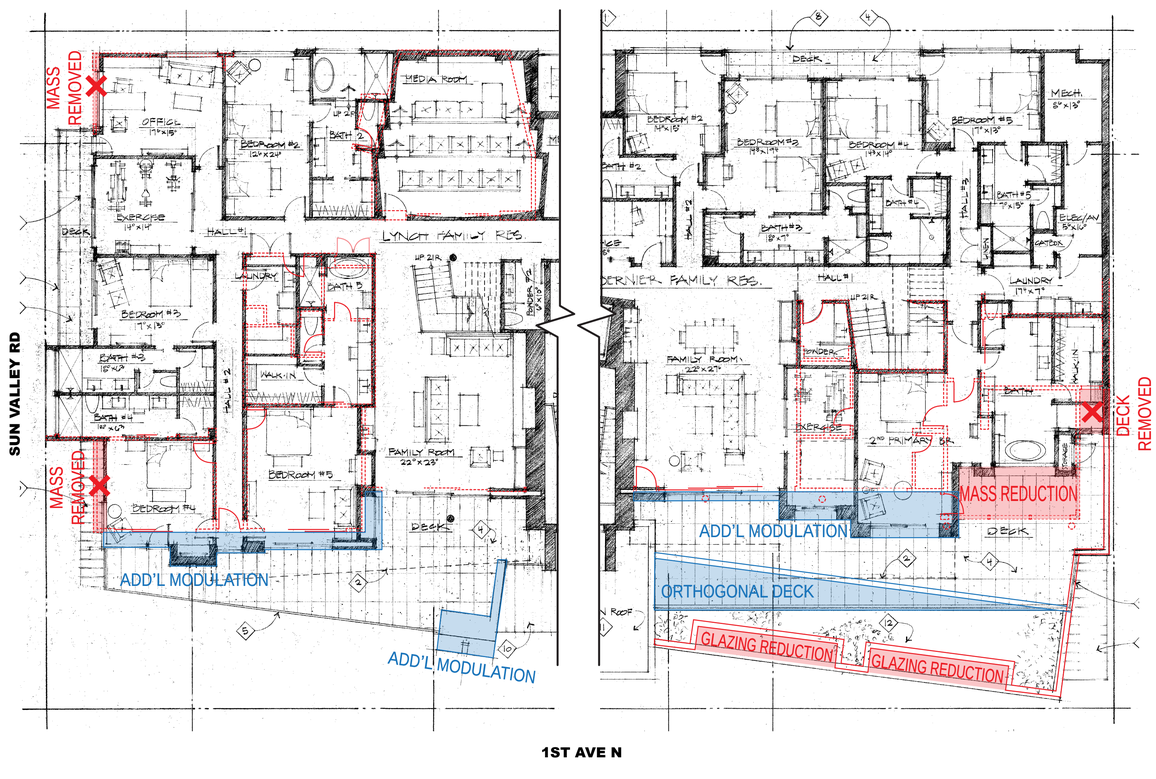
UPPER LEVEL PLAN



GROUND LEVEL PLAN



MIDDLE LEVEL PLAN



Revised:
6
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Revised:
1 09/30/22
2 07/17/23
3 10/10/24
4 07/31/25
5

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Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
COMMENT RESPONSE - PLANS

Sheet:
A0.18

Project No.
2002

PERSPECTIVES

VIEW FROM THE CORNER OF N 1ST AVE & SUN VALLEY RD

LICENSED ARCHITECT AR-986776 DAVID C THIELSEN STATE OF IDAHO

Revised:
6 7 8 9 10

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1 09/30/22
2 07/17/23
3 10/10/24
4 07/31/25
5

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Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
EXTERIOR RENDERINGS
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Sheet:
A0.19

Project No.
2002

PERSPECTIVES

VIEW ACROSS N 1ST AVE

LICENSED ARCHITECT AR-988776 DAVID C THIELSEN STATE OF IDAHO

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6 7 8 9 10

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1 09/30/22
2 07/17/23
3 10/10/24
4 07/31/25
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Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
EXTERIOR RENDERINGS
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Sheet:
A0.20

Project No.
2002

PERSPECTIVES

VIEW FROM THE CORNER OF N 1ST AVE & 2ND ST

LICENSED ARCHITECT AR-988776 DAVID C THIELSEN STATE OF IDAHO

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6 7 8 9 10

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1 09/30/22
2 07/17/23
3 10/10/24
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Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
EXTERIOR RENDERINGS
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Sheet:
A0.21

Project No.
2002

PERSPECTIVES

VIEW LOOKING SOUTH ON SUN VALLEY RD

LICENSED ARCHITECT AR-986776 DAVID C THIELSEN STATE OF IDAHO

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6 7 8 9 10

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1 09/30/22
2 07/17/23
3 10/10/24
4 07/31/25
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Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
EXTERIOR RENDERINGS

Sheet:
A0.22

Project No.
2002

PERSPECTIVES

VIEW LOOKING WEST ON N 1ST AVE AT SAWTOOTH
SERENADE FRONT ENTRY

LICENSED ARCHITECT AR-988776 DAVID C THIELSEN STATE OF IDAHO

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6 7 8 9 10

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1 09/30/22
2 07/17/23
3 10/10/24
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Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
EXTERIOR RENDERINGS
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Sheet:
A0.23

Project No.
2002

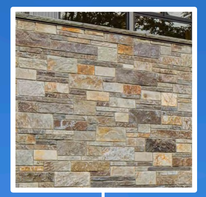
EXTERIOR MATERIALS

DARK BRONZE WINDOWS & SLIDING DOOR FRAMES

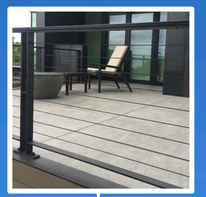
HORIZONTAL BROWN STAINED SIDING

VERTICAL BROWN STAINED SIDING

COURSED ASHLAR STONE VENEER



BLACKENED STAINLESS STEEL CABLE RAILS



COURSED ASHLAR STONE VENEER

PRE-WEATHERED ZINC INTERLOCKING SHINGLES

SANDSET CONCRETE SIDEWALK PAVERS

LARGE FORMAT SINTERED STONE PATIO & DECK PAVERS

INTEGRAL COLOR CONCRETE

LICENSED ARCHITECT AR-986776 DAVID C THIELSEN STATE OF IDAHO

Revised:
6 7 8 9 10

Revised:
1 09/30/22
2 07/17/23
3 10/10/24
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Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
EXTERIOR RENDERINGS
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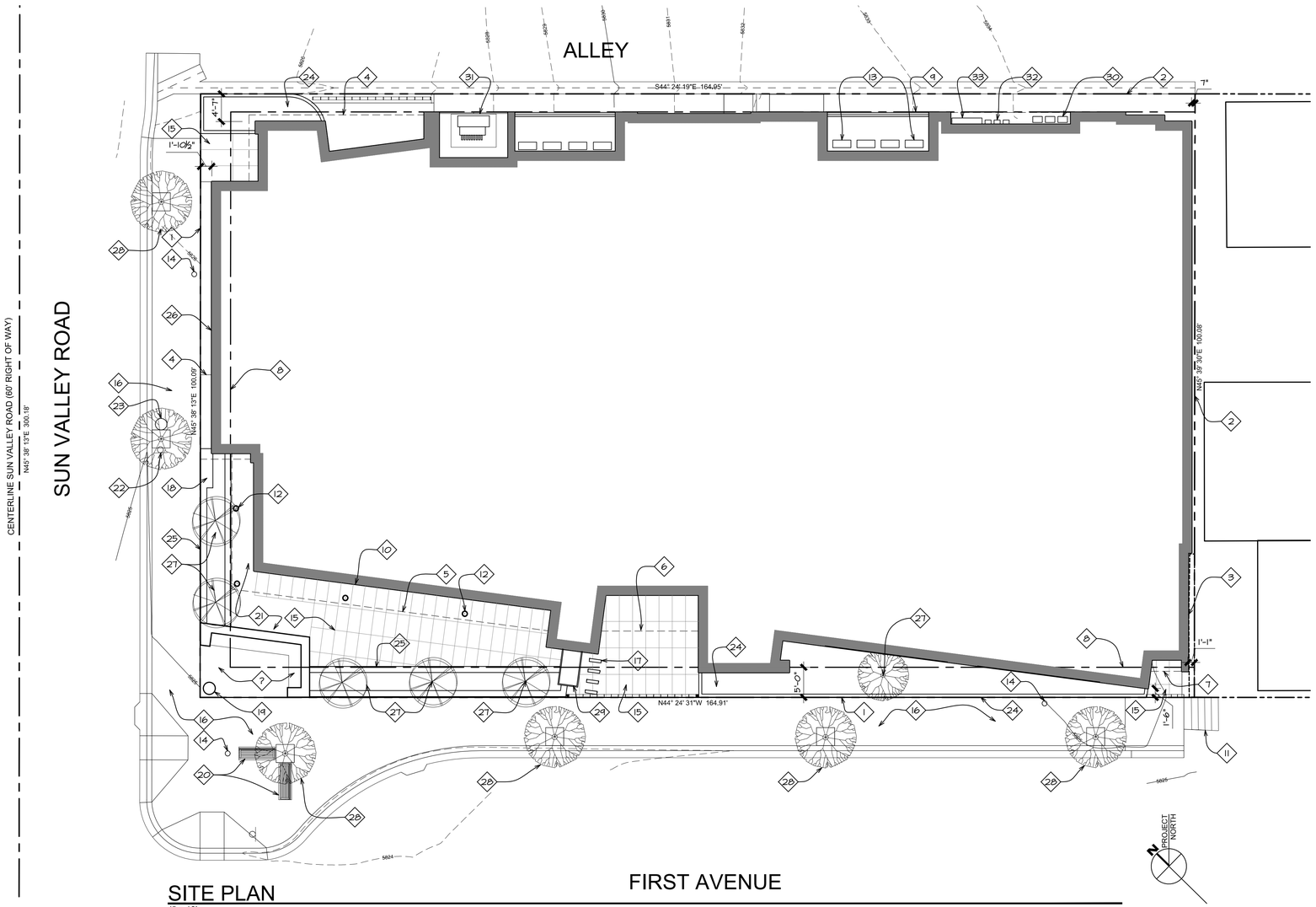
Sheet:
A0.24

Project No.
2002

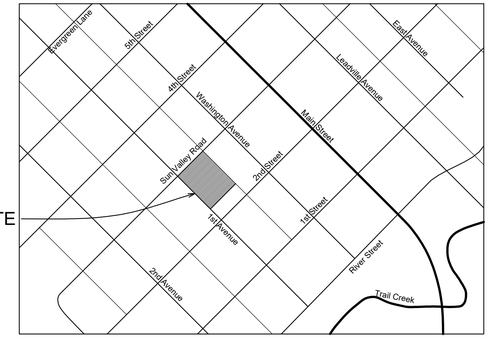
KEYNOTES

1 Property line/edge of right of way
2 Property line
3 Deck encroachment easement per survey
4 Line of cantilevered floor above
5 Line of cantilevered deck above
6 Line of entry canopy above
7 Line of roof above
8 5' required average street setback
9 3' required alley setback
10 Line of building footprint
11 Existing stairs to remain unaltered,
12 Structural steel column with blackened finish, typical.
13 Mechanical system condensers screened from public view with horizontal wood screen
14 New public street lighting per City of Ketchum regulations and MH Lighting design drawings.
15 Large format sintered stone pavers with hydronic snow melt system.
16 New public sidewalk and curb/gutter per civil drawings. Sidewalk to be constructed of "sand-set" unit pavers with hydronic snow melt system.
17 Bicycle racks. 2 bicycle racks required per KZC 17.125.060, racks for 4 bicycles meeting KZC 17.96.070.F.1 provided.
18 Built-in public bench
19 Public art. Free standing sculpture to be selected and purchased by the project owners.
20 Fixed, freestanding public bench per City of Ketchum standards
21 Artificial turf per Landscape drawings and details.
22 Bus stop sign
23 Trash can per City of Ketchum standards
24 Landscape planting per the Landscape drawings within +/- 6" high concrete curb or steel edging to contain soil and mulch. At the Alley, the curbing shall be rolled concrete to accommodate snow removal equipment.
25 Raised stone veneer planter finished with full bed stone veneer face and stone cap, containing trees and planting per Landscape plans. Planter walls with stone cap to be set level. Height of planter to vary with slope of public sidewalk. The top of planter at the north end on Sun Valley Road starts at 15" above the sidewalk. Thus, the top of planter will be 22" above the sidewalk at the corner of Sun Valley Road and 1st, and 27" above public sidewalk at the entry to Sawtooth Serenade.
26 "Green wall" frame consisting of freestanding greenscreen panels supported by square steel posts, supporting climbing plants per landscape plans.
27 Trees per landscape drawings, typ.
28 Street trees per Landscape drawings, Civil Engineering drawings, and City of Ketchum details – typical. Root well and grate per civil drawings, typ.
29 48" tall raised plate steel planter with blackened finish
30 Natural gas meters per Intermountain Gas Company requirements.
31 3-phase 150 KVA transformer per Idaho Power requirements. Transformer to be screened from public view with a non-combustible screen.
32 Electrical meters per Idaho Power requirements.
33 Electrical service C.T. can/distribution panel per Idaho Power requirements.



SITE PLAN
1" = 10'

VICINITY MAP



LICENSED ARCHITECT AR-988776 DAVID C. THIELSEN STATE OF IDAHO

Revised: 6 7 8 9 10

Revised: 1 09/30/22 2 07/17/23 3 10/10/24 4 07/31/25 5

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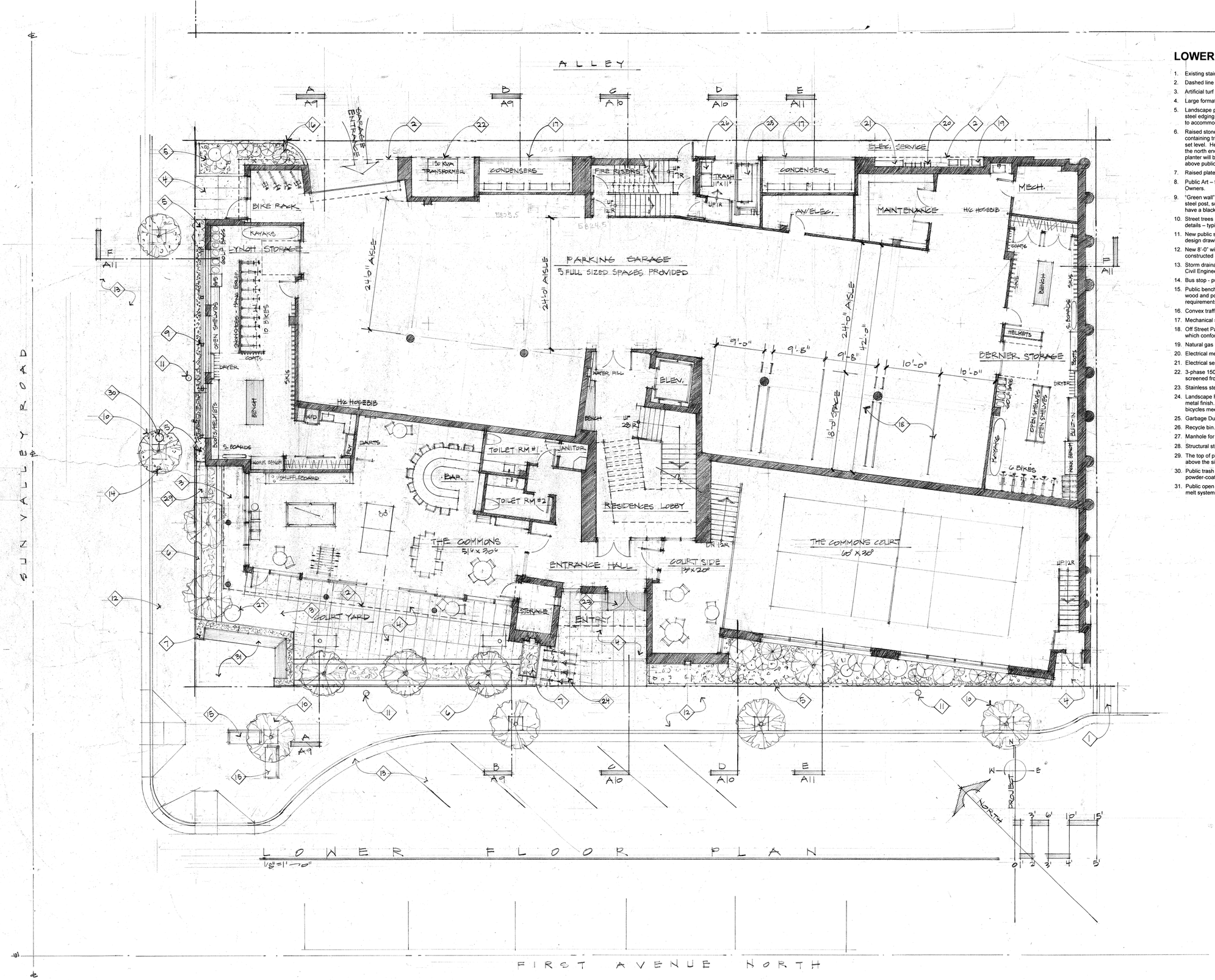
Project: SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title: SITE PLAN ---- ----

Sheet: A1
Project No. 2002



LOWER FLOOR PLAN KEY NOTES:

1. Existing stairs to remain.
2. Dashed line indicates line of structure above – typical.
3. Artificial turf per Landscape drawings and details.
4. Large format Sintered Stone pavers with hydronic snow melt system.
5. Landscape planting per the Landscape drawings within +/- 6" high concrete curb or steel edging to contain soil and mulch. At the Alley, the curbing shall be rolled concrete to accommodate snow removal equipment.
6. Raised stone veneer planter finished with full bed stone veneer face and stone cap containing trees and planting per Landscape plans. Planter walls with stone cap to be set level. Height of planter to vary with slope of public sidewalk. The top of planter at the north end on Sun Valley Road start 15" above the sidewalk. Thus, the top of planter will be 22" above the sidewalk at the corner of Sun Valley Road and 1st, and 27" above public sidewalk at the entry to Sawtooth Serenade.
7. Raised plate steel planter with blackened finish.
8. Public Art – free standing sculpture to be selected and purchased by the project Owners.
9. "Green wall" frame consisting of freestanding greenscreen panels supported by square steel post, supporting climbing plantings per Landscape plans. Panels and posts to have a blackened finish.
10. Street trees per Landscape drawings, Civil Engineering drawings, and City of Ketchum details – typical.
11. New public street lighting per City of Ketchum regulations/details and MH Lighting design drawings.
12. New 8'-0" wide public sidewalk and curb/gutter per Civil drawings. Sidewalk to be constructed of "sand-set" unit pavers with hydronic snow melt system.
13. Storm drainage, striped street parking, public signage, and street improvements per Civil Engineering drawings.
14. Bus stop - public signage per City of Ketchum and Mountain Rides requirements.
15. Public bench - Landscape Forms Generation 50 Traditional Backed Bench with Ipe wood and powder-coated "Onyx" finish per City of Ketchum standards and requirements.
16. Convex traffic mirror.
17. Mechanical system condensers screened from public view with horizontal wood screen.
18. Off Street Parking: 4 spaces required per KZC 17.125.040. Total of 5 spaces provided which conform to KZC 17.125.030 for full sized vehicle spaces.
19. Natural gas meters per Intermountain Gas Company requirements.
20. Electrical meters per Idaho Power requirements.
21. Electrical service C.T can/distribution panel per Idaho Power requirements.
22. 3-phase 150 KVA transformer per Idaho Power requirements. Transformer to be screened from public view with a non-combustible screen.
23. Stainless steel open grate "grid" recessed mat.
24. Landscape Forms MultipliCity Bike Racks with Ipe wood tops and powder-coated Onyx metal finish. Racks for 2 bicycles are required per KZC 17.125.060. Racks for 4 bicycles meeting KZC 17.96.070.F.1 are provided.
25. Garbage Dumpster on glider.
26. Recycle bin.
27. Manhole for site stormwater drywell access per Civil engineering drawings.
28. Structural steel column with blackened finish - typical.
29. The top of planter at the north end of Sun Valley Road shall be +/- 24" wide and 15" above the sidewalk to create a public bench at the bus stop.
30. Public trash receptacle – Landscape Forms Generation 50 Litter with Ipe wood and powder-coated "Onyx" finish per City of Ketchum standards and requirements.
31. Public open space and bench. Paved with "sand-set" unit pavers with hydronic snow melt system.

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07.17.2023
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07.31.2025

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Project:
SAWTOOTH SERENADE
260 1ST AVE. NORTH
KETCHUM, IDAHO

Sheet Title:
LOWER FLOOR PLAN

Sheet:
A2

Project No.
2002

MIDDLE FLOOR PLAN

1/8" = 1'-0"

MIDDLE FLOOR PLAN KEY NOTES:

1. Open steel framed exit stair with metal stanchions, top rail, and open horizontal steel cable. Finish to be blackened - typical.
2. Dashed line indicates the line of structure above – typical.
3. Structural steel column with blackened finish - typical.
4. Large format Sintered Stone pavers on pedestals with hydronic snow melt system - typical.
5. Guard Rail: Open horizontal steel cable guard rail with fascia-mounted metal stanchions and top rail. The installed guard rail height shall be a minimum of 36" above the finished decking surface. The finish of all railing components to be black.
6. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted at decking surface to steel base plate. The installed guard rail height shall be a minimum of 36" above the finished decking surface. The finish of all railing components to be black.
7. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to planter. The installed guard rail height shall be a minimum of 36" above the finished decking surface. The finish of all railing components to be black.
8. Guard Rail: Solid guard rail – see Elevations for cladding material. The finished guard rail height shall be a minimum of 36" above the finished decking surface (42" high @ BBQ Decks).
9. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to top of the parapet wall. The installed guard rail height shall be a minimum of 36" above the finished decking surface. The finish of all railing components to be black.
10. "Magna-Loc 180" 18" coverage "Striations" profile mechanically seamed structural standing seam metal roofing with 2" rib height double crimped standing seams and factory-applied sealant; manufactured by Metal Sales Manufacturing Corporation with rib mounted snow guards. Roof pitch to be ½:12.
11. Green Roof: Vegetated low-slope "Sponge-Roof" system or equal to retain stormwater, planted with Sedum mix per Landscape plans and details.
12. Raised planter with plantings per the Landscape plans.
13. [redacted]

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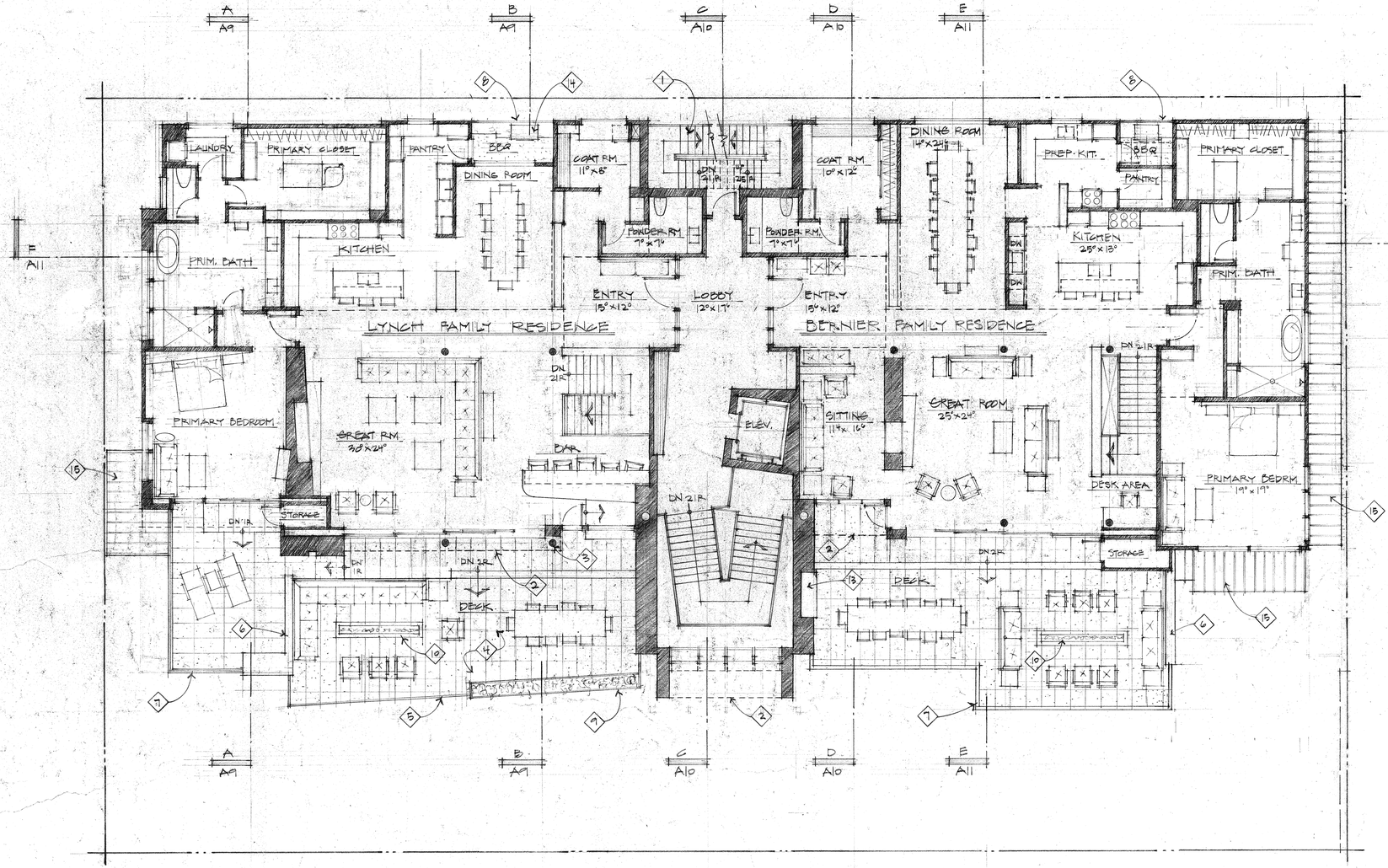
Project:
SAWTOOTH SERENADE
260 1st AVE NORTH
KETCHUM, IDAHO

Sheet Title:
MIDDLE FLOOR PLAN

Sheet:
A3

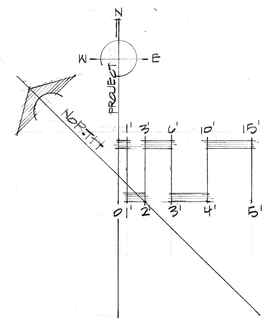
Project No.
2002

THE COMPLETE HOME



UPPER FLOOR PLAN

1/8" = 1'-0"



UPPER FLOOR PLAN KEY NOTES:

1. Open steel framed exit stair with metal stanchions, top rail, and open horizontal steel cable. Finish to be blackened - typical.
2. Dashed line indicates the line of roof overhang above – typical.
3. Structural steel column with blackened finish - typical.
4. Large format Sintered Stone pavers on pedestals with hydronic snow melt system - typical.
5. Guard Rail: Open horizontal steel cable guard rail with fascia-mounted metal stanchions and top rail. The installed guard rail height shall be a minimum of 36" above the finished decking surface. The finish of all railing components to be black.
6. Stone veneered wall/guard rail. The installed wall will be a minimum of 42" above the finished decking surface.
7. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted on top of a parapet wall. The installed guard rail height shall be a minimum of 36" above the finished decking surface. The finish of all railing components to be black.
8. Guard Rail: Solid guard rail – see Elevations for cladding material. The finished guard rail height shall be a minimum of 36" above the finished decking surface (42" high @ BBQ Decks).
9. Raised steel planter with planting per the Landscape plans.
10. Natural gas firepit.
11. Not used.
12. Not used.
13. Exterior cabinet with stone countertop 36" above upper finished floor elevation.
14. Natural gas BBQ built into exterior cabinetry with stone countertop.
15. "Magna-Loc 180" mechanically seamed structural standing seam metal roofing with 18" wide "Striations" profile panels and 2" high double crimped standing seams and factory-applied sealant; manufactured by Metal Sales Manufacturing Corporation with rib mounted snow guards (rails) on roof below. Roof pitch to be ½:12.

Thielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel: 425.828.0333 ◥ www.thielsen.com

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01.31.2025

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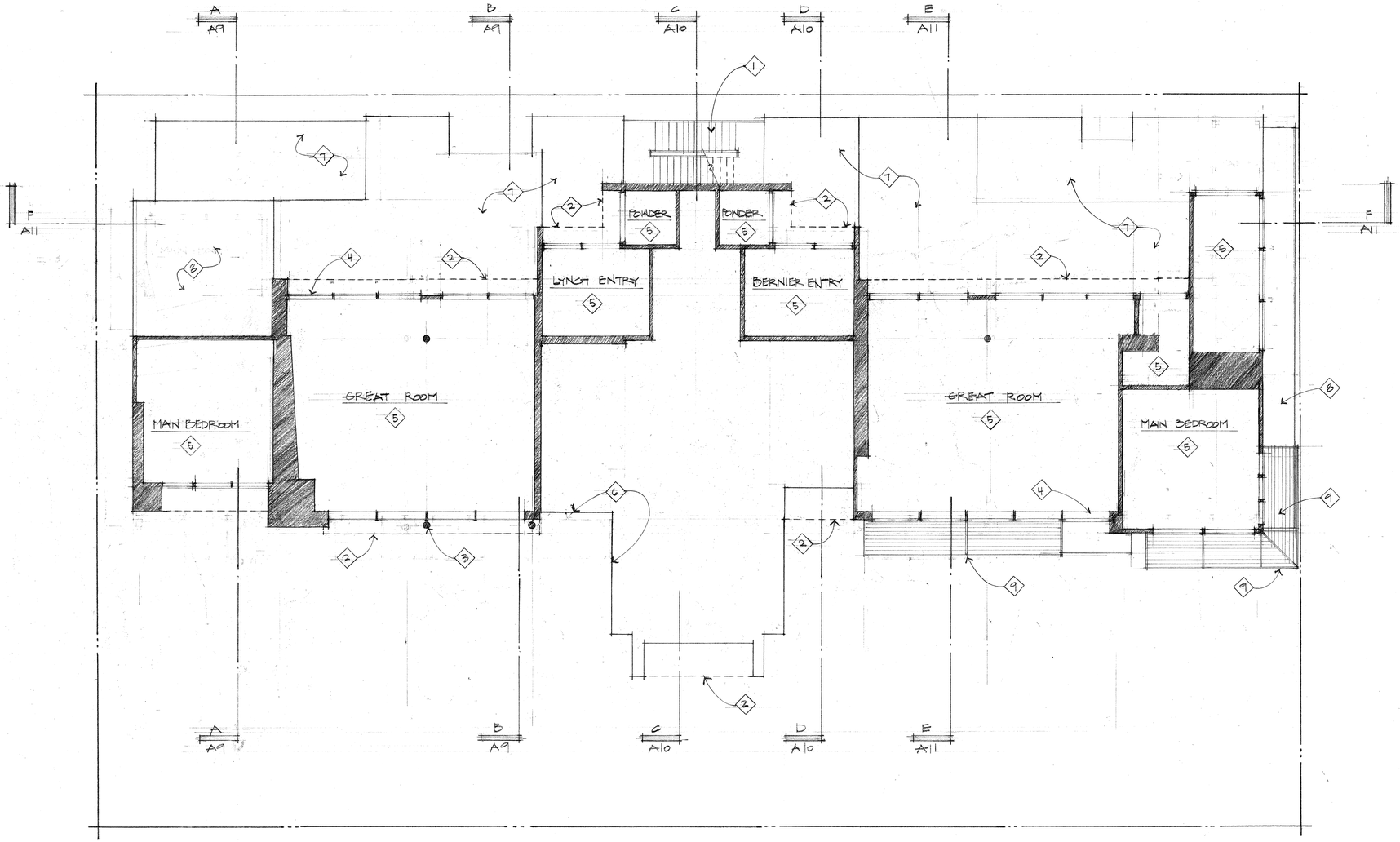
Project:
SAWTOOTH SERENADE
260 1ST AVE. NORTH
KETCHUM, IDAHO

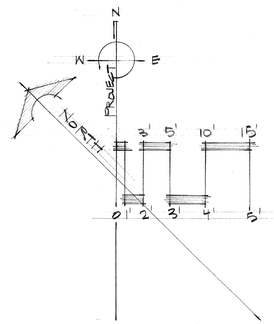
Sheet Title:
UPPER FLOOR PLAN

Sheet:
A4

Project No.
2002

THE COMPLETE LINE





CLERESTORY PLAN

1/8" = 1'-0"

CLERESTORY PLAN KEY NOTES:

1. Open steel framed exit stair with metal stanchions, top rail, and open horizontal steel cable. Finish to be blackened - typical.
2. Dashed line indicates line of roof overhang above – typical.
3. Structural steel column with blackened finish - typical.
4. Thermally broken aluminum framed windows with blackened finish - typical.
5. Interior living space with clerestory windows.
6. Line indicates outer perimeter of wall of upper floor living space without clerestory windows.
7. Green Roof: Vegetated low-slope "Sponge-Roof" system or equal to retain storm water, planted with Sedum mix per Landscape plans and details. See the Roof Deck Plan for the full extent of the green roof at the upper roof locations.
8. "Magna-Loc 180" mechanically seamed structural standing seam metal roofing with 18" wide "Striations" profile panels and 2" high double crimped standing seams and factory-applied sealant; manufactured by Metal Sales Manufacturing Corporation with rib mounted snow guards (rails) on roof below. Roof pitch to be ½:12.
9. Louvered steel sun screen with blackened finish below - typical.

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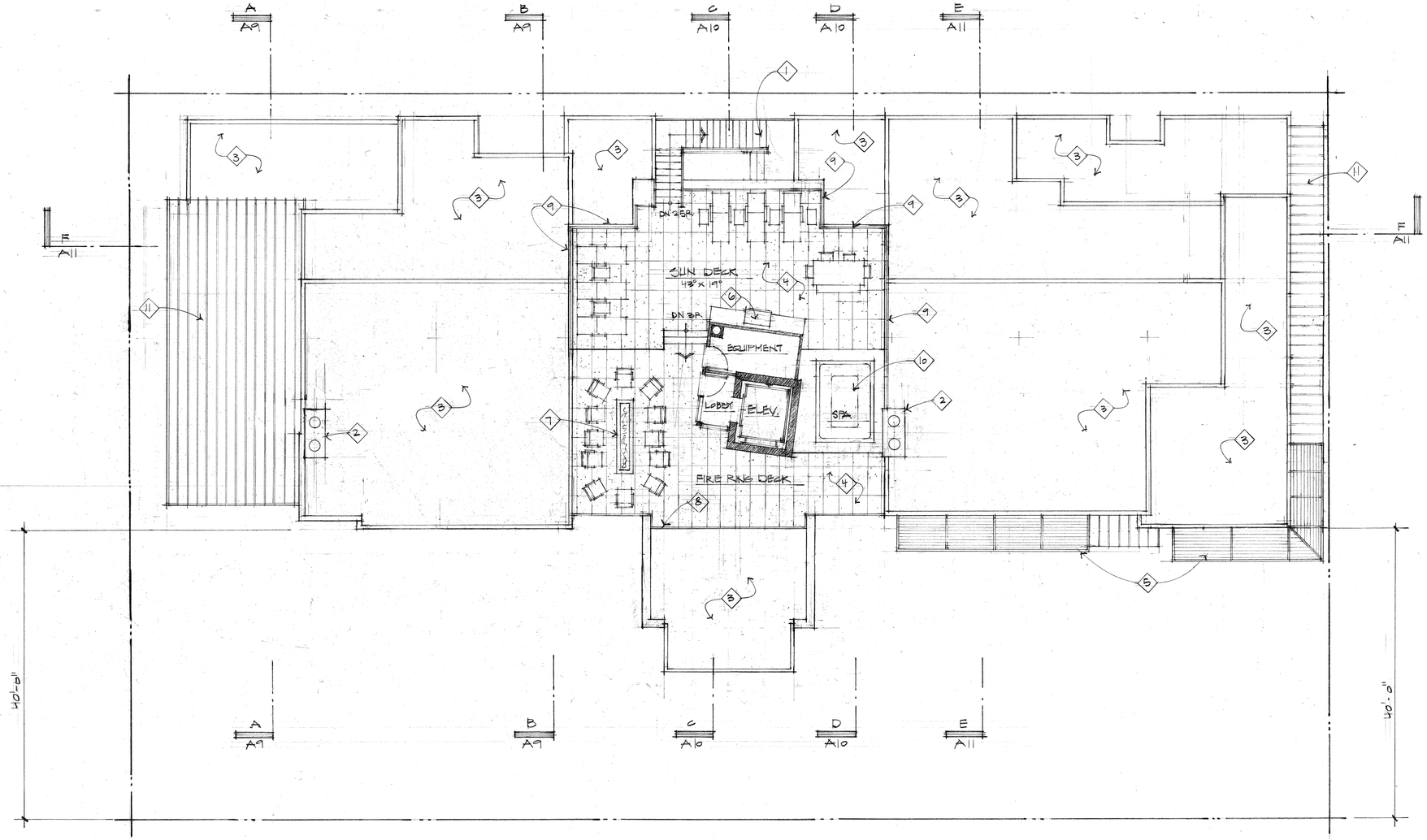
Project:
SAWTOOTH SERENADE
260 1ST AVE. NORTH
KETCHUM, IDAHO

Sheet Title:
CLERESTORY PLAN

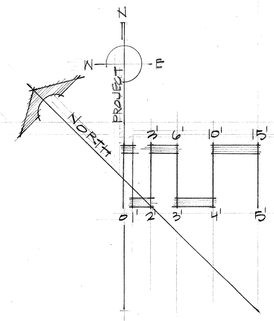
Sheet:
A5

Project No.
2002



ROOF DECK PLAN

1/8" = 1'-0"



ROOF DECK PLAN KEY NOTES:

1. Open steel framed exit stair with metal stanchions, top rail, and open horizontal steel cable. Finish to be blackened - typical.
2. Full-bed stone veneered masonry chimney.
3. Green Roof: Vegetated low-slope "Sponge-Roof" system or equal to retain storm water, planted with Sedum mix per Landscape plans and details. Typical at all areas noted as "Green Roof".
4. Large format Sintered Stone pavers on pedestals with hydronic snow melt system.
5. Louvered steel sun screen below with blackened finish - typical.
6. Natural gas BBQ built into exterior cabinetry with stone countertop.
7. Natural gas fire ring.
8. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted on wood parapet wall. Top of guardrail is below maximum height of building at the rear at the rear. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
9. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to steel base plate on wood sided parapet wall. Guard rail height shall be 36" above finished decking surface. The finish of all railing components to be black. Perimeter wall enclosing a roof top deck: Allowed to extend 4'-0" above the roof surface if at least 75% is transparent per KZC 17.12.040. The top of guard rail extends 23" above the maximum height of building at the rear. The solid parapet portion is 5" above the maximum height of building at the rear with open cable rail on top extending 18". Therefore, the solid parapet wall/cap above maximum height of building at the rear = 25%, transparent open rail = 75%.
10. Site built spa with automated cover. Top surface of spa coping to be flush with Sun Deck paver surface.
11. "Magna-Loc 180" 18" coverage "Striations" profile mechanically seamed structural standing seam metal roofing with 2" rib height double crimped standing seams and factory-applied sealant; manufactured by Metal Sales Manufacturing Corporation with rib mounted snow guards (rails). Roof pitch to be ½:12.

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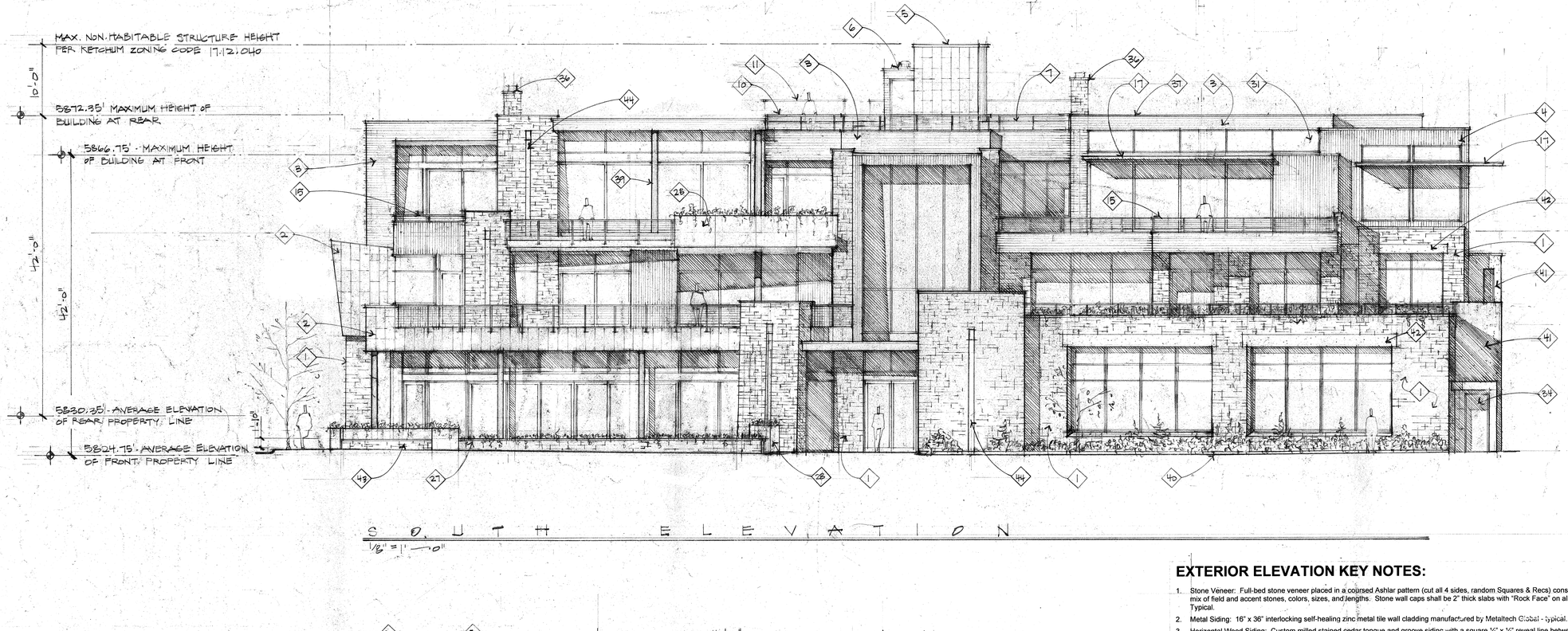
Project:
SAWTOOTH SERENADE
260 1ST AVE. NORTH
KETCHUM, IDAHO

Sheet Title:
ROOF DECK PLAN

Sheet:
A6

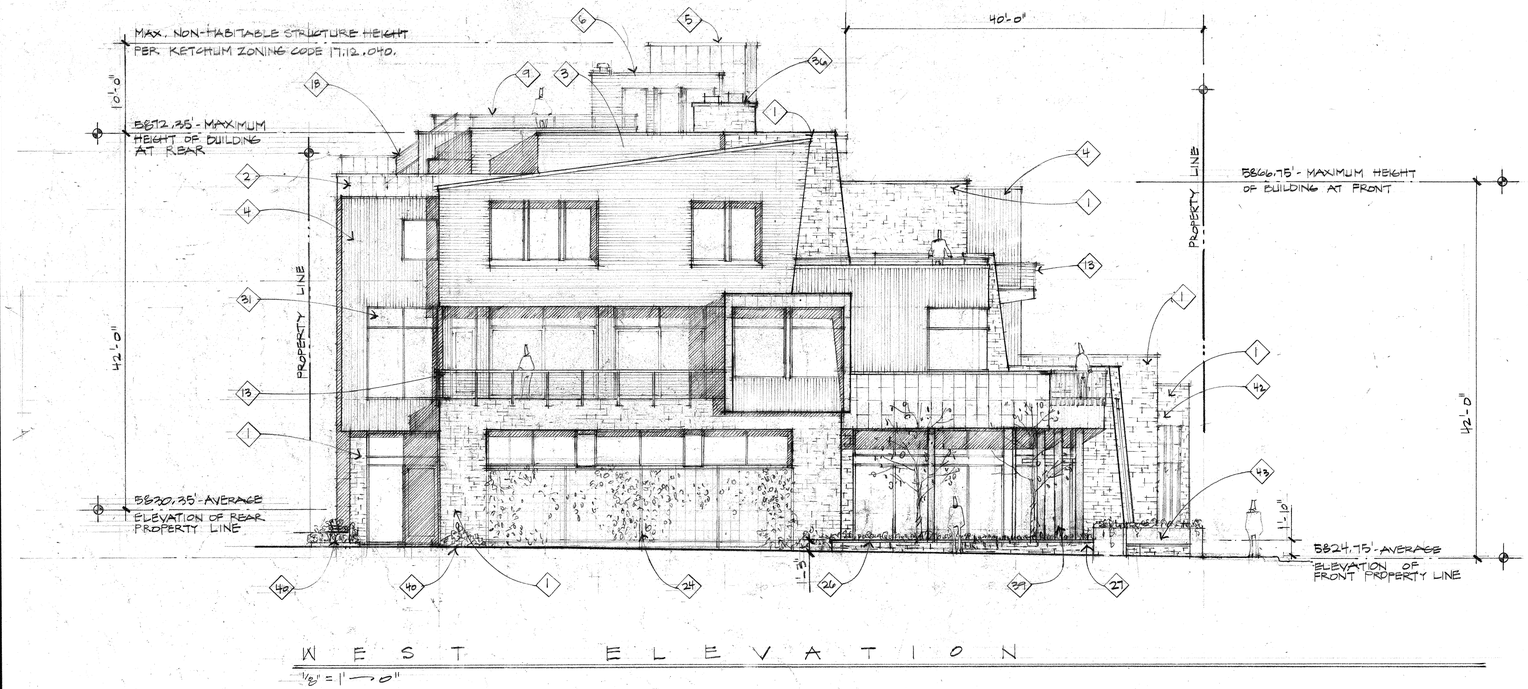
Project No.
2002

THE CONCEPTS AND



SOUTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

EXTERIOR ELEVATION KEY NOTES:

1. Stone Veneer: Full-bed stone veneer placed in a coursed Ashlar pattern (cut all 4 sides, random Squares & Recs) consisting of 2¼", 4", 5", 7¾", and 10½" stone heights set in a random mix of field and accent stones, colors, sizes, and lengths. Stone wall caps shall be 2" thick slabs with "Rock Face" on all exposed vertical edges and "Thermal" finish on top face. Typical.
2. Metal Siding: 16" x 36" interlocking self-healing zinc metal tile wall cladding manufactured by Metaltech Global - typical.
3. Horizontal Wood Siding: Custom milled stained cedar tongue and groove siding with a square ¼" x ¼" reveal line between board faces.
4. Vertical Wood Siding: Custom milled stained cedar tongue and groove siding with a square ¼" x ¼" reveal line between board faces.
5. Non-habitable elevator enclosure with metal siding per Key Note #2. Non-habitable structures located on building roof tops: Allowed to extend 10'-0" above maximum building height per KZC 17.12.040 – Community Core Dimensional Standards. Top of elevator enclosure non-habitable roof to be 10'-0" above maximum building height.
6. Non-habitable structure with horizontal wood siding per Key Note #3. Non-habitable structures located on building roof tops: Allowed to extend 10'-0" above maximum building height per KZC 17.12.040 – Community Core Dimensional Standards. Top of non-habitable roof to be 6'-6" above maximum building height.
7. Finished surface of Sun Deck beyond.
8. Dashed line indicates the approximate outline of adjacent buildings on 2nd Street.
9. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to steel base plate on wood sided parapet wall. Guard rail height shall be 36" above finished decking surface. The finish of all railing components to be black. Perimeter wall enclosing a roof top deck: Allowed to extend 4'-0" above the roof surface if at least 75% is transparent per KZC 17.12.040. The top of guard rail extends 23" above the maximum height of building at the rear. The solid parapet portion is 5" above the maximum height of building at the rear with open cable rail on top extending 18". Therefore, the solid parapet wall/cap above maximum height of building at the rear = 25%, transparent open rail = 75%.
10. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted on wood parapet wall. Top of guardrail is below maximum height of building at the rear at the rear. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
11. Guard rail beyond, see Key Note #9.
12. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to planter. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
13. Guard Rail: Open horizontal steel cable guard rail with fascia mounted metal stanchions and top rail. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
14. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted at decking surface to steel base plate. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
15. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to steel base plate on parapet wall [redacted]. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
16. Guard Rail: Minimum of 36" high solid guard rail [redacted] and sheet metal cap (42" high @ BBQ Decks).
17. Louvered steel sun screen with blackened finish - typical.
18. Open steel framed exit stair with metal stanchions, top rail, and open horizontal steel cable. Finish to be blackened.
19. 3-phase transformer per Idaho Power requirements. Transformer to be screened from public view with a non-combustible screen. Screen outline indicated as dashed for clarity.
20. Electrical meters per Idaho Power requirements.
21. Electrical service C.T can/distribution panel per Idaho Power requirements.
22. Natural gas meters per Intermountain Gas Company requirements.
23. Mechanical system condensers screened from public view with horizontal wood fence.
24. "Green wall" frame consisting of freestanding greenscreen panels supported by square steel post, supporting climbing plantings per Landscape plans.
25. Location of freestanding public art sculpture to be selected and purchased by the project Owners.
26. The top of planter at the north end on Sun Valley Road shall be +/- 24" wide and 15" above the sidewalk to create a public bench at the bus stop.
27. Raised stone veneer planter finished with full bed stone veneer face and stone cap per Key Note #1, containing trees and planting per Landscape plans. Planter walls with stone cap to be set level. Height of planter to vary with slope of public sidewalk. The top of planter at the north end on Sun Valley Road start 15" above the sidewalk. Thus, the top of planter will be 22" above the sidewalk at the corner of Sun Valley Road and 1st, and 27" above public sidewalk at the entry to Sawtooth Serenade.
28. Raised plate steel planter with blackened finish.
29. Self-healing zinc sheet metal facia flat panels manufactured by Metaltech Global Steel.
30. Thermally broken aluminum framed sliding doors with blackened finish - typical.
31. Thermally broken aluminum framed windows with blackened finish - typical.
32. Not used.
33. Insulated and weather-stripped rolling steel overhead door with blackened finish.
34. Solid insulated metal door, finish to match window/door frames.
35. Metal trim to match windows/doors - typical.
36. Masonry chimney with termination per IBC 2113.9. Chimney finish to be full bed stone veneer face per Key Note #1.
37. Sheet metal flashing caps with to finish to match metal siding per Key Note #2 - typical.
38. Stained Cedar 1x4 tongue and groove wood soffit.
39. Structural steel column with blackened finish - typical.
40. Landscape planting per the Landscape drawings within +/- 6" high concrete curb or steel edging to contain soil and mulch. At the Alley, the curbing shall be rolled concrete to accommodate snow removal equipment.
41. Cast-in-place concrete wall with integral color.
42. Concrete lintel with integral color - typical.
43. Public bench with wood top, stone base and steel planter back.
44. Open steel down-troughs for roof and deck drainage - typical.

