

SAWTOOTH SERENADE

PROJECT DATA

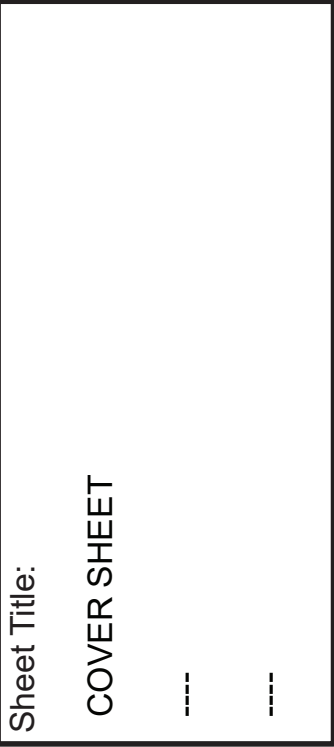
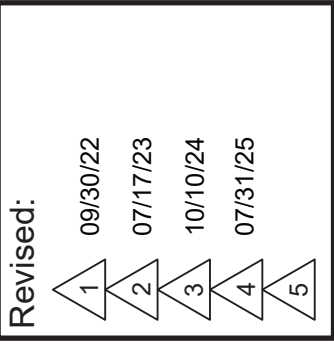
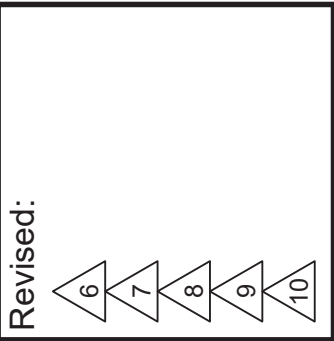
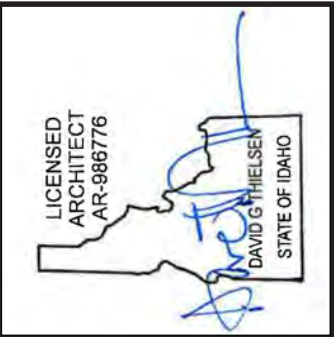
OWNERS: Scott and Julie Lynch 409 5th Avenue West Kirkland, WA 98033	OWNERS: Yahn Bernier and Elizabeth McCaw 321 82nd Avenue Northeast Medina, WA 98039	TAX NUMBER: RPK0000038005A	ALLOWABLE GROSS FLOOR AREA: Lower level G.F.A. above basement invisible plane including stair tower and elevator = 1,030 sf Parking area = 5,148 sf less underground parking area of 392 sf Parking area G.F.A. = 4,756 sf Middle level = 10,421 sf less stair tower and elevator of 470 sf Middle level G.F.A. = 10,039 sf Upper level = 8,716 sf less stair tower and elevator of 470 sf Upper level G.F.A. = 8,042 sf	FINISH FLOOR ELEVATIONS: Lower Level 5825'-0" Middle Level 5842'-6" Upper Level 5855'-7½"
PROJECT ADDRESS: 260 N 1st Ave KETCHUM, ID 83340		LEGAL DESCRIPTION: Ketchum Townsite Block 38, Lot 5A		AVERAGE EXISTING GRADE: Average Grade at Front (1st Ave) 5824.50' Elevation at West Corner: 5825.00' Elevation at East Corner: 5824.75' Average Grade at Front: 5824.75'
APPLICABLE CODES: 2020 Idaho Residential Code (2018 I.R.C. Amended) 2018 International Building Code (I.B.C.) 2018 International Mechanical Code (I.M.C.) 2018 International Fire Code (I.F.C.) 2018 Uniform Plumbing Code (U.P.C.) 2017 National Electrical Code (N.E.C.) 2020 Idaho Energy Conservation Code (2018 I.E.C.C. Amended)		PARKING PROVIDED: 5 full sized vehicle spaces per KZC 17125.030. Because the required parking spaces are located within the building the spaces are dimensioned on the lower level plan. Please see sheet A2.	REQUIRED STANDARD SETBACKS: Front and Street Side Setback: 5' Average Alley Setback: 3' Interior Side Setback: 0' See sheets A12, A13, A14, and A15 for actual setbacks	Average Grade at Rear (Alley) 5825.90' Elevation at West Corner: 5834.80' Elevation at East Corner: 5830.35' Average Grade at Rear: 5830.35'
OCCUPANCY: R-3 (One and Two Family Residences)		NET FLOOR AREA SUMMARY: Lower Level: 3,944 sf Middle Level: 9,554 sf Upper Level: 7,510 sf Total: 21,008 sf	REQUIRED FLOOR AREA RATIO INCREASE: Lot Area: 16507 sf Standard Allowable Floor Area Ratio 1.0 Allowable G.F.A.: 16507 x 1.0 = 16507 sf Actual G.F.A.: 23,867 sf (23,867 sf < 37,140.75 sf) Proposed G.F.A. = 1.45	BUILDING HEIGHT LIMIT: Average Grade 1st Avenue: 5824.75' Allowable Maximum Height 1st Ave.: 5866.75' Actual Maximum Height of Structure: 5866.70' Actual Height 5866.70" < Allowable Height 5866.75' COMPLIES
CONSTRUCTION TYPE: VB				Average Grade Alley: 5830.35' Allowable Maximum Height Alley: 5872.35' Actual Maximum Height of Structure: 5872.33' Actual Height 5872.33" < Allowable Height 5872.35' COMPLIES
LEED RATING: Silver projected				
SPRINKLERED: YES per NFPA 13 and City of Ketchum Ordinance #1125				

PROJECT TEAM

OWNERS: Scott and Julie Lynch 409 5th Avenue West Kirkland, WA 98033	ARCHITECT: Thielsen Architects, Inc. P.S. 720 Market Street, Suite C Kirkland, WA 98033 (425) 828-0333 fax (425) 828-9376 Contact: Robert Connor	LANDSCAPE ARCHITECT: Eggers Associates P.O. Box 953 Ketchum, ID 83340 (208) 725-0988 Contact: Kurt Eggers	CIVIL ENGINEER: Galena-Benchmark Engineering 100 Bell Drive, Suite C Ketchum, ID 83340 (208) 726-9512 Contact: Jeff Loomis	LAND SURVEYOR: Galena-Benchmark Engineering 100 Bell Drive, Suite C Ketchum, ID 83340 (208) 726-9512 Contact: Mark Phillips	LANDUSE ATTORNEY: Lawson Laski Clark, PLLC 675 Sun Valley Road, Suite A Ketchum, ID 83340 (208) 725-0055 Contact: Jim Laski
OWNERS: Yahn Bernier and Elizabeth McCaw 321 82nd Avenue Northeast Medina, WA 98039	STRUCTURAL ENGINEER: SSF Engineers 934 Broadway Ave Tacoma, WA 98402 (253) 284-9470 Contact: Ryan Reichman	LIGHTING DESIGNER: Kevin Flower, LC 20650 N. 29th Placet, Suite 106 Phoenix, AZ 85050 (602) 341-3667 Contact: Kevin Flower	GEOTECHNICAL ENGINEER: Steve Butler & Associates 208 Spruce Avenue North Ketchum, ID 83340 (208) 720-6432 Contact: Steve Butler	STREET LIGHTING DESIGNER: The MH Companies 2995 North Cole Road, Suite 115 Boise, ID 83704 (608) 609-3722 Contact: Mike Decker	

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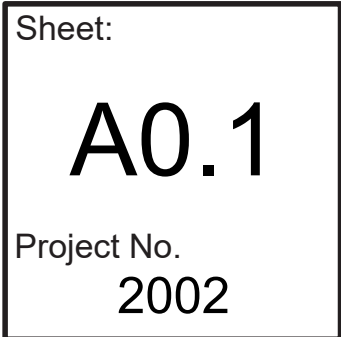
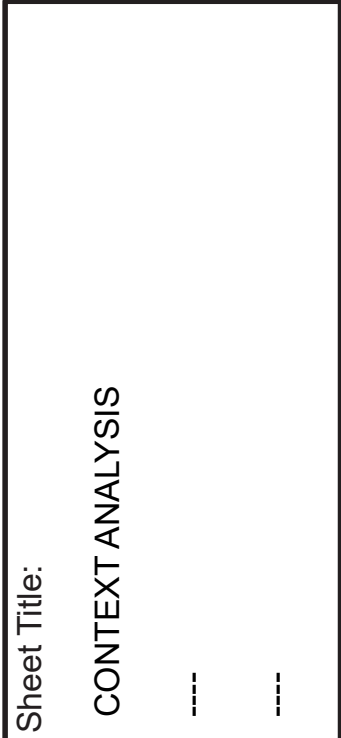
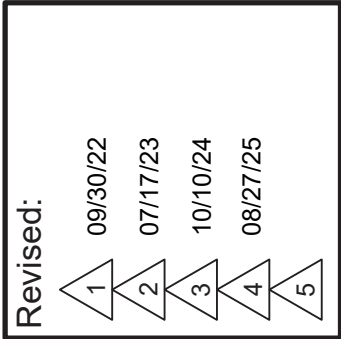
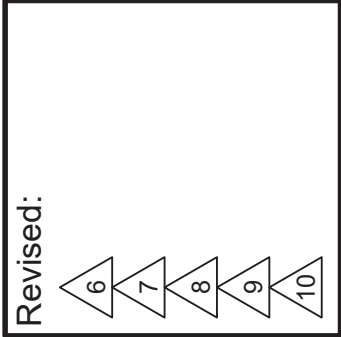
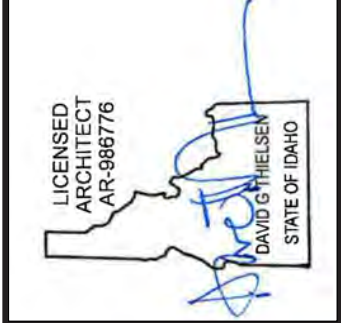


FAR 1.45

CONTEXT ANALYSIS

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

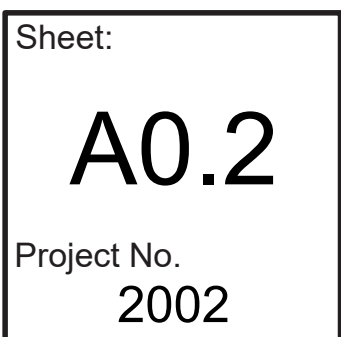
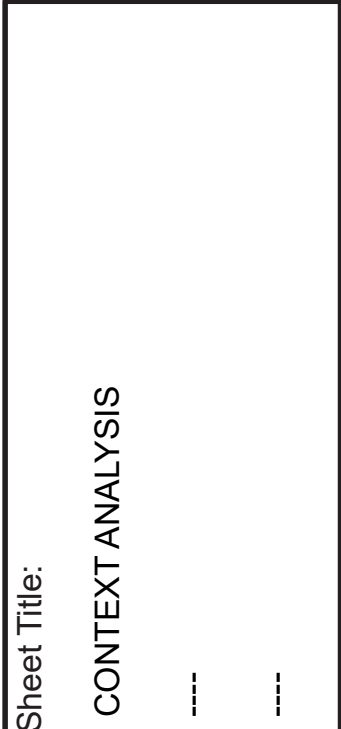
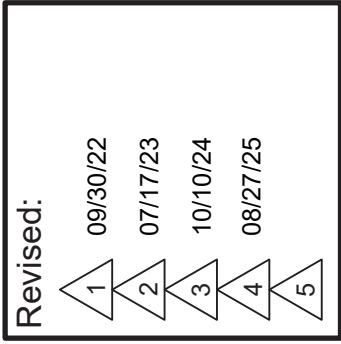
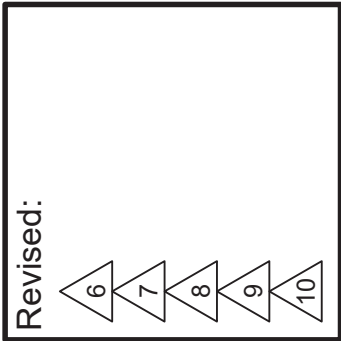
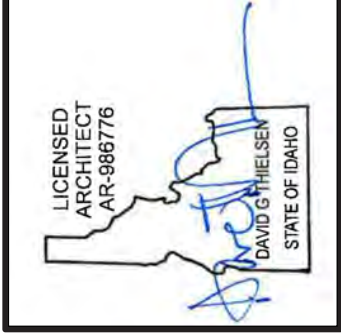
The map below illustrates recently approved commercial & mixed-use projects within a 1/4 mile of the proposed project site.



