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Knob Hill Residence) KETCHUM PLANNING AND ZONING COMMISSION
Mountain Overlay Design Review) FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Application File Number: P25-016) DECISION
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)
Date: September 23, 2025)

PROJECT: Knob Hill Residence

APPLICATION TYPE: Mountain Overlay Design Review

FILE NUMBER: P25-016

ASSOCIATED APPLICATIONS: Pre-Application Mountain Overlay Design Review P24-087 & Lot

Consolidation Subdivision Preliminary Plat with Waiver Request P25-

016A

PROPERTY OWNER: Knob Hill Properties LLC

REPRESENTATIVE: Peter Seidner & Hank Moore, Presidio Vista Properties

ARCHITECT: Zac Rockett, Architect, Ro Rockett Design

REQUEST: Mountain Overlay Design Review for the development of a new three-

story, 7,672 square-foot single-family residence and associated site improvements and Lot Consolidation Subdivision Preliminary Plat with Waiver Request to establish building envelope in 25% and greater slope.

LOCATION: Ketchum Townsite—Block 91: Lots 3 & 4

(Parcel Numbers: RPK0000091004A & RPK00000910030)

ZONING: Limited Residential (LR)

OVERLAY: Mountain Overlay (MO)

RECORD OF PROCEEDINGS

The Planning and Zoning Commission (the "Commission") considered the Knob Hill Residence Mountain Overlay Design Review Application File No. P25-016 during their regular meetings on August 26 and September 9, 2025. The application was considered concurrently with Lot Consolidation

Subdivision Preliminary Plat with Waiver Requests Application File No. P25-016A in accordance with Idaho Code §67-6522. A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on August 1, 2025. The public hearing notice was published in the Idaho Mountain Express on August 6, 2025. A notice was posted on the project site on August 11, 2025. The public hearing notice was published on the city's website on August 7, 2025. The building corners were staked and the story pole was installed on the project site on August 19, 2025. After considering Staff's analysis, the applicant's presentation, and public comment, the Commission approved Mountain Overlay Design Review Application File No. P25-016 subject to conditions.

FINDINGS OF FACT

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

The applicant is proposing to develop a new three-story, 7,672 square-foot single-family home and associated site improvements on two vacant Ketchum townsite lots on Walnut Avenue just north of 6th Street within the Knob Hill neighborhood (the "subject property"). The subject property is located within the city's Limited Residential (LR) Zone and the Mountain Overlay (MO). The project plans are included as Exhibit A.

The project requires MO Design Review pursuant to Ketchum Municipal Code (KMC) §17.104.050, which specifies MO Design Review is required for:

- a) the construction of new buildings/structures and additions to existing buildings/structures,
- b) excavation, grading, and filling for any purpose not associated with the construction of buildings/structures, and
- c) any activity regulated by the city's street standards, including private driveways.

The Knob Hill Residence project is subject to all MO Design Review criteria specified in KMC §17.104.070 as well as all applicable Design Review standards specified in KMC §17.96.060.

The applicant has submitted a Lot Consolidation Subdivision Preliminary Plat Application to combine lots 3 and 4 and requests two waivers. Lot consolidations are permitted in the LR Zone subject to a waiver pursuant to KMC §16.04.030.C.1a. In addition to the waiver required to consolidate the two lots in the LR Zone, the applicant has requested a waiver to establish a reasonable building envelope within the hillside of 25% and greater slope.

The project is subject to Mountain Overlay Preapplication Design Review pursuant to KMC §17.96.010.D.1 as the subject property is greater than 11,000 square feet. The Commission reviewed the Preapplication Design Review for the project on February 11, 2025. At Preapplication, the Commission expressed appreciation for the applicant's thoughtful design approach to developing a home on a challenging parcel. The Commission encouraged the application to reduce the height of the home in order to remove the aerial fire apparatus access and move the home to a lower elevation on the subject property. In addition, the Commission provided feedback to the applicant that grading not associated with building construction should be minimized to the greatest extent possible and any grading within the unimproved 7th Street right-of-way ("ROW") should be limited to construction of the ROW improvements.

Knob Hill Residence MO Design Review P25-016
Findings of Fact, Conclusions of Law, and Decision
Planning and Zoning Commission Meeting of September 23, 2025

Findings Regarding Conformance with Zoning and Design Review Standards

Pursuant to KMC §17.96.050.A, the Commission shall determine the following before granting Design Review approval:

- 1. The project does not jeopardize the health, safety or welfare of the public.
- 2. The project generally conforms with the goals, policies, and objectives of the adopted comprehensive plan.
- 3. 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.

<u>Criteria 1 & Criteria 2: Public Health, Safety, and Welfare & Comprehensive Plan Conformance</u> Future Land Use

The subject property is designated as Low Density Residential ("LDR") on the Future Land Use Map of Ketchum's 2014 Comprehensive Plan (the "2014 Plan"). The LDR future land use category promotes new housing within existing neighborhoods that are connected to local streets and have access to parks, open space, schools, and other civic activities. Primary uses in the LDR future land use category include single-family residences, duplexes, and accessory dwelling units. This project aligns with the LDR future land use category as the applicant proposes to develop a new single-family within the Knob Hill neighborhood.

Hillside Protection

Ketchum's undeveloped hillsides shape the special character of our mountain town and protecting hillsides from development is critical to maintain community identity. The 2014 Plan provides the following policies related to protecting hillsides and preserving natural features:

- Policy CD-2.2—Mountain Overlay Zone: "Continue to protect hillsides within the City and the Area of City Impact from further development. Enforce and encourage strengthening of the Mountain Overlay standards of the City and County, by using a variety of techniques; such as clustering at lower elevations, creating conservation easements, or purchasing private property on hillsides" (page 26).
- Policy CD-2.4—Development Designed for Natural Feature Preservation: "Protect and incorporate natural features into newly developing areas. Conserve the natural patterns of streams, ridgelines, topography, riparian areas, and wildlife habitat areas" (page 27).

Infill development and redevelopment disturbs natural land features, topography, soils, and vegetation. Construction activities like excavation, grading, and vegetation removal can adversely impact natural hillside topography, soils, slope stability, drainage patterns, and wildlife habitat. Ketchum's Mountain Overlay standards referenced in Policy CD-2.2 strive to mitigate these adverse impacts by minimizing the disturbance associated with hillside development activity. These standards help preserve Ketchum's hillsides and wildlife habitat by prohibiting detrimental alterations to hilltops, rock outcroppings, knolls, and ridges.

Compatibility with Surrounding Neighborhood

In addition to our undeveloped hillsides, Ketchum's built environment, neighborhoods, and architectural design contribute to the character of our community. The 2014 Plan encourages new development to be compatible with the character of the surrounding neighborhood. Policy CD-1.3

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" (page 26). In addition, Policy CD-1.4 states that, "Each new project should be well-designed and attractive, and should complement surrounding land uses and existing neighborhood character" (page 26).

<u>Criteria 3: Conformance with Applicable Standards and Criteria</u>

Findings Regarding Compliance with Zoning Regulations

	LR Zoning and Dimensional Standards Evaluation			
Co	Compliant Standards and Commission Findings			
Yes	No	N/	Ketchum	City Standards and Commission Findings
		A	Municipal	
			Code	
\boxtimes			17.12.030	Minimum Lot Area
			Commission	Required: 9,000 square feet minimum
			Findings	Friedrice (Natabuse Tarresite Black 04 Late 2.9.4)
				Existing (Ketchum Townsite—Block 91: Lots 3 & 4):
			17 12 020	16,523 square feet (0.38 acres)
\boxtimes			17.12.030 Commission	Building Coverage Permitted: 35%
			Findings	Proposed: Sheets G-010 and L-0.00 of the project plans provides building coverage
				information.
				29% (4,775 square feet / 16,523 square feet lot area)
\boxtimes			17.12.030	Minimum Building Setbacks
		_	Commission	Minimum Required Setbacks:
			Findings	Front: 15'
			J	Side: > of 1' for every 2' in building height, or 10' (19'-3'' required)
				Rear: 20'
				KMC §17.128.020.D: In measuring the rear yard of a principal building where
				the rear lot line abuts an alley, measurement may be made to the centerline
				of the alley, provided no building is located within the right-of-way of the
				alley.
				Proposed:
				Setback dimensions are specified on Sheet A-100 of the project plans.
				Front (Walnut Avenue Avenue): 34'-7'' Side (north): 20'
				Side (florth): 20'
				Rear (east property line): 20'-2''
				Rear (centerline of Block 91 alleyway): 35'-2''
\boxtimes			17.12.030	Building Height
			Commission	Maximum Permitted Building Height: 35'
			Findings	
				Height of Building (KMC §17.08.020)
				Height of Building: The greatest vertical distance measured at any point from
				the roof to natural, existing, or finished grade, whichever is lowest. The

			maximum vertical distance from the lowest exposed finished floor to the highest point of the roof (regardless of vertical alignment) shall be no more than five feet greater than the maximum height permitted in the zoning district (see illustration B on file in the office of the City Clerk). No facade shall be greater than the maximum height permitted in the zoning district. (See definition of "facade" in this section and illustration B on file in the office of the City Clerk). Facades which step up or down hillsides shall be set back from the lower facade a minimum of 50 percent of the height of the lower facade; except, that roof overhangs may extend up to three feet into this area (see illustration B on file in the office of the City Clerk). This building height provision shall apply to parapets, Boston roofs and any other portion of a building roof, but shall not apply to flagpoles, lightning rods, weather vanes, antennas or chimneys.
			 Proposed: Lowest Exposed Finished Floor Elevation: 5913'-9" Highest Point of the Roof Elevation: 5952'-3" Maximum Vertical Distance (Regardless of Vertical Alignment): 38'-6" Lower Façade Height (35' max): 27'-5" Façade Setback (minimum of 50% lower façade height = 13'-9"): 13'-9" Maximum Façade Height: 33'-6"
\boxtimes		17.125.030.I	Driveway Width
		Commission Findings	Required: Minimum: The unobstructed, all weather surface of a private driveway shall not be less than 12 feet. Maximum: The unobstructed, all weather surface of a private driveway shall not be greater than 35 percent of the linear footage of any street frontage or 30 feet, whichever is less, unless otherwise approved by the City Engineer.

		Proposed: 20-foot-wide driveway 19% of Walnut Ave Street Frontage (20-foot-wide driveway/110 feet of Walnut Ave frontage)
	17.125.020.A.2 & 17.125.040.B	Parking Spaces
	Commission Findings	Off-street parking standards of this chapter apply to any new development and to any new established uses. Required: One-Family Dwelling Units in all Zoning Districts: 2 parking spaces per dwelling unit. Proposed: As shown on sheet A-102 of the project plans, two parking spaces are provided within the attached garage.

Findings Regarding Compliance with Mountain Overlay Design Review Standards

Mountain Overlay Design Review Standards (KMC §17.107.070.A)				
Ketchum Municipal Code	Mountain Overlay Standards & Commission Findings			
17.104.070.A1	There shall be no building on ridges or knolls which would have a material visual impact on a significant skyline visible from a public vantage point entering the City or within the City. "Material", as the term is used herein, shall be construed in light of the magnitude of the negative impact on the objectives of this section.	Conformance YES		
Commission Findings	The project is not sited on a ridge or knoll that would have a material visual impact on a significant skyline visible from a public vantage point entering or within the city. The applicant has provided photography exhibits on Sheet G-025 of the project plans shows the estimated project location from different locations in the city. Staff does not believe the proposed home will have a material visual impact from any public vantage point within the city.			
17.104.070.A2	Building, excavating, filling and vegetation disturbance on hillsides which would have a material visual impact visible from a public vantage point entering the City or within the City is minimized. Material, as the term is used herein, shall be construed in light of the magnitude of the negative impact on the objectives of this section.	Conformance YES		
Commission Findings	As noted in the analysis for KMC §17.104.070.A2 above, staff does not believe the project will have a material visual impact visible from a public vantage point in the city. The subject property is located at the lower elevation of the Penny Mountain hillside.			
17.104.070.A3	Driveway standards as well as other applicable standards contained in Street Standards Chapter 12.04 are met.	Conformance YES Conditions #8 & #9		

Commission	Please see Commission Findings for KMC §17.104.070.A9 for an ana	alvsis of the
Findings	proposed driveway length. The civil drawings on sheet C1.0 and C1. proposed driveway improvements. The proposed driveway is 20 feet slope of 9.7%. The Fire Department requires snowmelt for driveway driveways with 7-10% slope. The entirety of the driveway is proposed snowmelted. The proposed driveway improvements have been revictive Engineer, Streets Department, and Fire Department and city decomments were transmitted to the applicant. City departments concompliance review of the MO Design Review submittal and believe complies with all requirements. The project requires a Right-of-Way Encroachment Permit approve for the driveway snowmelt system. Pursuant to recommended concapproval no. 8 listed in section IV of the staff report, the applicant of Right-of-Way Encroachment Permit application for review by the Ci Streets Department, and Planning Department at time of building production, signed, and recorded prior to issuance of building permit.	at specify the let wide and a let wide and a let wide and a let wide to be let wed by the let be partment and a code let be project let by City Council dition of let shall submit the let by Engineer, permit. The
17.104.070.A4	All development shall have access for fire and other emergency vehicles to within one hundred fifty feet (150') of the furthest exterior wall of any building.	Conformance YES
Commission	Sufficient access is provided for fire and other emergency vehicles t	to reach within
Findings	150 feet of the furthest exterior wall of the building.	
17.104.070.A5	Significant rock outcroppings are not disturbed.	Conformance YES
Commission	As shown on the topographic survey included in the project plans, t	he subject
Findings	property does not contain any significant rock outcroppings.	
17.104.070.A6	International Building Code (IBC) and International Fire Code (IFC) and Ketchum Fire Department requirements shall be met.	Conformance YES
Commission Findings	The project must comply with the 2018 International Residential Code, the 2018 International Fire Code, all local amendments specified in Title 15 of Ketchum Municipal Code, and Ketchum Fire Department requirements. All building code and Fire Department requirements will be verified for compliance by the Building and Fire departments prior to building permit issuance.	
17.104.070.A7	Public water and sewer service comply with the requirements of the City.	Conformance YES
Commission Findings	As shown on C1.0 of the project plans and detailed in notes U01 and U02, the project will tap into the existing water main and utilize the existing sewer line tap along Walnut Avenue. The Water and Wastewater departments conducted a code compliance review of the project plans submitted with the final MO Design Review application and believe the project complies with all requirements.	
17.104.070.A8	Drainage is controlled and maintained to not adversely affect other properties.	Conformance YES Conditions #8 & #9
Commission	The Geotechnical Report prepared by Steve Butler, P.E., dated Janu	ary 6, 2023
Findings	("geotechnical report") identifies that the hillside is comprised of "f	ractured
	andesite bedrock up to 5.8 feet below existing grade." The fracture	d andesite

bedrock has low permeability with "an infiltration rate of less than 0.1"/minute." The City Engineer believes the infiltration rate may be less than 0.1"/minute and closer to 0.05"/hour, which was the rate identified uphill to the east of the subject property at 691 N Spruce Avenue. If the infiltration rate is less than 0.1"/minute, then the drywells would need to be resized. Pursuant to KMC §17.96.060.C1, "All stormwater shall be retained on site." The geotechnical reports that "smaller landscape drywells may be slow draining and ineffective" due to the lower permeability of the bedrock and recommends all surface runoff be piped to a large drywell downslope of the structure. The grading and drainage improvements specified on sheet C1.0 of the project plans include a large drywell by the driveway adjacent to the front property line along Walnut Avenue. In case the on-site drywells overflow, the geotechnical report recommends drainage improvements be constructed in the public ROW along Walnut Avenue to capture any excess surface runoff. The proposed drainage improvements in the ROW along Walnut Avenue include the construction of a new concrete valley gutter that ties into the new storm drain system that was a required drainage improvement for the McDermott residence directly south of the subject property. The new storm drain system flows all the way to a drywell on 5th Street. KMC §17.96.060.C3 gives the City Engineer authority to require additional drainage improvements as necessary due to unique site characteristics. As the project proposes stormwater discharge into the ROW, the City Engineer requires that the applicant provide the following information at time of building permit: 1. Infiltration tests at the bottom of drywell locations. 2. Calculations that include offsite drainage contributions, identify drainage basins, and demonstrate that post-development discharge to the ROW does not exceed pre-development discharge using 50% of the measured infiltration rates. 3. Verification that the drywell on 5th Street has the additional capacity for the post-development discharge. The City Engineer flagged that modifications to the existing drywell on 5th Street or an additional drywell may be required. The City Engineer requirements have been added as recommended condition of approval no. 6 listed in section IV of the staff report. 17.104.070.A9 Cuts and fills allowed for roadways shall be minimized; lengths of Conformance driveways allowed shall be minimized; all cuts and fills shall be YES concealed with landscaping, revegetation and/or natural stone materials. Revegetation on hillsides with a clear zone of thirty feet (30') around all structures is recommended. Said clear zone shall

include low combustible irrigated vegetation with appropriate

species, on file with the Ketchum planning department.

	Revegetation outside of this clear zone should be harmonious		
	with the surrounding hillsides.		
Commission Findings	, 1		
	Site improvements not associated with the construction of the residusturb the hillside are limited to a small patio at the northeast corresubject property and the new driveway. At Preapplication, the Comrecommended the applicant lower the height of the building so that apparatus access could be removed and the home could be moved front setback at a lower elevation on the subject property. The application of the Commission's feedback by reducing building heigh remove the aerial fire apparatus access. Removing the aerial fire apparatus access. Removing the aerial fire apparatus access feedback by reducing building heigh remove the home to be moved 6 feet downhill closer to the front sproposed setback from the front property line is 34'-7", which is 15 the minimum required in the LR Zone. The driveway access follows topography of the site to minimize cuts and fills. The landscape plant trees, shrubs, grasses and boulders that will conceal the proposed of	ner of the mission t the aerial fire closer to the licant ht in order to paratus access etback. The 5'-7'' more than the existing n proposes a	
17.104.070.A10	There are not other sites on the parcel more suitable for the	Conformance	
	proposed development in order to carry out the purposes of this section.	YES	
Commission	Please see analysis for KMC §17.104.070.A9 and KMC §17.104.070.	A14. In their	
Findings	response to the MO Design Review standards, the applicant stated, of the proposed residence allows for the building to be tucked into step up with the cross slope, resulting in the project not having a m impact." The applicant responded to the Commission's feedback by building height in order to remove the aerial fire apparatus access. aerial fire apparatus access allowed the home to be moved 6 feet d to the front setback. The proposed setback from the front property which is 15'-7" more than the minimum required in the LR Zone. Pl believes that the modified siting of the home is the most appropriation subject property for the proposed development.	the hillside and aterial visual reducing Removing the ownhill closer line is 34'-7", anning staff te area of the	
17.104.070.A11	Access traversing 25% or greater slopes does not have significant	Conformance	
	impact on drainage, snow and earth slide potential and erosion as it relates to the subject property and to adjacent properties.	YES	
Commission	The majority of the proposed driveway traverses slopes of 25% and	greater. The	
Findings	City Engineer reviewed the proposed driveway improvements show MO Design Review submittal for code compliance and does not bel will have a significant impact on drainage, snow or earth slide poter as it relates to the subject property and to adjacent properties.	on in the final ieve the access	

17.104.070.A12	Utilities shall be underground.	Conformance YES	
Commission Findings	The proposed utility improvements are specified on Sheet C1.0 of the project plans are limited to water and sewer improvements. All utilities are proposed to be underground. The project proposes to tap into the existing water main and install a new 2" water service line. A new 4" PVC sewer service will be installed to connect to the existing sewer service stub. The project will installed new buried power service. The Utilities Department reviewed the final MO Design Review submittal for conformance with city standards and believes the project complies with all requirements.		
17.104.070.A13	Limits of disturbance shall be established on the plans and protected by fencing on the site for the duration of construction.	Conformance YES	
Commission Findings	The proposed limits of disturbance is shown on sheets C1.0, L-0.00, L-1.00, L-2.00, and L-5.00 of the project plans. A construction activity plan that addresses all standards specified in KMC §15.06.030 will be required at time of building permit. KMC §15.06.030.J4 requires that, "Projects in the Mountain Overlay Zoning District or containing slopes greater than 25 percent shall be fenced pursuant to the design review conditions of approval." City departments will conduct a comprehensive review of the proposed construction activity plan during plan review at time of building permit. Per recommended condition no. 4 in section IV of the staff report, "The limits of disturbance shall be established on the construction activity plan submitted at time of building permit and protected by fencing for the duration of construction."		
17.104.070.A14	Excavations, fills and vegetation disturbance on hillsides not associated with the building construction shall be minimized.	Conformance YES	
Commission Findings	The lot disturbance diagrams on sheet G-020 show that 1,710 squ subject property will remain undisturbed, which is 11% of the subjarea. The construction of the proposed home will disturb most of hillside on the subject property. Pursuant to KMC §17.104.070.A16 fills and vegetation disturbance on hillsides not associated with the construction shall be minimized." Most of the proposed hillside distributed for the construction of the home within the excavated sld described in the geotechnical report, in addition to managing stor and stabilizing the steep slope, retaining walls are required to supple foundation. Details for the proposed boulder retaining system are sheet C1.0 and L-2.00 of the project plans.	ubject property of the natural A14, "Excavations, the building e disturbance is d slope. As tormwater runoff upport the building are provided on	
	Site improvements not associated with the construction of the rest disturb the hillside are limited to a small patio at the northeast consubject property and the new driveway. At Preapplication, the Confector recommended the applicant lower the height of the building so the apparatus access could be removed and the home could be moved front setback at a lower elevation on the subject property. The appression of the Commission's feedback by reducing building height	rner of the mmission at the aerial fire d closer to the plicant	

	remove the aerial fire apparatus access. Removing the aerial fire apparatus access allowed the home to be moved 6 feet downhill closer to the front setback. The proposed setback from the front property line is 34'-7", which is 15'-7" more than the minimum required in the LR Zone.		
17.104.070.A.15	Preservation of significant landmarks shall be encouraged and	Conformance	
	protected, where applicable. A significant landmark is one	YES	
	which gives historical and/or cultural importance to the neighborhood and/or community.		
Commission		y houndaries	
Findings	Ordinance No. 996 adopted in 2006 amended the Mountain Overlay boundaries and designated properties in the Knob Hill neighborhood as a significant landmark. Pursuant to KMC §17.104.030.B, "The area within these boundaries, northeast of the alley bisecting Walnut Avenue and Spruce Avenue consisting of lots 5, 6, 7 and 8, block 94, lots 5, 6, 7 and 8, block 93, lots 5, 6, 7 and 8, block 92, lots 5A, 6A, 7 and 8, block 91, lots 3 and 4, block 97, Ketchum Town Site, and all properties within the Kinderhorn Subdivision, along with the rock outcropping within block 29, Ketchum Town Site, is hereby designated as a significant landmark within the City of Ketchum as denoted in the map, a true and correct copy of which is attached to ordinance 996 as exhibit B and which is incorporated herein by this reference." The subject property is located west of and downhill from the four lots in Block 91 designated as a significant landmark per KMC §17.104.030.B. Staff does not believe the significant landmark uphill of the subject property will be negatively impacted		
17.104.070.A.16	by the proposed development. 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.	Conformance YES	
Commission	This standard is not applicable as the project does not propose belo	ow-grade	
Findings	structures that encroach into required setbacks.		

Findings Regarding Compliance with Design Review Standards

17.96.060.A.1 - Streets	Conformance		
The applicant shall be responsible for all costs associated with providing a	N/A		
connection from an existing City street to their development.			
Finding: This standard is not applicable as no new roadways or driveways are proposed with			
this redevelopment project. The project is accessed from the existing Walnut Avenue public			
ROW.			

17.96.060.A.2 - Streets	Conformance	
All street designs shall be approved by the City Engineer.	N/A	
Finding: No new streets or changes to the design of Spruce Avenue are proposed with this		
project.		