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01.31.2025

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Thielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel: 425.828.0333 ◥ www.thielsen.com

Project:
SAWTOOTH SERENADE
260 1ST AVE. NORTH
KETCHUM, IDAHO

Sheet Title:
BUILDING ELEVATIONS

Sheet:
A7.1

Project No.
2002

THE CONSULTING ROOM

SOUTH ELEVATION
1/8" = 1'-0"

WEST ELEVATION
1/8"=1'-0"

LICENSED ARCHITECT AR-889776 DAVID C NIELSEN STATE OF IDAHO

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6 7 8 9 10

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Nielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel 425.828.0333 ◥ Fax 425.828.9376

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
EXTERIOR ELEVATIONS
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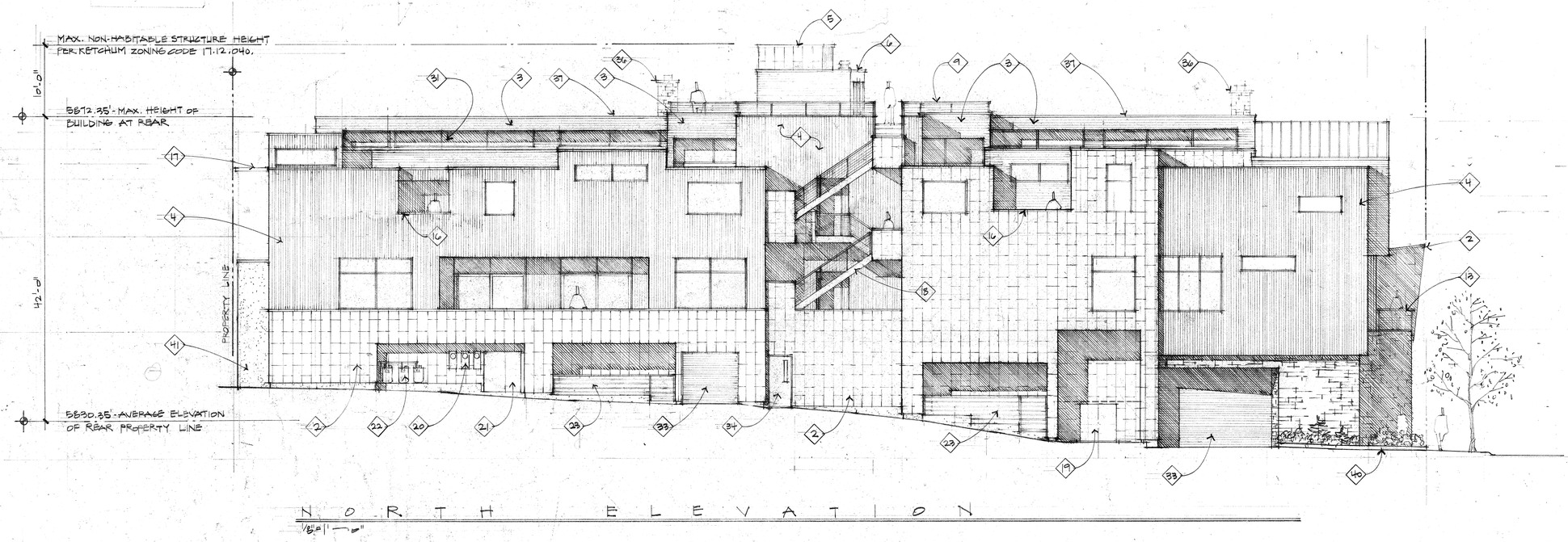
Sheet:
A7.2
Project No.
2002

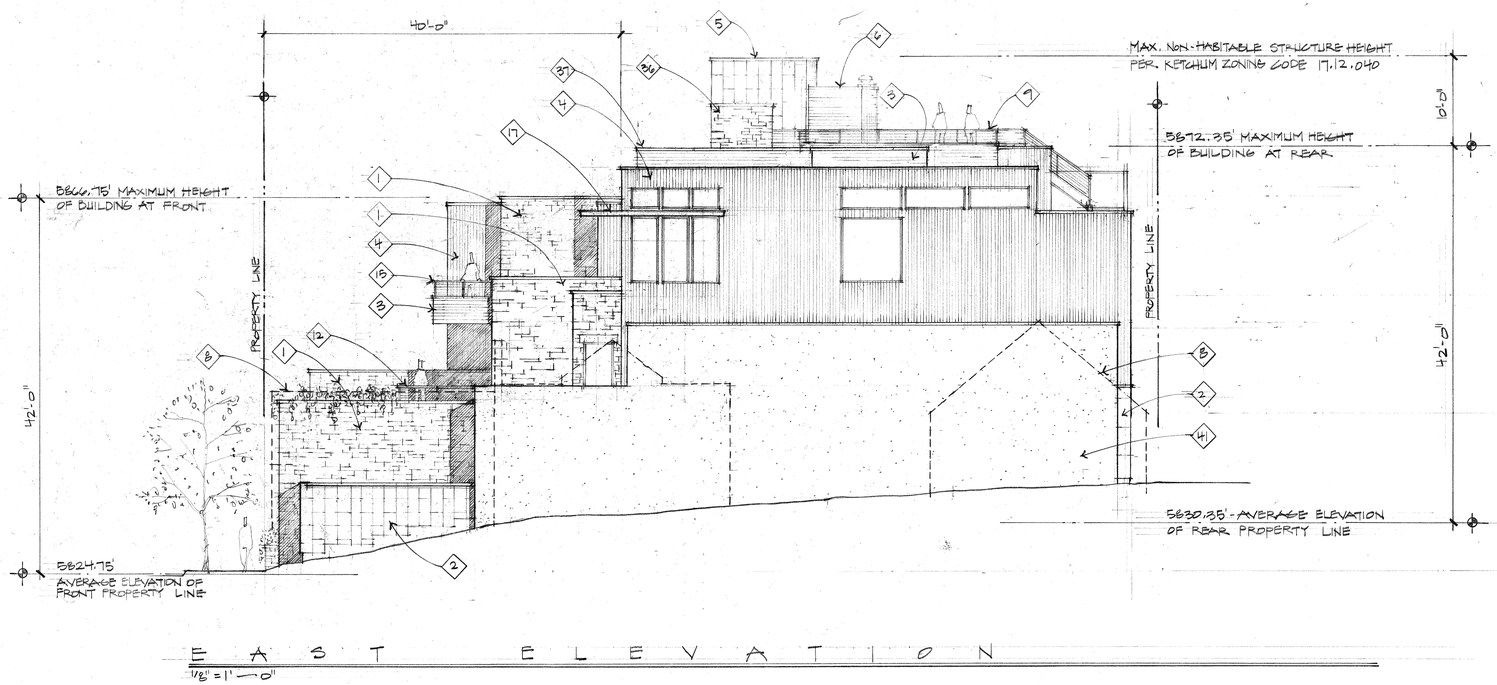


NORTH ELEVATION

1/8" = 1'-0"

EXTERIOR ELEVATION KEY NOTES:

1. Stone Veneer: Full-bed stone veneer placed in a coursed Ashlar pattern (cut all 4 sides, random Squares & Recs) consisting of 2½", 4", 5", 7¼", and 10½" stone heights set in a random mix of field and accent stones, colors, sizes, and lengths. Stone wall caps shall be 2" thick slabs with "Rock Face" on all exposed vertical edges and "Thermal" finish on top face. Typical.
2. Metal Siding: 16" x 36" interlocking self-healing zinc metal tile wall cladding manufactured by Metalltech Global - typical.
3. Horizontal Wood Siding: Custom milled stained cedar tongue and groove siding with a square ¼" x ¼" reveal line between board faces.
4. Vertical Wood Siding: Custom milled stained cedar tongue and groove siding with a square ¼" x ¼" reveal line between board faces.
5. Non-habitable elevator enclosure with metal siding per Key Note #2. Non-habitable structures located on building roof tops: Allowed to extend 10'-0" above maximum building height per KZC 17.12.040 – Community Core Dimensional Standards. Top of elevator enclosure non-habitable roof to be 10'-0" above maximum building height.
6. Non-habitable structure with horizontal wood siding per Key Note #3. Non-habitable structures located on building roof tops: Allowed to extend 10'-0" above maximum building height per KZC 17.12.040 – Community Core Dimensional Standards. Top of non-habitable roof to be 6'-6" above maximum building height.
7. Finished surface of Sun Deck beyond.
8. Dashed line indicates the approximate outline of adjacent buildings on 2nd Street.
9. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to steel base plate on wood sided parapet wall. Guard rail height shall be 36" above finished decking surface. The finish of all railing components to be black. Perimeter wall enclosing a roof top deck: Allowed to extend 4'-0" above the roof surface if at least 75% is transparent per KZC 17.12.040. The top of guard rail extends 23" above the maximum height of building at the rear. The solid parapet portion is 5" above the maximum height of building at the rear with open cable rail on top extending 18". Therefore, the solid parapet wall/cap above maximum height of building at the rear = 25%, transparent open rail = 75%.
10. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted on wood parapet wall. Top of guardrail is below maximum height of building at the rear at the rear. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
11. Guard rail beyond, see Key Note #9.
12. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to planter. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
13. Guard Rail: Open horizontal steel cable guard rail with fascia mounted metal stanchions and top rail. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
14. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted at decking surface to steel base plate. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
15. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to steel base plate on parapet [redacted]. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
16. Guard Rail: Minimum of 36" high solid guard rail [redacted] and sheet metal cap (42" high @ BBQ Decks).
17. Louvered steel sun screen with blackened finish - typical.
18. Open steel framed exit stair with metal stanchions, top rail, and open horizontal steel cable. Finish to be blackened.
19. 3-phase transformer per Idaho Power requirements. Transformer to be screened from public view with a non-combustible screen. Screen outline indicated as dashed for clarity.
20. Electrical meters per Idaho Power requirements.
21. Electrical service C.T can/distribution panel per Idaho Power requirements.
22. Natural gas meters per Intermountain Gas Company requirements.
23. Mechanical system condensers screened from public view with horizontal wood fence.
24. "Green wall" frame consisting of freestanding greenscreen panels supported by square steel post, supporting climbing plantings per Landscape plans.
25. Location of freestanding public art sculpture to be selected and purchased by the project Owners.
26. The top of planter at the north end on Sun Valley Road shall be +/- 24" wide and 15" above the sidewalk to create a public bench at the bus stop.
27. Raised stone veneer planter finished with full bed stone veneer face and stone cap per Key Note #1, containing trees and planting per Landscape plans. Planter walls with stone cap to be set level. Height of planter to vary with slope of public sidewalk. The top of planter at the north end on Sun Valley Road start 15" above the sidewalk: Thus, the top of planter will be 22" above the sidewalk at the corner of Sun Valley Road and 1st, and 27" above public sidewalk at the entry to Sawtooth Serenade.
28. Raised plate steel planter with blackened finish.
29. Self-healing zinc sheet metal facia flat panels manufactured by Metalltech Global Steel.
30. Thermally broken aluminum framed sliding doors with blackened finish - typical.
31. Thermally broken aluminum framed windows with blackened finish - typical.
32. Not used.
33. Insulated and weather-stripped rolling steel overhead door with blackened finish.
34. Solid insulated metal door, finish to match window/door frames.
35. Metal trim to match windows/doors - typical.
36. Masonry chimney with termination per IBC 2113.9. Chimney finish to be full bed stone veneer face per Key Note #1.
37. Sheet metal flashing caps with to finish to match metal siding per Key Note #2 - typical.
38. Stained Cedar 1x4 tongue and groove wood soffit.
39. Structural steel column with blackened finish - typical.
40. Landscape planting per the Landscape drawings within +/- 6" high concrete curb or steel edging to contain soil and mulch. At the Alley, the curbing shall be rolled concrete to accommodate snow removal equipment.
41. Cast-in-place concrete wall with integral color.
42. Concrete lintel with integral color - typical.
43. Public bench with wood top, stone base and steel planter back.
44. Open steel down-troughs for roof and deck drainage - typical.



EAST ELEVATION

1/8" = 1'-0"

Thielsen ARCHITECTS
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CSB
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10.12.2022
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Project:
SAWTOOTH SERENADE
260 1ST AVE. NORTH
KETCHUM IDAHO

Sheet Title:
BUILDING ELEVATIONS

Sheet:
A8.1

Project No.
2002

PLOT COMPLETE.DWG

NORTH ELEVATION
1/8" = 1'-0"

EAST ELEVATION
1/8" = 1'-0"

LICENSED ARCHITECT AR-889776 DAVID C NIELSEN STATE OF IDAHO

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6 7 8 9 10

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1 2 3 4 5

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Nielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel 425.828.0333 ◥ Fax 425.828.9376

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
EXTERIOR ELEVATIONS
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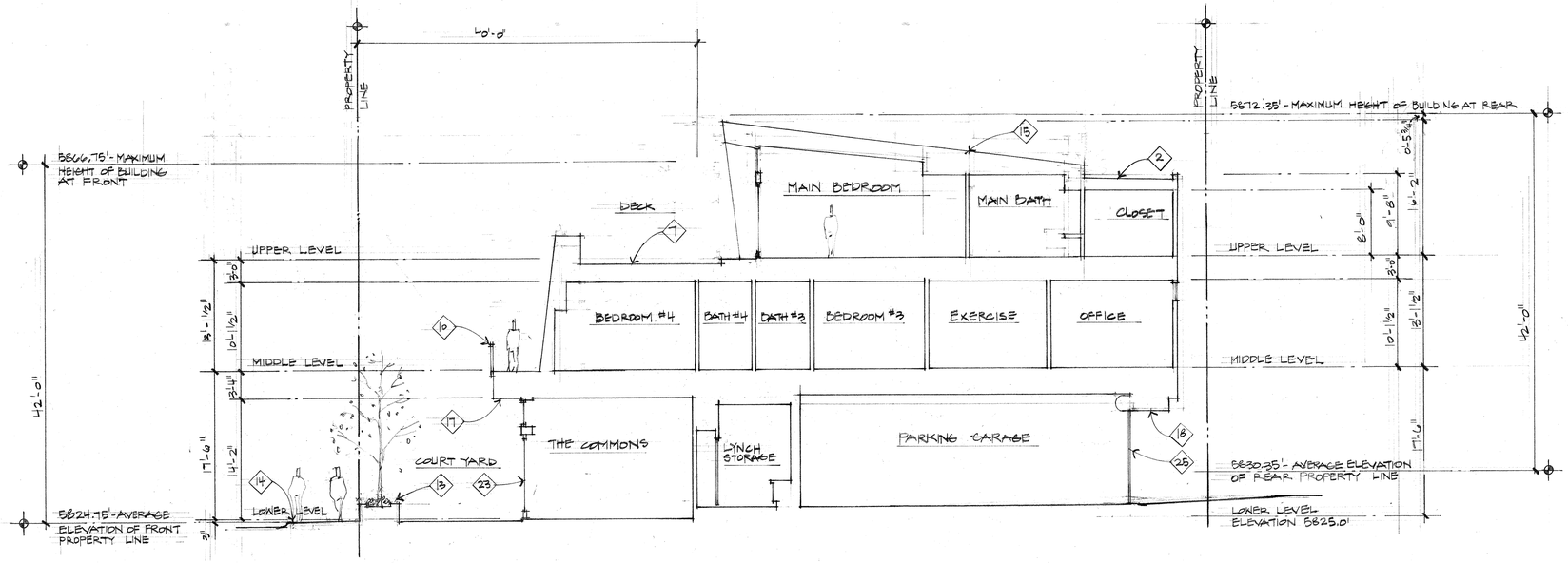
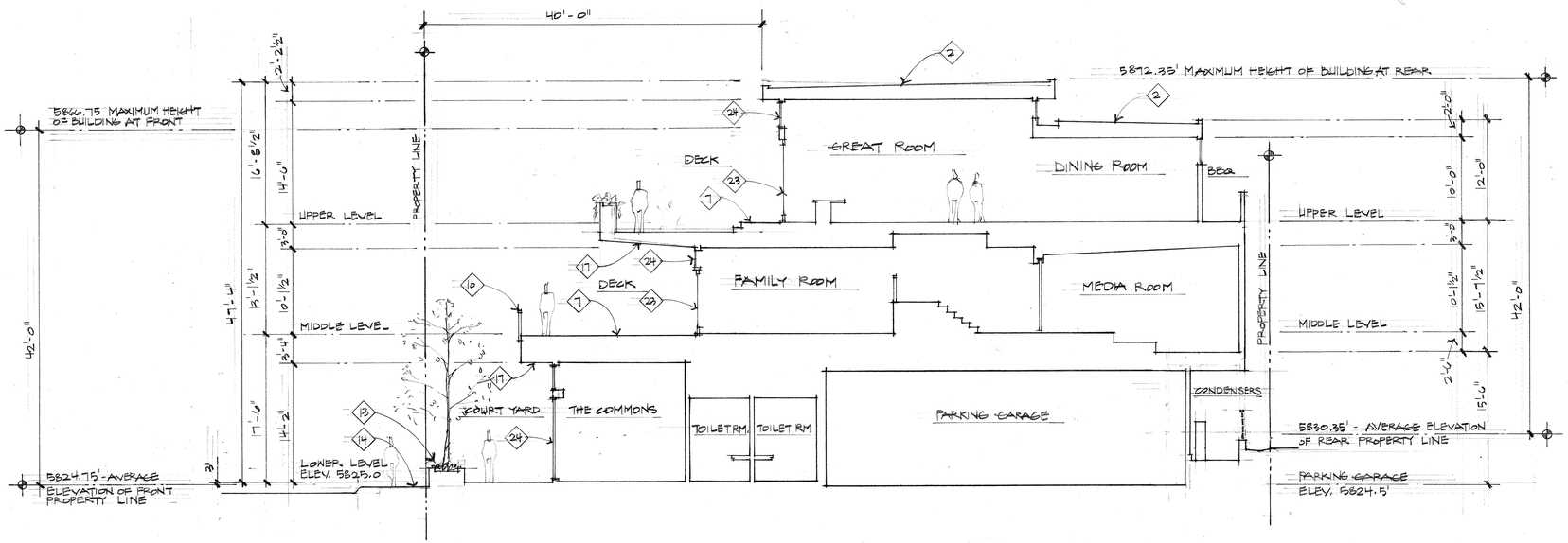
Sheet:
A8.2

Project No.
2002



S E C T I O N A

1/8" = 1'-0"



S E C T I O N B

1/8" = 1'-0"

BUILDING SECTION KEY NOTES:

1. Open steel framed exit stair with metal stanchions, top rail, and open horizontal steel cable. Finish to be blackened.
2. Green Roof: Vegetated low-slope "Sponge-Roof" system or equal to retain storm water, planted with Sedum mix per Landscape plans and details.
3. Raised planter with plantings per the Landscape plans.
4. "Green wall" frame consisting of freestanding greenscreen panels supported by square steel post, supporting climbing plantings per Landscape plans.
5. Landscape planting per the Landscape plans within +/- 6" high raised 6" concrete curb to contain soil and mulch.
6. Site built spa with automated cover. Top surface of spa coping to be flush with Sun Deck paver surface.
7. Large format Sintered Stone pavers on pedestals with hydronic snow melt system.
8. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted on wood parapet wall. Top of guardrail is below maximum height of building at the rear at the rear. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
9. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to steel base plate on wood sided parapet wall. Guard rail height shall be 36" above finished decking surface. The finish of all railing components to be black. Perimeter wall enclosing a roof top deck: Allowed to extend 4'-0" above the roof surface if at least 75% is transparent per KZC 17.12.040. The top of guard rail extends 23" above the maximum height of building at the rear. The solid parapet portion is 5" above the maximum height of building at the rear with open cable rail on top extending 18". Therefore, the solid parapet wall/cap above maximum height of building at the rear = 25%, transparent open rail = 75%.
10. Guard Rail: Open horizontal steel cable guard rail with fascia mounted metal stanchions and top rail. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
11. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted at decking surface to steel base plate. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
12. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to planter. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
13. Raised stone veneer planter finished with full bed stone veneer face and stone cap [redacted] containing trees and planting per Landscape plans. Planter walls with stone cap to be set level. Height of planter to vary with slope of public sidewalk. The top of planter at the north end on Sun Valley Road start 15" above the sidewalk. Thus, the top of planter will be 22" above the sidewalk at the corner of Sun Valley Road and 1st, and 27" above public sidewalk at the entry to Sawtooth Serenade.
14. New public sidewalk and curb/gutter per Civil drawings. Sidewalk to be constructed of "sand-set" unit pavers with hydronic snow melt system.
15. "Magna-Loc 180" 18" coverage "Striations" profile mechanically seamed structural standing seam metal roofing with 2" rib height double crimped standing seams and factory-applied sealant; manufactured by Metal Sales Manufacturing Corporation with rib mounted snow guards (rails). Roof pitch to be ½:12.
16. Louvered steel sun screen with blackened finish - typical.
17. Stained Cedar 1x4 tongue and Groove wood soffit – typical at all roof and deck soffits.
18. Stone slab soffit at full bed stone veneer.
19. Horizontal wood fence to screen the mechanical system condensers from public view.
20. Guard Rail: Minimum of 36" high solid guard rail clad with metal siding.
21. Key Note not used.
22. Stainless steel open grate "grid" recessed mat.
23. Thermally broken aluminum framed sliding doors with blackened finish - typical.
24. Thermally broken aluminum framed windows with blackened finish - typical.
25. Insulated and weather-stripped rolling steel overhead door with blackened finish.
26. Large format Sintered Stone pavers on concrete sub-slab with hydronic snow melt system.
27. Sloped glazing in thermally broken aluminum frames with blackened finish.
28. Metal soffit to match metal siding.
29. Mechanical system condensers.

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Kirkland, WA 98033 ◥ Tel: 425.828.0333 ◥ www.thielsen.com

Permit: 07.30.2022 / 07.17.2023 / 10.02.2023 / 01.31.2025

Drawn: DB | Checked: | Construction Set Issued: 10.2022

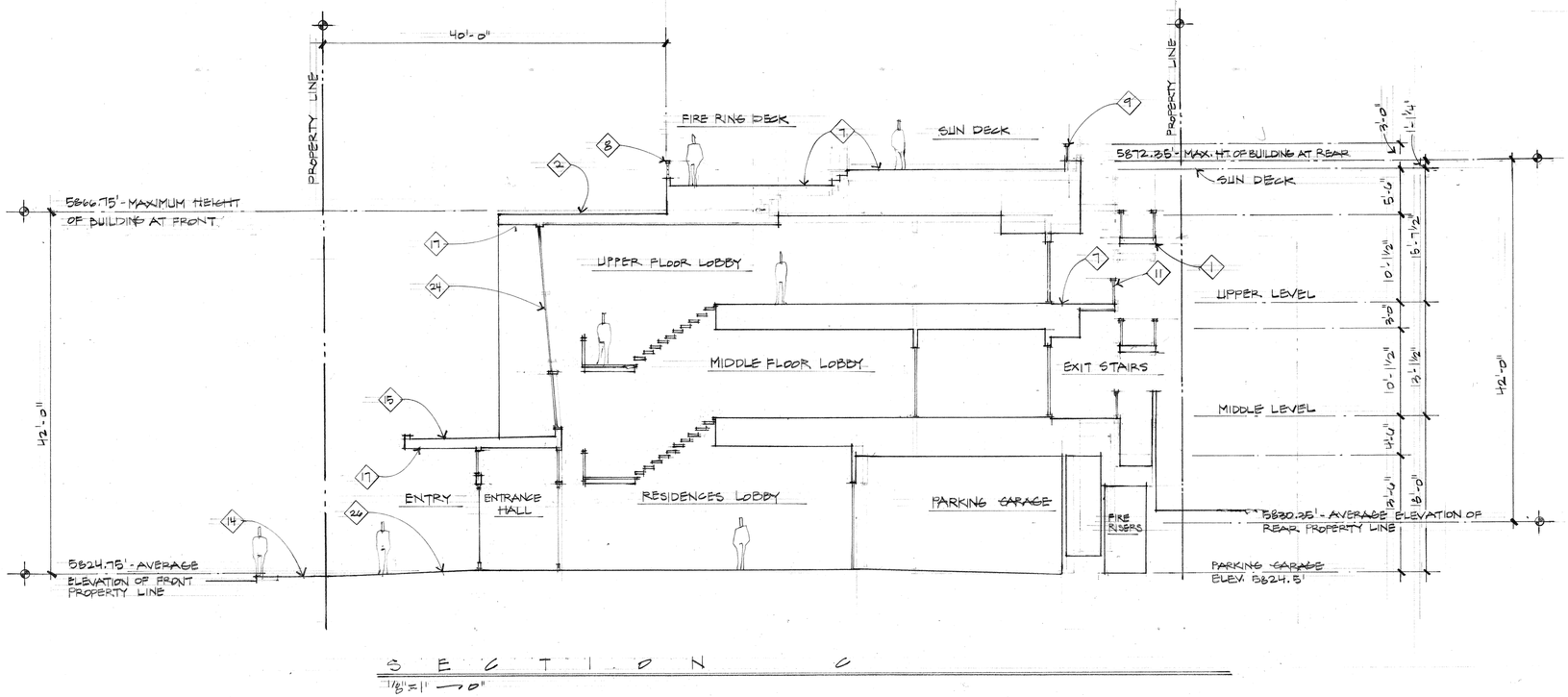
Project: SAWTOOTH SERENADE, 200 1ST AVE. NORTH, KETCHUM, IDAHO

Sheet Title: BUILDING SECTIONS

Sheet: A9

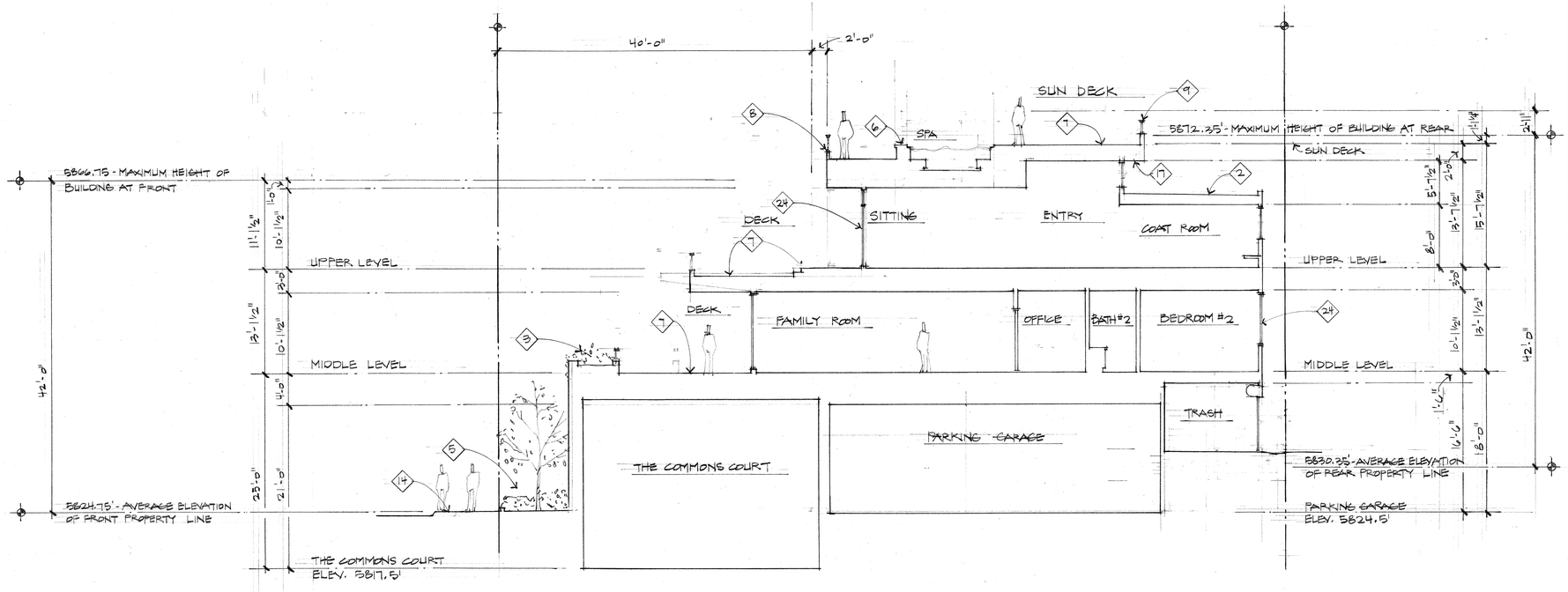
Project No. 2002

THE COMPLETE LINE



SECTION C

1/8" = 1'-0"



SECTION D

1/8" = 1'-0"

BUILDING SECTION KEY NOTES:

1. Open steel framed exit stair with metal stanchions, top rail, and open horizontal steel cable. Finish to be blackened.
2. Green Roof: Vegetated low-slope "Sponge-Roof" system or equal to retain storm water, planted with Sedum mix per Landscape plans and details.
3. Raised planter with plantings per the Landscape plans.
4. "Green wall" frame consisting of freestanding greenscreen panels supported by square steel post, supporting climbing plantings per Landscape plans.
5. Landscape planting per the Landscape plans within +/- 6" high raised 6" concrete curb to contain soil and mulch.
6. Site built spa with automated cover. Top surface of spa coping to be flush with Sun Deck paver surface.
7. Large format Sintered Stone pavers on pedestals with hydronic snow melt system.
8. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted on wood parapet wall. Top of guardrail is below maximum height of building at the rear at the rear. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
9. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to steel base plate on wood sided parapet wall. Guard rail height shall be 36" above finished decking surface. The finish of all railing components to be black. Perimeter wall enclosing a roof top deck: Allowed to extend 4'-0" above the roof surface if at least 75% is transparent per KZC 17.12.040. The top of guard rail extends 23" above the maximum height of building at the rear. The solid parapet portion is 5" above the maximum height of building at the rear with open cable rail on top extending 18". Therefore, the solid parapet wall/cap above maximum height of building at the rear = 25%, transparent open rail = 75%.
10. Guard Rail: Open horizontal steel cable guard rail with fascia mounted metal stanchions and top rail. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
11. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted at decking surface to steel base plate. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
12. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to planter. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
13. Raised stone veneer planter finished with full bed stone veneer face and stone cap [redacted] containing trees and planting per Landscape plans. Planter walls with stone cap to be set level. Height of planter to vary with slope of public sidewalk. The top of planter at the north end on Sun Valley Road start 15" above the sidewalk. Thus, the top of planter will be 22" above the sidewalk at the corner of Sun Valley Road and 1st, and 27" above public sidewalk at the entry to Sawtooth Serenade.
14. New public sidewalk and curb/gutter per Civil drawings. Sidewalk to be constructed of "sand-set" unit pavers with hydronic snow melt system.
15. "Magna-Loc 180° 18" coverage "Striations" profile mechanically seamed structural standing seam metal roofing with 2" rib height double crimped standing seams and factory-applied sealant; manufactured by Metal Sales Manufacturing Corporation with rib mounted snow guards (rails). Roof pitch to be ½:12.
16. Louvered steel sun screen with blackened finish - typical.
17. Stained Cedar 1x4 tongue and Groove wood soffit – typical at all roof and deck soffits.
18. Stone slab soffit at full bed stone veneer.
19. Horizontal wood fence to screen the mechanical system condensers from public view.
20. Guard Rail: Minimum of 36" high solid guard rail clad with metal siding.
21. Key Note not used.
22. Stainless steel open grate "grid" recessed mat.
23. Thermally broken aluminum framed sliding doors with blackened finish - typical.
24. Thermally broken aluminum framed windows with blackened finish - typical.
25. Insulated and weather-stripped rolling steel overhead door with blackened finish.
26. Large format Sintered Stone pavers on concrete sub-slab with hydronic snow melt system.
27. Sloped glazing in thermally broken aluminum frames with blackened finish.
28. Metal soffit to match metal siding.
29. Mechanical system condensers.

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07.20.2022
01.17.2023
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01.31.2024

Drawn: DSP
Date: 10.2022
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Construction Set Issued:

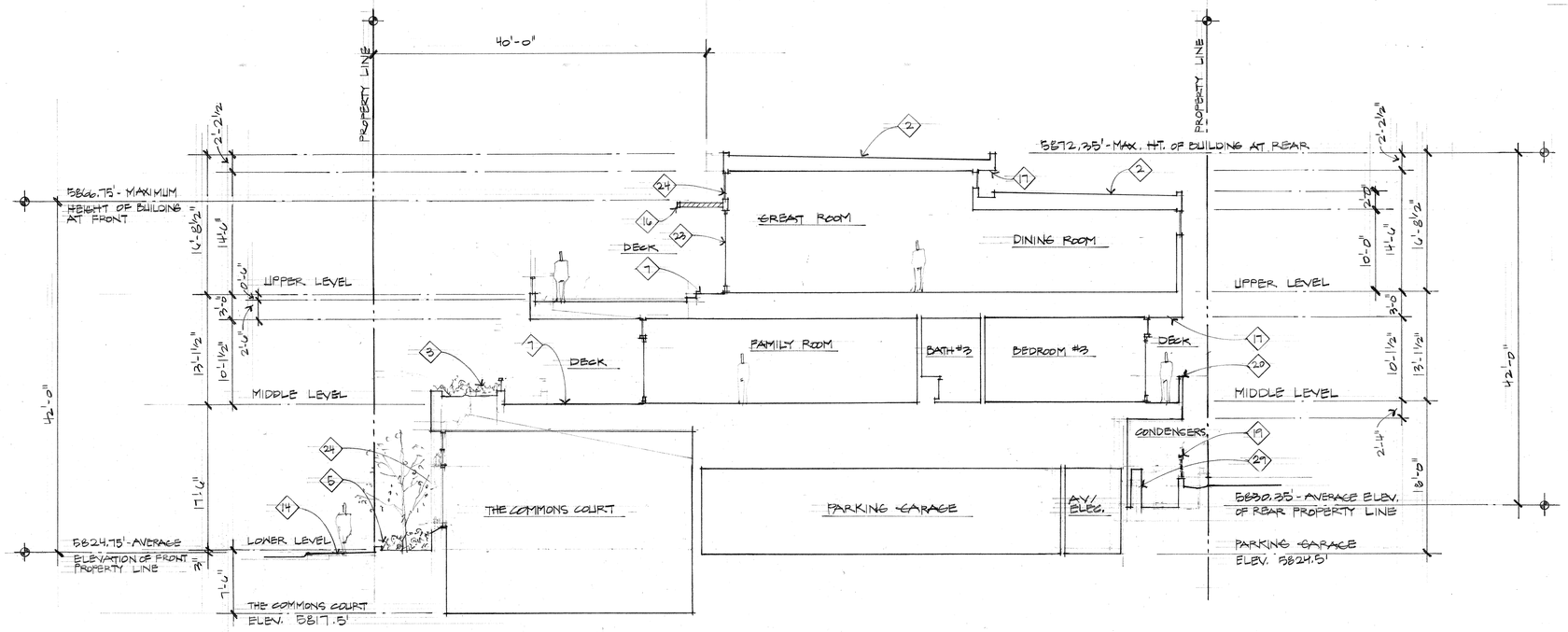
Project:
SAWTOOTH SERENADE
200 1ST AVE. NORTH
KETCHUM, IDAHO

Sheet Title:
BUILDING SECTIONS

Sheet:
A10

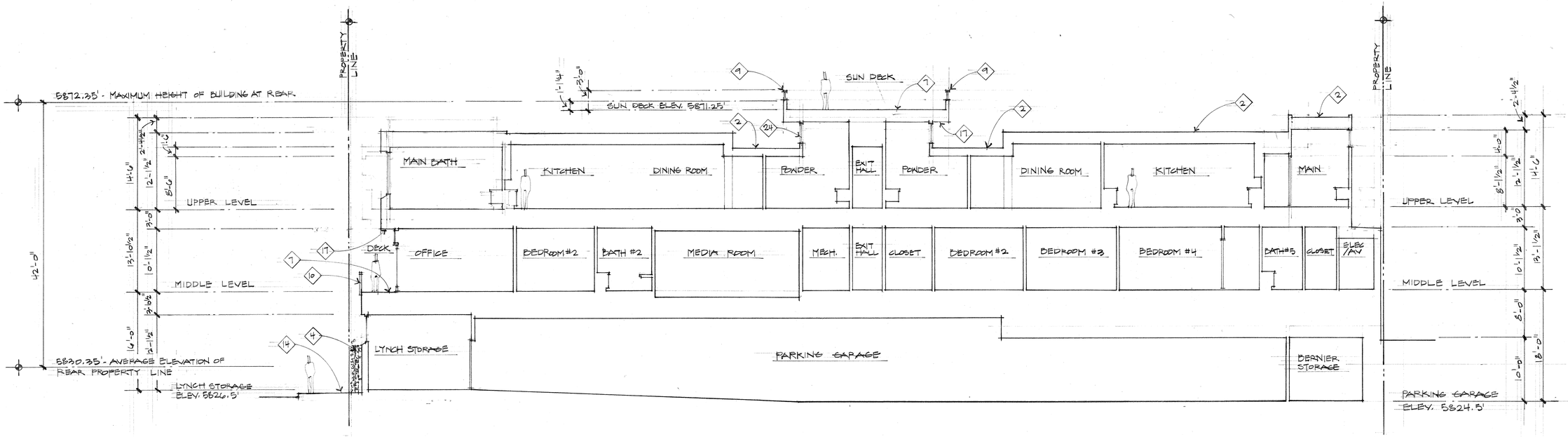
Project No.
2002

THE COMPLETE LINE



SECTION E

1/8" = 1'-0"



SECTION F

1/8" = 1'-0"

BUILDING SECTION KEY NOTES:

1. Open steel framed exit stair with metal stanchions, top rail, and open horizontal steel cable. Finish to be blackened.
2. Green Roof: Vegetated low-slope "Sponge-Roof" system or equal to retain storm water, planted with Sedum mix per Landscape plans and details.
3. Raised planter with plantings per the Landscape plans.
4. "Green wall" frame consisting of freestanding greenscreen panels supported by square steel post, supporting climbing plantings per Landscape plans.
5. Landscape planting per the Landscape plans within +/- 6" high raised 6" concrete curb to contain soil and mulch.
6. Site built spa with automated cover. Top surface of spa coping to be flush with Sun Deck paver surface.
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8. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted on wood parapet wall. Top of guardrail is below maximum height of building at the rear at the rear. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
9. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to steel base plate on wood sided parapet wall. Guard rail height shall be 36" above finished decking surface. The finish of all railing components to be black. Perimeter wall enclosing a roof top deck: Allowed to extend 4'-0" above the roof surface if at least 75% is transparent per KZC 17.12.040. The top of guard rail extends 23" above the maximum height of building at the rear. The solid parapet portion is 5" above the maximum height of building at the rear with open cable rail on top extending 18". Therefore, the solid parapet wall/cap above maximum height of building at the rear = 25%, transparent open rail = 75%.
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12. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to planter. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
13. Raised stone veneer planter finished with full bed stone veneer face and stone cap per Key Note #1, containing trees and planting per Landscape plans. Planter walls with stone cap to be set level. Height of planter to vary with slope of public sidewalk. The top of planter at the north end on Sun Valley Road start 15" above the sidewalk. Thus, the top of planter will be 22" above the sidewalk at the corner of Sun Valley Road and 1st, and 27" above public sidewalk at the entry to Sawtooth Serenade.
14. New public sidewalk and curb/gutter per Civil drawings. Sidewalk to be constructed of "sand-set" unit pavers with hydronic snow melt system.
15. "Magna-Loc 180" 18" coverage "Striations" profile mechanically seamed structural standing seam metal roofing with 2" rib height double crimped standing seams and factory-applied sealant; manufactured by Metal Sales Manufacturing Corporation with rib mounted snow guards (rails). Roof pitch to be ½:12.
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17. Stained Cedar 1x4 tongue and Groove wood soffit – typical at all roof and deck soffits.
18. Stone slab soffit at full bed stone veneer.
19. Horizontal wood fence to screen the mechanical system condensers from public view.
20. Guard Rail: Minimum of 36" high solid guard rail [redacted]
21. Key Note not used.
22. Stainless steel open grate "grid" recessed mat.
23. Thermally broken aluminum framed sliding doors with blackened finish - typical.
24. Thermally broken aluminum framed windows with blackened finish - typical.
25. Insulated and weather-stripped rolling steel overhead door with blackened finish.
26. Large format Sintered Stone pavers on concrete sub-slab with hydronic snow melt system.
27. Sloped glazing in thermally broken aluminum frames with blackened finish.
28. Metal soffit to match metal siding.
29. Mechanical system condensers.