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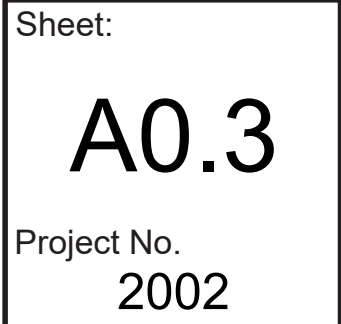
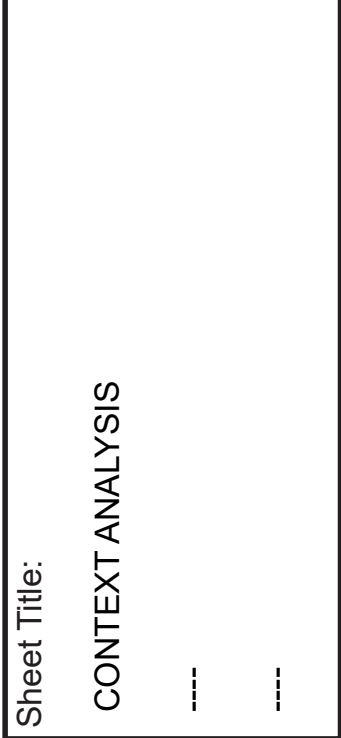
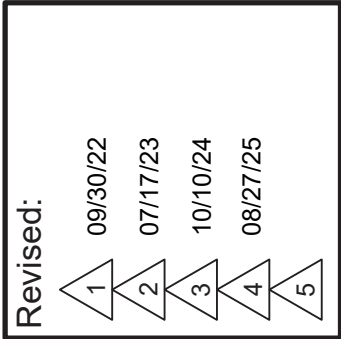
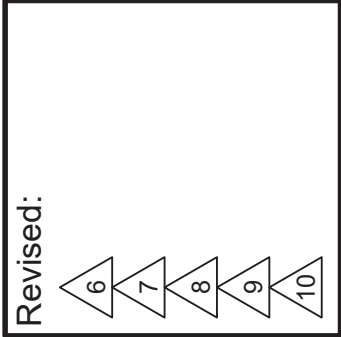
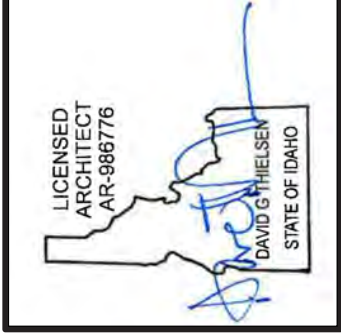
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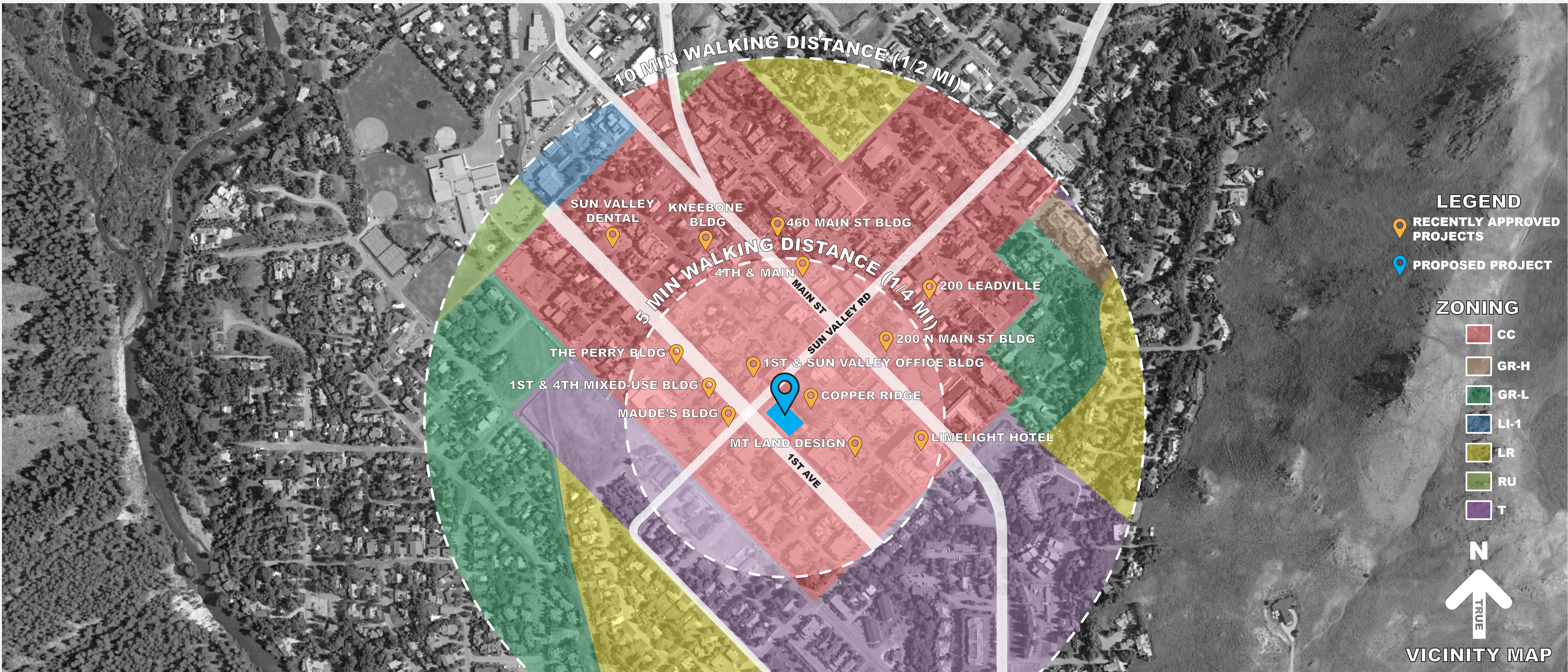


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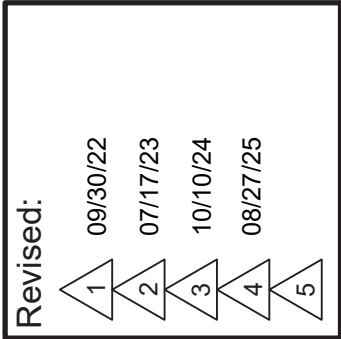
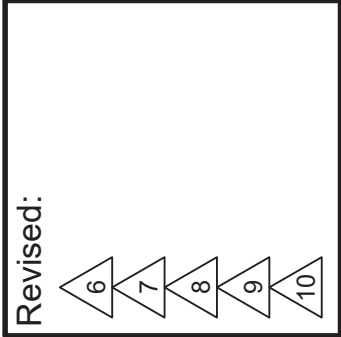
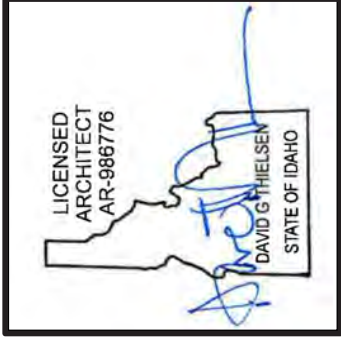




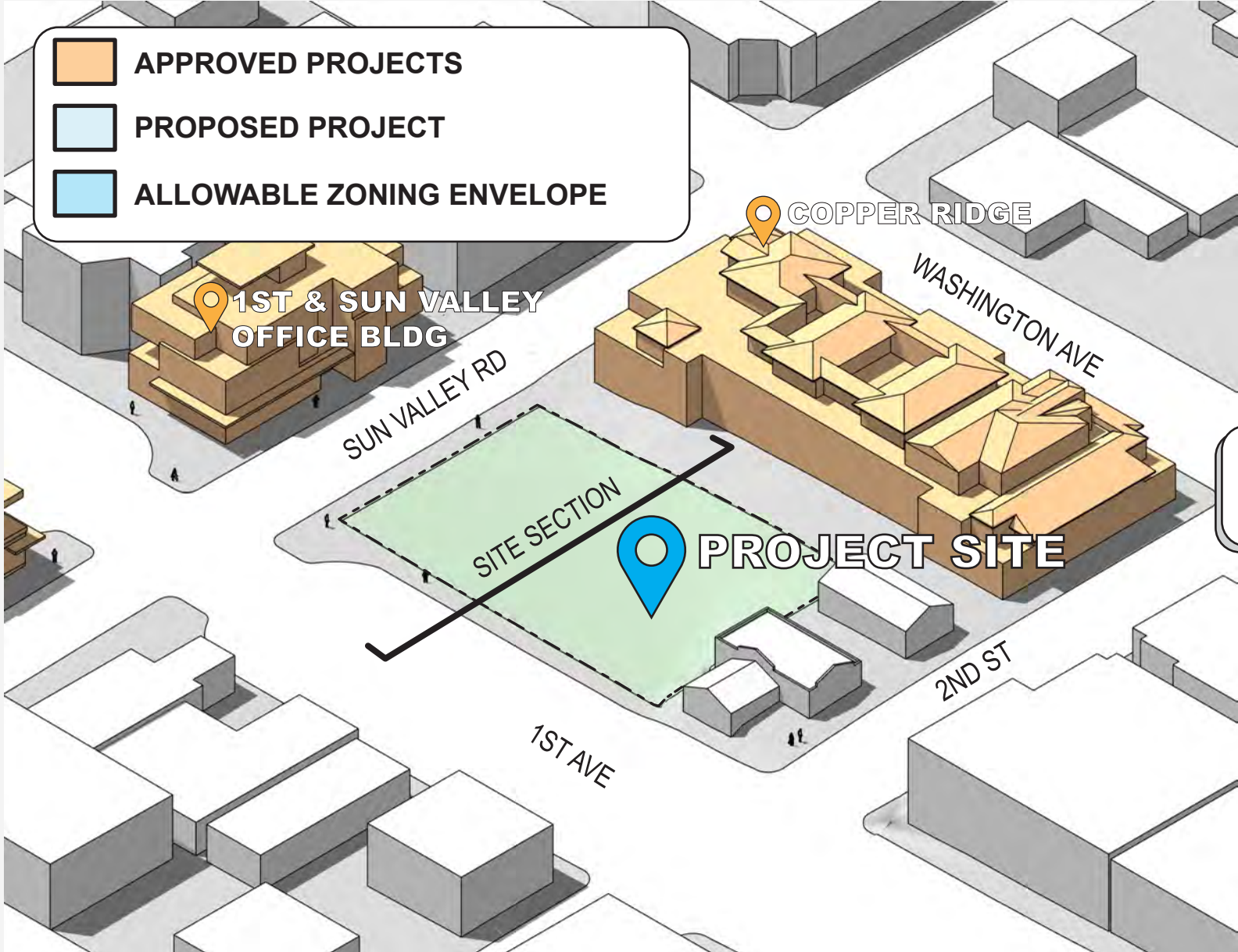
SITE ANALYSIS

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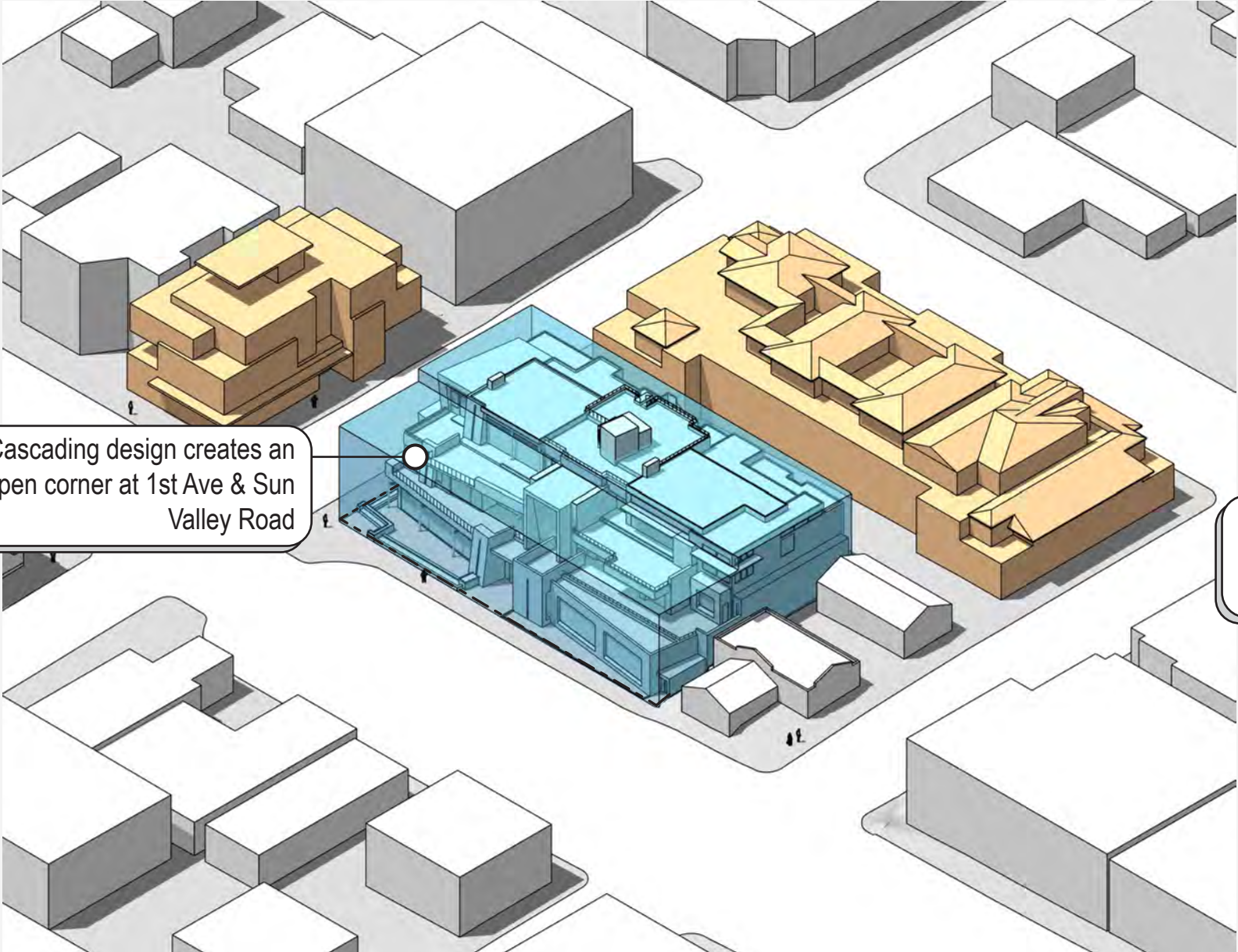
Copper Ridge, 1st & Sun Valley Office Bldg, 1st & 4th Mixed-Use Bldg & The Perry Bldg are all noteworthy projects that are within the immediate vicinity of the proposed project. Three of which are located on 1st Ave.