17.96.060.B.1 - Sidewalks	Conformance
Z/ISSISSIZI SIGGIIGIIIS	

All projects under subsection 17.96.010.A of this chapter that qualify as a	N/A
"substantial improvement" shall install sidewalks as required by the Public	
Works Department.	

Finding: Ketchum Municipal Code 17.124.140 outlines the zone districts where sidewalks are required when substantial improvements are made, which include the Community Core, all tourist zone districts, and all light industrial districts. The subject property is located within the LR Zone and sidewalks are not required to be installed for the project. This standard is not applicable.

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.	N/A
Finding : N/A. The subject property is located within the LR Zone and sidewalks ar to be installed for this project.	e not required

17.96.060.B.3 - Sidewalks	Conformance
Sidewalks may be waived if one of the following criteria is met:	N/A
 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.	

Finding: N/A. The subject property is located within the LR Zone and sidewalks are not required to be installed for this 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.	N/A
Finding : N/A. The subject property is located within the LR Zone and sidewalks ar to be installed for this project.	e not required

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.	N/A
	• 1 11

Finding: N/A. Ketchum Municipal Code 17.124.140 outlines the zone districts where sidewalks are required when substantial improvements are made, which include the CC, all tourist zone districts, and all light industrial districts. The subject property is located in the LR Zone and sidewalks are not required to be installed for this project.

17.96.060.B.6 - Sidewalks	Conformance
The City may approve and accept voluntary cash contributions in lieu of the	N/A
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.	

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

17.96.060.C.1 - Drainage	Conformance
All stormwater shall be retained on site.	YES
	Conditions
	#8 & #9

Finding: Geotechnical Report prepared by Steve Butler, P.E., dated January 6, 2023 ("geotechnical report") identifies that the hillside is comprised of "fractured andesite bedrock up to 5.8 feet below existing grade." The fractured andesite bedrock has low permeability with "an infiltration rate of less than 0.1"/minute." The City Engineer believes the infiltration rate may be less than 0.1"/minute and closer to 0.05"/hour, which was the rate identified uphill to the east of the subject property at 691 N Spruce Avenue. If the infiltration rate is less than 0.1"/minute, then the drywells would need to be resized.

Pursuant to KMC §17.96.060.C1, "All stormwater shall be retained on site." The geotechnical reports that "smaller landscape drywells may be slow draining and ineffective" due to the lower permeability of the bedrock and recommends all surface runoff be piped to a large drywell downslope of the structure. The grading and drainage improvements specified on sheet C1.0 of the project plans include a large drywell by the driveway adjacent to the front property line along Walnut Avenue. In case the on-site drywells overflow, the geotechnical report recommends drainage improvements be constructed in the public ROW along Walnut Avenue to capture any excess surface runoff.

The proposed drainage improvements in the ROW along Walnut Avenue include the construction of a new concrete valley gutter that ties into the new storm drain system that was a required drainage improvement for the McDermott residence directly south of the subject property. The new storm drain system flows all the way to a drywell on 5th Street.

KMC §17.96.060.C3 gives the City Engineer authority to require additional drainage improvements as necessary due to unique site characteristics. As the project proposes stormwater discharge into the ROW, the City Engineer requires that the applicant provide the following information at time of building permit:

• Infiltration tests at the bottom of drywell locations.

- Calculations that include offsite drainage contributions, identify drainage basins, and demonstrate that post-development discharge to the ROW does not exceed predevelopment discharge using 50% of the measured infiltration rates.
- Verification that the drywell on 5th Street has the additional capacity for the postdevelopment discharge.

The City Engineer flagged that modifications to the existing drywell on 5th Street or an additional drywell may be required. The City Engineer requirements have been added as recommended condition of approval no. 6 listed in section IV of the staff report.

17.96.060.C.2 - Drainage	Conformance
Drainage improvements constructed shall be equal to the length of the subject	YES
property lines adjacent to any public street or private street.	Conditions
	#8 & #9

Finding: Drainage improvements are specified on Sheet C1.0 of the project plans. Please see above Commission Findings for KMC §17.96.060.C1.

17.96.060.C.3 - Drainage	Conformance
The City Engineer may require additional drainage improvements as	YES
necessary, depending on the unique characteristics of a site.	Conditions
	#8 & #9

Finding: KMC §17.96.060.C3 gives the City Engineer authority to require additional drainage improvements as necessary due to unique site characteristics. As the project proposes stormwater discharge into the ROW, the City Engineer requires that the applicant provide the following information at time of building permit:

- 1. Infiltration tests at the bottom of drywell locations.
- 2. Calculations that include offsite drainage contributions, identify drainage basins, and demonstrate that post-development discharge to the ROW does not exceed predevelopment discharge using 50% of the measured infiltration rates.
- 3. Verification that the drywell on 5th Street has the additional capacity for the post-development discharge.

The City Engineer flagged that modifications to the existing drywell on 5th Street or an additional drywell may be required. The City Engineer requirements have been added as recommended condition of approval no. 6 listed in section IV of the staff report

17.96.060.C.4 - Drainage	Conformance
Drainage facilities shall be constructed per City standards.	YES
	Conditions
	#8 & #9

Finding: Drainage improvements are specified on Sheet C1.0 of the project plans. All drainage improvements shall be constructed to meet city standards. Pursuant to condition #7, the applicant shall submit final civil drawings for all drainage improvements with the building permit application to be verified, reviewed, and approved by the City Engineer and Streets Department.

17.96.060.D.1 - Utilities	Conformance
---------------------------	-------------

All utilities necessary for the development shall be improved and installed at	YES
the sole expense of the applicant.	

Finding: All project costs associated with the development, including the installation of utilities, are the responsibility of the applicant. The applicant has not made requests for funding to the City for utility improvements. No funds have been provided by the City for the project.

17.96.060.D.2 - Utilities	Conformance
Utilities shall be located underground and utility, power, and	YES
communication lines within the development site shall be concealed from	
public view.	

Finding: The proposed utility improvements are specified on Sheet C1.0 of the project plans are limited to water and sewer improvements. All utilities are proposed to be underground. The project proposes to tap into the existing water main and install a new 2" water service line. A new 4" PVC sewer service will be installed to connect to the existing sewer service stub. The project will installed new buried power service. The Utilities Department reviewed the final MO Design Review submittal for conformance with city standards and believes the project complies with all requirements. Specifications for the landscape screening proposed for the transformer are shown on sheet L-5.00. The applicant has provided written confirmation from Idaho Power Company that the proposed screening complies with all clearance requirements.

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 optic c	able 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	YES
townscape, surrounding neighborhoods and adjoining structures.	

Finding: The design narrative prepared by the applicant states:

The design team has also carefully considered the surrounding neighborhood context while developing the proposed project. The design incorporates a similar mix of materials (natural wood and stone), massing (two-story volumes stepping back and up the hillside), and architectural features (timber columns and overhangs). With the feedback of the planning department, the design team has introduced undulation and relief along the façade, maintained continuity of materials, and created a building character that aligns with both the requirements and the spirit of the Mountain Overlay Design Review District. We believe the proposed project will blend seamlessly into the area and will not have an adverse impact.

Planning staff believes the proposed architectural design, exterior materials, and colors are compatible with the surrounding Knob Hill neighborhood.

17.96.060.E.2 – Compatibility of Design	Conformance
Preservation of significant landmarks shall be encouraged and protected,	YES
where applicable. A significant landmark is one which gives historical and/or	
cultural importance to the neighborhood and/or community.	

Finding: Ordinance No. 996 adopted in 2006 amended the Mountain Overlay boundaries and designated properties in the Knob Hill neighborhood as a significant landmark. Pursuant to KMC §17.104.030.B, "The area within these boundaries, northeast of the alley bisecting Walnut Avenue and Spruce Avenue consisting of lots 5, 6, 7 and 8, block 94, lots 5, 6, 7 and 8, block 93, lots 5, 6, 7 and 8, block 92, lots 5A, 6A, 7 and 8, block 91, lots 3 and 4, block 97, Ketchum Town Site, and all properties within the Kinderhorn Subdivision, along with the rock outcropping within block 29, Ketchum Town Site, is hereby designated as a significant landmark within the City of Ketchum as denoted in the map, a true and correct copy of which is attached to ordinance 996 as exhibit B and which is incorporated herein by this reference." The subject property is located west of and downhill from the four lots in Block 91 designated as a significant landmark per KMC §17.104.030.B. Staff does not believe the significant landmark uphill of the subject property will be negatively impacted by the proposed development.

17.96.060.E.3 – Compatibility of Design	Conformance
Additions to existing buildings, built prior to 1940, shall be complementary in	N/A
design and use similar material and finishes of the building being added to.	
Finding: N/A the Knob Hill Residence is a new construction project and a natura	l hillside that
hasn't been previously disturbed.	

17.96.060.F.1 – Architectural	Conformance
Building(s) shall provide unobstructed pedestrian access to the nearest	N/A
sidewalk and the entryway shall be clearly defined.	

Finding: N/A. Ketchum Municipal Code 17.124.140 outlines the zone districts where sidewalks are required when substantial improvements are made, which include the Community Core, all tourist zone districts, and all light industrial districts. The subject property is located within the LR Zone and sidewalks are not required to be installed for the project. This standard is not applicable.

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 defined by architectural features, including timber columns and overhangs and natural wood and stone materials. The design modulates the building mass by stepping two-story volumes up the hillside. The propose design provides visual relief and maintains a continuity of materials across all facades.

17.96.060.F.3 – Architectural	Conformance
There shall be continuity of materials, colors and signing within the project.	YES

Finding: The project uses timber, stone, and glass on all facades of the building. Each of the proposed exterior materials indicated on sheet G-021 of the project plans has a unique texture that helps animate the façade.

17.96.060.F.4 – Architectural	Conformance
Accessory structures, fences, walls and landscape features within the	YES
project shall match or complement the principal building.	

Finding: No accessory structures are proposed. Landscaping within the project provides a variety of shrubs and trees as well as low lying grasses and sagebrush to blend in with the natural hillside.

17.96.060.F.5 – Architectural	Conformance
Building walls shall provide undulation/relief, thus reducing the appearance of	YES
bulk and flatness.	

Finding: The design incorporates variation in architectural features and materials across all facades. The elevations show that the building walls provide visual relief through exterior material differentiation, tucking the building mass into the hillside, and stepping the third floor up the hillside to reduce the appearance of bulk and flatness.

17.96.060.F.6 – Architectural	Conformance
Building(s) shall orient toward their primary street frontage.	YES
Finding: The project orients towards its primary street frontage along Walnut Ave	enue.

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: No satellite receivers are proposed for the project. The garbage storage area is located within the attached garage. The location of the garbage storage area is shown on sheet A-102 of the project plans.

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: The roof plan provided on Sheet A105 shows that roof drains will be that connect to	

17.96.060.G.1 – Circulation Design	Conformance
Pedestrian, equestrian and bicycle access shall be located to connect with	N/A
existing and anticipated easements and pathways.	

drywells. The entrance to the home is covered by the second floor.

Finding: N/A. This redevelopment project is located within the Knob Hill area, an existing low-density residential neighborhood. The site is not contiguous to existing pedestrian, equestrian, or bicycle easements or pathways.

17.96.060.G.2 – Circulation Design	Conformance
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: N/A. Ketchum Municipal Code 17.124.140 outlines the zone districts where sidewalks are required when substantial improvements are made, which include the CC, all tourist zone districts, and all light industrial districts. The subject property is located in the LR Zone and sidewalks are not required to be installed for this project.

17.96.060.G.3 – Circulation Design	Conformance
Traffic shall flow safely within the project and onto adjacent streets.	YES
Traffic includes vehicle, bicycle, pedestrian and equestrian use.	
Consideration shall be given to adequate sight distances and proper	
signage.	

Finding: The proposed driveway improvements have been reviewed by the City Engineer, Streets Department, and Fire Department. The driveway improvements comply with all applicable standards for private driveway specified in Ketchum Municipal Code §12.03.030.L.

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.	YES

Finding: The proposed driveway is located over 200 feet away from the nearest intersection of Walnut Avenue and 6th Street.

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: Unobstructed access for emergency vehicles, snowplow, and garbage tr	ucks is

17.96.060.H.1 – Snow Storage	Conformance
Snow storage areas shall not be less than 30 percent of the improved parking	N/A
and pedestrian circulation areas.	

Finding: All improved parking and pedestrian circulation areas on the subject property are heated, which is permitted as an alternative to providing on-site snow storage areas by Ketchum Municipal Code §17.96.060.H4. The civil drawings on sheet C1.0 and C1.1 specify the proposed driveway improvements. The proposed driveway is 20 feet wide and a slope of 9.7%. The Fire Department requires snowmelt for driveways or portions of driveways with 7-10% slope. The entirety of the driveway is proposed to be snowmelted. The proposed driveway improvements have been reviewed by the City Engineer, Streets Department, and Fire Department and city department comments were transmitted to the applicant. City departments conducted a code compliance review of the MO Design Review submittal and believe the project complies with all requirements.

17.96.060.H.2 – Snow Storage	Conformance
Snow storage areas shall be provided on site.	N/A

Finding: The applicant has proposed to snowmelt all parking and pedestrian circulation areas, which is permitted as an alternative to providing on-site snow storage area by Ketchum Municipal Code §17.96.060.H4.

17.96.060.H.3 – Snow Storage	Conformance
A designated snow storage area shall not have any dimension less than five	N/A
feet and shall be a minimum of 25 square feet.	

Finding: N/A as no snow storage areas have been provided on-site. The applicant has proposed snowmelt in lieu of providing any snow storage areas on site.

17.96.060.H.4 – Snow Storage	Conformance
In lieu of providing snow storage areas, snowmelt and hauling of snow may be	YES
allowed.	Conditions
	#8 & #9

Finding: The civil drawings on sheet C1.0 and C1.1 specify the proposed driveway improvements. The proposed driveway is 20 feet wide and a slope of 9.7%. The Fire Department requires snowmelt for driveways or portions of driveways with 7-10% slope. The entirety of the driveway is proposed to be snowmelted. The proposed driveway improvements have been reviewed by the City Engineer, Streets Department, and Fire Department and city department comments were transmitted to the applicant. City departments conducted a code compliance review of the MO Design Review submittal and believe the project complies with all requirements.

The project requires a Right-of-Way Encroachment Permit approved by City Council for the driveway snowmelt system. Pursuant to recommended condition of approval no. 8 listed in section IV of the staff report, the applicant shall submit the Right-of-Way Encroachment Permit application for review by the City Engineer, Streets Department, and Planning Department at time of building permit. The associated ROW Encroachment Agreement must be reviewed and approved by City Council, signed, and recorded prior to issuance of building permit.

17.96.060.I.1 – Landscaping	Conformance
Landscaping is required for all projects.	YES
Finding: Landscaping has been provided for the project as indicated on sheet L-5	00 of the

project plans.

17.96.060.1.2 – 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.

Finding: The landscape plan proposes a variety of trees, shrubs, grasses, and boulders that will conceal any proposed cuts and fills and blend the proposed project into the native hillside landscape.

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: The landscape plan proposes drought-tolerant and native materials.	

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
shull be encouraged.	

Finding: The subject property is surrounded by compatible low-density residential uses within the Knob Hill neighborhood. The proposed landscaping will soften the hard edges of the mountain-modern home and restore the surrounding hillside.

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.	N/A
Finding: N/A sidewalks are not required.	

17.96.060.K.1 – Underground Encroachments	Conformance
Encroachments of below grade structures into required setbacks are subject to	N/A
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.	

Finding: N/A

17.96.060.K.2 – Underground Encroachments	Conformance
No below grade structure shall be permitted to encroach into the riparian setback.	N/A
Finding: N/A	

CONCLUSIONS OF LAW

- 1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code and pursuant to Chapters 3, 9 and 13 of Title 50 Idaho Code to enact the ordinances and regulations, which ordinances are codified in the Ketchum Municipal Code ("KMC") and are identified in the Findings of Fact and which are herein restated as Conclusions of Law by this reference and which City Ordinances govern the applicant's Mountain Overlay Design Review application for the development and use of the project site.
- 2. The Commission has authority to hear the applicant's Mountain Overlay Design Review Application pursuant to Chapters 17.104 and 17.96 of Ketchum Municipal Code Title 17.
- 3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Ketchum Municipal Code §17.96.080.
- 4. The Design Review application is governed under Ketchum Municipal Code Chapters 17.104, 17.96, 17.124, 17.08, 17.12, 17.18, and 17.128.
- 5. The Knob Hill Residence Mountain Overlay Design Review Application File No. P25-016 meets all applicable standards specified in Title 17 of Ketchum Municipal Code.

DECISION

THEREFORE, the Ketchum Planning and Zoning Commission **approves** this Mountain Overlay Design Review Application File No. P25-016 this Tuesday, September 23, 2025 subject to the following conditions of approval.

CONDITIONS OF APPROVAL

1. This MO Design Review approval is based on the plans dated June 13, 2025 and information presented and approved by the Planning and Zoning Commission on August 18 and September 9, 2025 included as Exhibit A. The building permit plans must conform to the approved MO Design Review plans unless otherwise approved in writing by the Planning and Zoning

- Commission or Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to removal.
- 2. The applicant shall submit a final MO Design Review drawing set that revises all plan sheets to reflect the updates presented by the applicant during the September 9, 2025 Planning and Zoning Commission Meeting.
- 3. This MO Design Review approval is subject to Lot Consolidation Subdivision Preliminary Plat Application File No. P25-016A and associated Waiver Requests.
- 4. The applicant shall submit specifications for the glass film that will be applied to the glazing to reduce the light transmittance of the glazing for review and approval by Planning staff at time of building permit. The glass film application on the glazed surfaces shall be inspected and approved by Planning staff prior to issuance of a Certificate of Occupancy for the project.
- 5. The applicant shall install internal shades on the skylights to mitigate light trespass of the glazing. The internal shades shall be specified on the project plans set submitted with the building permit application for review and approval by the Planning Department.
- 6. The limits of disturbance shall be established on the construction activity plan submitted at time of building permit and protected by fencing for the duration of construction. The limits of disturbance shall not exceed the disturbed area shown on the lot disturbance diagram on sheet G-020. No construction activity is permitted to encroach within the 1,698-square-foot undisturbed hillside area on the subject property as shown on sheet G-020.
- 7. The applicant shall submit written confirmation from a geotechnical engineer licensed in the State of Idaho verifying that drilling/blasting is not required for excavation/construction at time of building permit. If the geotechnical engineer determines that drilling/blasting is required, the applicant shall submit a detailed plan and schedule for the drilling/blasting as part of the construction activity plan. This plan must minimize impacts on the surrounding neighborhood to the greatest extent practicable.
- 8. The applicant shall submit the following information at time of building permit for review and approval by the City Engineer:
 - a. Infiltration tests at the bottom of drywell locations.
 - b. Calculations that include offsite drainage contributions, identify drainage basins, and demonstrate that post-development discharge to the ROW does not exceed predevelopment discharge using 50% of the measured infiltration rates.
 - c. Verification that the drywell on 5th Street has additional capacity for the post-development discharge. Modifications to the existing drywell on 5th Street or an additional drywell may be required.
- 9. The applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all right-of-way improvements, including drainage facilities, for final review and approval by the City Engineer at time of building permit.
- 10. The project requires a Right-of-Way Encroachment Permit approved by City Council for the driveway snowmelt system. The applicant shall submit the Right-of-Way Encroachment Permit application for review by the City Engineer, Streets Department, and Planning Department at time of building permit. The associated ROW Encroachment Agreement must be reviewed and approved by City Council, signed, and recorded prior to issuance of building permit.
- 11. The term of Design Review approval shall be twelve (12) months from the date that the Findings of Fact, Conclusions of Law, and Decision are adopted by the Planning and Zoning Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations (KMC §17.96.090). Any extension shall comply with KMC §17.96.090.

12. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.		
Findings of Fact adopted this 23 rd day of September 2025.		
	Neil Morrow, Chair City of Ketchum Planning and Zoning Commission	

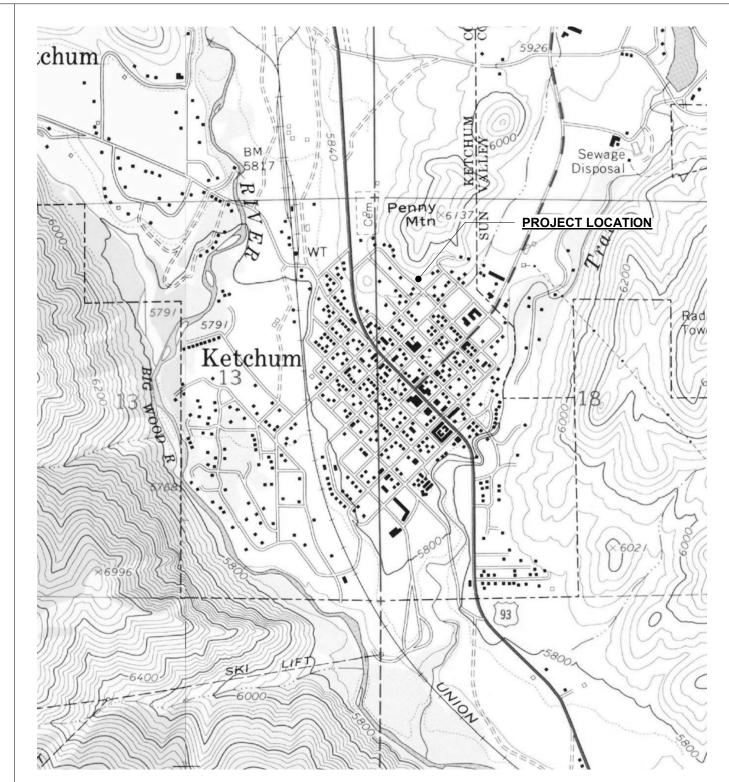
Exhibit A

Knob Hill Residence MO Design Review Submittal: Project Plan Set



KNOB HILL RESIDENCE

MODR APPLICATION / 09.17.2025



NTS

VICINITY MAP

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DRAWINGS, CALCULATIONS, GOVERNMENTAL AGENCY APPROVALS AND FEES TO COMPLETE THIS WORK. CONTRACTOR/SUBCONTRACTORS SHALL SUBMIT MECHANICAL, ELECTRICAL, COMMUNICATIONS AND PLUMBING DRAWINGS TO RO ROCKETT DESIGN FOR PREVIEW OF DEVICE TYPES, LOCATIONS AND QUANTITIES, HVAC ZONING/THERMOSTAT
- LOCATIONS, ETC. PRIOR TO SUBMITTING FOR PERMIT AND CONSTRUCTION. THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE ALL WORK DESCRIBED HEREIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ATTENTION OF THE ARCHITECT ANY CONDITIONS WHICH WILL NOT PERMIT CONSTRUCTION ACCORDING TO THE INTENTIONS OF THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE DETAILS AND/OR DIRECTIONS REGARDING DESIGN INTENT WHERE IT IS ALTERED BY EXISTING CONDITIONS OR WHERE NEGLECTED IN THE DOCUMENTS.
- ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED, OR CALLED OUT BY TRADE NAME, IN THESE DOCUMENTS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL SUBMIT SAMPLES WHEN REQUIRED BY THE ARCHITECT, AND ALL SUCH SAMPLES SHALL BE REVIEWED BY THE ARCHITECT BEFORE THE WORK IS PERFORMED. WORK MUST CONFORM TO THE REVIEWED SAMPLES. ANY WORK WHICH DOES NOT CONFORM SHALL BE REMOVED AND REPLACE WITH WORK WHICH CONFORMS AT THE CONTRACTOR'S EXPENSE. SUBCONTRACTORS SHALL SUBMIT REQUESTS AND SAMPLES FOR REVIEW THROUGH THE GENERAL CONTRACTOR WHEN WORK IS LET THROUGH HIM OR HER. REQUIRED VERIFICATIONS AND
- SUBMITTALS TO BE MADE IN ADEQUATE TIME AS NOT TO DELAY WORK IN PROGRESS. 4. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR HIS OR HER REVIEW WHERE CALLED FOR ANYWHERE IN THESE DOCUMENTS. REVIEW SHALL BE MADE BY THE ARCHITECT BEFORE WORK IS BEGUN, AND WORK SHALL CONFORM TO THE REVIEWED SHOP DRAWINGS, SUBJECT TO REPLACEMENT AS REQUIRED IN PARAGRAPH "E" ABOVE.
- 5. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONAL DISCREPANCIES WITH THE ARCHITECT.
- 6. CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS, AND WALLS WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL
- 7. CONTRACTOR WILL ASSUME RESPONSIBILITY OF ITEMS REQUIRING COORDINATION AND RESOLUTION DURING THE BIDDING PROCESS.
- 8. BUILDING TO BE FULLY SPRINKLERED PER NFPA 13D. CONTRACTOR TO PROVIDE FIRE SPRINKLER

PROJECT NOTES

NTS

SYSTEM DESIGN AND SHOP DRAWINGS TO COMFORM TO THESE STANDARDS. 9. USGS ELEVATION 5,915'-7" IS EQUIVALENT TO +100'-0" AS NOTED IN ALL ARCHITECTURAL & CONSULTANT DRAWINGS, U.N.O.

