



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	September 16, 2024	Staff Member/Dept:	Abby Rivin, Senior Planner Planning and Building Department
---------------	--------------------	--------------------	--

Agenda Item:	Recommendation to Approve Amended Right-of-Way Encroachment Agreement 22794A for the 460 N Main Street Mixed-Use Development.
--------------	---

Recommended Motion:

I move to authorize the Mayor to sign Amended Right-of-Way Encroachment Agreement 22794A with Fifth & Main LLC.

Reasons for Recommendation:

- | |
|--|
| <ul style="list-style-type: none"> The applicant has proposed the installation of six new exterior lighting fixtures as part of the commercial tenant improvements for the corner retail unit on the ground floor of the mixed-use development currently under construction at 460 N Main Street. Three gooseneck wall sconces are proposed to be mounted to the building above each of the stone archways that frame the storefront windows along Main and 5th Streets. These building-mounted wall sconces project over the front and street side property lines and extend 2'-2" into the public rights-of-way. |
| <ul style="list-style-type: none"> The Ketchum City Council approved Right-of-Way Encroachment Agreement 22794 for the installation of the heated paver sidewalks and alley snowmelt system required for the mixed-use development currently under construction at 460 N Main Street on September 6, 2022. Amended Right-of-Way Encroachment Agreement 22794A modifies the original agreement to include the wall sconces that extend into the public right-of-way and overhang the sidewalk. No other changes or modifications to the design of the sidewalks, alley, or right-of-way improvements are proposed. |
| <ul style="list-style-type: none"> The proposed wall sconces comply with the city's right-of-way standards for footcandle illuminating the sidewalks. The encroachments proposed for the 460 N Main Street Mixed-Use Building comply with all standards for permanent right-of-way encroachments specified in Ketchum Municipal Code §12.12.060. |

Policy Analysis and Background (non-consent items only):

--

Sustainability Impact:

None OR state impact here: The proposed snowmelt system for the right-of-way improvements associated with the 460 N Main Street Mixed-Use Building project meets the City's energy code and installation requirements for commercial projects.
--

Financial Impact:

None OR Adequate funds exist in account:	There is no financial requirement from the city for this action.
--	--

Attachments:

- | |
|---|
| 1. Amended Right-of-Way Encroachment Agreement 22794A |
|---|

WHEN RECORDED, PLEASE RETURN TO:

**OFFICE OF THE CITY CLERK
CITY OF KETCHUM
POST OFFICE BOX 2315
KETCHUM, IDAHO 83340**

RIGHT-OF-WAY ENCROACHMENT AGREEMENT 22794A

THIS AGREEMENT, made and entered into this ____ day of _____, 2024, by and between the CITY OF KETCHUM, IDAHO, a municipal corporation ("Ketchum"), whose address is Post Office Box 2315, Ketchum, Idaho 83340 and David Wilson, representing Fifth & Main LLC ("Owner"), whose address is whose address is Post Office Box 6770, Ketchum Idaho, 83340.

RECITALS

WHEREAS, Owner is the owner of real property located at 460 N Main Street and legally described as Ketchum Townsite: Block 5: Lots 3 & 4 ("Subject Property"), located within the City of Ketchum, State of Idaho; and,

WHEREAS, Owner wishes to permit the construction, installation, and placement of a hydronic snowmelt system and pavers for the new sidewalks that are required for the development of the 460 N Main Mixed-Use Building Project within the public rights-of-way along Main and 5th Street, a hydronic snowmelt system for the Ketchum Townsite Block 5 alleyway, and six gooseneck exterior lighting fixtures mounted to the building above storefront windows that overhang and extend into the public rights-of-way along Main and 5th Streets. These improvements are shown in Exhibit A attached hereto and incorporated herein (collectively referred to as the "Improvements"); and,

WHEREAS, Ketchum finds that said Improvements will not impede the use of said public right-of-way at this time subject to the terms and provisions of this Agreement; and,

WHEREAS, the Owner will restore the street, alley, sidewalk, curb, and gutter and any landscaping in accordance with the Ketchum approved plan; and,

NOW, THEREFORE, in contemplation of the above stated facts and objectives, it is hereby agreed as follows:

TERMS AND CONDITIONS

1. Ketchum shall permit Owner to construct, install, maintain, and repair the Improvements identified in Exhibit A within within the public rights-of-way located at 460 N Main Street until notified by Ketchum to remove the infrastructure at which time Owner shall remove infrastructure at Owner's expense.
2. Owner shall be responsible for the maintenance of said Improvements and shall repair said improvements within 48 hours upon notice from Ketchum that repairs are needed.
3. Snowmelt systems installed in the public right-of-way shall be installed and operate at all times during the winter according to the following:

- The system shall meet the requirements of the International Energy Conservation Code (2018 IECC, 403.12.2)
- The system shall have an electronic main control board to operate the system that is programmable and optimizes the way the system functions.
- Installation of in-ground control sensors linked to the main control board that detect snow and ice on the surface, monitor the the sidewalk or driveway temperature, and automatically activates the system to be turned on or off based on the snow condition and air temperature.

4. Owner shall be responsible for restoring the alley, sidewalk, curb, and gutter and landscaping that is altered due to the construction and installation of the vault, to the satisfaction of the Director of Streets and Facilities.

5. In consideration of Ketchum allowing Owner to maintain the Improvements in the public right-of-way, Owner agrees to indemnify and hold harmless Ketchum from and against any and all claims of liability for any injury or damage to any person or property arising from the Improvements constructed, installed and maintained in the public right-of-way. Owner shall further indemnify and hold Ketchum harmless from and against any and all claims arising from any breach or default in the performance of any obligation on Owner's part to be performed under this Agreement, or arising from any negligence of Owner or Owner's agents, contractors or employees and from and against all costs, attorney's fees, expenses and liabilities incurred in the defense of any such action or proceeding brought thereon. In the event any action or proceeding is brought against Ketchum by reason of such claim, Owner, upon notice from Ketchum, shall defend Ketchum at Owner's expense by counsel satisfactory to Ketchum. Owner, as a material part of the consideration to Ketchum, hereby assumes all risk of damages to property or injury to persons in, upon or about the Improvements constructed, installed and maintained in the public right-of-way arising from the construction, installation and maintenance of said Improvements and Owner hereby waives all claims in respect thereof against Ketchum.

6. Ketchum shall not be liable for injury to Owner's business or loss of income therefrom or for damage which may be sustained by the person, goods, wares, merchandise or property of Owner, its tenants, employees, invitees, customers, agents or contractors or any other person in or about the Subject Property caused by or resulting from the Improvements constructed, installed, removed or maintained in the public right-of-way.

7. Owner understands and agrees that by maintaining the Improvements in the public right-of-way pursuant to this Agreement, Owner obtains no claim or interest in said public right-of-way which is adverse to that of Ketchum and that Owner obtains no exclusive right to said public right-of-way nor any other right to use the public right-of-way not specifically described herein.

8. In the event either party hereto retains an attorney to enforce any of the rights, duties and obligations arising out of this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party reasonable attorney's fees at the trial and appellate levels and, whether or not litigation is actually instituted.

9. This Agreement shall be governed by, construed, and enforced in accordance with the laws and decisions of the State of Idaho. Venue shall be in the District Court of the fifth Judicial District of the State of Idaho.

10. This Agreement sets forth the entire understanding of the parties hereto and shall not be changed or terminated orally. It is understood and agreed by the parties hereto that there are no verbal promises or implied promises, agreements, stipulations or other representations of any kind or character pertaining to the Improvements maintained in the public right-of-way other than as set forth in this Agreement.

11. No presumption shall exist in favor of or against any party to this Agreement as the result of the drafting and preparation of this document.

12. This Agreement shall be recorded with the Blaine County Recorder by Ketchum.

13. The parties fully understand all of the provisions of this Agreement, and believe them to be fair, just, adequate, and reasonable, and accordingly accept the provisions of this Agreement freely and voluntarily.

OWNER:

By: Fifth & Main LLC,
an Idaho limited liability company

By: _____
Name: David Wilson
Its: Managing Member

CITY OF KETCHUM:

By: _____
Neil Bradshaw
Its: Mayor

Attest:

By: _____
Trent Donat, City Clerk

STATE OF,)
) ss.
County of _____.)

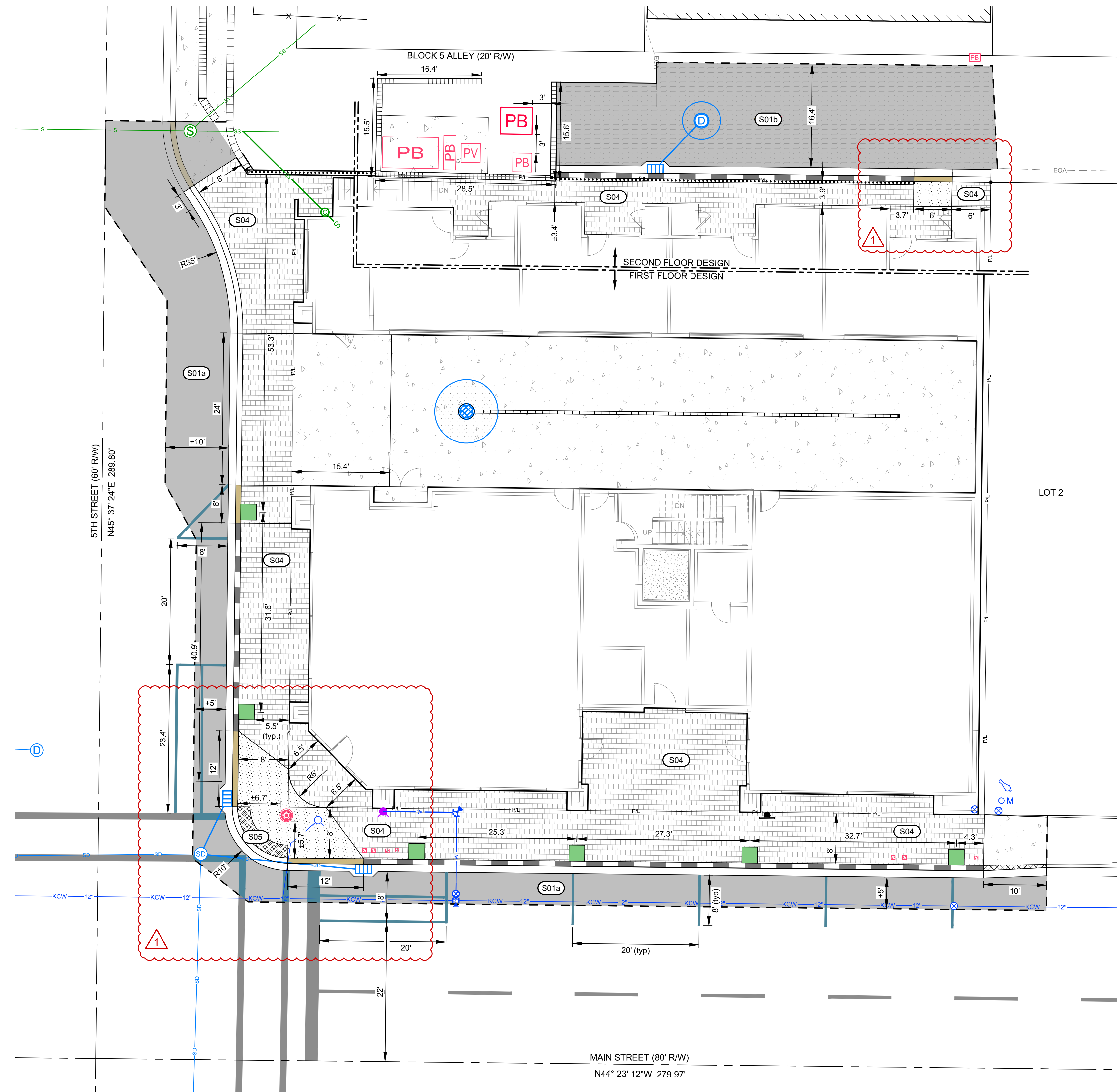
On this ____ day of _____, 2024, before me, the undersigned Notary Public in and for said State, personally appeared David Wilson, known or identified to me to be the Managing Member of Fifth & Main LLC, and the person who executed the foregoing instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

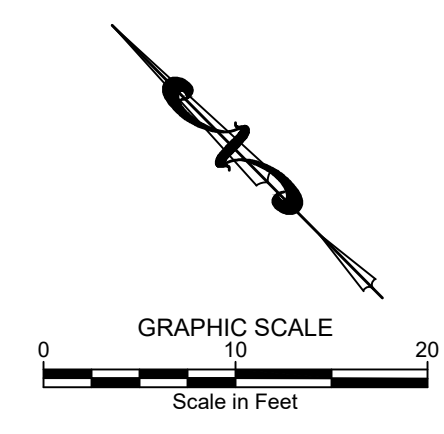
Notary Public for _____
Residing at _____
Commission expires _____

EXHIBIT A

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



- S01 ASPHALT:
 - a. CONSTRUCT ASPHALT ROADWAY / ASPHALT REPAIR. SEE DETAIL 1 / C2.1.
 - b. CONSTRUCT HEATED ALLEY ASPHALT REPAIR. SEE DETAIL 1 / C2.1.
- S02 CONSTRUCT CONCRETE CURB AND GUTTER
 - a. 6" ROLLED C&G PER DETAIL 3 / C2.1.
- S04 CONSTRUCT HEATED PAVER SIDEWALK, WIDTH AS SHOWN HEREON. SEE DETAIL 2 / C2.1
- S05 INSTALL CITY OF KETCHUM APPROVED CAST IRON TRUNCATED DOME DETECTABLE WARNING INSERT. SEE DETAIL 7 / C2.1.
- S06 INSTALL TREE AND TREE WELL AS SHOWN HEREON. SEE DETAIL 4 / C2.2.