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09.30.2022
01.17.2023
10.13.2023
01.31.2024

Drawn: JB
Date: 10.7.2022
Checked:
Construction Set Issued:

Project:
SAWTOOTH SERENADE
240 1ST AVE. NORTH
KETCHUM, IDAHO

Sheet Title:
BUILDING SECTIONS

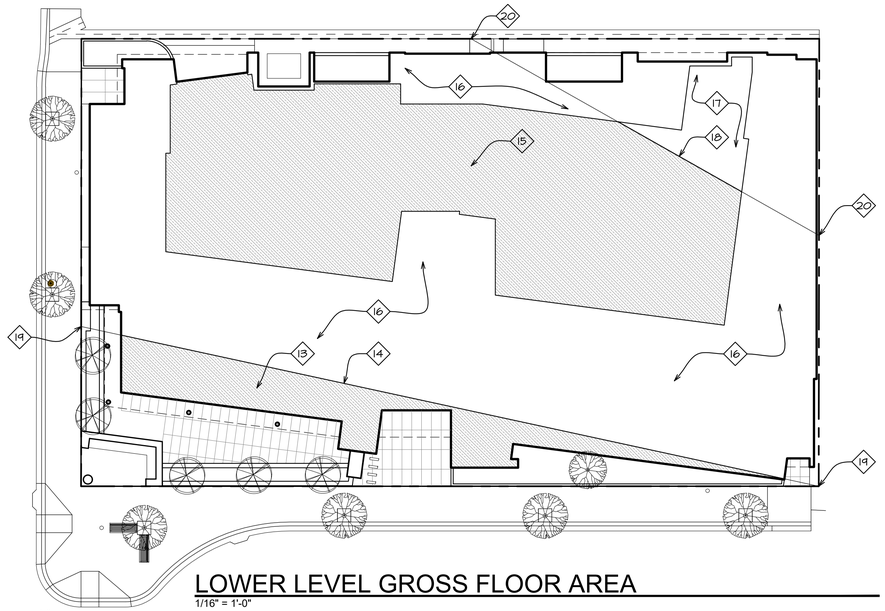
Sheet:
A11

Project No.
2002

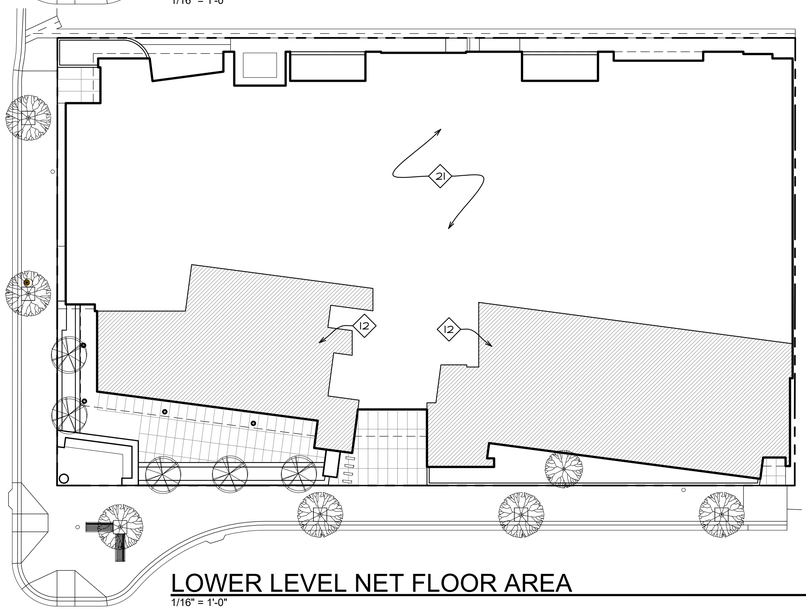
DO NOT COMPLETE LINE

KEYNOTES

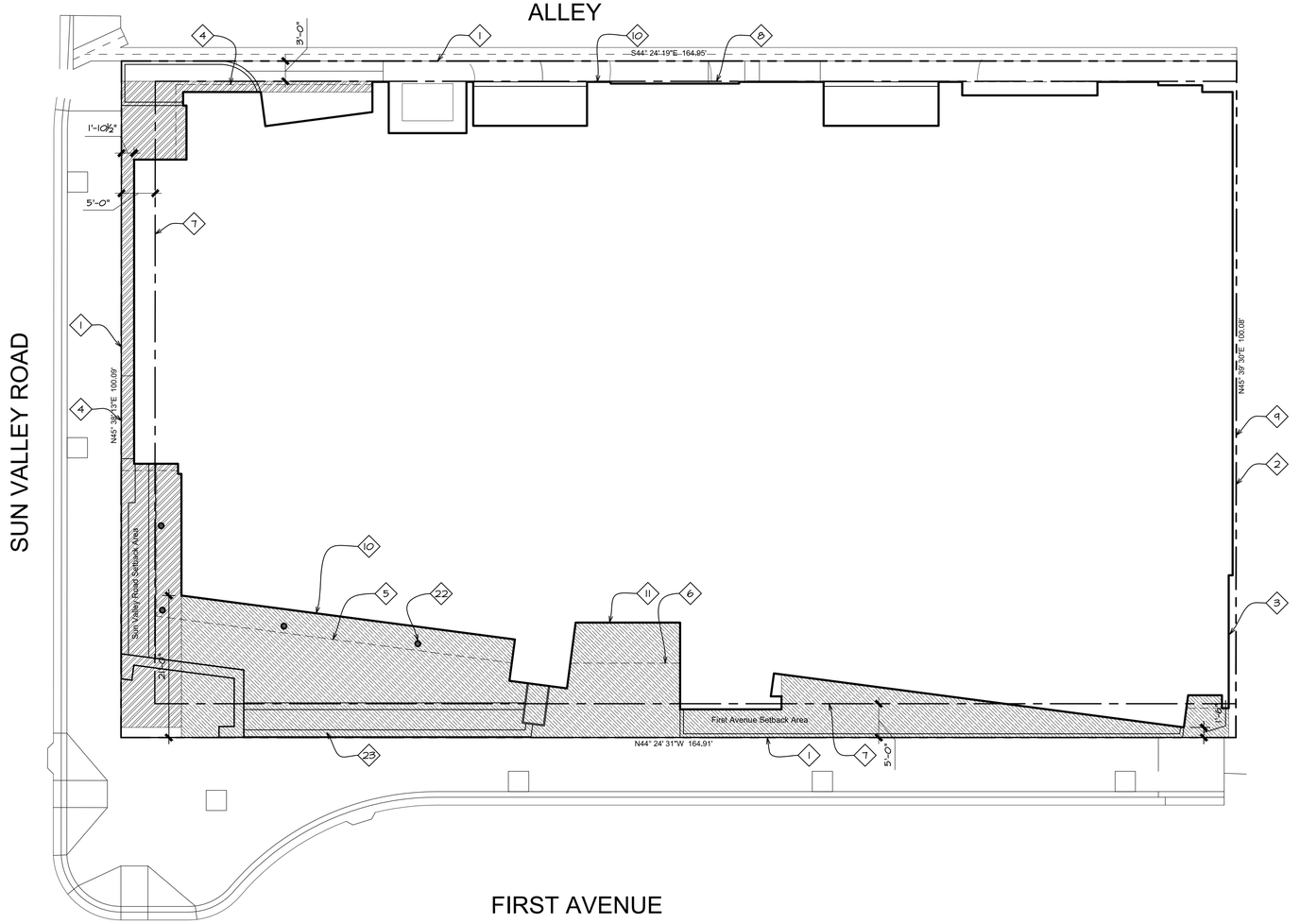
1 Property line/edge of right of way
2 Property line
3 Deck encroachment easement per survey
4 Line of cantilevered floor above
5 Line of cantilevered deck above
6 Line of entry canopy above
7 5' required average street setback
8 3' required alley setback
9 0' interior side setback
10 Line of building footprint
11 Location of building address numbers.
12 Area included as net floor area
13 Floor area above basement invisible plane and included in gross floor area calculations per KMC 17.08.020 definition of floor area, gross
14 Line where basement invisible plane crosses lower floor finished floor at elevation 5825.0'
15 Area of garage counted as groos floor area, not underground parking, per KMC 17.08.020 definition of floor area, gross and underground parking
16 Floor area below basement grade plan and excluded from gross floor area calculations per KMC 17.08.020 definition of floor area, gross
17 Underground parking floor area with ceiling height less than 4' above basement invisible plan and excluded from gross floor area calculations per KMC 17.08.020 definition of floor area, gross and underground parking
18 Line where basement invisible plane is 4' below garage ceiling.
19 Point where basement invisible plane intersects elevation 5825.0' at the property line
20 Point where basement invisible plane intersects elevation 5834.0' which is 4' below the ceiling height of the parking area.
21 Interior circulation, mechanical, parking, and storage in basement areas excluded from net floor area calculation
22 Structural steel column with blackened finish, typical.
23 Raised stone veneer planter finished with full bed stone veneer face and stone cap, containing trees and planting per Landscape plans. Planter walls with stone cap to be set level. Height of planter to vary with slope of public sidewalk. The top of planter at the north end on Sun Valley Road starts at 15" above the sidewalk. Thus, the top of planter will be 22" above the sidewalk at the corner of Sun Valley Road and 1st, and 27" above public sidewalk at the entry to Sawtooth Serenade.



LOWER LEVEL GROSS FLOOR AREA
1/16" = 1'-0"



LOWER LEVEL NET FLOOR AREA
1/16" = 1'-0"



LOWER LEVEL SETBACK PLAN
1" = 10'

N

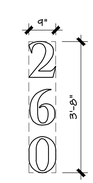
SUN VALLEY ROAD SETBACK:

Setback Area:	587 sf
Frontage Length:	95'-7"
Average Setback Depth:	6.1'

1ST AVENUE SETBACK:

Setback Area:	1634 sf
Frontage Length:	154'-11"
Average Setback Depth:	10.5'

GROSS FLOOR AREA:	1,030 sf
GROSS FLOOR AREA PARKING:	4,756 sf
NET FLOOR AREA:	3,944 sf



SIGNAGE:

SIGNAGE AREA:

Maximum area : 1 sq. ft. per 3 linear ft. street frontage or 60 sq.ft. (KZC 17.127.050)
(Wall) = 219'-11 ¼" (street frontage) / 3 linear ft.
= 73 sq ft > 60 sq ft.

Proposed Address Signage : 9" x 44" = 396 sq. in. = 2.75 sq. ft.
(Wall) 2.75 sq. ft. < 60 sq. ft.

LICENSED ARCHITECT AR-986776 DAVID C THIELSEN STATE OF IDAHO

Revised: 6 7 8 9 10

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Checked: ---- ----
Construction Set Issued: ----

Thielsen ARCHITECTS
Kirkland, WA 98033 ▼ Tel 425.828.0333 ▼ Fax 425.828.9376

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

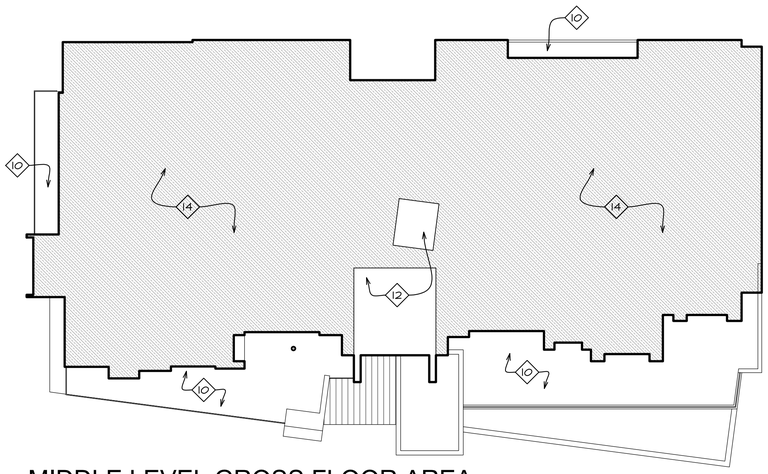
Sheet Title:
LOWER LEVEL SETBACK PLAN
MASTER SIGNAGE PLAN
LOWER LEVEL GFA & NFA PLANS

Sheet:
A12

Project No.
2002

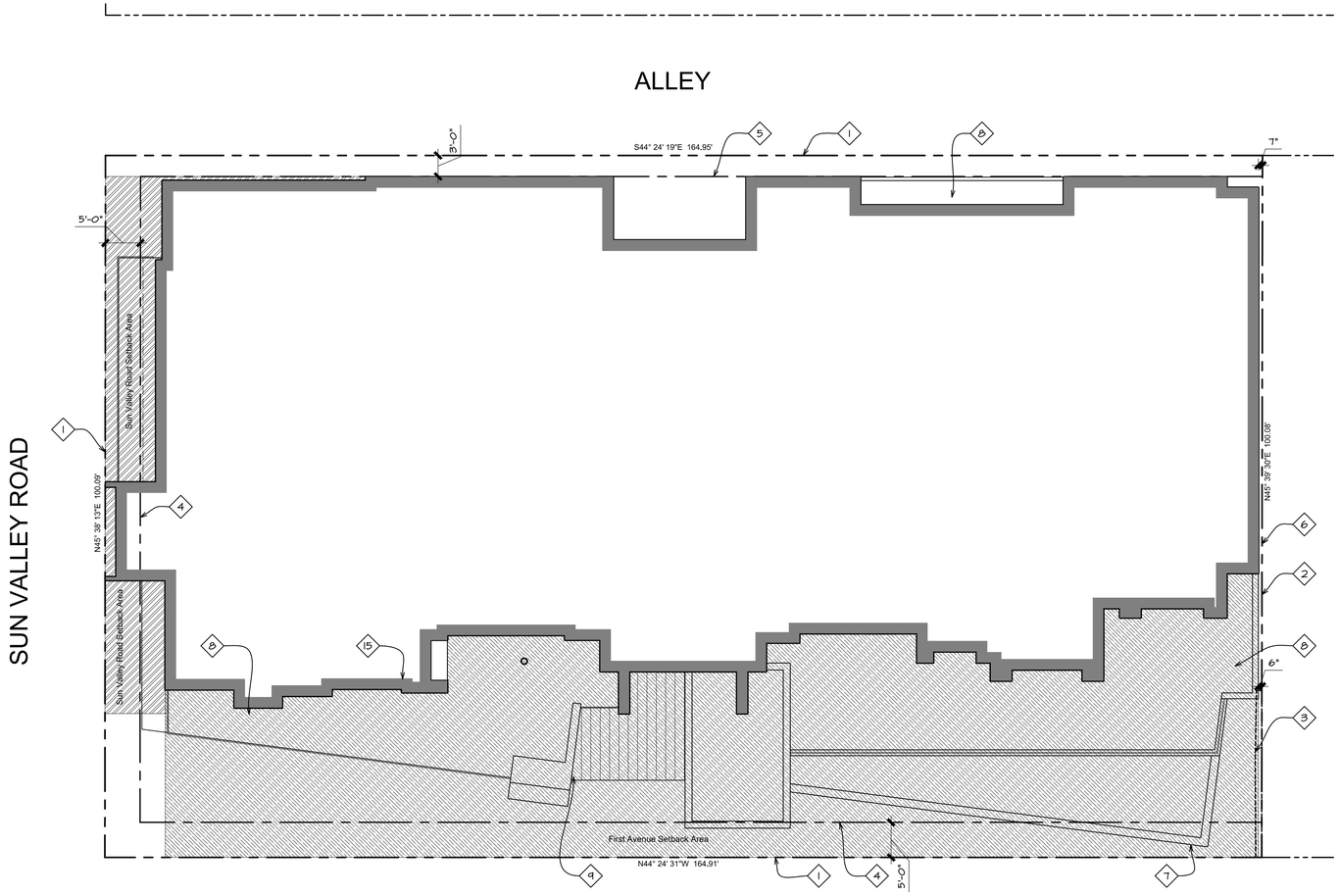
KEYNOTES

1 Property line/edge of right of way
2 Property line
3 Deck encroachment easement per survey
4 5' required average street setback
5 3' required alley setback
6 0' interior side setback
7 Line of wall below
8 Waterproof deck below
9 Line of entry canopy roof below
10 Waterproof deck
11 Interior circulation area excluded from net floor area calculations per KMC 17.08.020 definition of floor area, net.
12 Stair and elevator area excluded from gross floor area calculations per kmc 17.08.020 definition of floor area, gross.
13 Area included as net floor area
14 Area included as gross floor area
15 Structural steel column with blackened finish, typical.



MIDDLE LEVEL GROSS FLOOR AREA
1/16" = 1'-0"

MIDDLE LEVEL NET FLOOR AREA
1/16" = 1'-0"



MIDDLE LEVEL SETBACK PLAN
1" = 10'

SUN VALLEY ROAD SETBACK:

Setback Area:	526 sf
Frontage Length:	76'-6"
Average Setback Depth:	6.9'

FIRST AVENUE SETBACK:

Setback Area:	4431 sf
Frontage Length:	155'-10"
Average Setback Depth:	28.4'

GROSS FLOOR AREA:	10,039 sf
NET FLOOR AREA:	9,554 sf
LYNCH RESIDENCE FLOOR AREA:	4,710 sf
BERNIER RESIDENCE FLOOR AREA:	4,844 sf

LICENSED ARCHITECT AR-988776 DAVID C THIELSEN STATE OF IDAHO

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Thielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel 425.828.0333 ◥ Fax 425.828.9376

Project: SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

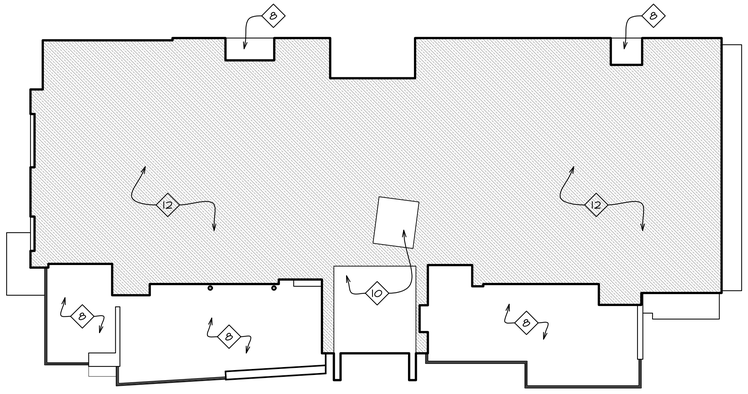
Sheet Title: MIDDLE LEVEL SETBACK PLAN
MIDDLE LEVEL GROSS FLOOR AREA PLAN
MIDDLE LEVEL NET FLOOR AREA PLAN

Sheet: A13

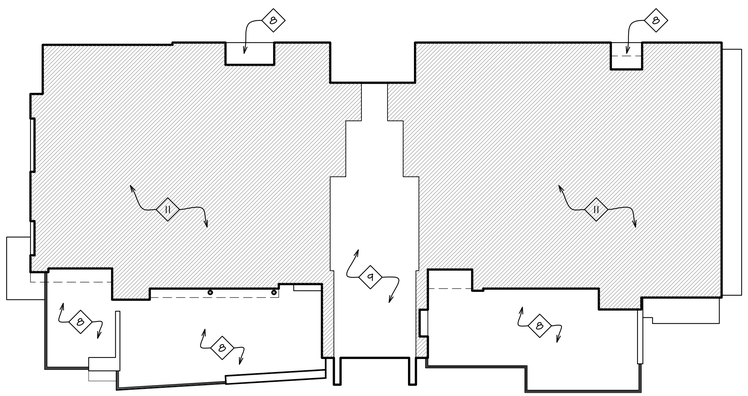
Project No. 2002

KEYNOTES

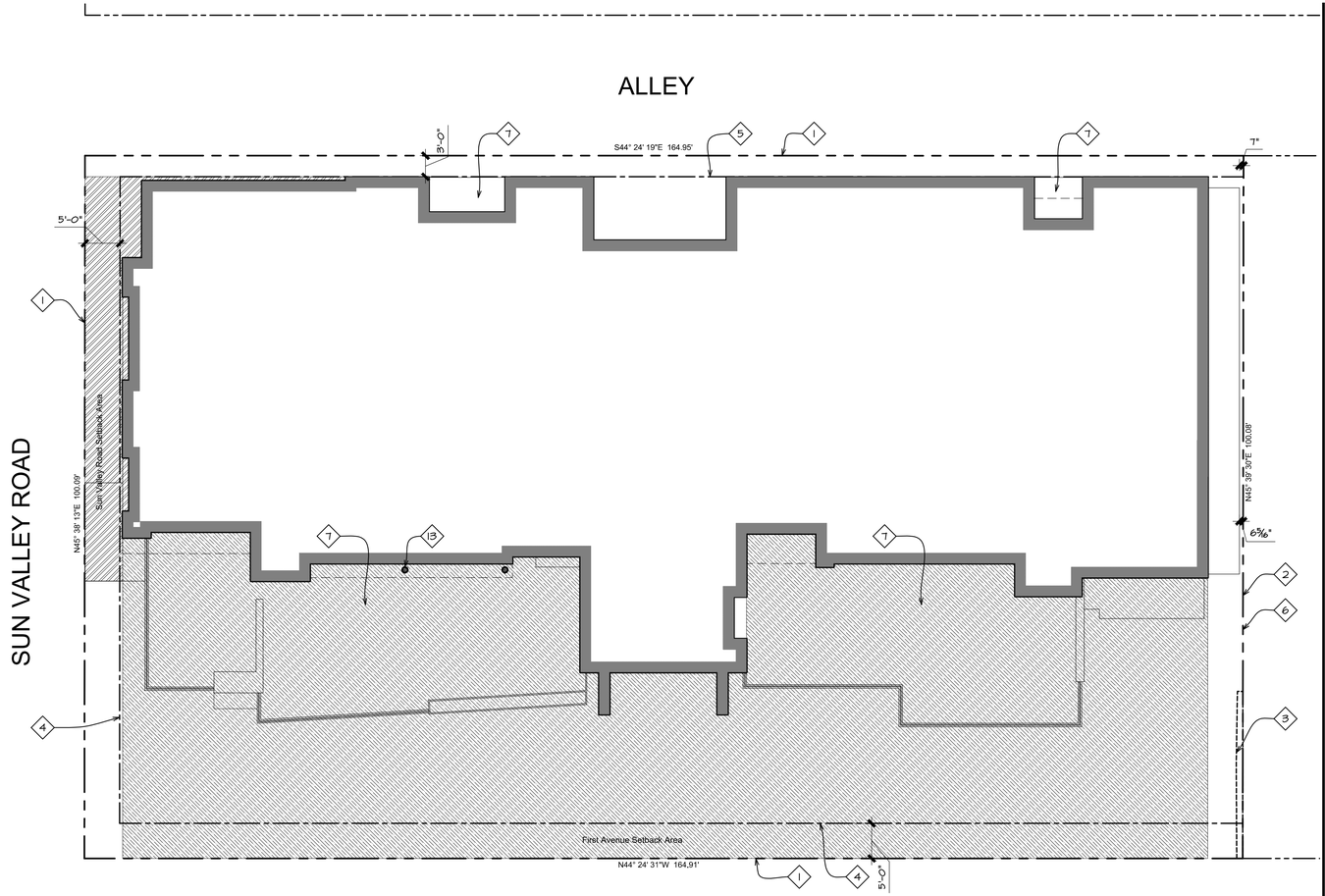
1 Property line/edge of right of way
2 Property line
3 Deck encroachment easement per survey
4 5' required average street setback
5 3' required alley setback
6 0' interior side setback
7 Waterproof deck below
8 Waterproof deck
9 Interior circulation area excluded from net floor area calculations per KMC 17.08.020 definition of floor area, net.
10 Stair and elevator area excluded from gross floor area calculations per kmc 17.08.020 definition of floor area, gross.
11 Area included as net floor area
12 Area included as gross floor area
13 Structural steel column with blackened finish, typical.



UPPER LEVEL GROSS FLOOR AREA
1/16" = 1'-0"



UPPER LEVEL NET FLOOR AREA
1/16" = 1'-0"



UPPER LEVEL SETBACK PLAN
1" = 10'

N

SUN VALLEY ROAD SETBACK:

Setback Area:	377 sf
Frontage Length:	57'-7"
Average Setback Depth:	6.5'

FIRST AVENUE SETBACK:

Setback Area:	6132 sf
Frontage Length:	154'-6"
Average Setback Depth:	39.7'

GROSS FLOOR AREA:	8,042 sf
NET FLOOR AREA:	7,510 sf
LYNCH RESIDENCE UPPER FLOOR AREA:	3,647 sf
BERNIER RESIDENCE UPPER FLOOR AREA:	3,863 sf

LICENSED ARCHITECT AR-988776 DAVID C THIELSEN STATE OF IDAHO

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6 7 8 9 10

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1 09/30/22
2 07/17/23
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4 07/31/25
5

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Thielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel 425.828.0333 ◥ Fax 425.828.9376

Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title:
UPPER LEVEL SETBACK PLAN
UPPER LEVEL GROSS FLOOR AREA PLAN
UPPER LEVEL NET FLOOR AREA PLAN

Sheet:
A14

Project No.
2002

KEYNOTES

1 Property line/edge of right of way

2 Property line

3 Deck encroachment easement per survey

4 5' required average street setback

5 3' required alley setback

6 0' interior side setback

7 Line of wall below

8 Building facade step occurs at this location.

9 Line of required building height step, minimum 40'-0" from front property line and minimum 35'-0" from rear property line, per KZC 17.12.040.

10 Masonry chimney with termination per IBC 2113.9.

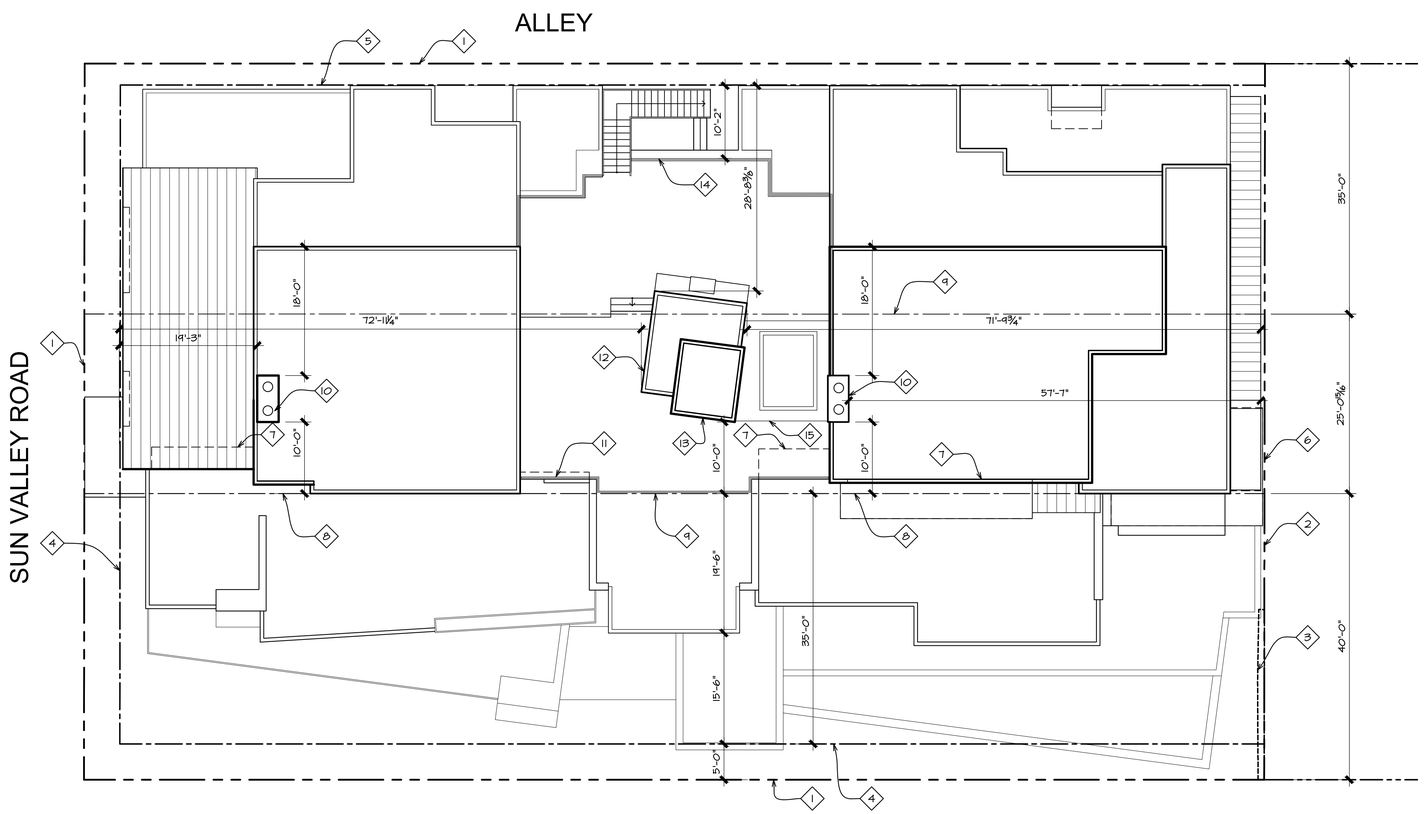
11 Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted on wood parapet wall. Top of guardrail is below maximum height of building at the rear at the rear. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.

12 Non-habitable structures located on building roof tops are allowed to extend 10'-0" above maximum building height per KZC 17.12.040 – Community Core Dimensional Standards. Top of elevator lobby roof to be 6'-0" above maximum building height.

13 Non-habitable structures located on building roof tops are allowed to extend 10'-0" above maximum building height per KZC 17.12.040 – Community Core Dimensional Standards. Top of elevator enclosure roof to be 9'-6" above maximum building height.

14 Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to steel base plate on wood sided parapet wall. Guard rail height shall be 36" above finished decking surface. The finish of all railing components to be black. Perimeter wall enclosing a roof top deck: Allowed to extend 4'-0" above the roof surface if at least 75% is transparent per KZC 17.12.040. The top of guard rail extends 23" above the maximum height of building at the rear. The solid parapet portion is 5" above the maximum height of building at the rear with open cable rail on top extending 18". Therefore, the solid parapet wall/cap above maximum height of building at the rear = 25%, transparent open rail = 75%.

15 Site built hot tub/spa with automated cover. Top surface of spa coping to be flush with Sun Deck paver surface.



ROOF LEVEL SETBACK PLAN
1" = 10'

LICENSED ARCHITECT AR-988776 DAVID C THIELSEN STATE OF IDAHO

Revised: 6 7 8 9 10

Revised: 1 09/30/22 2 07/17/23 3 10/10/24 4 07/31/25 5

Drawn: 08/10/22
Checked: ---- ----
Construction Set Issued: ----

Thielsen ARCHITECTS
Kirkland, WA 98033 ◥ Tel 425.828.0333 ◥ Fax 425.828.9376

Project: SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title: ROOF LEVEL SETBACK PLAN ---- ----

Sheet: A15

Project No. 2002

KEYNOTES

1 Line of cantilevered floor above

2 Line of cantilevered deck above

3 Line of entry canopy above

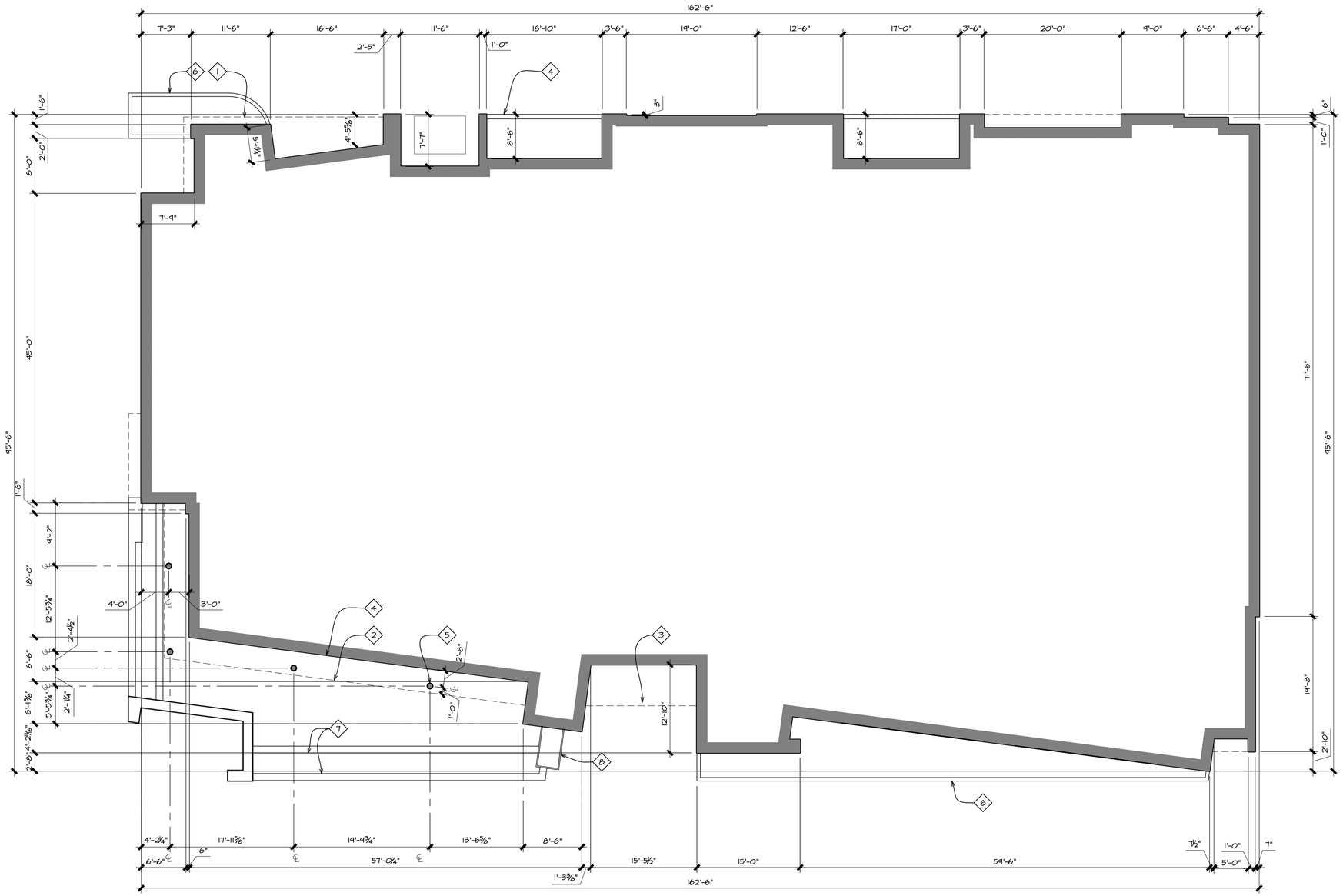
4 Line of building footprint

5 Structural steel column with blackened finish, typical.

6 6" tall concrete curb

7 Raised stone veneer planter finished with full bed stone veneer face and stone cap, containing trees and planting per Landscape plans. Planter walls with stone cap to be set level. Height of planter to vary with slope of public sidewalk. The top of planter at the north end on Sun Valley Road starts at 15" above the sidewalk. Thus, the top of planter will be 22" above the sidewalk at the corner of Sun Valley Road and 1st, and 27" above public sidewalk at the entry to Sawtooth Serenade.

8 48" tall raised plate steel planter with blackened finish



LOWER LEVEL DIMENSION PLAN

1/8" = 1'-0"

N

LICENSED ARCHITECT AR-986776 DAVID C. THIELSEN STATE OF IDAHO

Revised: 6 7 8 9 10

Revised: 1 09/30/22 2 07/17/23 3 10/10/24 4 07/31/25 5

Drawn: 08/10/22

Checked: ---- ----

Construction Set Issued: ----

Thielsen ARCHITECTS

Kirkland, WA 98033 ▼ Tel 425.828.0333 ▼ Fax 425.828.9376

Project: SAWTOOTH SERENADE

260 N 1ST AVE

KETCHUM,ID

Sheet Title: LOWER FLOOR DIMENSION PLAN

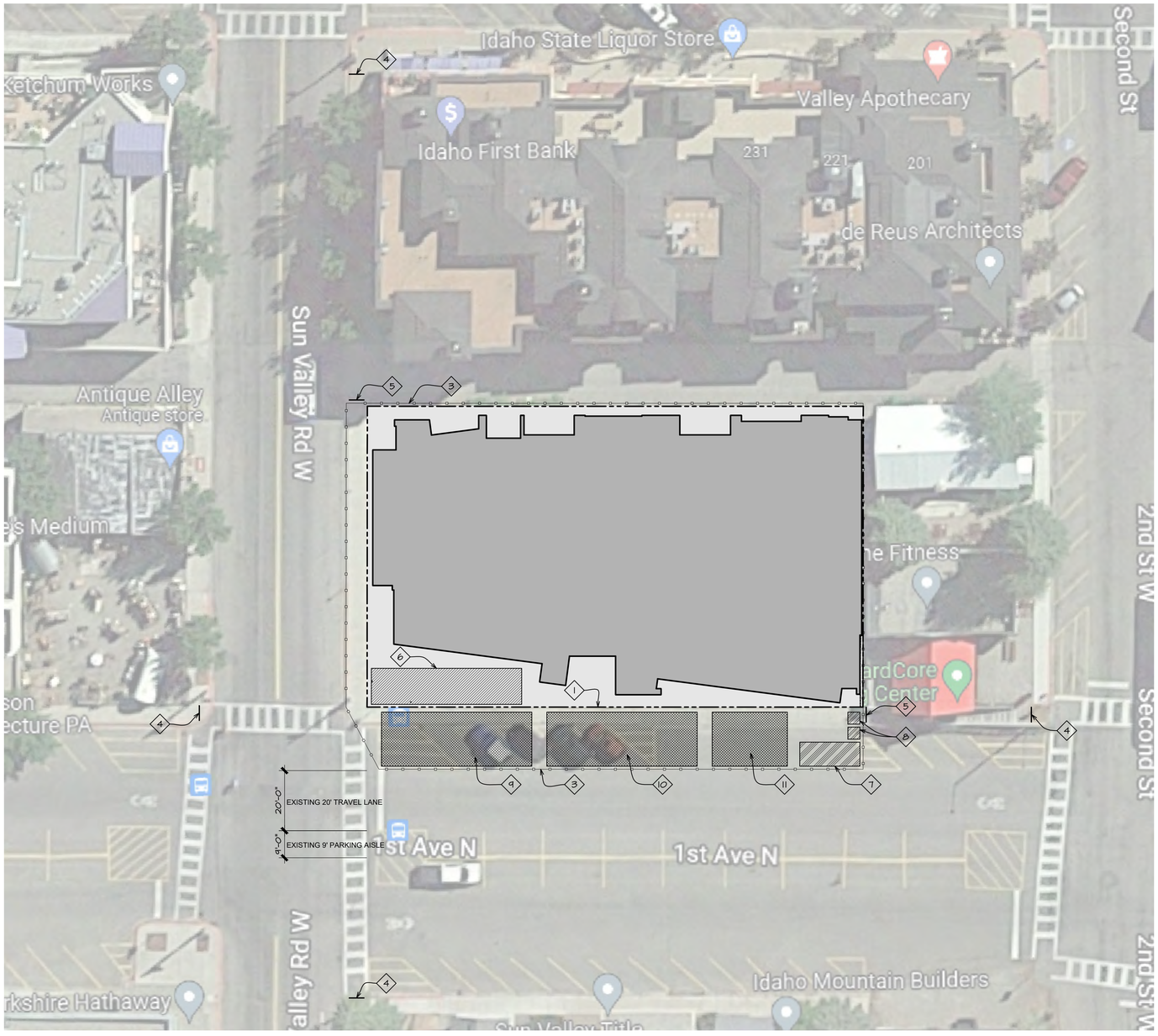
---- ----

Sheet: A16

Project No. 2002

KEYNOTES

1 Property line
2 Line of building footprint
3 Temporary 6' tall chainlink construction fence.
4 Temporary "Sidewalk closed ahead" sign
5 Temporary "Sidewalk closed" sign
6 Materials storage area
7 Job trailer
8 Portable toilets
9 Material delivery and unloading area
10 Temporary mobile construction crane location
11 Truck wash area



CONSTRUCTION MANAGEMENT PLAN

1" = 20'

N

CONSTRUCTION MANAGEMENT NOTES

1. General contractor to ensure that all construction activity meets the requirements of the City of Ketchum and all OSHA safety standards.
2. Construction hours to be 7:30 am until 7:00 pm. No construction activity on Sundays or holidays.
3. For construction during the winter, all snow is to be removed from the job site. No snow is to be stored on site.

LICENSED ARCHITECT AR-889776 DAVID C NIELSEN STATE OF IDAHO

Revised: 6 7 8 9 10

Revised: 1 09/30/22 2 07/17/23 3 10/10/24 4 07/31/25 5

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Kirkland, WA 98033 Tel 425.828.0333 Fax 425.828.9376

Project: SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM,ID

Sheet Title: CONSTRUCTION PLAN ---- ----

Sheet: A17

Project No. 2002

1 LOWER FLOOR PLAN
LIGHTING PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. IT IS THE INTENT OF THESE DRAWINGS TO PROVIDE A COMPREHENSIVE LIGHTING PLAN WHICH SHOWS LIGHT FIXTURE LOCATIONS, FIXTURE SPECIFICATIONS, AND CIRCUITRY FOR THE PURPOSE OF A LICENSED ELECTRICAL CONTRACTOR TO BID AND INSTALL A COMPLETE LIGHTING SYSTEM.

2. THE ELECTRICAL CONTRACTOR SHALL FOLLOW AND ADHERE TO THE CURRENT NATIONAL ELECTRICAL CODE (NEC). IN THE EVENT OF A CONFLICT BETWEEN THIS DRAWING AND THE APPLICABLE CODE, THE CODE SHALL PREVAIL AND THE INSTALLATION SHALL BE MADE IN COMPLIANCE WITH THE CODE.

3. ALL EMERGENCY EGRESS LIGHTING IS THE RESPONSIBILITY OF THE ELECTRICAL ENGINEER OR ELECTRICAL CONTRACTOR.

4. ALL WALL AND FLOOR OUTLETS SHOWN ON LIGHTING PLAN ARE FOR CONTROL OF LIGHTING EQUIPMENT. ALL OTHER OUTLETS AND LOCATIONS ALONG WITH CIRCUIT BREAKER AND/OR DETAILED ELECTRICAL WIRING PLEASE REFER TO THE ELECTRICAL SHEETS.

5. ALL DIMMING CIRCUITS ARE TWO-WIRE UNLESS NOTED DIFFERENTLY. NO COMMON NEUTRALS SHALL BE USED.

6. FIELD PAINT ALL CONDUIT, JUNCTION BOXES, LIGHTING TRIM AND HARDWARE TO MATCH ADJACENT SURFACES.

7. ELECTRICAL CONTRACTOR SHALL VERIFY ALL CEILING TYPES, RECESS CONDITIONS, AND MOUNTING HARDWARE REQUIRED PRIOR TO PURCHASE OF ANY LIGHTING FIXTURES.

8. ELECTRICAL CONTRACTOR SHALL VERIFY MOUNTING HEIGHTS OF ALL DECORATIVE FIXTURES WITH INTERIOR DESIGNER PRIOR TO INSTALLATION.

9. ALL STEP LIGHTS SHALL BE MOUNTED AT +1'-6" A.F.F. TO CENTER OF FIXTURE UNLESS OTHERWISE NOTED.

10. ALL WIRE USED SHALL BE COPPER

11. IN ORDER TO MAINTAIN THE INTEGRITY OF OUR LIGHTING DESIGN, KJF LIGHTING DESIGN, WILL REQUIRE SITE VISITS DURING ELECTRICAL ROUGH AND ELECTRICAL TRIM STAGES. THE ELECTRICAL CONTRACTOR MAY BE HELD LIABLE FOR EXPENSES INCURRED IN A RESULT OF MOVING LIGHT FIXTURES INSTALLED PRIOR TO CLIENT OR KJF LIGHTING DESIGN'S APPROVAL.

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PROJECT NOTES

1. LIGHTING EQUIPMENT (MANDATORY) N1104.1 (AMENDED) ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.

2. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING. (N1102.4.4).

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4. EXTERIOR LIGHTING OVER 30 WATTS SHALL INCLUDE AN AUTOMATIC SHUT-OFF. (N1104.3).

5. ALL PERMANENTLY INSTALLED INTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, AN OCCUPANT SENSOR CONTROL OR OTHER CONTROL SUCH AS AN AUTOMATIC TIMER SHUT-OFF SWITCH. EXCEPTIONS INCLUDE BATHROOMS AND HALLWAYS. (N1104.2).

6. ALL LINEAR LED STRIP TAPE LIGHT TO BE FED EVERY 16'-0". CONSULT KJF LIGHTING DESIGN FOR WIRING DIAGRAMS

LIGHT CONTROL SYMBOL LEGEND

S	SINGLE POLE SWITCH
S'	SINGLE POLE JAMB SWITCH
S^MD	SINGLE POLE MOTION SWITCH
S^T	SINGLE POLE TIMER SWITCH
D	SINGLE POLE DIMMER
	1/2 SWITCHED DUPLEX RECEPTACLE
CR	SWITCHED RECESSED CLOCK RECEPTACLE
FP	1/2 SWITCHED FLOOR PLUG RECEPTACLE
T#	REMOTE LOW VOLTAGE TRANSFORMER

KEVIN J. FLOWER
LIGHTING DESIGN
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DRAWN BY:
KEVIN FLOWER

DATE: JULY 19, 2022

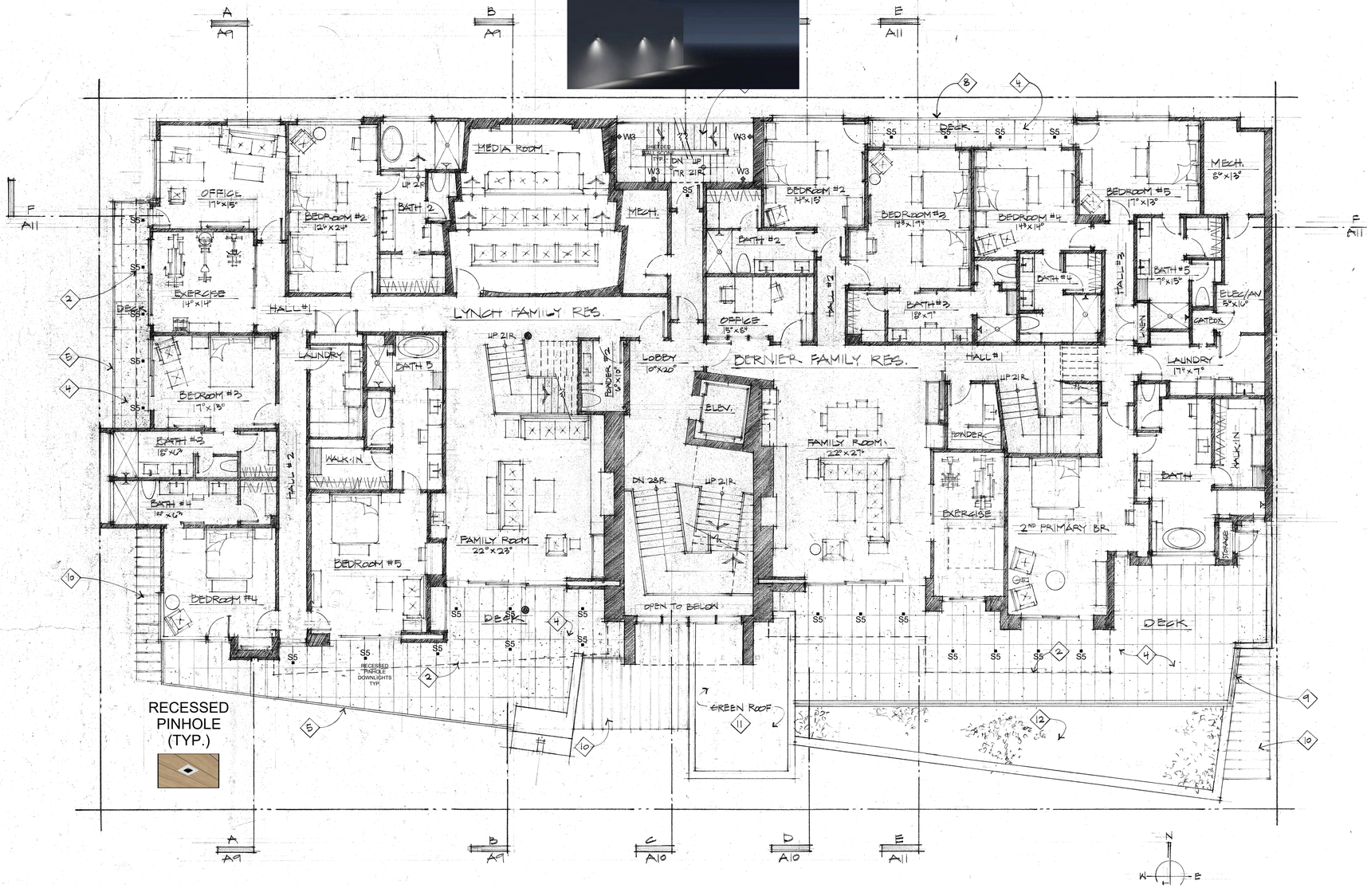
SCALE: AS NOTED

REVISIONS:
1 City Comments - 9.30.22
2 City Comments 5.24.23
3 City Comments 8.26.24
4 City Comments 8.25.25

SAWTOOTH SERENADE
260 1ST AVENUE NORTH
KETCHUM IDAHO

SHEET NUMBER:
LIGHTING PLAN
EL 1

SHIELDED
WALL SCONCE
(TYP.)