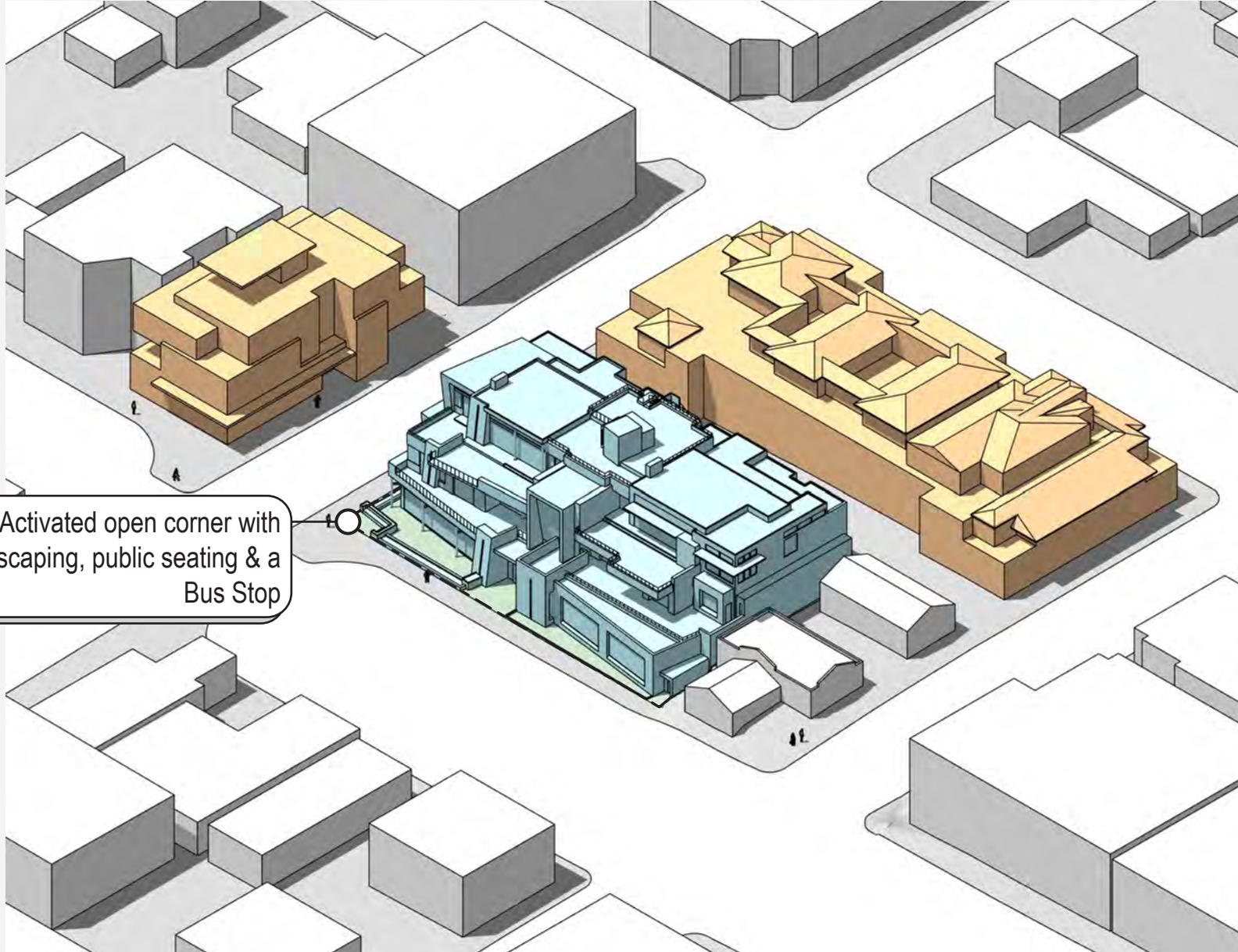
SITE DIAGRAMS



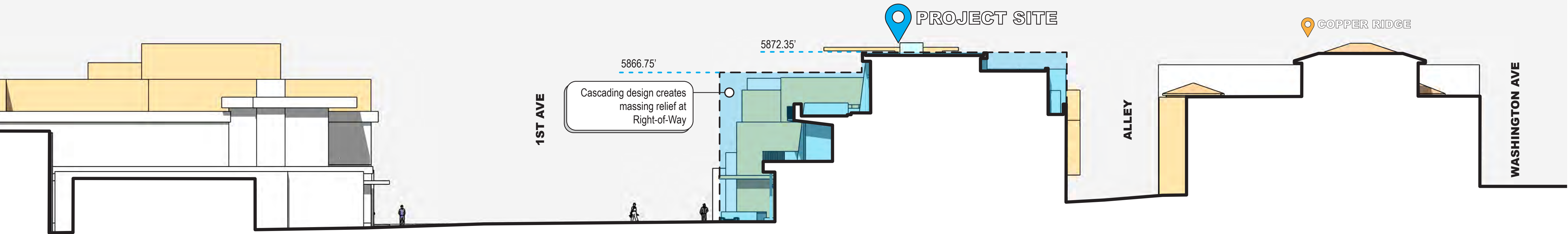
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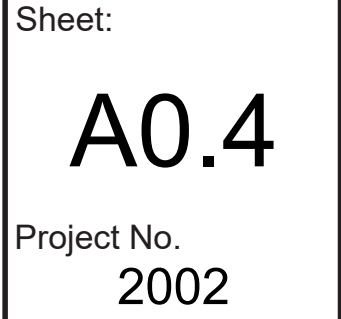
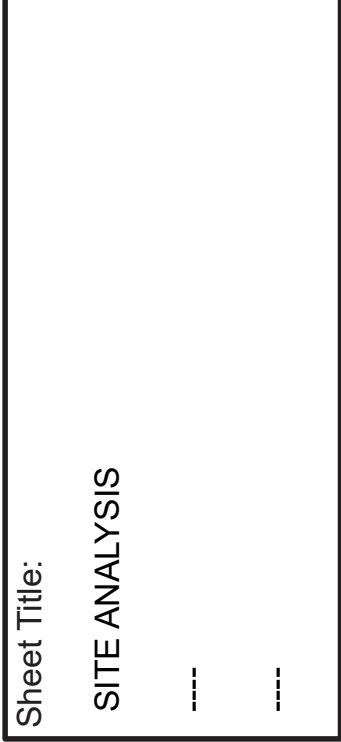
ALLOWABLE ZONING ENVELOPE



PROPOSED BUILDING MASSING

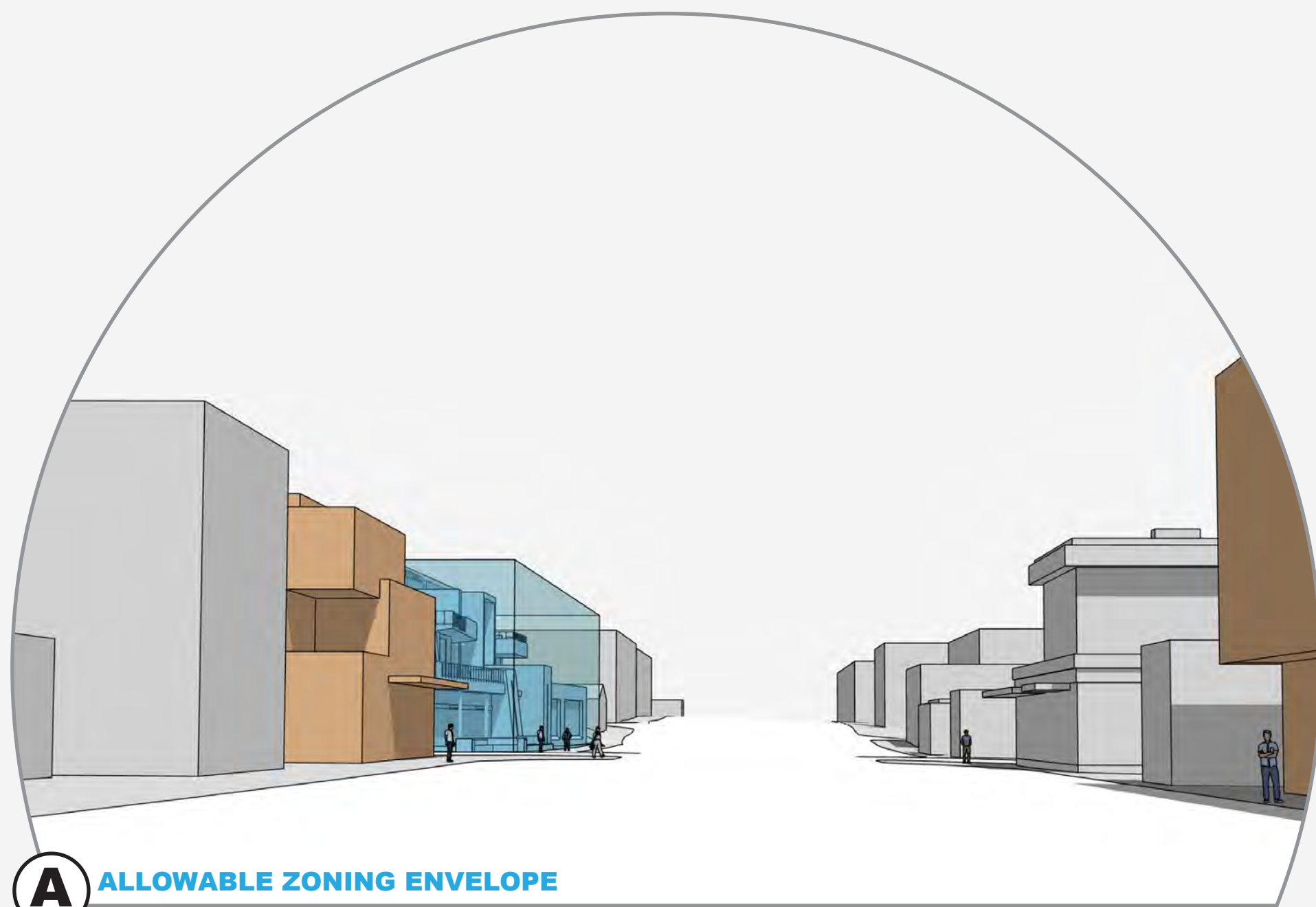


SITE SECTION





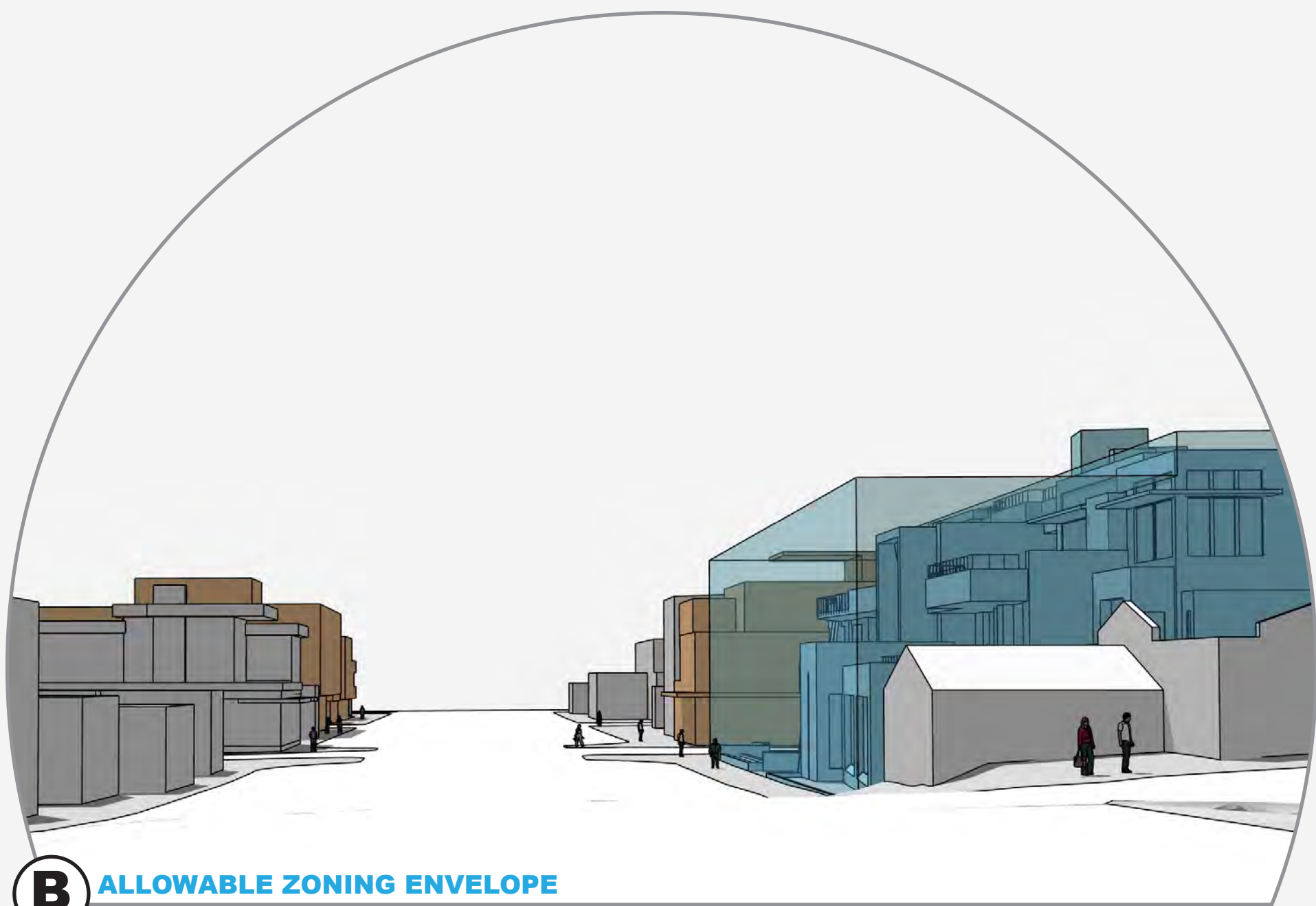
A The building massing aligns with the cadence & rhythm of the street and integrates with the pattern of development along 1st Ave