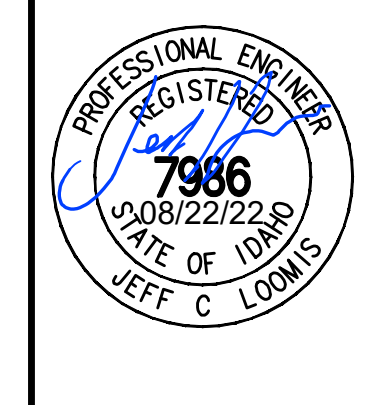


- NOTES**
1. ALL SIDEWALK ADJACENT TO RIGHT-OF-WAY SHALL BE HEATED. SEE DETAIL 2/C2.1.
 2. SURFACING MATERIAL FOR THE NEW SIDEWALKS WITHIN RIGHT-OF-WAY WILL BE TITAN CONCRETE MIX.

SNOWMELT NOTES

1. ALL SIDEWALKS AND ALLEY WAY WILL BE INCLUDED IN THE SNOWMELT SYSTEM.
2. ALL SNOWMELT WILL EXTEND PAST EDGE OF PAVERS TO INCLUDE CURBS.
3. SNOWMELT SYSTEMS INSTALLED IN THE PUBLIC ROW SHALL BE INSTALLED AND OPERATE AT ALL TIMES DURING THE WINTER.
4. THE SYSTEM SHALL MEET THE REQUIREMENTS OF THE 2018 IECC 403.12.2.
5. THE SYSTEM SHALL HAVE AN ELECTRONIC MAIN CONTROL BOARD TO OPERATE THE SYSTEM THAT IS PROGRAMMABLE AND OPTIMIZES THE SYSTEMS FUNCTION.
6. THE SYSTEM SHALL HAVE IN-GROUND CONTROL SENSORS LINKED TO THE MAIN CONTROL BOARD TO DETECT SNOW AND ICE ON THE SURFACE, MONITOR THE TEMPERATURE, AND AUTOMATICALLY ACTIVATE THE SYSTEM.
7. THE SNOWMELT SYSTEM CONTROL BOARD AND SNOWMELT SYSTEM BOILER TO BE LOCATED IN BASEMENT LEVEL BOILER AREA.

460 N. MAIN STREET
SITE GEOMETRY PLAN
 PROJECT INFORMATION
 PREPARED FOR: DAVID WILSON
 PREPARED BY: DAVID WILSON
 LOCATED WITHIN SECTION 15, T.2 N., R.18 E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
 PROJECT INFORMATION
 PREPARED FOR: DAVID WILSON
 PREPARED BY: DAVID WILSON
 DATE: 08/22/22 8:55:55 AM



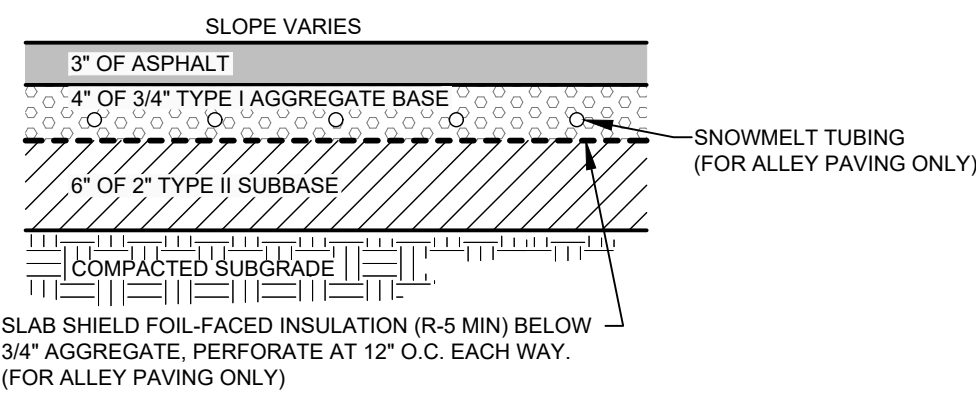
CT
 DESIGNED BY
 CT
 DRAWN BY
 SMF/JCL
 CHECKED BY

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

PURPOSE: ISSUE FOR PERMIT

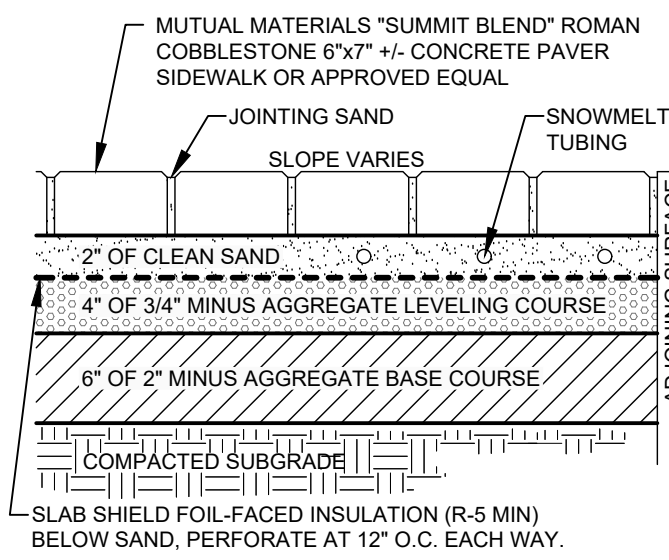
NO.	DATE	BY	REVISIONS
1	08/22/22	CT	REVISIONS PER CITY COMMENTS (8/11/2022)

C1.0

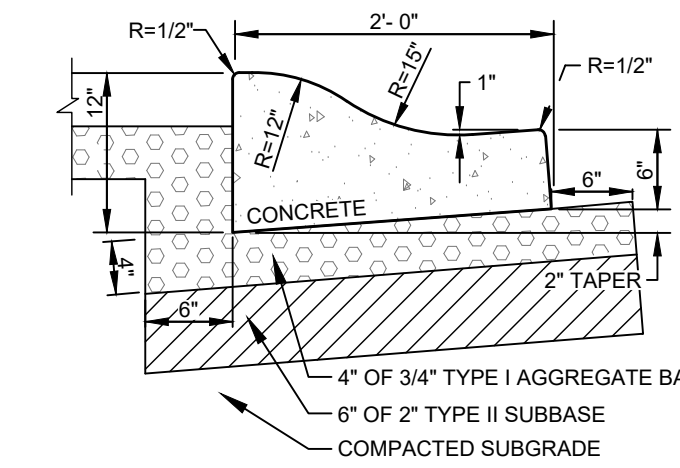


- NOTES:
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPGC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

1
C2.1 TYPICAL ASPHALT SECTION
N.T.S.

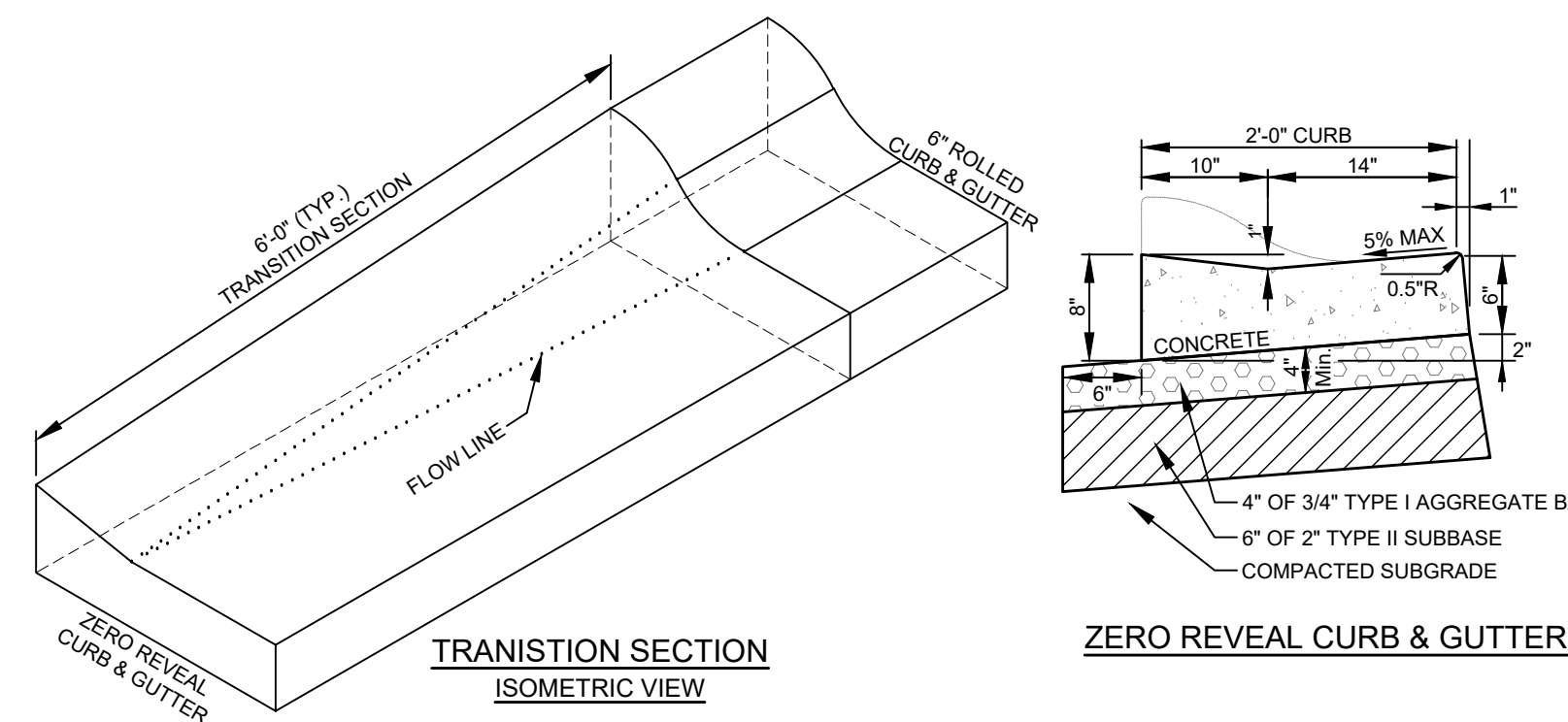


2
C2.1 PAVER DETAIL
N.T.S.



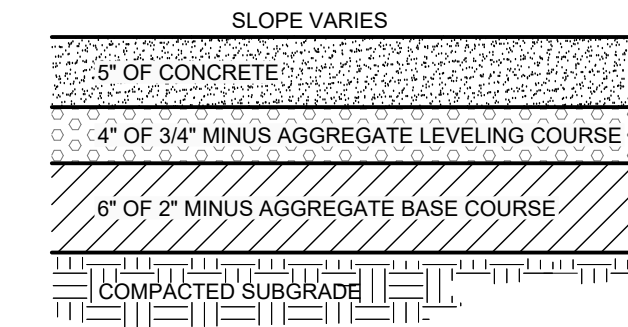
- NOTES:
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPGC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.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

3
C2.1 6" CONCRETE ROLLED CURB & GUTTER
N.T.S.



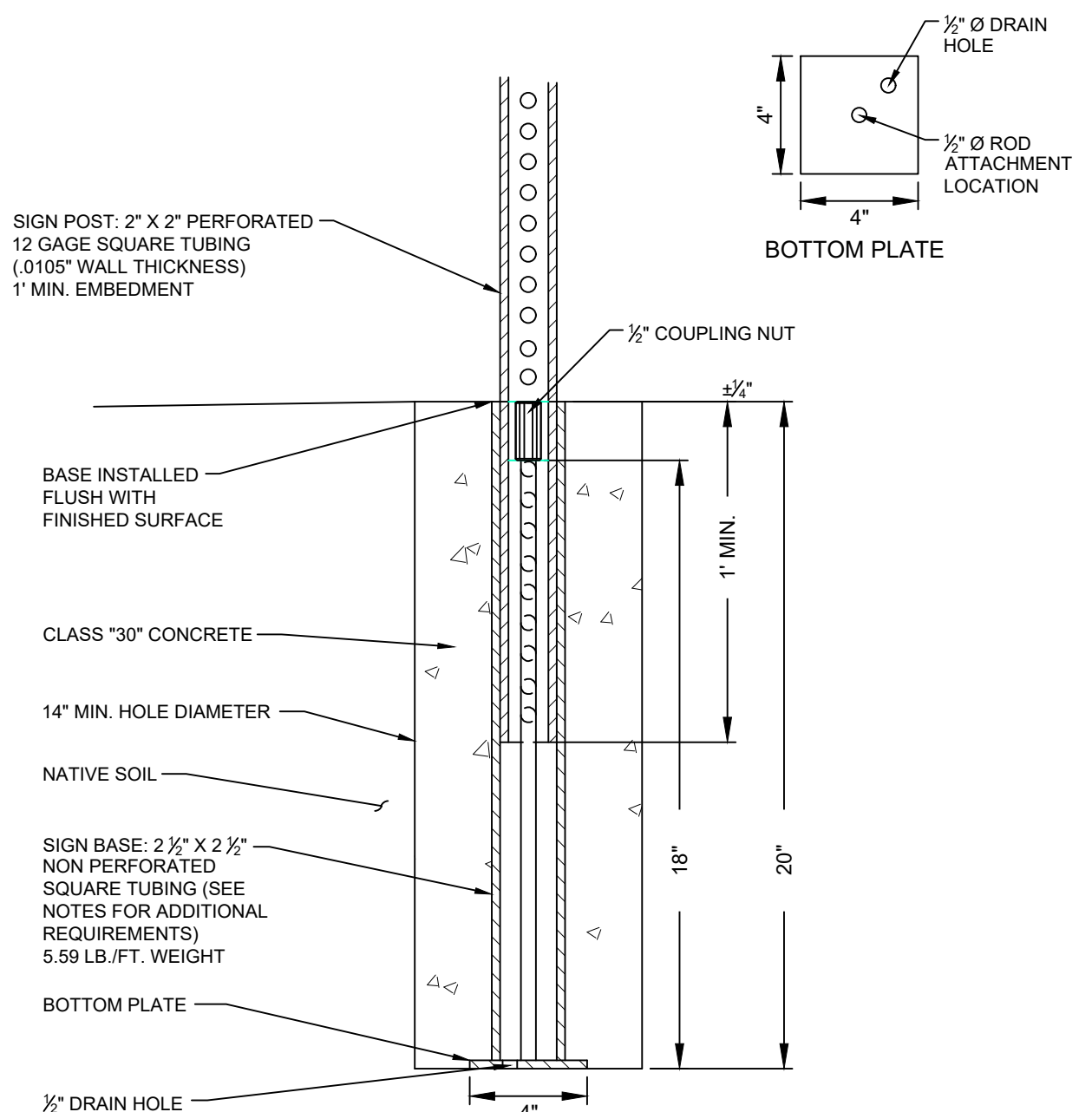
- NOTES:
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPGC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.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