1 MIDDLE FLOOR PLAN
LIGHTING PLAN
SCALE: 1/8" = 1'-0"

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$	SINGLE POLE SWITCH
$'	SINGLE POLE JAMB SWITCH
$MD	SINGLE POLE MOTION SWITCH
$T	SINGLE POLE TIMER SWITCH
D	SINGLE POLE DIMMER
	1/2 SWITCHED DUPLEX RECEPTACLE
CP	SWITCHED RECESSED CLOCK RECEPTACLE
FP	1/2 SWITCHED FLOOR PLUG RECEPTACLE
T#	REMOTE LOW VOLTAGE TRANSFORMER

KEVIN J. FLOWER
LIGHTING DESIGN

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DRAWN BY:
KEVIN FLOWER

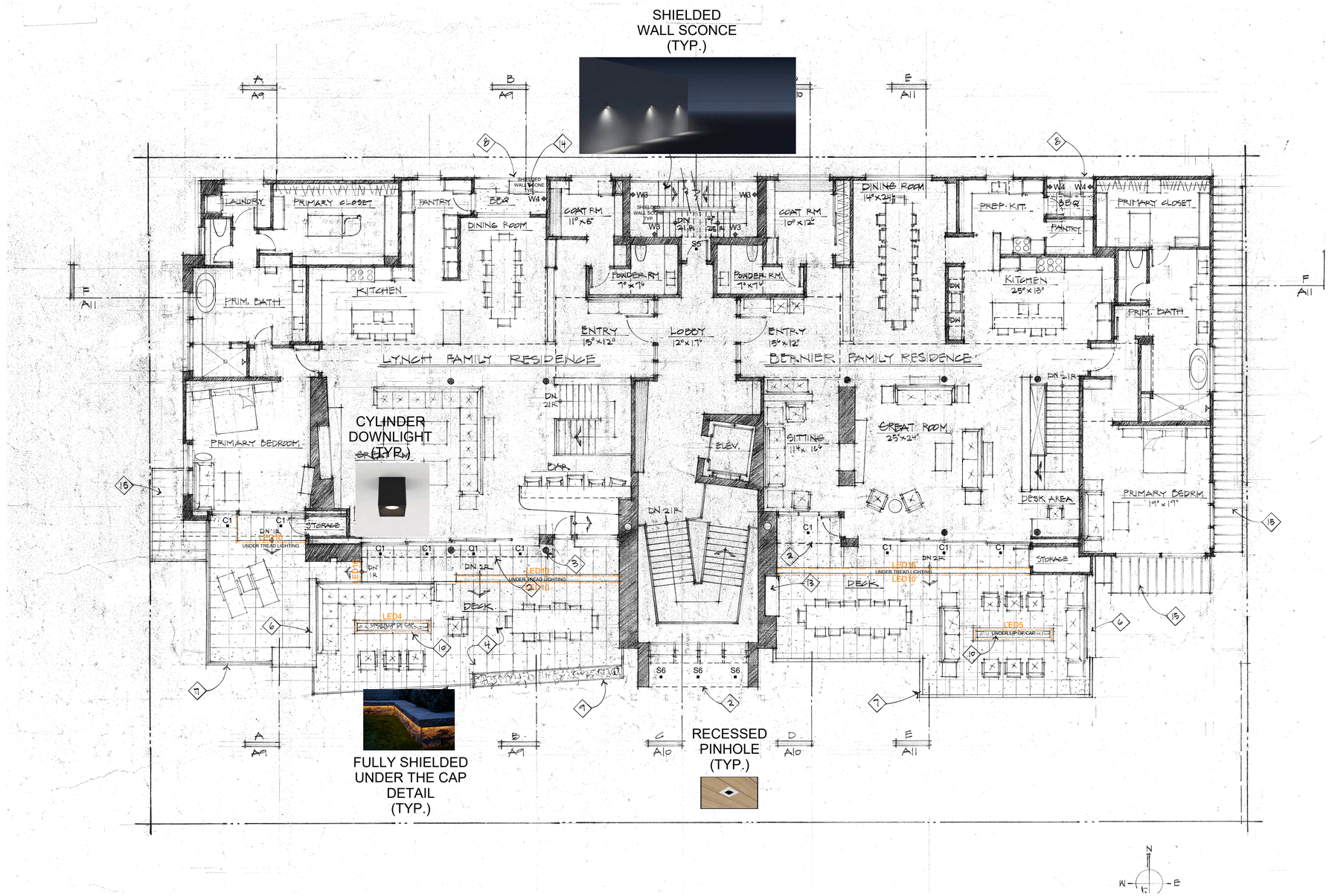
DATE: JULY 19, 2022

SCALE: AS NOTED

REVISIONS:
1 City Comments - 9.30.22
2 City Comments 5.24.23
3 City Comments 8.26.24
4 City Comments 8.25.25

SAWTOOTH SERENADE
260 1ST AVENUE NORTH
KETCHUM IDAHO

SHEET NUMBER:
LIGHTING PLAN
EL 2



1 UPPER FLOOR PLAN
LIGHTING PLAN
SCALE: 1/8" = 1'-0"

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DRAWN BY:
KEVIN FLOWER

DATE: JULY 19, 2022

SCALE: AS NOTED

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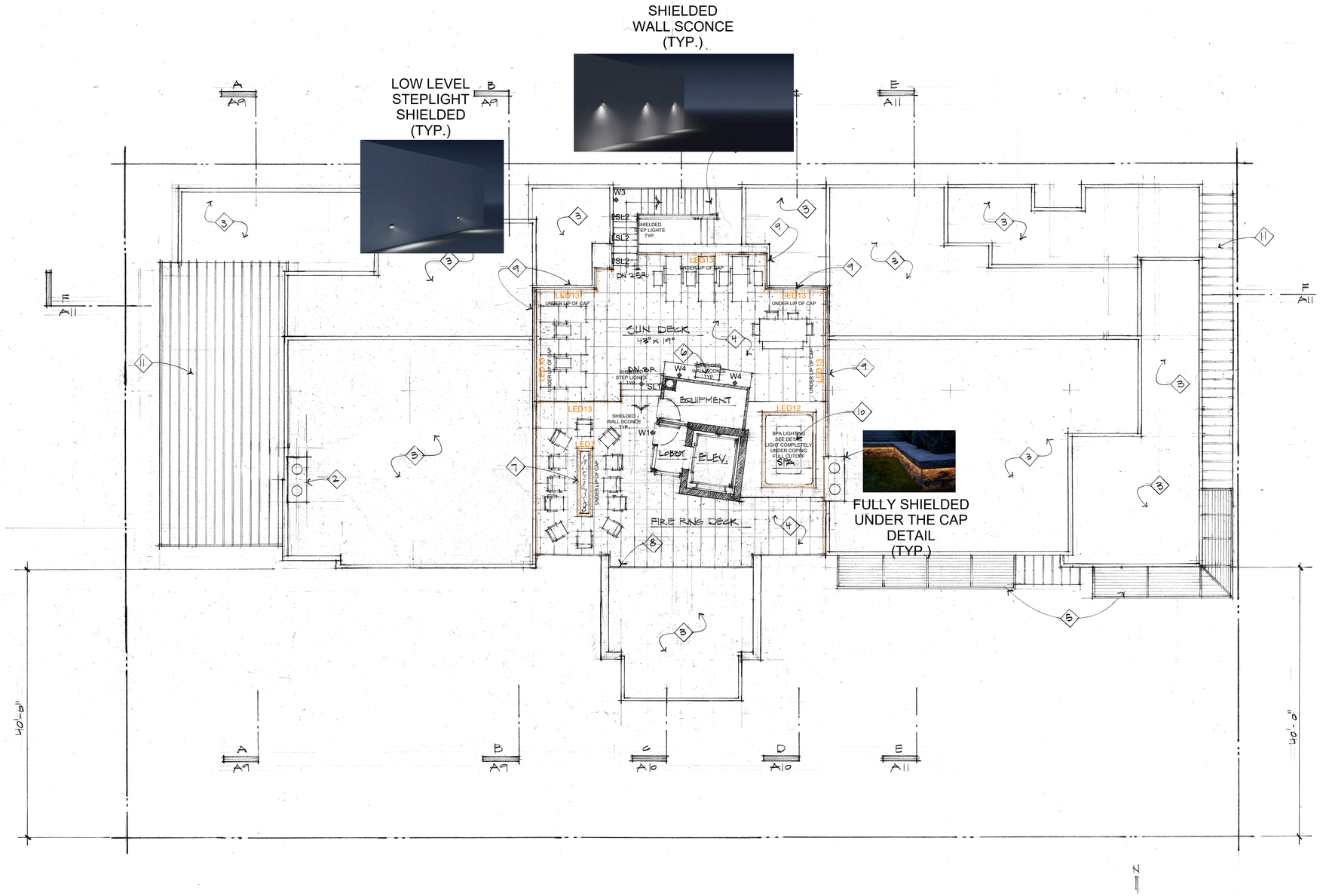
SAWTOOTH SERENADE
260 1ST AVENUE NORTH
KETCHUM IDAHO

SHEET NUMBER:
LIGHTING PLAN
EL 3



1 ROOF DECK PLAN
LIGHTING PLAN

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

GENERAL NOTES

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3. FIXTURES LOCATED IN DAMP OR WET LOCATIONS SUCH AS SHOWER/TUB AREA AND FIXTURED/LIGHTS INSTALLED OUTSIDE SHALL BE "LISTED" TO BE SUITABLE FOR DAMP / WET LOCATION.

4. EXTERIOR LIGHTING OVER 30 WATTS SHALL INCLUDE AN AUTOMATIC SHUT-OFF. (N1104.3).

5. ALL PERMANENTLY INSTALLED INTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, AN OCCUPANT SENSOR CONTROL OR OTHER CONTROL SUCH AS AN AUTOMATIC TIMER SHUT-OFF SWITCH. EXCEPTIONS INCLUDE BATHROOMS AND HALLWAYS. (N1104.2).

6. ALL LINEAR LED STRIP TAPE LIGHT TO BE FED EVERY 16'-0". CONSULT KJF LIGHTING DESIGN FOR WIRING DIAGRAMS

LIGHT CONTROL SYMBOL LEGEND

$	SINGLE POLE SWITCH
$'	SINGLE POLE JAMB SWITCH
$MD	SINGLE POLE MOTION SWITCH
$T	SINGLE POLE TIMER SWITCH
D	SINGLE POLE DIMMER
	1/2 SWITCHED DUPLEX RECEPTACLE
CP	SWITCHED RECESSED CLOCK RECEPTACLE
FP	1/2 SWITCHED FLOOR PLUG RECEPTACLE
T#	REMOTE LOW VOLTAGE TRANSFORMER

KEVIN J. FLOWER
LIGHTING DESIGN
20650 N. 29th Place Suite 106
PHOENIX, AZ 85050
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T 602.341.3667

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DRAWN BY:
KEVIN FLOWER

DATE: JULY 19, 2022

SCALE: AS NOTED

REVISIONS:
1. City Comments - 9.30.22
2. City Comments 5.24.23
3. City Comments 8.26.24
4. City Comments 8.25.25

SAWTOOTH SERENADE
260 1ST AVENUE NORTH
KETCHUM IDAHO

SHEET NUMBER:
LIGHTING PLAN
EL 4

1 LOWER FLOOR PLAN

LIGHTING PLAN

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

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	0	C1	SINGLE	N.A.	1.000	SPCD609SQINC-PAR30-MB-SM-MB w/ GU24 Base
	8	L2	SINGLE	N.A.	1.000	JB - ZDC - FB
	302	LED	SINGLE	N.A.	1.000	DI-24V-SE-NBL2-27-32-SPN
	16	S5	SINGLE	N.A.	1.000	HW-D3ADSQ-09-GT-40L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N
	0	S6	SINGLE	N.A.	1.000	HW-D3ADSQ-09-GT-25L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N
	2	SL1	SINGLE	N.A.	1.000	34705.023-27K
	1	SL2	SINGLE	N.A.	1.000	34703.023
	1	W1	SINGLE	N.A.	1.000	85105.023-27K
	3	W2	SINGLE	N.A.	1.000	77756-27K
	2	W3	SINGLE	N.A.	1.000	85105.023-27K
	0	W4	SINGLE	N.A.	1.000	NL-ZD-3LED-DN-CR-FB

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Lower Level Overview	Illuminance	Fc	0.69	16.6	0.0	N.A.	N.A.
Lower Level Light Trespass East	Obtrusive – III	Fc	0.00	0.0	0.0	N.A.	N.A.
Lower Level Plan Trespass North	Obtrusive – III	Fc	0.01	0.1	0.0	N.A.	N.A.
Lower Level Plan Trespass South	Obtrusive – III	Fc	0.01	0.1	0.0	N.A.	N.A.
Lower Level Plan Trespass West	Obtrusive – III	Fc	0.00	0.0	0.0	N.A.	N.A.

GENERAL NOTES

1. IT IS THE INTENT OF THESE DRAWINGS TO PROVIDE A COMPREHENSIVE LIGHTING PLAN WHICH SHOWS LIGHT FIXTURE LOCATIONS, FIXTURE SPECIFICATIONS, AND CIRCUITRY FOR THE PURPOSE OF A LICENSED ELECTRICAL CONTRACTOR TO BID AND INSTALL A COMPLETE LIGHTING SYSTEM.

2. THE ELECTRICAL CONTRACTOR SHALL FOLLOW AND ADHERE TO THE CURRENT NATIONAL ELECTRICAL CODE (NEC). IN THE EVENT OF A CONFLICT BETWEEN THIS DRAWING AND THE APPLICABLE CODE, THE CODE SHALL PREVAIL AND THE INSTALLATION SHALL BE MADE IN COMPLIANCE WITH THE CODE.

3. ALL EMERGENCY EGRESS LIGHTING IS THE RESPONSIBILITY OF THE ELECTRICAL ENGINEER OR ELECTRICAL CONTRACTOR.

4. ALL WALL AND FLOOR OUTLETS SHOWN ON LIGHTING PLAN ARE FOR CONTROL OF LIGHTING EQUIPMENT. ALL OTHER OUTLETS AND LOCATIONS ALONG WITH CIRCUIT BREAKER AND/OR DETAILED ELECTRICAL WIRING PLEASE REFER TO THE ELECTRICAL SHEETS.

5. ALL DIMMING CIRCUITS ARE TWO-WIRE UNLESS NOTED DIFFERENTLY. NO COMMON NEUTRALS SHALL BE USED.

6. FIELD PAINT ALL CONDUIT, JUNCTION BOXES, LIGHTING TRIM AND HARDWARE TO MATCH ADJACENT SURFACES.

7. ELECTRICAL CONTRACTOR SHALL VERIFY ALL CEILING TYPES, RECESS CONDITIONS, AND MOUNTING HARDWARE REQUIRED PRIOR TO PURCHASE OF ANY LIGHTING FIXTURES.

8. ELECTRICAL CONTRACTOR SHALL VERIFY MOUNTING HEIGHTS OF ALL DECORATIVE FIXTURES WITH INTERIOR DESIGNER PRIOR TO INSTALLATION.

9. ALL STEP LIGHTS SHALL BE MOUNTED AT +1'-6" A.F.F. TO CENTER OF FIXTURE UNLESS OTHERWISE NOTED.

10. ALL WIRE USED SHALL BE COPPER

11. IN ORDER TO MAINTAIN THE INTEGRITY OF OUR LIGHTING DESIGN, KJF LIGHTING DESIGN, WILL REQUIRE SITE VISITS DURING ELECTRICAL ROUGH AND ELECTRICAL TRIM STAGES. THE ELECTRICAL CONTRACTOR MAY BE HELD LIABLE FOR EXPENSES INCURRED IN A RESULT OF MOVING LIGHT FIXTURES INSTALLED PRIOR TO CLIENT OR KJF LIGHTING DESIGN'S APPROVAL.

12. THE ELECTRICAL CONTRACTOR SHALL ALLOW TWO EVENINGS (4 HOUR MINIMUM EACH) AND PROVIDE ALL NECESSARY LADDERS AND MAN LIFTS TO ASSIST KJF LIGHTING DESIGN DURING THE FINAL AIM AND FOCUS OF ALL ADJUSTABLE LIGHTING FIXTURES.

13. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR TO REVIEW ALL INFORMATION ON THESE PLANS. IF THERE ARE ERRORS, OMISSIONS, OR QUESTIONS CONCERNING THESE PLANS PLEASE CONTACT KJF LIGHTING DESIGN - 602.448.5007 FOR CLARIFICATION.

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6. ALL LINEAR LED STRIP TAPE LIGHT TO BE FED EVERY 16'-0". CONSULT KJF LIGHTING DESIGN FOR WIRING DIAGRAMS

LIGHT CONTROL SYMBOL LEGEND

S	SINGLE POLE SWITCH
S^J	SINGLE POLE JAMB SWITCH
S^MD	SINGLE POLE MOTION SWITCH
S^T	SINGLE POLE TIMER SWITCH
D	SINGLE POLE DIMMER
	1/2 SWITCHED DUPLEX RECEPTACLE
	SWITCHED RECESSED CLOCK RECEPTACLE
FP	1/2 SWITCHED FLOOR PLUG RECEPTACLE
T#	REMOTE LOW VOLTAGE TRANSFORMER

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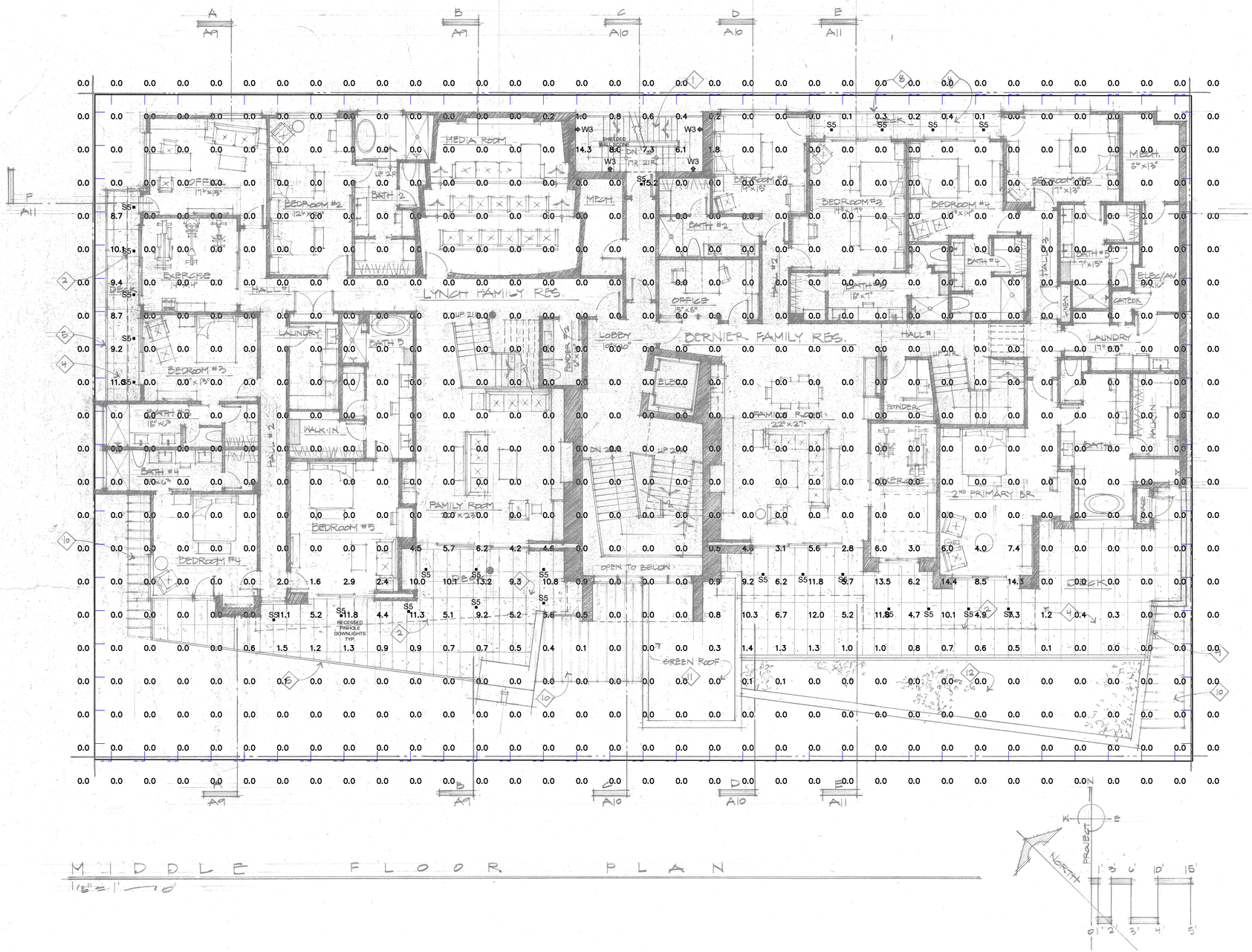

MIDDLE FLOOR PLAN

1/8" = 1'-0"

2 MIDDLE FLOOR PLAN

LIGHTING PLAN

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

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
⊖	0	C1	SINGLE	N.A.	1.000	SPC0609SQINC-PAR30-MB-SM-MB w/ GU24 Base
⊖	0	L2	SINGLE	N.A.	1.000	JB - ZDC - FB
-	0	LED	SINGLE	N.A.	1.000	DI-24V-SE-NBL2-27-32-SPN
▯	34	S5	SINGLE	N.A.	1.000	HW-D3ADSQ-09-GT-40L-11-NCQC-H-SP / UN-D3TFSPA-CWH-N
▯	0	S6	SINGLE	N.A.	1.000	HW-D3ADSQ-09-GT-25L-11-NCQC-H-SP / UN-D3TFSPA-CWH-N
▯	0	SL1	SINGLE	N.A.	1.000	34705.023-27K
▯	0	SL2	SINGLE	N.A.	1.000	34703.023
⊖	0	W1	SINGLE	N.A.	1.000	85105.023-27K
⊖	0	W2	SINGLE	N.A.	1.000	77756-27K
⊖	4	W3	SINGLE	N.A.	1.000	85105.023-27K
⊖	0	W4	SINGLE	N.A.	1.000	NL-ZD-3LED-DN-CR-FB

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Middle Level Overview	Illuminance		1.03	15.2	0.0	N.A.	N.A.
Middle Level Plan Light Trespass East	Obtrusive - III	Fc	0.00	0.0	0.0	N.A.	N.A.
Middle Level Plan Light Trespass North	Obtrusive - III	Fc	0.00	0.0	0.0	N.A.	N.A.
Middle Level Plan Light Trespass South	Obtrusive - III	Fc	0.00	0.0	0.0	N.A.	N.A.
Middle Level Plan Light Trespass West	Obtrusive - III	Fc	0.00	0.0	0.0	N.A.	N.A.

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LIGHT CONTROL SYMBOL LEGEND

$	SINGLE POLE SWITCH
$L	SINGLE POLE JAMB SWITCH
$MO	SINGLE POLE MOTION SWITCH
$T	SINGLE POLE TIMER SWITCH
D	SINGLE POLE DIMMER
	1/2 SWITCHED DUPLEX RECEPTACLE
SCP	SWITCHED RECESSED CLOCK RECEPTACLE
FP	1/2 SWITCHED FLOOR PLUG RECEPTACLE
T#	REMOTE LOW VOLTAGE TRANSFORMER

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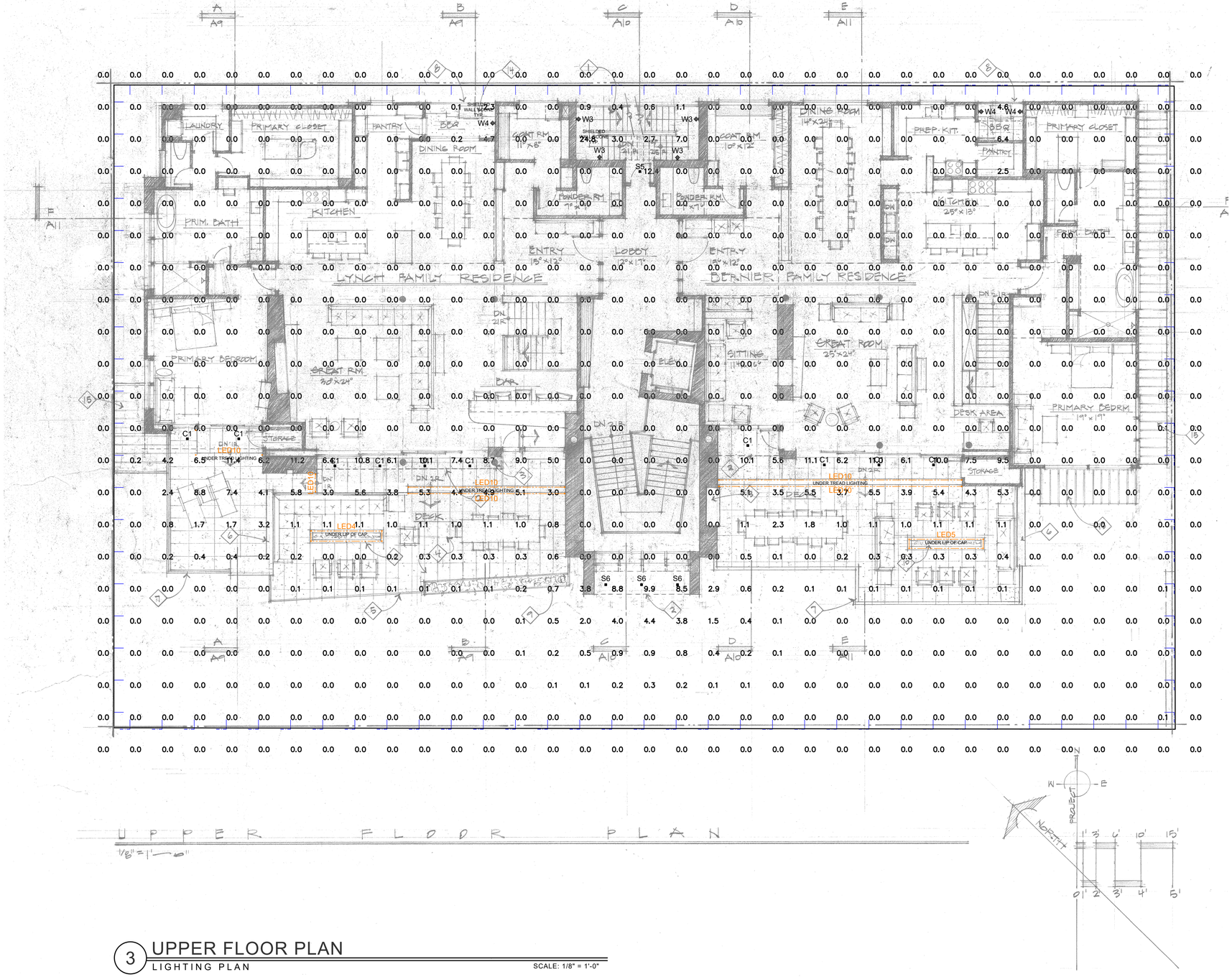

UPPER FLOOR PLAN

1/8" = 1'-0"

3 UPPER FLOOR PLAN

LIGHTING PLAN

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Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	14	C1	SINGLE	N.A.	1.000	SPC0609SQINC-PAR30-MB-SM-MB w/ GU24 Base
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	2	S5	SINGLE	N.A.	1.000	HW-D3ADSQ-09-GT-40L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N
	3	S6	SINGLE	N.A.	1.000	HW-D3ADSQ-09-GT-25L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N
	0	SL1	SINGLE	N.A.	1.000	34705.023-27K
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Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Upper Level Overview	Illuminance	Fc	0.78	24.8	0.0	N.A.	N.A.
Upper Level Plan Light Trespass East	Obtrusive - III	Fc	0.00	0.0	0.0	N.A.	N.A.
Upper Level Plan Light Trespass North	Obtrusive - III	Fc	0.00	0.0	0.0	N.A.	N.A.
Upper Level Plan Light Trespass South	Obtrusive - III	Fc	0.00	0.0	0.0	N.A.	N.A.
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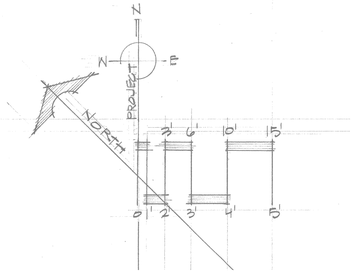
ROOF DECK PLAN

1/8" = 1'-0"



5 ROOF DECK PLAN

LIGHTING PLAN

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

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	0	C1	SINGLE	N.A.	1.000	SPC0609SQINC-PAR30-MB-SM-MB w/ GU24 Base
	0	L2	SINGLE	N.A.	1.000	JB - ZDC - FB
	237	LED	SINGLE	N.A.	1.000	DI-24V-SE-NBL2-27-32-SPN
	0	S5	SINGLE	N.A.	1.000	HW-D3ADSQ-09-GT-40L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N
	0	S6	SINGLE	N.A.	1.000	HW-D3ADSQ-09-GT-25L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N
	1	SL1	SINGLE	N.A.	1.000	34705.023-27K
	3	SL2	SINGLE	N.A.	1.000	34703.023
	1	W1	SINGLE	N.A.	1.000	85105.023-27K
	0	W2	SINGLE	N.A.	1.000	77756-27K
	1	W3	SINGLE	N.A.	1.000	85105.023-27K
	2	W4	SINGLE	N.A.	1.000	NL-ZD-3LED-DN-CR-FB

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Roof Deck Overview	Illuminance	Fc	0.26	22.2	0.0	N.A.	N.A.
Roof Deck Plan Light Trespass East	Obtrusive - III	Fc	0.00	0.0	0.0	N.A.	N.A.
Roof Deck Plan Light Trespass North	Obtrusive - III	Fc	0.00	0.0	0.0	N.A.	N.A.
Roof Deck Plan Light Trespass South	Obtrusive - III	Fc	0.00	0.0	0.0	N.A.	N.A.
Roof Deck Plan Light Trespass West	Obtrusive - III	Fc	0.00	0.0	0.0	N.A.	N.A.

GENERAL NOTES

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2. THE ELECTRICAL CONTRACTOR SHALL FOLLOW AND ADHERE TO THE CURRENT NATIONAL ELECTRICAL CODE (NEC). IN THE EVENT OF A CONFLICT BETWEEN THIS DRAWING AND THE APPLICABLE CODE, THE CODE SHALL PREVAIL AND THE INSTALLATION SHALL BE MADE IN COMPLIANCE WITH THE CODE.

3. ALL EMERGENCY EGRESS LIGHTING IS THE RESPONSIBILITY OF THE ELECTRICAL ENGINEER OR ELECTRICAL CONTRACTOR.

4. ALL WALL AND FLOOR OUTLETS SHOWN ON LIGHTING PLAN ARE FOR CONTROL OF LIGHTING EQUIPMENT. ALL OTHER OUTLETS AND LOCATIONS ALONG WITH CIRCUIT BREAKER AND/OR DETAILED ELECTRICAL WIRING PLEASE REFER TO THE ELECTRICAL SHEETS.

5. ALL DIMMING CIRCUITS ARE TWO-WIRE UNLESS NOTED DIFFERENTLY. NO COMMON NEUTRALS SHALL BE USED.

6. FIELD PAINT ALL CONDUIT, JUNCTION BOXES, LIGHTING TRIM AND HARDWARE TO MATCH ADJACENT SURFACES.

7. ELECTRICAL CONTRACTOR SHALL VERIFY ALL CEILING TYPES, RECESS CONDITIONS, AND MOUNTING HARDWARE REQUIRED PRIOR TO PURCHASE OF ANY LIGHTING FIXTURES.

8. ELECTRICAL CONTRACTOR SHALL VERIFY MOUNTING HEIGHTS OF ALL DECORATIVE FIXTURES WITH INTERIOR DESIGNER PRIOR TO INSTALLATION.

9. ALL STEP LIGHTS SHALL BE MOUNTED AT +1'-6" A.F.F. TO CENTER OF FIXTURE UNLESS OTHERWISE NOTED.

10. ALL WIRE USED SHALL BE COPPER

11. IN ORDER TO MAINTAIN THE INTEGRITY OF OUR LIGHTING DESIGN, KJF LIGHTING DESIGN, WILL REQUIRE SITE VISITS DURING ELECTRICAL ROUGH AND ELECTRICAL TRIM STAGES. THE ELECTRICAL CONTRACTOR MAY BE HELD LIABLE FOR EXPENSES INCURRED IN A RESULT OF MOVING LIGHT FIXTURES INSTALLED PRIOR TO CLIENT OR KJF LIGHTING DESIGN'S APPROVAL.

12. THE ELECTRICAL CONTRACTOR SHALL ALLOW TWO EVENINGS (4 HOUR MINIMUM EACH) AND PROVIDE ALL NECESSARY LADDERS AND MAN LIFTS TO ASSIST KJF LIGHTING DESIGN DURING THE FINAL AIM AND FOCUS OF ALL ADJUSTABLE LIGHTING FIXTURES.

13. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR TO REVIEW ALL INFORMATION ON THESE PLANS. IF THERE ARE ERRORS, OMISSIONS, OR QUESTIONS CONCERNING THESE PLANS PLEASE CONTACT KJF LIGHTING DESIGN - 602.448.5007 FOR CLARIFICATION.

PROJECT NOTES

1. LIGHTING EQUIPMENT (MANDATORY) N1104.1 (AMENDED) ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.

2. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING. (N1102.4.4).

3. FIXTURES LOCATED IN DAMP OR WET LOCATIONS SUCH AS SHOWER/TUB AREA AND FIXTURED/LIGHTS INSTALLED OUTSIDE SHALL BE "LISTED" TO BE SUITABLE FOR DAMP / WET LOCATION.

4. EXTERIOR LIGHTING OVER 30 WATTS SHALL INCLUDE AN AUTOMATIC SHUT-OFF. (N1104.3).

5. ALL PERMANENTLY INSTALLED INTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, AN OCCUPANT SENSOR CONTROL OR OTHER CONTROL SUCH AS AN AUTOMATIC TIMER SHUT-OFF SWITCH. EXCEPTIONS INCLUDE BATHROOMS AND HALLWAYS. (N1104.2).

6. ALL LINEAR LED STRIP TAPE LIGHT TO BE FED EVERY 16'-0". CONSULT KJF LIGHTING DESIGN FOR WIRING DIAGRAMS

LIGHT CONTROL SYMBOL LEGEND

- $ — SINGLE POLE SWITCH
- $L — SINGLE POLE JAMB SWITCH
- $MO — SINGLE POLE MOTION SWITCH
- $T — SINGLE POLE TIMER SWITCH
- D — SINGLE POLE DIMMER
- — 1/2 SWITCHED DUPLEX RECEPTACLE
- CP — SWITCHED RECESSED CLOCK RECEPTACLE
- FP — 1/2 SWITCHED FLOOR PLUG RECEPTACLE
- T# — REMOTE LOW VOLTAGE TRANSFORMER

KEVIN J. FLOWER
LIGHTING DESIGN
20650 N. 29th Place Suite 106
PHOENIX, AZ 85050
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T 602.341.3667

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DRAWN BY:
KEVIN FLOWER

DATE: JULY 19, 2022

SCALE: AS NOTED

REVISIONS:
1. City Comments - 9.30.22
2. City Comments 5.24.23
3. City Comments 8.26.24
4. City Comments 8.25.25

SAWTOOTH SERENADE
260 1ST AVENUE NORTH
KETCHUM IDAHO

SHEET NUMBER:
PHOTOMETRIC PLAN
EL 8

KEVIN J. FLOWER LIGHTING DESIGN

20650 N. 29th Place Suite 106
Phoenix AZ 85050
602.341.3667

Lighting Fixture Schedule

Project: Sawtooth Serenade

Quantity	Type	Manufacturer	Model Number / Description	Volts	Dimming	Lamp Type	Watts
10	C1	SPECTRUM	SPC0609SQINC-PAR30-MB-SM-MB w/ GU24 Base 6" Square Cylinder Surface Mounted with GU24 Base and Ketra Lamp	120V AC	KETRA (COLOR SET TO 27K)	HW-S30-08H-O-GTWFL-11G25-BK LOUVER: S30ALUV45 BK	10
9	L2	FX LUMINAIRE	JB - ZDC - FB - Warm 27K Lens 4" Surface Mounted Tree Downlight with 45° Cutoff Shroud	12V AC	ELV	Integral LED lamp	4
16	LED1 - LED16	ELEMENTAL LED	LINEAR LED LIGHTING MOUNTED IN CHANNEL DIFFUSED AND MOUNTED FACING DOWNWARD CONTRACTOR TO DETERMINE BILL OF MATERIALS USING DI-24V-SE-NBL2-27-32-SPN-ELV-FACTORY - 32.8 Foot Spool / 27K / 2.44W/FT DI-ODX-24VXXW-J - ELV DIMMING DRIVERS	24V DC	ELV	Integral LED lamp	2.44W/FT
41	S5	KETRA	HW-D3ADSQ-09-GT-40L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N 3" Adjustable LED with 40 Degree Beam and Interchangeable Optics	120V AC	KETRA (COLOR SET TO 27K)	Integral LED lamp	9
3	S6	KETRA	HW-D3ADSQ-09-GT-25L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N 3" Adjustable LED with 25 Degree Beam and Interchangeable Optics	120V AC	KETRA (COLOR SET TO 27K)	Integral LED lamp	9
3	SL1	ERCO	34705.023-27K w/appropriate Housing 7-5/8" x 6-7/8" Recessed Linear Light with Deep Beam	120V AC	ELV	Integral LED lamp	8
3	SL2	ERCO	34703.023-27K w/appropriate Housing 7-5/8" x 6-7/8" Recessed Linear Light with Wide Beam	120V AC	ELV	Integral LED lamp	8
3	W1	ERCO	85105.023-27K w/33137.023 Mounting Plate 7-7-16" Wall Mounted Floor Wash Light	120V AC	ELV	Integral LED lamp	8
0 NOT USED	W2	BEGA LIGHTING	77756-27K w/70755 Glare Shield 4-3/8 Cylindrical Wall Mounted Downlight with 180 degree Glare Shield	120V AC	0-10V	Integral LED lamp	10.5
11	W3	ERCO	85105.023-27K w/33137.023 Mounting Plate 7-7-16" Wall Mounted Floor Wash Light	120V AC	ELV	Integral LED lamp	8
5	W4	FX LUMINAIRE	NL-ZD-3LED-DN-CR-FB w/ Wide Spread Lens - Warm 27K Lens 3" Surface Mounted Downlight with	12V AC	PHASE	Integral LED lamp	4

*** ALL FIXTURES INSTALLED IN EXTERIOR CONDITIONS MUST BE DAMP OR WET RATED AND BE DARK SKY COMPLIANT
*** EQUIVALENT FIXTURES MAY BE SUBSTITUTED WITH OWNERS APPROVAL
*** ALL FIXTURES ARE TO BE APPROVED BY OWNER BEFORE ORDERING.
*** ALL LINEAR PRODUCT MUST BE FIELD MEASURED BEFORE ORDERING.
*** ALL LED PRODUCT IS TO BE FIELD VERIFIED FOR PROPER COLOR RENDERING BEFORE ORDERING
*** ALL TRIM COLORS TO BE VERIFIED WITH OWNER BEFORE ORDERING.

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$MD	SINGLE POLE MOTION SWITCH
$T	SINGLE POLE TIMER SWITCH
D	SINGLE POLE DIMMER
	1/2 SWITCHED DUPLEX RECEPTACLE
CP	SWITCHED RECESSED CLOCK RECEPTACLE
FP	1/2 SWITCHED FLOOR PLUG RECEPTACLE
T#	REMOTE LOW VOLTAGE TRANSFORMER

KEVIN J. FLOWER
LIGHTING DESIGN

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DRAWN BY:
KEVIN FLOWER

DATE: JULY 19, 2022

SCALE: AS NOTED

REVISIONS:

1 City Comments - 9.30.22
2 City Comments 5.24.23
3 City Comments 8.26.24
4 City Comments 8.25.25

SAWTOOTH SERENADE
260 1ST AVENUE NORTH
KETCHUM IDAHO

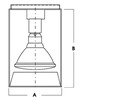
SHEET NUMBER:

PHOTOMETRIC PLAN

EL 9

Acoustic Designs Group
Type: C1

Model # SPC0609SQINC-PAR30-MB-SM-MB w/ GU24 Base
With Ketra HW-S30-08H-O-GTWFL-11G25-BK / LOUVER



A	B
6.0 IN. 152.4 mm	9.5 241.3 mm

6" SQUARE DIRECT
PAR SERIES

SPC0609SQINC - CEILING MOUNT

APPLICATION
6" square cylinder series for use with incandescent PAR lamps.

FEATURES
Spectrum Surface Solutions series provides traditional architectural style with high performance energy efficient illumination. Rugged design with flexible mounting, finish and lamping options make these extremely versatile fixtures.

FINISH
Multi-stage polyester powder-coat process applied on our dedicated paint lines. A wide variety of standard and custom finishes are available. All exposed materials are promote pretreated to resist corrosion.

ELECTRONICS
120V socket standard.

CONSTRUCTION
Extruded, .125 6063 aluminum fixture housing. Specular primary optical reflectors provide high efficiency illumination. Stainless steel hardware with galvanized steel brackets to resist corrosion. Formed .063 aluminum reflector/trim finished to specification.

CODE COMPLIANCE
ETL listed for damp locations. Manufactured and tested to UL standard No. 1598.

SERIES	LED LAMP	TRIM	MOUNTING[1]	FINISH[1]
SPC0609SQINC	PAR30 R30	0906-PT Platinum Silver MW Matte White MB Matte Black	HM Hong Ringhurst PM Rigid Pendant Mount[2] AT Hong Straight Ad Thread CD Cord / Cable Mount SM Surface Mount	MW[3] Matte White MB Matte Black PT Platinum Silver CC Custom Color See Page 4 for Full Range of Color Options (93-90015)

EXAMPLE: SPC0609SQINC/PAR38/0305PT/HM36/MW

NOTES:
1 See Mounting Page for Details on Components and Finishes 2 Specify length in inches See Mounting Page for Available Lengths 3 See Color Page for More Options/Consult Factory for Special Finishes 4 Standard Finishes

SPECTRUM LIGHTING INC. PROJECT: TYPE:

Dimensions and values shown are nominal. Spectrum Lighting continually works to improve products and reserves the right to make changes which may alter the performance or appearance of products.

WWW.SPECLIGHT.COM • 994 JEFFERSON STREET, FALL RIVER, MA 02721 • 508.678.2393 FAX 508.678.2260

93-00138_RC

Acoustic Designs Group
Type: C1

Model # SPC0609SQINC-PAR30-MB-SM-MB w/ GU24 Base
With Ketra HW-S30-08H-O-GTWFL-11G25-BK / LOUVER

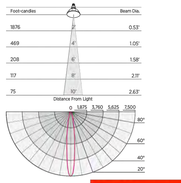
KETRA
S30 TUNABLE LAMP

P/N 3662380 Rev I
Specifications are subject to change without notice

ISO FOOTCANDLE CHARTS: 2700 - 5000 K VALUES ONLY

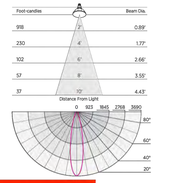
Beam Angle: 15° Spot (SP)

Product Code[1]	Wattage	Lumens	CBCP
S3010CTSPIIE26WH	17 W	1050	7501



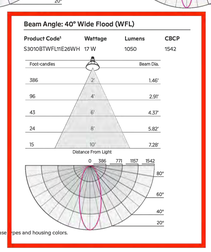
Beam Angle: 25° Flood (FL)

Product Code[1]	Wattage	Lumens	CBCP
S3010FTFLIIE26WH	17 W	1050	3672



Beam Angle: 40° Wide Flood (WFL)

Product Code[1]	Wattage	Lumens	CBCP
S3010TWFLIIE26WH	17 W	1050	1542



[1] Performance data applies to all base types and housing colors.

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Acoustic Designs Group
Type: C1

Model # SPC0609SQINC-PAR30-MB-SM-MB w/ GU24 Base
With Ketra HW-S30-08H-O-GTWFL-11G25-BK / LOUVER

KETRA

P/N 3662380 Rev I
Specifications are subject to change without notice

S30 Tunable LED S30 Lamp

The Ketra Difference:

High Def Palette—covers a wide range of 16.7 million colors, including pastels, saturated colors and high CRI whites spanning from 1,400K to 10,000K.

Dynamic Spectrum—precisely tunes the amount of energy across the visible spectrum to produce Natural Light, Natural Dimming and Vibrancy.

TruBeam—produces uniform color across any available beam angle.

Color Lock—maintains your desired color point at a one-step MacAdam Ellipse across all Ketra product families and over each product's lifetime.

ORDERING GUIDE

Please download this PDF to use the interactive drop down features of the ordering guide.

CM-	S30	08	I	CTSP	11E26	WH
Product Line	Model	Lumens	Location	System/Beam Angle	Region /Voltage / Base	Housing Color

Order code: CM-S3008ICTSP11E26WH

Product Line	Code
Commercial (Athena compatible)	CM-
Residential (HomeWorks compatible)	HWI
Model	
5-Series PAR30 Long Neck LED S30 Lamp	S30
Lumens	
800 [1]	08
1050 [1]	10
600 High-Efficacy [1,2,4]	06H
1050 High-Efficacy [1,3,4]	10H
Location	
Indoor	I
Outdoor/Patio [5]	O

System/Beam Angle	Code
KetraNet Spot (15°)	CTSP
KetraNet Flood (25°)	BTFL
KetraNet Wide Flood (40°)	BTWFL
KetraNet Very Wide Flood (60°)	BTVFL
KetraNet Extra Wide Flood (90° BR Style)	BTXFL
CCX Spot (15°) [3]	GTSP
CCX Flood (25°) [3]	GTFL
CCX Wide Flood (40°) [3]	GTWFL
CCX Very Wide Flood (60°) [3]	GTVFL
CCX Extra Wide Flood (90° BR Style) [3]	GTXFL

Region/ Voltage/ Base	Code
North America, 120 V~ 60 Hz, E26	11E26
North America, 120 V~ 60 Hz, GU24	11G24
Housing Color	
White	WH
Black	BK

[1] This option is not available for sale in California.
[2] High-efficacy light sources are Title 20 and Title 24 JA8 compliant.
[3] High-efficacy only available for design with Clear Connect Type X systems.
[4] Extra Wide Flood beam angle is not available in the high-efficacy lumen options.
[5] CCX stands for Clear Connect Type X.
[6] For use in protected outdoor applications only. In wet locations the lamp must be installed in a wet location rated fixture.

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Acoustic Designs Group
Type: C1

Model # SPC0609SQINC-PAR30-MB-SM-MB w/ GU24 Base
With Ketra HW-S30-08H-O-GTWFL-11G25-BK / LOUVER

KETRA
S30 TUNABLE LAMP

P/N 3662380 Rev I
Specifications are subject to change without notice

SPECIFICATIONS[1]

Optical & Electrical Performance

Lumen Output[2]	800 lm/1050 lm
CRI (Ra)[2]	>90 (R9 >90)
Lumen Maintenance[2]	50,000 hours to L70 @ 25 °C TA
Color Point Maintenance[2]	One-step MacAdam Ellipse over product lifetime
Color Point Range[4]	1400 °K – 10,000 °K, Fully Saturated, & Pastel
Equivalent Traditional LED S30 Lamp	75W halogen PAR30
Dimming Range[4]	0.1-100%

Environmental

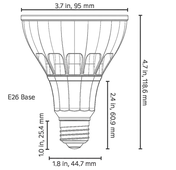
Operating Temperature	0 to 50 °C
Extended Operating Temperature[5]	-25 to 0 °C
Storage Temperature	-30 to 80 °C
Humidity	0 – 95%, Non-condensing
Certification	UL, cUL, RoHS, FCC Class B
Location	UL Damp Location, IP20

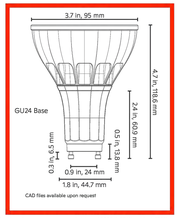
Mechanical

Weight	1.35 lbs, 600 g
Housing Material	Powder Coated Aluminum, Polymer
Lens Material	UL Damp Location, IP20
Base Type	E26 GU24

Electrical

Power Consumption	S30.08 9.3 W / S30.10 13 W S30.08 HE 8.4 W, S30.10 HE 12 W
Power Factor	>0.9
Efficacy	S30.08 88 lm/W, S30.10 81 lm/W S30.08HE 96 lm/W, S30.10HE 90 lm/W
Current	170 mA Max
Emergency Lighting	Evaluated by UL, for use in emergency lighting systems in accordance with standard UL 924 and CSA C22.2 No. 141. Compatible with the CCX-ES- model LUT-5HUNT-4-TD UL, file E205037. See Lutron Application Note 106 (P/N 048106) at www.lutron.com for wiring details. This is only applicable to CCX fixtures used in an Athena system.