A ALLOWABLE ZONING ENVELOPE



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



B ALLOWABLE ZONING ENVELOPE



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

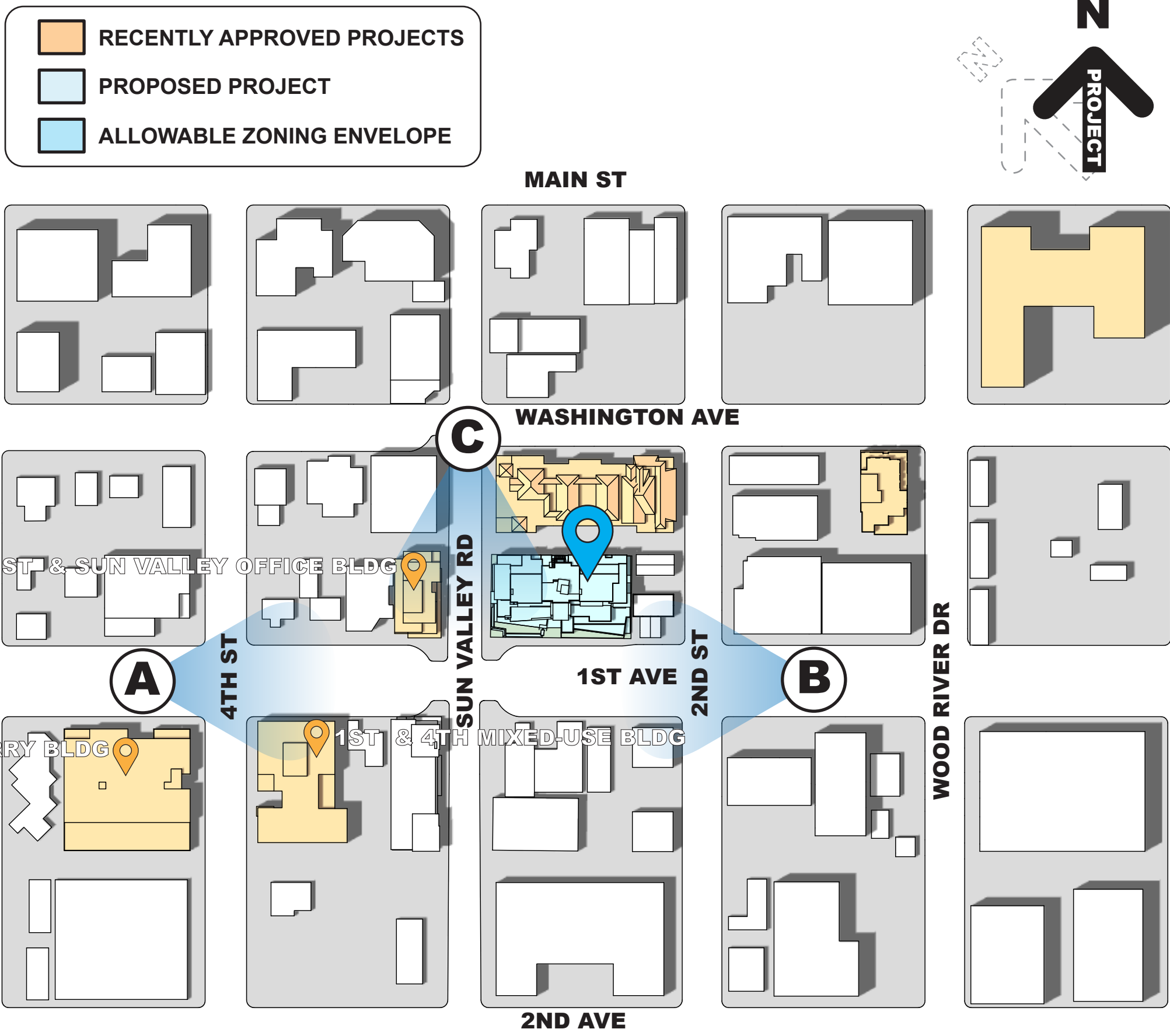


C ALLOWABLE ZONING ENVELOPE

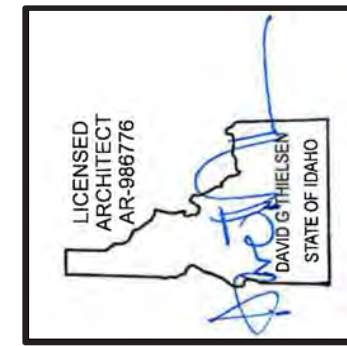
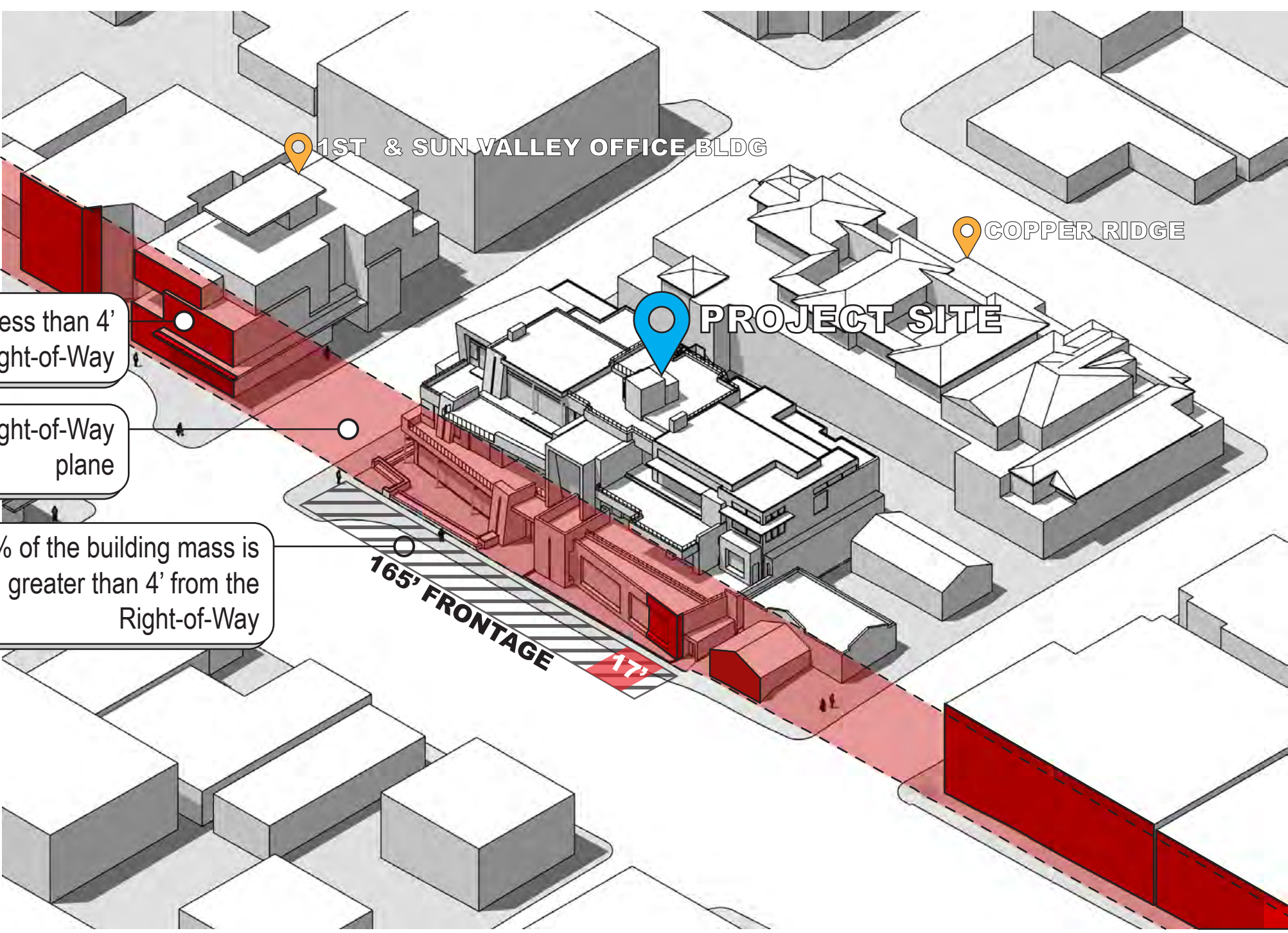
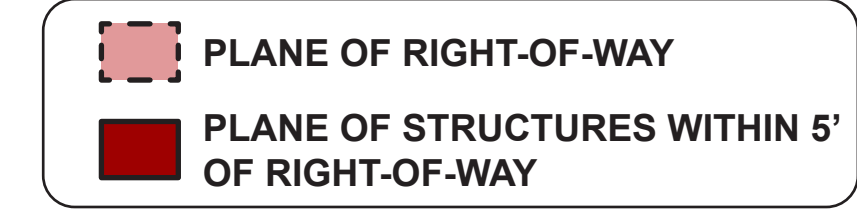
SITE ANALYSIS

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

SITE PLAN



SETBACK DIAGRAM



Revised:	1	2	3	4	5

Revised:	1	2	3	4	5

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

Thielsen
ARCHITECTS
Kirkland, WA 98033 Tel 425.828.0333 Fax 425.828.9376

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

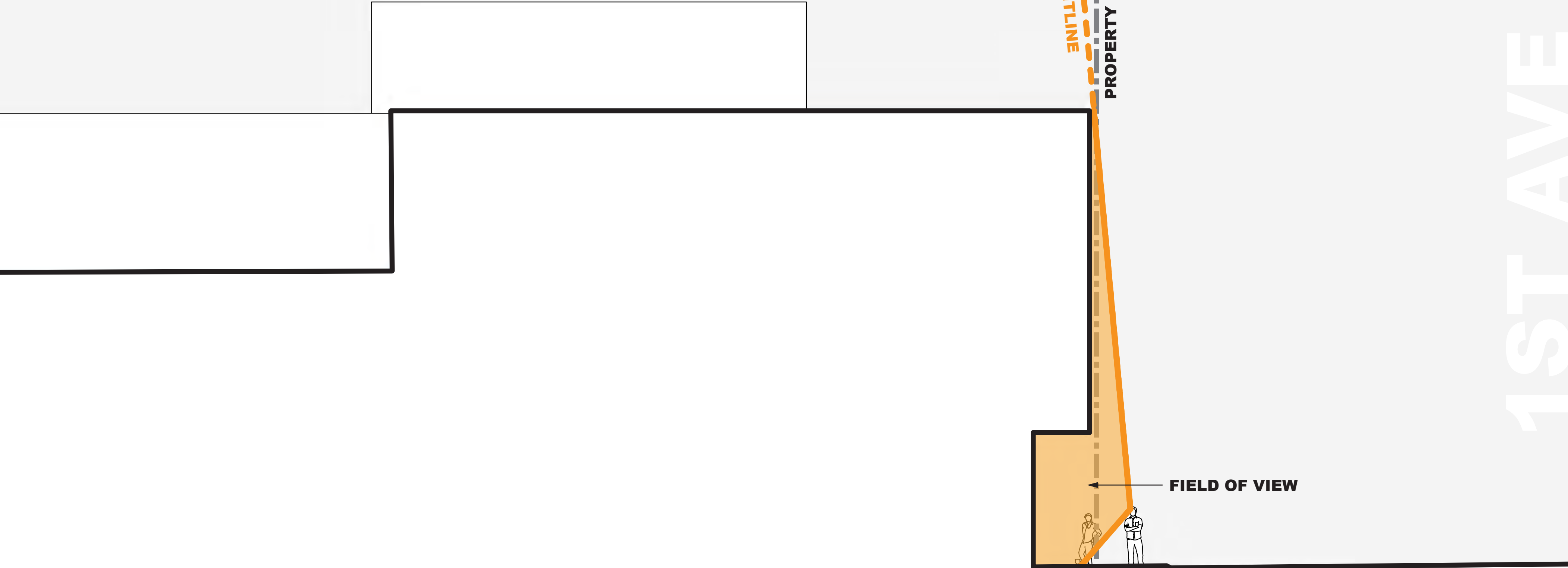
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SITE ANALYSIS