4
C2.1 TYPICAL CURB TRANSITION DETAIL
N.T.S.



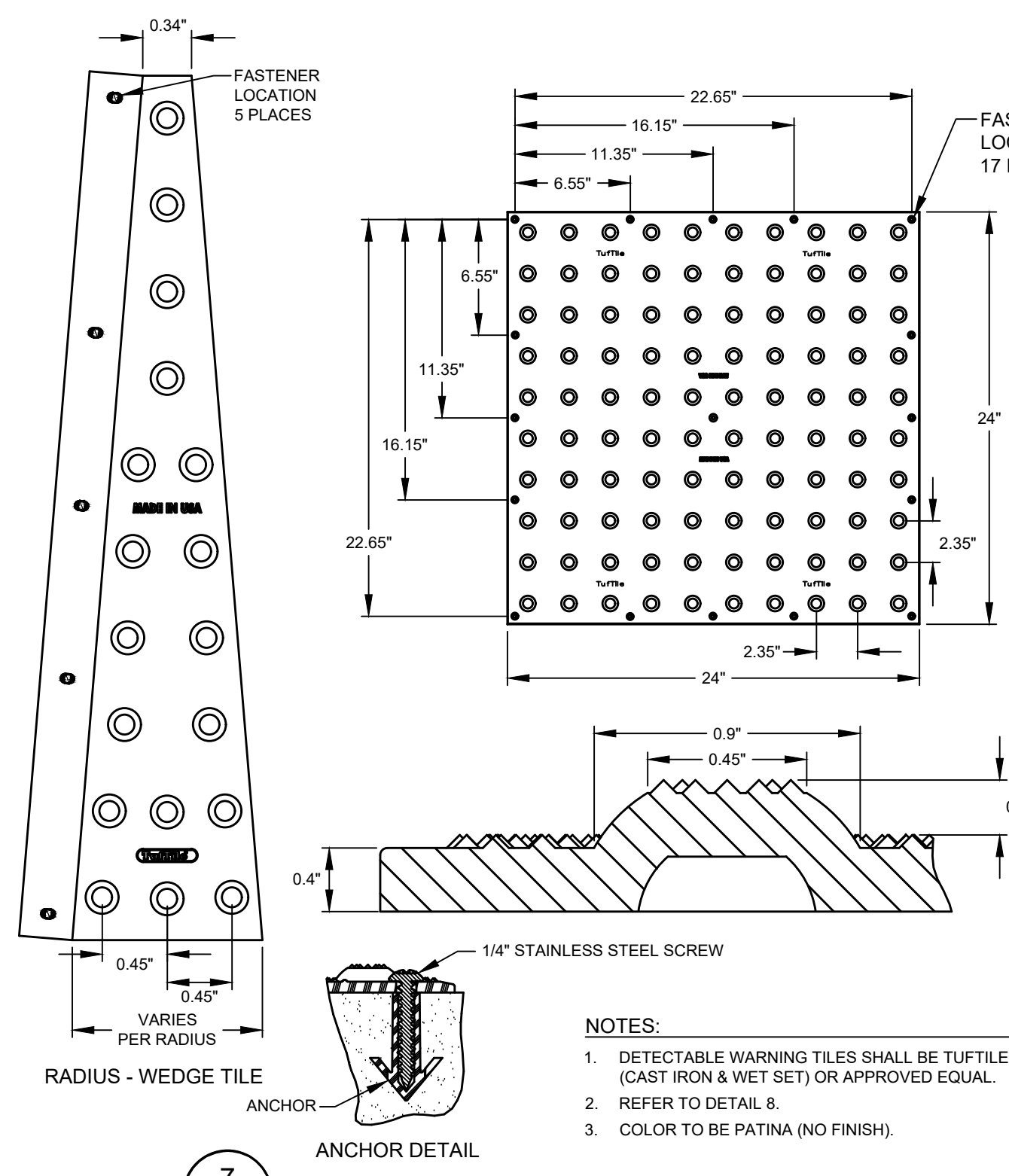
- NOTES:
- INSTALL SCORE JOINTS AT INTERVALS TO MATCH WIDTH OF WALK NOT TO EXCEED 5 FEET SPACING IN BOTH THE LONGITUDINAL AND TRANSVERSE DIRECTION FOR SIDEWALK GREATER THAN 5 FEET IN WIDTH. INSTALL EXPANSION JOINTS EVERY 10 FEET IN LONGITUDINAL DIRECTION.
 - 1/2" TRANSVERSE PREFORMED BITUMINOUS JOINTS AT THE TERMINUS POINTS FOR CURVE AND WHERE SIDEWALK IS PLACED BETWEEN TWO PERMANENT FOUNDATIONS OR ADJACENT TO THE STRUCTURE. PLACE 2" EXPANSION JOINT MATERIAL ALONG THE BACK OF WALK THE FULL LENGTH.
 - SIDEWALK CONSTRUCTION JOINTS SHALL BE CONSTRUCTED APPROXIMATELY 2" WIDE, 2" IN DEPTH AND FINISHED AND EDGED SMOOTH. A PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED EVERY 40' FOR NEW SIDEWALK CONSTRUCTION.
 - WHEN TRANSITIONING NEW SIDEWALK TO EXISTING, A MINIMUM 9' TRANSITIONAL PANEL SHALL BE SEPARATED AND ISOLATED WITH EXPANSION MATERIAL.
 - SIDEWALK ALIGNMENT TRANSITIONS SHALL HAVE A MINIMUM RADIUS OF 30' TO THE FACE OF CURB.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPGC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - CONCRETE THICKNESS PER THIS DETAIL OR MATCH EXISTING, WHICHEVER IS GREATER.

5
C2.1 TYPICAL CONCRETE SECTION
N.T.S.



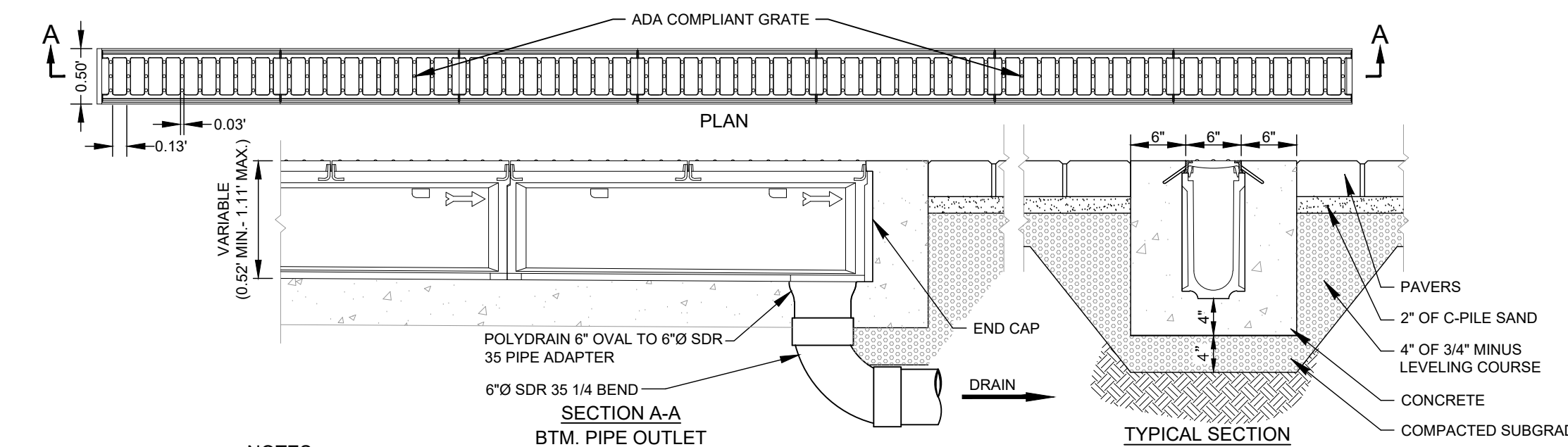
- NOTES:
- BASES SHALL BE INSTALLED TO BE FLUSH WITH SURFACE.
 - ALL INSTALLATIONS SHALL HAVE 14" MINIMUM FOUNDATION OR GROUTED INTO SOLID ROCK.
 - ALL STREET SIGNS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE MUTCD.
 - SIGN PLACEMENT SHALL BE APPROVED BY THE CITY OF KETCHUM.
 - CITY TO PROVIDE BASES.
- SIGN BASE MATERIAL & DIMENSION REQUIREMENTS:
 2" x 2" OUTSIDE TUBE STEEL (20' LENGTH)
 2" x 1/2" INSIDE TUBE STEEL
 3/4" THICK INTERNAL ROD MATERIAL & DIMENSION REQUIREMENTS:
 1/2" COLD ROLLED ROD (18' LENGTH)
 1/2" COUPLING NUTS
 BOTTOM PLATE MATERIAL & DIMENSION REQUIREMENTS:
 4" x 4" x 1/2" STEEL STRAP

6
C2.1 TYPICAL SIGN BASE
N.T.S.



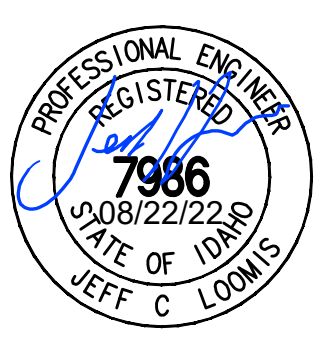
- NOTES:
- DETECTABLE WARNING TILES SHALL BE TUFTILE (CAST IRON & WET SET) OR APPROVED EQUAL.
 - REFER TO DETAIL 8.
 - COLOR TO BE PATINA (NO FINISH).

7
C2.1 DETECTABLE WARNING PLATE
N.T.S.



- NOTES:
- 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.
 - THE FRAME AND GRATE IS SUITABLE FOR PEDESTRIAN AND BICYCLE TRAFFIC AND RATED FOR H-25 AND HS-25 LOADS.
 - CONCRETE THICKNESS, TYPE AND AMOUNT OF REINFORCEMENT TO BE SAME AS ADJACENT PAVEMENT OR GREATER. PERFORM STRUCTURAL ANALYSIS TO DETERMINE REQUIREMENTS FOR APPLICATION.
 - TOP OF GRATE TO BE INSTALLED FLUSH TO 1/8 IN BELOW FINISHED GRADE. BEVEL CONCRETE TO TOP OF GRATE IF BELOW FLUSH.

8
C2.1 TRENCH DRAIN DETAIL
(ABT INTERCEPTOR LINE DRAIN OR APPROVED EQUAL)
N.T.S.



CT DESIGNED BY
 CT DRAWN BY
 SMF/JCL
 CHECKED BY

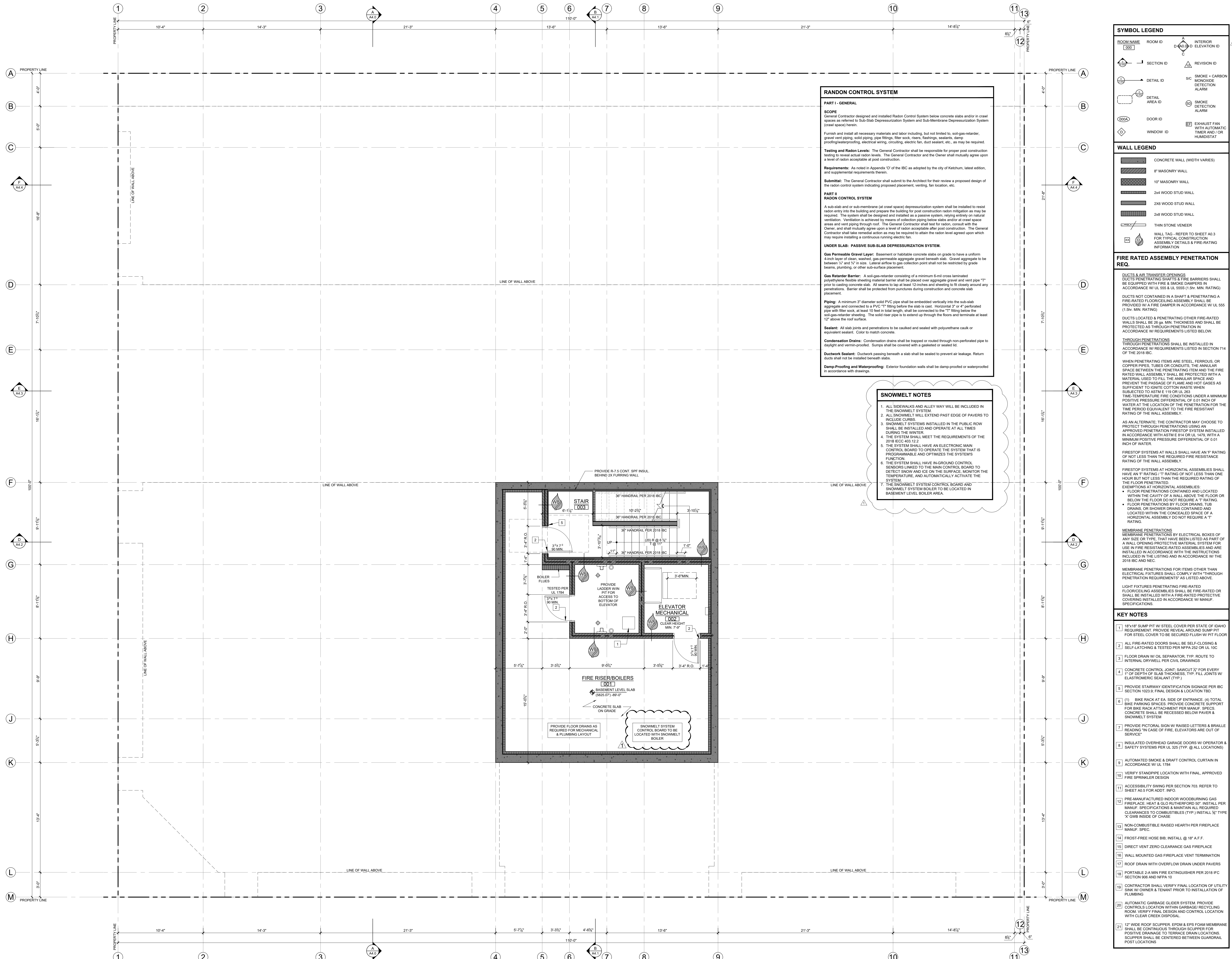
GALEANA
 ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 317 N. River Street
 Hailey, Idaho 83433
 email: galeana@galeana-engineering.com

PURPOSE: ISSUE FOR PERMIT

NO.	DATE	BY	REVISIONS
1	08/22/22	CT	REVISIONS PER CITY COMMENTS (8/11/2022)

REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any project or extension of this project without the written consent of Galeana Engineering, Inc.