CAD files available upon request

Accessories

S30 Accessory Short Snoot	S30ASNTS5 WH/BK
S30 Accessory Tall Snoot	S30ASNT30 WH/BK
S30 Accessory 45° Hex Louver Includes Tall Snoot	S30ALUV45 WH/BK
S30 Accessory 15° Baffle Includes Tall Snoot	S30ABF15 WH/BK
S30 Downlight Trim	UN-S30A-TMSK-PWH/PBK/PBZ/CWH/PSR

[1] All performance measurements taken at 3000 K, 25 °C ambient, 100% power input, unless otherwise stated.
[2] Lumen measurement complies with IES LM-79-08 testing procedures.
[3] Lumen maintenance values calculated in accordance to TM-21 procedures based on LM-80 compliant measurement data.
[4] Intensity and color point control requires compatible system.
[5] Color accuracy not guaranteed while operating in Extended Operating Temperature range.

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Acoustic Designs Group
Type: LED

Model # DI-24V-SE-NBL2-27-32-SPN-ELV-FACTORY

diodeled®

NEON BLAZE™ Diffused LED Lighting
Specification Sheet

NEON BLAZE™ NBL1/NBL2/NBL4
Diffused LED Lighting

Date

Project Notes

Diffused, neon-like LED lighting with top-bending and side-bending options.
Available in static white and colors, and suitable for wet locations (IP65).

FEATURES

- Fully diffused, dotless light
- Top-bending and side-bending options with multiple output levels
- IP65 for wet locations and UV stabilized for outdoor use
- Ideal for coves and other architectural details
- 5 Year limited warranty

ORDERING CODES
Order spools, and components for field assembly

DI	Voltage	Form	Model	CCT	Length
	24V	SE Side Bending TE Top Bending	NBL1 NBL2 NBL4	27 (2700K) 30 (3000K) 35 (3500K) 40 (4000K) 50 (5000K)	24 (24 inch spool) 32 (32 inch spool) Cut to Length Custom Length

OPTIONAL ORDERING CODES
Mounting, drivers, and assembly preference

Mounting	Drivers	Delivery
Standard Mounting Channel	120 in TDA (Tridonic) DALI Overdrive	FIELD ASSEMBLY FACTORY *Max Delivery Distance

Model	24V-SE-NBL1	24V-SE-NBL2	24V-SE-NBL4	24V-TE-NBL1	24V-TE-NBL2	24V-TE-NBL4
Voltage	24V	24V	24V	24V	24V	24V
Wattage	1.22 W/ft.	2.44 W/ft.	4.4 W/ft.	1.22 W/ft.	2.44 W/ft.	4.4 W/ft.
2700K	62/ft.	128/ft.	226/ft.	90/ft.	175/ft.	346/ft.
3000K	65/ft.	140/ft.	198/ft.	102/ft.	218/ft.	317/ft.
3500K	60/ft.	125/ft.	191/ft.	88/ft.	273/ft.	273/ft.
4200K	N/A	N/A	N/A	N/A	N/A	N/A
Lumens 6300K	58/ft.	116/ft.	172/ft.	86/ft.	206/ft.	266/ft.
Blue	6/ft.	12/ft.	18/ft.	16/ft.	36/ft.	37/ft.
Gold	31/ft.	61/ft.	84/ft.	70/ft.	157/ft.	184/ft.
Green	30/ft.	48/ft.	76/ft.	69/ft.	146/ft.	151/ft.
Pink	17/ft.	37/ft.	53/ft.	39/ft.	93/ft.	110/ft.
Red	11/ft.	21/ft.	34/ft.	21/ft.	61/ft.	64/ft.
Cut Points	2 in.	2 in.	2 in.	2 in.	2 in.	2 in.
Max Run	65 ft.	32 ft.	16 ft.	65 ft.	32 ft.	16 ft.
CRI	90+ CRI	90+ CRI	90+ CRI	90+ CRI	90+ CRI	90+ CRI
Dimensions	0.27 x 0.75 in (W x H)	0.27 x 0.75 in (W x H)	0.27 x 0.75 in (W x H)	0.65 x 0.59 in (W x H)	0.65 x 0.59 in (W x H)	0.65 x 0.59 in (W x H)
Environment	Outdoor / Wet Location (IP65)	Outdoor / Wet Location (IP65)	Outdoor / Wet Location (IP65)	Outdoor / Wet Location (IP65)	Outdoor / Wet Location (IP65)	Outdoor / Wet Location (IP65)
Ambient Temperature	-4 – 122°F (-20 – 50°C)	-4 – 122°F (-20 – 50°C)	-4 – 122°F (-20 – 50°C)	-4 – 122°F (-20 – 50°C)	-4 – 122°F (-20 – 50°C)	-4 – 122°F (-20 – 50°C)
Operating Temperature	-4 – 176°F (-20 – 80°C)	-4 – 176°F (-20 – 80°C)	-4 – 176°F (-20 – 80°C)	-4 – 176°F (-20 – 80°C)	-4 – 176°F (-20 – 80°C)	-4 – 176°F (-20 – 80°C)
Certification	UL Listed 2108	UL Listed 2108	UL Listed 2108	UL Listed 2108	UL Listed 2108	UL Listed 2108
Warranty	5 Year	5 Year	5 Year	5 Year	5 Year	5 Year

Acoustic Designs Group
Type: LED

Model # DI-24V-SE-NBL2-27-32-SPN-ELV-FACTORY

diodeled®

NEON BLAZE™ Diffused LED Lighting
Specification Sheet

NEON BLAZE™ NBL1/NBL2/NBL4
Diffused LED Lighting

Date

Project Notes

Diffused, neon-like LED lighting with top-bending and side-bending options.
Available in static white and colors, and suitable for wet locations (IP65).

MECHANICAL DIAGRAMS

Side Bending
24V-SE-NBL1

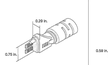
Top Bending
24V-TE-NBL1

Connections

Male Connector

Female Connector

Side Bending Connector



Top Bending Connector

GENERAL NOTES

1. IT IS THE INTENT OF THESE DRAWINGS TO PROVIDE A COMPREHENSIVE LIGHTING PLAN WHICH SHOWS LIGHT FIXTURE LOCATIONS, FIXTURE SPECIFICATIONS, AND CIRCUITRY FOR THE PURPOSE OF A LICENSED ELECTRICAL CONTRACTOR TO BID AND INSTALL A COMPLETE LIGHTING SYSTEM.

2. THE ELECTRICAL CONTRACTOR SHALL FOLLOW AND ADHERE TO THE CURRENT NATIONAL ELECTRICAL CODE (NEC). IN THE EVENT OF A CONFLICT BETWEEN THIS DRAWING AND THE APPLICABLE CODE, THE CODE SHALL PREVAIL AND THE INSTALLATION SHALL BE MADE IN COMPLIANCE WITH THE CODE.

3. ALL EMERGENCY EGRESS LIGHTING IS THE RESPONSIBILITY OF THE ELECTRICAL ENGINEER OR ELECTRICAL CONTRACTOR.

4. ALL WALL AND FLOOR OUTLETS SHOWN ON LIGHTING PLAN ARE FOR CONTROL OF LIGHTING EQUIPMENT. ALL OTHER OUTLETS AND LOCATIONS ALONG WITH CIRCUIT BREAKER AND/OR DETAILED ELECTRICAL WIRING PLEASE REFER TO THE ELECTRICAL SHEETS.

5. ALL DIMMING CIRCUITS ARE TWO-WIRE UNLESS NOTED DIFFERENTLY. NO COMMON NEUTRALS SHALL BE USED.

6. FIELD PAINT ALL CONDUIT, JUNCTION BOXES, LIGHTING TRIM AND HARDWARE TO MATCH ADJACENT SURFACES.

7. ELECTRICAL CONTRACTOR SHALL VERIFY ALL CEILING TYPES, RECESS CONDITIONS, AND MOUNTING HARDWARE REQUIRED PRIOR TO PURCHASE OF ANY LIGHTING FIXTURES.

8. ELECTRICAL CONTRACTOR SHALL VERIFY MOUNTING HEIGHTS OF ALL DECORATIVE FIXTURES WITH INTERIOR DESIGNER PRIOR TO INSTALLATION.

9. ALL STEP LIGHTS SHALL BE MOUNTED AT +1'-6" A.F.F. TO CENTER OF FIXTURE UNLESS OTHERWISE NOTED.

10. ALL WIRE USED SHALL BE COPPER

11. IN ORDER TO MAINTAIN THE INTEGRITY OF OUR LIGHTING DESIGN, KJF LIGHTING DESIGN, WILL REQUIRE SITE VISITS DURING ELECTRICAL ROUGH AND ELECTRICAL TRIM STAGES. THE ELECTRICAL CONTRACTOR MAY BE HELD LIABLE FOR EXPENSES INCURRED IN A RESULT OF MOVING LIGHT FIXTURES INSTALLED PRIOR TO CLIENT OR KJF LIGHTING DESIGN'S APPROVAL.

12. THE ELECTRICAL CONTRACTOR SHALL ALLOW TWO EVENINGS (4 HOUR MINIMUM EACH) AND PROVIDE ALL NECESSARY LADDERS AND MAN LIFTS TO ASSIST KJF LIGHTING DESIGN DURING THE FINAL AIM AND FOCUS OF ALL ADJUSTABLE LIGHTING FIXTURES.

13. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR TO REVIEW ALL INFORMATION ON THESE PLANS. IF THERE ARE ERRORS, OMISSIONS, OR QUESTIONS CONCERNING THESE PLANS PLEASE CONTACT KJF LIGHTING DESIGN - 602.448.5007 FOR CLARIFICATION.

PROJECT NOTES

1. LIGHTING EQUIPMENT (MANDATORY) N1104.1 (AMENDED) ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.

2. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING. (N1102.4.4).

3. FIXTURES LOCATED IN DAMP OR WET LOCATIONS SUCH AS SHOWER/TUB AREA AND FIXTURED/LIGHTS INSTALLED OUTSIDE SHALL BE "LISTED" TO BE SUITABLE FOR DAMP / WET LOCATION.

4. EXTERIOR LIGHTING OVER 30 WATTS SHALL INCLUDE AN AUTOMATIC SHUT-OFF. (N1104.3).

5. ALL PERMANENTLY INSTALLED INTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, AN OCCUPANT SENSOR CONTROL OR OTHER CONTROL SUCH AS AN AUTOMATIC TIMER SHUT-OFF SWITCH. EXCEPTIONS INCLUDE BATHROOMS AND HALLWAYS. (N1104.2).

6. ALL LINEAR LED STRIP TAPE LIGHT TO BE FED EVERY 16'-0". CONSULT KJF LIGHTING DESIGN FOR WIRING DIAGRAMS

LIGHT CONTROL SYMBOL LEGEND

S	SINGLE POLE SWITCH
S^{J}	SINGLE POLE JAMB SWITCH
S^{MD}	SINGLE POLE MOTION SWITCH
S^{T}	SINGLE POLE TIMER SWITCH
D	SINGLE POLE DIMMER
	1/2 SWITCHED DUPLEX RECEPTACLE
$\oplus^{CP}$	SWITCHED RECESSED CLOCK RECEPTACLE
⦿FP	1/2 SWITCHED FLOOR PLUG RECEPTACLE
T#	REMOTE LOW VOLTAGE TRANSFORMER

KEVIN J. FLOWER
LIGHTING DESIGN
20650 N. 29th Place Suite 106
PHOENIX, AZ 85050
WWW.KEVINJFLOWER.COM
T 602.341.3667

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DRAWN BY:
KEVIN FLOWER

DATE: JULY 19, 2022

SCALE: AS NOTED

REVISIONS:

1 City Comments - 9.30.22
2 City Comments 5.24.23
3 City Comments 8.26.24
4 City Comments 8.25.25

SAWTOOTH SERENADE
260 1ST AVENUE NORTH
KETCHUM IDAHO

SHEET NUMBER:
PHOTOMETRIC PLAN
EL10

Acoustic Designs Group
Type: S5

Model # HW-D3ADSQ-09-GT-40L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N

KETRA

P/N 366231 Rev I
Specifications are subject to change without notice

D3 Adjustable, Square

The Ketra Difference:

High Def Palette—covers a wide range of 16.7 million colors, including pastels, saturated colors and high CRI whites spanning from 1,400K to 10,000K.

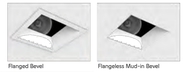
Dynamic Spectrum—precisely tunes the amount of energy across the visible spectrum to produce Natural Light, Natural Dimming and Vibrancy.

TruBeam—produces uniform color across any available beam angle.

Color Lock—maintains your desired color point at a one-step MacAdam Ellipse across all Ketra product families and over each product's lifetime.

Features:

Ketra's D3 adjustable downlight features low-profile housing, wireless communication, and field-replaceable optics and electronics. With a wealth of trim and optic accessories, the D3 is ideal for a large variety of applications. The D3 family is fully Title 24 JA8 compliant and is equipped with Ketra's full suite of unique solutions.


Flanged Bevel

Flangeless Mud-in Bevel

Flanged Pinhole

Flangeless Mud-in Pinhole

Flangeless Millwork Shallow

Flangeless Millwork Shallow Pinhole

Color Options

White

Black

Silver

Bronze

Paintable White

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Acoustic Designs Group
Type: S5

Model # HW-D3ADSQ-09-GT-40L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N

KETRA

P/N 366231 Rev I
Specifications are subject to change without notice

ORDERING GUIDE

Please download this PDF to use the interactive drop down features of the ordering guide.

Housing

Product Line | Fixture / Trim | Wattage | System

Beam Angle | Region / Voltage | Housing Type | Optic Accessory | Shipping Option

Order code:

Product Line	Code
Commercial (Athena compatible)	CM-
Residential (HomeWorks compatible)	HW-

Fixture / Trim	
D3 Adjustable, Square Flanged[1]	D3ADSQ
D3 Adjustable, Square Flangeless[2,3]	D3ADSM
D3 Adjustable, Collar Adapter Not Specified[4]	D3ADXX

Wattage	
9 W	09
13 W	13
18 W	18

System	
KetraNet	8T
Clear Connect Type X	6T

Beam Angle	
Spot (15°) Low Glare	15L
Flood (25°) Low Glare	25L
Wide Flood (40°) Low Glare	40L
Very Wide Flood (60°) Low Glare	60L

Beam Angle (cont.)	Code
Spot (15°) High Output	15H
Flood (25°) High Output	25H
Wide Flood (40°) High Output	40H
Very Wide Flood (60°) High Output	60H

Region/Voltage	
120 V~ 60 Hz, North America	11
277 V~ 60 Hz, North America	12

Housing Type	
New Construction, IC/Airtight	NCIC
New Construction, IC/Airtight, Flangeless Millwork Trim[5]	NCIM
New Construction, IC/Airtight, Outdoor/Patio[6]	NCOC
New Construction, IC/Airtight, Outdoor/Patio, Flangeless Millwork Trim[5]	NCOM

Optic Accessory[7] (See diagram on p. 3)	
None	N
Solite Lens	S
Frost Lens	F
Hex Louver	H

Shipping Option	
Single Pack Default, ships with Butterfly Brackets & 24 in Nailer Bars to be installed in field	SP

Trim

Product Line

Model | Trim Color | Trim Accessory

Order code:

Product Line	Code
Universal	UN-

Model	Code
Flanged Trim[1,2]	
D3 Square Adjustable Bevel	D3TFSQ1
D3 Square Adjustable Pinhole	D3TFSPA
Flangeless Mud-In Trim[4]	
D3 Square Adjustable Bevel	D3TXSQ1
D3 Square Adjustable Pinhole	D3TXSPA
Flangeless Millwork Trim[3,4]	
D3 Square Adjustable Bevel	D3TMSQ1
D3 Square Adjustable Pinhole	D3TMSPA

Trim Color	
White	PWH
Black	PBK
Silver	PSR
Bronze	PBZ
Paintable White	CWH

Trim Accessory[8] (See diagram on p. 3)	
None	N
Solite Lens	S
Frost Lens	F

1 D3 Adjustable, Square flanged fixture (D3ADSQ) can only be used with flanged trims (D3TFS-) and is compatible with NCIC/NCOC housing type, but is incompatible with NCIM/NCOM.
2 Use flanged trims (D3TFS-) on wood and stone ceilings with thickness in the range of 0.625 in - 1.5 in (15.8 mm - 38.1 mm) with NCIC/NCOC housing type.
3 D3 Adjustable, Square flangeless fixture (D3ADSM) can be used with a flangeless mud-in trim (D3TXS-) with NCIC/NCOC housing type, or with a flangeless millwork trim (D3TMS-) with NCIM/NCOM housing type.
4 Use the flangeless millwork trims (D3TMS-) on wood and stone ceilings with thickness in the range of 0.625 in - 2.5 in (15.8 mm - 63.5 mm) with NCIM/NCOM housing type.
5 Outdoor/Patio D3s must have a trim installed with a lens.
6 D3s installed outdoors must use housing type NCOC or NCOM.
7 Downlight is wet location rated when trim is installed with lens.
8 Ceiling installation cannot begin until the collar adapter is installed (see the Component Ordering Guide for details).
9 Millwork Trim Retainer supplied with Millwork Trim to ensure color match.

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Acoustic Designs Group
Type: S5

Model # HW-D3ADSQ-09-GT-40L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N

KETRA
D3 ADJUSTABLE SQUARE

P/N 366231 Rev I
Specifications are subject to change without notice

SPECIFICATIONS[1]

Optical & Electrical Performance

Delivered Lumen Output[2]

Beam Angle (1 in [25.4 mm] recess)	9 W	13 W	18 W	Pinhole lm multiplier
15° beam, low glare	650 lm	882 lm	1092 lm	0.57
25° beam, low glare	623 lm	845 lm	1046 lm	0.48
40° beam, low glare	569 lm	772 lm	955 lm	0.61
60° beam, low glare	561 lm	760 lm	941 lm	0.60
15° beam, high output	682 lm	928 lm	1148 lm	0.62
25° beam, high output	678 lm	923 lm	1142 lm	0.48
40° beam, high output	646 lm	878 lm	1087 lm	0.54
60° beam, high output	630 lm	857 lm	1061 lm	0.55

CRI (Ra) >90 (R9 >90)

Lumen Maintenance[3] 50,000 hours to L70 @ 25 °C T$_c$

Color Point Range[4] 1400K – 10,000K, Fully Saturated, & Pastel

Equivalent Traditional Lamp 75 W halogen

Dimming Range[4] 0.1–100%

Power consumption

	D3.09 9 W
	D3.13 13 W
	D3.18 18 W

Voltage

	120 V~ 60 Hz
	277 V~ 60 Hz

Power Factor >0.9

Inrush Current[5] 800 mA, 0.2 mS duration

Delivered Efficacy

Beam Angle (1 in [25.4 mm] recess)	9 W	13 W	18 W
15° beam, low glare	72 lm/W	68 lm/W	61 m/W
25° beam, low glare	69 lm/W	65 lm/W	58 lm/W
40° beam, low glare	63 lm/W	59 lm/W	53 lm/W
60° beam, low glare	62 lm/W	58 lm/W	52 lm/W
15° beam, high output	76 lm/W	71 lm/W	63 lm/W
25° beam, high output	75 lm/W	71 lm/W	62 lm/W
40° beam, high output	72 lm/W	68 lm/W	59 lm/W
60° beam, high output	70 lm/W	66 lm/W	58 lm/W

Surge Protection 2.5 KV

Emergency Lighting Evaluated by UL, for use in emergency lighting systems in accordance with standard UL 924 and CSA C22.2 No. 141 when paired with the UDL- model LUT-5HUNT-A-TD (UL- file E305507). See Lutron Application Note 106 (P/N 048106) at www.lutron.com for wiring details. This is only applicable to CCX fixtures used in an Athena system.

Environmental

Operating Temperature (T$_c$)	0 – 40 °C[7]
Storage Temperature	-20 – 80 °C
Humidity	0 – 95%, Non-condensing
Certification	UL, cUL, 120 V~: FCC Class B, 277 V~: FCC Class A , Title 24 [JA8][6]
Location	UL Damp Location, UL Wet Location Available with Trim Lens
Outdoor Use	Outdoor use available with Trim Lens
Extended Operating Temperature	-35 – 0 °C[7,8]

Mechanical

Mounting Options	Hanger Bars/ Butterfly Brackets
Field Replaceable Optics	Yes
Field Replaceable Light Engine	Yes
Field Replaceable Power Supply	Yes
Additional Optic Lens	2.5 in (63.5 mm) lens, ⅛ in (3.18 mm) thick
Additional Trim Lens	2.75 in (69.85 mm) lens, ⅛ in (3.18 mm) thick
Housing Material	Powder Coated Steel, Polymer
Lens Material	Glass

Dimensions

Ceiling Square Cut-out	4 in (101.6 mm) flanged; 5.5 in (139.70 mm) flangeless mud-in; 4 in (101.6 mm) flangeless millwork
Trim Outside Dimension	4.63 in (117.6 mm) flanged; 3.75 in (95.2 mm) flangeless mud-in; 4 in (101.6 mm) flangeless millwork
Trim Inside Dimension	Flanged: 2.84 in (72.14 mm) Bevel; 1.07 in (0.0 mm) Pinhole
	Flangeless: 2.76 in (70.1 mm) Bevel; 1.07 in (0.0 mm) Pinhole
Optics Outside Dimension	2.5 in (63.5 mm)
Trim Depth	1 in (25.4 mm)
Ceiling Thickness	Flanged, flangeless mud-in: 0.625 – 1.5 in (15.8 – 38.1 mm); Flangeless millwork collar: 0.625 – 2.5 in (15.8 – 63.5 mm)
Emitter Vertical Adjustment (tool-free)	0.75 in (19 mm)
Housing Vertical Adjustment via Butterfly Bracket	1.75 in (44.5 mm)
Adjustability	Tilt to 40° Full 364° Rotation
Housing Height	3.50 in (88.9 mm)
Housing Length	18.38 in (466.8 mm)
Housing Width	10 in (254 mm)
Unit Weight	7.75 lb (3.51 kg)

1 All performance measurements taken with 1 in (25.4 mm) trim, with light engine at nadir at the low regress position, at 3000 K, 25 °C ambient, 100% power input, unless otherwise stated.
2 Lumen measurement complies with IES LM-79-08 testing procedures.
3 Lumen maintenance values calculated in accordance to TM-21 procedures based on LM-80 compliant measurement data.
4 Intensity and color point control requires compatible system.
5 For more information on inrush current, refer to Ketra's Inrush App Note in the Support section of our website.
6 Rated for direct application of spray foam with less than R-21 insulation value or 3 in (76.2 mm) of closed cell spray foam, 95 °F (35 °C) maximum operating temperature.
7 Color accuracy not guaranteed in Extended Operating Temperature range.
8 All products in the D3 family are Title 24 JA8 compliant. For more information please contact customer service at ketrasales@lutron.com or 844.588.6445.

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Acoustic Designs Group
Type: S6

Model # HW-D3ADSQ-09-GT-25L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N

KETRA

P/N 366231 Rev I
Specifications are subject to change without notice

D3 Adjustable, Square

The Ketra Difference:

High Def Palette—covers a wide range of 16.7 million colors, including pastels, saturated colors and high CRI whites spanning from 1,400K to 10,000K.

Dynamic Spectrum—precisely tunes the amount of energy across the visible spectrum to produce Natural Light, Natural Dimming and Vibrancy.

TruBeam—produces uniform color across any available beam angle.

Color Lock—maintains your desired color point at a one-step MacAdam Ellipse across all Ketra product families and over each product's lifetime.

Features:

Ketra's D3 adjustable downlight features low-profile housing, wireless communication, and field-replaceable optics and electronics. With a wealth of trim and optic accessories, the D3 is ideal for a large variety of applications. The D3 family is fully Title 24 JA8 compliant and is equipped with Ketra's full suite of unique solutions.

Flanged Bevel

Flangeless Mud-in Bevel

Flanged Pinhole

Flangeless Mud-in Pinhole

Flangeless Millwork Shallow

Flangeless Millwork Shallow Pinhole

Color Options

White

Black

Silver

Bronze

Paintable White

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Acoustic Designs Group
Type: S6

Model # HW-D3ADSQ-09-GT-25L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N

KETRA

P/N 366231 Rev I
Specifications are subject to change without notice

ORDERING GUIDE

Please download this PDF to use the interactive drop down features of the ordering guide.

Housing

Product Line | Fixture / Trim | Wattage | System

Beam Angle | Region / Voltage | Housing Type | Optic Accessory | Shipping Option

Order code:

Product Line	Code
Commercial (Athena compatible)	CM-
Residential (HomeWorks compatible)	HW-

Fixture / Trim	
D3 Adjustable, Square Flanged[1]	D3ADSQ
D3 Adjustable, Square Flangeless[2,3]	D3ADSM
D3 Adjustable, Collar Adapter Not Specified[4]	D3ADXX

Wattage	
9 W	09
13 W	13
18 W	18

System	
KetraNet	8T
Clear Connect Type X	6T

Beam Angle	
Spot (15°) Low Glare	15L
Flood (25°) Low Glare	25L
Wide Flood (40°) Low Glare	40L
Very Wide Flood (60°) Low Glare	60L

Beam Angle (cont.)	Code
Spot (15°) High Output	15H
Flood (25°) High Output	25H
Wide Flood (40°) High Output	40H
Very Wide Flood (60°) High Output	60H

Region/Voltage	
120 V~ 60 Hz, North America	11
277 V~ 60 Hz, North America	12

Housing Type	
New Construction, IC/Airtight	NCIC
New Construction, IC/Airtight, Flangeless Millwork Trim[5]	NCIM
New Construction, IC/Airtight, Outdoor/Patio[6]	NCOC
New Construction, IC/Airtight, Outdoor/Patio, Flangeless Millwork Trim[5]	NCOM

Optic Accessory[7] (See diagram on p. 3)	
None	N
Solite Lens	S
Frost Lens	F
Hex Louver	H

Shipping Option	
Single Pack Default, ships with Butterfly Brackets & 24 in Nailer Bars to be installed in field	SP

Trim

Product Line

Model | Trim Color | Trim Accessory

Order code:

Product Line	Code
Universal	UN-

Model	Code
Flanged Trim[1,2]	
D3 Square Adjustable Bevel	D3TFSQ1
D3 Square Adjustable Pinhole	D3TFSPA
Flangeless Mud-In Trim[4]	
D3 Square Adjustable Bevel	D3TXSQ1
D3 Square Adjustable Pinhole	D3TXSPA
Flangeless Millwork Trim[3,4]	
D3 Square Adjustable Bevel	D3TMSQ1
D3 Square Adjustable Pinhole	D3TMSPA

Trim Color	
White	PWH
Black	PBK
Silver	PSR
Bronze	PBZ
Paintable White	CWH

Trim Accessory[8] (See diagram on p. 3)	
None	N
Solite Lens	S
Frost Lens	F

1 D3 Adjustable, Square flanged fixture (D3ADSQ) can only be used with flanged trims (D3TFS-) and is compatible with NCIC/NCOC housing type, but is incompatible with NCIM/NCOM.
2 Use flanged trims (D3TFS-) on wood and stone ceilings with thickness in the range of 0.625 in - 1.5 in (15.8 mm - 38.1 mm) with NCIC/NCOC housing type.
3 D3 Adjustable, Square flangeless fixture (D3ADSM) can be used with a flangeless mud-in trim (D3TXS-) with NCIC/NCOC housing type, or with a flangeless millwork trim (D3TMS-) with NCIM/NCOM housing type.
4 Use the flangeless millwork trims (D3TMS-) on wood and stone ceilings with thickness in the range of 0.625 in - 2.5 in (15.8 mm - 63.5 mm) with NCIM/NCOM housing type.
5 Outdoor/Patio D3s must have a trim installed with a lens.
6 D3s installed outdoors must use housing type NCOC or NCOM.
7 Downlight is wet location rated when trim is installed with lens.
8 Ceiling installation cannot begin until the collar adapter is installed (see the Component Ordering Guide for details).
9 Millwork Trim Retainer supplied with Millwork Trim to ensure color match.

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Acoustic Designs Group
Type: S6

Model # HW-D3ADSQ-09-GT-25L-11-NCOC-H-SP / UN-D3TFSPA-CWH-N

KETRA
D3 ADJUSTABLE SQUARE

P/N 366231 Rev I
Specifications are subject to change without notice

SPECIFICATIONS[1]

Optical & Electrical Performance

Delivered Lumen Output[2]

Beam Angle (1 in [25.4 mm] recess)	9 W	13 W	18 W	Pinhole lm multiplier
15° beam, low glare	650 lm	882 lm	1092 lm	0.57
25° beam, low glare	623 lm	845 lm	1046 lm	0.48
40° beam, low glare	569 lm	772 lm	955 lm	0.61
60° beam, low glare	561 lm	760 lm	941 lm	0.60
15° beam, high output	682 lm	928 lm	1148 lm	0.62
25° beam, high output	678 lm	923 lm	1142 lm	0.48
40° beam, high output	646 lm	878 lm	1087 lm	0.54
60° beam, high output	630 lm	857 lm	1061 lm	0.55

CRI (Ra) >90 (R9 >90)

Lumen Maintenance[3] 50,000 hours to L70 @ 25 °C T$_c$

Color Point Range[4] 1400K – 10,000K, Fully Saturated, & Pastel

Equivalent Traditional Lamp 75 W halogen

Dimming Range[4] 0.1–100%

Power consumption

	D3.09 9 W
	D3.13 13 W
	D3.18 18 W

Voltage

	120 V~ 60 Hz
	277 V~ 60 Hz

Power Factor >0.9

Inrush Current[5] 800 mA, 0.2 mS duration

Delivered Efficacy

Beam Angle (1 in [25.4 mm] recess)	9 W	13 W	18 W
15° beam, low glare	72 lm/W	68 lm/W	61 m/W
25° beam, low glare	69 lm/W	65 lm/W	58 lm/W
40° beam, low glare	63 lm/W	59 lm/W	53 lm/W
60° beam, low glare	62 lm/W	58 lm/W	52 lm/W
15° beam, high output	76 lm/W	71 lm/W	63 lm/W
25° beam, high output	75 lm/W	71 lm/W	62 lm/W
40° beam, high output	72 lm/W	68 lm/W	59 lm/W
60° beam, high output	70 lm/W	66 lm/W	58 lm/W

Surge Protection 2.5 KV

Emergency Lighting Evaluated by UL, for use in emergency lighting systems in accordance with standard UL 924 and CSA C22.2 No. 141 when paired with the UDL- model LUT-5HUNT-A-TD (UL- file E305507). See Lutron Application Note 106 (P/N 048106) at www.lutron.com for wiring details. This is only applicable to CCX fixtures used in an Athena system.

Environmental

Operating Temperature (T$_c$)	0 – 40 °C[7]
Storage Temperature	-20 – 80 °C
Humidity	0 – 95%, Non-condensing
Certification	UL, cUL, 120 V~: FCC Class B, 277 V~: FCC Class A , Title 24 [JA8][6]
Location	UL Damp Location, UL Wet Location Available with Trim Lens
Outdoor Use	Outdoor use available with Trim Lens
Extended Operating Temperature	-35 – 0 °C[7,8]

Mechanical

Mounting Options	Hanger Bars/ Butterfly Brackets
Field Replaceable Optics	Yes
Field Replaceable Light Engine	Yes
Field Replaceable Power Supply	Yes
Additional Optic Lens	2.5 in (63.5 mm) lens, ⅛ in (3.18 mm) thick
Additional Trim Lens	2.75 in (69.85 mm) lens, ⅛ in (3.18 mm) thick
Housing Material	Powder Coated Steel, Polymer
Lens Material	Glass

Dimensions

Ceiling Square Cut-out	4 in (101.6 mm) flanged; 5.5 in (139.70 mm) flangeless mud-in; 4 in (101.6 mm) flangeless millwork
Trim Outside Dimension	4.63 in (117.6 mm) flanged; 3.75 in (95.2 mm) flangeless mud-in; 4 in (101.6 mm) flangeless millwork
Trim Inside Dimension	Flanged: 2.84 in (72.14 mm) Bevel; 1.07 in (0.0 mm) Pinhole
	Flangeless: 2.76 in (70.1 mm) Bevel; 1.07 in (0.0 mm) Pinhole
Optics Outside Dimension	2.5 in (63.5 mm)
Trim Depth	1 in (25.4 mm)
Ceiling Thickness	Flanged, flangeless mud-in: 0.625 – 1.5 in (15.8 – 38.1 mm); Flangeless millwork collar: 0.625 – 2.5 in (15.8 – 63.5 mm)
Emitter Vertical Adjustment (tool-free)	0.75 in (19 mm)
Housing Vertical Adjustment via Butterfly Bracket	1.75 in (44.5 mm)
Adjustability	Tilt to 40° Full 364° Rotation
Housing Height	3.50 in (88.9 mm)
Housing Length	18.38 in (466.8 mm)
Housing Width	10 in (254 mm)
Unit Weight	7.75 lb (3.51 kg)

1 All performance measurements taken with 1 in (25.4 mm) trim, with light engine at nadir at the low regress position, at 3000 K, 25 °C ambient, 100% power input, unless otherwise stated.
2 Lumen measurement complies with IES LM-79-08 testing procedures.
3 Lumen maintenance values calculated in accordance to TM-21 procedures based on LM-80 compliant measurement data.
4 Intensity and color point control requires compatible system.
5 For more information on inrush current, refer to Ketra's Inrush App Note in the Support section of our website.
6 Rated for direct application of spray foam with less than R-21 insulation value or 3 in (76.2 mm) of closed cell spray foam, 95 °F (35 °C) maximum operating temperature.
7 Color accuracy not guaranteed in Extended Operating Temperature range.
8 All products in the D3 family are Title 24 JA8 compliant. For more information please contact customer service at ketrasales@lutron.com or 844.588.6445.

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GENERAL NOTES

1. IT IS THE INTENT OF THESE DRAWINGS TO PROVIDE A COMPREHENSIVE LIGHTING PLAN WHICH SHOWS LIGHT FIXTURE LOCATIONS, FIXTURE SPECIFICATIONS, AND CIRCUITRY FOR THE PURPOSE OF A LICENSED ELECTRICAL CONTRACTOR TO BID AND INSTALL A COMPLETE LIGHTING SYSTEM.

2. THE ELECTRICAL CONTRACTOR SHALL FOLLOW AND ADHERE TO THE CURRENT NATIONAL ELECTRICAL CODE (NEC). IN THE EVENT OF A CONFLICT BETWEEN THIS DRAWING AND THE APPLICABLE CODE, THE CODE SHALL PREVAIL AND THE INSTALLATION SHALL BE MADE IN COMPLIANCE WITH THE CODE.

3. ALL EMERGENCY EGRESS LIGHTING IS THE RESPONSIBILITY OF THE ELECTRICAL ENGINEER OR ELECTRICAL CONTRACTOR.

4. ALL WALL AND FLOOR OUTLETS SHOWN ON LIGHTING PLAN ARE FOR CONTROL OF LIGHTING EQUIPMENT. ALL OTHER OUTLETS AND LOCATIONS ALONG WITH CIRCUIT BREAKER AND/OR DETAILED ELECTRICAL WIRING PLEASE REFER TO THE ELECTRICAL SHEETS.

5. ALL DIMMING CIRCUITS ARE TWO-WIRE UNLESS NOTED DIFFERENTLY. NO COMMON NEUTRALS SHALL BE USED.

6. FIELD PAINT ALL CONDUIT, JUNCTION BOXES, LIGHTING TRIM AND HARDWARE TO MATCH ADJACENT SURFACES.

7. ELECTRICAL CONTRACTOR SHALL VERIFY ALL CEILING TYPES, RECESS CONDITIONS, AND MOUNTING HARDWARE REQUIRED PRIOR TO PURCHASE OF ANY LIGHTING FIXTURES.

8. ELECTRICAL CONTRACTOR SHALL VERIFY MOUNTING HEIGHTS OF ALL DECORATIVE FIXTURES WITH INTERIOR DESIGNER PRIOR TO INSTALLATION.

9. ALL STEP LIGHTS SHALL BE MOUNTED AT +1'-6" A.F.F. TO CENTER OF FIXTURE UNLESS OTHERWISE NOTED.

10. ALL WIRE USED SHALL BE COPPER

11. IN ORDER TO MAINTAIN THE INTEGRITY OF OUR LIGHTING DESIGN, KJF LIGHTING DESIGN, WILL REQUIRE SITE VISITS DURING ELECTRICAL ROUGH AND ELECTRICAL TRIM STAGES. THE ELECTRICAL CONTRACTOR MAY BE HELD LIABLE FOR EXPENSES INCURRED IN A RESULT OF MOVING LIGHT FIXTURES INSTALLED PRIOR TO CLIENT OR KJF LIGHTING DESIGN'S APPROVAL.

12. THE ELECTRICAL CONTRACTOR SHALL ALLOW TWO EVENINGS (4 HOUR MINIMUM EACH) AND PROVIDE ALL NECESSARY LADDERS AND MAN LIFTS TO ASSIST KJF LIGHTING DESIGN DURING THE FINAL AIM AND FOCUS OF ALL ADJUSTABLE LIGHTING FIXTURES.

13. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR TO REVIEW ALL INFORMATION ON THESE PLANS. IF THERE ARE ERRORS, OMISSIONS, OR QUESTIONS CONCERNING THESE PLANS PLEASE CONTACT KJF LIGHTING DESIGN - 602.448.5007 FOR CLARIFICATION.

PROJECT NOTES

1. LIGHTING EQUIPMENT (MANDATORY) N1104.1 (AMENDED) ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.

2. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING. (N1102.4.4).

3. FIXTURES LOCATED IN DAMP OR WET LOCATIONS SUCH AS SHOWER/TUB AREA AND FIXTURED/LIGHTS INSTALLED OUTSIDE SHALL BE "LISTED" TO BE SUITABLE FOR DAMP / WET LOCATION.

4. EXTERIOR LIGHTING OVER 30 WATTS SHALL INCLUDE AN AUTOMATIC SHUT-OFF. (N1104.3).

5. ALL PERMANENTLY INSTALLED INTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, AN OCCUPANT SENSOR CONTROL OR OTHER CONTROL SUCH AS AN AUTOMATIC TIMER SHUT-OFF SWITCH. EXCEPTIONS INCLUDE BATHROOMS AND HALLWAYS. (N1104.2).

6. ALL LINEAR LED STRIP TAPE LIGHT TO BE FED EVERY 16'-0". CONSULT KJF LIGHTING DESIGN FOR WIRING DIAGRAMS

LIGHT CONTROL SYMBOL LEGEND

S	SINGLE POLE SWITCH
S^{J}	SINGLE POLE JAMB SWITCH
S^{MD}	SINGLE POLE MOTION SWITCH
S^{T}	SINGLE POLE TIMER SWITCH
D	SINGLE POLE DIMMER
	1/2 SWITCHED DUPLEX RECEPTACLE
^{CP}	SWITCHED RECESSED CLOCK RECEPTACLE
FP	1/2 SWITCHED FLOOR PLUG RECEPTACLE
T#	REMOTE LOW VOLTAGE TRANSFORMER

KEVIN J. FLOWER
LIGHTING DESIGN

20650 N. 29th Place Suite 106
PHOENIX, AZ 85050
WWW.KEVINJFLOWER.COM
T 602.341.3667

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DRAWN BY:
KEVIN FLOWER

DATE: JULY 19, 2022

SCALE: AS NOTED

REVISIONS:

1 City Comments - 9.30.22
2 City Comments 5.24.23
3 City Comments 8.26.24
4 City Comments 8.25.25

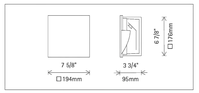
SAWTOOTH SERENADE
260 1ST AVENUE NORTH
KETCHUM IDAHO

SHEET NUMBER:
PHOTOMETRIC PLAN
EL11

Acoustic Designs Group **Model # 34705.023-27K**
Type: SL1

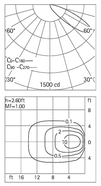
ERCO

Lightmark Floor washlight



34705.023
LED module: 6W 630lm 3000K warm white
Trailing edge dimmable
Version 3
Flush mounting detail
Spherolit lens, deep beam

Product description
Housing: polymer, black.
Housing for recessed mounting in brickwork and dry-wall partitions: stainless steel. Mounting bracket: metal, hot-dip galvanized. Clamp extension 1–30mm.
Control gear, 60Hz, 120V dimmable, 277V switchable. 1 cable entry. 3-pole terminal block.
LED module: high-power LEDs on metal-core PCB. Collimating lens made of optical polymer.
Cover with non-reflective safety glass: corrosion-resistant cast aluminum, No-Rinse surface treatment. Graphit m, double powder-coated.
Suitable for wet location (IP65): dust-proof and water jet-proof.
120V: Dimming with external dimmers possible (trailing edge).
Weight 5.31lbs / 2.41kg
Version with 3000K CRI 97 or 2700K, 3500K, 4000K CRI 92 available on request.



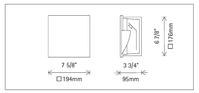
Technical data

Luminous flux of the luminaire	351lm
Connected load	6.0W
Luminaire efficacy	44lm/W
Color deviation	1.5 SDCM
Color rendition index	CRI 92
Lumen maintenance (LED manufacturer specifications)	L90/B10 ≥50000h L90 ≤100000h
LED failure rate	0.1% ≤50000h
LMF	E

Acoustic Designs Group **Model # 34703.023-27K**
Type: SL2

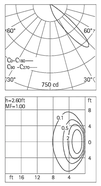
ERCO

Lightmark Floor washlight



34703.023
LED module: 6W 630lm 3000K warm white
Trailing edge dimmable
Version 3
Flush mounting detail
Spherolit lens, wide beam

Product description
Housing: polymer, black.
Housing for recessed mounting in brickwork and dry-wall partitions: stainless steel. Mounting bracket: metal, hot-dip galvanized. Clamp extension 1–30mm.
Control gear, 60Hz, 120V dimmable, 277V switchable. 1 cable entry. 3-pole terminal block.
LED module: high-power LEDs on metal-core PCB. Collimating lens made of optical polymer.
Cover with non-reflective safety glass: corrosion-resistant cast aluminum, No-Rinse surface treatment. Graphit m, double powder-coated.
Suitable for wet location (IP65): dust-proof and water jet-proof.
120V: Dimming with external dimmers possible (trailing edge).
Weight 5.31lbs / 2.41kg
Version with 3000K CRI 97 or 2700K, 3500K, 4000K CRI 92 available on request.



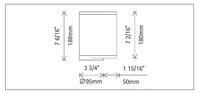
Technical data

Luminous flux of the luminaire	332lm
Connected load	6.0W
Luminaire efficacy	42lm/W
Color deviation	1.5 SDCM
Color rendition index	CRI 92
Lumen maintenance (LED manufacturer specifications)	L90/B10 ≥50000h L90 ≤100000h
LED failure rate	0.1% ≤50000h
LMF	E

Acoustic Designs Group **Model # 85105.023-27K w/33137.023**
Type: W1

ERCO

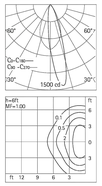
Cylinder Floor washlight



85105.023 Graphit m
LED module: 6W 630lm 3000K warm white
Trailing edge dimmable
Version 6
Size 2
Spherolit lens, oval flood

Lower non-reflective safety glass. Suitable for wet location (IP65): dust-proof and water jet-proof.
120V: Dimming with external dimmers possible (trailing edge).
Weight 3.97lbs / 1.80kg
Version with 3500K CRI 97 or 2700K, 3500K, 4000K CRI 92 available on request.

Product description
Housing: corrosion-resistant aluminum profile, No-Rinse surface treatment. Double powder-coated. Optimized surface for reduced accumulation of dirt. Tamper-proof screw.
Cover and wall plate: corrosion-resistant cast aluminum.
Control gear, 60Hz, 120V dimmable, 277V switchable. 2 cable entries. Through-wiring possible. 3-pole terminal block.
LED module: high-power LEDs on metal-core PCB. Collimating lens made of optical polymer.
Front lens bottom: Reflector: aluminum, silver, bright anodized. Inclined oval flood Spherolit lens for pathway lighting.



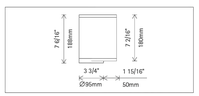
Technical data

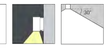
Luminous flux of the luminaire	462lm
Connected load	8.0W
Luminaire efficacy	58lm/W
Color deviation	1.5 SDCM
Color rendition index	CRI 92
Lumen maintenance (LED manufacturer specifications)	L90/B10 ≥50000h L90 ≤100000h
LED failure rate	0.1% ≤50000h
LMF	E

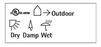
Acoustic Designs Group **Model # 85105.023-27K w/33137.023**
Type: W3

ERCO

Cylinder Floor washlight







85105.023 Graphit m
LED module: 6W 630lm 3000K warm white
Trailing edge dimmable
Version 6
Size 2
Spherolit lens, oval flood

Lower non-reflective safety glass. Suitable for wet location (IP65): dust-proof and water jet-proof.
120V: Dimming with external dimmers possible (trailing edge).
Weight 3.97lbs / 1.80kg
Version with 3500K CRI 97 or 2700K, 3500K, 4000K CRI 92 available on request.

Product description
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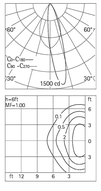

Technical data

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Connected load	8.0W
Luminaire efficacy	58lm/W
Color deviation	1.5 SDCM
Color rendition index	CRI 92
Lumen maintenance (LED manufacturer specifications)	L90/B10 ≥50000h L90 ≤100000h
LED failure rate	0.1% ≤50000h
LMF	E

For your regional contact in the ERCO Sales network click here
www.erco.com/contact

Technical region: 120V/60Hz, 277V/ 60Hz

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1/3

Acoustic Designs Group **Model # NL-ZD-3LED-DN-CR-FB w/ Wide Spread Lens**
Type: W4

FXLuminaire

Down & Up/Down Lights

NL Down & Up/Down Light DESIGNER PREMIUM

PROJECT

CATALOG #

TYPE

NOTES

Wall-mounted, geometric square down light or up/down sconce in 3, 6, or 9 LED. Available in aluminum or brass construction. RGBW option available for use with Luxor® lighting control systems.

Quick Facts

- Down or up/down configurations
- Natural, powder coat, or antique brass/copper finishes
- Tamper-resistant features
- Phase and PWM dimmable
- Die-cast aluminum or brass
- Lumileds® Integrated LEDs
- Compatible with Luxor technology
- Input voltage: 10-15V

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5. ALL DIMMING CIRCUITS ARE TWO-WIRE UNLESS NOTED DIFFERENTLY. NO COMMON NEUTRALS SHALL BE USED.

6. FIELD PAINT ALL CONDUIT, JUNCTION BOXES, LIGHTING TRIM AND HARDWARE TO MATCH ADJACENT SURFACES.

7. ELECTRICAL CONTRACTOR SHALL VERIFY ALL CEILING TYPES, RECESS CONDITIONS, AND MOUNTING HARDWARE REQUIRED PRIOR TO PURCHASE OF ANY LIGHTING FIXTURES.