<u>DESCRIPTION</u> NEW SINGLE FAMILY RESIDENCE ON AN UNIMPROVED SITE

PROJECT ADDRESS LOT 3&4, BLOCK 91

KETCHUM LOT 3 BLOCK 91, PARCEL NUMBER: RPK00000910030 & KETCHUM LOT 4 BLOCK 91, PARCEL NUMBER: RPK0000091004A CITY OF KETCHUM, BLAIN COUNTY, IDAHO, 83340

CURRENT CODE
2018 INTERNATIONAL BUILDING CODE*

2018 INTERNATIONAL RESIDENTIAL CODE* 2018 INTERNATIONAL ENERGY CONSERVATION CODE* 2018 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS* 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE 2018 INTERNATIONAL EXISTING BUILDING CODE

2018 INTERNATIONAL PROPERTY MAINTENANCE CODE TITLE 15 KETCHUM MUNICIPAL CODE NATIONAL GREEN BUILDING STANDARD [SILVER CERTIFICATION]

APPENDIX M OF THE IBC AS AMENDED BY THE CITY OF KETCHUM

*AS AMENDED BY THE IDAHO BUILDING CODE BOARD AND INCLUDING NOTED APPENDICES.

PARCEL IDENTIFICATION #: RPK00000910030 & RPK0000091004A LOT AREA: LOT 3=8,262SF(.19AC). LOT 4=8,261SF(.19AC), COMBINED=16,523SF(.38AC) ZONING DISTRICT: LR OVERLAY DISTRICT:MOUNTAIN

TYPE OF CONSTRUCTION: NEW, TYPE V ANTICIPATED USE: SINGLE FAMILY RESIDENTIAL

ALL APPLICABLE COUNTY ORDINANCES

NO. RESIDENTIAL UNITS: 1 FRONT YARD: 15'-0", 34'-7" PROPOSED

REAR YARD: 5'-0", 20'-2" PROPOSED SIDE YARD: 10'-0", 20'-0" PROPOSED

35'-0"(PROPERTIES WHICH STEP UP OR DOWN HILLSIDES MAY EXTEND 5FT ABOVE THE MAX HEIGHT.) 33'-6" PROPOSED(38'-6" OVERALL STEPPING UP HILLSIDE)

MAXIMUM BUILDING COVERAGE 35%, 28% PROPOSED (4,578SF / 16,523SF)

NTS

PROJECT DATA

OFF-STREET PARKING
PARKING SPACES PROVIDED: 2 (9' X 18' PER STALL)

CURB CUT: 35% MAXIMUM, 18% PROPOSED(20'-0" DRIVEWAY/110'-0" FRONTAGE)

KNOB HILL RESIDENCE

KNOB HILL PROPERTIES, LLC P.O. BOX 14001-174 KETCHUM, ID 83340

PROJECT ARCHITECT:

RO | ROCKETT DESIGN 1306 BRIDGEWAY, FLOOR 2 SAUSALITO, CA 94965 TEL: 415.289.0830

SURVEYOR:

GALENA-BENCHMARK ENGINEERING P.O. BOX 733 - 100 BELL DRIVE KETCHUM, ID 83340 TEL: 208.726.9512

GEOTECHNICAL ENGINEER:

BUTLER ASSOCIATES, INC. P.O. BOX 1034 KETCHUM, ID 83340 TEL: 208.720.6432

CIVIL ENGINEER:

GALENA-BENCHMARK ENGINEERING P.O. BOX 733 - 100 BELL DRIVE KETCHUM, ID 83340 TEL: 208.726.9512

LANDSCAPE ARCHITECT:

FIELD STUDIO 722 N ROUSE AVE BOZEMAN, MT 59715 TEL: 406.551.2098

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

4 09.17.25 MODR APPLICATION 2 06.13.25 MODR APPLICATION 1 01.15.25 MODR PRE-APPLICATION NO DATE ISSUE

PROJECT:

KNOB HILL RESIDENCE

LOT 3 & 4, BLOCK 91

PROJECT NUMBER

DRAWING TITLE: **COVER SHEET**

DRAWING NUMBER:

NOT FOR CONSTRUCTION

LEGEND ISSUED REVISED/ REISSUED 🕒 OMITTED 1-GENERAL G-000 COVER SHEET G-001 SHEET INDEX G-010 FAR & LOT COVERAGE SUMMARY G-011 **BUILDING HEIGHT** AVERAGE GRADE PLANE DIAGRAM G-020 LOT DISTURBANCE DIAGRAMS G-021 MATERIAL PALETTE G-022 RENDERED PERSPECTIVES G-023 RENDERED ELEVATIONS G-024 RENDERED ELEVATIONS G-025 PHOTOGRAPHY EXHIBITS 2-SURVEY 1 OF 1 TOPOGRAPHIC SURVEY 1 OF 1. SLOPE EXHIBIT WORKSHEET 3-CIVIL C-1.0 GRADING, DRAINAGE & UTILITY PLAN C-1.1 DETAIL SHEET EXH DRIVEWAY EXHIBIT 4-LANDSCAPE L-0.00 OVERALL SITE PLAN L-1.00 LAYOUT AND MATERIALS PLAN L-2.00 GRADING AND DRAINAGE PLAN L-5.00 PLANTING PLAN 5-ARCHITECTURAL A-100 SITE PLAN A-101 SITE PLAN / EXTERIOR LIGHTING & POWER A-102 REFERENCE PLAN / LEVEL 01 REFERENCE PLAN / LEVEL 02 A-103 A-104 REFERENCE PLAN / LEVEL 03 REFERENCE PLAN / ROOF 9-ELECTRICAL E-108 PHOTOMETRIC PLAN PHOTOMETRIC CUTSHEETS E-109 E-110 PHOTOMETRIC CUTSHEETS

KNOB HILL RESIDENCE

OWNER:

KNOB HILL PROPERTIES, LLC

KNOB HILL PROPERTIES, LLC P.O. BOX 14001-174 KETCHUM, ID 83340

PROJECT ARCHITECT:

06. 09.

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RO | ROCKETT DESIGN 1306 BRIDGEWAY, FLOOR 2 SAUSALITO, CA 94965 TEL: 415.289.0830

SURVEYOR:

GALENA-BENCHMARK ENGINEERING
P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, ID 83340

GEOTECHNICAL ENGINEER:

BUTLER ASSOCIATES, INC. P.O. BOX 1034 KETCHUM, ID 83340

TEL: 208.720.6432 CIVIL ENGINEER:

TEL: 208.726.9512

GALENA-BENCHMARK ENGINEERING P.O. BOX 733 - 100 BELL DRIVE KETCHUM, ID 83340 TEL: 208.726.9512

LANDSCAPE ARCHITECT:

FIELD STUDIO 722 N ROUSE AVE BOZEMAN, MT 59715 TEL: 406.551.2098

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SEAL:

4 09.17.25 MODR APPLICATION
2 06.13.25 MODR APPLICATION
1 01.15.25 MODR PRE-APPLICATION
NO DATE ISSUE

PROJECT:

KNOB HILL RESIDENCE LOT 3 & 4, BLOCK 91

PROJECT NUMBER

2204

NTS

SHEET INDEX

DRAWING TITLE:

SHEET INDEX

DRAWING NUMBER:

G-001

NOT FOR CONSTRUCTION

KNOB HILL RESIDENCE

OWNER:

KNOB HILL PROPERTIES, LLC P.O. BOX 14001-174 KETCHUM, ID 83340

PROJECT ARCHITECT:

RO | ROCKETT DESIGN 1306 BRIDGEWAY, FLOOR 2 SAUSALITO, CA 94965 TEL: 415.289.0830

SURVEYOR:

GALENA-BENCHMARK ENGINEERING P.O. BOX 733 - 100 BELL DRIVE KETCHUM, ID 83340 TEL: 208.726.9512

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CIVIL ENGINEER:

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LANDSCAPE ARCHITECT:

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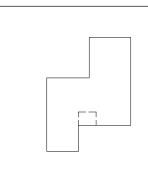
SEAL:

4	09.17.25	MODR APPLICATION
2	06.13.25	MODR APPLICATION
1	01.15.25	MODR PRE-APPLICATION
NO	DATE	ISSUE

PROJECT:

KNOB HILL RESIDENCE

LOT 3 & 4, BLOCK 91



PROJECT NUMBER

PROPOSED LOT COVERAGE CALCULATIONS

BUILDING COVERAGE

LOT AREA(PER SURVEY): 0.38 ACRES(16,523 SF)
PERMISSIBLE BUILDING
COVERAGE(35% OF LOT AREA): 0.13 ACRES(5,783 SF)

DRAWING TITLE:

FAR & LOT COVERAGE SUMMARY

DRAWING NUMBER:

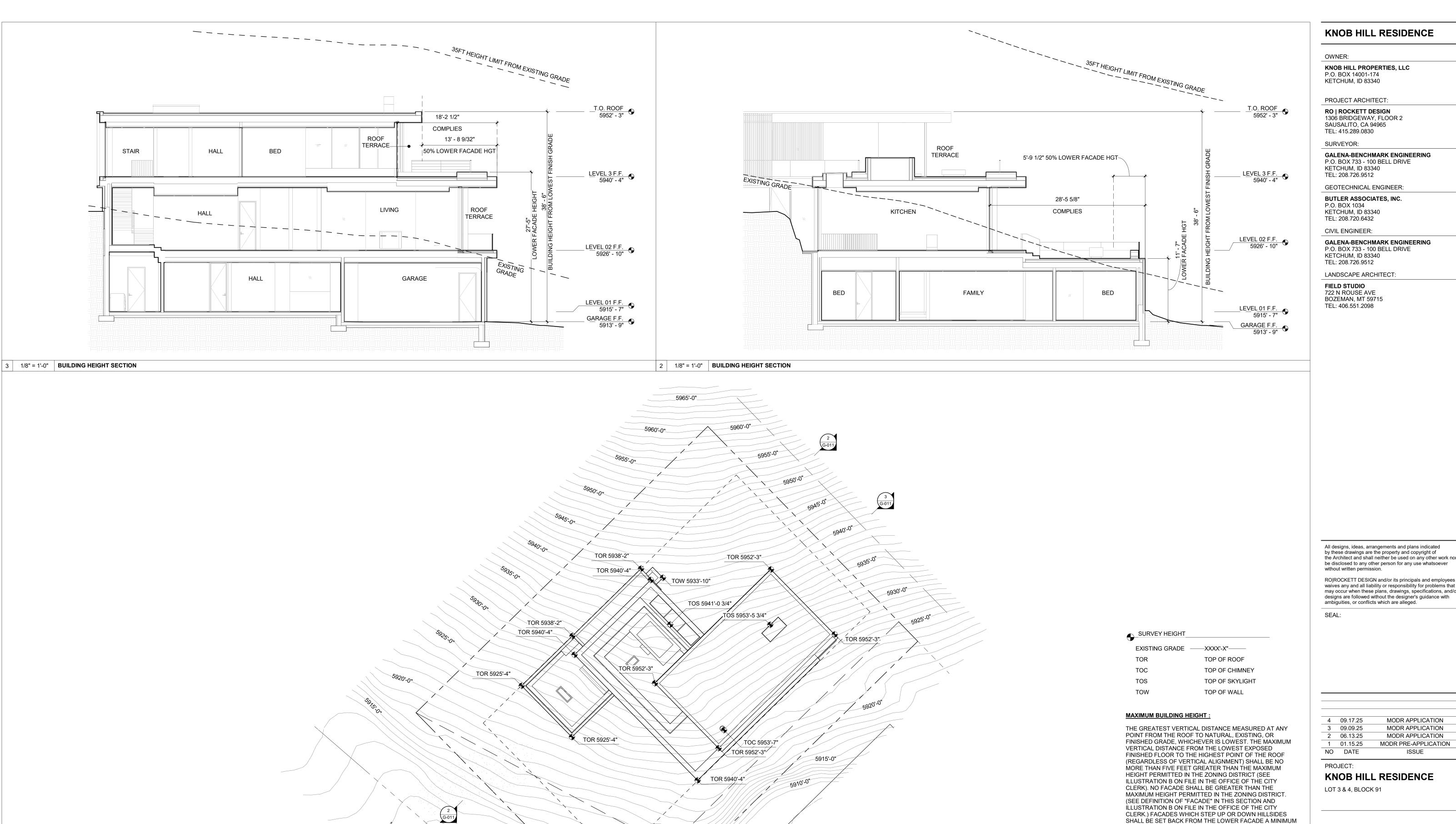
4578 SF COMPLIES

(28% COVERAGE)

NOT FOR CONSTRUCTION

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1/16" = 1'-0" **LOT COVERAGE**



1/16" = 1'-0" ROOF PLAN / BUILDING HEIGHT

KNOB HILL RESIDENCE

KNOB HILL PROPERTIES, LLC P.O. BOX 14001-174

PROJECT ARCHITECT:

RO | ROCKETT DESIGN 1306 BRIDGEWAY, FLOOR 2 SAUSALITO, CA 94965

GALENA-BENCHMARK ENGINEERING P.O. BOX 733 - 100 BELL DRIVE

GEOTECHNICAL ENGINEER:

BUTLER ASSOCIATES, INC. P.O. BOX 1034 KETCHUM, ID 83340

CIVIL ENGINEER:

GALENA-BENCHMARK ENGINEERING P.O. BOX 733 - 100 BELL DRIVE KETCHUM, ID 83340

LANDSCAPE ARCHITECT:

722 N ROUSE AVE BOZEMAN, MT 59715 TEL: 406.551.2098

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NO	DATE	IQQLIE

OF 50 PERCENT OF THE HEIGHT OF THE LOWER FACADE; EXCEPT, THAT ROOF OVERHANGS MAY EXTEND UP TO THREE FEET INTO THIS AREA (SEE ILLUSTRATION B ON FILE IN THE OFFICE OF THE CITY CLERK). THIS BUILDING HEIGHT PROVISION SHALL APPLY TO PARAPETS, BOSTON ROOFS AND ANY OTHER PORTION OF A BUILDING ROOF, BUT SHALL NOT APPLY TO FLAGPOLES, LIGHTNING RODS,

1. SEE LANDSCAPE DRAWINGS FOR EXISTING & NEW TREE

2. SEE CIVIL DRAWINGS FOR DRIVEWAY LAYOUT, PROFILE

4. ALL ROOFING TO BE A CLASS 'A' NON-COMBUSTIBLE

6. ALL TOP OF ROOF ELEVATIONS LOCATE THE HIGHEST POINT OF THE ROOF STRUCTURE, WITH ROOF

ASSEMBLY SLOPING INWARDS TOWARDS INTERNAL ROOF DRAINS, WITH THE EXCEPTION OF THE T.O.

WEATHER VANES, ANTENNAS OR CHIMNEYS.

& SITE DRAINAGE INFORMATION.

3. SEE A-100 FOR ARCHITECTURAL SITE PLAN.

5. BUILDING ELEVATION 100'-0" = +5,915'-7" USGS.

BUILDING HEIGHT NOTES:

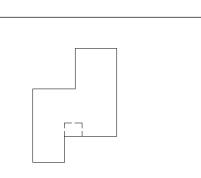
FLAT ROOF ASSEMBLY.

SKYLIGHTS AS NOTED.

LOCATIONS.

KNOB HILL RESIDENCE

LOT 3 & 4, BLOCK 91



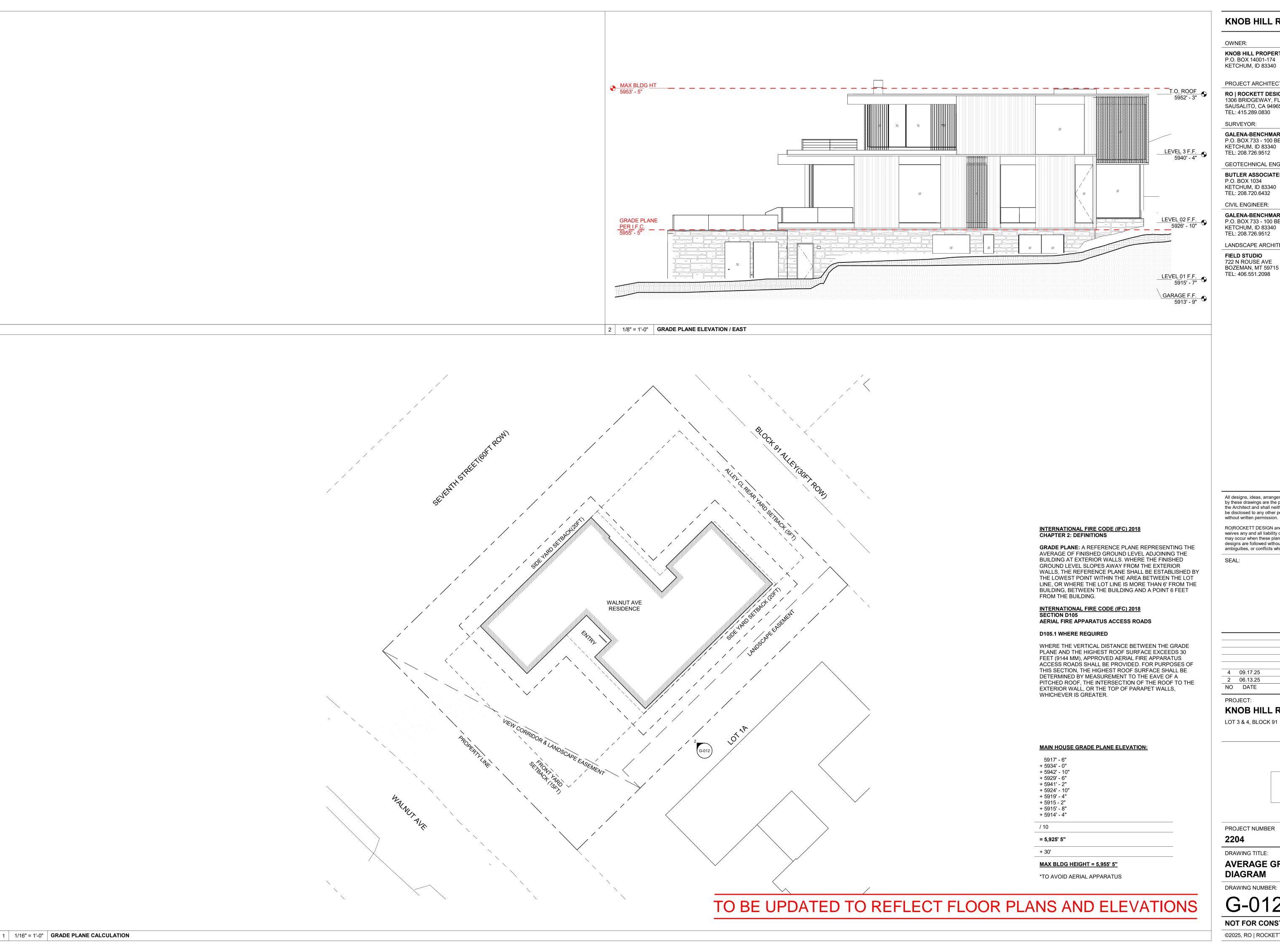
PROJECT NUMBER

DRAWING TITLE:

BUILDING HEIGHT

DRAWING NUMBER:

NOT FOR CONSTRUCTION



KNOB HILL RESIDENCE

KNOB HILL PROPERTIES, LLC P.O. BOX 14001-174 KETCHUM, ID 83340

PROJECT ARCHITECT:

RO | ROCKETT DESIGN 1306 BRIDGEWAY, FLOOR 2 SAUSALITO, CA 94965

TEL: 415.289.0830

GALENA-BENCHMARK ENGINEERING P.O. BOX 733 - 100 BELL DRIVE

GEOTECHNICAL ENGINEER:

BUTLER ASSOCIATES, INC. P.O. BOX 1034 KETCHUM, ID 83340

CIVIL ENGINEER:

GALENA-BENCHMARK ENGINEERING P.O. BOX 733 - 100 BELL DRIVE KETCHUM, ID 83340

LANDSCAPE ARCHITECT:

FIELD STUDIO 722 N ROUSE AVE BOZEMAN, MT 59715 TEL: 406.551.2098

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4 09.17.25 MODR APPLICATION 2 06.13.25 MODR APPLICATION

ISSUE

KNOB HILL RESIDENCE

LOT 3 & 4, BLOCK 91

PROJECT NUMBER

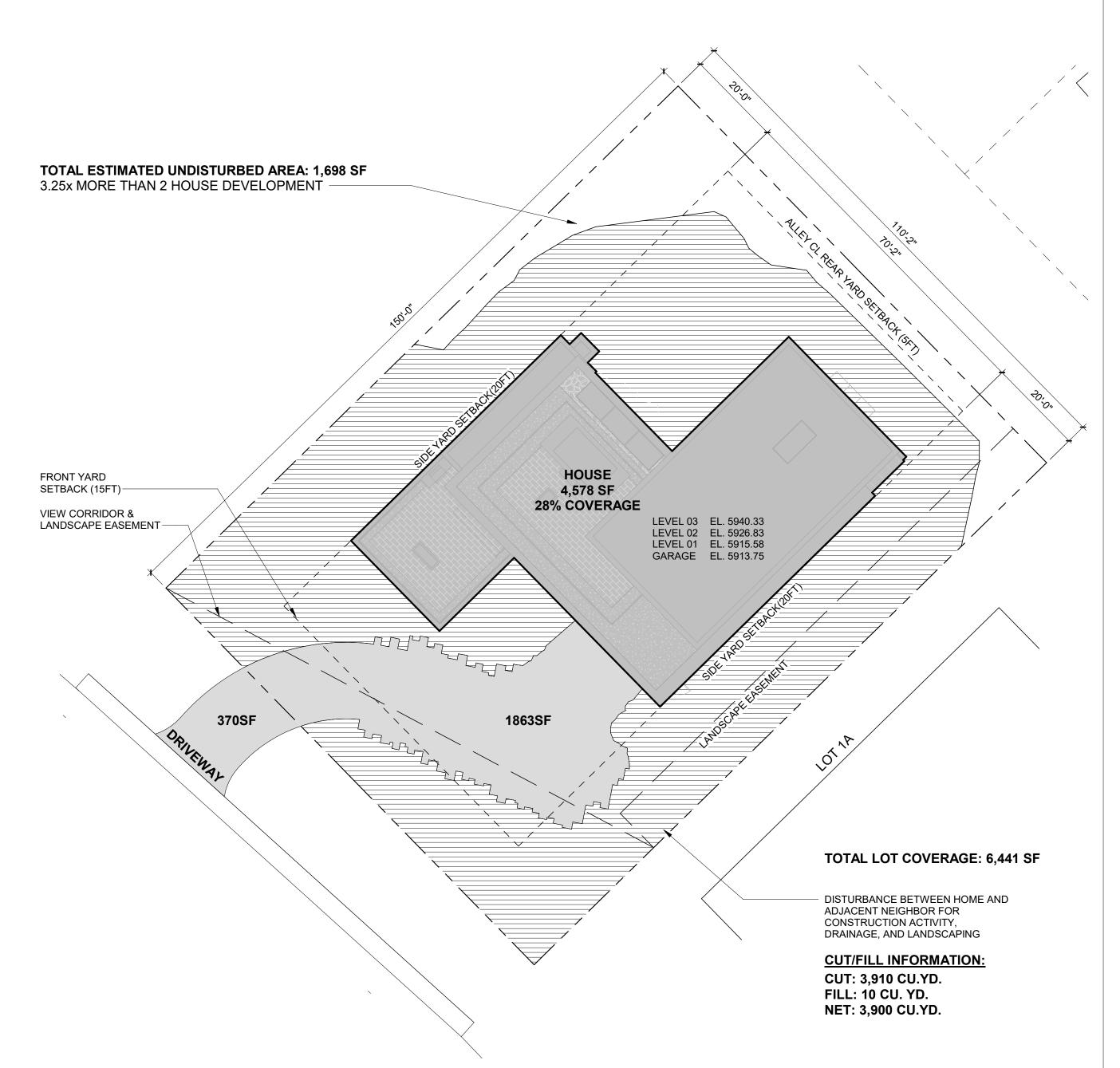
DRAWING TITLE:

AVERAGE GRADE PLANE **DIAGRAM**

DRAWING NUMBER:

NOT FOR CONSTRUCTION

2 1/16" = 1'-0" LOT DISTURBANCE DIAGRAM / DOUBLE LOT DEVELOPMENT



1 1/16" = 1'-0" LOT DISTURBANCE DIAGRAM / SINGLE LOT DEVELOPMENT

KNOB HILL RESIDENCE

OWNER:

KNOB HILL PROPERTIES, LLC P.O. BOX 14001-174 KETCHUM, ID 83340

PROJECT ARCHITECT:

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SURVEYOR:

GALENA-BENCHMARK ENGINEERING P.O. BOX 733 - 100 BELL DRIVE KETCHUM, ID 83340

GEOTECHNICAL ENGINEER:

BUTLER ASSOCIATES, INC. P.O. BOX 1034 KETCHUM, ID 83340 TEL: 208.720.6432

TEL: 208.726.9512

CIVIL ENGINEER:

GALENA-BENCHMARK ENGINEERING P.O. BOX 733 - 100 BELL DRIVE KETCHUM, ID 83340 TEL: 208.726.9512

LANDSCAPE ARCHITECT:

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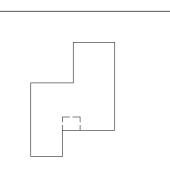
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3	09.09.25	MODR APPLICATION
2	06.13.25	MODR APPLICATION
1	01.15.25	MODR PRE-APPLICATION
NO	DATE	ISSUE

PROJECT:

KNOB HILL RESIDENCE

LOT 3 & 4, BLOCK 91



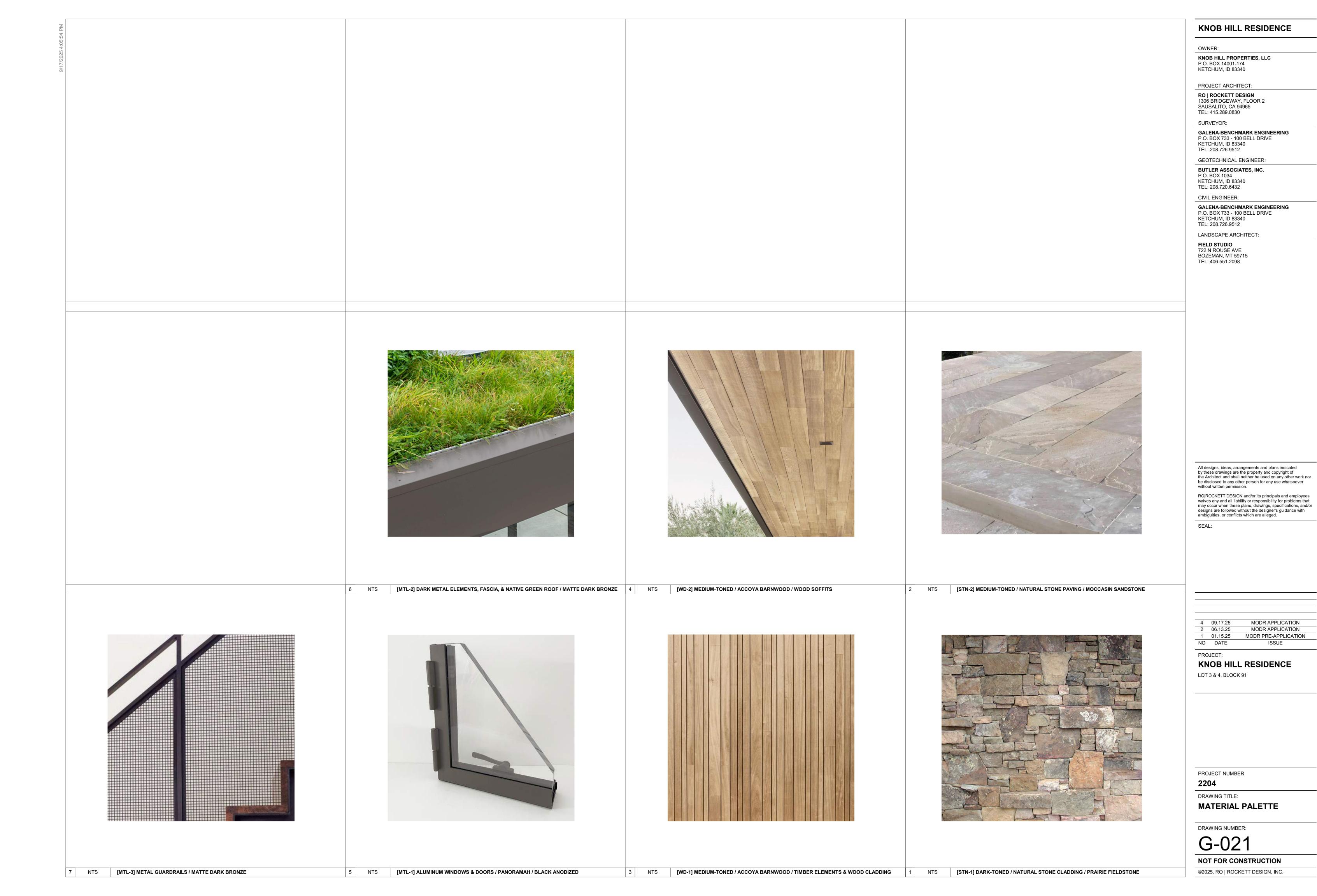
PROJECT NUMBER

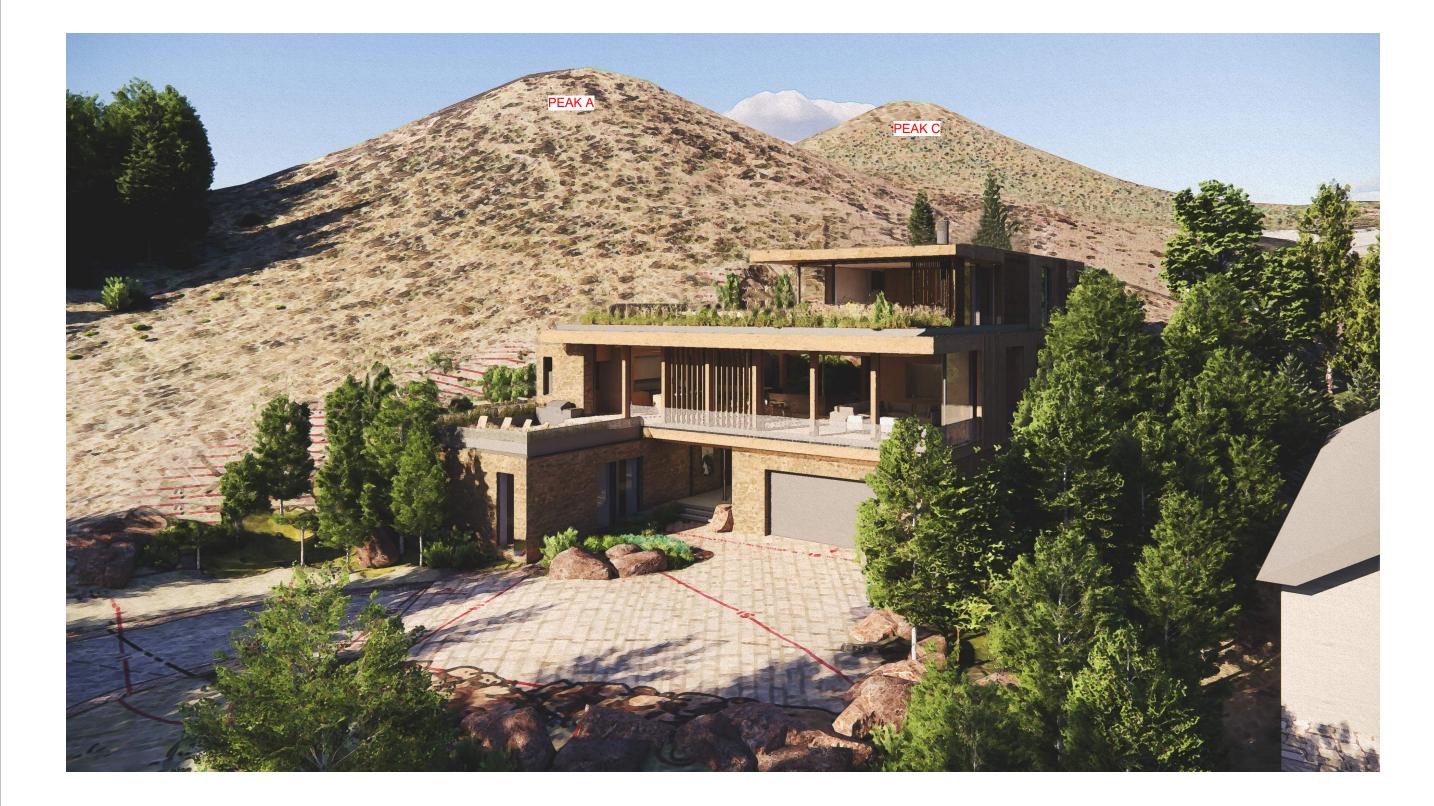
DRAWING TITLE:

LOT DISTURBANCE **DIAGRAMS**

DRAWING NUMBER:

NOT FOR CONSTRUCTION





NTS PERSPECTIVE / BIRD'S EYE

NOT

REFER TO G-021 FOR MATERIAL PALETTE





NOTE:

REFER TO G-021 FOR MATERIAL PALETTE

KNOB HILL RESIDENCE

OWNER:

KNOB HILL PROPERTIES, LLC P.O. BOX 14001-174 KETCHUM, ID 83340

PROJECT ARCHITECT:

RO | ROCKETT DESIGN 1306 BRIDGEWAY, FLOOR 2 SAUSALITO, CA 94965 TEL: 415.289.0830

TEE. 413.209.00

SURVEYOR:

GALENA-BENCHMARK ENGINEERING
P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, ID 83340
TEL: 208.726.9512

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LANDSCAPE ARCHITECT:

FIELD STUDIO 722 N ROUSE AVE BOZEMAN, MT 59715 TEL: 406.551.2098

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SEAL

 4
 09.17.25
 MODR APPLICATION

 3
 09.09.25
 MODR APPLICATION

 2
 06.13.25
 MODR APPLICATION

 1
 01.15.25
 MODR PRE-APPLICATION

 NO
 DATE
 ISSUE

PROJECT:

KNOB HILL RESIDENCE LOT 3 & 4, BLOCK 91

PROJECT NUMBER

2204

DRAWING TITLE:

RENDERED PERSPECTIVES

DRAWING NUMBER:

G-022

NOT FOR CONSTRUCTION

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NTS PERSPECTIVE / STREET VIEW

1 NTS PERSPECTIVE / STREET VIEW



KNOB HILL RESIDENCE

OWNER:

KNOB HILL PROPERTIES, LLC P.O. BOX 14001-174 KETCHUM, ID 83340

PROJECT ARCHITECT:

RO | ROCKETT DESIGN 1306 BRIDGEWAY, FLOOR 2 SAUSALITO, CA 94965 TEL: 415.289.0830

SURVEYOR:

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GEOTECHNICAL ENGINEER:

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CIVIL ENGINEER:

GALENA-BENCHMARK ENGINEERING P.O. BOX 733 - 100 BELL DRIVE KETCHUM, ID 83340 TEL: 208.726.9512

LANDSCAPE ARCHITECT:

FIELD STUDIO 722 N ROUSE AVE BOZEMAN, MT 59715 TEL: 406.551.2098

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SEAL:

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PROJECT:

KNOB HILL RESIDENCE

LOT 3 & 4, BLOCK 91

PROJECT NUMBER

2204

REFER TO G-021 FOR MATERIAL PALETTE

LEVEL 02 F.F. 5926'-10"

LEVEL 01 F.F. 5915'-7"

GARAGE F.F. 5913'-9"

DRAWING TITLE: RENDERED ELEVATIONS

DRAWING NUMBER:

G-023

NOT FOR CONSTRUCTION

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35' - 0"- LINE OF EXISTING OR PROPOSED GRADE(WHICHEVER IS LOWEST) GREEN ROOF [MTL-2] FASCIA -LEVEL 03 F.F. 5940'-4" [WD-1] ACCOYA BARNWOOD SIDING -[MTL-1] ALUMINUM WINDOWS & DOORS -

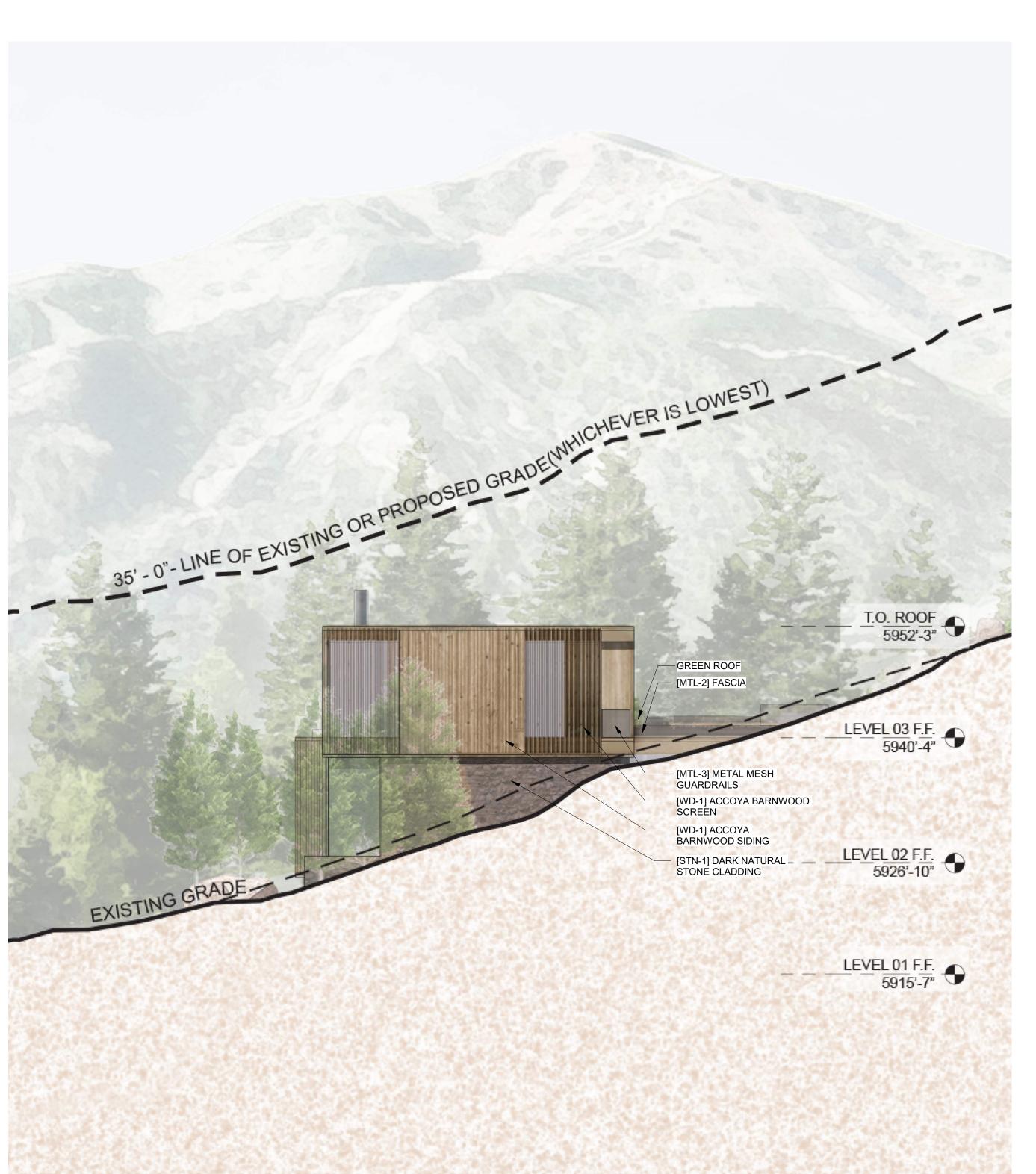
EXISTING GRADE

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

[MTL-3] METAL MESH GUARDRAILS

[STN-1] DARK NATURAL STONE CLADDING





KNOB HILL PROPERTIES, LLC P.O. BOX 14001-174 KETCHUM, ID 83340

KNOB HILL RESIDENCE

PROJECT ARCHITECT:

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4 09.17.25 MODR APPLICATION 3 09.09.25 MODR APPLICATION 2 06.13.25 MODR APPLICATION MODR PRE-APPLICATION 1 01.15.25 NO DATE

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PROJECT:

KNOB HILL RESIDENCE

LOT 3 & 4, BLOCK 91

PROJECT NUMBER

2204

REFER TO G-021 FOR MATERIAL PALETTE

DRAWING TITLE: RENDERED ELEVATIONS

DRAWING NUMBER:

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REFER TO G-021 FOR MATERIAL PALETTE

2 1/8" = 1'-0" **ELEVATION / WEST**

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

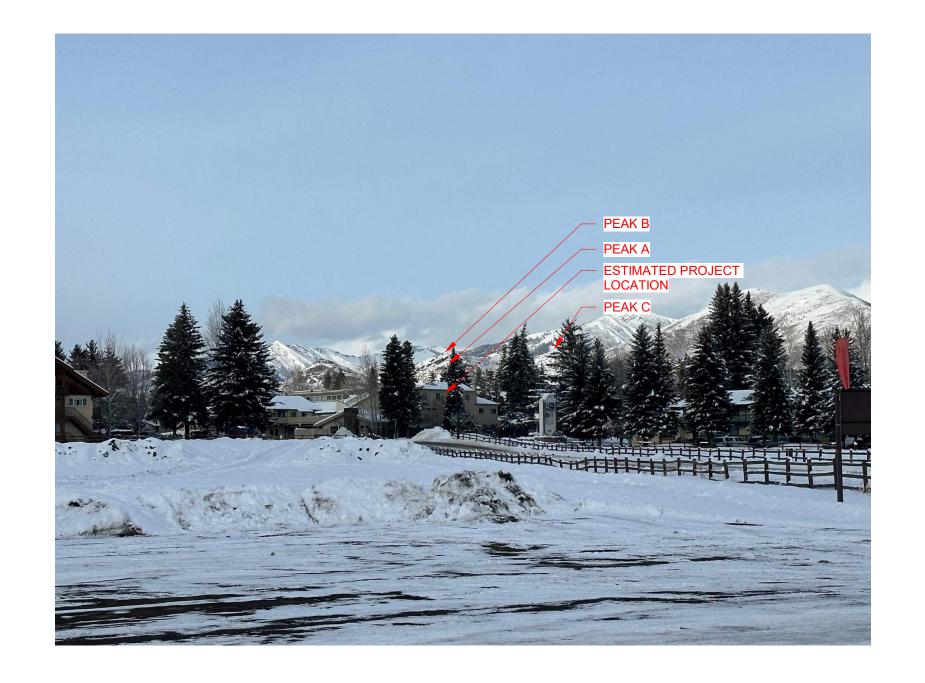
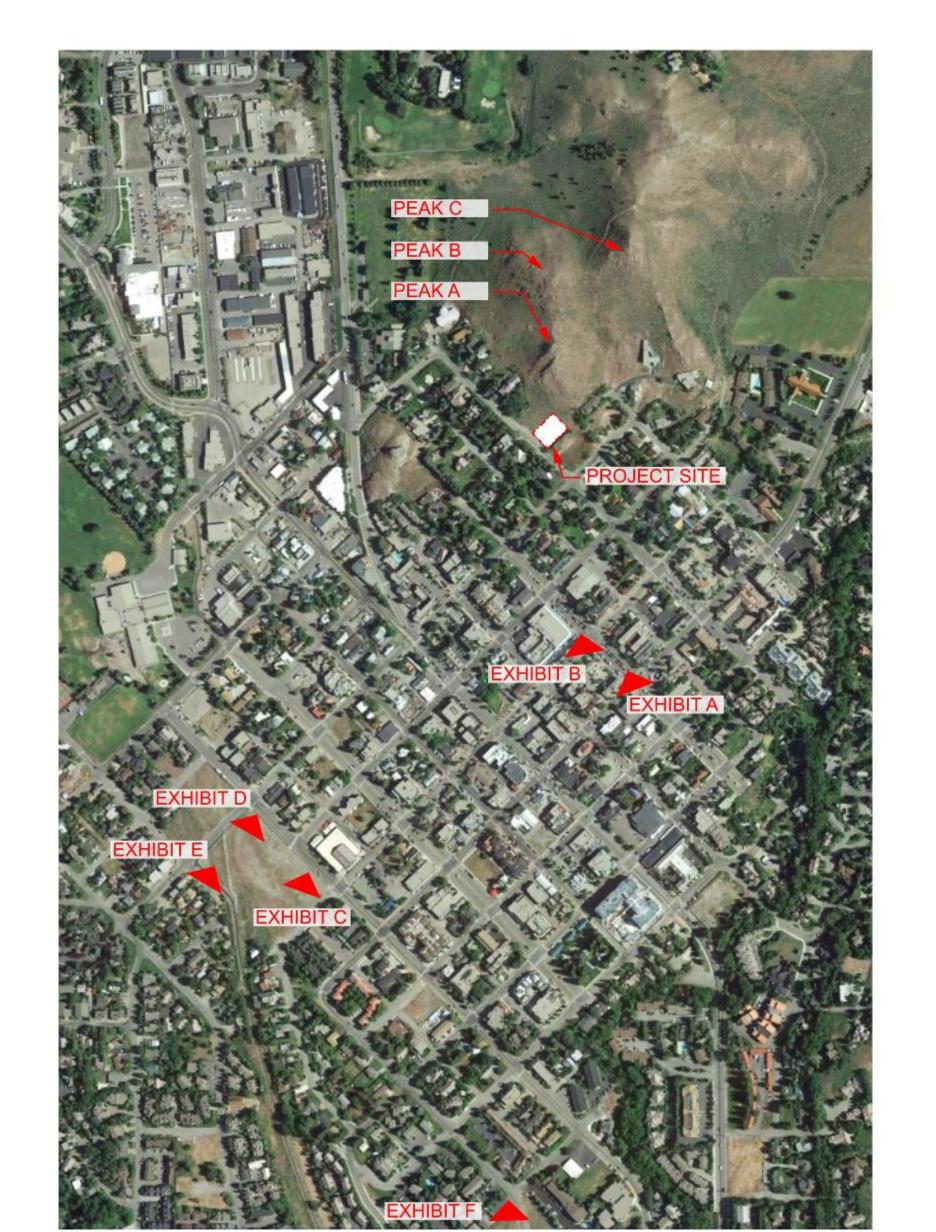




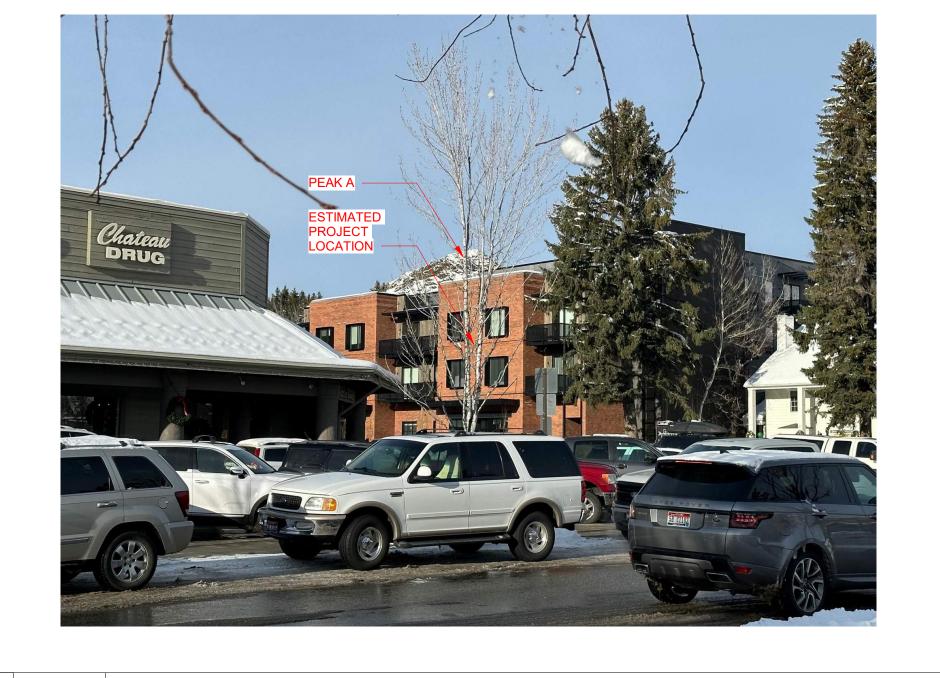
EXHIBIT F - VIEW FROM RIVER RUN PARKING LOT

3 NTS EXHIBIT C - VIEW FROM 6TH STREET GRAVEL BIKE PATH CONNECTOR



NTS **EXHIBIT KEY MAP**







NTS **EXHIBIT E - VIEW FROM BIKE PATH NEAR 6TH STREET FURTHER VANTAGE**



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KNOB HILL RESIDENCE

KNOB HILL PROPERTIES, LLC

P.O. BOX 14001-174 KETCHUM, ID 83340

PROJECT ARCHITECT:

SAUSALITO, CA 94965 TEL: 415.289.0830

KETCHUM, ID 83340 TEL: 208.726.9512

P.O. BOX 1034

KETCHUM, ID 83340 TEL: 208.720.6432

CIVIL ENGINEER:

KETCHUM, ID 83340 TEL: 208.726.9512

FIELD STUDIO 722 N ROUSE AVE BOZEMAN, MT 59715

TEL: 406.551.2098

LANDSCAPE ARCHITECT:

GEOTECHNICAL ENGINEER:
BUTLER ASSOCIATES, INC.