OWNERSHIP OF DOCUMENTS: This document, and the ideas and designs incorporated herein, is the property of RUSCITTO LATHAM BLANTON ARCHITECTURE P.A., and is not to be used in whole or in part, for any other project without written authorization of RUSCITTO LATHAM BLANTON ARCHITECTURE P.A.



RANDON CONTROL SYSTEM

PART I - GENERAL

SCOPE
General Contractor designed and installed Radon Control System below concrete slabs and/or in crawl spaces as referred to Sub-Slab Depressurization System and Sub-Membrane Depressurization System (herein).

Furnish and install all necessary materials and labor including, but not limited to, soil-gas-retarder, gravel vent piping, solid piping, pipe fittings, filter sock, risers, flashings, sealants, damp proofing/waterproofing, electrical wiring, circuiting, electric fan, duct sealant, etc., as may be required.

Testing and Radon Levels: The General Contractor shall be responsible for proper post construction testing to reveal actual radon levels. The General Contractor and the Owner shall mutually agree upon a level of radon acceptable at post construction.

Requirements: As noted in Appendix 'O' of the IBC as adopted by the city of Ketchum, latest edition, and supplemental requirements therein.

Submittal: The General Contractor shall submit to the Architect for their review a proposed design of the radon control system indicating proposed placement, venting, fan location, etc.

PART II RADON CONTROL SYSTEM

A sub-slab and/or sub-membrane (at crawl space) depressurization system shall be installed to resist radon entry into the building and prepare the building for post construction radon mitigation as may be required. The system shall be designed and installed as a passive system, relying entirely on natural ventilation. Ventilation is achieved by means of collection piping below slabs and/or at crawl space areas and vent piping through roof. The General Contractor shall test for radon, consult with the Owner, and shall mutually agree upon a level of radon acceptable after post construction. The General Contractor shall take remedial action as may be required to attain the radon level agreed upon which may require installing a continuous running electric fan.

UNDER SLAB: PASSIVE SUB-SLAB DEPRESSURIZATION SYSTEM

Gas Permeable Gravel Layer: Basement or habitable concrete slabs on grade to have a uniform 4-inch layer of clean, washed, gas-permeable aggregate gravel beneath slab. Gravel aggregate to be between 1/2" and 3/4" in size. Lateral airflow to gas collection point shall not be restricted by grade beams, plumbing, or other sub-surface placement.

Gas Retarder Barrier: A soil-gas-retarder consisting of a minimum 6-mil cross laminated polyethylene flexible sheeting material barrier shall be placed over aggregate gravel and vent pipe "T" prior to casting concrete slab. All seams to lap at least 12 inches and sheathing to fit closely around any penetrations. Barrier shall be protected from punctures during construction and concrete slab placement.

Piping: A minimum 3" diameter solid PVC pipe shall be embedded vertically into the sub-slab aggregate and connected to a PVC "T" fitting below the slab is cast. Horizontal 3" or 4" perforated pipe with filter sock, at least 10 feet in total length, shall be connected to the "T" fitting below the soil-gas-retarder sheathing. The solid riser pipe is to extend up through the floors and terminate at least 12" above the roof surface.

Sealant: All slab joints and penetrations to be caulked and sealed with polyurethane caulk or equivalent sealant. Color to match concrete.

Condensation Drains: Condensation drains shall be trapped or routed through non-perforated pipe to daylight and vermin-proofed. Sumps shall be covered with a gasketed or sealed lid.

Ductwork Sealant: Ductwork passing beneath a slab shall be sealed to prevent air leakage. Return ducts shall not be installed beneath slabs.

Damp-Proofing and Waterproofing: Exterior foundation walls shall be damp-proofed or waterproofed in accordance with drawings.

SNOWMELT NOTES

1. ALL SIDEWALKS AND ALLEY WAY WILL BE INCLUDED IN THE SNOWMELT SYSTEM.
2. ALL SNOWMELT WILL EXTEND PAST EDGE OF PAVERS TO INCLUDE CURBS.
3. SNOWMELT SYSTEMS INSTALLED IN THE PUBLIC ROW SHALL BE INSTALLED AND OPERATE AT ALL TIMES DURING THE WINTER.
4. THE SYSTEM SHALL MEET THE REQUIREMENTS OF THE 2018 ICC 403.12.2
5. THE SYSTEM SHALL HAVE AN ELECTRONIC MAIN CONTROL BOARD TO OPERATE THE SYSTEM THAT IS PROGRAMMABLE AND OPTIMIZES THE SYSTEM'S FUNCTION.
6. THE SYSTEM SHALL HAVE IN-GROUND CONTROL SENSORS LINKED TO THE MAIN CONTROL BOARD TO DETECT SNOW AND ICE ON THE SURFACE, MONITOR THE TEMPERATURE, AND AUTOMATICALLY ACTIVATE THE SYSTEM.
7. THE SNOWMELT SYSTEM CONTROL BOARD AND SNOWMELT SYSTEM BOILER TO BE LOCATED IN BASEMENT LEVEL BOILER AREA.

- SYMBOL LEGEND**
- | | | |
|----------------|-------------|--|
| ROOM NAME | ROOM ID | INTERIOR ELEVATION ID |
| SECTION ID | REVISION ID | |
| DETAIL ID | SC | SMOKE + CARBON MONOXIDE DETECTION ALARM |
| DETAIL AREA ID | SD | SMOKE DETECTION ALARM |
| DOOR ID | EF | EXHAUST FAN WITH AUTOMATIC TIMER AND/OR HUMIDISTAT |
| WINDOW ID | | |
- WALL LEGEND**
- CONCRETE WALL (WIDTH VARIES)
 - 8" MASONRY WALL
 - 10" MASONRY WALL
 - 2x4 WOOD STUD WALL
 - 2x6 WOOD STUD WALL
 - 2x8 WOOD STUD WALL
 - THIN STONE VENEER
- FIRE RATED ASSEMBLY PENETRATION REQ.**
- DUCTS & AIR TRANSFER OPENINGS**
DUCTS PENETRATING SHAFTS & FIRE BARRIERS SHALL BE EQUIPPED WITH FIRE & SMOKE DAMPERS IN ACCORDANCE W/ UL 555 & UL 555S (1.5hr. MIN. RATING)
- DUCTS NOT CONTAINED IN A SHAFT & PENETRATING A FIRE RATED FLOOR/CEILING ASSEMBLY SHALL BE PROVIDED W/ A FIRE DAMPER IN ACCORDANCE W/ UL 555 (1.5hr. MIN. RATING)**
- DUCTS LOCATED & PENETRATING OTHER FIRE-RATED WALLS SHALL BE 28 ga. MIN. THICKNESS AND SHALL BE PROTECTED AS THROUGH PENETRATION IN ACCORDANCE W/ REQUIREMENTS LISTED BELOW.**
- THROUGH PENETRATIONS**
THROUGH PENETRATIONS SHALL BE INSTALLED IN ACCORDANCE W/ REQUIREMENTS LISTED IN SECTION 714 OF THE 2018 IBC.
- WHEN PENETRATING ITEMS ARE STEEL, FERROUS OR COPPER PIPES, TUBES OR CONDUITS, THE ANNULAR SPACE BETWEEN THE PENETRATING ITEM AND THE FIRE RATED WALL ASSEMBLY SHALL BE PROTECTED WITH A MATERIAL USED TO FILL THE ANNULAR SPACE AND PREVENT THE PASSAGE OF FLAME AND HOT GASES AS SUFFICIENT TO IGNITE COTTON WASTE WHEN SUBJECTED TO ASTM E 119 OR UL 263 TIME TEMPERATURE FIRE CONDITIONS UNDER A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH OF WATER AT THE LOCATION OF THE PENETRATION FOR THE TIME PERIOD EQUIVALENT TO THE FIRE RESISTANT RATING OF THE WALL ASSEMBLY.**
- AS AN ALTERNATE, THE CONTRACTOR MAY CHOOSE TO PROTECT THROUGH PENETRATIONS USING AN APPROVED PENETRATION FIRESTOP SYSTEM INSTALLED IN ACCORDANCE WITH ASTM E 814 OR UL 1418 WITH A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH OF WATER.**
- FIRESTOP SYSTEMS AT WALLS SHALL HAVE AN "F" RATING OF NOT LESS THAN THE REQUIRED FIRE RESISTANCE RATING OF THE WALL ASSEMBLY.**
- FIRESTOP SYSTEMS AT HORIZONTAL ASSEMBLIES SHALL HAVE AN "F" RATING / "T" RATING OF NOT LESS THAN ONE HOUR BUT NOT LESS THAN THE REQUIRED "F" RATING OF THE FLOOR PENETRATION.**
- EXCEPTIONS AT HORIZONTAL ASSEMBLIES:**
- FLOOR PENETRATIONS CONTAINED AND LOCATED WITHIN THE CAVITY OF A WALL ABOVE THE FLOOR OR BELOW THE FLOOR DO NOT REQUIRE A "T" RATING.
 - FLOOR PENETRATIONS BY FLOOR DRAINS, TUB DRAINS, OR SHOWER DRAINS CONTAINED AND LOCATED WITHIN THE CONCEALED SPACE OF A HORIZONTAL ASSEMBLY DO NOT REQUIRE A "T" RATING.
- MEMBRANE PENETRATIONS**
MEMBRANE PENETRATIONS BY ELECTRICAL BOXES OF ANY SIZE OR TYPE, THAT HAVE BEEN LISTED AS PART OF A WALL OPENING PROTECTIVE MATERIAL SYSTEM FOR USE IN FIRE RESISTANCE-RATED ASSEMBLIES AND ARE INSTALLED IN ACCORDANCE WITH THE INSTRUCTIONS INCLUDED IN THE LISTING AND IN ACCORDANCE W/ THE 2018 IBC AND NEC.
- MEMBRANE PENETRATIONS FOR ITEMS OTHER THAN ELECTRICAL FIXTURES SHALL COMPLY WITH "THROUGH PENETRATION REQUIREMENTS" AS LISTED ABOVE.**
- LIGHT FIXTURES PENETRATING FIRE-RATED FLOOR/CEILING ASSEMBLIES SHALL BE FIRE-RATED OR SHALL BE INSTALLED WITH A FIRE-RATED PROTECTIVE COVERING INSTALLED IN ACCORDANCE W/ MANUF. SPECIFICATIONS.**
- KEY NOTES**
1. 18"x18" SUMP PIT W/ STEEL COVER PER STATE OF IDAHO REQUIREMENT. PROVIDE REVEAL AROUND SUMP PIT FOR STEEL COVER TO BE SECURED FLUSH W/ FRT FLOOR
 2. ALL FIRE-RATED DOORS SHALL BE SELF-CLOSING & SELF-LATCHING & TESTED PER NFPA 252 OR UL 10C
 3. FLOOR DRAIN W/ OIL SEPARATOR, TYP. ROUTE TO INTERNAL DRYWELL PER CIVIL DRAWINGS
 4. CONCRETE CONTROL JOINT: SAWCUT 1/2" FOR EVERY 1" OF DEPTH OF SLAB THICKNESS. TYP. FILL JOINTS W/ ELASTOMERIC SEALANT (TYP.)
 5. PROVIDE STAIRWAY IDENTIFICATION SIGNAGE PER IBC SECTION 1023.9; FINAL DESIGN & LOCATION TBD.
 6. (1) BIKE RACK AT EA. SIDE OF ENTRANCE. (4) TOTAL BIKE PARKING SPACES. PROVIDE CONCRETE SUPPORT FOR BIKE RACK ATTACHMENT PER MANUF. SPECS. CONCRETE SHALL BE RECESSED BELOW PAVER & SNOWMELT SYSTEM
 7. PROVIDE PICTORIAL SIGN W/ RAISED LETTERS & BRILLE READING "IN CASE OF FIRE, ELEVATORS ARE OUT OF SERVICE"
 8. INSULATED OVERHEAD GARAGE DOORS W/ OPERATOR & SAFETY SYSTEMS PER UL 325 (TYP. @ ALL LOCATIONS)
 9. AUTOMATIC SMOKE & DRAFT CONTROL CURTAIN IN ACCORDANCE W/ UL 1784
 10. VERIFY STANDPIPE LOCATION WITH FINAL, APPROVED FIRE SPRINKLER DESIGN
 11. ACCESSIBILITY SWING PER SECTION 703. REFER TO SHEET A0.5 FOR ADOT. INFO.
 12. PRE-MANUFACTURED INDOOR WOODBURNING GAS FIREPLACE. HEAT & GLO RUTHERFORD 50". INSTALL PER MANUF. SPECIFICATIONS & MAINTAIN ALL REQUIRED CLEARANCES TO COMBUSTIBLES (TYP.) INSTALL 3/4" TYPE "X" GWB INSIDE OF CHASE
 13. NON-COMBUSTIBLE RAISED HEARTH PER FIREPLACE MANUF. SPEC.
 14. FROST-FREE HOSE BIB; INSTALL @ 18" A.F.F.
 15. DIRECT VENT ZERO CLEARANCE GAS FIREPLACE
 16. WALL MOUNTED GAS FIREPLACE VENT TERMINATION
 17. ROOF DRAIN WITH OVERFLOW DRAIN UNDER PAVERS
 18. PORTABLE 2-A MIN FIRE EXTINGUISHER PER 2018 IFC SECTION 906 AND NFPA 10
 19. CONTRACTOR SHALL VERIFY FINAL LOCATION OF UTILITY SINK W/ OWNER & TENANT PRIOR TO INSTALLATION OF PLUMBING
 20. AUTOMATIC GARBAGE GLIDER SYSTEM. PROVIDE CONTROLS LOCATION WITHIN GARBAGE/RECYCLING ROOM. VERIFY FINAL DESIGN AND CONTROL LOCATION WITH CLEAR CREEK DISPOSAL.
 21. 1/2" WIDE ROOF SCUPPER. EPDM & EPS FOAM MEMBRANE SHALL BE CONTINUOUS THROUGH SCUPPER FOR POSITIVE DRAINAGE TO TERRACE DRAIN LOCATIONS. SCUPPER SHALL BE CENTERED BETWEEN GUARDRAIL POST LOCATIONS