8. ELECTRICAL CONTRACTOR SHALL VERIFY MOUNTING HEIGHTS OF ALL DECORATIVE FIXTURES WITH INTERIOR DESIGNER PRIOR TO INSTALLATION.

9. ALL STEP LIGHTS SHALL BE MOUNTED AT +1'-6" A.F.F. TO CENTER OF FIXTURE UNLESS OTHERWISE NOTED.

10. ALL WIRE USED SHALL BE COPPER

11. IN ORDER TO MAINTAIN THE INTEGRITY OF OUR LIGHTING DESIGN, KJF LIGHTING DESIGN, WILL REQUIRE SITE VISITS DURING ELECTRICAL ROUGH AND ELECTRICAL TRIM STAGES. THE ELECTRICAL CONTRACTOR MAY BE HELD LIABLE FOR EXPENSES INCURRED IN A RESULT OF MOVING LIGHT FIXTURES INSTALLED PRIOR TO CLIENT OR KJF LIGHTING DESIGN'S APPROVAL.

12. THE ELECTRICAL CONTRACTOR SHALL ALLOW TWO EVENINGS (4 HOUR MINIMUM EACH) AND PROVIDE ALL NECESSARY LADDERS AND MAN LIFTS TO ASSIST KJF LIGHTING DESIGN DURING THE FINAL AIM AND FOCUS OF ALL ADJUSTABLE LIGHTING FIXTURES.

13. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR TO REVIEW ALL INFORMATION ON THESE PLANS. IF THERE ARE ERRORS, OMISSIONS, OR QUESTIONS CONCERNING THESE PLANS PLEASE CONTACT KJF LIGHTING DESIGN - 602.448.5007 FOR CLARIFICATION.

PROJECT NOTES

1. LIGHTING EQUIPMENT (MANDATORY) N1104.1 (AMENDED) ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.

2. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING. (N1102.4.4).

3. FIXTURES LOCATED IN DAMP OR WET LOCATIONS SUCH AS SHOWER/TUB AREA AND FIXTURED/LIGHTS INSTALLED OUTSIDE SHALL BE "LISTED" TO BE SUITABLE FOR DAMP / WET LOCATION.

4. EXTERIOR LIGHTING OVER 30 WATTS SHALL INCLUDE AN AUTOMATIC SHUT-OFF. (N1104.3).

5. ALL PERMANENTLY INSTALLED INTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, AN OCCUPANT SENSOR CONTROL OR OTHER CONTROL SUCH AS AN AUTOMATIC TIMER SHUT-OFF SWITCH. EXCEPTIONS INCLUDE BATHROOMS AND HALLWAYS. (N1104.2).

6. ALL LINEAR LED STRIP TAPE LIGHT TO BE FED EVERY 16'-0". CONSULT KJF LIGHTING DESIGN FOR WIRING DIAGRAMS

LIGHT CONTROL SYMBOL LEGEND

$	SINGLE POLE SWITCH
$JAMB	SINGLE POLE JAMB SWITCH
$MD	SINGLE POLE MOTION SWITCH
$T	SINGLE POLE TIMER SWITCH
D	SINGLE POLE DIMMER
	1/2 SWITCHED DUPLEX RECEPTACLE
SCP	SWITCHED RECESSED CLOCK RECEPTACLE
FP	1/2 SWITCHED FLOOR PLUG RECEPTACLE
T#	REMOTE LOW VOLTAGE TRANSFORMER

KEVIN J. FLOWER
LIGHTING DESIGN
20650 N. 29th Place Suite 106
PHOENIX, AZ 85050
WWW.KEVINJFLOWER.COM
T 602.341.3667

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DRAWN BY:
KEVIN FLOWER

DATE: JULY 19, 2022

SCALE: AS NOTED

REVISIONS:

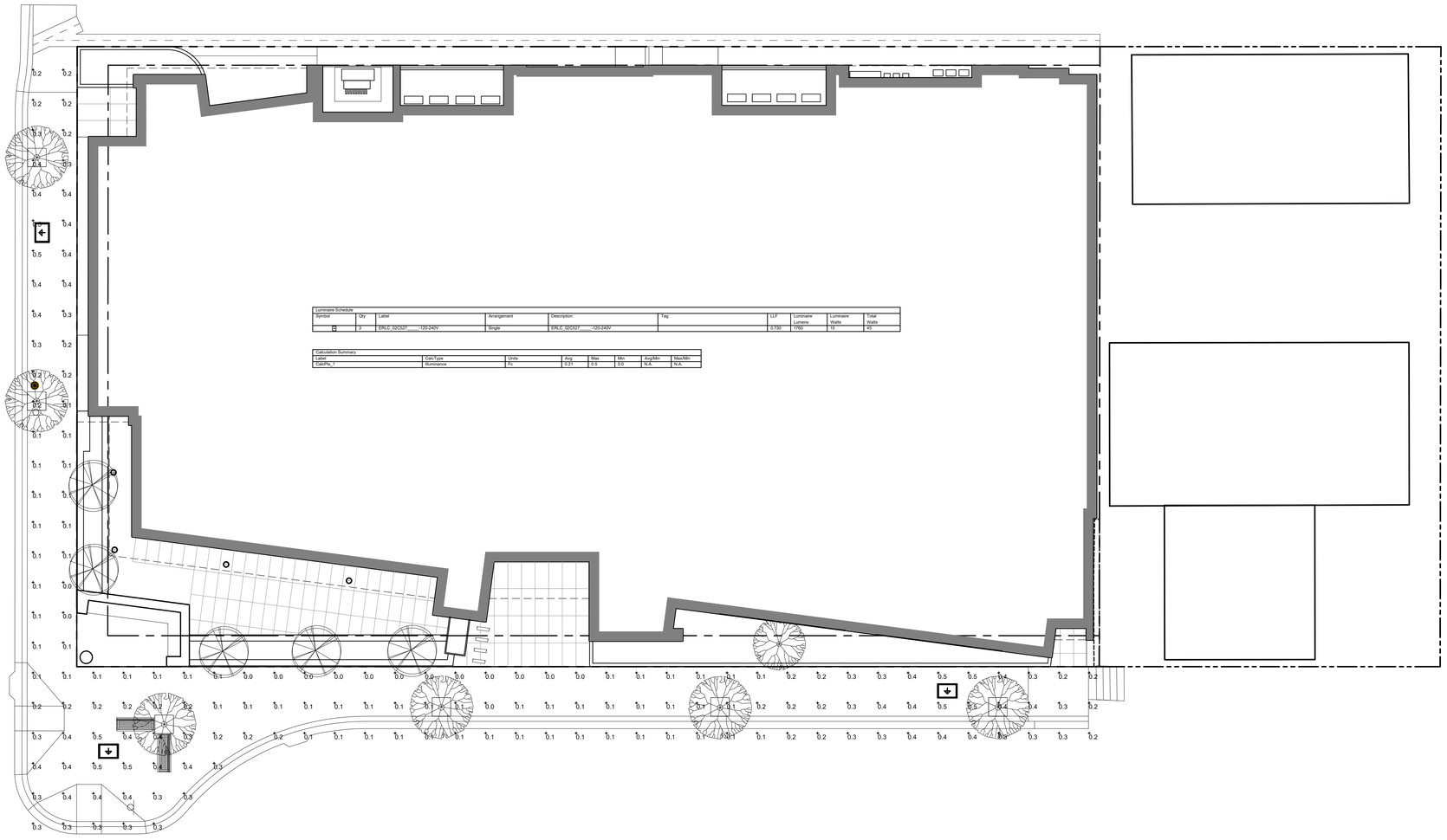
1 City Comments - 9.30.22
2 City Comments 5.24.23
3 City Comments 8.26.24
4 City Comments 8.25.25

SAWTOOTH SERENADE
260 1ST AVENUE NORTH
KETCHUM IDAHO

SHEET NUMBER:
PHOTOMETRIC PLAN
EL12

CENTERLINE SUN VALLEY ROAD (60' RIGHT OF WAY)

N45° 38' 17"E 300.18'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SAWTOOTH SERENADE
CITY OF KETCHUM, BLAINE COUNTY, IDAHO
AUGUST 2025

CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPWC) AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPWC AND CITY OF KETCHUM STANDARDS ON SITE DURING CONSTRUCTION.

2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING AND DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL DIGLINE (1-800-342-1585) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS IN ADVANCE OF EXCAVATION.

3. CONTRACTOR SHALL COORDINATE RELOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) WITH THE APPROPRIATE UTILITY FRANCHISE.

4. 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.

5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION (THIS MAY INCLUDE ENCROACHMENT PERMITS AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT (CGP) PERMIT COVERAGE).

6. ALL CLEARING & GRUBBING SHALL CONFORM TO ISPWC SECTION 201.

7. ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPWC SECTION 202. SUBGRADE SHALL BE EXCAVATED AND SHAPED TO LINE, GRADE, AND CROSS-SECTION SHOWN ON THE PLANS. THE SUBGRADE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-698. THE CONTRACTOR SHALL WATER OR AERATE SUBGRADE AS NECESSARY TO OBTAIN OPTIMUM MOISTURE CONTENT. IN-LIEU OF DENSITY MEASUREMENTS, THE SUBGRADE MAY BE PROOF-ROLLED TO THE APPROVAL OF THE ENGINEER.

- PROOF-ROLLING: AFTER EXCAVATION TO THE SUBGRADE ELEVATION AND PRIOR TO PLACING COURSE GRAVEL, THE CONTRACTOR SHALL PROOF ROLL THE SUBGRADE WITH A 5-TON SMOOTH DRUM ROLLER, LOADED WATER TRUCK, OR LOADED DUMP TRUCK, AS ACCEPTED BY THE ENGINEER. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF UNSUITABLE SUBGRADE MATERIAL AREAS, AND/OR AREAS NOT CAPABLE OF COMPACTION ACCORDING TO THESE SPECIFICATIONS. UNSUITABLE OR DAMAGED SUBGRADE IS WHEN THE SOIL MOVES, PUMPS AND/OR DISPLACES UNDER ANY TYPE OF PRESSURE INCLUDING FOOT TRAFFIC LOADS.
- IF, IN THE OPINION OF THE ENGINEER, THE CONTRACTOR'S OPERATIONS RESULT IN DAMAGE TO, OR PROTECTION OF, THE SUBGRADE, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR THE DAMAGED SUBGRADE BY OVER-EXCAVATION OF UNSUITABLE MATERIAL TO FIRM SUBSOIL, LINE EXCAVATION WITH GEOTEXTILE FABRIC, AND BACKFILL WITH PIT RUN GRAVEL.

8. ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPWC 802, TYPE II (ITD STANDARD 703.04, 2"), SHALL BE PLACED IN CONFORMANCE WITH ISPWC SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.

9. ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPWC 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPWC SECTION 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.

10. ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPWC SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPWC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPWC SECTION 805.

11. ASPHALT SAWCUTS SHALL BE AS INDICATED ON THE DRAWINGS, OR 24" INCHES FROM EDGE OF EXISTING ASPHALT, IF NOT INDICATED OTHERWISE SO AS TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.

12. CONTRACTOR IS RESPONSIBLE FOR A TRAFFIC CONTROL PLAN FOR WORK WITHIN THE CITY RIGHTS-OF-WAY. CONTRACTOR WILL NEED TO MAINTAIN ACCESS TO ALL PRIVATE PROPERTIES, UNLESS OTHERWISE COORDINATE WITH THE PROPERTY OWNER THROUGH THE CITY ENGINEER.

13. ALL CONCRETE WORK SHALL CONFORM TO ISPWC SECTIONS 701, 703, AND 705. ALL CONCRETE SHALL BE 4,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPWC SECTION 703, TABLE 1. IMMEDIATELY AFTER PLACEMENT PROTECT CONCRETE BY APPLYING MEMBRANE-FORMING CURING COMPOUND, TYPE 2, CLASS A PER ASTM C 309-94. APPLY CURING COMPOUND PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.

14. ALL TRENCHING SHALL CONFORM TO ISPWC STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.

15. 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.

16. CONSTRUCTION OF WATER MAINS AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE CITY OF KETCHUM UTILITIES DEPARTMENT STANDARDS.

17. CONTRACTOR SHALL PRESSURE TEST, DISINFECT, AND CONDUCT BIOLOGICAL TESTING IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE PRESSURE TESTING, DISINFECTION, AND MICROBIOLOGICAL TESTING PROCEDURES.

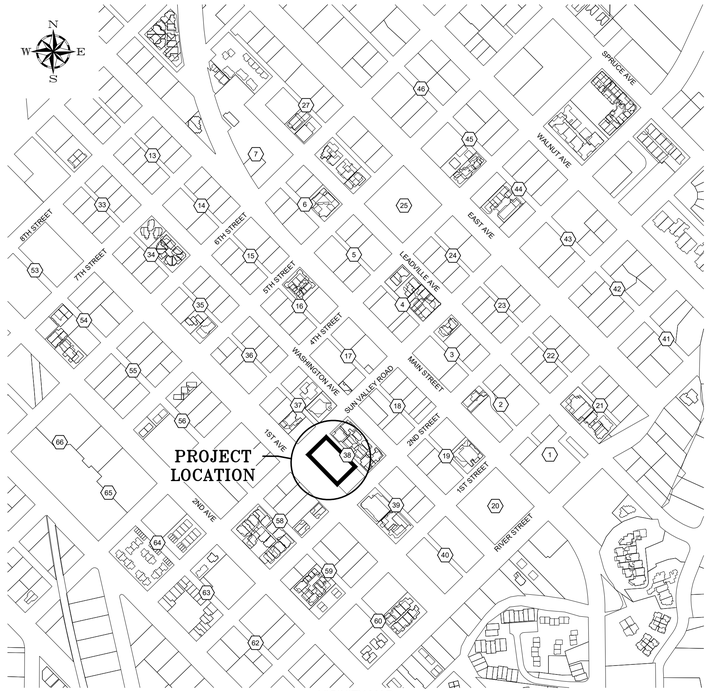
18. ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL BE ANSI/NSF STD. 61 COMPLIANT.

19. 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 THAT 0.25%.

20. THE CONTRACTOR SHALL USE ANSI/NSF STANDARD 60 CHEMICALS AND COMPOUNDS DURING INSTALLATION & DISINFECTION OF POTABLE WATER MAIN.

21. EXISTING CONDITIONS AND BOUNDARY INFORMATION SHOWN HEREON ARE PER A SURVEY CONDUCTED BY GALENA ENGINEERING. TOPOGRAPHIC INFORMATION IS AS IT EXISTED ON THE DATE THE FIELD SURVEY WAS PERFORMED (05/22/19).

22. DOCUMENTATION OF TESTING FOR WORK WITHIN THE CITY RIGHT-OF-WAY MEETING SECTION 12.04.040 D WILL BE REQUIRED FOR ASPHALT, CONCRETE, AND BASE MATERIALS AND WILL BE NECESSARY FOR CERTIFICATE OF OCCUPANCY.



VICINITY MAP
N.T.S.

SHEET INDEX

SHEET#	DESCRIPTION
C0.10	COVER SHEET
C0.20	EXISTING SITE CONDITIONS
C0.30	NEIGHBORING BUILDINGS PLAN
C0.90	SITE DEMOLITION PLAN
C1.00	SITE PLAN / SITE GEOMETRY PLAN
C2.00	SITE IMPROVEMENT DETAIL SHEET
C2.10	ALLEY LIP OF GUTTER PLAN AND PROFILE
C2.20	STREET SIDE LIP OF GUTTER PLAN AND PROFILE
C2.30	SITE GRADING PLAN
C3.00	SITE DRAINAGE AND UTILITY DETAILS
C3.10	SITE DRAINAGE AND UTILITY PLAN

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SAWTOOTH SERENADE (131 E SUN VALLEY RD)
COVER SHEET
LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: THIELSEN ARCHITECTS

PROJECT INFORMATION
G:\BMA\Ketchum village\block 38\Lots 5-7\6376-03 Serenade\dwg\Construction\6376-03 ENG 2025-08-26.dwg 08/26/25 3:17:03 PM

PROFESSIONAL ENGINEER REGISTERED 7986 8/26/25 STATE OF IDAHO JEFF C LOOMIS

DESIGNED BY:	JCL
DRAWN BY:	MS
CHECKED BY:	JCL
SURVEY DATE:	

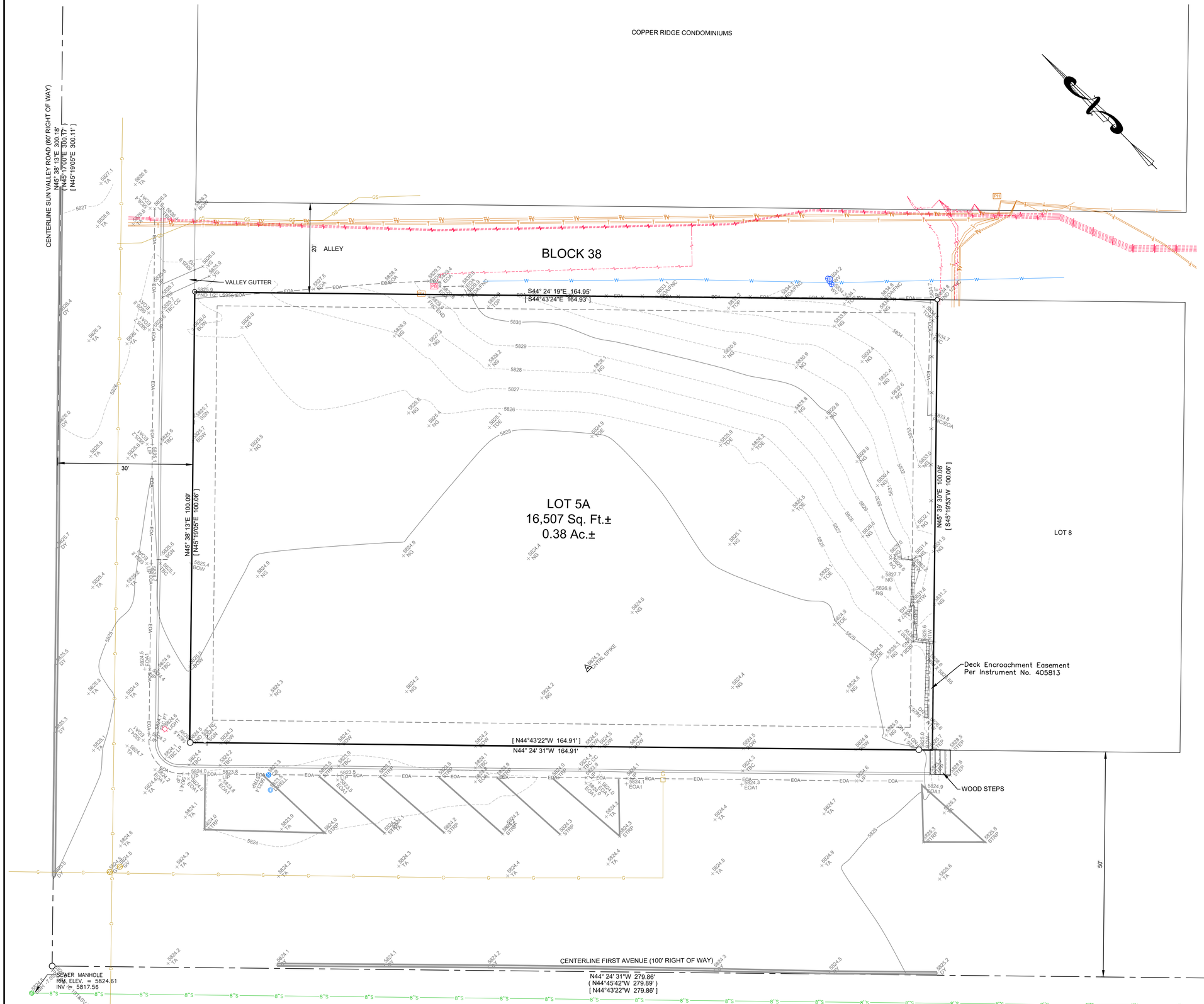
GALENA–BENCHMARK ENGINEERING
Civil Engineers & Land Surveyors
100 Bell Drive
P.O. Box 733
Ketchum, Idaho 83340
(208) 726-9512
www.benchmark-associates.com

SURVEYING ENGINEERING CIVIL CONSTRUCTION
GALENA ELEVATION ABOVE SEA 9230 FEET
BENCH MARK

PURPOSE: **DESIGN REVIEW - REVISION 2 (09/23/2024)**

NO	DATE	BY	REVISIONS
1	08/11/22	SMF	ISSUE FOR DESIGN REVIEW
2	07/13/23	JCL	ISSUE FOR DESIGN REVIEW
3	09/23/24	JCL	ISSUE FOR DESIGN REVIEW
4	08/26/25	JCL	ISSUE FOR DESIGN REVIEW

C0.10



GRAPHIC SCALE

10 0 5 10 20

1 inch = 10 ft.

LEGEND

- Property Line
- Adjoiner's Lot Line
- Centerline Right of Way
- Building Setback Line
- Easement Line
- Concrete Line
- Edge of Asphalt
- Paint Striping
- Retaining Wall
- Fence Line
- Sewer main Line
- Water main Line
- Buried Telephone Line
- Buried Cable Television Line
- Buried Power Line
- Gas main Line
- 1' Contour Interval
- 5' Contour Interval
- Survey Control
- Found 1/2" Rebar
- Found 5/8" Rebar
- Found 5/8" Rebar with Aluminum Cap
- Water Valve
- Drywell
- Sign
- Light
- Telephone Riser
- Power Box
- Sewer Manhole
- Gas Valve
- ( ) Record Bearing & Distance, Ketchum Townsite, Block 38, Lot 1A, Instrument Number 467733
- [ ] Record Bearing & Distance, Lot 5A, Block 38, Ketchum Townsite, Instrument Number 548431

BOW = Back of Walk
CB = Catch Basin
CC = Curb Cut
COR = Corner
CNTRL = Survey Control
DWELL = Drywell
DY = Double Yellow
EOA = Edge of Asphalt
FNC = Fence
FND = Found
GV = Gas Valve
IC = Illegible Cap
IP = Iron Pipe
LIP = Lip of Gutter
LP = Low Point
NG = Natural Ground
PBOX = Power Box
PHBOX = Telephone Riser
PT = Point of Tangent
RTW = Retaining Wall
SGN = Sign
SMH = Sewer Manhole
STRP = Stripe
TA = Top of Asphalt
TBC = Top Back of Curb
TBM = Temporary Benchmark
TOE = Toe of Slope
TOP = Top of Slope
VG = Valley Gutter
WV = Water Valve

NOTES

1. The purpose of this map is to show topographical information as it existed on the date the field survey was performed. Changes may have occurred to site conditions since survey date (10/02/18).
2. Boundary information is based on Found Monumentation and the recorded plat of Lot 5A, Block 38, Ketchum Townsite, Instrument Number 548431, records of Blaine County. Refer to the Plat Notes, Conditions, Covenants, and Restrictions on Original Plat.
3. Sub-surface utility locations are approximate and locations should be verified before any excavation.
4. Galena Engineering Inc. has not received a Title Policy from the client and has not been requested to obtain one. Relevant information that may be contained within a Title Policy may therefore not appear on this map and may affect items shown hereon. It is the responsibility of the client to determine the significance of the Title Policy information and determine whether it should be included. If the client desires for the information to be included they must furnish said information to Galena Engineering, Inc. and request it be added to this map.
5. Benchmark is top of the 5/8" rebar with No Cap, at the Northwest Corner of Lot 5A. Elevation = 5824.53'

PROFESSIONAL LAND SURVEYOR
LICENSED
16670
10/02/18
STATE OF IDAHO
MARK E. PHILLIPS

A TOPOGRAPHIC MAP SHOWING

LOT 5A, BLOCK 38, KETCHUM TOWNSITE

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PREPARED FOR HOLLIS REMPELTES ARCHITECTS

PROJECT INFORMATION
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PROFESSIONAL ENGINEER
REGISTERED
7986
8/28/25
STATE OF IDAHO
JEFF S. BOWMAN

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GALENA ENGINEERING, INC.
Civil Engineers & Land Surveyors
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Hailey, Idaho 83333
(208) 788-1705
(208) 788-4612 fax
email galena@galena-engineering.com

NO	DATE	BY	REVISIONS

CHECKED BY

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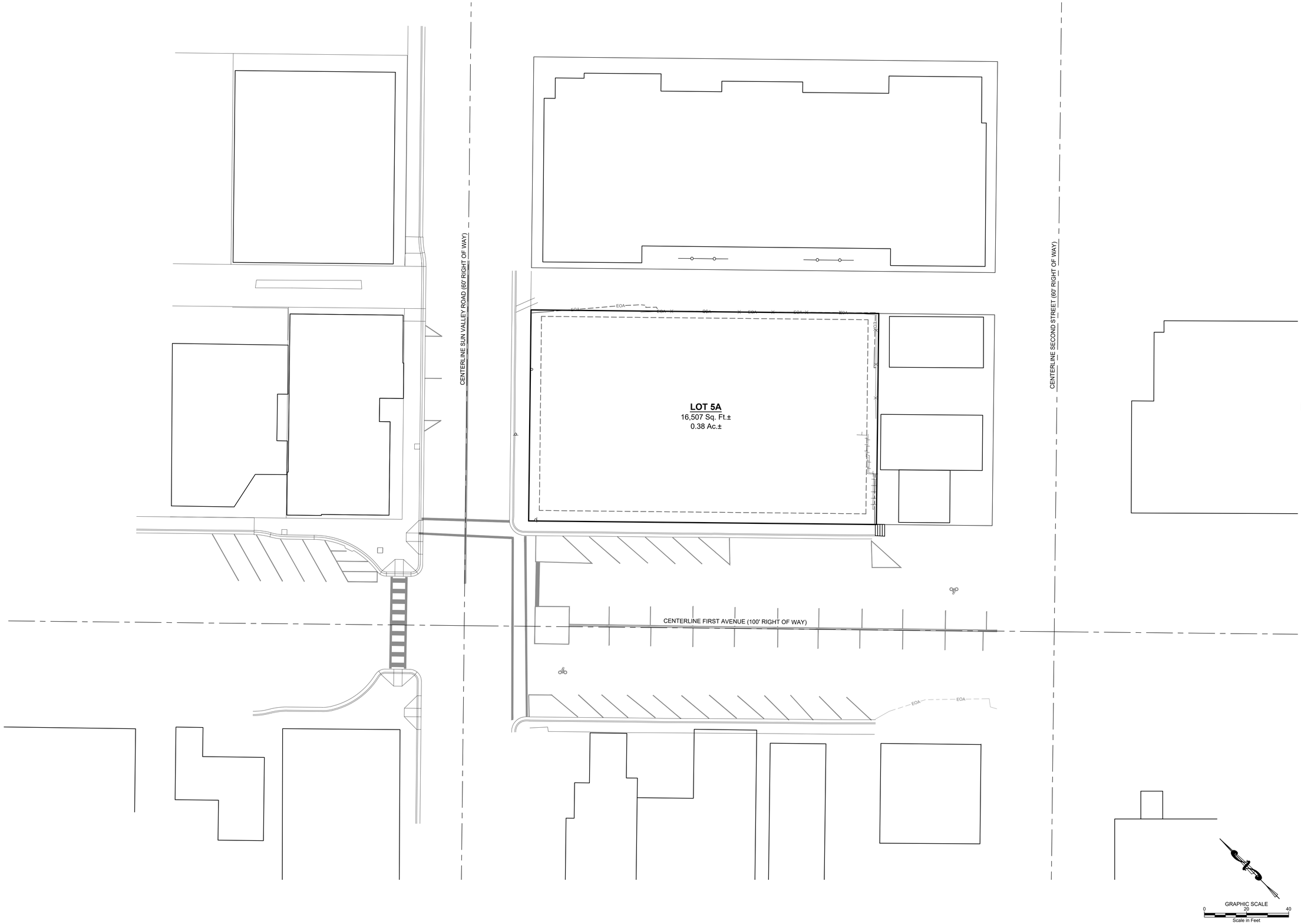

NEIGHBORING BUILDINGS PLAN

LOT 5A, BLOCK 38, KETCHUM TOWNSITE

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR HOLLIS REMPELTES ARCHITECTS

PROJECT INFORMATION
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PROFESSIONAL ENGINEER
REGISTERED
7986
8/28/25
STATE OF IDAHO
JEFF R. LOOMIS

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NO	DATE	BY	REVISIONS

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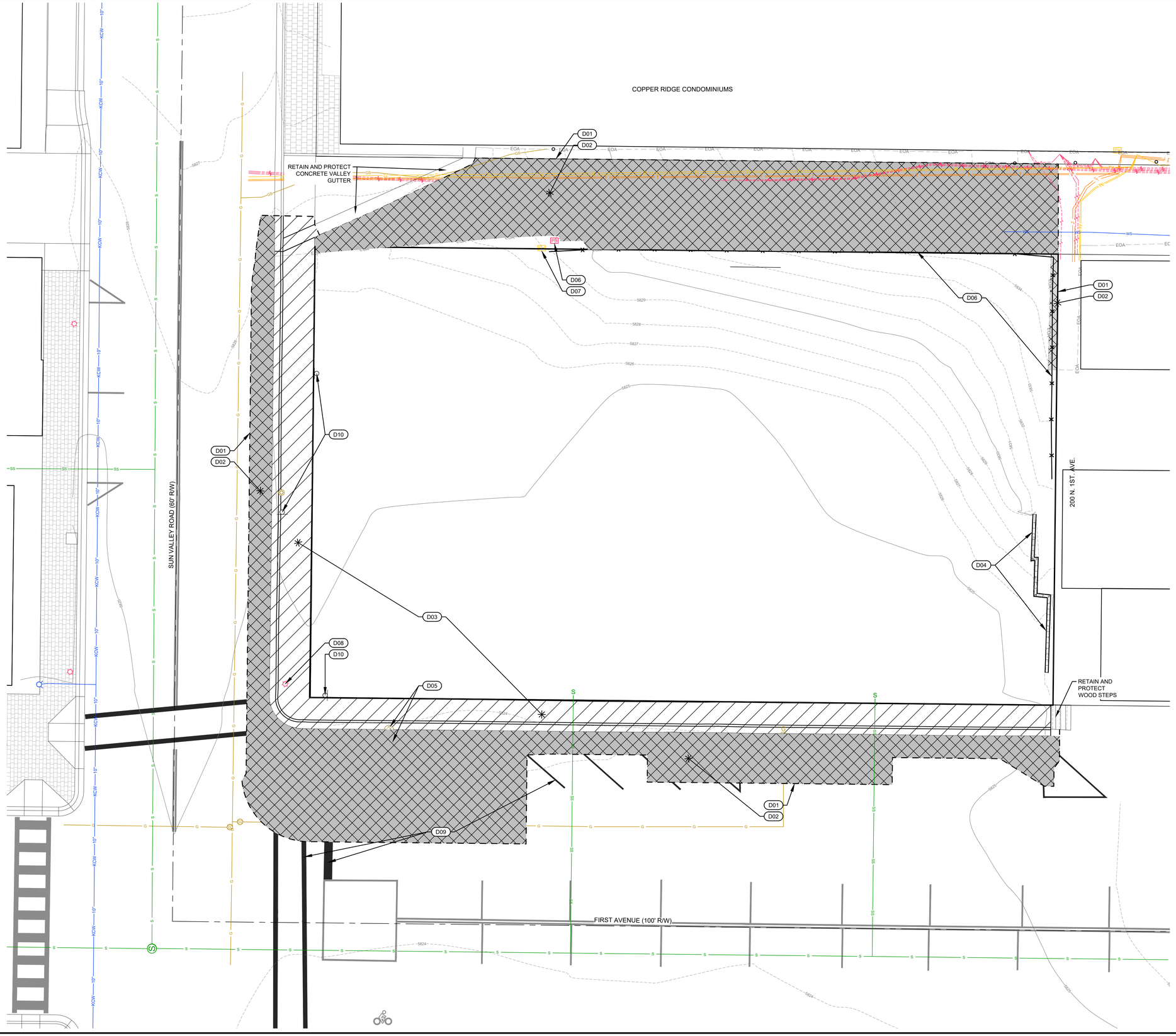

SITE DEMOLITION KEY NOTES

- D01 SAWCUT ASPHALT TO PROVIDE FOR A CLEAN VERTICAL EDGE.
- D02 REMOVE AND DISPOSE OF ASPHALT.
- D03 REMOVE AND DISPOSE OF CONCRETE SIDEWALK, CURB AND GUTTER.
- D04 REMOVE AND DISPOSE OF RETAINING WALL.
- D05 REMOVE AND DISPOSE OF CATCH BASIN AND DRYWELL.
- D06 RELOCATE POWER BOX. CONTRACTOR TO COORDINATE ACTIVITY WITH UTILITY FRANCHISE.
- D07 RELOCATE TELEPHONE RISER. CONTRACTOR TO COORDINATE ACTIVITY WITH UTILITY FRANCHISE.
- D08 REMOVE STREET LIGHT. RETURN TO CITY OF KETCHUM. CONTRACTOR TO COORDINATE ACTIVITY WITH CITY OF KETCHUM.
- D09 OBLITERATE EXISTING ROAD MARKINGS.
- D10 REMOVE AND RETAIN SIGN FOR FUTURE USE.
- D11 REMOVE AND DISPOSE OF FENCE.

SAWTOOTH SERENADE (131 E SUN VALLEY RD)
SITE DEMOLITION PLAN

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: THIELSEN ARCHITECTS

PROJECT INFORMATION
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PROFESSIONAL ENGINEER REGISTERED 7986 8/26/25 STATE OF IDAHO JEFF C LOOMIS

DESIGNED BY: JCL
DRAWN BY: MS
CHECKED BY: JCL
SURVEY DATE:

GALENA–BENCHMARK ENGINEERING
Civil Engineers & Land Surveyors
100 Bell Drive
P.O. Box 733
Ketchum, Idaho 83340
(208) 726-9512
www.benchmark-associates.com

PURPOSE: **DESIGN REVIEW - REVISION 2 (09/23/2024)**

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C0.90

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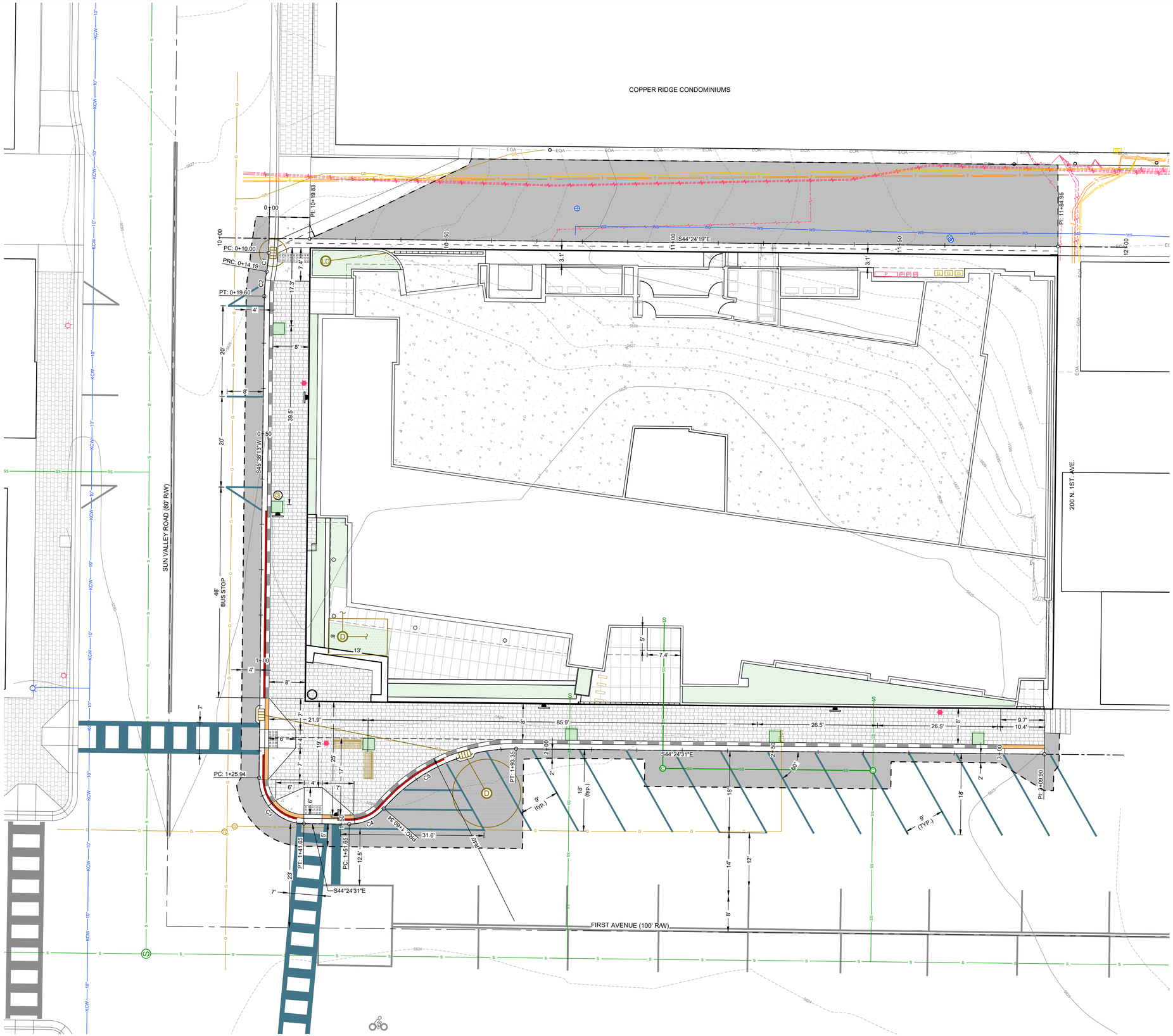

Curve Table					
Curve	Radius	Length	Delta	Chord Direction	Chord Length
C1	28.00'	4.19'	8°34'20"	S51°02'48"W	4.19'
C2	32.00'	5.42'	9°41'45"	S50°29'05"W	5.41'
C3	10.00'	15.72'	90°02'44"	S00°36'51"W	14.15'
C4	10.00'	8.69'	49°46'19"	S69°17'40"E	8.42'
C5	38.00'	33.01'	49°46'19"	S69°17'40"E	31.98'

SAWTOOTH SERENADE (131 E SUN VALLEY RD)
SITE PLAN / SITE GEOMETRY PLAN

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: THIELSEN ARCHITECTS

PROJECT INFORMATION
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PROFESSIONAL ENGINEER
REGISTERED
7986
8/26/25
STATE OF IDAHO
JEFF C LOOMIS

DESIGNED BY: JCL
DRAWN BY: MS
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SURVEY DATE:

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Civil Engineers & Land Surveyors
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SURVEYING ENGINEERING PLANNING
GALENA ELEVATION ABOVE SEA 9230 FEET
BENCHMARK

PURPOSE: **DESIGN REVIEW - REVISION 2 (09/23/2024)**

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C1.00

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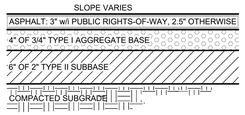
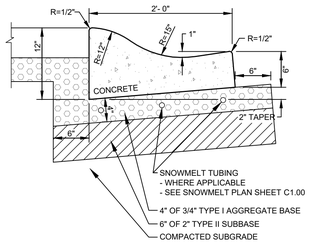


NOTES:
1. SUBBASE CAN BE 2" TYPE II OR ¾" TYPE I CRUSHED AGGREGATE BASE COURSE.
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

1 / C2.00 TYPICAL STREET ASPHALT SECTION
N.T.S.



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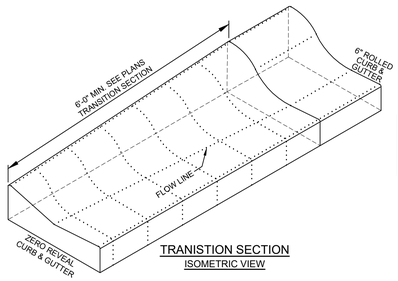
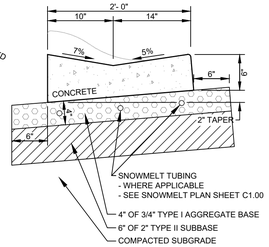
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
4. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
5. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET W/SIDEWALK).
6. SEE MECHANICAL DRAWINGS FOR FINAL SNOWMELT SYSTEM LAYOUT.

2 / C2.00 HEATED 6" CONCRETE ROLLED CURB & GUTTER
N.T.S.



TRANISTION SECTION
ISOMETRIC VIEW



ZERO REVEAL CURB & GUTTER

NOTES:
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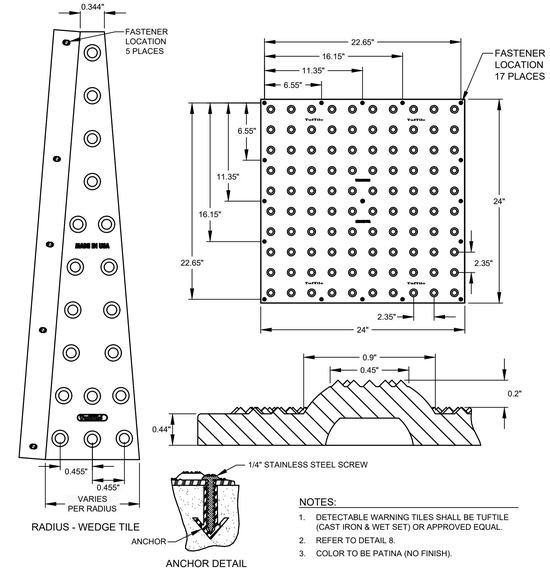
5. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET W/SIDEWALK).
6. SEE MECHANICAL DRAWINGS FOR FINAL SNOWMELT SYSTEM LAYOUT.

3 / C2.00 TYPICAL HEATED ROLLED CURB TRANSITION DETAIL
N.T.S.

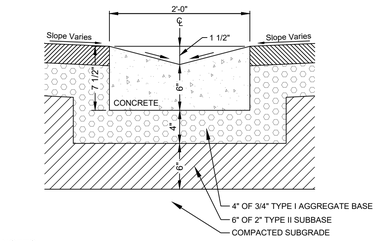


RADIUS - WEDGE TILE

ANCHOR DETAIL

NOTES:
1. DETECTABLE WARNING TILES SHALL BE TUFTILE (CAST IRON & WET SET) OR APPROVED EQUAL.
2. REFER TO DETAIL 8.
3. COLOR TO BE PATINA (NO FINISH).

7 / C2.00 DETECTABLE WARNING PLATE
N.T.S.



NOTES:
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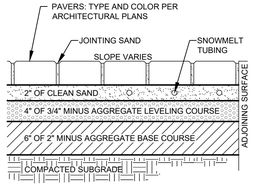
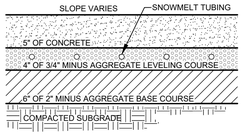
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
4. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
5. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET W/SIDEWALK).

4 / C2.00 24" WIDE CONCRETE VALLEY GUTTER
N.T.S.

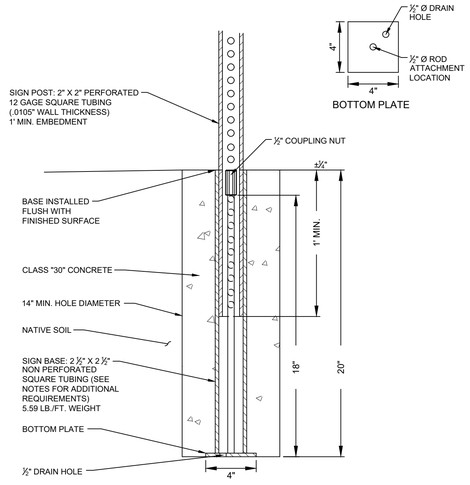


5 / C2.00 HEATED PAVER DETAIL
N.T.S.



NOTES:
1. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
2. CONTINUOUS PLACEMENT PREFERRED. SCORE AT INTERVALS TO MATCH WIDTH OF WALK NOT TO EXCEED 5 FEET SPACING.
3. 1/2" TRANSVERSE PREFORMED BITUMINOUS JOINTS AT THE TERMINUS POINTS FOR CURVE AND WHERE SIDEWALK IS PLACED BETWEEN TWO PERMANENT FOUNDATIONS.
4. MATERIALS AND CONSTRUCTION IN COMPLIANCE WITH ISPWC SPECIFICATIONS.

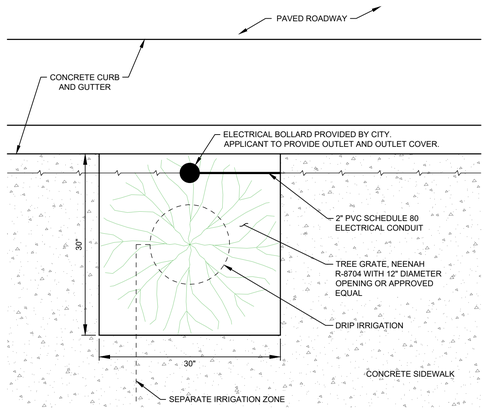
6 / C2.00 TYPICAL CONCRETE SIDEWALK SECTION
N.T.S.



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

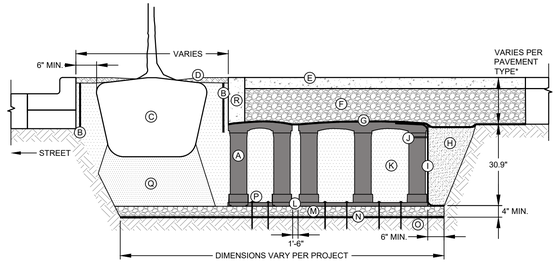
SIGN BASE MATERIAL & DIMENSION REQUIREMENTS
2 ½" OUTSIDE TUBE STEEL (20" LENGTH)
2 ½" INSIDE TUBE STEEL
⅜" THICK
INTERNAL ROD MATERIAL & DIMENSION REQUIREMENTS
½" COLD ROLLED ROD (18" LENGTH)
½" COUPLING NUTS
BOTTOM PLATE MATERIAL & DIMENSION REQUIREMENTS
4" X 4" X ¼" STEEL STRAP

8 / C2.00 TYPICAL SIGN BASE
N.T.S.



NOTES:
1. TREE TO BE 3" MINIMUM CALIPER AUTUMN BLAZE MAPLE OR APPROVED EQUAL.
2. CITY OF KETCHUM REQUIRES DRIP IRRIGATION TO BE ON A SEPARATE ZONE WITH HUNTER/RAINWISE SMART CLOCK, OR APPROVED EQUAL, FOR REMOTE ACCESS BY CITY.
3. APPLICANT TO CONNECT AND PROVIDE CONDUITS, WIRING, AND SEPARATE CIRCUIT, OR TIE TO A CITY CIRCUIT FOR POWER.
4. NO DIRECT BURIAL WIRE PERMITTED.
5. TREE INSTALLATION TO BE MODULAR SUSPENDED PAVEMENT SYSTEM. SEE TREE WELL SECTION VIEW, DETAIL 2.