SURVEYOR:

RO | ROCKETT DESIGN 1306 BRIDGEWAY, FLOOR 2

GALENA-BENCHMARK ENGINEERING P.O. BOX 733 - 100 BELL DRIVE

GALENA-BENCHMARK ENGINEERINGP.O. BOX 733 - 100 BELL DRIVE

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NO DATE ISSUE

PROJECT:

KNOB HILL RESIDENCE LOT 3 & 4, BLOCK 91

PROJECT NUMBER

DRAWING TITLE:

PHOTOGRAPHY EXHIBITS

DRAWING NUMBER:

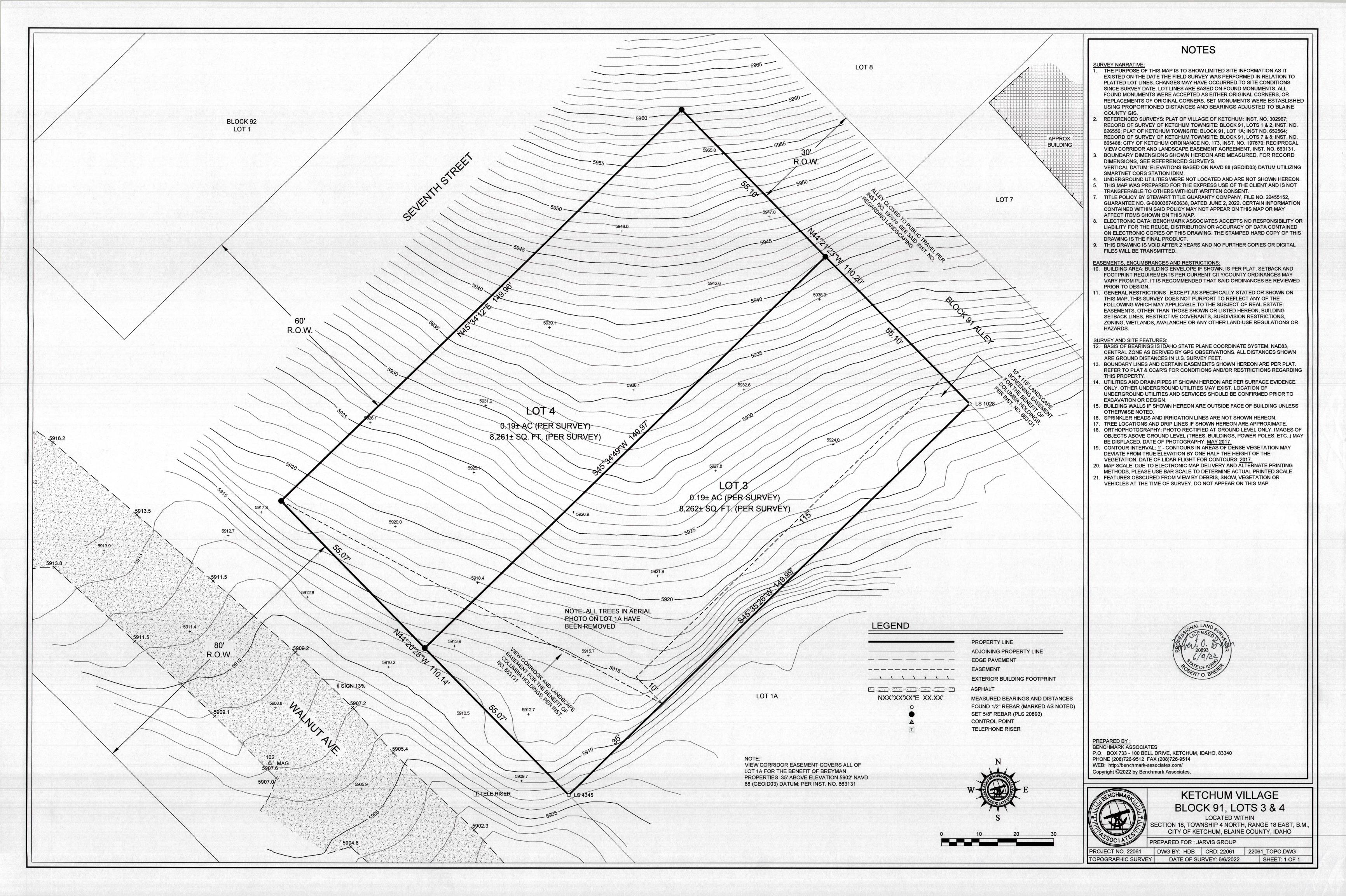
G-025

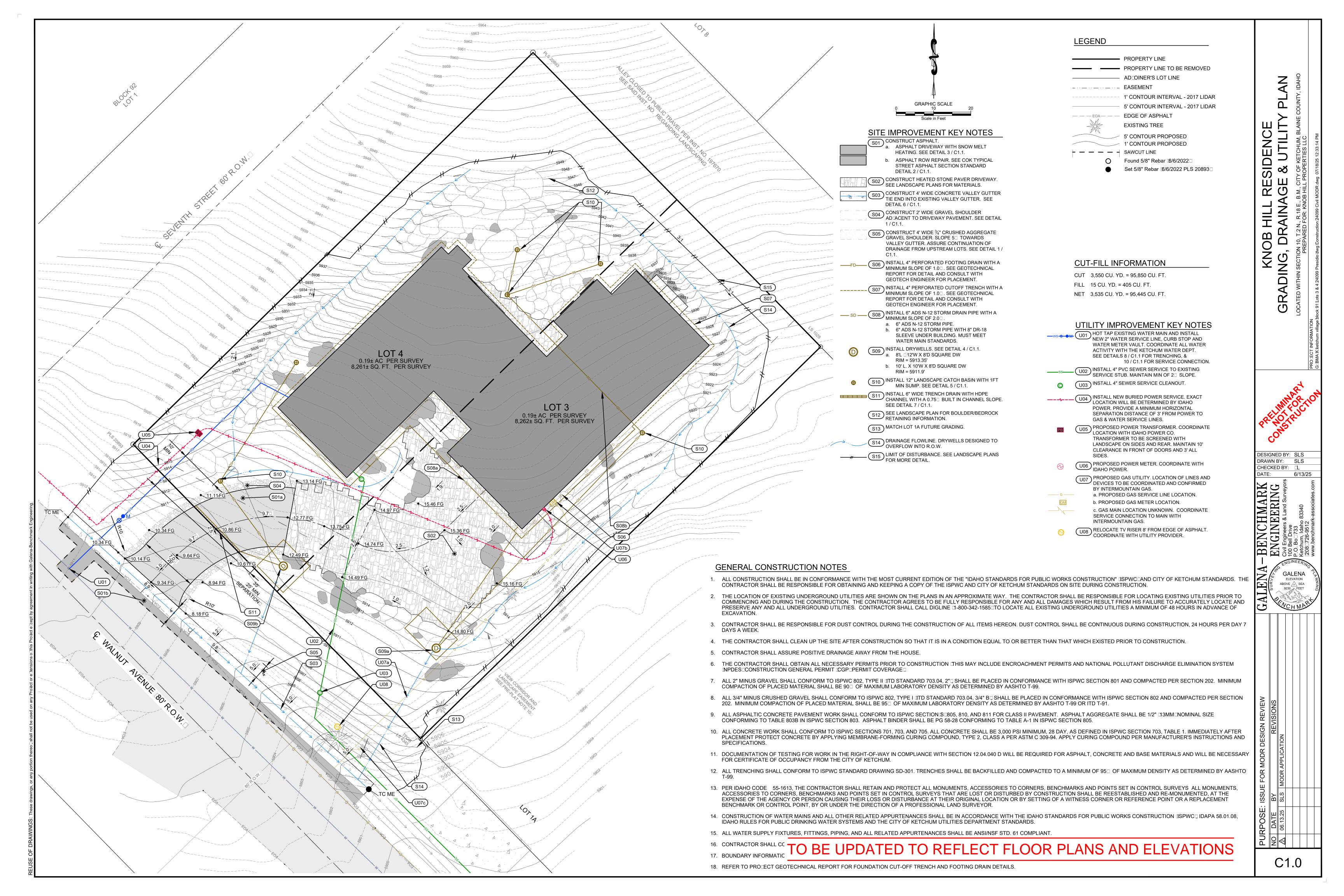
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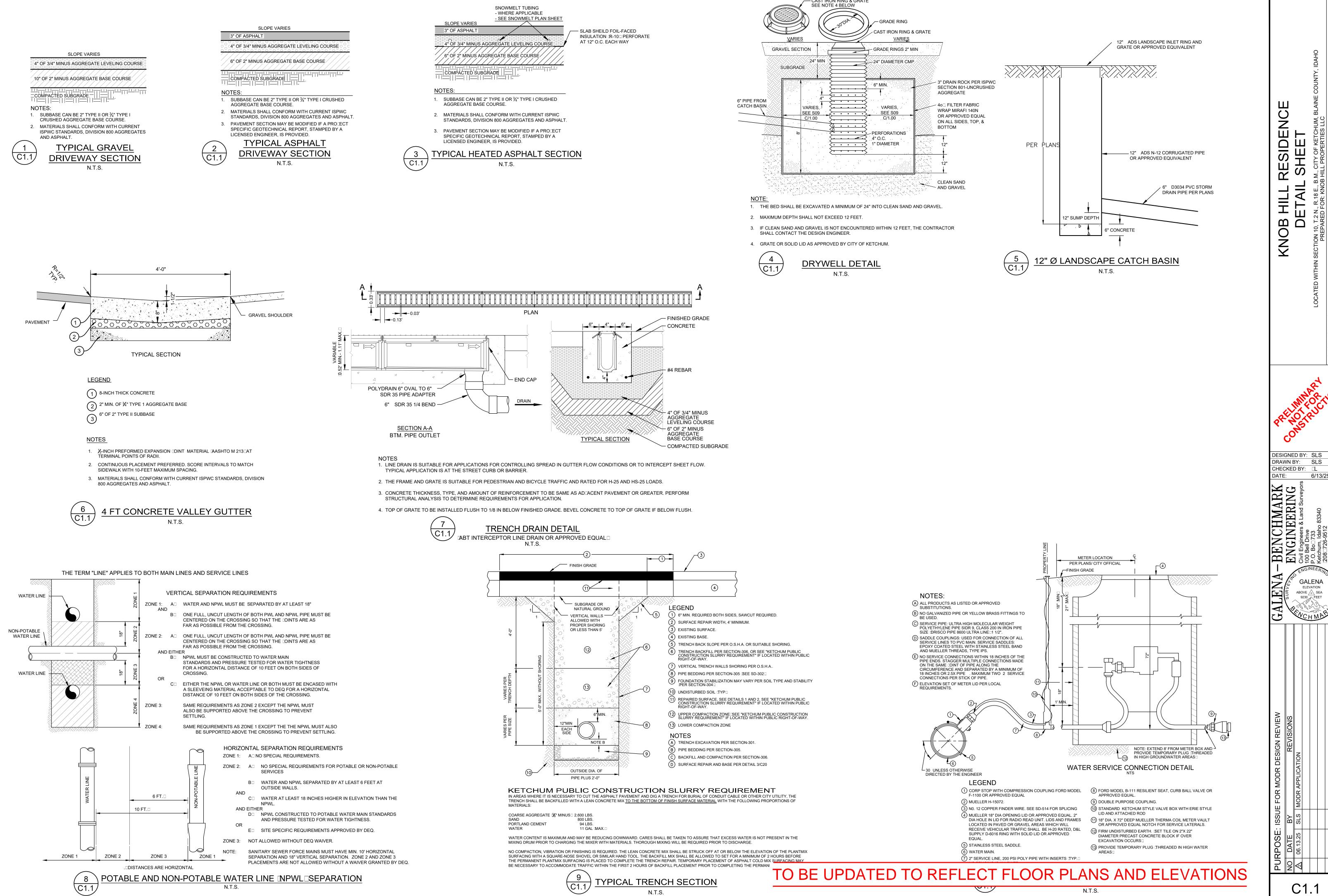
4 NTS EXHIBIT D - VIEW FROM BIKE PATH NEAR 6TH STREET

1 NTS EXHIBIT A - VIEW FROM TOWN SQUARE STARBUCKS

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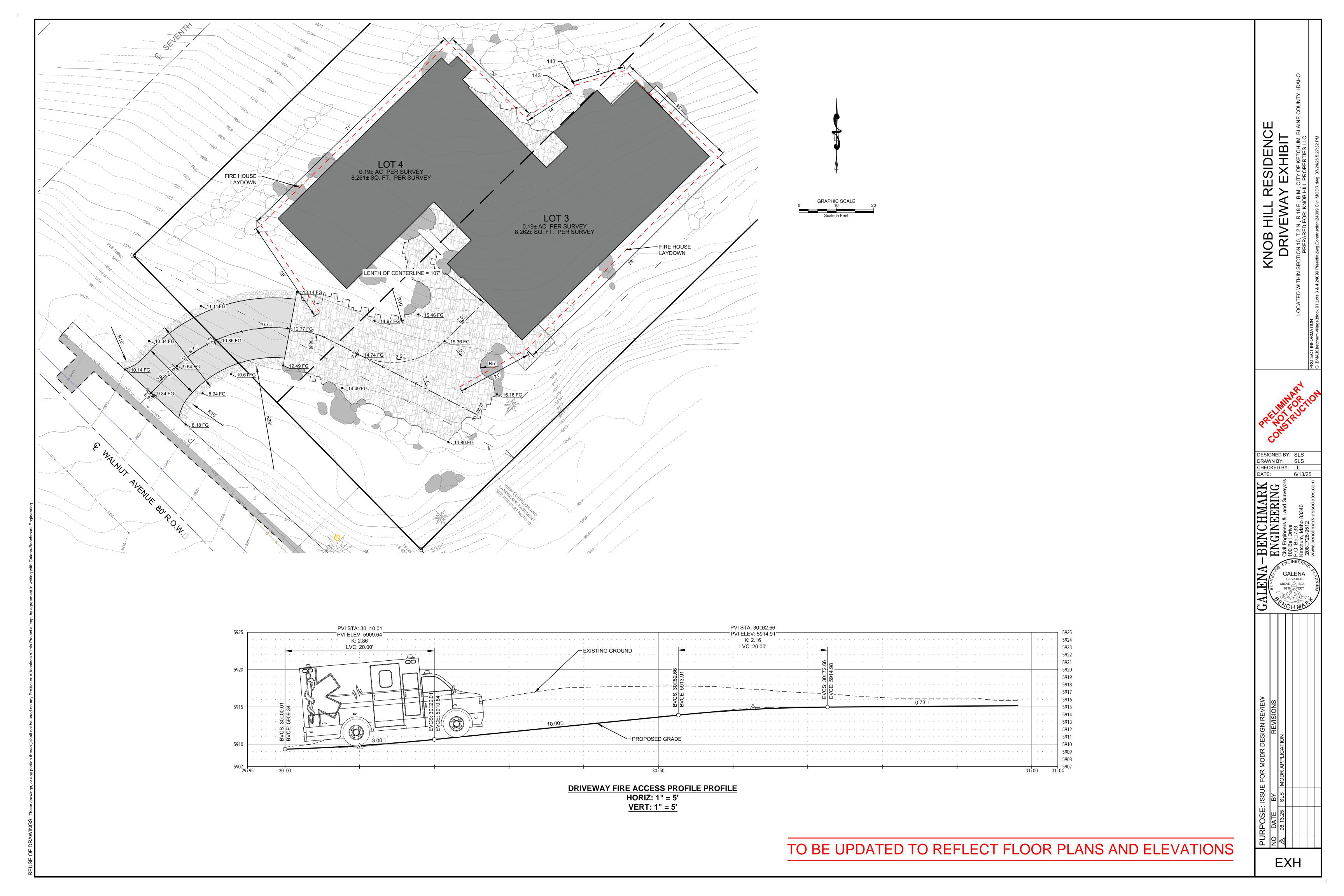






6/13/25

C1.1

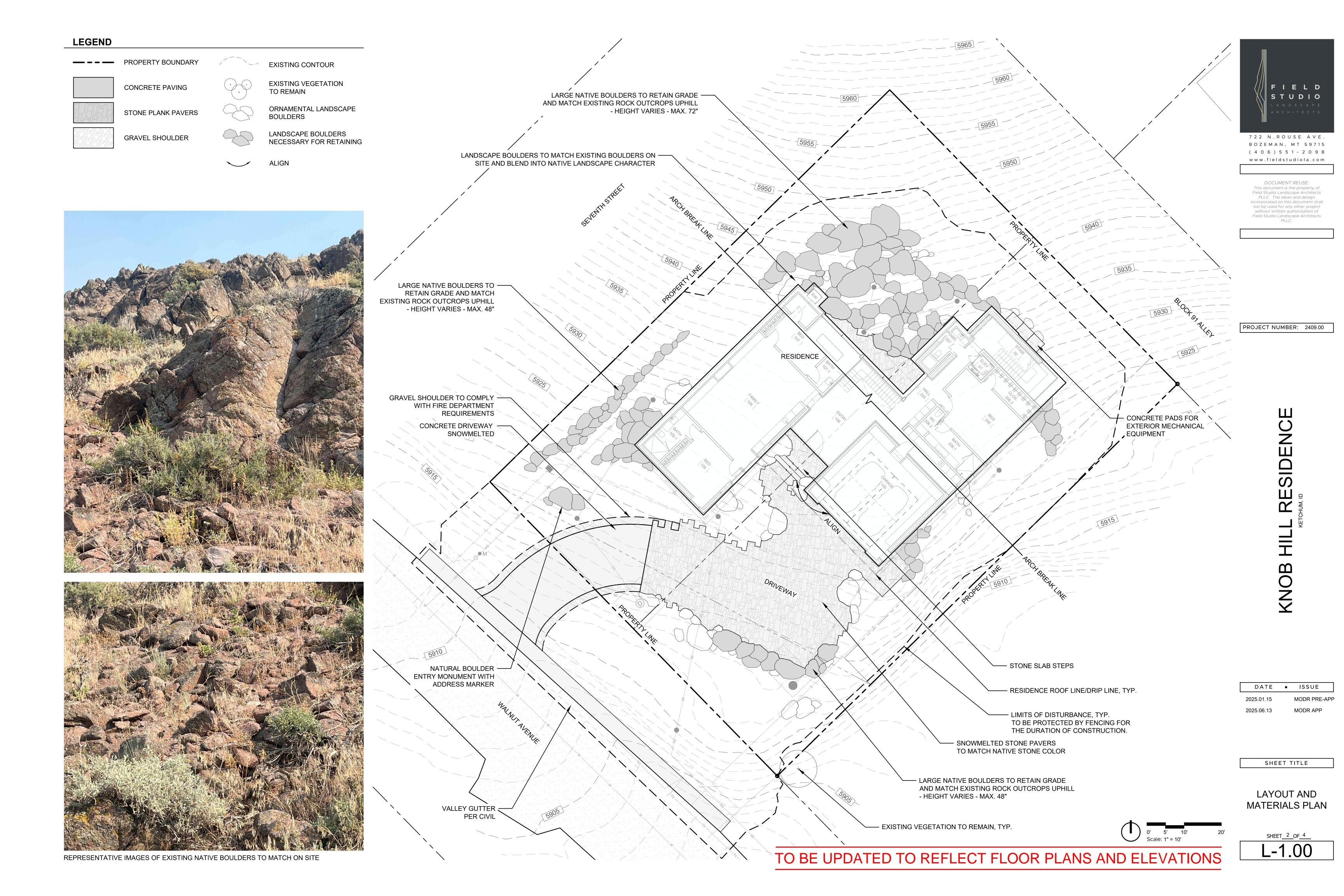


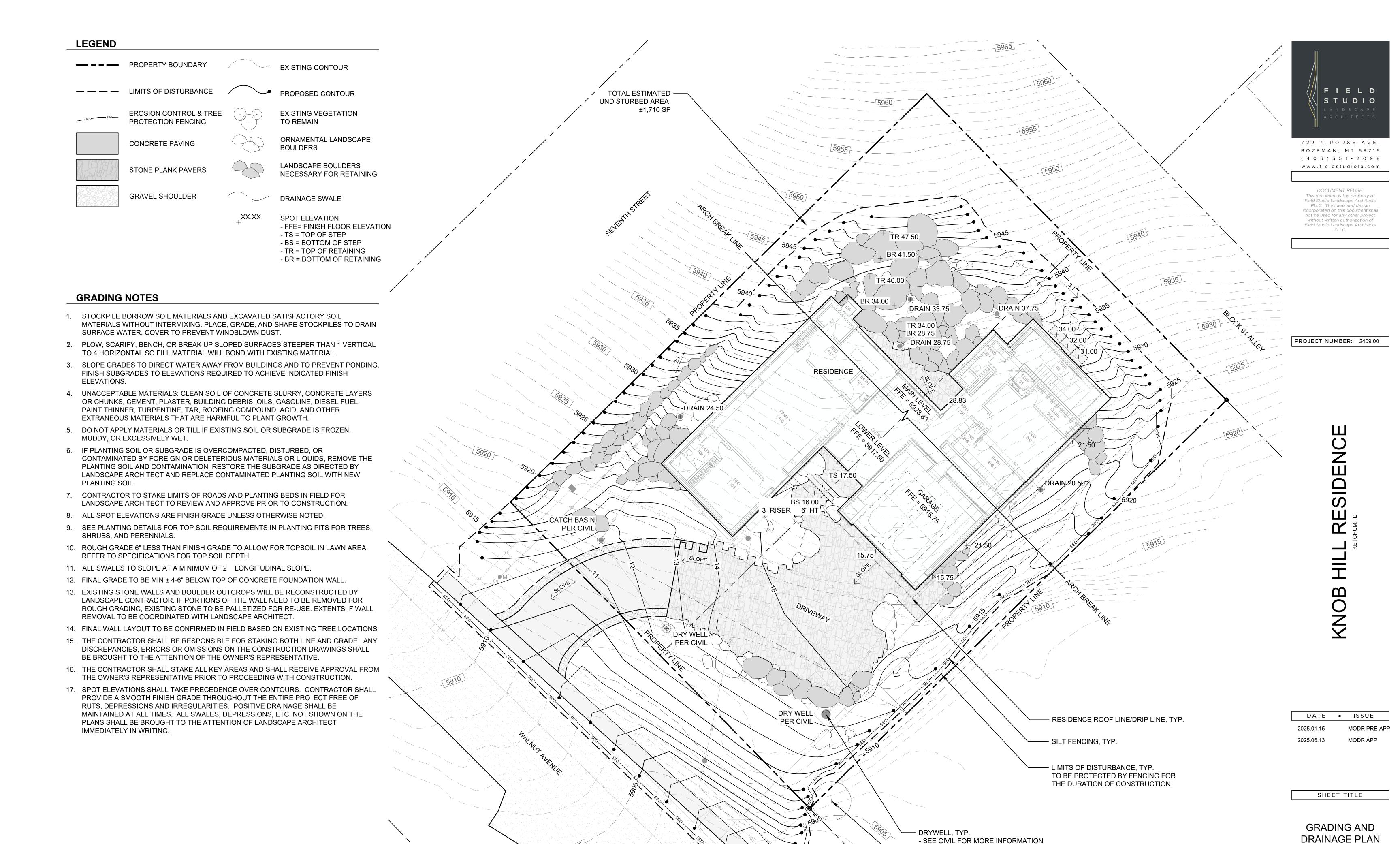
LOT COVERAGE

LOT SIZE = ± 16,523 SF 0.38 ACRES BUILDING COVERAGE = 4,578 SF COVERAGE BY DRIVEWAY/PARKING = 1,863 SF TOTAL = 6,441 SF

PROPOSED BUILDING COVERAGE PERCENTAGE: 28







- EXISTING VEGETATION TO REMAIN, TYP.