ISSUED

06.24.2022	B.P. SUBMITTAL
08.23.2022	B.P. SUBMITTAL REVISIONS

460 NORTH MAIN STREET | KETCHUM, IDAHO

RUSCITTO LATHAM BLANTON ARCHITECTURE P.A.

www.rlb-sv.com

208.726.5688

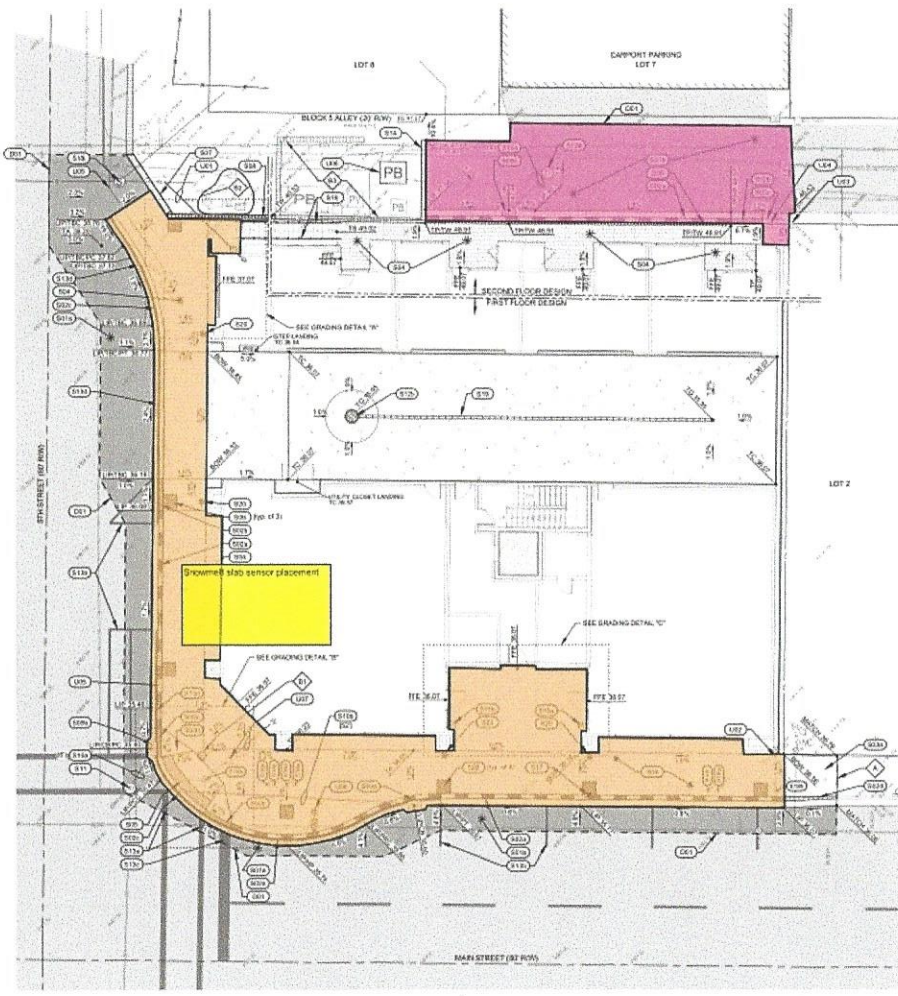
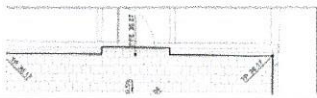
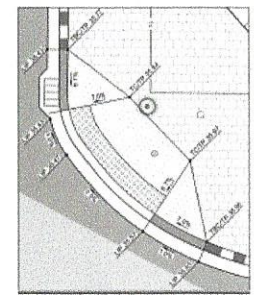
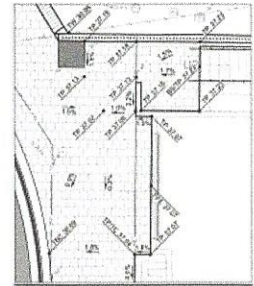
po box 5619 Ketchum, ID 83440

BASEMENT LEVEL FLOOR PLAN

DWG. #

A 3.0

- UTILITY IMPROVEMENT KEY NOTES**
- 1. INSTALL 4" PVC UNDER SERVICE SERVICE EXHAUST CONNECT TO 8" DOWNSIDE'S SEWAGE MAIN. SEE DETAIL 1-C2 FOR TRENCHING.
 - 2. REMOVE AND DISPOSE OF 2 EXISTING WATER SERVICES AT PARKER MAIN. TURN OFF COMP TOP.
 - 3. MOVE TO LEADING INHER CONTRACTOR TO COORDINATE ACTIVITY WITH UTILITY FRANCHISE.
 - 4. MOVE POWER BOX CONTRACTOR TO COORDINATE ACTIVITY WITH EBMG POWER.
 - 5. COORDINATE ACTIVITY WITH EBMG POWER. EXISTING POWER OFFICE LINE (2" DIA) EXISTS IN THIS AREA. CONTRACTOR SHALL EXPLORE LINE TO DETERMINE LOCATION AND DEPTH. ALL LINE WORK NEED TO BE LOCATED OR MOVED.
 - 6. INSTALL NEW POWER BOX BY OTHERS. WORK TO BE COORDINATED WITH OWNER'S POWER COMPANY.
 - 7. REMOVE FIRE HYDRANT AND EXTEND 8" LINE TO CHANGING ROOM WATER SERVICE. SEE DETAIL 1-C2 FOR TRENCHING.
 - 8. INSTALL FIRE HYDRANT ASSEMBLY 12" x 8" STAINLESS STEEL TAPPING SADDLE 6" GAUGE BLOCK WITH BRIST BLOCK. REFER TO DETAIL 1-C2 FOR FIRE HYDRANT ASSEMBLY. REFER TO DETAIL 1-C2 FOR TRENCHING. REFER TO DETAIL 1-C2 FOR TRIPLE BLOCKING.



ABBREVIATIONS
 8" DIA. OF TRUCK
 8" DIA. OF STEP

- SITE IMPROVEMENT KEY NOTES**
- 1. REMOVE ASPHALT TO PROVIDE FOR A CLEAN VERTICAL EDGE.
 - 2. ASPHALT
 - a. CONSTRUCT ASPHALT DRIVEWAY / ASPHALT REPAIR. SEE DETAIL 1-C2 1
 - b. CONSTRUCT HEATED ALLEY ASPHALT REPAIR. SEE DETAIL 1-C2 1
 - 3. CONSTRUCT CONCRETE CURB AND GUTTER
 - a. 4" RIGID CURB PER DETAIL 1-C2 1
 - b. CURB TRANSITION PER DETAIL 1-C2 1
 - c. 2" TO 3" RIGID CURB AND GUTTER PER DETAIL 1-C2 1
 - d. 4" CURB CURB PROJECTION DETAIL 1-C2 1
 - e. VERTICAL CURB AND 1" RIGID CURB
 - 4. CONSTRUCT CONCRETE SIDEWALK WITH AS SHOWN HEREON. SEE DETAIL 1-C2 1
 - 5. ADA COMPLIANT RAMPS - LANDINGS
 - 6. CONSTRUCT HEATED DRIVEWAY SIDEWALK WITH AS SHOWN HEREON. SEE DETAIL 1-C2 1
 - 7. INSTALL CITY OF SEATTLE APPROVED CAST IRON PERFORATED CURB WITH 1" RIGID CURB. REFER TO DETAIL 1-C2 1
 - 8. INSTALL TREE AND TREE WELL AS SHOWN HEREON. SEE DETAIL 1-C2 2
 - 9. REMOVE AND RE-CONSTRUCT DRIVEWAY / SIDEWALK BLOCKING MATERIAL.
 - 10. CONSTRUCT CONCRETE RETAINING WALL. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DETAILS.
 - 11. INSTALL CATCH BASIN WITH MINIMUM SLUMP DEPTH OF 12"
 - a. 30" STANDARD CATCH BASIN. SEE DETAIL 1-C2 2
 - b. 30" x 30" x 30" x 30"
 - c. 30" x 30" x 30"
 - d. 30" x 30" x 30"
 - 12. 30" DIAMETER CATCH BASIN. SEE DETAIL 1-C2 2
 - a. 30" x 30" x 30"
 - b. 30" x 30" x 30"
- INSTALL STORM DRAIN PIPE WITH A MINIMUM SLOPE OF 2% PER DETAIL 1-C2 3 FOR POTABLE AND NON-POTABLE WATER LINE SEPARATION AND DETAIL 1-C2 3 FOR TRENCHING.
- 13. 12" DIA. x 12' LONG
 - 14. CONNECT TO EXISTING STORM DRAIN MANHOLE
 - a. 12" DIA. x 12' LONG
 - b. 12" DIA. x 12' LONG
- INSTALL DRYWELL
- 15. SEE DETAIL 1-C2 2
 - a. 12" DIA. x 12' LONG
 - b. 12" DIA. x 12' LONG
- SEE DETAIL 1-C2 3
- 16. 12" DIA. x 12' LONG
 - 17. CONNECT ROOF DRAIN SYSTEM INTO THIS DRYWELL.
- INSTALL ROAD STOPPING POINT
- 18. WHITE CROSSWALK STRIPING (12" WIDE)
 - 19. YELLOW ASPHALT PARKING STRIPING (12" WIDE) MATCH CITY PATTERNS
 - 20. WHITE CROSSWALK STOP BAR STRIPING (12" WIDE)
 - 21. RED NO PARKING STRIPING ON CURB MATCH CITY PATTERNS
- CONSTRUCT BLOCK WALL SCREEN MATING EXISTING MATERIALS AND COLORING
- 22. INSTALL LANDSCAPE CATCH BASIN. SEE DETAIL 1-C2 3
 - a. 12" DIA. x 12' LONG
 - b. 12" DIA. x 12' LONG
- INSTALL NON-CORROSION HANDICAP PAINTED PER ARCHITECTURAL SPECIFICATIONS. SEE DETAIL 1-C2 1
- INSTALL PARKING REGULATORY SIGN (2" DIA. x 12" H) AND PLACE SIGN WITH CITY OF SEATTLE. SEE DETAIL 1-C2 1 FOR SIGN MOUNTING.
- RESET UTILITY BOX 12' ELEVATION
- 23. ORIGINAL PERMITS
 - a. POWER HANDCHOLE: TRAFFIC CONTROL. BOX ORIGINAL PERMITS
 - b. POWER HANDCHOLE: TRAFFIC CONTROL. BOX ORIGINAL PERMITS
 - c. POWER HANDCHOLE: TRAFFIC CONTROL. BOX ORIGINAL PERMITS
 - d. POWER HANDCHOLE: TRAFFIC CONTROL. BOX ORIGINAL PERMITS
 - e. POWER HANDCHOLE: TRAFFIC CONTROL. BOX ORIGINAL PERMITS
 - f. POWER HANDCHOLE: TRAFFIC CONTROL. BOX ORIGINAL PERMITS
 - g. POWER HANDCHOLE: TRAFFIC CONTROL. BOX ORIGINAL PERMITS
 - h. POWER HANDCHOLE: TRAFFIC CONTROL. BOX ORIGINAL PERMITS
 - i. POWER HANDCHOLE: TRAFFIC CONTROL. BOX ORIGINAL PERMITS
 - j. POWER HANDCHOLE: TRAFFIC CONTROL. BOX ORIGINAL PERMITS
 - k. POWER HANDCHOLE: TRAFFIC CONTROL. BOX ORIGINAL PERMITS
 - l. POWER HANDCHOLE: TRAFFIC CONTROL. BOX ORIGINAL PERMITS
 - m. POWER HANDCHOLE: TRAFFIC CONTROL. BOX ORIGINAL PERMITS
 - n. POWER HANDCHOLE: TRAFFIC CONTROL. BOX ORIGINAL PERMITS
 - o. POWER HANDCHOLE: TRAFFIC CONTROL. BOX ORIGINAL PERMITS
 - p. POWER HANDCHOLE: TRAFFIC CONTROL. BOX ORIGINAL PERMITS
 - q. POWER HANDCHOLE: TRAFFIC CONTROL. BOX ORIGINAL PERMITS
 - r. POWER HANDCHOLE: TRAFFIC CONTROL. BOX ORIGINAL PERMITS
 - s. POWER HANDCHOLE: TRAFFIC CONTROL. BOX ORIGINAL PERMITS
 - t. POWER HANDCHOLE: TRAFFIC CONTROL. BOX ORIGINAL PERMITS
 - u. POWER HANDCHOLE: TRAFFIC CONTROL. BOX ORIGINAL PERMITS
 - v. POWER HANDCHOLE: TRAFFIC CONTROL. BOX ORIGINAL PERMITS
 - w. POWER HANDCHOLE: TRAFFIC CONTROL. BOX ORIGINAL PERMITS
 - x. POWER HANDCHOLE: TRAFFIC CONTROL. BOX ORIGINAL PERMITS
 - y. POWER HANDCHOLE: TRAFFIC CONTROL. BOX ORIGINAL PERMITS
 - z. POWER HANDCHOLE: TRAFFIC CONTROL. BOX ORIGINAL PERMITS
- INSTALL 12" DIA. x 12' LONG. SEE DETAIL 1-C2 1
- 24. CONNECT TO EXISTING STORM DRAIN SYSTEM IN PARKING GARAGE AREA.