PLAN VIEW



MODULAR SUSPENDED PAVEMENT SYSTEM

KEY PLAN:
A. SILVA CELL SYSTEM (DECK, BASE, AND POSTS) OR APPROVED EQUAL.
B. DEEPROOT ROOT BARRIER, 12" OR 18", DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT. PREVENTS ROOTS FROM DISTURBING PAVEMENT.
C. TREE ROOT PACKAGE, SIZE VARIES
D. TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS
E. SURFACE TREATMENT, PER PROJECT
F. AGGREGATE BASE COURSE, DEPTH VARIES PER PROJECT
G. GEOTEXTILE TO KEEP AGGREGATE FROM MIGRATING DOWN THROUGH CELL DECK
H. BACKFILL, PER PROJECT SPECIFICATIONS
I. GEOGRID TO PROVIDE FOR VERTICAL SEPARATION BETWEEN PLANTING SOILS AND BACKFILL WHILE ALLOWING ROOT PENETRATION INTO ADJACENT SOILS. 6" (150 mm) TOE (OUTWARD FROM BASE) AND 12" (305 mm) EXCESS (OVER TOP OF DECK).
J. CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER POST FLARE
K. PLANTING SOIL, PER PROJECT SPECIFICATIONS, COMPACTED TO 70-80% PROCTOR
L. SILVA CELL BASE SLOPE, 10% MAX
M. 4" (100 mm) MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
N. GEOTEXTILE, TO PROVIDE SEPARATION BETWEEN SUBGRADE AND AGGREGATE BASE
O. SUBGRADE, COMPACTED TO 95% PROCTOR
P. PIN, PER SILVA CELL SPECIFICATIONS, TO KEEP CELLS IN PLACE DURING CONSTRUCTION
Q. PLANTING SOIL BELOW TREE ROOT PACKAGE, COMPACTED TO 85-90% PROCTOR
R. CONCRETE EDGE RESTRAINT TO STABILIZE EDGE AND PREVENT AGGREGATE MIGRATION INTO TREE OPENING.

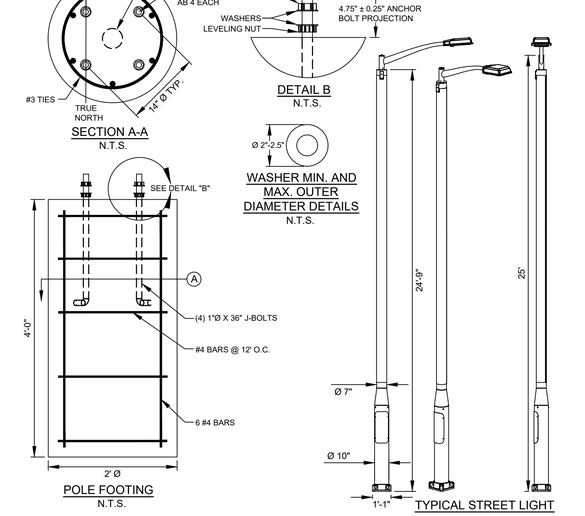
*MINIMUM PAVEMENT PROFILE OPTIONS TO MEET H-20 LOADING

PAVEMENT	+ AGGREGATE BASE COURSE
4" CONCRETE	+ 4" AGGREGATE
3" PAVER	+ 12" AGGREGATE
4" ASPHALT	+ 12" AGGREGATE
2.6" PAVER	+ 5" CONCRETE

SECTION VIEW

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

9 / C2.00 TREE WELL DETAILS
N.T.S.



SECTION A-A
N.T.S.

DETAIL B
N.T.S.

WASHER MIN. AND MAX. OUTER DIAMETER DETAILS
N.T.S.

POLE FOOTING
N.T.S.

TYPICAL STREET LIGHT

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" Ø CIRCLE CENTERED ON THE FOUNDATION. GROUNDING ELECTRODE WIRE AND AC SUPPLY WIRE (IF REQUIRED) ARE 5' MIN. ABOVE THE BASE.
3. ANCHOR BOLT ORIENTATION TO TRUE NORTH/SOUTH IS ONLY RELEVANT FOR OFF-GRID SOLAR POLES. DISREGARD FOR GRID-TIED POLES.
4. GROUNDING WIRE MUST BE 60" FROM BASE SO IT CAN REACH THE GROUNDING LUG INSIDE THE POLE.
5. STREET LIGHT SHALL BE 25' IN HEIGHT OR AS APPROVED BY CITY OF KETCHUM.

10 / C2.00 TYPICAL STREET LIGHT
N.T.S.

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SAWTOOTH SERENADE (131 E SUN VALLEY RD)
SITE IMPROVEMENT DETAIL SHEET

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: THIELSEN ARCHITECTS

PROJECT INFORMATION
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PROFESSIONAL ENGINEER REGISTERED 7986 8/26/25 STATE OF IDAHO JEFF C LOOMIS

DESIGNED BY:	JCL
DRAWN BY:	MS
CHECKED BY:	JCL
SURVEY DATE:	

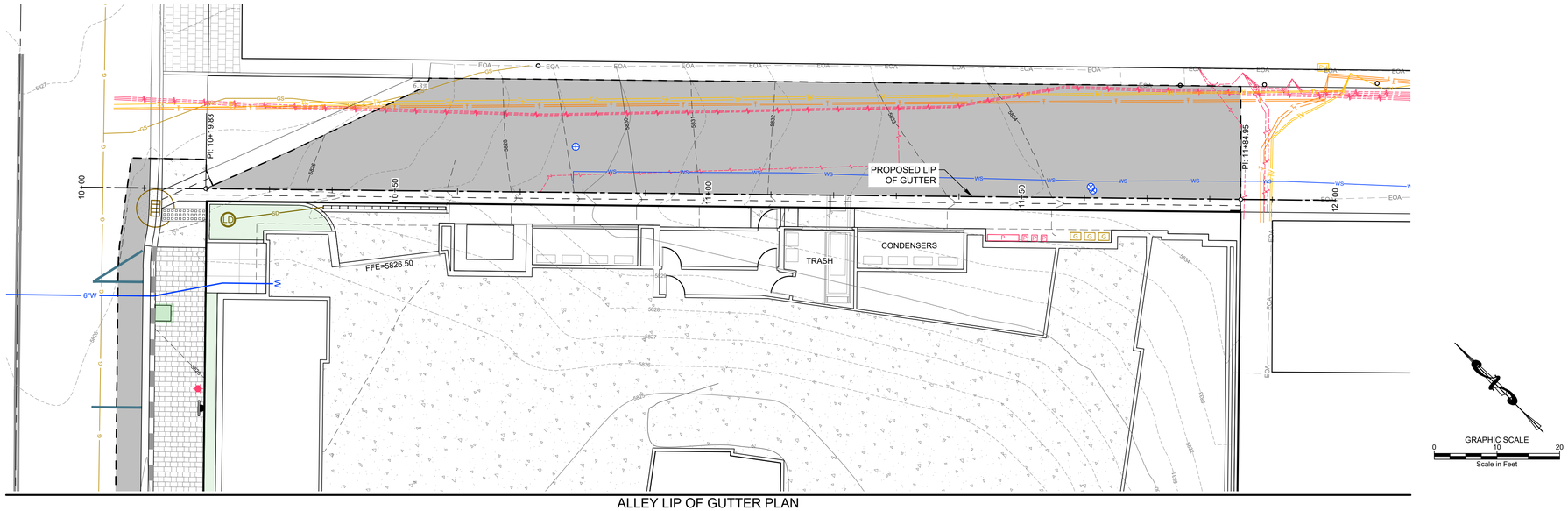
GALENA–BENCHMARK ENGINEERING
Civil Engineers & Land Surveyors
100 Bell Drive
P.O. Box 733
Ketchum, Idaho 83340
208.726.9512
www.benchmark-associates.com

GALENA ELEVATION ABOVE SEA LEVEL 9036 FEET BENCH MARK SURVEYING ENGINEERING

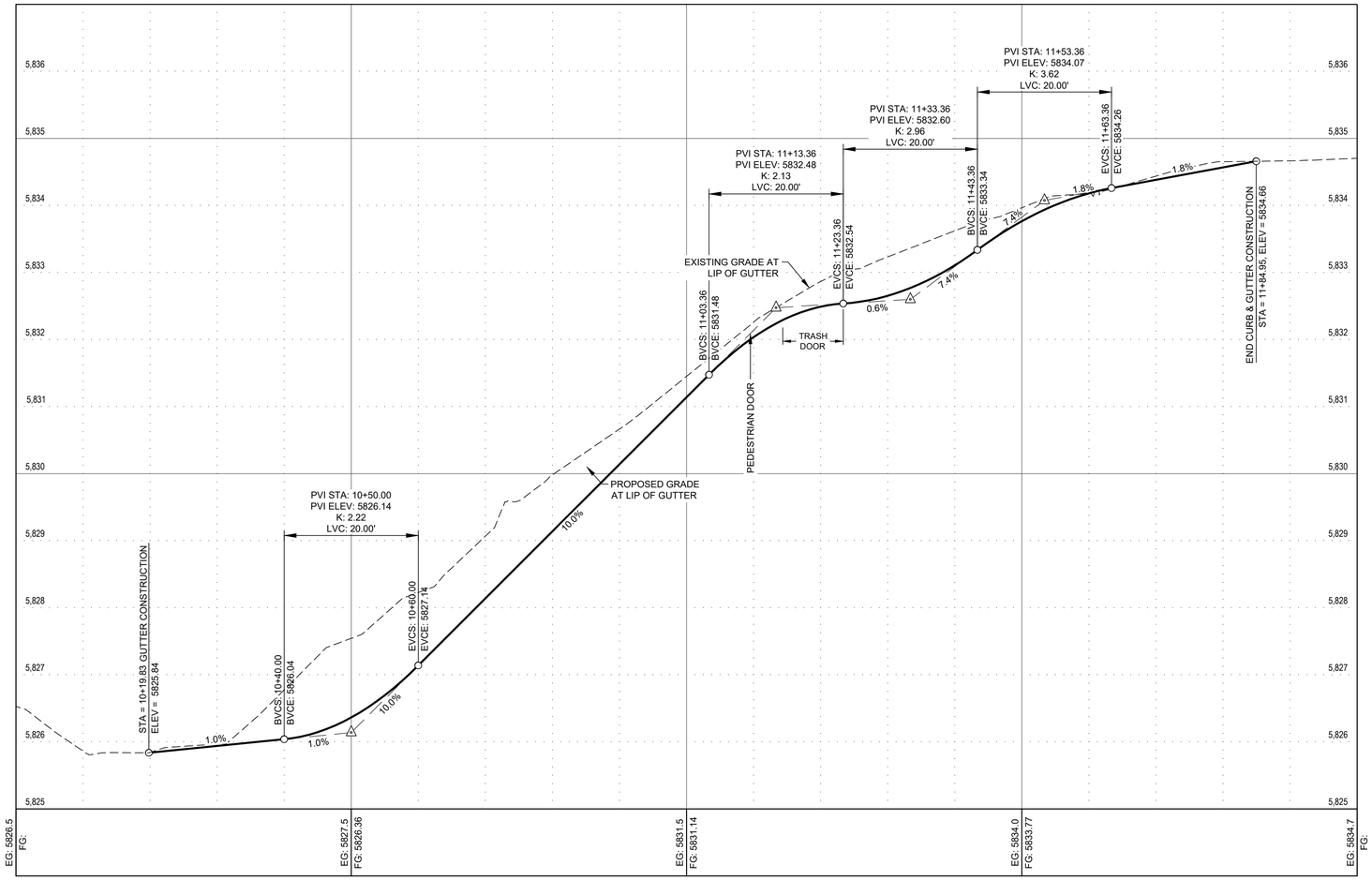
PURPOSE: **DESIGN REVIEW - REVISION 2 (09/23/2024)**

NO	DATE	BY	REVISIONS
1	08/11/22	SMF	ISSUE FOR DESIGN REVIEW
2	07/13/23	JCL	ISSUE FOR DESIGN REVIEW
3	08/23/24	JCL	ISSUE FOR DESIGN REVIEW
4	08/26/25	JCL	ISSUE FOR DESIGN REVIEW

C2.00



ALLEY LIP OF GUTTER PLAN



ALLEY LIP OF GUTTER PROFILE

SCALE: 1"=10' H; 1"=1' V

SAWTOOTH SERENADE (131 E SUN VALLEY RD)
ALLEY LIP OF GUTTER PLAN AND PROFILE

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: THIELSEN ARCHITECTS

PROJECT INFORMATION
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PROFESSIONAL ENGINEER REGISTERED 7986 8/26/25 STATE OF IDAHO JEFF C LOOMIS

DESIGNED BY:	JCL
DRAWN BY:	MS
CHECKED BY:	JCL
SURVEY DATE:	

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GALENA–BENCHMARK ENGINEERING
Civil Engineers & Land Surveyors
100 Bell Drive
P.O. Box 733
Ketchum, Idaho 83340
(208) 726-9512
www.benchmark-associates.com

SURVEYING ENGINEERING GALENA ELEVATION ABOVE SEA 9230 FEET BENCH MARK

C2.10

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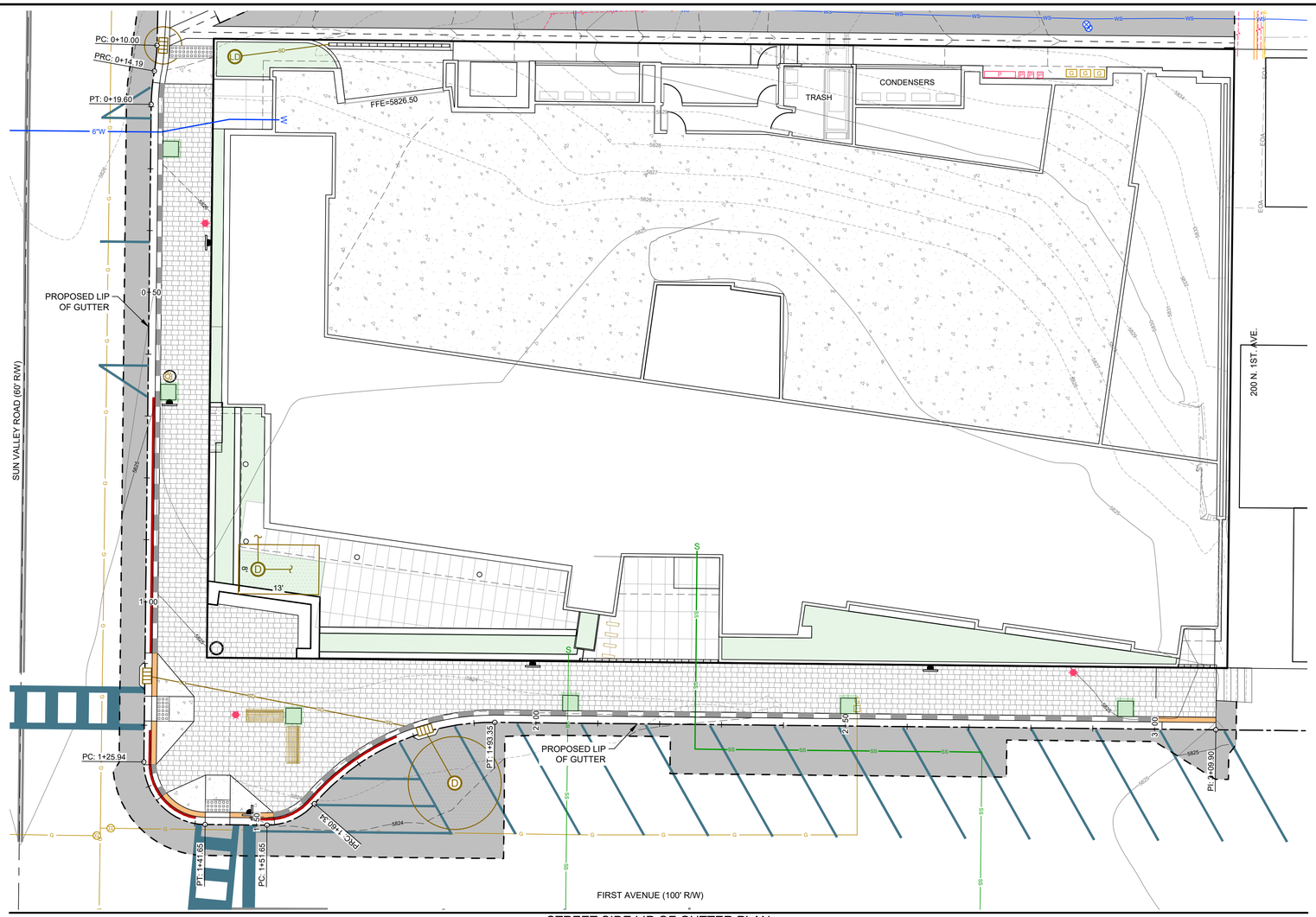
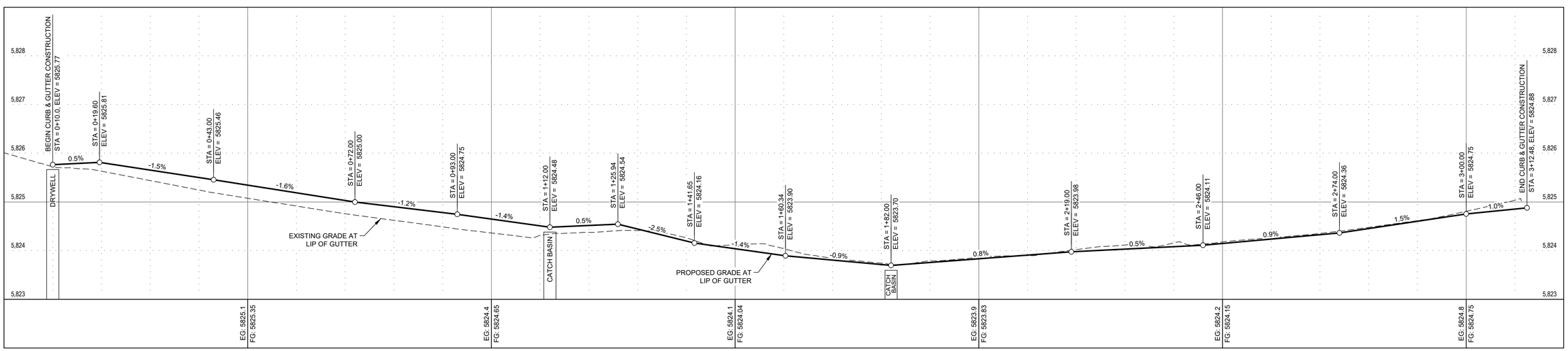


STREET SIDE LIP OF GUTTER PLAN



STREET SIDE LIP OF GUTTER PROFILE
SCALE: 1"=10' H; 1"=1' V

SAWTOOTH SERENADE (131 E SUN VALLEY RD)
STREET SIDE LIP OF GUTTER PLAN AND PROFILE

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: THIELSEN ARCHITECTS

PROJECT INFORMATION
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PROFESSIONAL ENGINEER REGISTERED 7986 8/26/25 STATE OF IDAHO JEFF C LOOMIS

DESIGNED BY: JCL
DRAWN BY: MS
CHECKED BY: JCL
SURVEY DATE:

GALENA–BENCHMARK ENGINEERING
Civil Engineers & Land Surveyors
100 Bell Drive
P.O. Box 733
Ketchum, Idaho 83340
(208) 726-9512
www.benchmark-associates.com

SURVEYING ENGINEERING SERVICE BENCH MARK GALENA ELEVATION ABOVE SEA 9230 FEET

PURPOSE: **DESIGN REVIEW - REVISION 2 (09/23/2024)**

NO	DATE	BY	REVISIONS
1	08/11/22	SMF	ISSUE FOR DESIGN REVIEW
2	07/13/23	JCL	ISSUE FOR DESIGN REVIEW
3	09/23/24	JCL	ISSUE FOR DESIGN REVIEW
4	08/26/25	JCL	ISSUE FOR DESIGN REVIEW

C2.20

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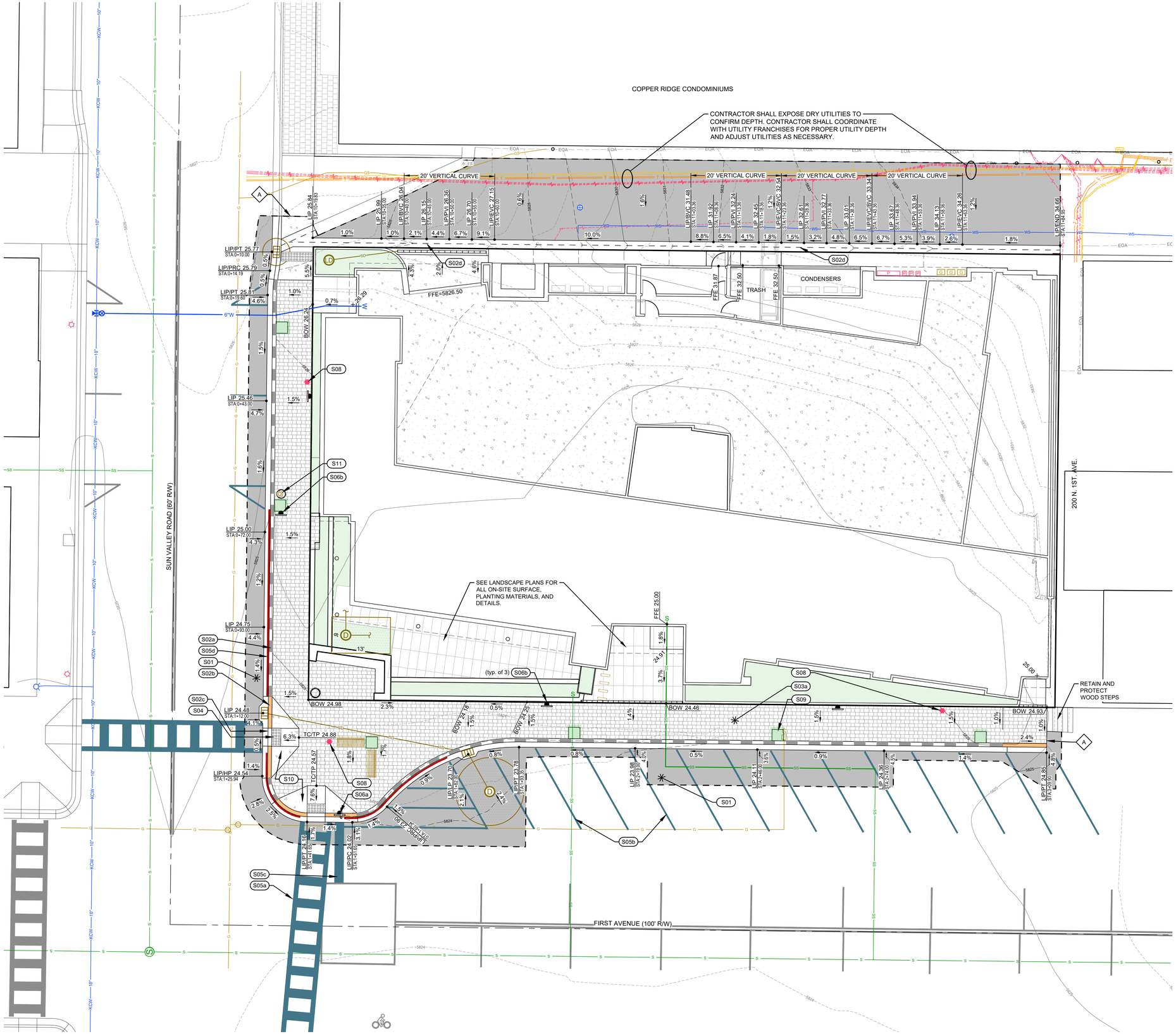

SITE IMPROVEMENT KEY NOTES

- S01 CONSTRUCT ASPHALT ROADWAY / ASPHALT REPAIR. SEE DETAIL 1 / C2.00.
- S02 CONSTRUCT CONCRETE CURB AND GUTTER
  - a. 6" ROLLED C&G PER DETAIL 2a / C2.00.
  - b. CURB TRANSITION (6" ROLLED TO ZERO REVEAL) PER DETAIL 3 / C2.00.
  - c. ZERO REVEAL CURB AND GUTTER PER DETAIL 3 / C2.00.
  - d. 24" WIDE VALLEY GUTTER. PER DETAIL 4 / C2.00.
- S03 CONSTRUCT PAVER SIDEWALK. WIDTH AS SHOWN HEREON. SEE DETAIL 5 / C2.00.
- S04 CONSTRUCT CONCRETE SIDEWALK PEDESTRIAN APPROACHES WITH CITY APPROVED CAST IRON TRUNCATED DOME DETECTABLE WARNING PLAT. REFER TO DETAIL 6 / C2.00 FOR CONCRETE AND DETAIL 7 / C2.00 FOR TRUNCATED DOMES.
- S05 INSTALL ROAD STRIPING / PAINT
  - a. WHITE CROSSWALK STRIPING. MATCH CITY PATTERNS.
  - b. YELLOW ASPHALT PARKING STRIPING (4" WIDE). MATCH CITY PATTERNS.
  - c. WHITE CROSSWALK / STOP BAR STRIPING (24" WIDE).
  - d. RED "NO PARKING" STRIPING ON CURB. MATCH CITY PATTERNS.
- S06 SIGNS:
  - a. INSTALL STOP / STREET SIGN. USE PREVIOUSLY REMOVED SIGN. COORDINATE FINAL LOCATION WITH THE CITY. REFER TO DETAIL 8 / C2.00 FOR SIGN BASE CONFIGURATION.
  - b. INSTALL REGULATORY SIGN. COORDINATE TYPE AND FINAL LOCATION WITH THE CITY. REFER DETAIL 8 / C2.00 FOR SIGN BASE CONFIGURATION.
- S07 RESET UTILITY BOX LID ELEVATION.
  - a. POWER HANDHOLE
    ORIGINAL RIM = 58
    NEW RIM = 58
- S08 INSTALL STREET LIGHT. LOCATIONS SHOWN HEREON ARE FOR GRAPHICAL REPRESENTATION ONLY. ARCHITECT SHALL SUBMIT AN ILLUMINATION ANALYSIS FROM MH COMPANIES TO VERIFY STREET LIGHT PLACEMENTS. REFER TO THE CITY OF KETCHUM STANDARD STREET LIGHT DETAIL. DETAIL 10 / C2.00.
- S09 INSTALL KETCHUM STANDARD TREE WELL. REFER TO DETAIL 9 / C2.00.
- S10 CONSTRUCT CONCRETE SIDEWALK. REFER TO DETAIL 6 / C2.00.
- S11 INSTALL CITY OF KETCHUM STANDARD TRASH CAN.

A MATCH EXISTING LINES AND GRADES

LEGEND

LIP 30.71 Spot Elevation
2.2% Proposed Grade
3.3% Existing Grade

ABBREVIATIONS

BOW = BACK OF WALK
EG = EXISTING GRADE
FF = FINISHED FLOOR
FFE = FINISHED FLOOR AT ENTRY
FG = FINISHED GRADE
LF = LINEAL FEET
LIP = LIP OF GUTTER
HP = HIGH POINT
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVE
POC = POINT ON CURVE
PT = POINT OF TANGENT
TA = TOP OF ASPHALT
TBC = TOP BACK OF CURB
TC = TOP OF CONCRETE
TP = TOP OF PAVERS
TG = TOP OF GRATE

SAWTOOTH SERENADE (131 E SUN VALLEY RD)
SITE GRADING PLAN

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: THIELSEN ARCHITECTS

PROJECT INFORMATION
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GALENA ELEVATION ABOVE SEA 9230 FEET BENCH MARK

PURPOSE: **DESIGN REVIEW - REVISION 2 (09/23/2024)**

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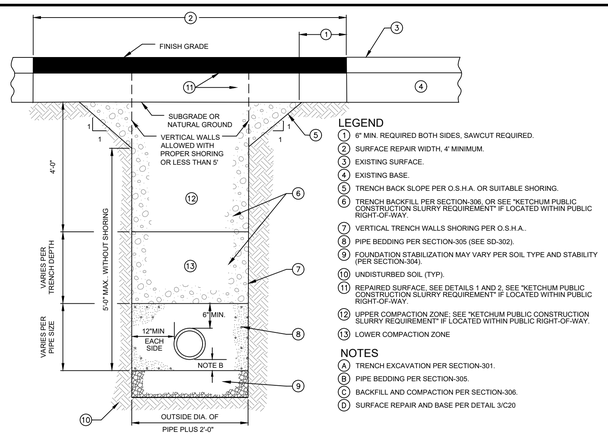
4	08/26/25	JCL	ISSUE FOR DESIGN REVIEW

C2.30

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



LEGEND

1. 6" MIN. REQUIRED BOTH SIDES, SAWCUT REQUIRED.
2. SURFACE REPAIR WIDTH, 4' MINIMUM.
3. EXISTING SURFACE.
4. EXISTING BASE.
5. TRENCH BACK SLOPE PER O.S.H.A. OR SUITABLE SHORING.
6. TRENCH BACKFILL PER SECTION-306, OR SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
7. VERTICAL TRENCH WALLS SHORING PER O.S.H.A..
8. PIPE BEDDING PER SECTION-305 (SEE SD-302).
9. FOUNDATION STABILIZATION MAY VARY PER SOIL TYPE AND STABILITY (PER SECTION-304).
10. UNDISTURBED SOIL (TYP).
11. REPAIRED SURFACE, SEE DETAILS 1 AND 2, SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
12. UPPER COMPACTION ZONE; SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
13. LOWER COMPACTION ZONE

NOTES

- A. TRENCH EXCAVATION PER SECTION-301.
- B. PIPE BEDDING PER SECTION-305.
- C. BACKFILL AND COMPACTION PER SECTION-306.
- D. SURFACE REPAIR AND BASE PER DETAIL 3/C20

KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT

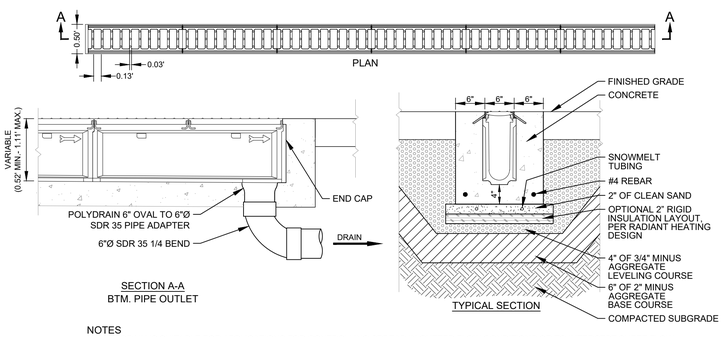
IN AREAS WHERE IT IS NECESSARY TO CUT THE ASPHALT PAVEMENT AND DIG A TRENCH FOR BURIAL OF CONDUIT CABLE OR OTHER CITY UTILITY, THE TRENCH SHALL BE BACKFILLED WITH A LEAN CONCRETE MIX TO THE BOTTOM OF FINISH SURFACE MATERIAL WITH THE FOLLOWING PROPORTIONS OF MATERIALS:

COARSE AGGREGATE (¾" MINUS)	:	2,600 LBS
SAND	:	800 LBS
PORTLAND CEMENT	:	94 LBS
WATER	:	11 GAL (MAX.)

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

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

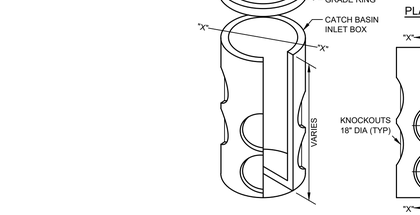
1 / C3.00 TYPICAL TRENCH SECTION
N.T.S.



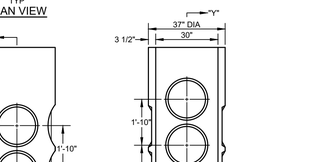
NOTES

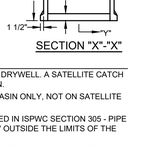
1. LINE DRAIN IS SUITABLE FOR APPLICATIONS FOR CONTROLLING SPREAD IN GUTTER FLOW CONDITIONS OR TO INTERCEPT SHEET FLOW. TYPICAL APPLICATION IS AT THE STREET CURB OR BARRIER.
2. THE FRAME AND GRATE IS SUITABLE FOR PEDESTRIAN AND BICYCLE TRAFFIC AND RATED FOR H-25 AND HS-25 LOADS.
3. CONCRETE THICKNESS, 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.

4 / C3.00 TRENCH DRAIN DETAIL
(ABT INTERCEPTOR LINE DRAIN OR APPROVED EQUAL)
N.T.S.



DO NOT LOCATE IN CONCRETE BLOCKING





LEGEND

1. FOR HORIZONTAL PIPE BENDS, BEARING THRUST BLOCKS MUST PROVIDE 2500 PSI CONCRETE POURED AGAINST UNDISTURBED EARTH PER TABLE 1.
2. FOR VERTICAL PIPE BENDS, GRAVITY THRUST BLOCKS MUST PROVIDE A VOLUME OF CONCRETE POURED AGAINST UNDISTURBED EARTH WHICH IS SIZED FOR EXPECTED FORCES WITH A MINIMUM 1.5 FACTOR OF SAFETY.
3. NO. 12 COPPER FINDER WIRE. SEE SD-514 FOR SPLICING.
4. C.I. VALVE BOX WITH COVER.
5. C.I. GATE VALVE (M.J.).
6. PRECAST BLOCK FOR CUT IN TEE AND VALVE OR CAST IN PLACE WITH 2-1/2"Ø MIN REBAR.
7. TRENCH SIDE.
8. PIPE.
9. PLUG.
10. HAMMERHEAD THRUST BLOCKING.
11. ANCHOR BARS (1/2"Ø MIN)

TABLE 1
THRUST AREA FOR HORIZONTAL BENDS***

SOIL BEARING PRESSURE	= 2000 PSF
WORKING PRESSURE RATING	= 150 PSI
SAFTEY FACTOR	= 1.5

PIPE SIZE	MINIMUM SQUARE FEET OF THRUST AREA ONTO UNDISTURBED EARTH* TEE, PLUG OF VALVE	90° BEND**	45° BEND	22.5°, 11.25° BENDS OR REDUCER
3"	0.8	1.1	0.6	0.3
4"	1.4	2.0	1.1	0.6
6"	3.2	4.5	2.4	1.2
8"	5.7	8.0	4.3	2.2
10"	8.8	12.5	6.8	3.4
12"	12.7	18.0	9.7	5.0
14"	17.3	24.5	13.3	6.8
16"	22.6	32.0	17.3	8.8
18"	28.6	40.5	21.9	11.2

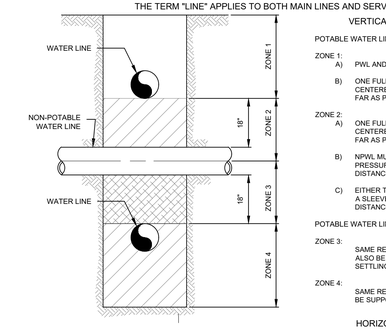
* MUST BE INCREASED BASED ON DIFFERENT CONDITIONS (HIGHER WORKING PRESSURE OR LOWER SOIL BEARING STRENGTH).
** OR TEE ACTING AS A 90° BEND
***THRUST BLOCK DEPTH TO BE A MINIMUM PF 12" FOR PIPE SIZES 3"-8" AND 18" FOR PIPE SIZES 10"-18" OR THE SQUARE ROOT OF THE REQUIRED BEARING AREA, WHICHEVER IS GREATER.

NOTES:

- A. ANCHOR ALL VALVES CONNECTED TO P.V.C. PIPE AS SHOWN.
- B. COVER BOLTS AND FLANGES WITH PLASTIC TO PROTECT FROM CONCRETE ADHERENCE DURING CONSTRUCTION OF THRUST BLOCKS.
- C. SEE CHART FOR MIN THRUST BLOCKS BEARING AREAS.
- D. ALL CONCRETE TO BE 2500 P.S.I. STRENGTH POURED AGAINST UNDISTURBED EARTH.
- E. PROVIDE 6 MIL POLYPROPYLENE BETWEEN FITTINGS AND CONCRETE.
- F. NOTIFY ENGINEER FOR ANY CONDITION OR PIPE SIZE NOT INDICATED.
- G. ALL BLOCKS TO BE CENTERED AROUND PIPE SPRING LINE.

2 / C3.00 THRUST BLOCK AND ANCHOR DETAILS
N.T.S.

THE TERM "LINE" APPLIES TO BOTH MAIN LINES AND SERVICE LINES



VERTICAL SEPARATION REQUIREMENTS

POTABLE WATER LINE [PWL] ABOVE NON-POTABLE WATER LINE [NPWL]

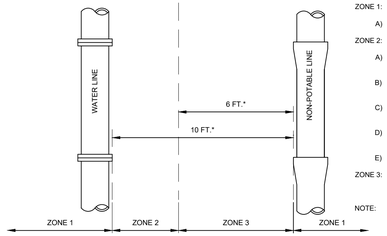
ZONE 1:
- A) PWL AND NPWL MUST BE SEPARATED BY AT LEAST 18", AND
- B) ONE FULL, UNCUT LENGTH OF BOTH PWL AND NPWL PIPE MUST BE CENTERED ON THE CROSSING SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE CROSSING.

ZONE 2:
- A) ONE FULL, UNCUT 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 SLEEVEING MATERIAL ACCEPTABLE TO DEQ FOR A HORIZONTAL DISTANCE OF 10 FEET ON BOTH SIDES OF THE CROSSING.

POTABLE WATER LINE [PWL] BELOW NON-POTABLE WATER LINE [NPWL]

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 THE NPWL MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLING.



* DISTANCES ARE HORIZONTAL

HORIZONTAL SEPARATION REQUIREMENTS

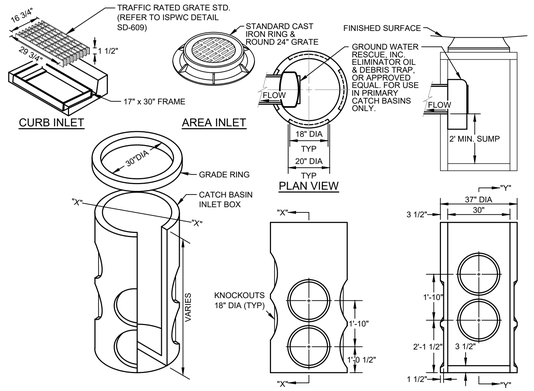
ZONE 1: (GREATER THAN 10-FEET HORIZONTAL SEPARATION):
- A) NO SPECIAL REQUIREMENTS.

ZONE 2: (BETWEEN 6-FEET AND 10-FEET HORIZONTAL SEPARATION):
- 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 PWL, AND EITHER
- D) NPWL CONSTRUCTED TO POTABLE WATER MAIN STANDARDS, AND PRESSURE TESTED FOR WATER TIGHTNESS, OR
- E) SITE SPECIFIC REQUIREMENTS APPROVED BY DEQ.

ZONE 3: (LESS THAN 6-FEET HORIZONTAL SEPARATION):
NOT ALLOWED WITHOUT DEQ 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 DEQ.

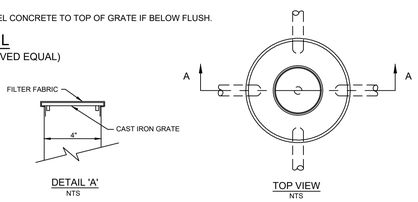
3 / C3.00 POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPARATION
N.T.S.

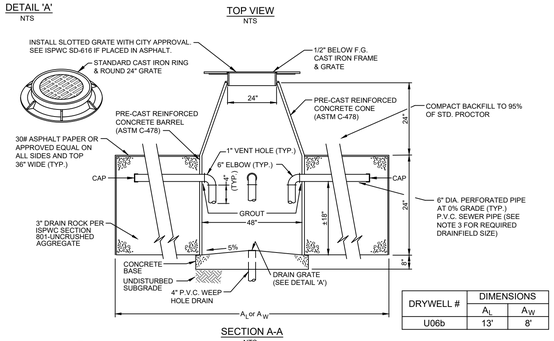


CATCH BASIN INSTALLATION NOTES:

1. A PRIMARY CATCH BASIN IS DEFINED AS THE FIRST STORM STRUCTURE UPSTREAM OF A DRYWELL. A SATELLITE CATCH BASIN IS DEFINED AS THE STORM STRUCTURE UPSTREAM OF THE PRIMARY CATCH BASIN.
2. THE OIL & DEBRIS TRAP SHALL BE INSTALLED ON THE OUTLET OF THE PRIMARY CATCH BASIN ONLY, NOT ON SATELLITE CATCH BASINS.
3. PLACE A MINIMUM OF 4" OF COMPACTED BEDDING ON PREPARED SUBGRADE AS SPECIFIED IN ISPWC SECTION 305 - PIPE BEDDING. EXTEND BEDDING EITHER TO THE LIMITS OF THE EXCAVATION OR AT LEAST 12" OUTSIDE THE LIMITS OF THE BASE SECTION.
4. FILL THE BALANCE OF THE EXCAVATED AREA WITH SELECT MATERIAL COMPACTED LEVEL TO THE TOP OF THE BEDDING.
5. PROVIDE A SMOOTH AND LEVEL BEARING SURFACE ON THE BEDDING SURFACE.

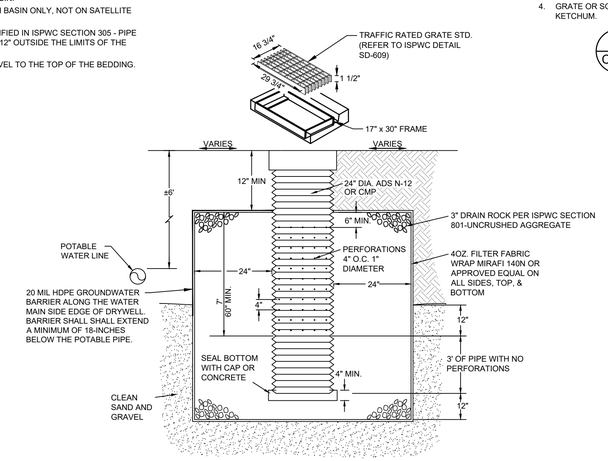
5 / C3.00 30" DIAMETER CATCH BASIN
N.T.S.





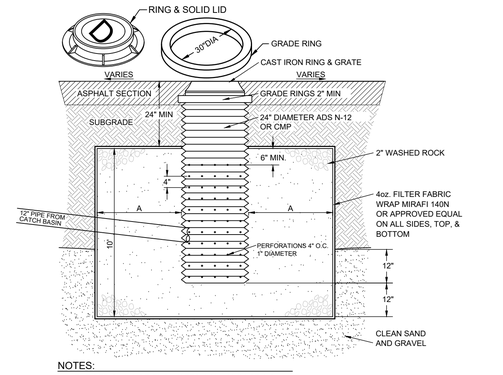
DRYWELL #	DIMENSIONS A_L	A_W
U06b	13'	8'

7 / C3.00 MANHOLE STYLE DRYWELL DETAIL
N.T.S.



NOTE: THE BED SHALL BE EXCAVATED A MINIMUM OF 24" INTO CLEAN SAND AND GRAVEL. IF CLEAN SAND AND GRAVEL IS NOT ENCOUNTERED WITHIN 12 FEET, THE CONTRACTOR SHALL CONTACT THE ENGINEER.

8 / C3.00 DRYWELL DETAIL WITH LINER
N.T.S.

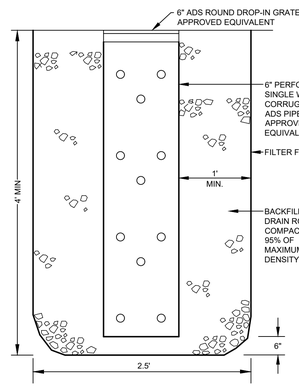


NOTES:

1. THE BED SHALL BE EXCAVATED A MINIMUM OF 24" INTO CLEAN SAND AND GRAVEL.
2. MAXIMUM DEPTH SHALL NOT EXCEED 12 FEET.
3. IF CLEAN SAND AND GRAVEL IS NOT ENCOUNTERED WITHIN 12 FEET, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER.
4. GRATE OR SOLID LID AS APPROVED BY CITY OF KETCHUM.

DRYWELL #	DIMENSION "A"
U06a	15'

6 / C3.00 DRYWELL DETAIL
N.T.S.



9 / C3.00 LANDSCAPE / PLANTER DRAIN
N.T.S.

SAWTOOTH SERENADE (131 E SUN VALLEY RD)
DETAIL SHEET

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: THIELSEN ARCHITECTS

PROJECT INFORMATION
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PROFESSIONAL ENGINEER REGISTERED 7986 8/26/25 STATE OF IDAHO JEFF C LOOMIS

DESIGNED BY:	JCL
DRAWN BY:	MS
CHECKED BY:	JCL
SURVEY DATE:	

GALENA – BENCHMARK ENGINEERING
Civil Engineers & Land Surveyors
100 Bell Drive
P.O. Box 733
Ketchum, Idaho 83340
(208) 726-9512
www.benchmark-associates.com

SURVEYING ENGINEERING PLANNING
GALENA ELEVATION ABOVE SEA 9230 FEET
BENCH MARK

PURPOSE: **DESIGN REVIEW - REVISION 2 (09/23/2024)**

NO	DATE	BY	REVISIONS
1	08/11/22	SMF	ISSUE FOR DESIGN REVIEW
2	07/13/23	JCL	ISSUE FOR DESIGN REVIEW
3	09/23/24	JCL	ISSUE FOR DESIGN REVIEW
4	08/26/25	JCL	ISSUE FOR DESIGN REVIEW

C3.00

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COPPER RIDGE CONDOMINIUMS

CONTRACTOR SHALL EXPOSE DRY UTILITIES TO CONFIRM DEPTH. CONTRACTOR SHALL COORDINATE WITH UTILITY FRANCHISES FOR PROPER UTILITY DEPTH AND ADJUST UTILITIES AS NECESSARY.

CONSTRUCT ASPHALT SURFACE REPAIR

SEE PLUMBING PLAN FOR WATER SERVICE CONTINUATION

SEE PLUMBING PLAN FOR SEWER SERVICE CONTINUATION

TRASH

CONDENSERS

SUN VALLEY ROAD (60' R/W)

200 N. 1ST. AVE.

FIRST AVENUE (100' R/W)

13'

(45 LF)

(9 LF)

UTILITY & STORM IMPROVEMENT KEY NOTES

- U01 INSTALL 10"X6" STAINLESS STEEL TAPPING SADDLE 6" GATE VALVE WITH THRUST BLOCKS REFER TO DETAIL 2 / C3.00.
- U02 INSTALL 6" C-900 PVC WATER SERVICE. REFER TO TRENCHING DETAIL 1 / C3.00 AND POTABLE/NON-POTABLE SEPARATION DETAIL 3 / C3.00.
- U03 SEWER SERVICE:
  - a. UTILIZE EXISTING SEWER SERVICE.
  - b. REALIGN SEWER SERVICE. INSTALL TRAFFIC RATED CLEANOUTS AT EACH BEND. REFER TO ISPWC STANDARD DRAWING SD-506A.
- U04 INSTALL CATCH BASIN. SEE DETAIL 4 / C3.00.
  - a. RIM = 5824.13 I.E.(OUT) = 5821.13
  - b. RIM = 5823.57 I.E.(IN) = 5820.30 I.E.(OUT) = 5820.20
- U05 INSTALL 12" ADS N-12 STORM DRAIN PIPE WITH A MINIMUM SLOPE OF 2.0%. REFER TO TRENCHING DETAIL 1 / C3.00
- U06 DRYWELL:
  - a. INSTALL 15' DIAMETER DRYWELL SEE DETAIL 5 / C3.00. RIM = 5823.92 I.E.(IN) = 5819.90
  - b. INSTALL 8'x14' RECTANGULAR DRYWELL. CONNECT ALL FLOOR, FOUNDATION, ROOF, AND TRENCH DRAINS TO THIS DRYWELL. SEE DETAIL 5 / C3.00. RIM = 5824.9 I.E.(IN) = 5820.9
  - c. INSTALL 6' DIAMETER DRYWELL WITH HDPE LINER SEE DETAIL 8 / C3.00. RIM = 5825.57
  - d. INSTALL LANDSCAPE PLANTER DRYWELL. SEE DETAIL 9 / C3.00 RIM = MATCH PLANTER FINISHED GRADES
- U07 INSTALL 1" PVC IRRIGATION LINE. SEE IRRIGATION PLAN FOR CONNECTION DETAILS.
- U08 INSTALL GAS SERVICE. BY OTHERS.
- U09 INSTALL POWER SERVICE. BY OTHERS.
- U10 INSTALL POWER TRANSFORMER. BY OTHERS.
- U11 INSTALL TRENCH DRAIN. CONNECT TO DRYWELL U06b. REFER TO DETAIL 4 / C3.00.