TO BE UPDATED TO REFLECT FLOOR PLANS AND ELEVATIONS

SHEET 3 OF 4

L-2.00

PROPERTY BOUNDARY

CONCRETE PAVING

STONE PLANK PAVERS

GRAVEL SHOULDER

EXISTING CONTOUR

EXISTING VEGETATION TO REMAIN

ORNAMENTAL LANDSCAPE BOULDERS

LANDSCAPE BOULDERS NECESSARY FOR RETAINING

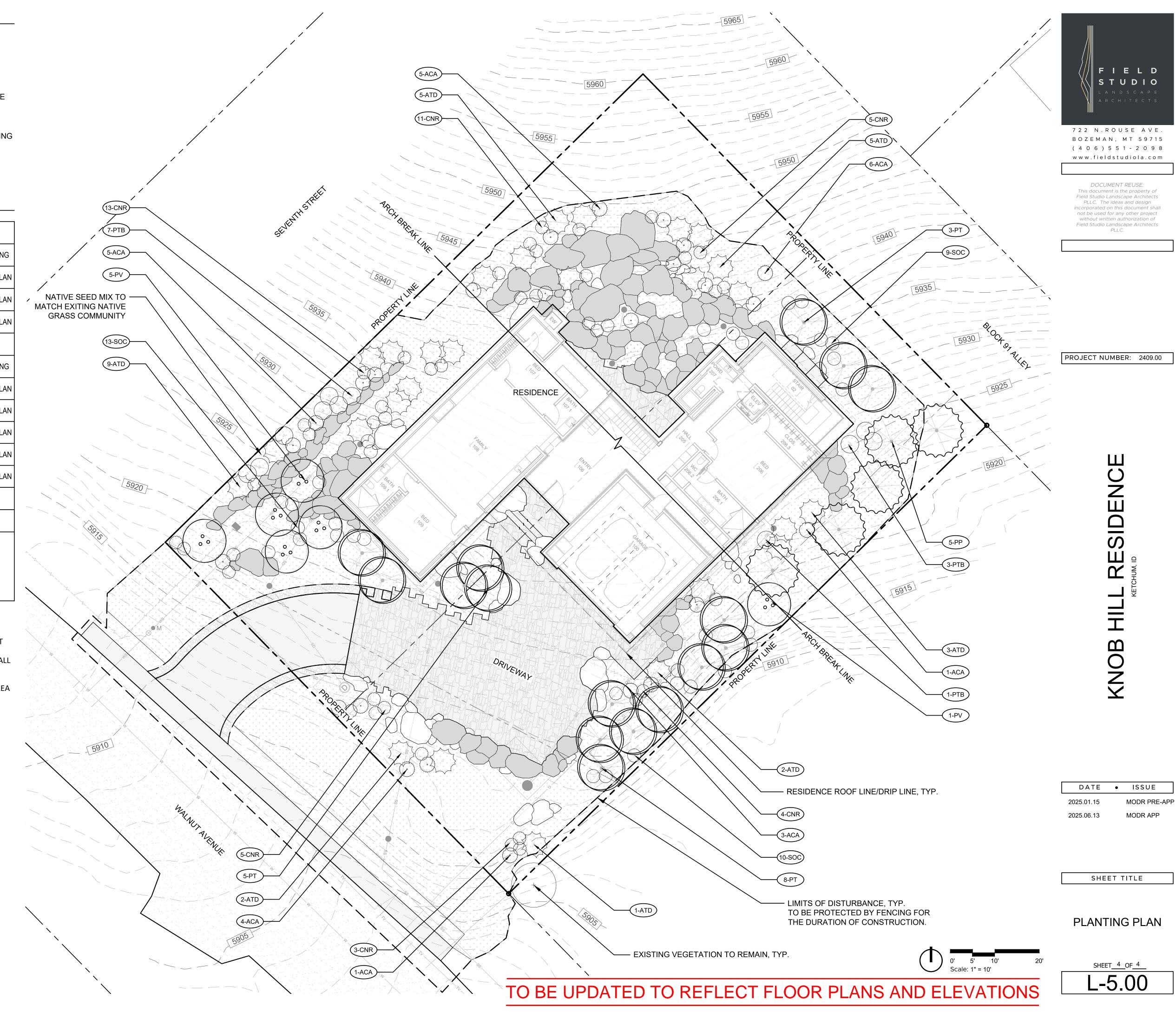
PLANTING SCHEDULE

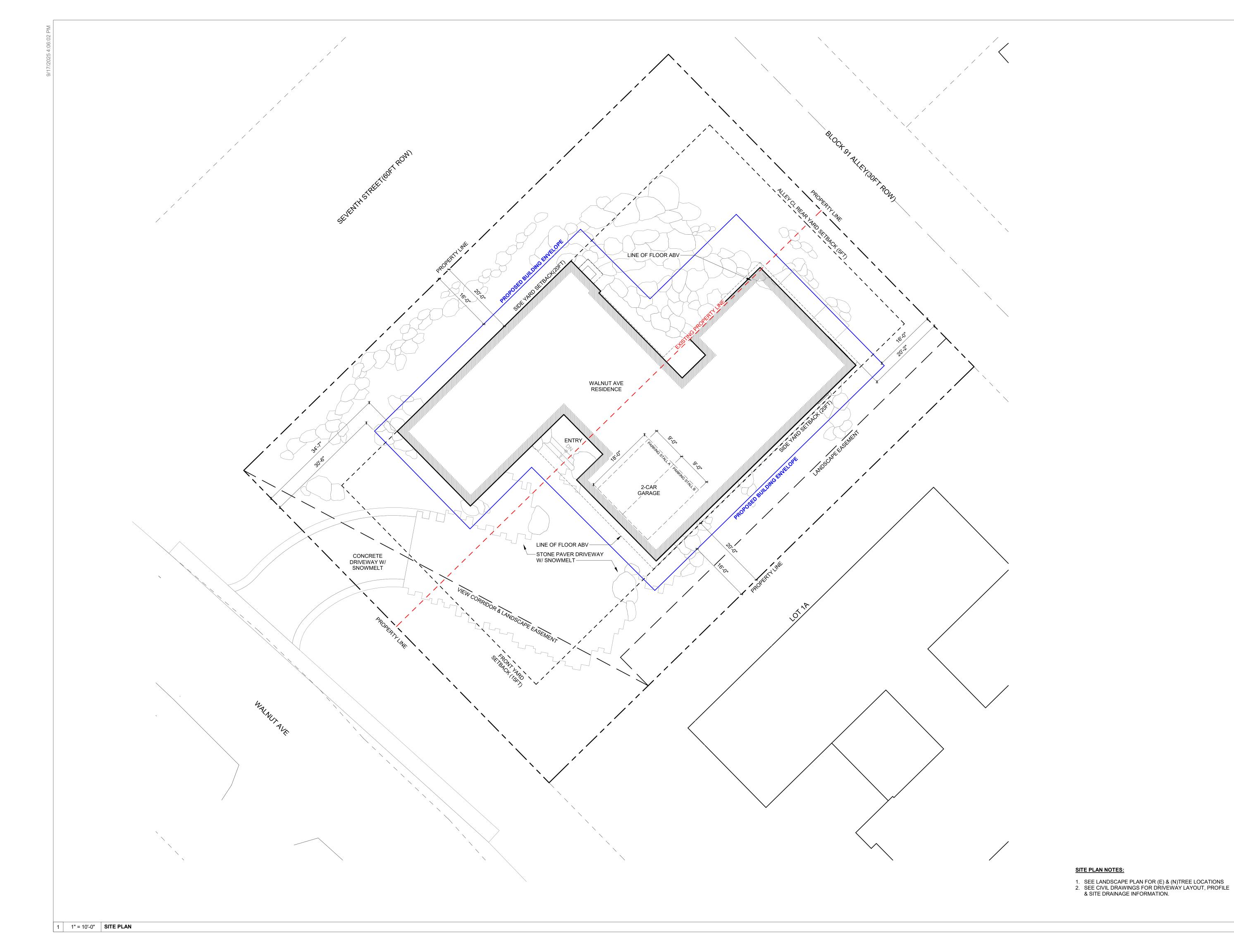
TREE	S							
SYM.	KEY	QTY	BOTANIC NAME	COMMON NAME	ROOT	SIZE	SPACING	
	PP	5	Pinus ponderosa	Ponderosa Pine	B&B	14' HT	PER PLAN	
0	PT	16	Populus tremulodes	Quaking Aspen	B&B	2" CAL.	PER PLAN	
\odot	PV	6	Prunus virginiana	Common Chokecherry	CONT.	#25	PER PLAN	
SHRU	JBS							
SYM.	KEY	QTY	BOTANIC NAME	COMMON NAME	ROOT	SIZE	SPACING	
0	ACA	25	Artemisia cana	Silver Sagebrush	CONT.	#2	PER PLAN	
\frac{1}{2}	ATD	27	Artemisia tridentata	Big Sagebrush	CONT.	#7	PER PLAN	
0	CNR	41	Chrysothamnus nauseosus	Rabbitbrush	CONT.	#5	PER PLAN	
۵	РТВ	11	Purshia tridentata	Antelope Bitterbrush	CONT.	#5	PER PLAN	
0	SOC 32		Symphoricarpos occidentalis	Western Snowberry	CONT.	#5	PER PLAN	
SEED	MIX							
SYM.	ZONE		SEED MIX				AREA	
	1	GRASS ORB MIX	SPECIES CANADIAN BLUEGRASS, Postuca ov IDAHO FESCUE, Festuca ida BLUEBUNCH WHEATGRASS ARROWLEAF BALSAMROOSULFUR-FLOWER BUCKWH	a oviana idahoensis ±7,800 SF ASS, Agropyron inerme			00 SF	

NOTE:

1. VERIFY EXACT GRASS MIXTURE WITH LANDSCAPE ARCHITECT TO MATCH EXISTING CONDITIONS ON SITE PRIOR TO INSTALL.

^{2.} TREE CROWNS AND ALL OTHER COMBUSTIBLE VEGETATION EXTENDING TO WITHIN 10 FT OF ANY STRUCTURE OR CHIMNEY SHALL BE PRUNED TO MAINTAIN A MINIMUM HORIZONTAL CLEARANCE OF 10 FT. TREE CROWNS WITHIN 30 FT OF ANY STRUCTURE SHALL BE PRUNED TO REMOVE LIMBS LOCATED LESS THAN 6 FT ABOVE THE GROUND SURFACE ADJACENT TO THE TREES. NOR-FIRE RESISTIVE VEGETATION OR GROWTH SHALL BE KEPT CLEAR OF BUILDINGS AND STRUCTURES, IN SUCH A MANNER AS TO PROVIDE A CLEAR AREA FOR FIRE SUPPRESSION OPERATIONS.





OWNER:

KNOB HILL PROPERTIES, LLC P.O. BOX 14001-174 KETCHUM, ID 83340

PROJECT ARCHITECT:

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GEOTECHNICAL ENGINEER:

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CIVIL ENGINEER:

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LANDSCAPE ARCHITECT:

FIELD STUDIO 722 N ROUSE AVE BOZEMAN, MT 59715 TEL: 406.551.2098

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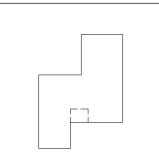
SEAL:

4	09.17.25	MODR APPLICATION
3	09.09.25	MODR APPLICATION
2	06.13.25	MODR APPLICATION
1	01.15.25	MODR PRE-APPLICATION
NO	DATE	ISSUE

PROJECT:

KNOB HILL RESIDENCE

LOT 3 & 4, BLOCK 91

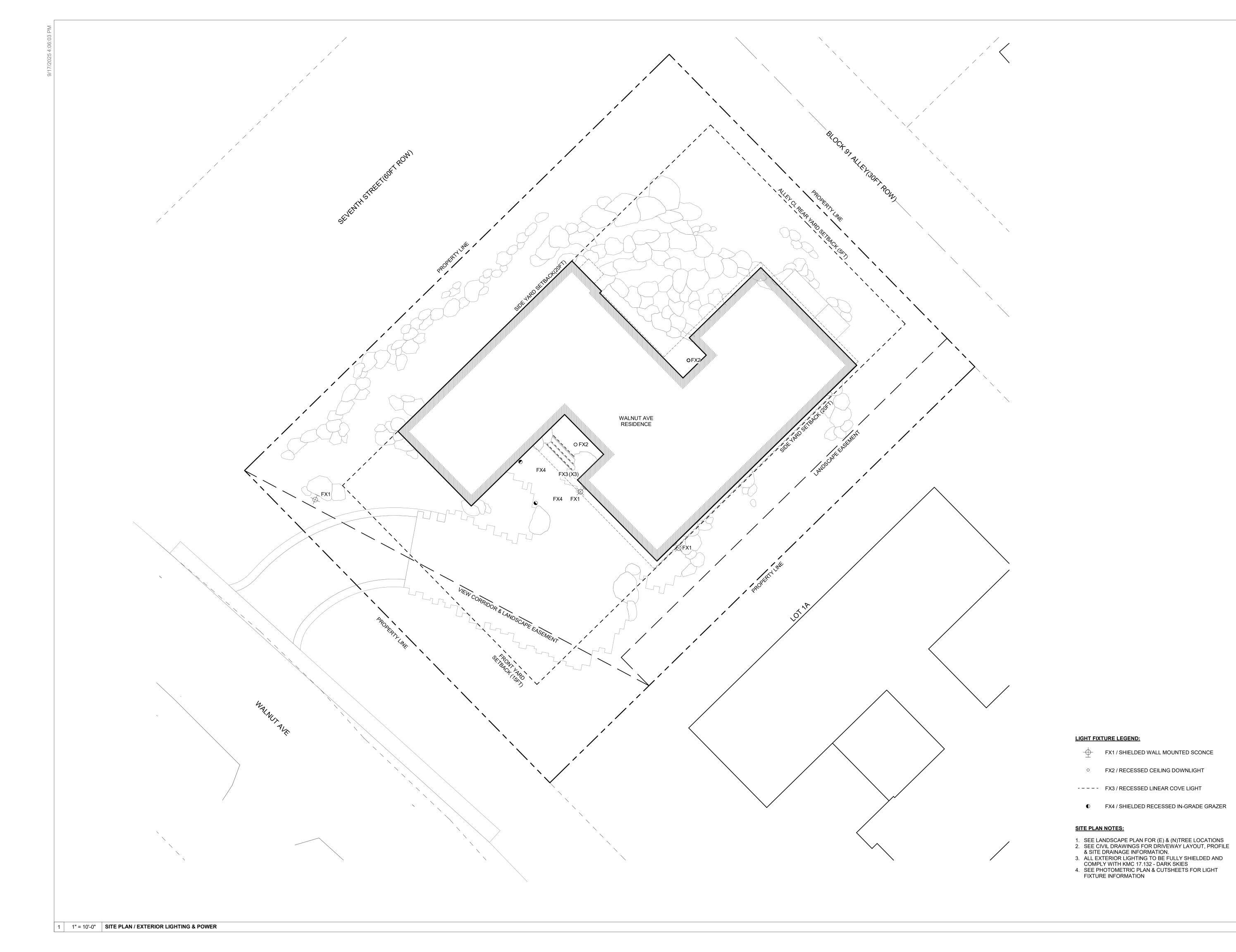


PROJECT NUMBER

DRAWING TITLE: SITE PLAN

DRAWING NUMBER:

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LANDSCAPE ARCHITECT:

FIELD STUDIO 722 N ROUSE AVE BOZEMAN, MT 59715 TEL: 406.551.2098

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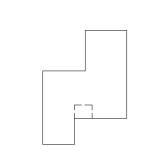
4	09.17.25	MODR APPLICATION
2	06.13.25	MODR APPLICATION

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NO DATE
PROJECT:

KNOB HILL RESIDENCE

LOT 3 & 4, BLOCK 91



PROJECT NUMBER

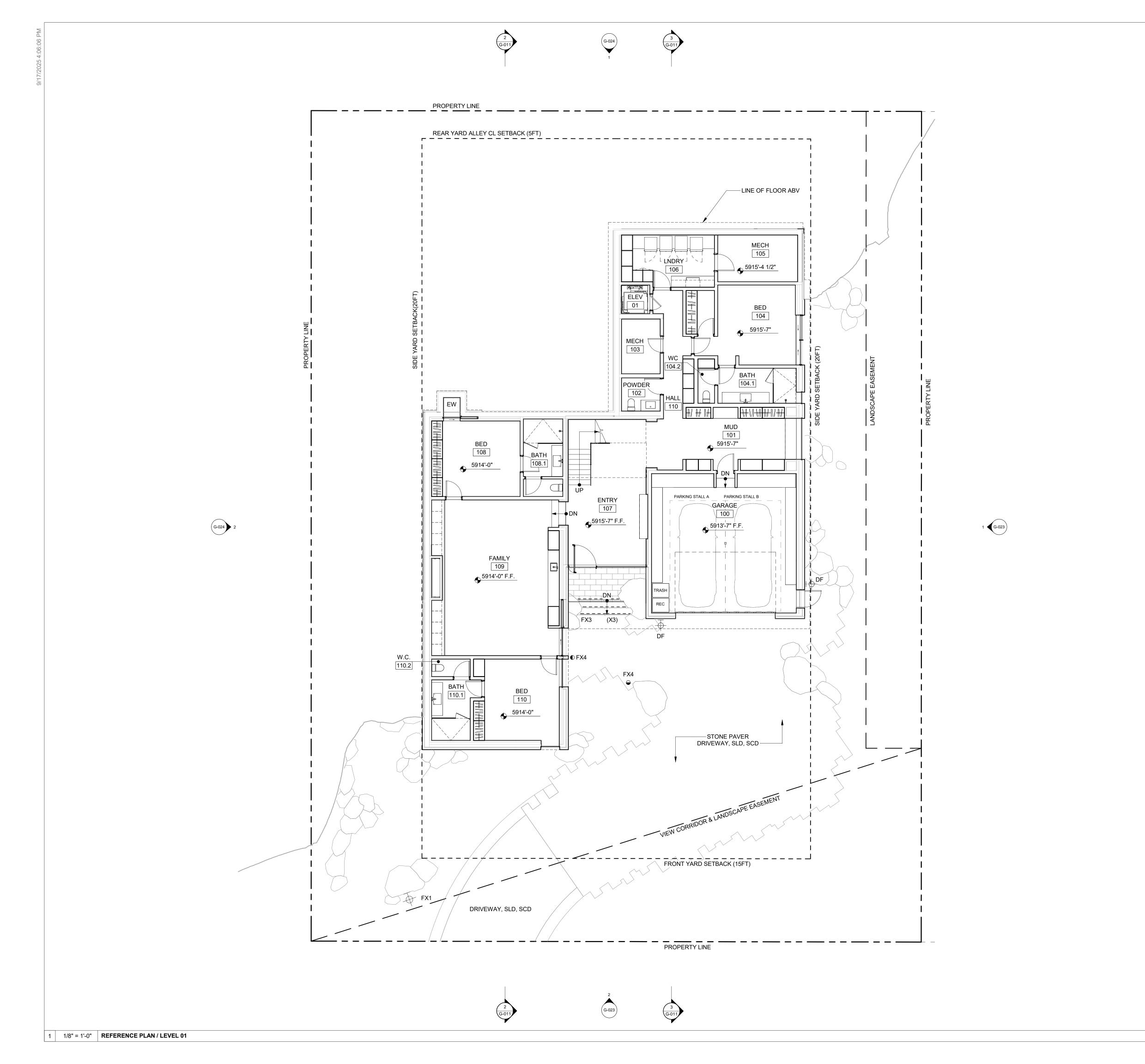
DRAWING TITLE:

SITE PLAN / EXTERIOR LIGHTING & POWER

DRAWING NUMBER:

A-101

NOT FOR CONSTRUCTION



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PROJECT ARCHITECT:

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SURVEYOR: GALENA-BENCHMARK ENGINEERING P.O. BOX 733 - 100 BELL DRIVE KETCHUM, ID 83340

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CIVIL ENGINEER:

GALENA-BENCHMARK ENGINEERING P.O. BOX 733 - 100 BELL DRIVE KETCHUM, ID 83340 TEL: 208.726.9512

LANDSCAPE ARCHITECT:

FIELD STUDIO 722 N ROUSE AVE BOZEMAN, MT 59715 TEL: 406.551.2098

PROPOSED GROSS FLOOR AREA - BASEMENT

BASEMENT 2151 SF

PROPOSED GROSS FLOOR AREA - LEVEL 01

LEVEL 01 1356 SF PROPOSED NET FLOOR AREA - LEVEL 01

LEVEL 01 3260 SF

KMC §17.08 - DEFINITIONS

FLOOR AREA, GROSS: THE SUM OF THE HORIZONTAL AREA OF THE BUILDING MEASURED ALONG THE OUTSIDE WALLS OF EACH FLOOR OF A BUILDING OR PORTION OF A BUILDING, INCLUDING STAIR TOWERS AND ELEVATORS ON THE GROUND FLOOR ONLY, AND 50 PERCENT OF ATRIUMS OVER 18 FEET PLATE HEIGHT, BUT NOT INCLUDING BASEMENTS, UNDERGROUND PARKING AREAS OR OPEN UNENCLOSED DECKS. PARKING AREAS COVERED BY A ROOF OR PORTION OF THE BUILDING AND ENCLOSED ON THREE OR MORE SIDES BY BUILDING WALLS ARE INCLUDED. FOUR PARKING STALLS FOR DEVELOPMENTS ON SINGLE KETCHUM TOWN SITE LOTS OF 5,600 SQUARE FEET IN SIZE OR LESS ARE NOT INCLUDED IN THE GROSS FLOOR AREA CALCULATION.