460 N. MAIN STREET
SITE GRADING AND DRAINAGE

LOCATED WITHIN SECTIONS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

PROJECT NUMBER: 2024-001
 DATE: 10/20/2024

GALENA
ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 1000 1st Ave. S.W.
 Seattle, WA 98101
 Phone: (206) 461-1234
 Email: info@galenaeng.com

DESIGNED BY: _____
 DRAWN BY: _____
 DATE: _____
 SCALE: _____

Project Information

Project Number 08-15-2022-1
 Project Quote
 Project Name 460 North Main Street
 Designed For 460 North Main,

KETCHUM, ID 83340

Contact Information

Designed By Bud Amend
 Company Name Professional Radiant Systems llc
 Phone Number 208-720-3114

Project Assumptions

Outdoor Temp 6 °F
 Elevation 6300 ft
 Wind Speed 8 mph
 Job Type Commercial

Pump Specs

Zone Name	Flow	Head	Delta T	Supply Fluid Temp
Zone 1	34.4 GPM	18.3 ft	20	130 °F
Zone 2	13.5 GPM	14.4 ft	20	130 °F

Heated Area Descriptions

	Application	Construction	Heated Area	Product Totals
Zone 1 <> Room List (Curb and Sidewalk)	Snowmelt	Slab Cable Ties	3340 ft ²	(15) 333' Lengths of 3/4" RadiantPEX+
Zone 2 <> Room List (Alley Way)	Snowmelt	Slab Cable Ties	1246 ft ²	(6) 333' Lengths of 3/4" RadiantPEX+

Heating Load Summary

	Tube Spacing (in)	Intensity (BTU/h-ft ²)	Back/Edge Losses (BTU/h-ft ²)	Total Required (BTU/h)	Total Provided (BTU/h)	Supp. Needed
Zone 1				288202	353000	
Curb and Sidewalk	9	86.29	7.35	288202	353000	
Zone 2				113544	119946	
Alley Way	9	91.13	7.59	113544	119946	

Project Summary

Total Flow: 47.9 GPM
 Total System Head: 18.3 ft
 Boiler Load: 435736 BTU/h
 Total System Volume: 331 Gallons

Project Information

Project Number 08-15-2022-1
 Project Name 460 North Main Street
 Designed For 460 North Main,

KETCHUM, ID 83340

Contact Information

Designed By Bud Amend
 Company Name Professional Radiant Systems llc
 Phone Number 208-720-3114

Project Assumptions

Outdoor Temp 6 °F
 Elevation 6300 ft
 Wind Speed 8 mph
 Job Type Commercial

Zone 1

Design			
Application:	Snowmelt	Supply Fluid Temp:	130 °F
Product:	3/4" RadiantPEX+	Delta T:	20 °F
# of Circuits:	15	Flow:	34.37 GPM
Circuit Length:	333 ft	Head:	18.3 ft
Manifold Distance:	3 ft	Radiant Capacity:	353000 BTU/h
Heated Area:		Required Heat:	288202 BTU/h
		Panel Load:	312735 BTU/h
		% Glycol:	50%

Construction - Slab			
Slab Thickness:	4 in	Thickness Above Tube:	4 in
Slab Conductivity:	1.07 BTU/(h·ft·°F)		

Curb and Sidewalk (Zone 1)

Floor Coverings

	Quantity	Area	R-Value	Infiltration	Total Heat Loss
Pavers (Top Layer)			R-0.4		

Zone Notes:

Zone 2

Design			
Application:	Snowmelt	Supply Fluid Temp:	130 °F
Product:	3/4" RadiantPEX+	Delta T:	20 °F
# of Circuits:	6	Flow:	13.52 GPM
Circuit Length:	333 ft	Head:	14.4 ft
Manifold Distance:	3 ft	Radiant Capacity:	119946 BTU/h
Heated Area:		Required Heat:	113544 BTU/h
		Panel Load:	123001 BTU/h
		% Glycol:	50%

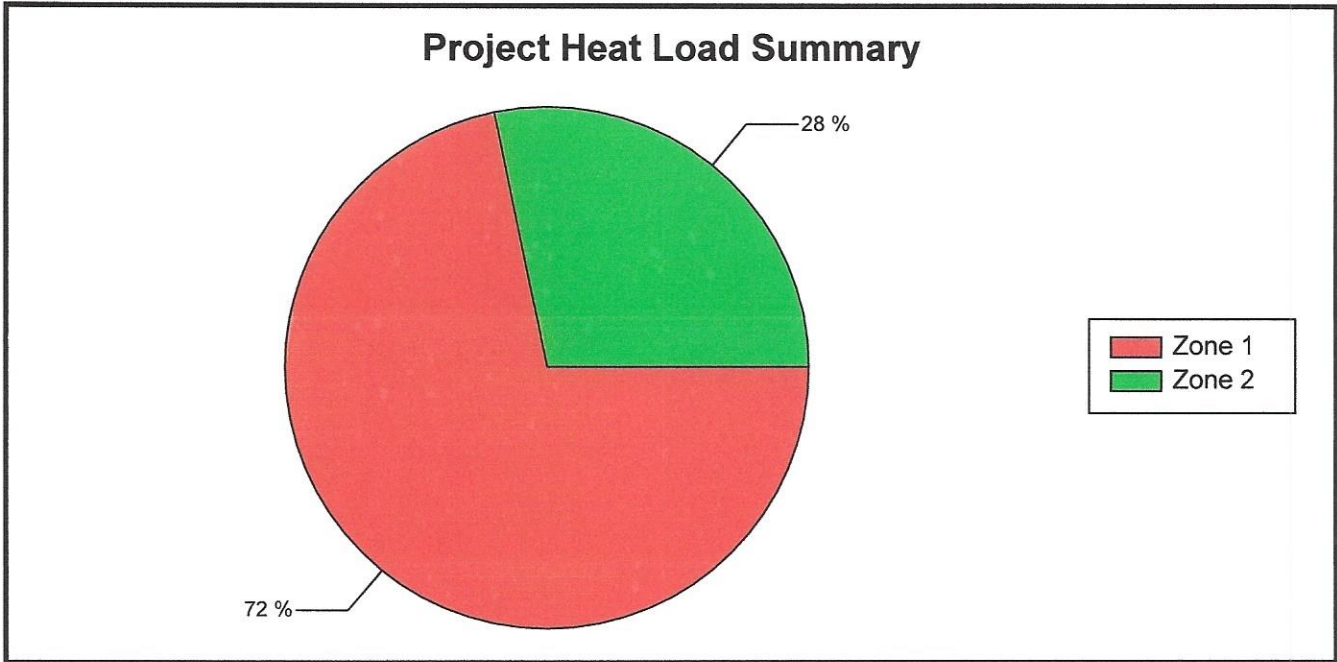
Construction - Slab			
Slab Thickness:	4 in	Thickness Above Tube:	4 in
Slab Conductivity:	1.07 BTU/(h·ft·°F)		

Alley Way (Zone 2)

Floor Coverings

	Quantity	Area	R-Value	Infiltration	Total Heat Loss
Asphalt (Top Layer)			R-0.48		

Zone Notes:



Project Notes:

Snow melt sidewalk.

Please verify all project information for accuracy.

Signature: _____

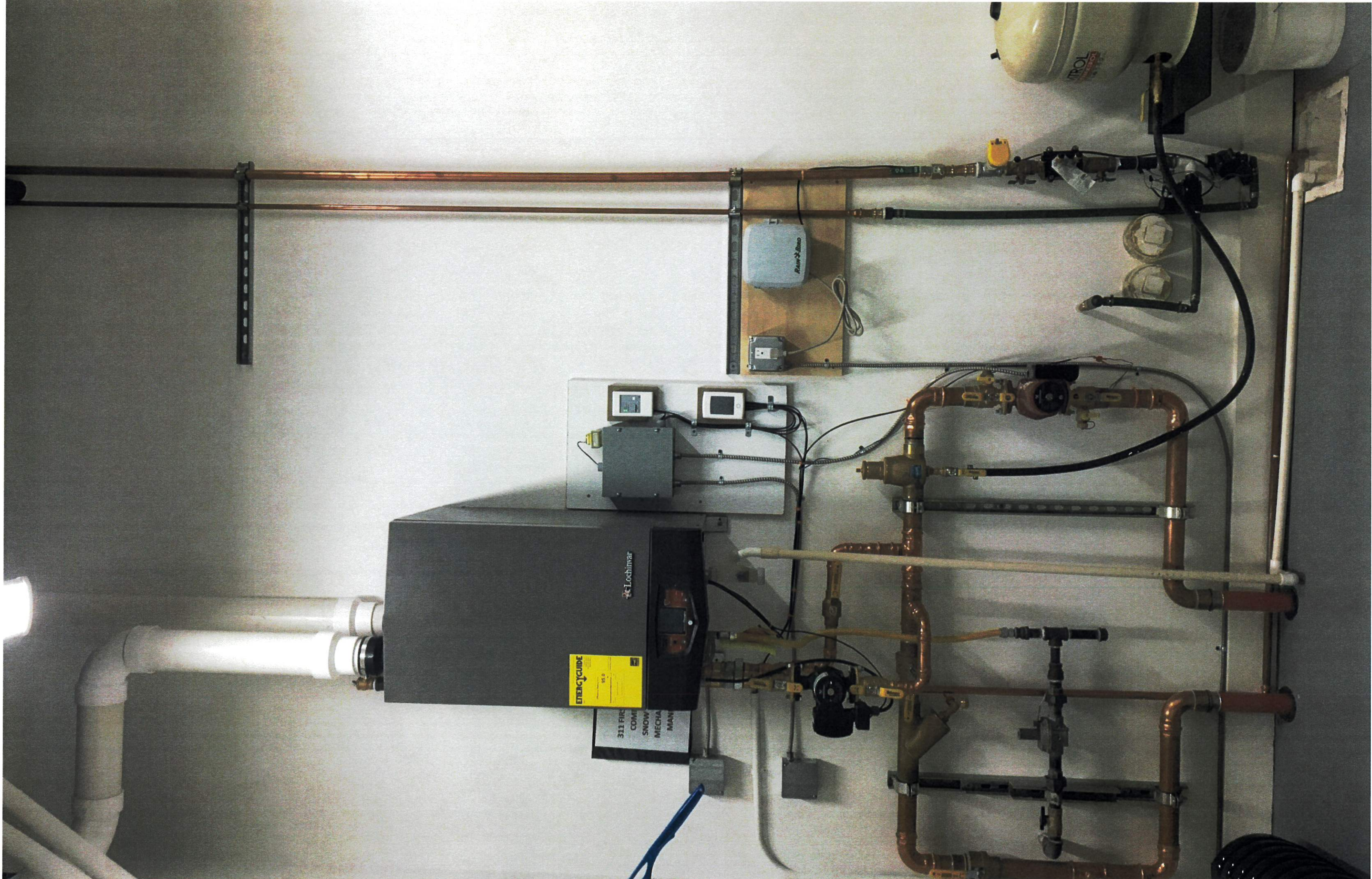
Date: _____

Total Heated Area: 4586 ft²

Please verify all project information for accuracy.

Signature: Bud Amend / PRS

Date: Aug. 16, 2022

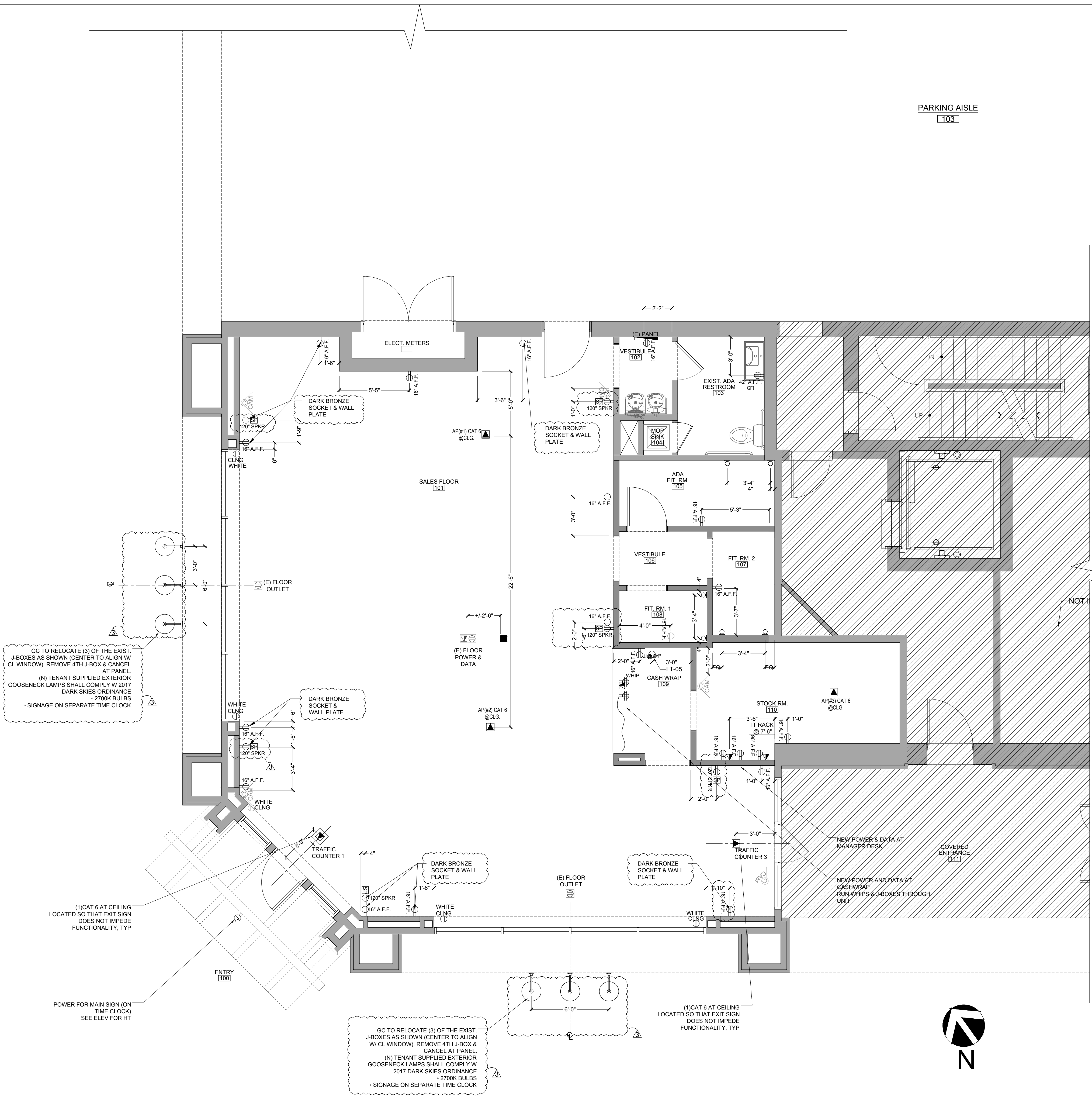


ENERGYGUIDE
15.0

311 FIRE
COME
SNOW
MECHA
MAN

Lochmar

Power-Sense



RCP LEGEND	
	DUPLEX WALL OUTLET
	QUAD WALL OUTLET
	DATA WALL OUTLET
	DUPLEX CEILING OUTLET
	QUAD CEILING OUTLET
	DUPLEX FLOOR OUTLET
	QUAD FLOOR OUTLET
	DATA FLOOR OUTLET
	DEDICATED WALL OUTLET