GRAPHIC SCALE 0 10 20 Scale in Feet

SAWTOOTH SERENADE (131 E SUN VALLEY RD)
DRAINAGE AND UTILITY PLAN

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: THIELSEN ARCHITECTS

PROJECT INFORMATION
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PROFESSIONAL ENGINEER REGISTERED 7986 8/26/25 STATE OF IDAHO JEFF C LOOMIS

DESIGNED BY: JCL
DRAWN BY: MS
CHECKED BY: JCL
SURVEY DATE:

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Civil Engineers & Land Surveyors
100 Bell Drive
P.O. Box 733
Ketchum, Idaho 83340
(208) 726-9512
www.benchmark-associates.com

GALENA ELEVATION ABOVE SEA 5030 FEET
SURVEYING ENGINEERING PLANNING BENCHMARK

PURPOSE: **DESIGN REVIEW - REVISION 2 (09/23/2024)**

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C3.10

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Autumn Blaze Maple

Flowering Crab

Tor Birchleaf Spirea

Snowberry

Fritschianna Spirea

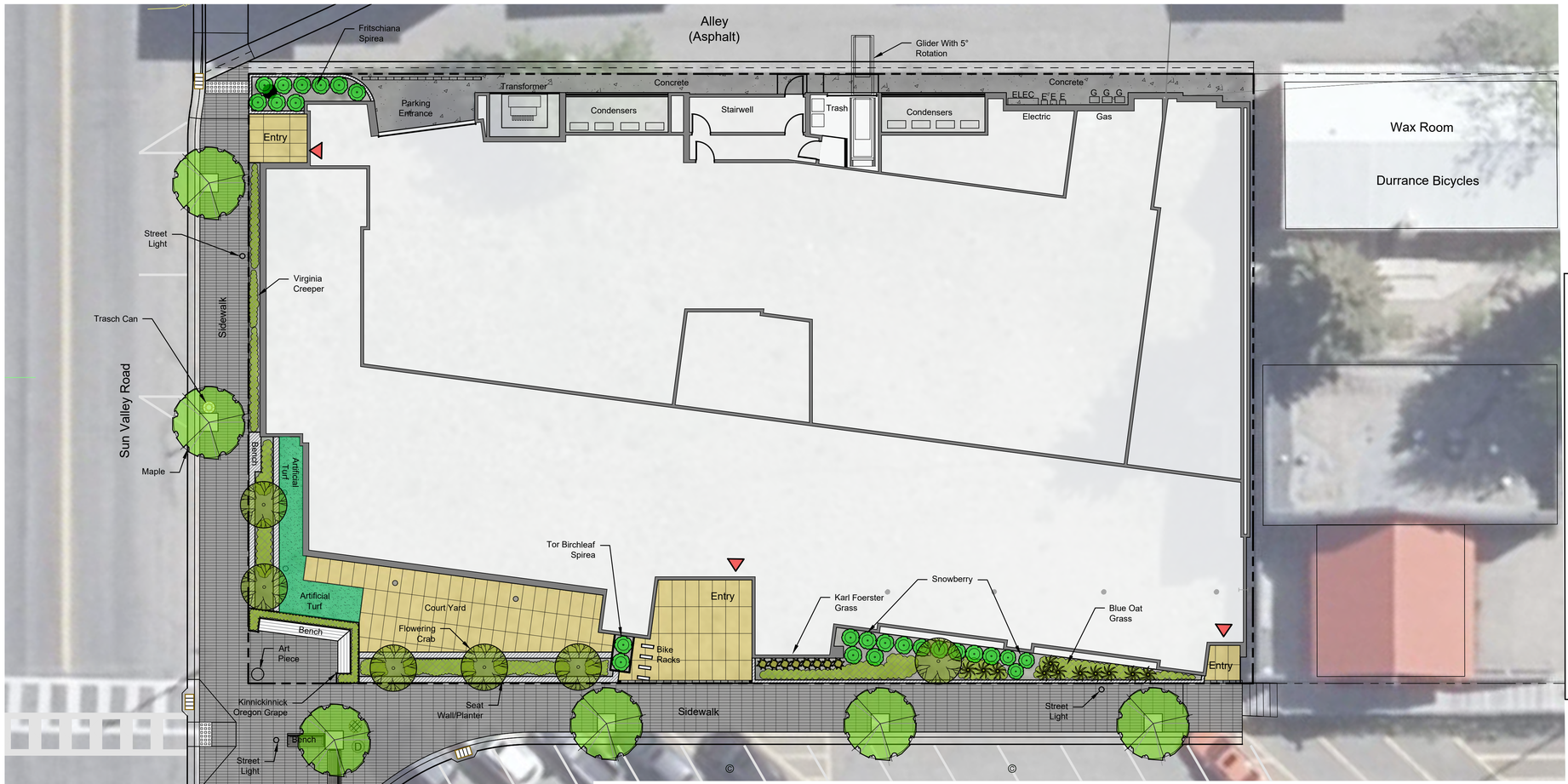
Kinnickkinnick

General Notes

1. Base map information taken from survey by Galena Engineering dated 07/29/20 and from on-site information. Architectural information provided by Thielsen Architects dated 07/28/25. Contractor shall verify conditions in the field prior to construction.
2. Landscape architect is not responsible for any deviation from these plans, unless such changes are authorized by the landscape architect in writing.
3. All existing utilities are underground. All new utilities shall be underground.
4. Site serviced by City of Ketchum.

Plan Legend

- Property Line
- Stone Pavers
- Heated Sidewalk Pavers
- Seat Wall



Aerial Image: Blaine County GIS 2017

Plant Legend

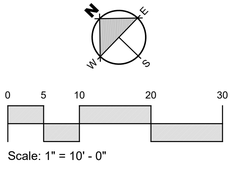
Symbol	Quantity	Species	Size
		Street Trees	
	6	*Autumn Blaze Maple*	*2" - 3" Cal.*
		Deciduous Trees	
	6	*Flowering Crab*	*2" - 3" Cal.*
		Deciduous Shrubs	
	25	*Peking Cotoneaster* *Snowberry* *Fritschiana Spirea* *Tor Birchleaf Spirea*	*5 Gal.*
		Groundcover & *Vines*	
	600 Sq. FT	*Kinnickinnick* *Creeping Oregon Grape* *Virginia Creeper*	*1 Gal.*
		Ornamental Grasses	
	11	*Blue Oat Grass*	*1 Gal.*
	8	*Karl Foerster Grass*	

Creeping Oregon Grape

Virginia Creeper

Blue Oat Grass

Karl Foerster Grass



DESIGN REVIEW - RVSD - 07/30/25

Sawtooth Serenade

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

Sawtooth Serenade
260 N 1st Ave
Ketchum, Idaho

Job No: 22.33

Scale: 1" = 10' - 0"

Issue/Revisions:	Date:
Design Review	09/30/22
RVSD	04/19/23
RVSD	07/24/23
RVSD	07/19/24

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Sheet Title: Landscape Plan Lvl 1

Sheet No: L3.0

Peking Cotoneaster

Snowberry

Fritschianna Spirea

Tor Birchleaf Spirea

Blue Oat Grass

Karl Foerster Grass

Virginia Creeper

General Notes

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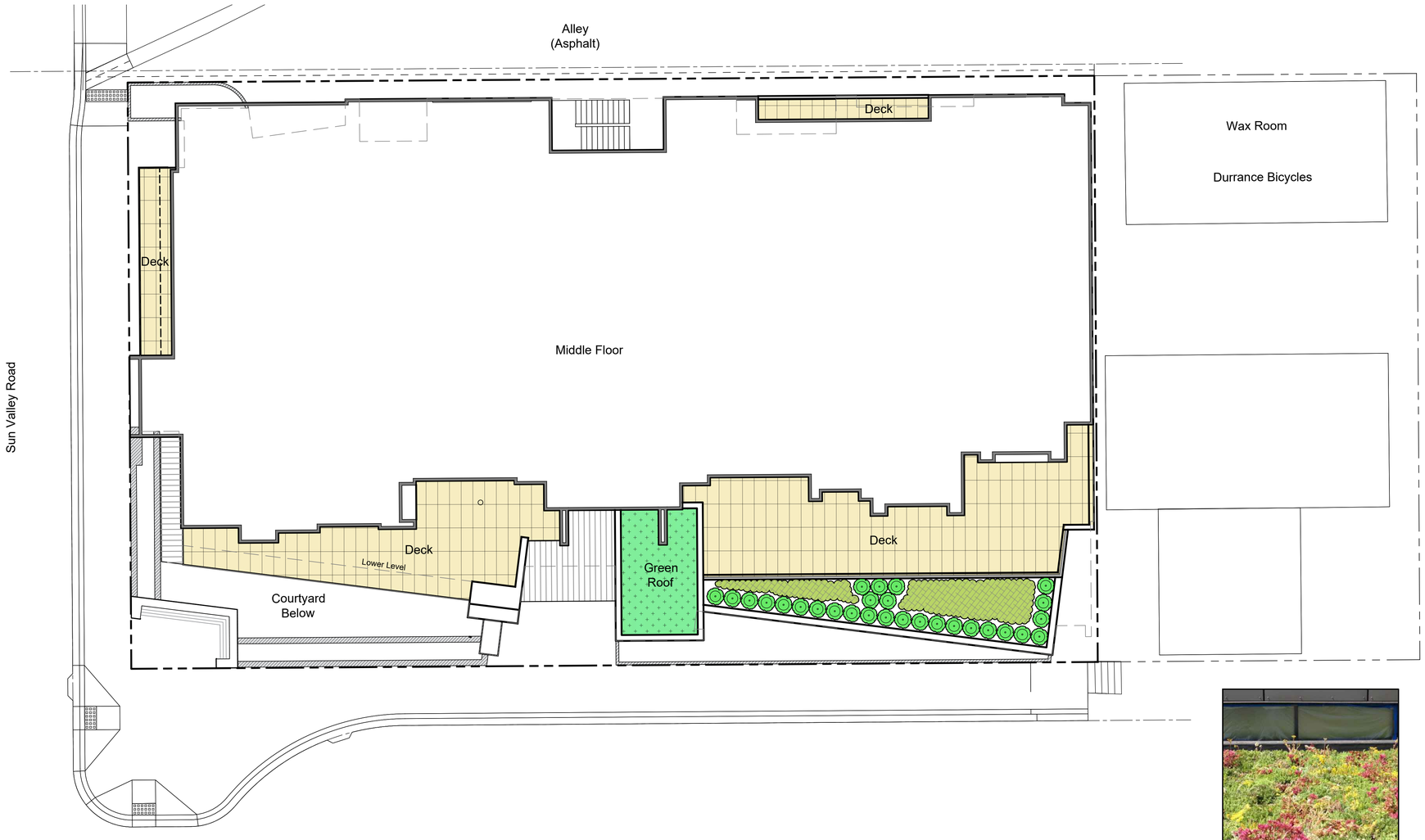
2. Landscape architect is not responsible for any deviation from these plans, unless such changes are authorized by the landscape architect in writing.
3. All existing utilities are underground. All new utilities shall be underground.
4. Site serviced by City of Ketchum.

Plan Legend

Property Line

Stone Pavers



Plant Legend

Symbol	Quantity	Species	Size
		Deciduous Shrubs	
	28	*Peking Cotoneaster* *Snowberry* *Fritschiana Spirea* *American Compact Cranberry*	*5 Gal.*
		Plants & Groundcover	
	200 Sq. FT	*Blue Oat Grass* *Karl Foerster Grass* *Virginia Creeper*	*5 Gal.*
		Green Roof	
	260 Sq. FT	*Sedums*	*Trays*

Sedums

0 5 10 20 30

Scale: 1" = 10' - 0"

DESIGN REVIEW - RVSD - 07/30/25

Sawtooth Serenade

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

Sawtooth Serenade
260 N 1st Ave
Ketchum, Idaho

Job No: 22.33

Scale: 1" = 10' - 0"

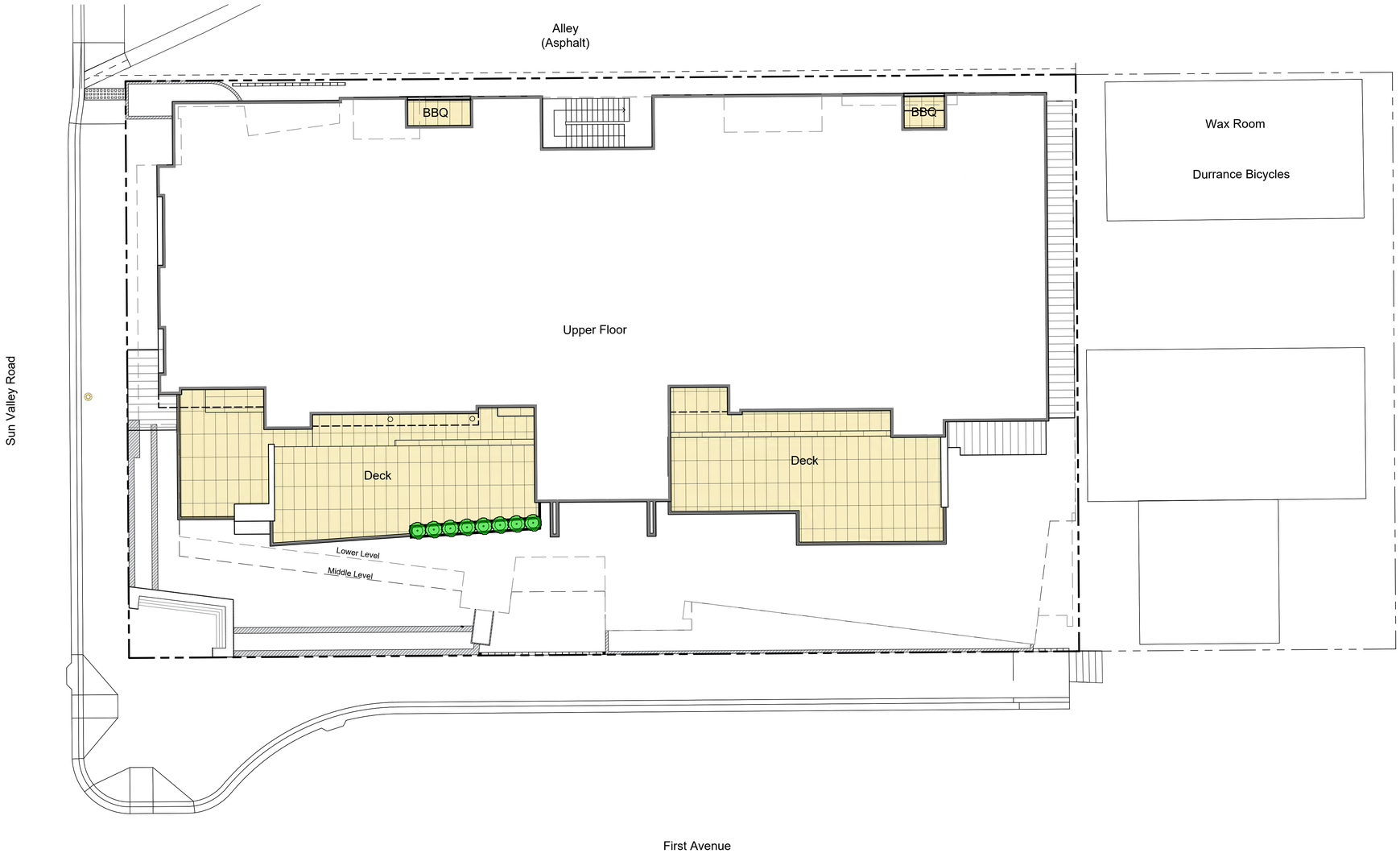
Issue/Revisions:	Date:
Design Review	09/30/22
RVSD	04/19/23
RVSD	07/24/23
RVSD	07/19/24

All information appearing herein shall not be duplicated, discharged or otherwise used without the written consent of Eggers Associates P.A.

Sheet Title:
Landscape Plan Lvl 2

Sheet No:
L3.1

Tor Birchleaf Spirea



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3. All existing utilities are underground. All new utilities shall be underground.
4. Site serviced by City of Ketchum.

Plan Legend

- Property Line
- Stone Pavers

Plant Legend

Symbol	Quantity	Species	Size
		Deciduous Shrubs	
	8	*Tor Birchleaf Spirea*	*5 Gal.*

0 5 10 20 30

Scale: 1" = 10' - 0"

DESIGN REVIEW - RVSD - 07/30/25

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Issue/Revisions:	Date:
Design Review	09/30/22
RVSD	04/19/23
RVSD	07/24/23
RVSD	07/19/24

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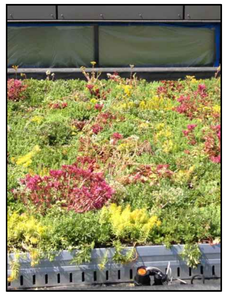
Sheet Title: Landscape Plan Lvl 3

Sheet No: L3.2



Sedums

General Notes

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

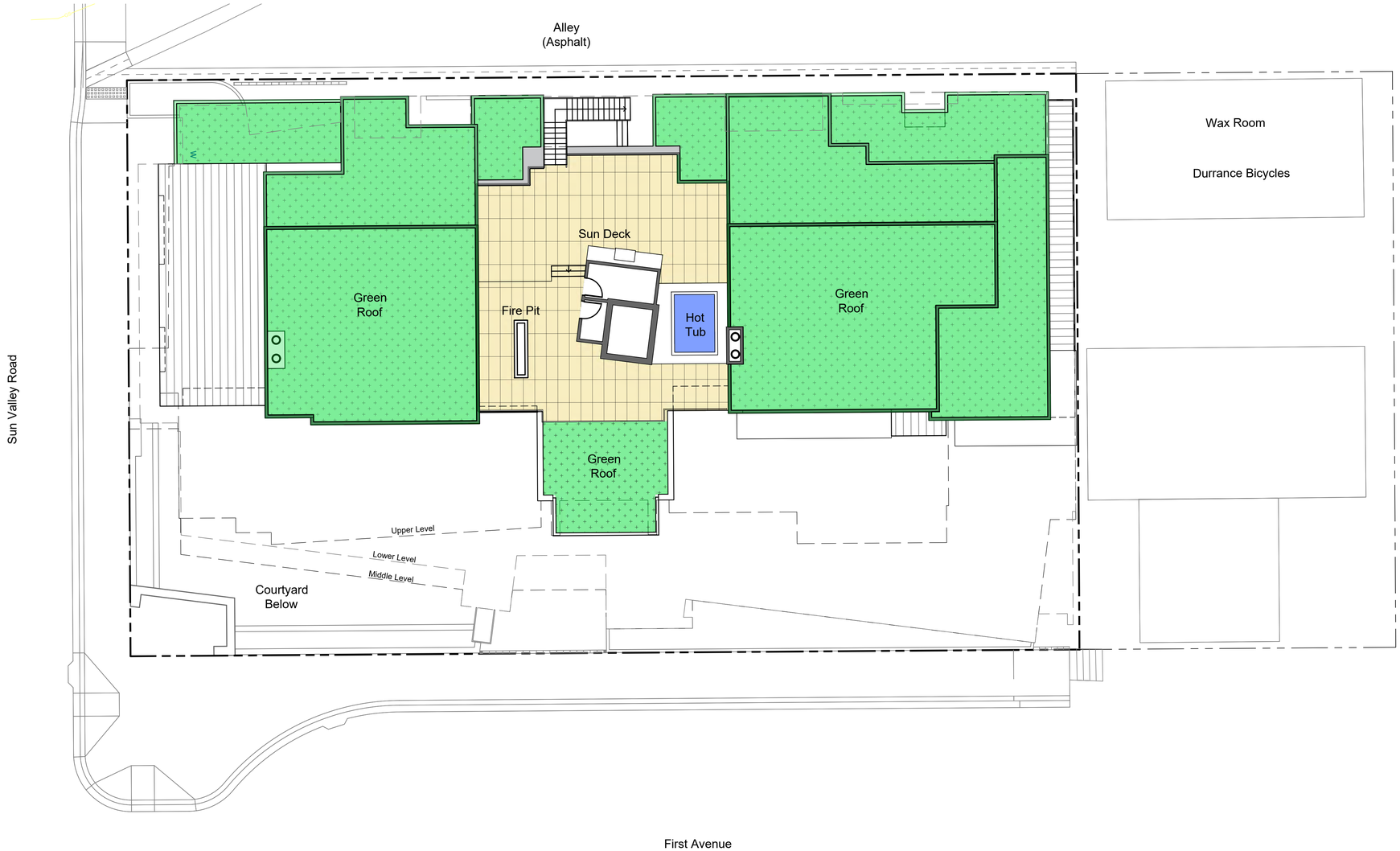
Plan Legend

Property Line

Stone Pavers

Plant Legend

Symbol	Quantity	Species	Size
		Green Roof	
	5,640 Sq. FT	*Sedums*	*Trays*



Scale: 1" = 10' - 0"

DESIGN REVIEW - RVSD - 07/30/25

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Issue/Revisions:	Date:
Design Review	09/30/22
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RVSD	07/19/24

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Sheet Title: Landscape Plan Roof

Sheet No: L3.3

City of Ketchum

ATTACHMENT C:

Story Pole and Staking Information

SAWTOOTH SERENADE
STORY POLE & STAKING PLAN

LOCATED WITHIN T.4 N., R.18 E. SECTION 18, B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: THIELSEN ARCHITECTS

PROJECT INFORMATION
G:\BMA\Ketchum village\block 38\Lots 5-7\5376-03 Serenade\dwg\Construction\5376-03 STAKE.dwg 01/29/25 12:06:05 PM

PRELIMINARY
NOT FOR
CONSTRUCTION

GRAPHIC SCALE
0 10 20
Scale in Feet

BLOCK 38

LOT 5A
16,507 Sq. Ft.±
0.38 Ac.±

LOT 8

COPPER RIDGE CONDOMINIUMS

COPPER RIDGE CONDOMINIUMS

CENTERLINE SUN VALLEY ROAD (80' RIGHT OF WAY)
N44° 58' 15"E 300.18'

SUN VALLEY ROAD (80' R/W)

20' VERTICAL CURVE

VALLEY GUTTER

S44° 24' 19"E 164.95'

N44° 24' 31"W 164.91'

N45° 38' 13"E 100.09'

N45° 39' 30"E 100.08'

200 N. 1ST. AVE.

FFE=5826.50

CONDENSERS

TRASH

WOOD STEPS

APPROX. STORY POLE LOCATION

13'

30'

25.00

50'

FIRST AVENUE (100' R/W)

CENTERLINE FIRST AVENUE (100' RIGHT OF WAY)

N44° 24' 31"W 279.86'

SEWER MANHOLE
RIM ELEV. = 5824.61
INV = 5817.56

SEWER MANHOLE
RIM ELEV. = 5830.01
INV = 5818.51

3825.4 BM (RIVB) +46.80

3824.8 NG +39.2

3824.4 NG +18.1

PNT #5069 BLDG COR
PNT #5070 BLDG COR
PNT #5071 BLDG COR
PNT #5072 BLDG COR
PNT #5073 BLDG COR
PNT #5074 BLDG COR
PNT #5075 BLDG COR
PNT #5076 BLDG COR
PNT #5077 BLDG COR
PNT #5078 BLDG COR
PNT #5079 BLDG COR
PNT #5080 BLDG COR
PNT #5081 BLDG COR
PNT #5086 BLDG COR
PNT #5087 BLDG COR

NOTICE OF COPYRIGHT - These drawings, or any portion thereof, shall not be used on any Project or extensions to this Project, except by agreement in writing with Galena-Benchmark Engineering.

DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
SURVEY DATE:	01/30/25

PURPOSE: ISSUE FOR REVIEW

NO	DATE	BY	REVISIONS

GALENA-BENCHMARK ENGINEERING
Civil Engineers & Land Surveyors
100 Bell Drive
P.O. Box 733
Ketchum, Idaho 83340
(208) 726-9512
www.benchmark-associates.com

C0.20

City of Ketchum

ATTACHMENT D:

Dimensional Standards Review

PROJECT NAME: Sawtooth Serenade
DESIGN REVIEW FILE NUMBER: P24-027
ADDRESS: 260 N 1st Ave
ZONE DISTRICT: CC-2

Zoning and Dimensional Standards Analysis				
Compliant			**Ketchum Municipal Code Standards and Staff Comments**	
Yes	**No**	**N/A**	**KMC §**	**Standards and Staff Comments**
☒	☐	☐	**17.12.030**	**Minimum Lot Area**
			Staff Comments	**Permitted**: 5,500 square feet **Existing:** 16,507 SF (Per Sheet C0.20)
☒	☐	☐	**17.12.030**	**FAR**
			Staff Comments	**Permitted FAR:** 1.0 **Permitted FAR with Community Housing:** 2.25 **Proposed:** Gross Square Footage – 23,867 SF (Per Sheet A1.1-A1.4) Total Lot Area – 16,507 SF (per sheet C0.20) FAR – 1.45 Community Housing Mitigation Calculation: Permitted Gross Square Feet (1.0 FAR): 16,507 SF Proposed Gross Square Feet: 23,867 SF Increase Above Permitted FAR: 7,360 SF 20% of Increase: 1,472 SF Net Livable (15% Reduction): 1,251 SF Applicant proposes to meet the community housing contribution with a payment in-lieu of housing for the 1,258 SF. 1,258 SF x $550 = **$688,160**
☒	☐	☐	**17.12.030**	**Minimum Building Setbacks**

			Staff Comments	**Permitted:** Front (N 1st Ave): 5 feet average Street Side (north): 5 feet average Side (Interior Lot Line/south): 0 feet Rear (Alley/east): 3 feet **Proposed ground floor:** Per Sheet A12 (middle floor on Sheet A13, upper floor on Sheet A14) Front (N 1st Ave): 11.06 feet Street Side (north): 6 feet Side (Interior Lot Line/south): 0 feet Rear (Alley/east): 3 feet
☒	☐	☐	**17.12.030**	**Building Height**
			Staff Comments	**Permitted:** 42 feet Height of building/CC District: The greatest vertical distance of a building in the community core district measured by determining the average elevation of the front property line and rear property line. Draw a line from the average front or rear elevation up to the maximum building height allowed, and then draw a line at that height parallel to the front or rear property line. The resulting line establishes the highest elevation of the front or rear facade. The front or rear facade shall not extend above this line. Side facades may be stepped up or down to transition from the highest elevation of the front facade height to the highest elevation of the rear facade. One or multiple steps along the side facades are allowed, except no step shall occur within 40 feet of the front elevation or within 35 feet of the rear facade. The City shall establish the elevation points used to calculate the average elevation of the front and rear property lines (see illustration A on file in the office of the City Clerk). **Proposed:** Per Sheet A8.1 Height on 1st Street Side: 42 feet Height on Alley Side: 42 feet Non-habitable structures (elevator/stairwell): 10 feet above the façade wall

☒	☐	☐	**17.125.030H**	**Curb Cut**
			Staff Comments	**Permitted:** A maximum of thirty five percent (35%) of the linear footage of any street frontage may be devoted to access off street parking. **Proposed:** The subject property has two street frontages along N 1st Ave and Sun Valley Rd. All access to proposed off street parking is being accessed from the alley between N 1st Ave and N Washington Ave. Therefore, no street frontage is devoted to access off street parking.
☒	☐	☐	**17.125.040**	**Parking Spaces**
			Staff Comments	**Permitted:** For residential multi-family dwelling units in the Community Core Units 750 square feet or less – 0 spaces Units 751 SF to 2,000 SF – minimum of 1 space Units 2,001 SF and above – minimum of 2 spaces Bicycle Rack Requirements: All uses, other than one family dwellings, are required to provide one bicycle rack, able to accommodate at least two bicycles, for every four parking spaces required by the proposed use. At a minimum, one bicycle parking rack shall be required per development. The project proposes a total of 2 dwelling units: Res Unit 1 – 8,375 SF – 2 spaces required Res Unit 2 – 8,806 SF – 2 space required Total: 4 spaces required **Proposed:** 5 parking spaces within the garage on the ground floor of the development (Per Sheet A2) Six bicycle racks are proposed at the entrance on N 1st Ave. Each bicycle rack can hold two bicycles.
☒	☐	☐	**17.132**	**Lighting**
			Staff	**Permitted:**

			Comments	Color Temperature - All light fixtures must be 2,700 kelvins or less Light Trespass – No light trespass permitted Sidewalk light levels – per the Ketchum Street Standards. Lighting shall not exceed 0.2 foot candle average and at no point shall it exceed 5 foot candles Full cutoff fixtures required **Proposed:** All proposed fixtures are full cutoff, with color temperature of less than 2700 (per sheets EL9-EL12) Per sheets EL5-EL8, there is no light trespass from the subject property except in one area near the front entrance on N 1st Ave. Final review of all lighting will occur at the time of building permit application. As shown on ES1, light levels along the sidewalks is an average of 0.21 foot candles with a max of 5 foot candles.

City of Ketchum

ATTACHMENT E:

Design Review Criteria Review

City of Ketchum
Planning & Building

COMPLIANCE WITH DESIGN REVIEW STANDARDS

17.96.060.A.1 - Streets	Conformance
The applicant shall be responsible for all costs associated with providing a connection from an existing City street to their development.	YES
Finding: The development is at the corner of N 1st Ave and Sun Valley Rd, two existing public rights-of-way. The development proposes to bring both rights-of-way up to city standards by replacing the existing nonconforming sidewalks, provide curb and gutter, and improve the alley to meet standards and provide for adequate drainage. All improvements to the right-of-way improvements are at the expense of the applicant.	

17.96.060.A.2 - Streets	Conformance
All street designs shall be approved by the City Engineer.	YES
Finding: No new streets are proposed for the project, however, all improvements to the right-of-way as shown on the project plans has been reviewed by the City Engineer. Final review of all improvements to the right-of-way will be completed prior to issuance of a building permit for the project.	

17.96.060.B.1 - Sidewalks	Conformance
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.	YES
Finding: KMC 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. As the project is within the CC-2 zone district, sidewalks are required and proposed.	

17.96.060.B.2 - Sidewalks	Conformance
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.	YES
Finding: The project plans provided the details of the sidewalks for review by the City Engineer. Preliminary review of the project plans indicates that all city right-of-way standards for width and construction are met. Final review of all improvements to the right-of-way will be completed prior to issuance of a building permit for the project.	

17.96.060.B.3 - Sidewalks	Conformance
Sidewalks may be waived if one of the following criteria is met: *a) The project comprises an addition of less than 250 square feet of conditioned space.* b) *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.*	N/A
Finding: The applicant has not requested, nor has the City Engineer granted a waiver to the sidewalk requirement for the project.	

17.96.060.B.4 - Sidewalks	Conformance
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.	YES
Finding: As shown on the project plans, the project proposes new sidewalks to be placed the full length of the subject property along N 1st Ave and Sun Valley Rd.	

17.96.060.B.5 – Sidewalks	Conformance
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.	YES
Finding: There are existing sidewalks along the subject property connecting to existing sidewalks in all directions. The development proposes to replace the existing nonconforming sidewalks. The new 8-foot sidewalks will taper and connect to the existing staircase to the south. There will be direct pedestrian access from the entrances and exits to the building to the new sidewalks as shown in the project plans.	

17.96.060.B.6 - Sidewalks	Conformance
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.	N/A
Finding: The applicant has not requested relief from the requirement to construct sidewalks nor has the City granted any such request.	

17.96.060.C.1 - Drainage	Conformance
All stormwater shall be retained on site.	YES
Finding: The project proposes a series of roof drains, drywells, and catch basins to manage onsite stormwater. Per the project plans, all stormwater is being retained on site.	

17.96.060.C.2 - Drainage	Conformance
Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.	YES
Finding: As shown on the project plans, all stormwater is retained on-site. The project proposes to construct right-of-way improvements the length of the subject property, including curb and gutter and other drainage infrastructure, along N 1st Ave and Sun Valley Rd. The project also proposes drainage infrastructure in the alley behind the subject property for the full length of the subject property. Final design of drainage infrastructure will be reviewed and approved by the City Engineer prior to building permit issuance.	

17.96.060.C.3 - Drainage	Conformance
The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.	N/A
Finding: The City Engineer did not identify any additional drainage improvements during department review. Final design of drainage infrastructure will be reviewed and approved by the City Engineer prior to building permit issuance.	

17.96.060.C.4 - Drainage	Conformance
Drainage facilities shall be constructed per City standards.	YES
Finding: Based on review of the project plans by the City Engineer during department review, all drainage facilities meet city standards. Final design of drainage facilities will be reviewed and approved by the city engineer prior to issuance of a building permit.	

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

17.96.060.D.2 - Utilities	Conformance
Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.	YES
Finding: Per the project plans, all necessary utilities are underground. As shown on Sheet A1, a transformer is located in the rear of the property in the alley. The Idaho Power will serve letter is dated September 28, 2022. Additionally, as shown on Sheet A1, all gas and electrical meters are located in the alley as well (callouts #13, #36, #33, and #35). Any changes in transformer size and location, or gas/electrical locations require an amendment to the design review or building permit approval.	

17.96.060.D.3 - Utilities	Conformance
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.	N/A
Finding: The location of the subject property is already served by fiber optical and therefore no conduit is required in this location.	

17.96.060.E.1 – Compatibility of Design	Conformance
The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.	NO
Finding: See comments in the staff report.	

17.96.060.E.2 – Compatibility of Design	Conformance
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.	N/A
Finding: The subject property is vacant therefore this standard does not apply.	

17.96.060.E.3 – Compatibility of Design	Conformance
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.	N/A
Finding: The subject property is vacant therefore this standard does not apply.	

17.96.060.F.1 – Architectural	Conformance
Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.	YES
Finding: The project includes a primary entrance to the building along N 1st Ave as I identified by a prominent vertical architectural feature. There is a secondary entrance to the ground flood storage areas from Sun Valley Rd. All entrances have direct access to the sidewalk.	

17.96.060.F.2 – Architectural	Conformance
The building character shall be clearly defined by use of architectural features.	YES
Finding: The building character is modern as defined by a series of horizontal and vertical architectural features that accent the height and length of the building. The modern design features hard lines and strong corners rather than rounded articulated features.	

17.96.060.F.3 – Architectural	Conformance
There shall be continuity of materials, colors and signing within the project.	YES
Finding: The project uses a consistent set of materials including wood siding, stone veneer, and metal shingles. There is no signage proposed for the building other than addressing.	

17.96.060.F.4 – Architectural	Conformance
Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.	YES
Finding: The development includes an outdoor patio area delineated by a stone veneer wall that matches the stone veneer on the ground floor and stair corridor of the building. Additionally, the upper floor deck areas are enclosed with a transparent railing that matches the metal shingles proposed for the development.	

17.96.060.F.5 – Architectural	Conformance
Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.	NO
Finding: See comments in the staff report.	

17.96.060.F.6 – Architectural	Conformance
Building(s) shall orient toward their primary street frontage.	YES
Finding: The subject properties' primary street frontage is N 1st Ave. The development orients to N 1st Ave with cantilevered balconies and main entrance to the building.	

17.96.060.F.7 – Architectural	Conformance
Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.	YES
Finding: As shown on the project plans, the garbage area is in the rear of the building, in an enclosed storage room with a roll up door for access and service.	

17.96.060.F.8 – Architectural	Conformance
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.	YES
Finding: As shown on the project plans, the roof plan for the project includes flat roofs at an angle that causes water to drain toward a series of roof drains along the interior of the roof. Cantilevered decks integrate with roof drain systems for any water or snow accumulation. Based on the design of drainage facilities and roof design, no water or snow will enter onto adjacent properties.	

17.96.060.G.1 – Circulation Design	Conformance
Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.	YES
Finding: The project is fully connected by crosswalks with the existing sidewalk system. There are no regional trails, other anticipated easements, or pathways other than the sidewalk system.	

17.96.060.G.2 – Circulation Design	Conformance
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.	N/A
Finding: The development does not propose any awnings over public sidewalks.	

17.96.060.G.3 – Circulation Design	Conformance
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.	YES
Finding: Vehicle traffic accesses the site from the alley into a below grade parking area. The access is adequate to enter or exit the project safely. Pedestrian circulation will primarily be internal through garage access and through the secondary entrance on Sun Valley Rd. Bicycle racks are located near the front entrance of the building on N 1st Ave, which is also a primary access point for pedestrians visiting the building.	

17.96.060.G.4 – Circulation Design	Conformance
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.	N/A
Finding: The subject property is a corner lot, however, alley access points for garages in the Community Core are not considered curb cuts or driveways, therefore this standard does not apply.	

17.96.060.G.5 – Circulation Design	Conformance
Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.	YES
Finding: With the right-of-way improvements proposed, access for emergency vehicles, snowplows, and garbage trucks will be enhanced as access to the property will be achievable from all sides. The enclosed garages and garbage handling area is such that vehicles will not obstruct the alley to allow service vehicles to navigate the alley. There is direct access to the building from the alley, N 1st Ave, and Sun Valley Rd in case of emergencies.	

17.96.060.H.1 – Snow Storage	Conformance
Snow storage areas shall not be less than 30 percent of the improved parking and pedestrian circulation areas.	N/A
Finding: The project proposes heated pavers for the pedestrian areas between the building and pedestrian sidewalks per the project plans, therefore, no on-site snow storage is required.	

17.96.060.H.2 – Snow Storage	Conformance
Snow storage areas shall be provided on site.	N/A
Finding: As discussed above, no on-site snow storage is required as snowmelt is proposed.	

17.96.060.H.3 – Snow Storage	Conformance
A designated snow storage area shall not have any dimension less than five feet and shall be a minimum of 25 square feet.	N/A
Finding: As discussed above, no on-site snow storage is required as snowmelt is proposed.	

17.96.060.H.4 – Snow Storage	Conformance
In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed.	N/A
Finding: As discussed above, no on-site snow storage is required as snowmelt is proposed.	

17.96.060.I.1 – Landscaping	Conformance
Landscaping is required for all projects.	YES
Finding: The development proposes landscaping for the project as shown on the project plans including landscape planter beds and street trees. The development also proposes a green roof on the roof of the ground floor entrance to the pickleball court and on the third floor of the building.	

17.96.060.I.2 – Landscaping	Conformance
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.	YES
Finding: The landscape plan (Sheets L3.1-L3.3) includes street trees and planter boxes with low lying shrubs and tall grasses. The vegetation types proposed are found in many areas of the community core and are appropriate for the microclimate.	

17.96.060.I.3 – Landscaping	Conformance
All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.	YES
Finding: All proposed plantings are drought-tolerant and common for the area.	

17.96.060.I.4 – Landscaping	Conformance
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.	YES
Finding: The development proposes a small outdoor public seating area at the corner of Sun Valley Rd and 1st Ave. This additional seating oriented to the corner interfaces well with the furnishings proposed for the bulb-out and provides gathering space for folks to meet and talk and patrons of the bus to congregate.	

17.96.060.J.1 – Public Amenities	Conformance
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.	YES
Finding: The development proposes street trees which have been approved by the Public Works Director. Trash receptacles, benches, and bike racks are proposed on the subject property and within the public right-of-way.	

17.96.060.K.1 – Underground Encroachments	Conformance
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.	N/A
Finding: No underground encroachments are proposed with the development	

17.96.060.K.2 – Underground Encroachments	Conformance
No below grade structure shall be permitted to encroach into the riparian setback.	N/A
Finding: The subject property is not adjacent to any bodies of water; therefore, no riparian setback exists for the property.	

FINDINGS REGARDING DESIGN REVIEW STANDARDS – COMMUNITY CORE

17.96.070.A.1 – Streets	Conformance
Street trees, streetlights, street furnishings, and all other street improvements shall be installed or constructed as determined by the Public Works Department.	YES
Finding: The development includes benches, bike racks, and trash receptacles on the subject property. Within the right-of-way, the development proposes street trees along N 1st Ave and Sun Valley Rd, snowmelt sidewalks, streetlights, benches, and trash cans. Final review and approval of all right-of-way improvements will be conducted at the time of building permit.	

17.96.070.A.2 – Streets	Conformance
Street trees with a minimum caliper size of three inches, shall be placed in tree grates.	YES
Finding: As shown in the project plans, street trees proposed are 2” to 3” caliper and include tree grates.	

17.96.070.A.3 – Streets	Conformance
Due to site constraints, the requirements of this subsection A may be modified by the Public Works Department.	N/A
Finding: No modifications to these requirements have been made. The Public Works Department has provided directions as to the location of improvements in the right-of-way.	

17.96.070.B.1 - Architectural	Conformance
Facades facing a street or alley or located more than five feet from an interior side property line shall be designed with both solid surfaces and window openings to avoid the creation of blank walls and employ similar architectural elements, materials, and colors as the front facade.	YES
Finding: The alley façade features three different material types (wood siding, metal shingles, and stone veneer) in addition to various window openings and recessions in the façade. Staff has concerns related to the black wall on the south façade of the building as noted in the staff report, however, the wall is not set back five feet from the interior property line.	

17.96.070.B.2 - Architectural	Conformance
For nonresidential portions of buildings, front building facades and facades fronting a pedestrian walkway shall be designed with ground floor storefront windows and doors with clear transparent glass. Landscaping planters shall be incorporated into facades fronting pedestrian walkways.	YES
Finding: The development includes large store front windows adjacent to the street along N 1st Ave and portions of the façade facing Sun Valley Rd. Landscape planters are incorporated at the base of these facades and there are seating areas proposed that front pedestrian walkways as shown on the landscape plan.	

17.96.070.B.3 - Architectural	Conformance
For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows.	YES
Finding: The landscape plan and proposed plantings, including revised tree species allow for visibility of the ground floor of the building from the sidewalk.	

17.96.070.B.4 - Architectural	Conformance
Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited.	YES
Finding: The roof form and material is like that of the rest of the building. The roof form is flat, compatible with the horizontal cantilevered decks. The roof soffit is proposed to be a lighter color wood siding. No reflective materials are proposed.	

17.96.070.B.5 - Architectural	Conformance
All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters, and downspouts.	N/A
Finding: The project does not include pitched roofs.	

17.96.070.B.6 - Architectural	Conformance
Roof overhangs shall not extend more than three feet over a public sidewalk. Roof overhangs that extend over the public sidewalk shall be approved by the Public Works Department.	N/A
Finding: Roof overhangs are not proposed to encroach into the public right-of-way or over the sidewalk.	

17.96.070.B.7 - Architectural	Conformance
Front porches and stoops shall not be enclosed on the ground floor by permanent or temporary walls, windows, window screens, or plastic or fabric materials.	N/A
Finding: The building does not have any front porches or stoops.	

17.96.070.C.1 – Service Areas and Mechanical/Electrical Equipment	Conformance
Trash disposal areas and shipping and receiving areas shall be located within parking garages or to the rear of buildings. Trash disposal areas shall not be located within the public right-of-way and shall be screened from public views.	YES
Finding: As noted above, all trash disposal areas are located off the alley on the subject property. All loading/unloading service to the building will occur in the alley.	

17.96.070.C.2 – Service Areas and Mechanical/Electrical Equipment	Conformance
Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design.	YES
Finding: As shown on the project plans, there is no roof mounted mechanical equipment proposed. As shown on Sheet A2, there are mechanical rooms on the ground level and areas designated for the transformer, gas and electrical service, and condensers. Much of the mechanical equipment is contained within the building.	

17.96.070.D.1 - Landscaping	Conformance
When a healthy and mature tree is removed from a site, it shall be replaced with a new tree. Replacement trees may occur on or off site.	YES
Finding: There is one tree along the alley, however, the tree is not in good health. The landscape plan includes the addition of nine on-site trees to be planted, which is more than what exists on the property today.	

17.96.070.D.2 - Landscaping	Conformance

Trees that are placed within a courtyard, plaza, or pedestrian walkway shall be placed within tree wells that are covered by tree grates.	YES
Finding: All street trees proposed have tree grates. The trees proposed on-site are within a raised planter bed and therefore do not require tree grates as they are not impeding maintenance or accessibility needs.	

17.96.070.D.3 - Landscaping	**Conformance**
The City arborist shall approve all parking lot and replacement trees.	N/A
Finding: No replacement trees or parking lot trees are proposed for the development therefore this standard does not apply.	

17.96.070.E.1 – Surface Parking Lots	**Conformance**
Surface parking lots shall be accessed from off the alley and shall be fully screened from the street.	YES
Finding: The development does not propose surface parking lots. The enclosed parking area is accessed from the alley.	

17.96.070.E.2 – Surface Parking Lots	**Conformance**
Surface parking lots shall incorporate at least one tree and one additional tree per ten on-site parking spaces. Trees shall be planted in landscaped planters, tree wells and/or diamond shaped planter boxes located between parking rows. Planter boxes shall be designed so as not to impair vision or site distance of the traveling public.	N/A
Finding: The development does not propose surface parking lots therefore this standard does not apply.	

17.96.070.E.3 – Surface Parking Lots	**Conformance**
Ground cover, low lying shrubs, and trees shall be planted within the planters and planter boxes. Tree grates or landscaping may be used in tree wells located within pedestrian walkways.	N/A
Finding: The development does not propose surface parking lots therefore this standard does not apply.	

17.96.070.F.1 – Bicycle Parking	**Conformance**
One bicycle rack, able to accommodate at least two bicycles, shall be provided for every four parking spaces as required by the proposed use. At a minimum, one bicycle rack shall be required per development.	YES
Finding: As shown on the landscape plans, six bicycle racks are proposed at the main entrance to the building on N 1st Ave. Each bicycle rack can accommodate two bicycles.	

17.96.070.F.2 – Bicycle Parking	Conformance
When the calculation of the required number of bicycle racks called for in this section results in a fractional number, a fraction equal to or greater than one-half shall be adjusted to the next highest whole number.	YES
Finding: The development requires four parking spaces, therefore only one bicycle rack is required. As shown on the landscape plans, six bicycle racks are proposed at the main entrance to the building on N 1st Ave. Each bicycle rack can accommodate two bicycles.	

17.96.070.F.3 – Bicycle Parking	Conformance
Bicycle racks shall be clearly visible from the building entrance they serve and not mounted less than 50 feet from said entrance or as close as the nearest non-ADA parking space, whichever is closest. Bicycle racks shall be located to achieve unobstructed access from the public right-of-way and not in areas requiring access via stairways or other major obstacles.	YES
Finding: The bicycle racks are located immediately adjacent to the front entry on N 1st Ave. This location is clearly visible for most visitors to the building and within 50 feet of the entrance on the N 1st Ave side of the building.	