FLOOR AREA, NET: THE SUM OF THE HORIZONTAL AREAS OF ALL FLOORS IN A BUILDING INCLUDING BASEMENTS BUT NOT INCLUDING OPEN UNENCLOSED DECKS, INTERIOR OR EXTERIOR CIRCULATION, MECHANICAL EQUIPMENT ROOMS, PARKING AREAS, COMMON AREAS, PUBLIC BATHROOMS OR STORAGE AREAS IN BASEMENTS.

LIGHT FIXTURE LEGEND:

FX1 / SHIELDED WALL MOUNTED SCONCE

FX2 / RECESSED CEILING DOWNLIGHT

---- FX3 / RECESSED LINEAR COVE LIGHT

REFERENCE PLAN NOTES:

- 1. SEE LANDSCAPE DRAWINGS FOR PLANTING AND LANDSCAPE INFORMATION
- 2. SEE CIVIL DRAWING FOR DRIVEWAY AND SITE DRAINAGE INFORMATION
- 3. USGS ELEVATION +5,915'-7" IS NOTED AS +100'-0" IN SUBSEQUENT ARCHITECTURAL DRAWINGS
- 4. COORDINATE STARTPOINT WITH CIVIL 5. SEE G-200 FOR MORE INFORMATION REGARDING ROOF
- **ASSEMBLIES**
- 6. ALL EXTERIOR LIGHTING TO BE FULLY SHIELDED AND COMPLY WITH KMC 17.132 - DARK SKIES 7. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS,
- WINDOWS WITHIN EXTERIOR DOORS, AND SKYLIGHTS SHALL BE TEMPERED GLASS, MULTILAYERED GLAZED PANELS, GLASS BLOCK OR HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. ALL EXTERIOR DOORS SHALL BE SOLID CORE CONSTRUCTION OR HAVE A FIRE RATING OF NOT LESS THAN 20 MINUTES. ALL EXTERIOR VENTS SHALL BE DESIGNED AND APPROVED TO PREVENT FLAME OR EMBER PENETRATION AND ALL EXTERIOR MESH SHALL HAVE OPENINGS THAT DO NOT EXCEED 1/8". GUTTERS AND DOWNSPOUTS SHALL BE NON-COMBUSTIBLE AND SHALL BE PROVIDED WITH AN APPROVED MEANS TO
- PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS. 8. ALL MATERIALS WITHIN 12" VERTICAL OF FINISHED GRADE SHALL BE 1 HOUR RATED, NON-COMBUSTIBLE, OR COVERED WITH MINIMUM 28-GAUGE FLASHING. THE AREA 12" HORIZONTAL FROM THE BASE OF A WALL SHALL BE FINISHED IN A WAY TO PREVENT ANY VEGETATION GROWING, AND FOR VEGETATIVE DEBRIS TO BE EASILY REMOVED.

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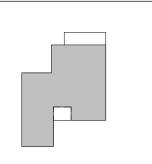
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3	09.09.25	MODR APPLICATION
2	06.13.25	MODR APPLICATION
1	01.15.25	MODR PRE-APPLICATION
NO	DATE	ISSUE

PROJECT:

KNOB HILL RESIDENCE

LOT 3 & 4, BLOCK 91



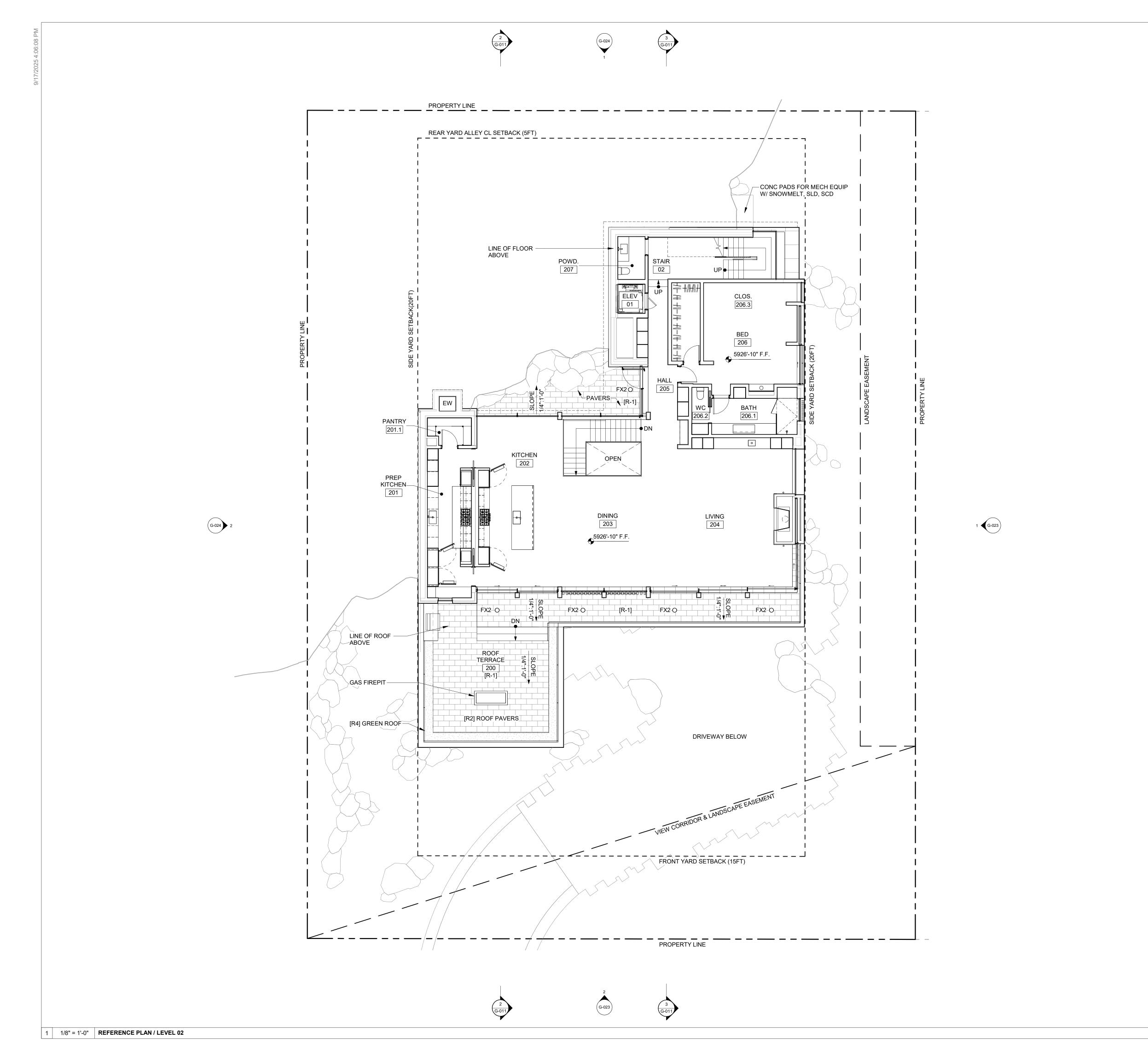
PROJECT NUMBER

DRAWING TITLE:

REFERENCE PLAN / LEVEL 01

DRAWING NUMBER:

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PROJECT ARCHITECT:

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TEL: 415.289.0830

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CIVIL ENGINEER:

TEL: 208.726.9512

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LANDSCAPE ARCHITECT:

FIELD STUDIO 722 N ROUSE AVE BOZEMAN, MT 59715 TEL: 406.551.2098

PROPOSED GROSS FLOOR AREA - LEVEL 02

LEVEL 02

3138 SF

PROPOSED NET FLOOR AREA - LEVEL 02

LEVEL 02 3138 SF

KMC §17.08 - DEFINITIONS

FLOOR AREA, GROSS: THE SUM OF THE HORIZONTAL AREA OF THE BUILDING MEASURED ALONG THE OUTSIDE WALLS OF EACH FLOOR OF A BUILDING OR PORTION OF A BUILDING, INCLUDING STAIR TOWERS AND ELEVATORS ON THE GROUND FLOOR ONLY, AND 50 PERCENT OF ATRIUMS OVER 18 FEET PLATE HEIGHT, BUT NOT INCLUDING BASEMENTS, UNDERGROUND PARKING AREAS OR OPEN UNENCLOSED DECKS. PARKING AREAS COVERED BY A ROOF OR PORTION OF THE BUILDING AND ENCLOSED ON THREE OR MORE SIDES BY BUILDING WALLS ARE INCLUDED. FOUR PARKING STALLS FOR DEVELOPMENTS ON SINGLE KETCHUM TOWN SITE LOTS OF 5,600 SQUARE FEET IN SIZE OR LESS ARE NOT INCLUDED IN THE GROSS FLOOR AREA CALCULATION.

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LIGHT FIXTURE LEGEND:

FX1 / SHIELDED WALL MOUNTED SCONCE

FX2 / RECESSED CEILING DOWNLIGHT

- - - - FX3 / RECESSED LINEAR COVE LIGHT

REFERENCE PLAN NOTES:

- 1. SEE LANDSCAPE DRAWINGS FOR PLANTING AND LANDSCAPE INFORMATION
- 2. SEE CIVIL DRAWING FOR DRIVEWAY AND SITE DRAINAGE INFORMATION
- 3. USGS ELEVATION +5,915'-7" IS NOTED AS +100'-0" IN SUBSEQUENT ARCHITECTURAL DRAWINGS
- 4. COORDINATE STARTPOINT WITH CIVIL
- 5. SEE G-200 FOR MORE INFORMATION REGARDING ROOF **ASSEMBLIES**
- 6. ALL EXTERIOR LIGHTING TO BE FULLY SHIELDED AND COMPLY WITH KMC 17.132 - DARK SKIES
- 7. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, WINDOWS WITHIN EXTERIOR DOORS, AND SKYLIGHTS SHALL BE TEMPERED GLASS, MULTILAYERED GLAZED PANELS, GLASS BLOCK OR HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. ALL EXTERIOR DOORS SHALL BE SOLID CORE CONSTRUCTION OR HAVE A FIRE RATING OF NOT LESS THAN 20 MINUTES. ALL EXTERIOR VENTS SHALL BE DESIGNED AND APPROVED TO PREVENT FLAME OR EMBER

PENETRATION AND ALL EXTERIOR MESH SHALL HAVE OPENINGS THAT DO NOT EXCEED 1/8". GUTTERS AND DOWNSPOUTS SHALL BE NON-COMBUSTIBLE AND SHALL BE PROVIDED WITH AN APPROVED MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS.

8. ALL MATERIALS WITHIN 12" VERTICAL OF FINISHED GRADE SHALL BE 1 HOUR RATED, NON-COMBUSTIBLE, OR COVERED WITH MINIMUM 28-GAUGE FLASHING. THE AREA 12" HORIZONTAL FROM THE BASE OF A WALL SHALL BE FINISHED IN A WAY TO PREVENT ANY VEGETATION GROWING, AND FOR VEGETATIVE DEBRIS TO BE EASILY REMOVED.

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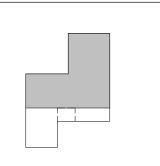
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4	09.17.25	MODR APPLICATION
3	09.09.25	MODR APPLICATION
2	06.13.25	MODR APPLICATION
1	01.15.25	MODR PRE-APPLICATION

NO DATE PROJECT:

KNOB HILL RESIDENCE

LOT 3 & 4, BLOCK 91



ISSUE

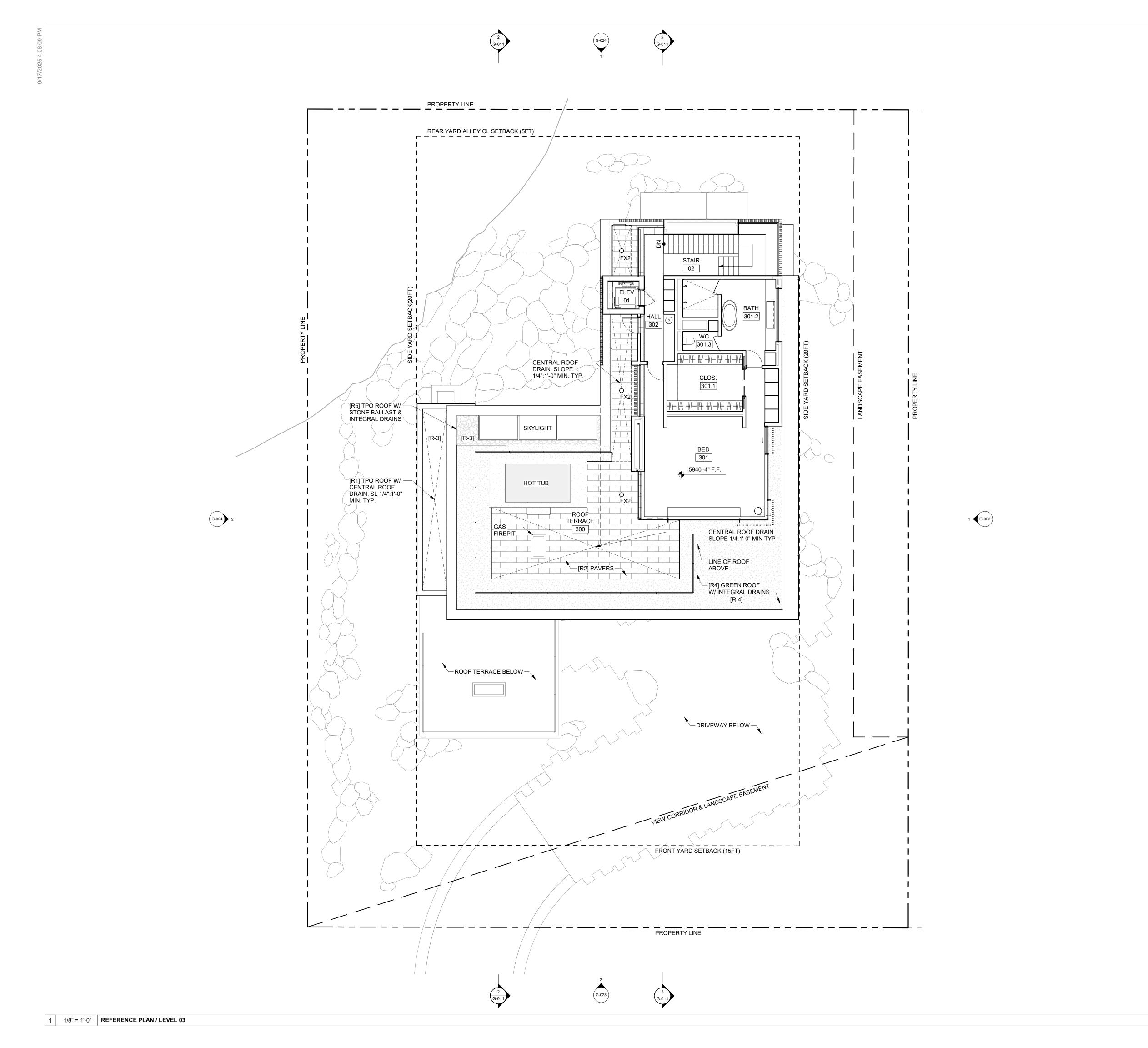
PROJECT NUMBER

DRAWING TITLE:

REFERENCE PLAN / LEVEL 02

DRAWING NUMBER:

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GEOTECHNICAL ENGINEER:

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CIVIL ENGINEER:

TEL: 208.726.9512

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LANDSCAPE ARCHITECT:

FIELD STUDIO 722 N ROUSE AVE BOZEMAN, MT 59715 TEL: 406.551.2098

PROPOSED GROSS FLOOR AREA - LEVEL 03

LEVEL 03 1274 SF

121

PROPOSED NET FLOOR AREA - LEVEL 03

LEVEL 03 1274 SF

KMC §17.08 - DEFINITIONS

FLOOR AREA, GROSS: THE SUM OF THE HORIZONTAL AREA OF THE BUILDING MEASURED ALONG THE OUTSIDE WALLS OF EACH FLOOR OF A BUILDING OR PORTION OF A BUILDING, INCLUDING STAIR TOWERS AND ELEVATORS ON THE GROUND FLOOR ONLY, AND 50 PERCENT OF ATRIUMS OVER 18 FEET PLATE HEIGHT, BUT NOT INCLUDING BASEMENTS, UNDERGROUND PARKING AREAS OR OPEN UNENCLOSED DECKS. PARKING AREAS COVERED BY A ROOF OR PORTION OF THE BUILDING AND ENCLOSED ON THREE OR MORE SIDES BY BUILDING WALLS ARE INCLUDED. FOUR PARKING STALLS FOR DEVELOPMENTS ON SINGLE KETCHUM TOWN SITE LOTS OF 5,600 SQUARE FEET IN SIZE OR LESS ARE NOT INCLUDED IN THE GROSS FLOOR AREA CALCULATION.

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LIGHT FIXTURE LEGEND:

FX1 / SHIELDED WALL MOUNTED SCONCE

FX2 / RECESSED CEILING DOWNLIGHT

---- FX3 / RECESSED LINEAR COVE LIGHT

● FX4 / SHIELDED RECESSED IN-GRADE GRAZER

REFERENCE PLAN NOTES:

- SEE LANDSCAPE DRAWINGS FOR PLANTING AND LANDSCAPE INFORMATION
- SEE CIVIL DRAWING FOR DRIVEWAY AND SITE DRAINAGE INFORMATION
- 3. USGS ELEVATION +5,915'-7" IS NOTED AS +100'-0" IN SUBSEQUENT ARCHITECTURAL DRAWINGS
- 4. COORDINATE STARTPOINT WITH CIVIL
- 5. SEE G-200 FOR MORE INFORMATION REGARDING ROOF ASSEMBLIES
- 6. ALL EXTERIOR LIGHTING TO BE FULLY SHIELDED AND COMPLY WITH KMC 17.132 DARK SKIES
- 7. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, WINDOWS WITHIN EXTERIOR DOORS, AND SKYLIGHTS SHALL BE TEMPERED GLASS, MULTILAYERED GLAZED PANELS, GLASS BLOCK OR HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. ALL EXTERIOR DOORS SHALL BE SOLID CORE CONSTRUCTION OR HAVE A FIRE RATING OF NOT LESS THAN 20 MINUTES. ALL EXTERIOR VENTS SHALL BE DESIGNED AND APPROVED TO PREVENT FLAME OR EMBER

APPROVED TO PREVENT FLAME OR EMBER PENETRATION AND ALL EXTERIOR MESH SHALL HAVE OPENINGS THAT DO NOT EXCEED 1/8". GUTTERS AND DOWNSPOUTS SHALL BE NON-COMBUSTIBLE AND SHALL BE PROVIDED WITH AN APPROVED MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS.

8. ALL MATERIALS WITHIN 12" VERTICAL OF FINISHED GRADE SHALL BE 1 HOUR RATED, NON-COMBUSTIBLE, OR COVERED WITH MINIMUM 28-GAUGE FLASHING. THE AREA 12" HORIZONTAL FROM THE BASE OF A WALL SHALL BE FINISHED IN A WAY TO PREVENT ANY VEGETATION GROWING, AND FOR VEGETATIVE DEBRIS TO BE EASILY REMOVED.

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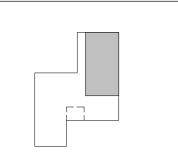
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3	09.09.25	MODR APPLICATION	
2	06.13.25	MODR APPLICATION	
1	01.15.25	MODR PRE-APPLICATION	

ISSUE

NO DATE PROJECT:

KNOB HILL RESIDENCE

LOT 3 & 4, BLOCK 91



PROJECT NUMBER

2204

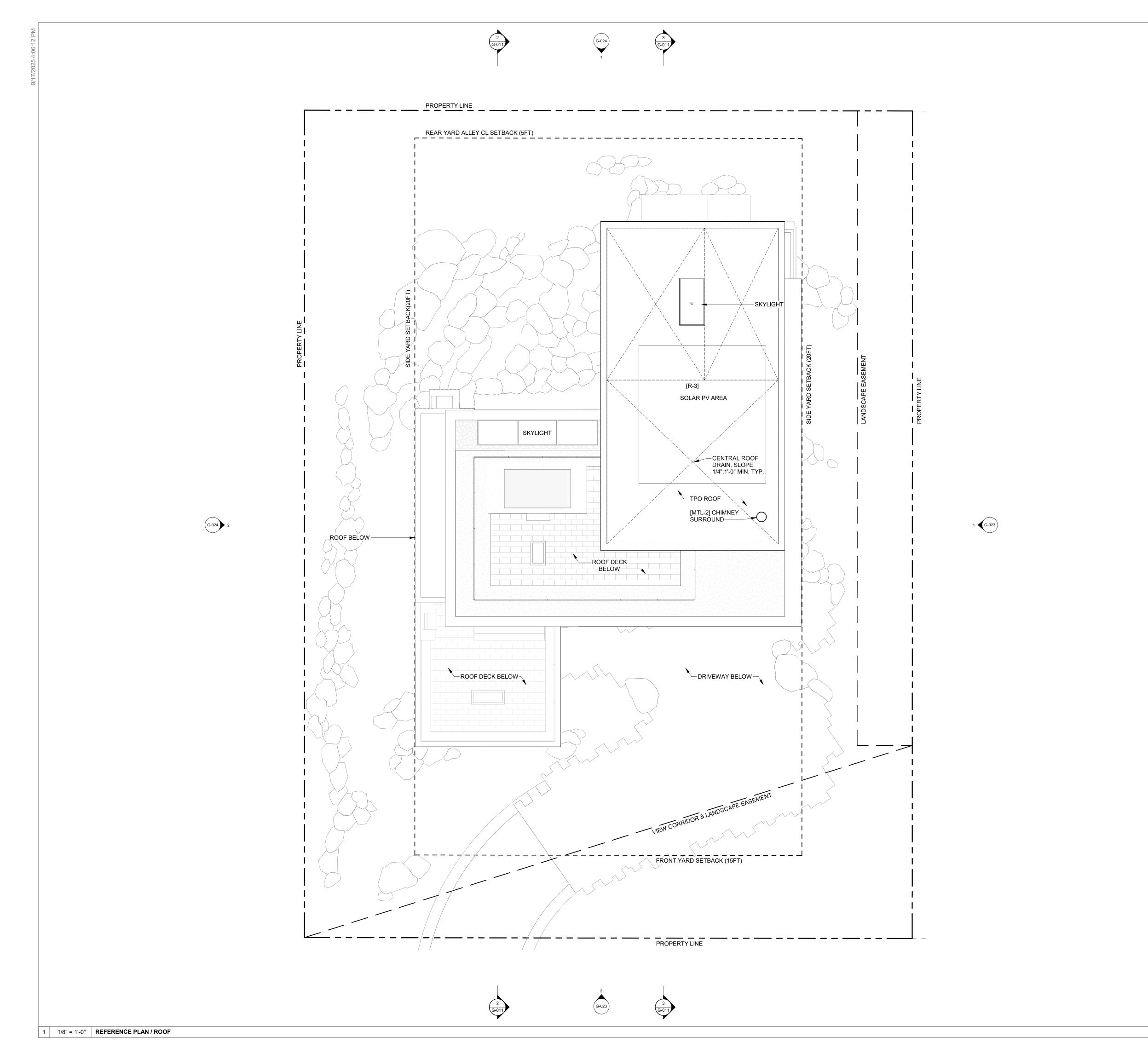
DRAWING TITLE:

REFERENCE PLAN / LEVEL 03

DRAWING NUMBER:

A-104

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PROJECT ARCHITECT:

RO | ROCKETT DESIGN 1306 BRIDGEWAY, FLOOR 2 SAUSALITO, CA 94965 TEL: 415.289.0830

SURVEYOR:

GALENA-BENCHMARK ENGINEERING P.O. BOX 733 - 100 BELL DRIVE KETCHUM, ID 83340

GEOTECHNICAL ENGINEER:

BUTLER ASSOCIATES, INC. P.O. BOX 1034 KETCHUM, ID 83340

TEL: 208.720.6432 CIVIL ENGINEER:

TEL: 208.726.9512

GALENA-BENCHMARK ENGINEERING P.O. BOX 733 - 100 BELL DRIVE KETCHUM, ID 83340 TEL: 208.726.9512

LANDSCAPE ARCHITECT:

FIELD STUDIO 722 N ROUSE AVE BOZEMAN, MT 59715 TEL: 406.551.2098

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SEAL:

4	09.17.25	MODR APPLICATION
3	09.09.25	MODR APPLICATION
2	06.13.25	MODR APPLICATION
1	01.15.25	MODR PRE-APPLICATION
NO	DATE	ISSUE

PROJECT:

REFERENCE PLAN NOTES:

ASSEMBLIES

 SEE LANDSCAPE DRAWINGS FOR PLANTING AND LANDSCAPE INFORMATION
 SEE CIVIL DRAWING FOR DRIVEWAY AND SITE

4. COORDINATE STARTPOINT WITH CIVIL

DRAINAGE INFORMATION
3. USGS ELEVATION +5,915'-7" IS NOTED AS +100'-0" IN SUBSEQUENT ARCHITECTURAL DRAWINGS

5. SEE G-200 FOR MORE INFORMATION REGARDING ROOF

ALL EXTERIOR LIGHTING TO BE FULLY SHIELDED AND COMPLY WITH KMC 17.132 - DARK SKIES
 EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, WINDOWS WITHIN EXTERIOR DOORS, AND SKYLIGHTS SHALL BE TEMPERED GLASS, MULTILAYERED GLAZED PANELS, GLASS BLOCK OR HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. ALL EXTERIOR DOORS SHALL BE SOLID CORE CONSTRUCTION OR

HAVE A FIRE RATING OF NOT LESS THAN 20 MINUTES.
ALL EXTERIOR VENTS SHALL BE DESIGNED AND
APPROVED TO PREVENT FLAME OR EMBER

PENETRATION AND ALL EXTERIOR MESH SHALL HAVE

OPENINGS THAT DO NOT EXCEED 1/8". GUTTERS AND DOWNSPOUTS SHALL BE NON-COMBUSTIBLE AND

SHALL BE PROVIDED WITH AN APPROVED MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS.