- POWER PLAN NOTES**
- ALL WALL OUTLETS TO BE: "LEGRAND" RADIANT 15 AMPERE TAMPER-RESISTANT DECORATOR ELECTRICAL OUTLET
 - ALL FLOOR OUTLETS TO BE: "LEGRAND" RFB2E TWO COMPARTMENT RECESSED FLOOR BOX; ENSURE "PEEK THROUGH COVER TO ALLOW PLUG TO REMAIN RECESSED WHEN USED.
 - SEE PLAN FOR SPECIAL OUTLET SOCKET & WALL PLATE COLORS. ALL WALL OUTLETS AND WALL PLATES TO BE WHITE, MATTE FINISH, U.O.N.
 - ALL POWER LOCATIONS ON WALLS TO BE 1'-4" AFF, U.O.N.
 - SALES FLOOR OUTLETS TO BE FLUSH W/ WALLS.
 - CASH DESK: G.C. TO PROVIDE (2) CAT 6 & (1) QUAD OUTLET, TERMINATED IN FLOOR OR WITHIN CASH WRAP PER EACH POS.
 - FITTING ROOM SCONES AND PENDANTS TO BE ON DIMMERS.
 - SALES FLOOR PENDANTS TO BE ON DIMMERS.
 - ALL CAT 6 IS TO BE "NEW". LEAVE 10' EXTRA SLACK AT BOTH ENDS FOR TENANT TO VENDOR TERMINATE.
 - ALL RUNS BACK TO DESIGNATED IT RACK LOCATION TERMINATIONS BY OTHERS.
 - IT RACK INSTALLED BY TENANT TECHNICIAN.
 - ALL DATA TO BE TERMINATED BY TENANT VENDOR.
 - G.C. TO ENSURE PULL STRING FROM DMARC LOCATION TO TENANT IT RACK IS PRESENT OR PROVIDED BY G.C. FOR INTERNET PROVIDER TO INSTALL IN IT RACK.

PROJECT COORDINATOR:

DAVID MAGID DESIGN STUDIO

144 N. HAYWORTH AVE
LOS ANGELES, CA 90048
1:917.576.6953
david@magidstudio.com

PROJECT DESIGNER:

BDM

307 SEVENTH AVENUE,
SUITE 1101
NEW YORK, NY 10001

ARCHITECT:

FAHERTY

PROJECT:

460 N. MAIN ST.
KETCHUM, ID 83340

DATE: 02-26-24
REV/SUBMISSION: BID SET

02-26-24 BID SET
03-15-24 PERMIT SET
07-03-24 REVISION #2
08-22-24 REVISION #3

GENERAL NOTES:

1. ALL DIMENSIONS SHOWN ARE TO FINISHED WALL, U.O.N.

THESE DRAWINGS ARE THE CONFIDENTIAL PROPERTY OF DAVID MAGID DESIGN STUDIO, INC. & SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

PROJECT NO: 2414
START DATE: 12-22-2023
DRAWN BY: STAFF
CHECKED BY: DM

DRAWING TITLE:

POWER PLAN

A-1.3

SCALE: AS NOTED

1 POWER PLAN
SCALE: 1/4" = 10"

PROJECT COORDINATOR:

DAVID
MAGID
DESIGN
STUDIO

144 N. HAYWORTH AVE
LOS ANGELES, CA 90048
t: 917.576.6953
david@magidstudio.com

PROJECT DESIGNER:

BDM

307 SEVENTH AVENUE,
SUITE 1101
NEW YORK, NY 10001

ARCHITECT:

PROJECT:

FAHERTY

460 N. MAIN ST.
KETCHUM, ID 83340

DATE: REV/SUBMISSION:

02-26-24	BID SET
03-27-24	REVISION #1
03-15-24	PERMIT SET
07-03-24	REVISION #2
08-22-24	REVISION #3

GENERAL NOTES:
1. ALL DIMENSIONS SHOWN ARE TO FINISHED WALL, U.O.N.

THESE DRAWINGS ARE THE CONFIDENTIAL PROPERTY OF DAVID MAGID DESIGN STUDIO, INC. & SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

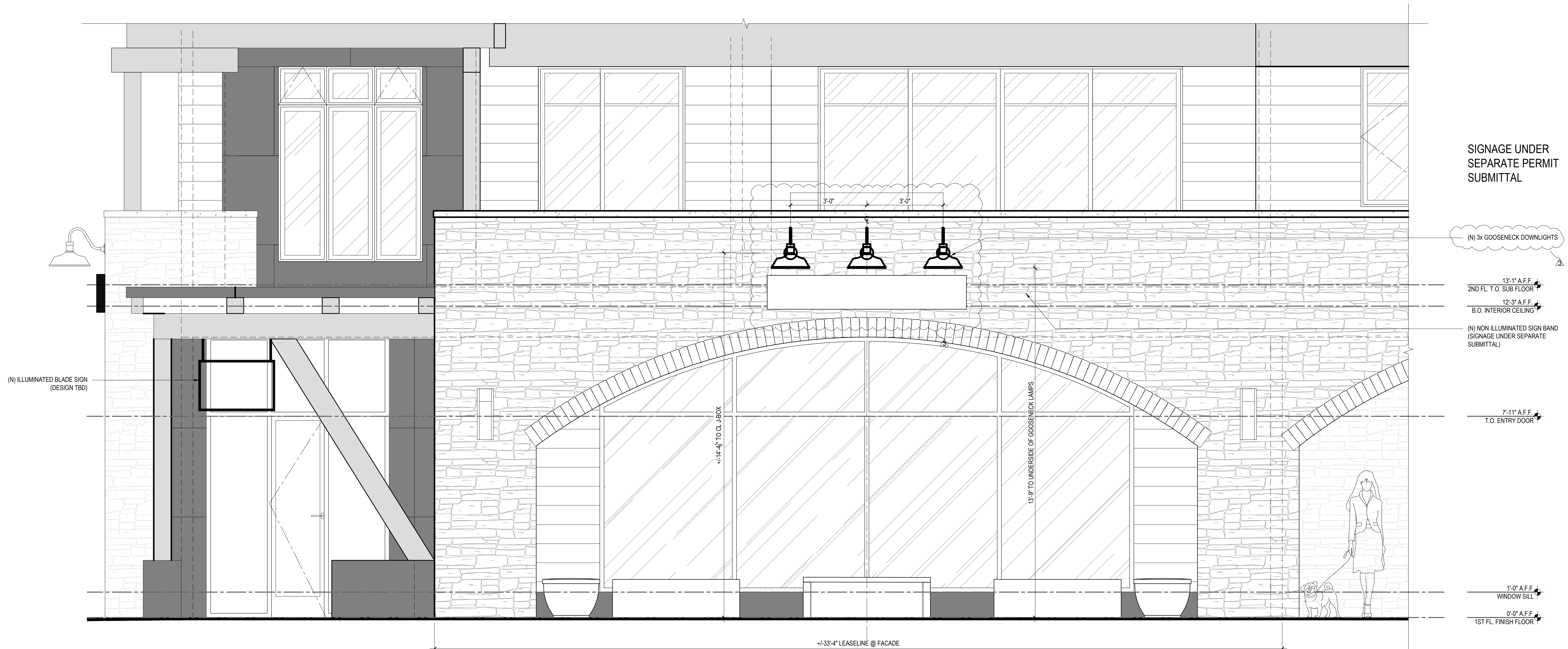
PROJECT NO:	2414
START DATE:	12-22-2023
DRAWN BY:	STAFF
CHECKED BY:	DM

DRAWING TITLE:

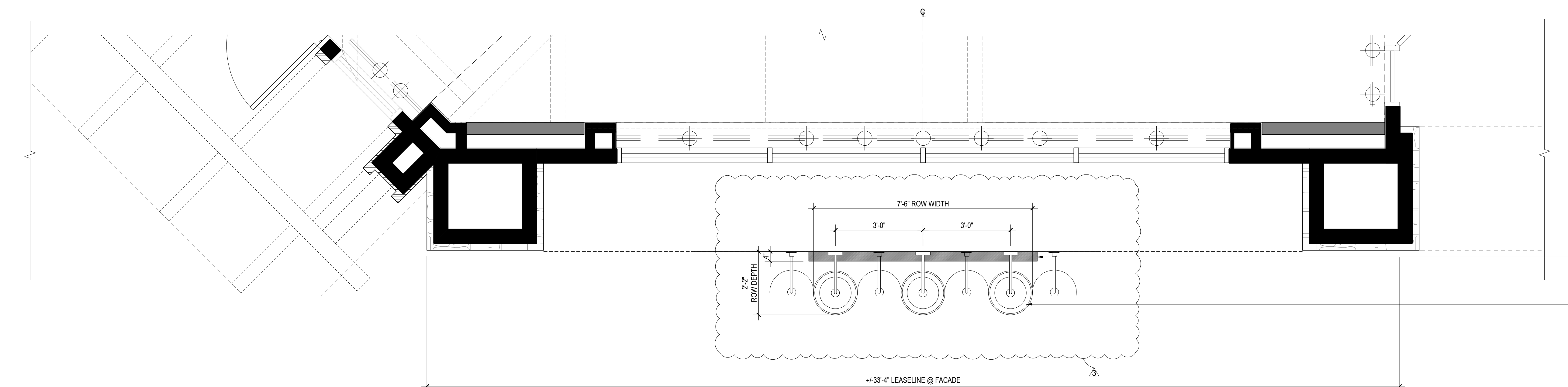
STOREFRONT

ID-701

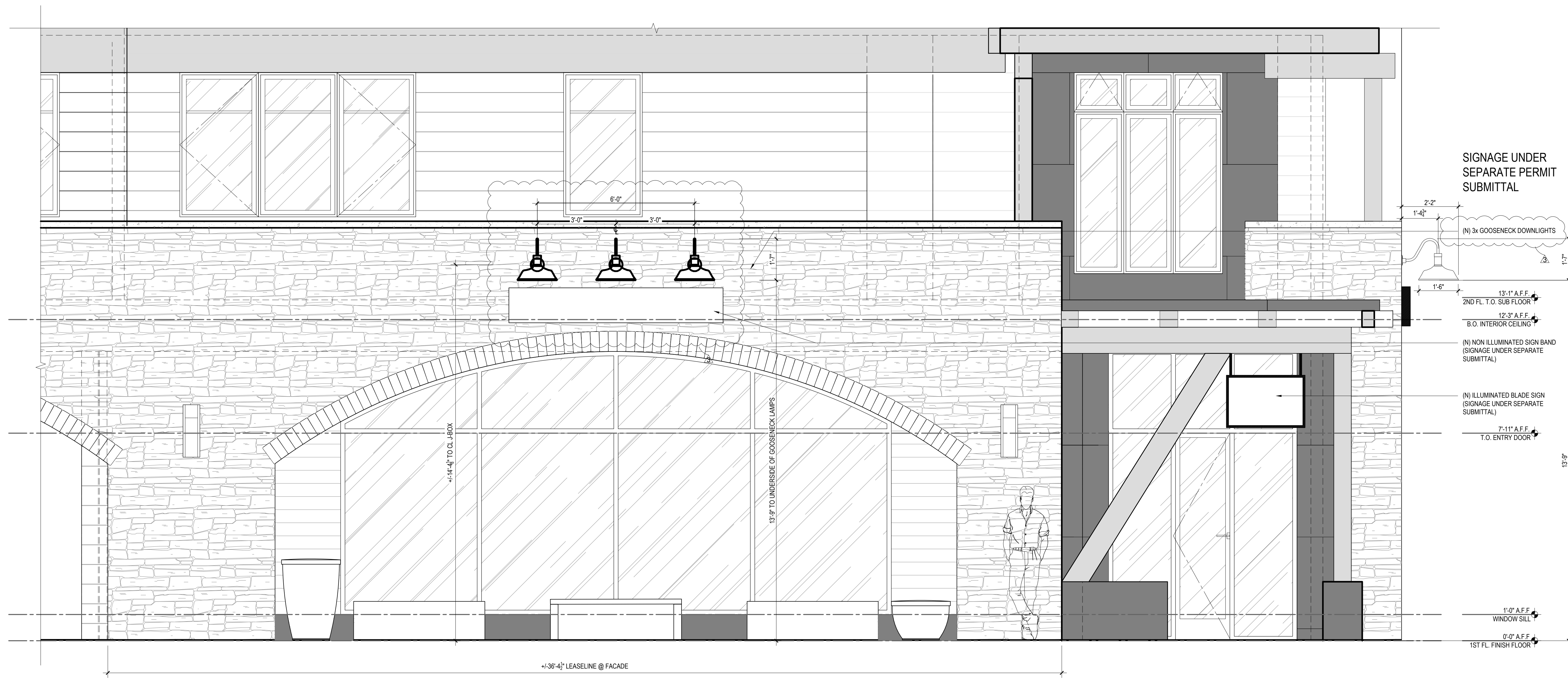
SCALE: AS NOTED



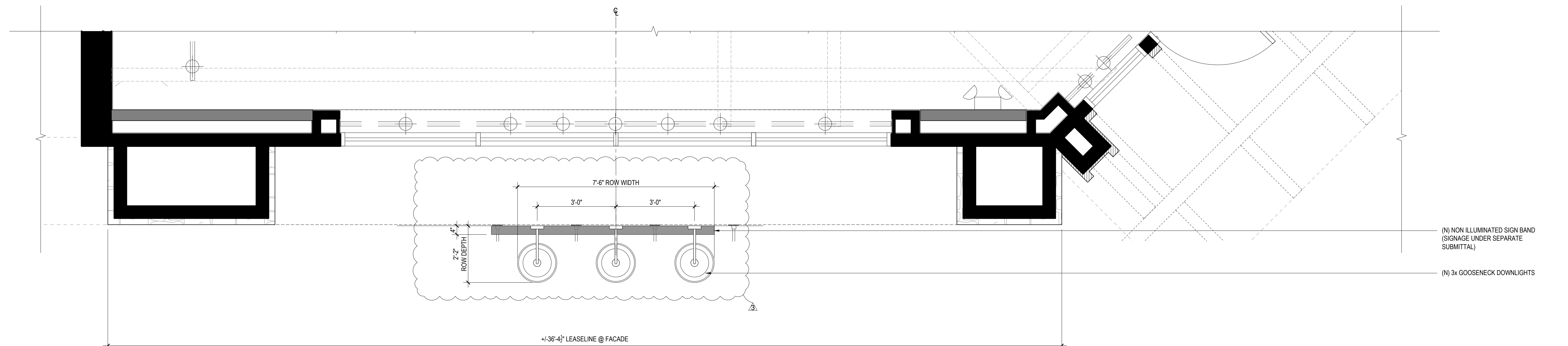
2 STOREFRONT ELEVATION - N MAIN ST
SCALE: 1/2" = 1'-0"



1 STOREFRONT PLAN - N MAIN ST.
SCALE: 1/2" = 1'-0"



2 STOREFRONT ELEVATION - 5TH ST. E
SCALE: 1/2" = 1'-0"



1 STOREFRONT PLAN - 5TH ST E
SCALE: 1/2" = 1'-0"

PROJECT COORDINATOR:
**DAVID
MAGID
DESIGN
STUDIO**
144 N. HAYWORTH AVE
LOS ANGELES, CA 90048
t: 917.576.6953
david@magidstudio.com

PROJECT DESIGNER:
BDM
307 SEVENTH AVENUE,
SUITE 1101
NEW YORK, NY 10001

ARCHITECT:
FAHERTY

PROJECT:
FAHERTY
460 N. MAIN ST.
KETCHUM, ID 83340
DATE: REV/SUBMISSION:
02-26-24 BID SET
03-27-24 REVISION #1
03-15-24 PERMIT SET
07-03-24 REVISION #2
08-22-24 REVISION #3

GENERAL NOTES:
1. ALL DIMENSIONS SHOWN ARE TO FINISHED WALL, U.O.N.

THESE DRAWINGS ARE THE CONFIDENTIAL PROPERTY OF DAVID MAGID DESIGN STUDIO, INC. & SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

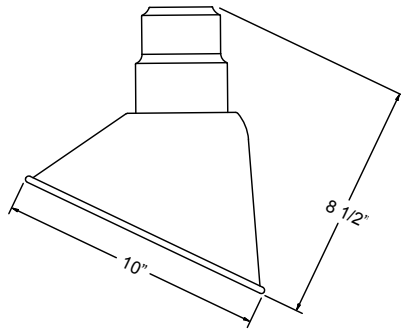
PROJECT NO: 2414
START DATE: 12-22-2023
DRAWN BY: STAFF
CHECKED BY: DM

DRAWING TITLE:
STOREFRONT

ID-702

SCALE: AS NOTED

Project: _____
 Fixture Type: _____ Quantity: _____
 Customer: _____



Weight: 1.0 lb

A810
100w Max
Medium Base

Specifications

Material:
 RLM shades are constructed of heavy duty spun aluminum. Wall back plate and ballast housing are cast aluminum. All fasteners are stainless steel. Inside of shade is reflective white finish for all colors except galvanized paint finish. Screw hardware may not match paint.

Glass:
 Choice of clear, frosted or prismatic glass.

Electrical:
 Medium Base Socket, 100w Maximum or GU24 Socket.
 Approximately 12" of pull wire extends from fixture. Additional pull wire provided for post mount arms and wall mounts.

Certifications:
 Arm mount, stem mount and wall mount are UL Listed for wet locations.



Finish:
 A polyester powder coat high quality finish is electro-statically applied and baked at 430° for exceptional durability and color retention. Products undergo an intensive five-step cleansing and pretreatment process for maximum paint adhesion.

Marine grade finish provides superior salt, humidity and UV protection. This coating withstands up to 3000 hours of continuous salt spray, comes with a 5-year warranty and is available in either a textured or gloss surface.

Modifications:
 Consult factory for custom or modified designs.

Catalog Logic

A810 - **MB** - **E6** - **100GLCL** - **PC** - **72**

RLM Style Light Source Mounting Source Glass & Guards Accessories Finish

Catalog Number

A810 - **MB** - **E6** - **N/A (100GLCL)** - **SWL** - **41**

1 LIGHT SOURCE & WATTAGES

GU24	(GU24 Socket)
MB	(Medium Base Socket, 100w Max)

2 MOUNTING SOURCES*

Arm Mounts (Cast base plate included)

E3 E4 E6 E7 E8 E10 E11 E12 E15 E18 E25 E36

Wall Mounts

WM55 WM318

Stem Mounts (includes STC Flat Canopy)

1/2" (13/16" OD) Rigid Stems	3/4" (1" OD) Rigid Stems
2ST6 2ST12 2ST18	3ST6 3ST12 3ST18
2ST24 2ST36 2ST48	3ST24 3ST36 3ST48
2ST60 2ST72 2ST96	3ST60 3ST72 3ST96

*Arm mount, Wall mount or Stem finish will match fixture finish.

3 GLASS & GUARD*

Up to 100w Options

100GLCL	(Clear Glass)
100GLFR	(Frosted Glass)
100GLPR	(Prismatic Glass)
100GLCLGUP	(Clear Glass & Small Wire Guard)
100GLFRGUP	(Frosted Glass & Small Wire Guard)
100GLPRGUP	(Prismatic Glass & Small Wire Guard)
100GLCLGUPC	(Clear Glass & Cast Guard)
100GLFRGUPC	(Frosted Glass & Cast Guard)
100GLPRGUPC	(Prismatic Glass & Cast Guard)
100GLGUP	(Small Wire Guard with No Glass)
100GLGUPC	(Cast Guard with No Glass)

*Cast and Wire Guard Finish will match fixture finish.

4 ACCESSORIES*

CBC	(Cast back plate Spun Alum Cover)*
SBC	(Smooth Cast back plate Spun Alum Cover)*
GR10	(10" Wire Grill)*
PC	(Button Photo Cell) Remote Only
SC	(Scroll for Arms)*
SLC	(Sloped Ceiling Mount Canopy, 20° Max)*
SQ	(Square Back Plate)*
SWL	(Adjustable Locking Swivel)*
TBK	(Turn Buckle Kit)*

*Accessory finish will match fixture finish.

5 FINISHES

*Marine Grade Finish has an additional charge

Standard Colors	Standard Grade	Marine Grade*	Premium Colors	Premium Grade	Marine Grade*
Aspen Green	10	10M	High Gloss Black	01	01M
Cantaloupe	11	11M	Arctic Silver	14	14M
Lilac	12	12M	Candy Apple Red	64	64M
Putty	13	13M	Cobalt Blue	65	65M
Raw Unfinished	40	NA	Caramel	66	66M
Black	41	41M	Butterscotch	67	67M
Forest Green	42	42M	Black Silver	68	68M
Bright Red	43	43M	Gunmetal Gray	69	69M
White	44	44M	Mayan Gold	79	NA
Bright Blue	45	45M	Textured Desert Stone	80	80M
Sunny Yellow	46	46M	Extreme Chrome	81	81M
Aqua Green	47	47M	Graystone	82	82M
Galvanized	49	NA	Oil Rubbed Bronze	83	83M
Navy	50	50M	Carbon Graphite	96	96M
Architectural Bronze	51	51M			
Patina Verde	52	52M			
Copper Clay	53	53M			
Silver	56	56M			
Black Verde	61	61M			
Painted Chrome	70	70M			
Painted Copper	71	71M			
Textured Black	72	72M			
Matte Black	73	73M			
Textured Architectural	76	76M			
Textured White	77	77M			
Textured Silver	78	78M			

Consult Factory for additional paint charges and availability.

WARRANTY

See www.ANPlighting.com for complete fixture warranty

Project: _____
 Fixture Type: _____ Quantity: _____
 Customer: _____

ARM MOUNTS | Dimensions are Projection x Height | CB included with all arms



GLASS & GUARDS
UP TO 100W MAX

Glass Legend: **CL** = Clear **FR** = Frosted **PR** = Prismatic
100 = Small **200** = Large

Glass Only (6 1/2" H X 4 1/8" W)



100GLCL
100GLFR
100GLPR

Glass with Cast Guard (7 1/2" H X 4 1/8" W)



100GLCLGUPC
100GLFRGUPC
100GLPRGUPC

Glass with Wire Guard (7 1/2" H X 4 1/8" W)



100GLCLGUP
100GLFRGUP
100GLPRGUP

Guards Only (7 1/2" H X 4 1/8" W)



100GLGUPC
 (Cast Guard)

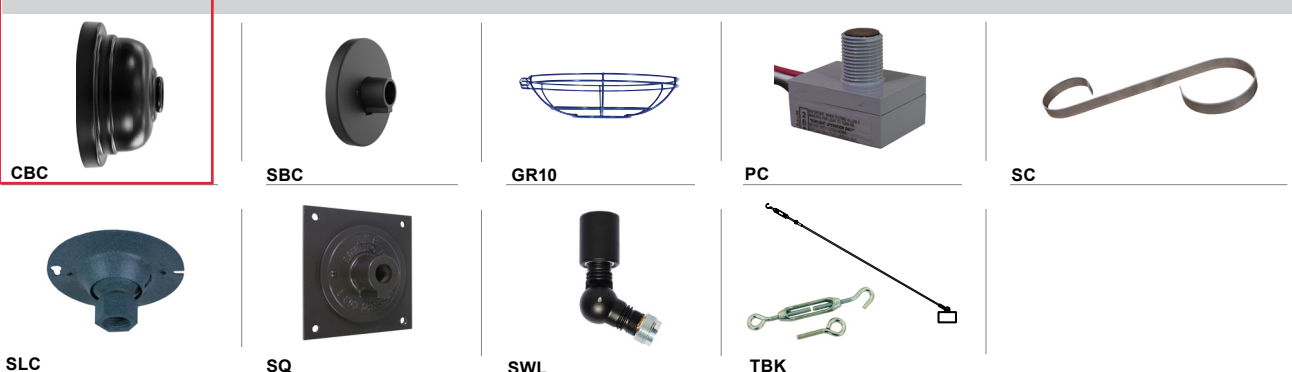


100GLGUP
 (Wire Guard)

WALL MOUNTS | Dimensions are Projection x Height



ACCESSORIES



Reduce your energy costs by replacing 40W standard household bulbs with these more efficient 5W LED A19 bulbs.

FEATURES

- High color rendering index (CRI) of 90 makes color appear more accurate
- Standard household medium (E26) base
- Frosted lens helps reduce glare
- Dimmable; see dimmer compatibility sheet for a full list of dimmers

LISTINGS

- UL Listed for damp locations
- Title 20
- JA8
- RoHS
- Rated for use in enclosed fixtures
- Energy Star Part Number PLTL11111123

PERFORMANCE

- CRI: 90
- CCT: 2700K
- Rated Lifetime L70: 25,000 hours

WARRANTY

- 3-year limited warranty; see pltsolutions.com for warranty details

APPLICATIONS

- Table and Floor Lamps
- Ceiling Fans
- Pendants

project name	type
catalog number	
comments	voltage
approved by	date



PERFORMANCE	Power Consumption	5 Watt
	Lumens	450
	Efficacy (LPW)	90
	CRI	90
	Beam Angle	220
	CCT	2700K
	Life (L70)	25000
ELECTRICAL	Input Voltage	120V
CONSTRUCTION	Shape	A19
	Base	E26
	Finish	Frosted
LISTINGS	Certifications	UL Listed; Title 20; JA8; Energy Star
	Material Usage	RoHS – No mercury or lead
	Environment	Damp Location Rated; Enclosed Fixture Rated

PERFORMANCE SUMMARY

Item #	UPC	Shape	Lumens	Wattage	LPW	Voltage	Replaces	CCT	CRI	Finish	Life/Hours	Dimmable
PLTS-12007	842821113565	A19	450	5	90	120V	40W Incan.	2700K	90	Frosted	25000	Yes

DIMENSIONS



DIMENSIONS

Height: 4.25"

Diameter: 2.38"

WARNINGS

- Only use this LED A19 bulb with the dimmers listed in the compatibility list. Using this bulb with incompatible dimmers may cause performance issues including humming, buzzing, flickering, and poor dimming performance.