Sheet:
A0.5
Project No.
2002



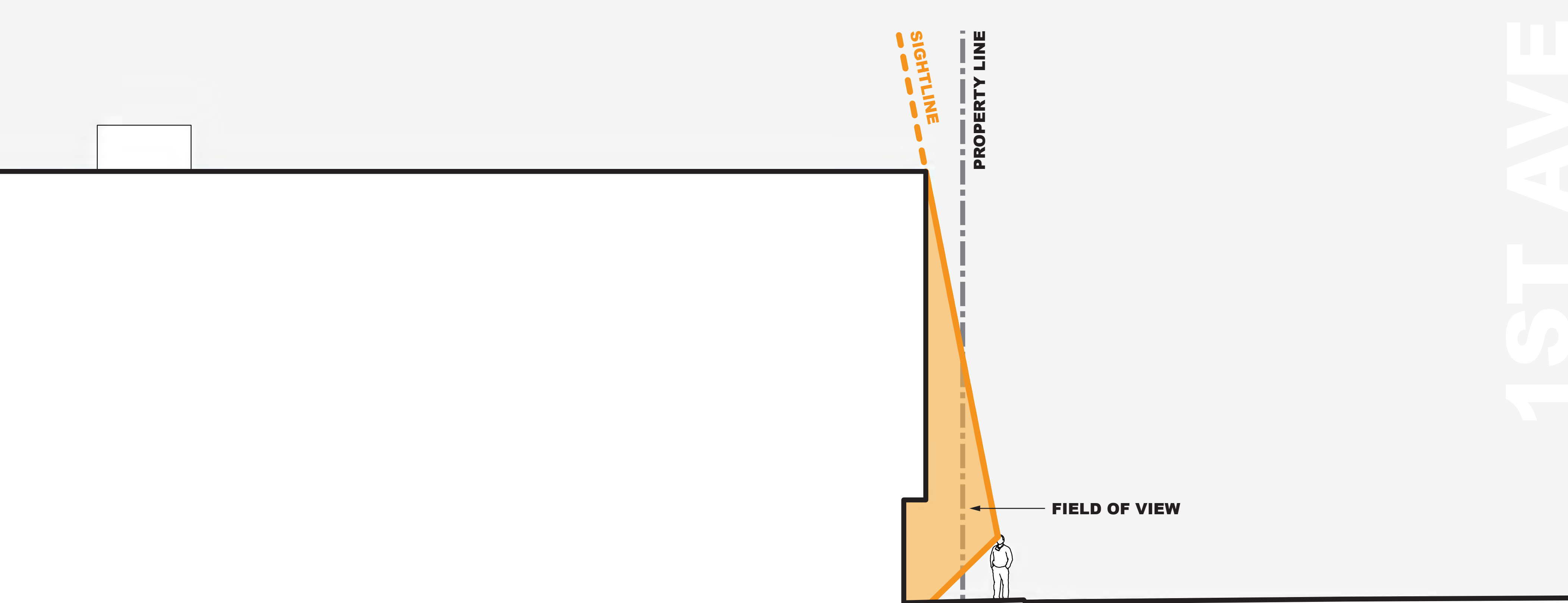
1ST AVE & 4TH ST MIXED-USE BLDG

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



THE PERRY BLDG

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



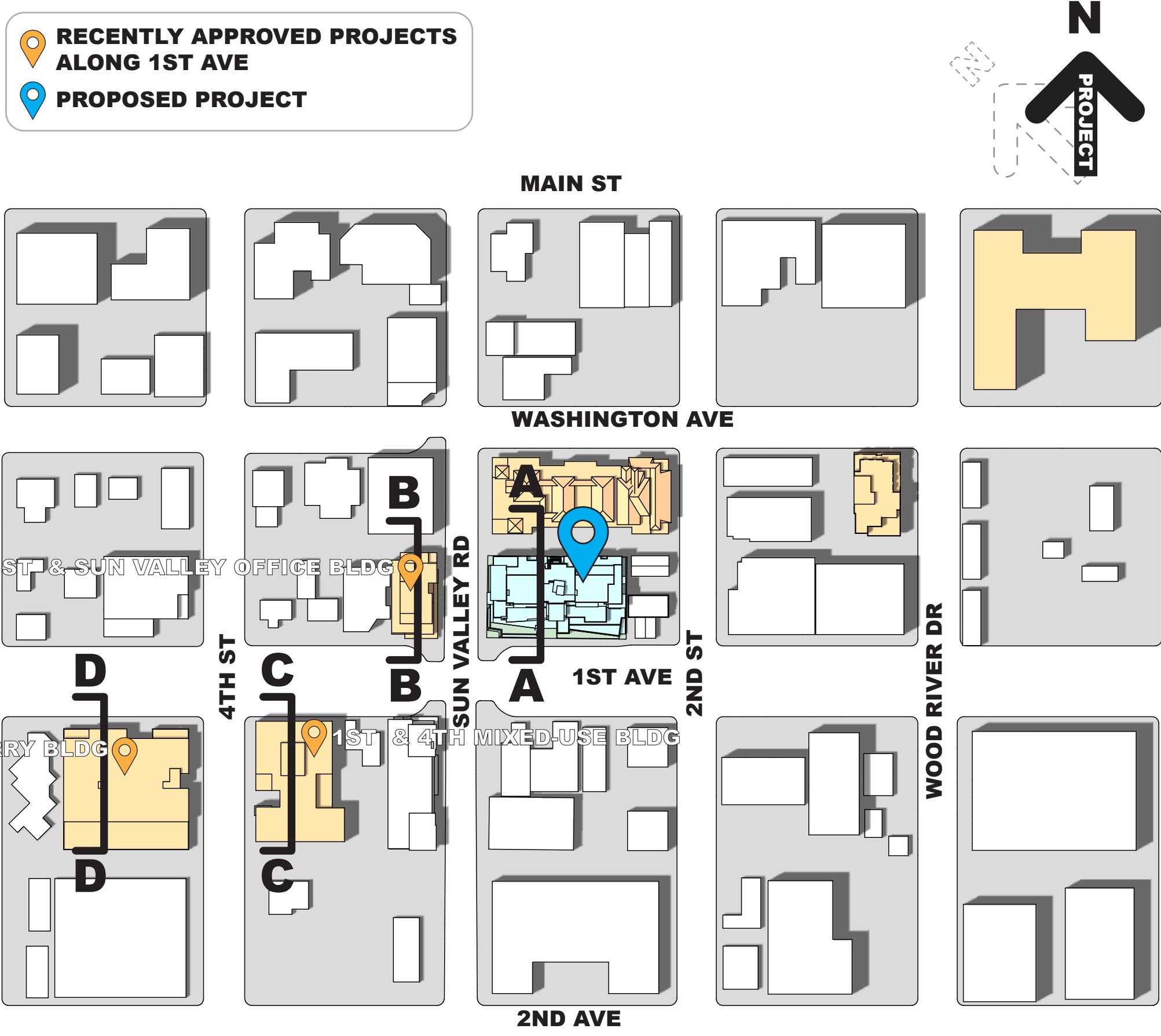
CONTEXT COMPARISON

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

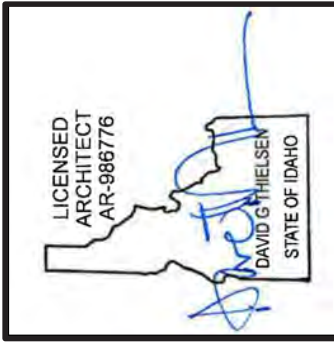
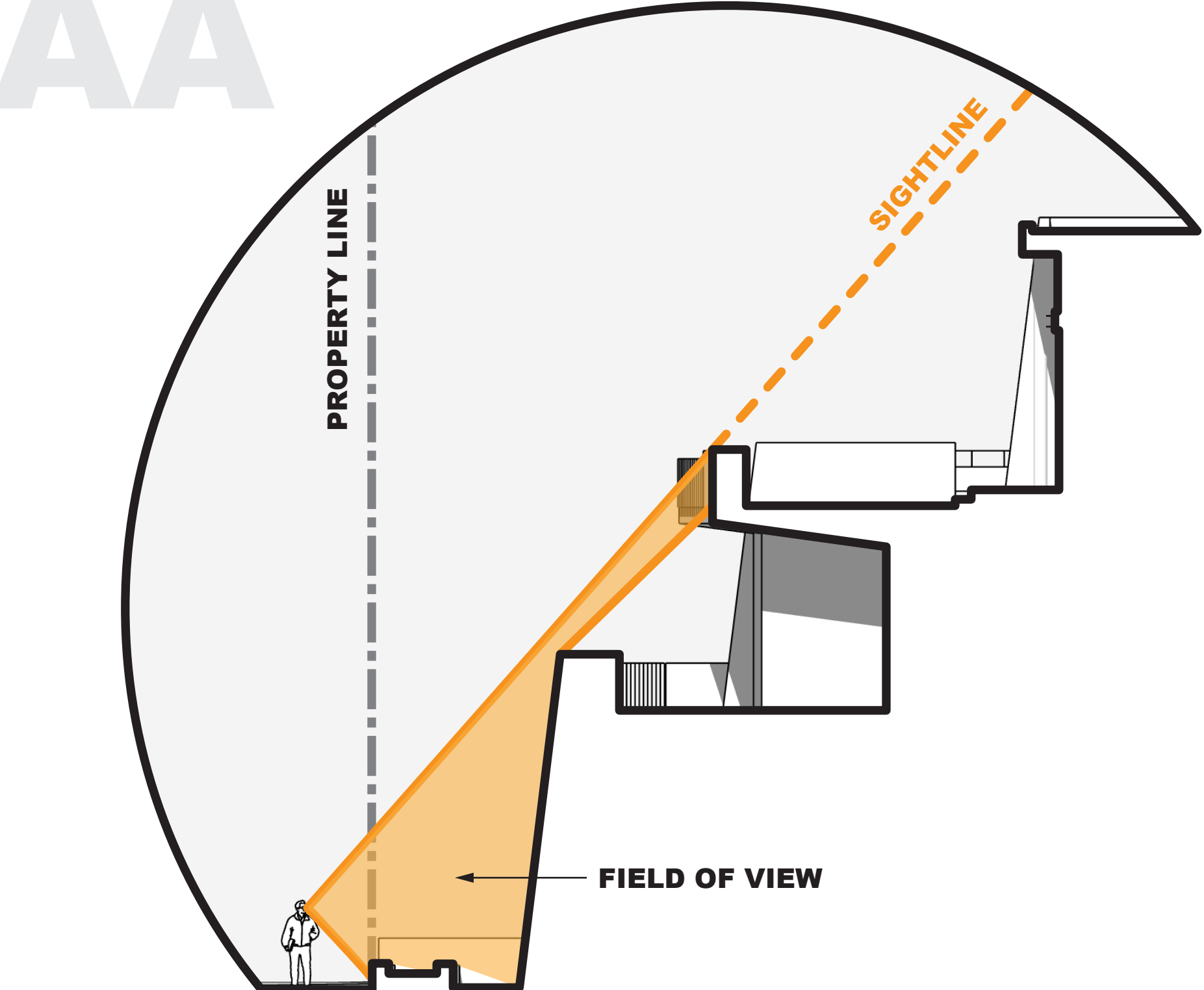
STREET LEVEL SIGHTLINE

RECENTLY APPROVED PROJECTS
ALONG 1ST AVE

PROPOSED PROJECT



SAWTOOTH SERENADE



Revised:

6	8	9	10
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Revised:

1	2	3	4	5
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Drawn: 10/10/24

Checked: ----

Construction Set Issued: ----

Thielsen

A R C H I T E C T S

Kirkland, WA 98033 | Tel 425.828.0333 | Fax 425.828.9376

Project:

SAWTOOTH SERENADE

260 N 1ST AVE

KETCHUM, ID

Sheet Title:

CONTEXT COMPARISON

Sheet:

A0.6

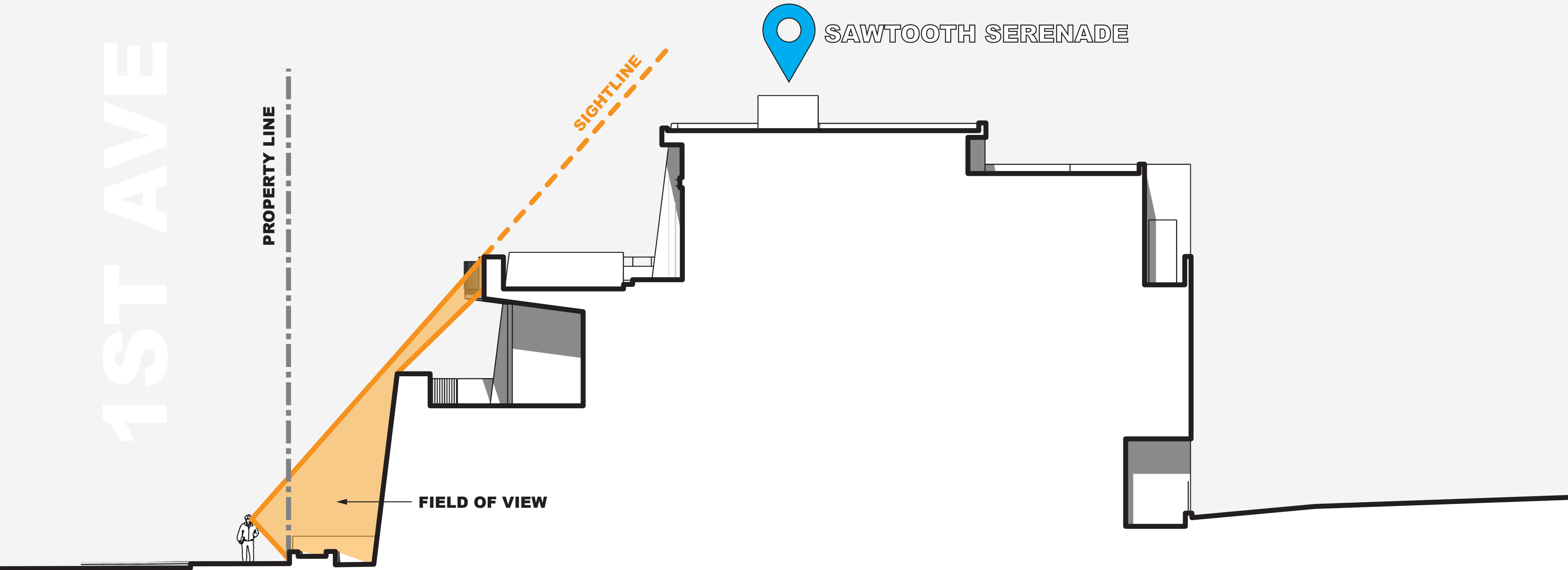
Project No. 2002

AA

PROPOSED PROJECT

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

1ST AVE

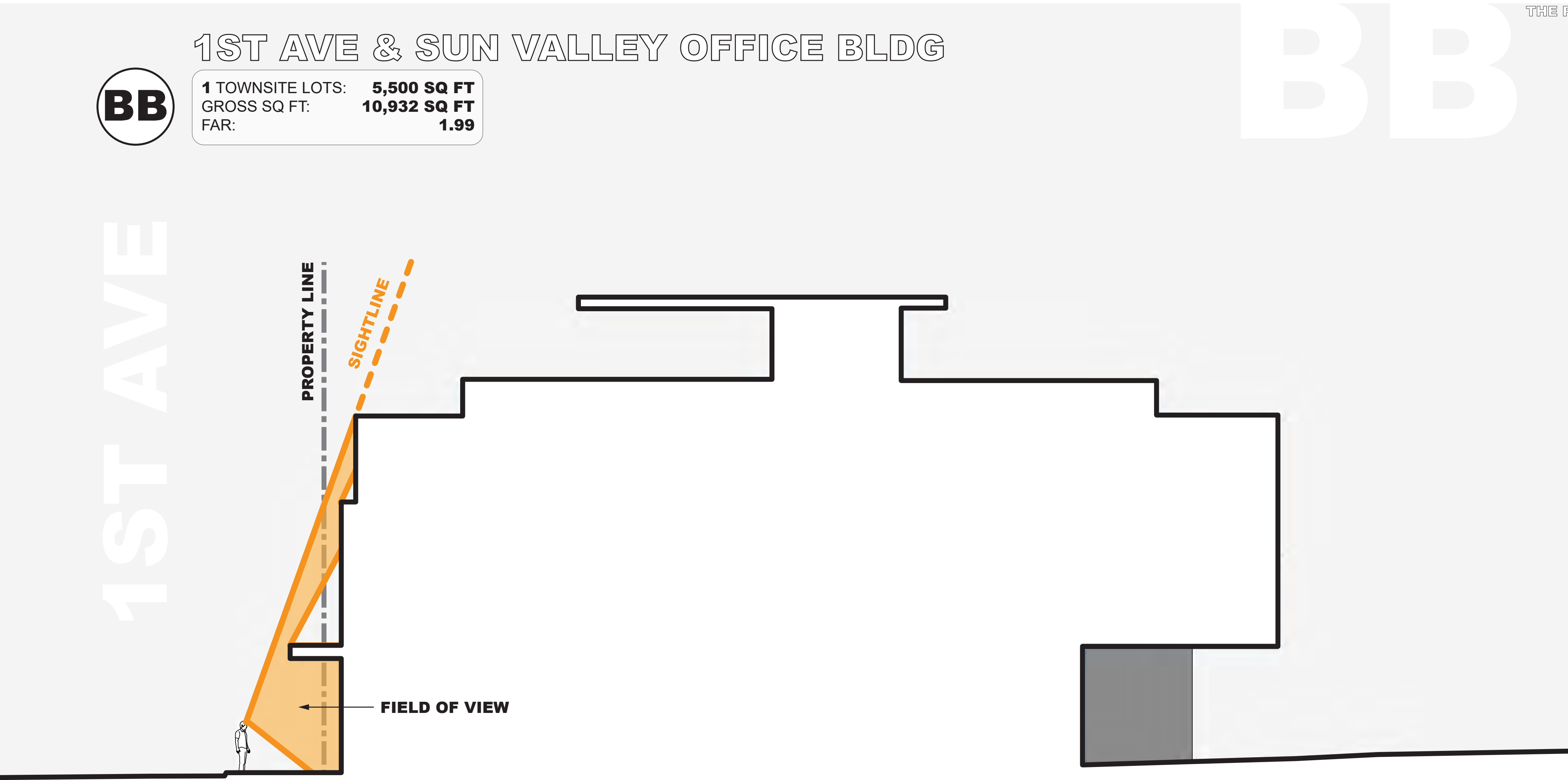


BB

1ST AVE & SUN VALLEY OFFICE BLDG

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

1ST AVE

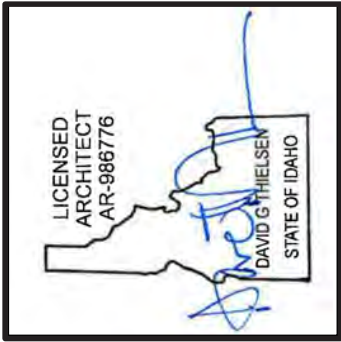
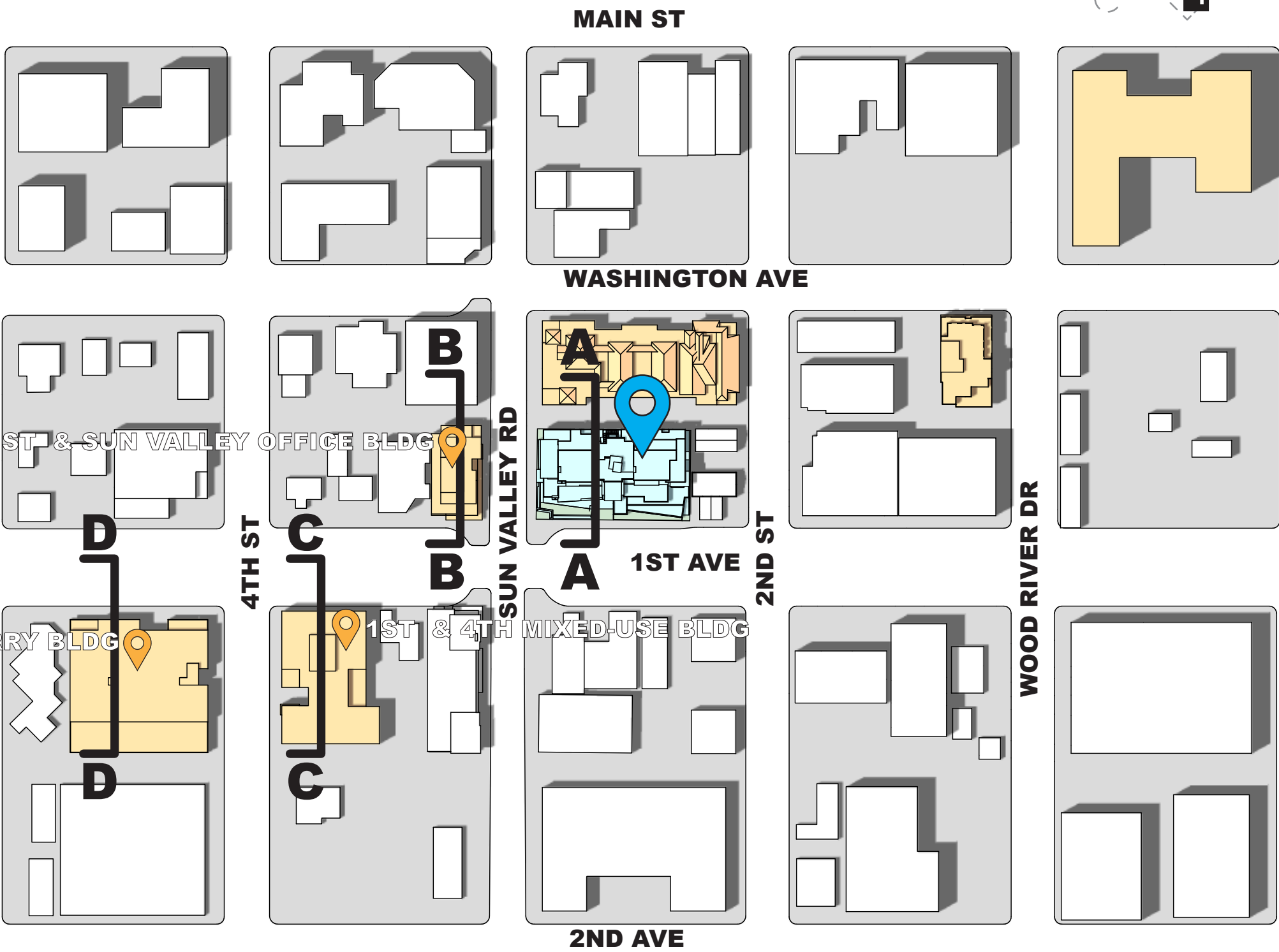