OR COVERED WITH MINIMUM 28-GAUGE FLASHING. THE AREA 12" HORIZONTAL FROM THE BASE OF A WALL SHALL BE FINISHED IN A WAY TO PREVENT ANY

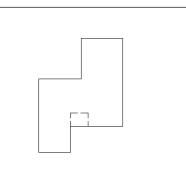
VEGETATION GROWING, AND FOR VEGETATIVE DEBRIS

8. ALL MATERIALS WITHIN 12" VERTICAL OF FINISHED GRADE SHALL BE 1 HOUR RATED, NON-COMBUSTIBLE,

TO BE EASILY REMOVED.

KNOB HILL RESIDENCE

LOT 3 & 4, BLOCK 91



PROJECT NUMBER

204

DRAWING TITLE:

REFERENCE PLAN / ROOF

DRAWING NUMBER:

A-105

NOT FOR CONSTRUCTION

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	EXTERIOR LUMINAIRE SCHEDULE												
TYPE	DESCRIPTION		SOURCE		DIMMING VOLTAGE		GE TOTAL VA	MANUFACTURER BASIS OF DESIGN			MOUNTING		NOTES
2		TYPE LM/CCT(K) CRI		SIMMING VOLING		101742 171	NAME	CATALOG SERIES	OTHERS	TYPE	DEPTH	110.25	
FX-1	WALL SCONCE	LED	1161/2700	-		120.00	12.00	BROWLEE	7075-08-TW-C13-27K	APPROVED EQUAL	SURFACE 6' AFF	-	
FX2	2" DOWNLIGHT	LED	667/2700	-		120.00	7.50	USAI LIGHTING	S2RD 9 27KS 20 P1 AS61 WH UNV	APPROVED EQUAL	RECESSED	-	
FX3	STEP LIGHT	LED	1161/2700	-		120.00	18.00	ALUZ	A1-ZAKY-STN	APPROVED EQUAL	RECESSED	-	
FX4	MINI MARKER	LED	1161/2700	-		120.00	4.00	NINIMIS	M1 MP 27 BK PKMP-0115	APPROVED EQUAL	RECESSED	1	

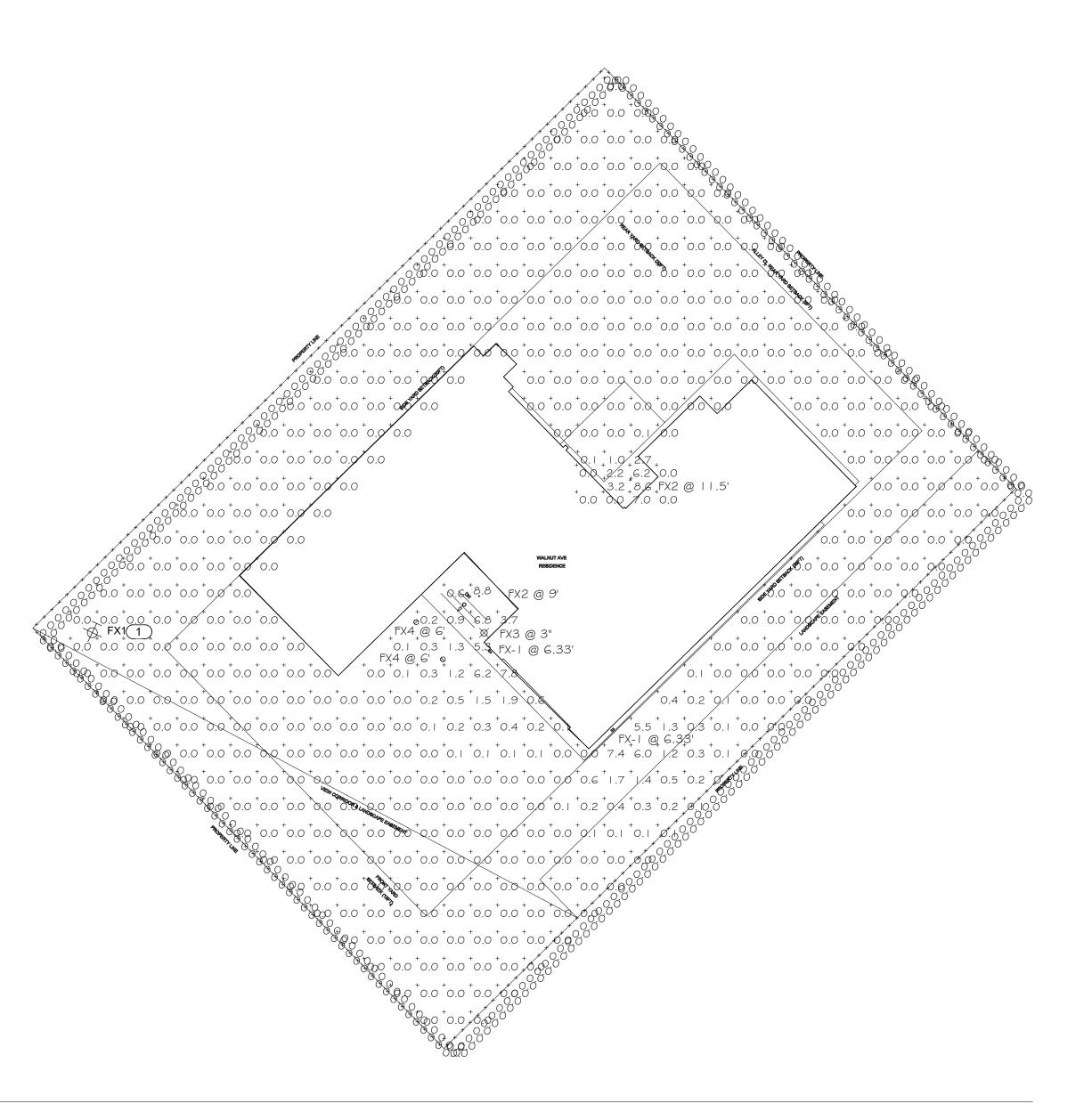
GF	NFR	ΔΙ	NO	TES

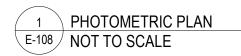
REFERENCE SHEET E0.1 FOR GENERAL NOTES.

GENERAL NOTES

1 FIXTURE DOES NOT PROVIDE LIGHTING FOOT CANDLE AT THE GROUND

Statistics						
Description	Symbol	Avg	Max	Mın	Max/Mın	Avg/Mın
5' veret c	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
5' vert a	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
5' vert b	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
5' vert d	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
Calc Zone #6	+	1.9 fc	7.0 fc	0.0 fc	N/A	N/A
Calc Zone #7	+	0.2 fc	8.8 fc	0.0 fc	N/A	N/A





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KNOB HILL RESIDENCE

OWNER:

KNOB HILL PROPERTIES, LLC P.O. BOX 14001-174 KETCHUM, ID 83340

PROJECT ARCHITECT:

RO | ROCKETT DESIGN 1306 BRIDGEWAY, FLOOR 2 SAUSALITO, CA 94965 TEL: 415.289.0830

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CIVIL ENGINEER:

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LANDSCAPE ARCHITECT:

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TEL: 727.779.3556

MEP ENGINEER PROFICIENT ENGINEERING 4704 N HARLAN STREET, SUITE 620 **DENVER, CO 80212**



Denver, Colorado 80212 720.779.3556 Project #325045

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07/17/2025	90% SET

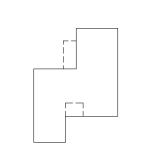
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PROJECT NUMBER

DRAWING TITLE:

PHOTOMETRIC PLAN

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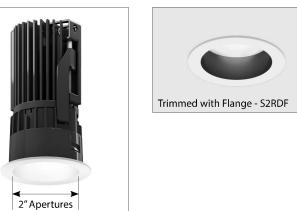
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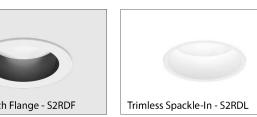
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TIER 2









Available as a full family of downlight, adjustable and wall wash, USAI's high performance 2" aperture pinhole product line can light spaces with ceilings from 8' to 20' in height while remaining fully serviceable AND installable from below the ceiling plane.

High performance pinhole with install-from-below capability

2" Round Downlight - S2RD-HO

- Classic White, Dim to Warm, Dim to Warm+ LED and Color Select Tunable White color options Trimmed, trimless and millwork styles are compatible with sheetrock, ACT, wood/millwork, and many other ceiling materials
- Industry leading illumination and craftsmanship
- New construction and remote driver housing options for easy installation in any site condition



the LittleTwos Pinhole Installs from Below with Integral Driver - 6-3/4" plenum space required

PERFORMANCE DATA See Page 6 for Details

1 One Fixture Per Driver

	Classic \	Dim-to-Warm and Dim-to-Warm+	Color Select Tunable White		
Wattage:	9W	15W	20W	15W	15W
Color Temperature and CRI	3000K, 80+	3000K, 80+	3000K, 80+	3000K, 90+	3000K, 90+
Source Lumens:	1200 lm	1875 lm	2600 lm	1100 lm	1000 lm
Maximum Delivered Lumens:	875 lm	1350 lm	1900 lm	750 lm	850 lm

TABLE OF CONTENTS - HOW TO USE THIS SPEC SHEET

- Install from Below / Retrofit fixture ordering options page 2
- Integral Driver fixture ordering options page 3
- Remote Driver fixture ordering options page 4
- Remote Driver power supplies page 5
- Performance data <u>page 6</u>
- Fixture drawings pages 7 10
- Notes pages <u>11 13</u>

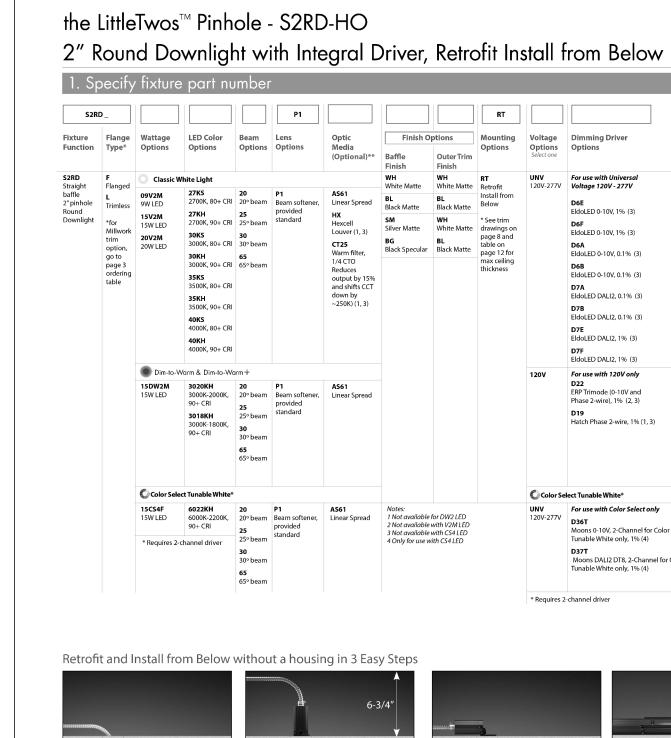
USAI LIGHTING COLLABORATORY 13 Crosby Street New York, NY 10013

showroom@usailighting.com

845-234-4090

USAI LIGHTING HEADQUARTERS 1126 River Road New Windsor, NY 12553 T: 845-565-8500 F: 845-561-1130 info@usailighting.com

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New Windsor, NY 12553

info@usailighting.com

T: 845-565-8500 F: 845-561-1130

1. Insert Flex Driver Case from Below

USAI LIGHTING COLLABORATORY

showroom@usailighting.com

13 Crosby Street

845-234-4090

New York, NY 10013

1. Finished Installation from Below with USAI LIGHTING HEADQUARTERS © 02/07/2024. USAI, LLC. All rights reserved. 1126 River Road

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RT fixtures

cannot be

installed in acoustical

ceilings. NCT housing tray required. See

order table options on

Lutron Athena

Wireless node

D37T
Moons DALI2 DT8, 2-Channel for Color Select
Tunable White only, 1% (4)

Options, visit
order table on

page 3

D6F EldoLED 0-10V, 1% (3)

D6A EldoLED 0-10V, 0.1% (3)

D6B EldoLED 0-10V, 0.1% (3)

D7A EldoLED DALI2, 0.1% (3)

D7B EldoLED DALI2, 0.1% (3)

D7E EldoLED DALI2, 1% (3)

D7F EldoLED DALI2, 1% (3)

For use with 120V only

D22 ERP Trimode (0-10V and Phase 2-wire), 1% (2, 3)

UNV For use with Color Select only

D19 Hatch Phase 2-wire, 1% (1, 3)

KNOB HILL RESIDENCE

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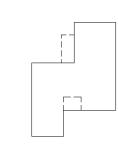
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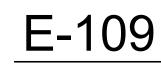


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PHOTOMETRIC CUTSHEETS

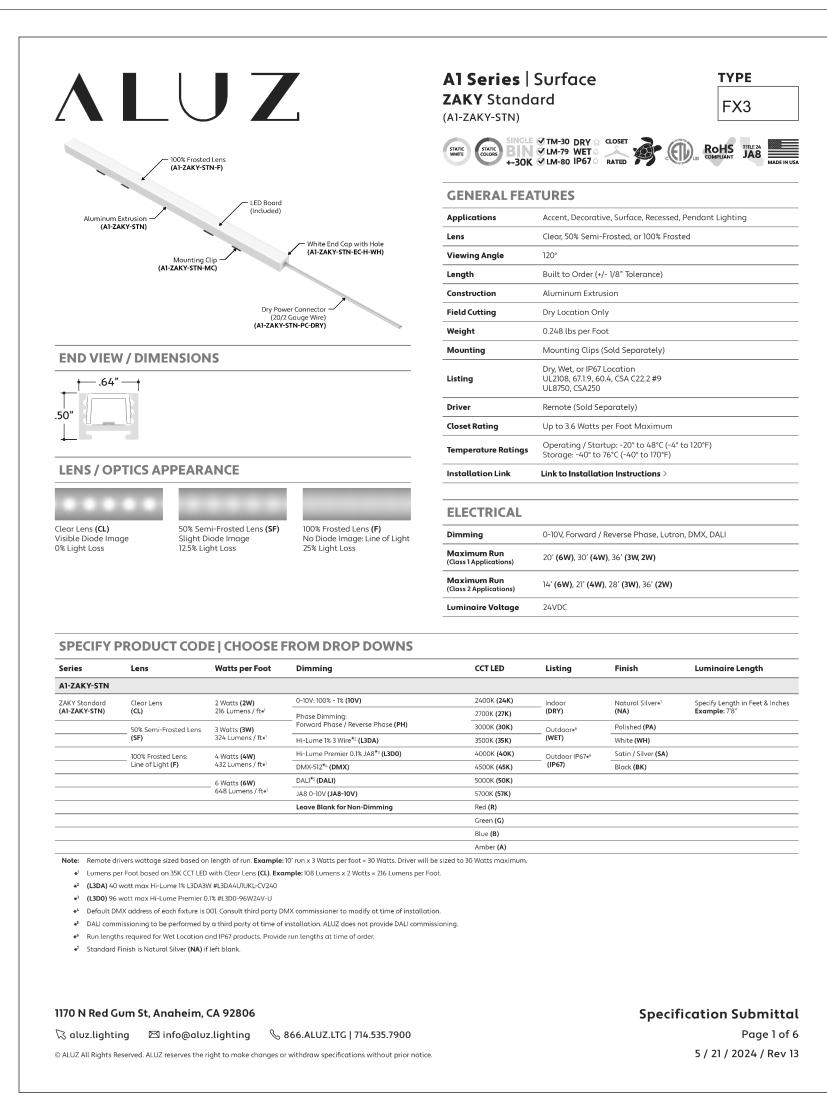
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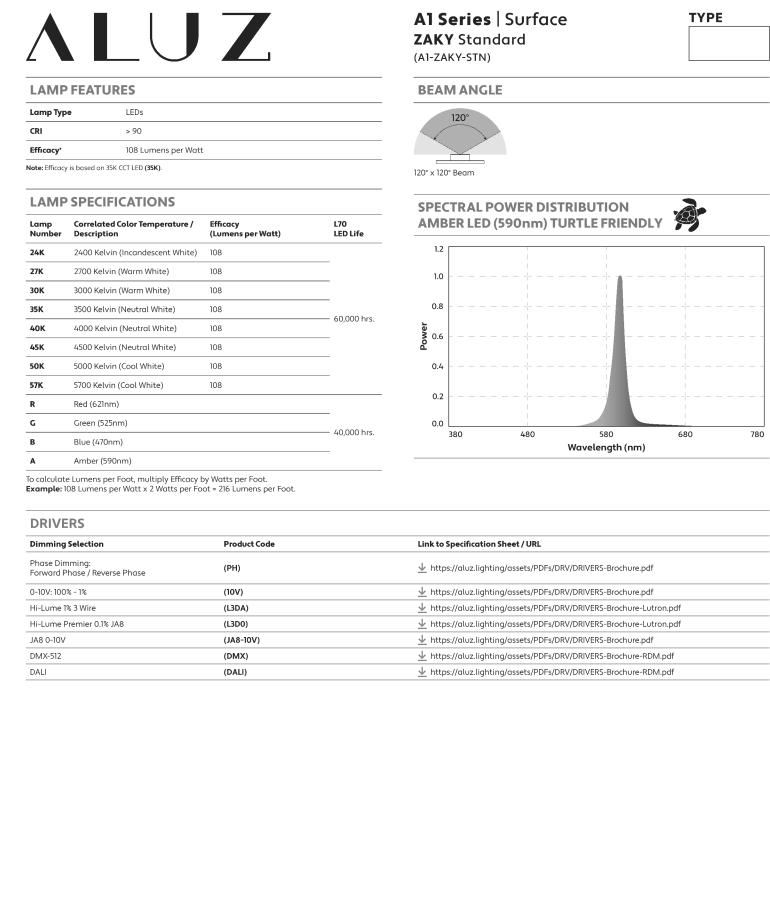


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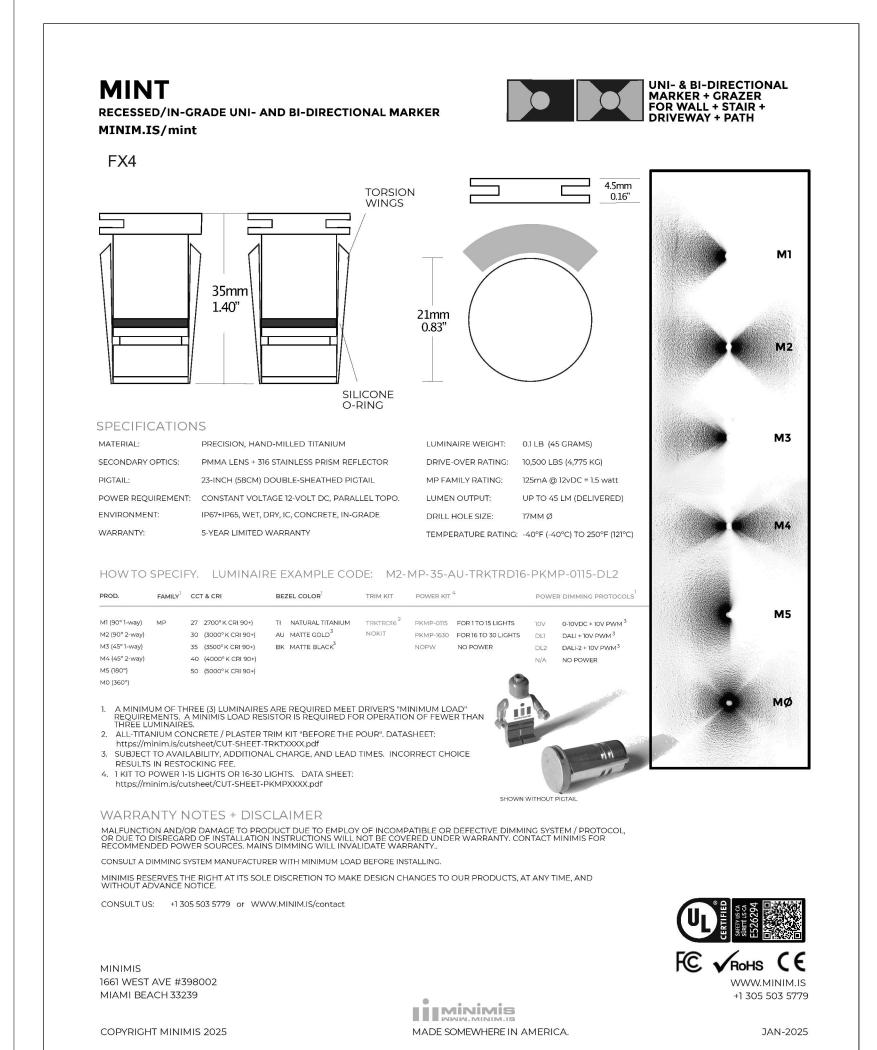




Specification Submittal

Page 2 of 6

5 / 21 / 2024 / Rev 13



1170 N Red Gum St, Anaheim, CA 92806

💢 aluz.lighting 🖾 info@aluz.lighting 📞 866.ALUZ.LTG | 714.535.7900

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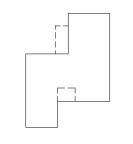
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PHOTOMETRIC CUTSHEETS

DRAWING NUMBER:

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