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STREET LEVEL SIGHTLINE

- RECENTLY APPROVED PROJECTS ALONG 1ST AVE
- PROPOSED PROJECT



Revised:	1	2	3	4	5
	6	7	8	9	10

Revised:	1	2	3	4	5
	6	7	8	9	10

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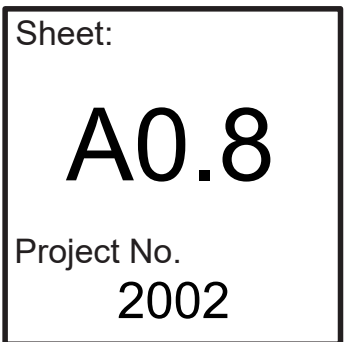
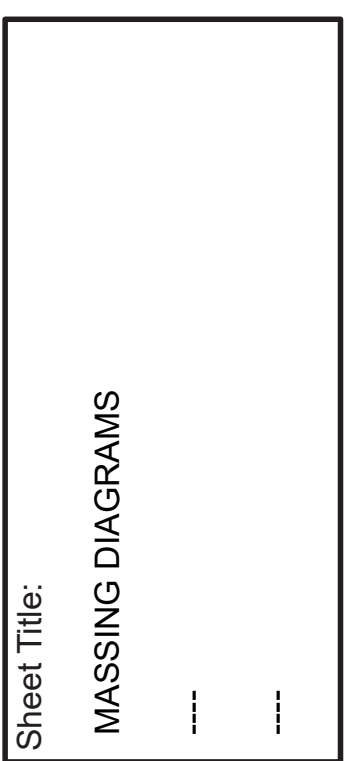
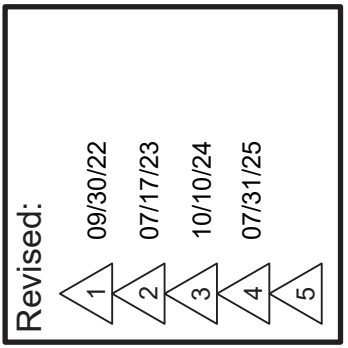
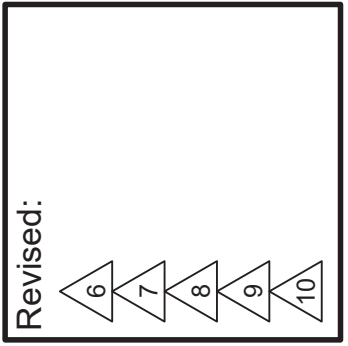
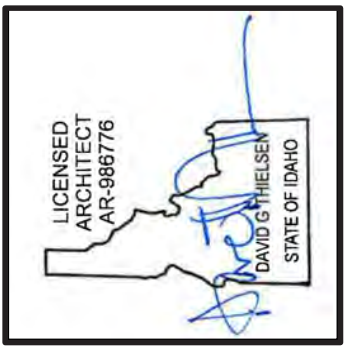
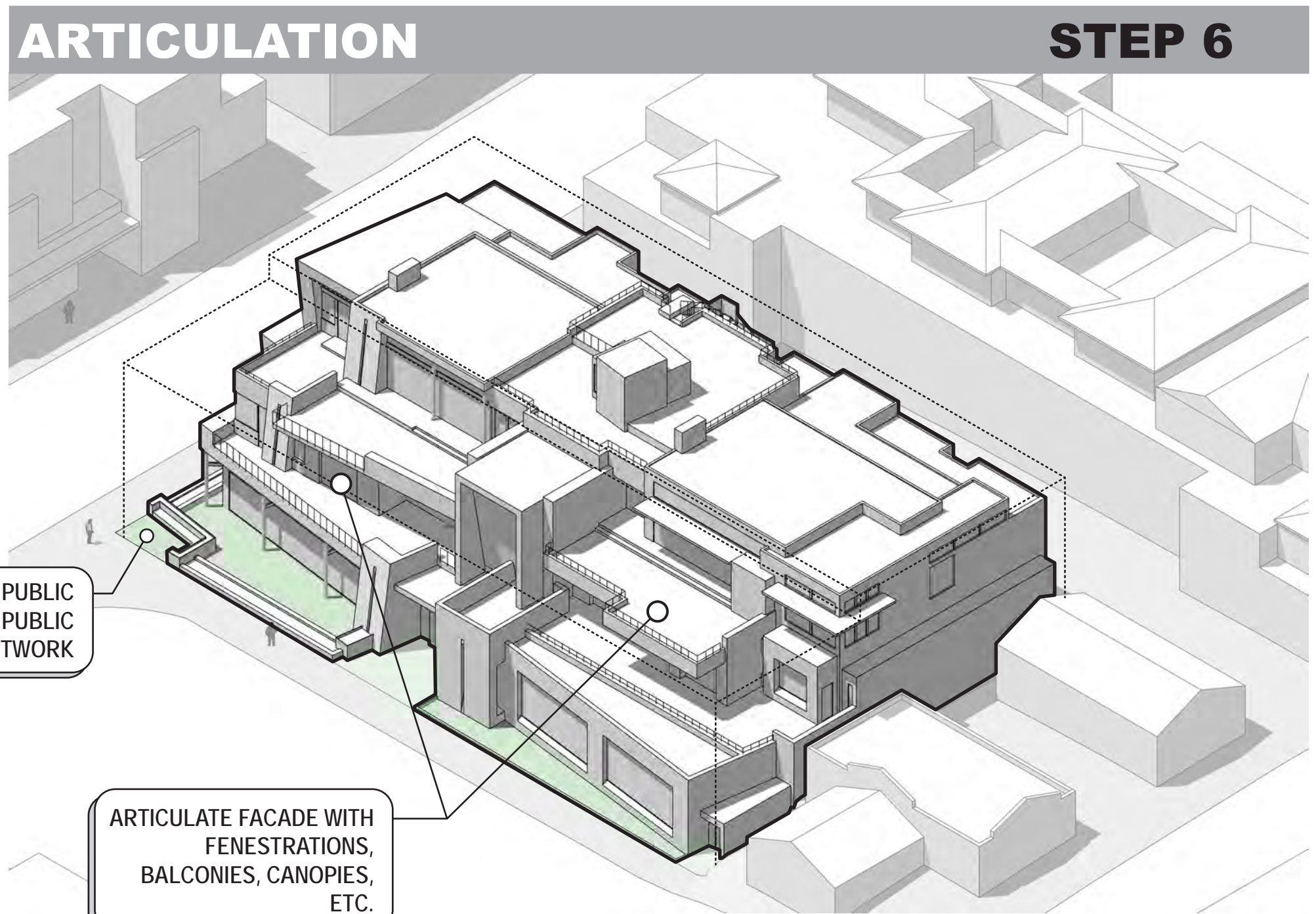
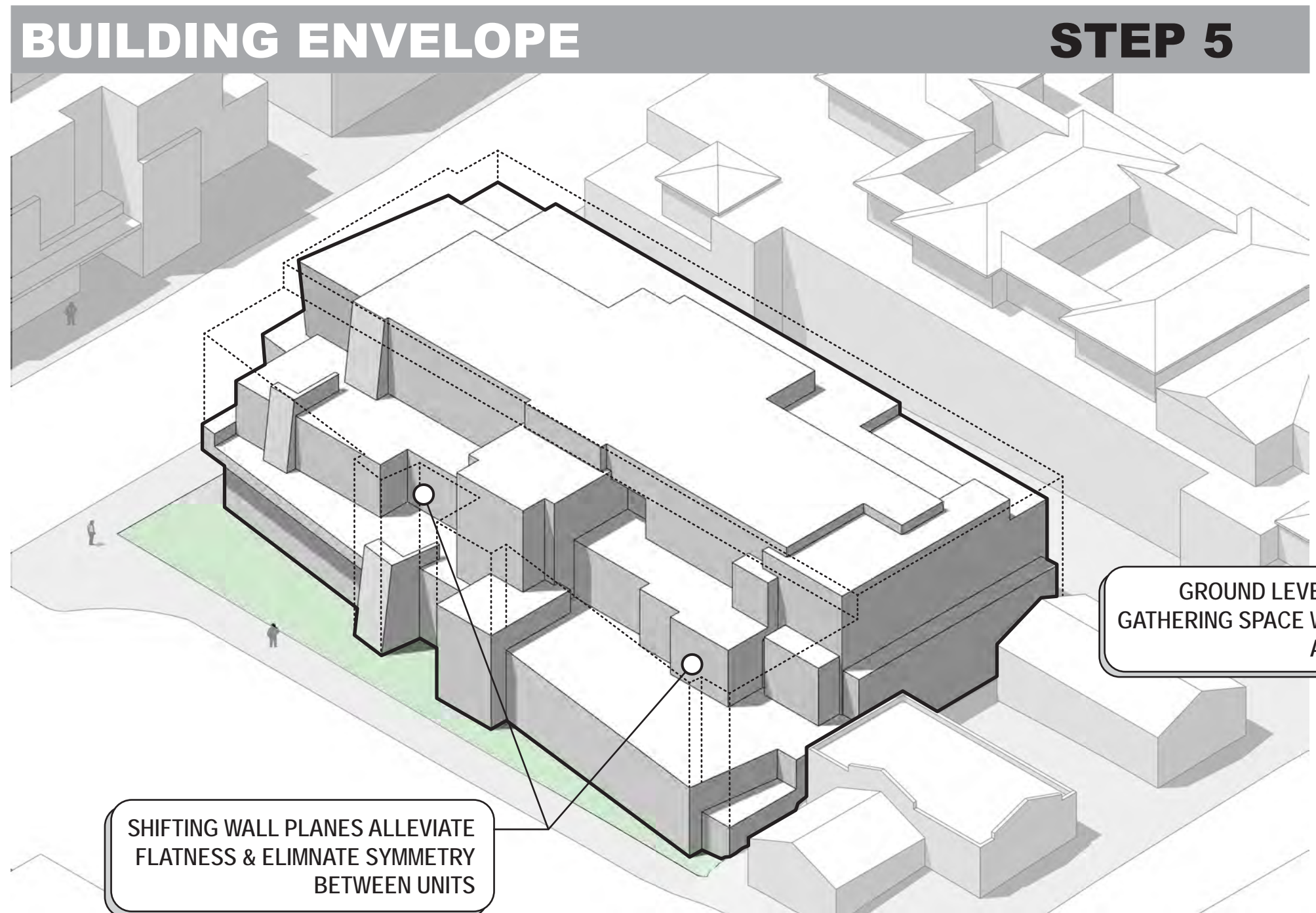
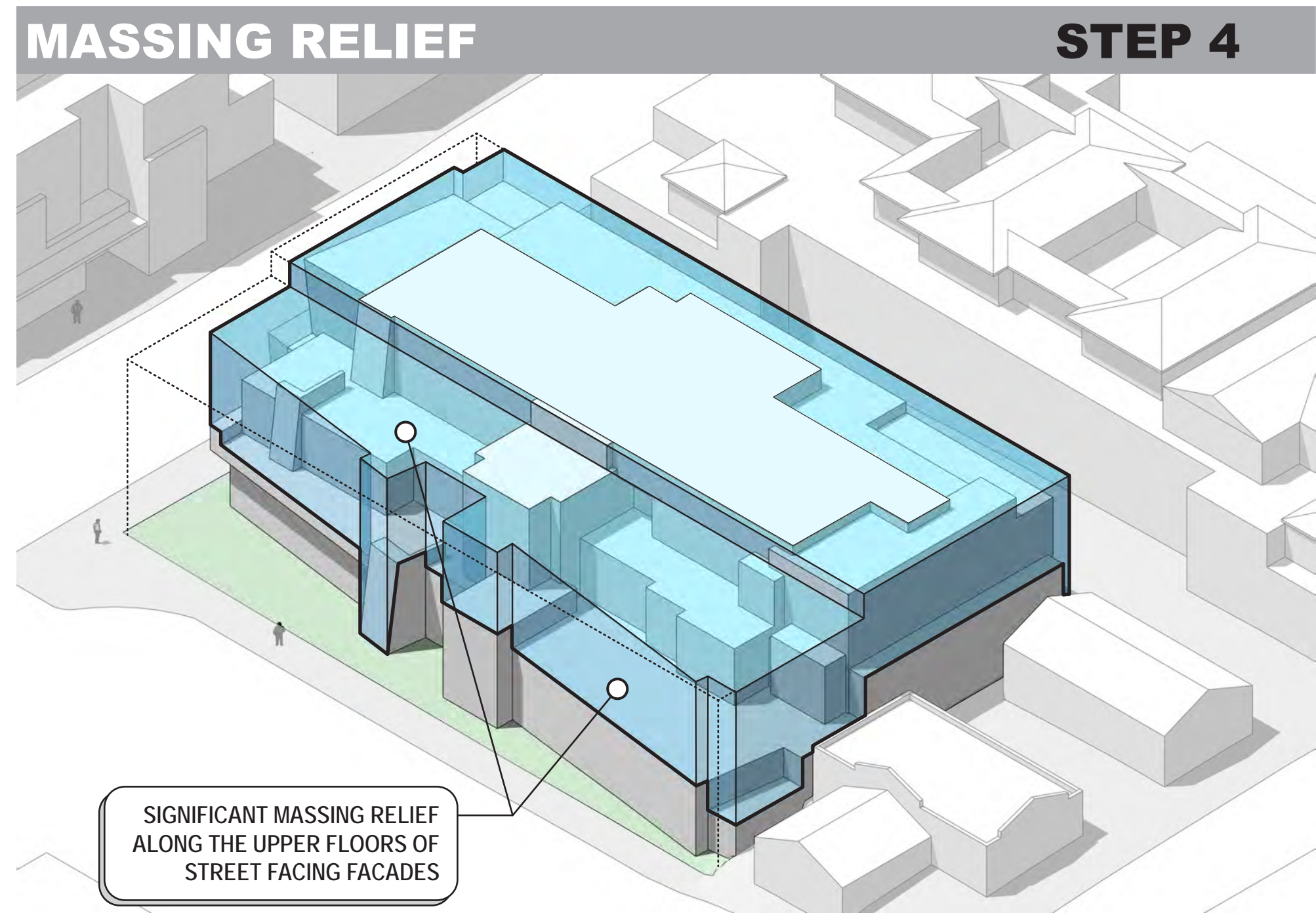
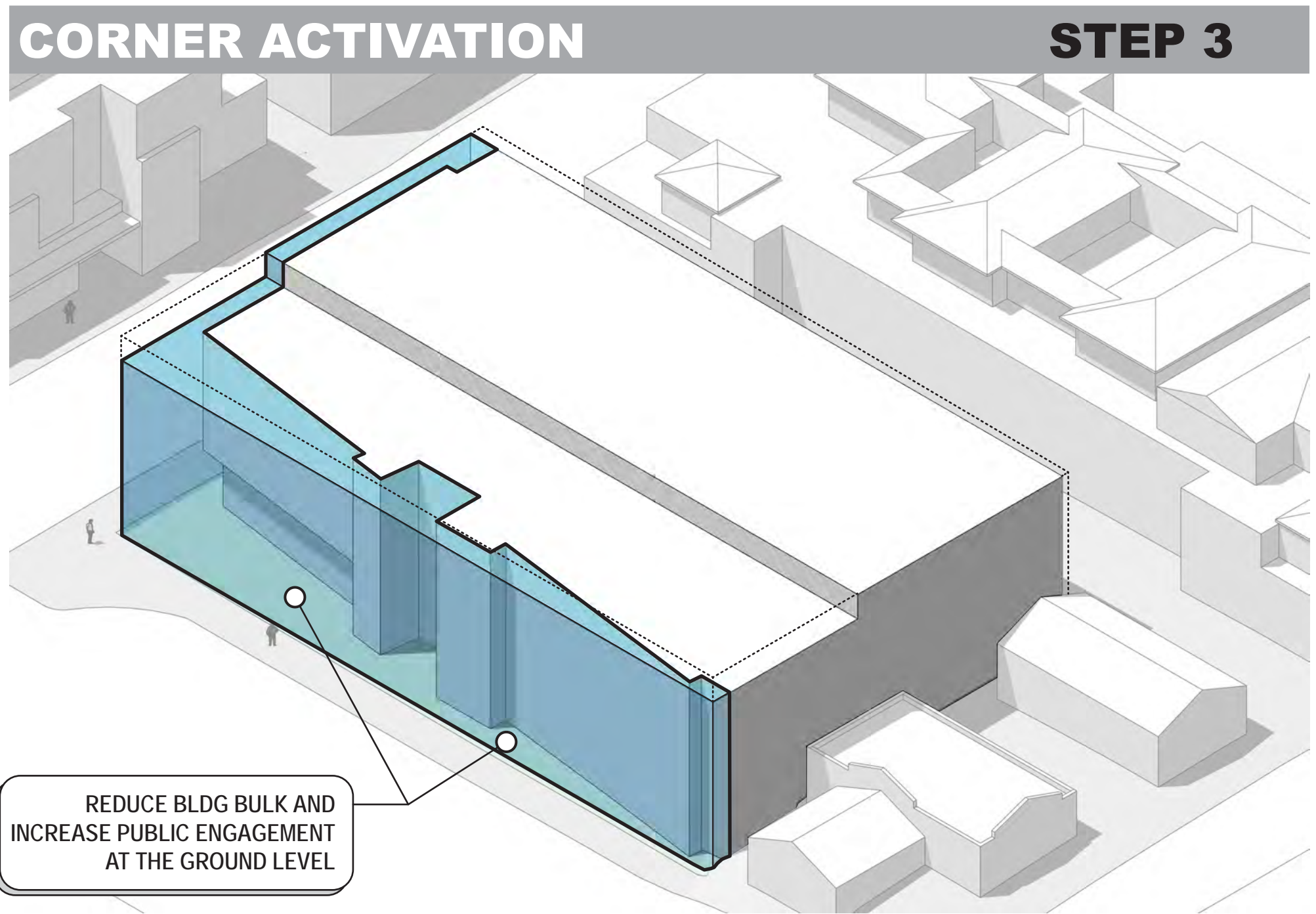
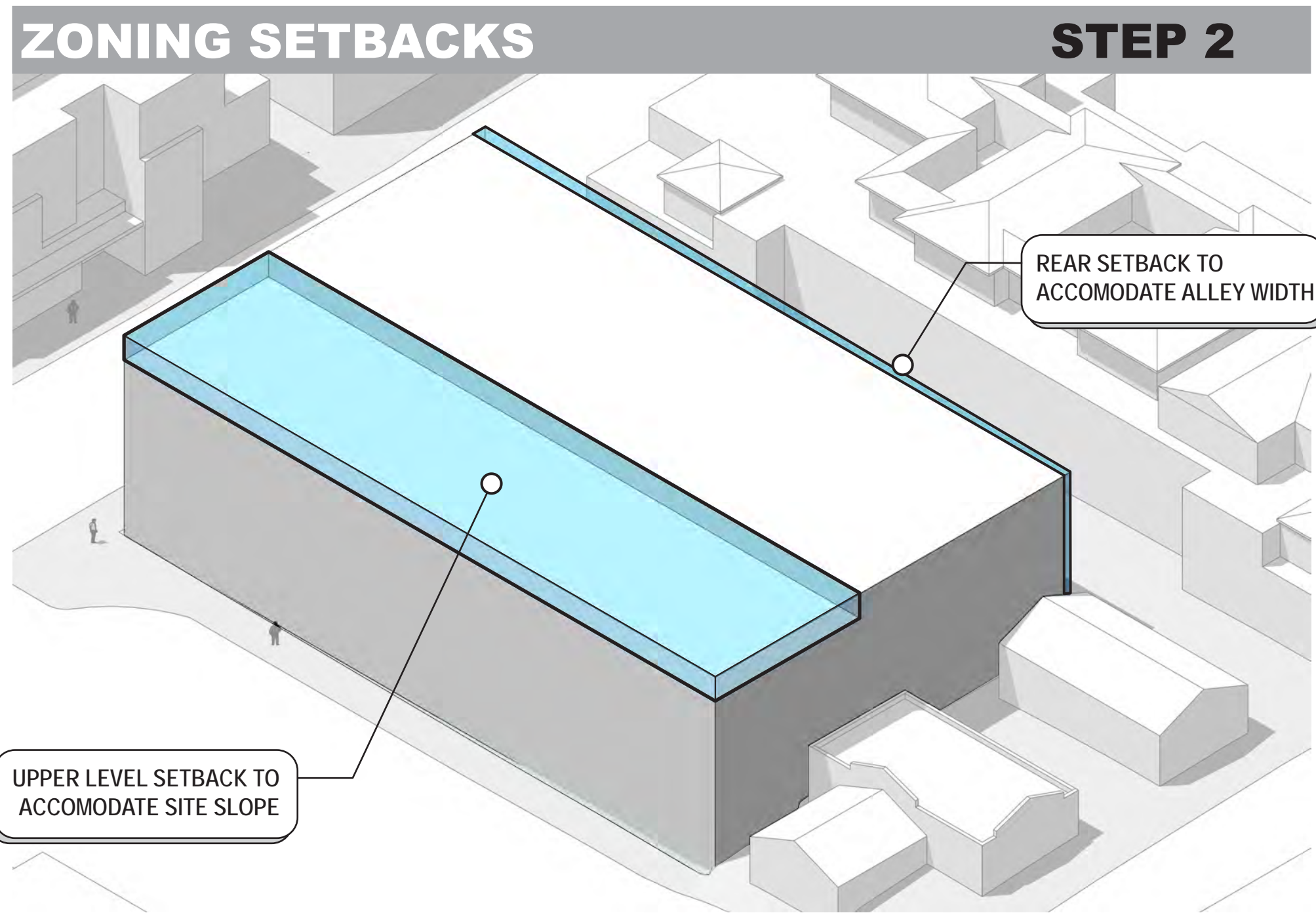
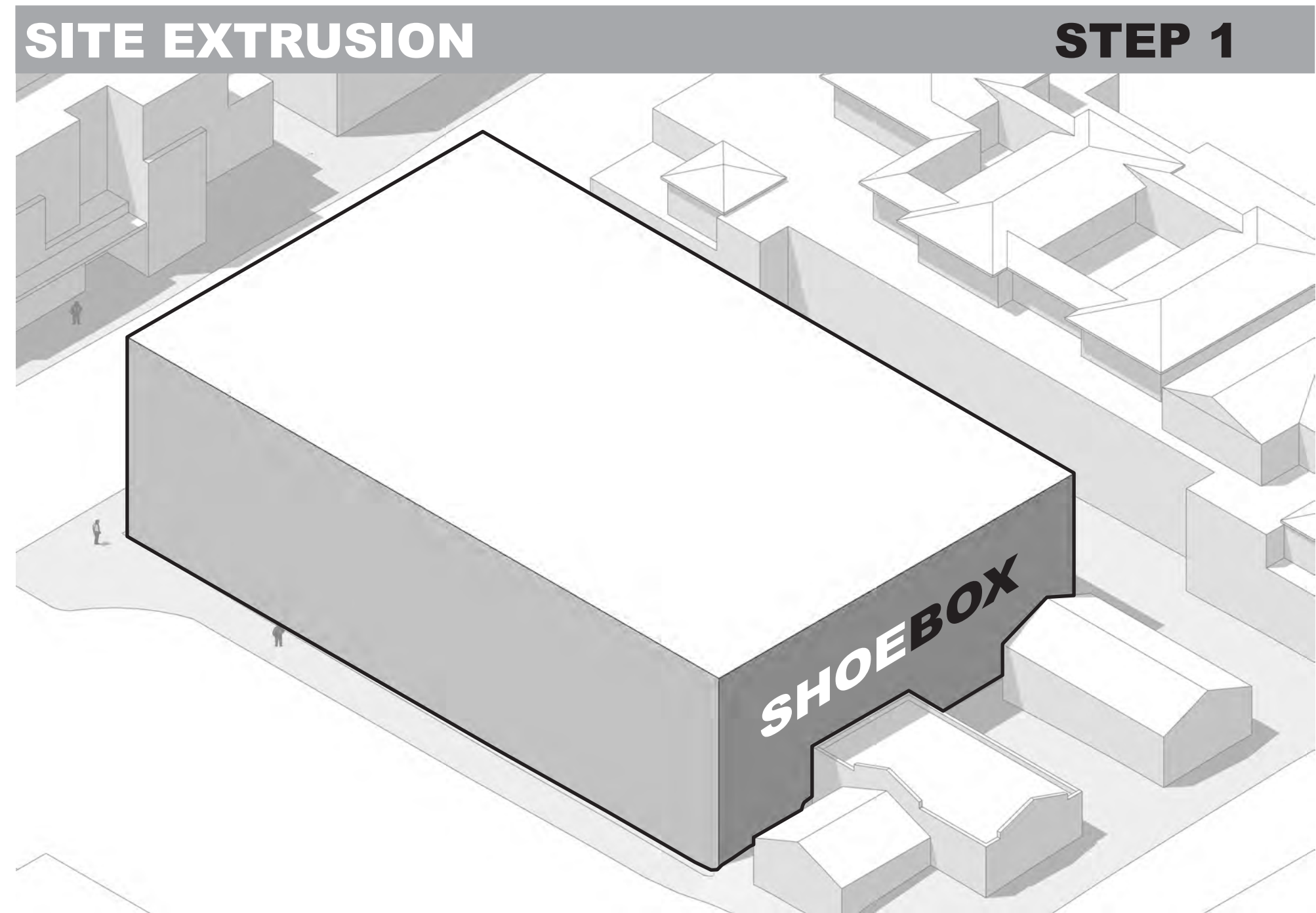
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260 N 1ST AVE
KETCHUM, ID

Sheet Title: CONTEXT COMPARISON

Sheet: A0.7
Project No. 2002

MASSING - BULK, FLATNESS & SYMMETRY

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

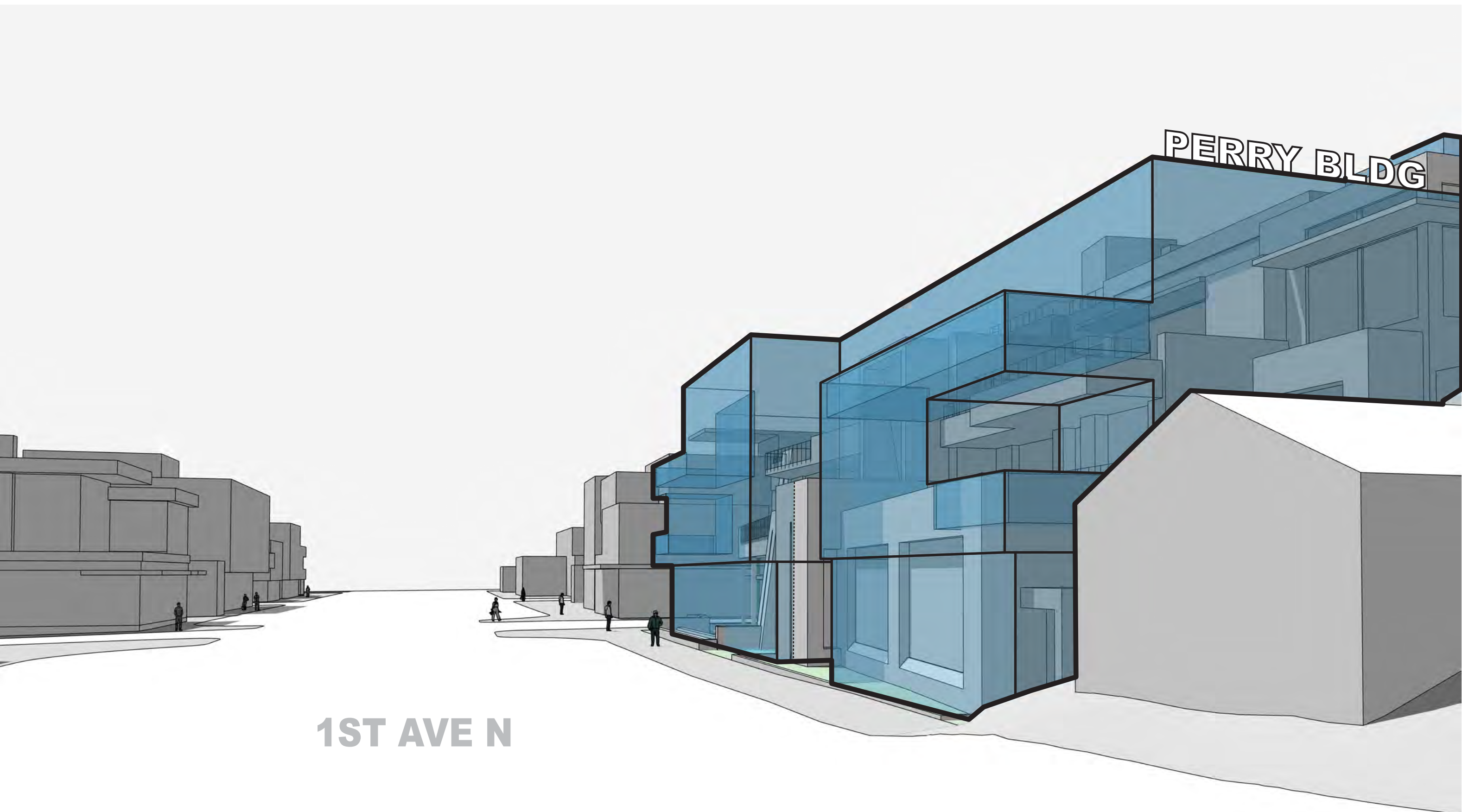


MASSING - BULK, FLATNESS & SYMMETRY

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



PERSPECTIVE OVERLAY A



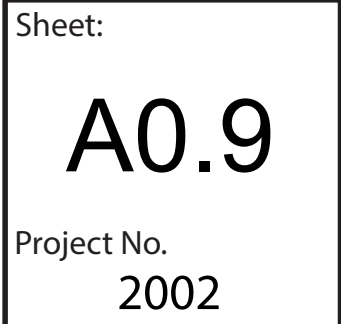
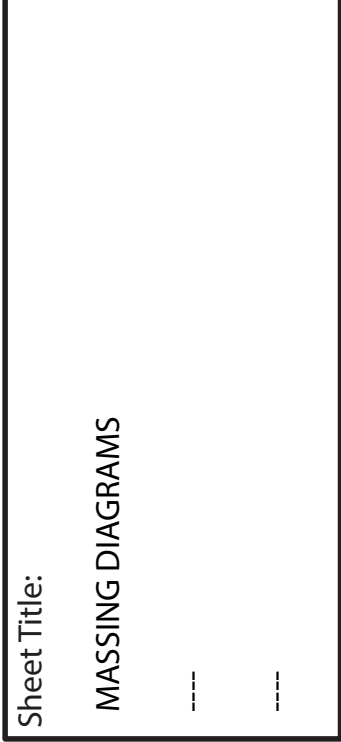
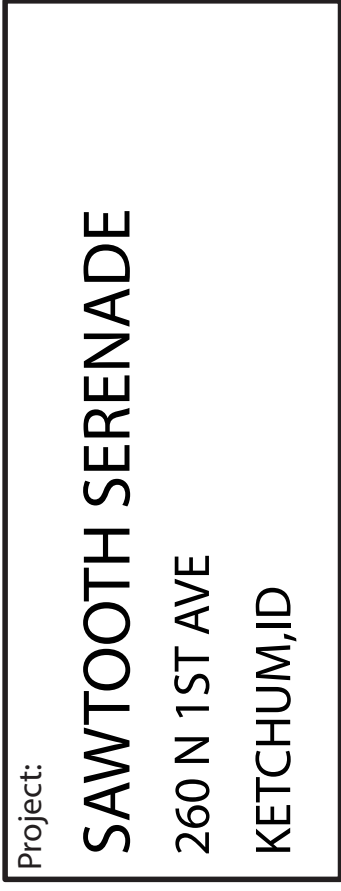
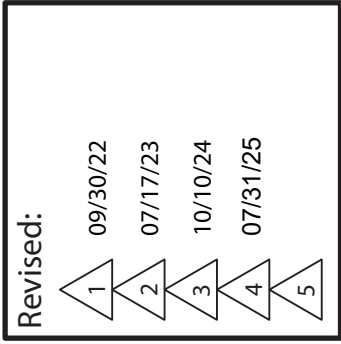
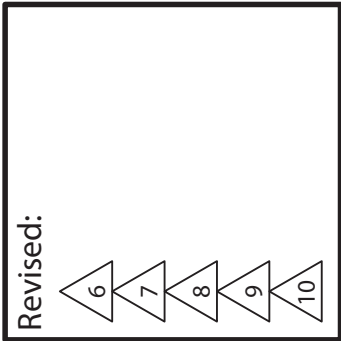
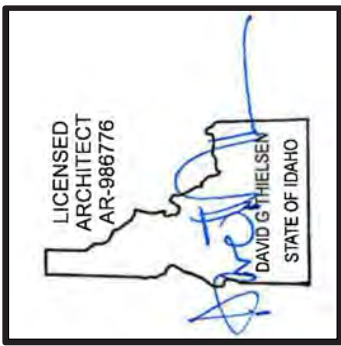
PERSPECTIVE OVERLAY C



PERSPECTIVE OVERLAY B



PERSPECTIVE OVERLAY D



DESIGN CONCEPT

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

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

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

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

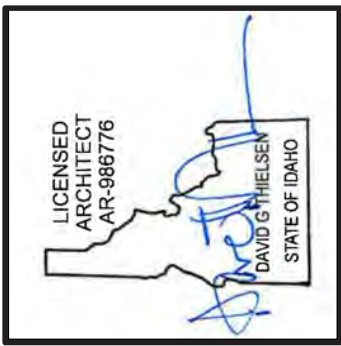
LEGEND

- TOP TIER

Setback 37.3' - 46.5' from Property Line
- MID TIER

Setback 24' - 35.5' from Property Line
- LOWER TIER

Setback 1.5' - 21' from Property Line



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Thielson

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Project:

SAWTOOTH SERENADE

260 N 1ST AVE

KETCHUM, ID

Sheet Title:

DESIGN CONCEPT

Sheet:

A0.10

Project No.

2002

DESIGN CONCEPT

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

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

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

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

LEGEND

APPROX. DISTANCE FROM PROPERTY LINE

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

3' SETBACK
76' BLDG WIDTH
100' LOT WIDTH
21' SETBACK

LICENSED ARCHITECT
NO. 46876
DAVID THIELSEN
STATE OF IDAHO

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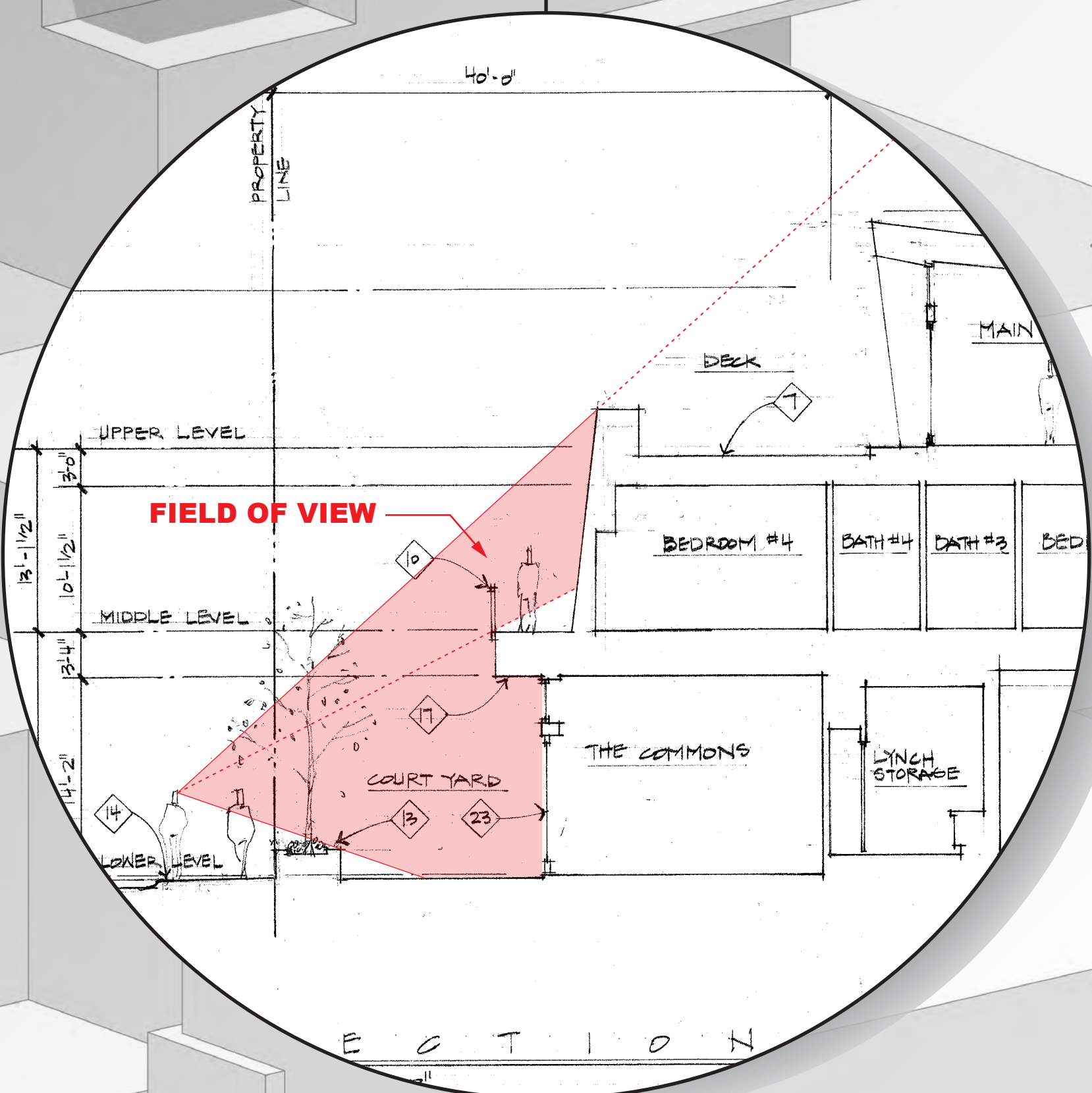
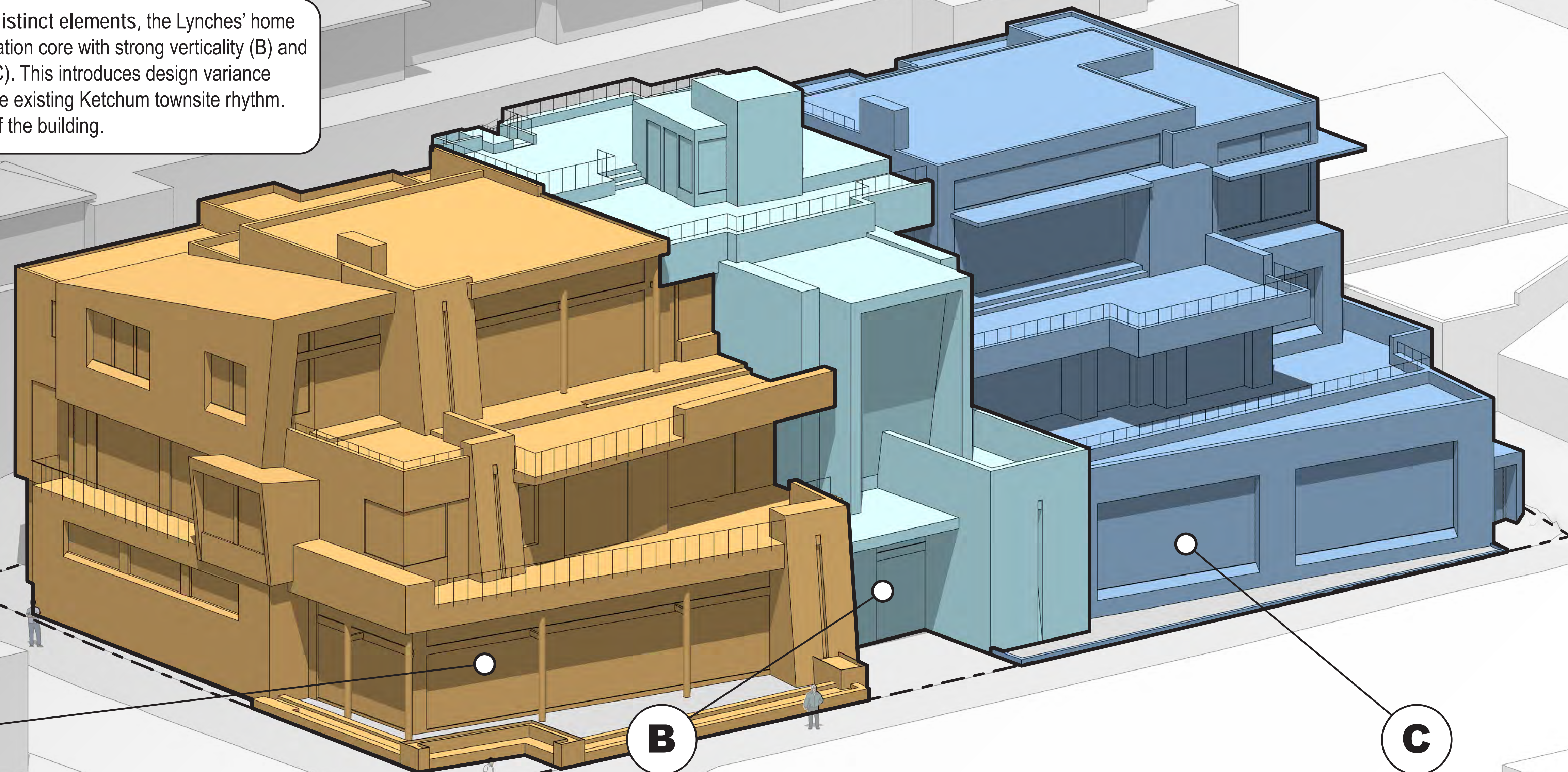
Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM, ID

Sheet Title:
DESIGN CONCEPT

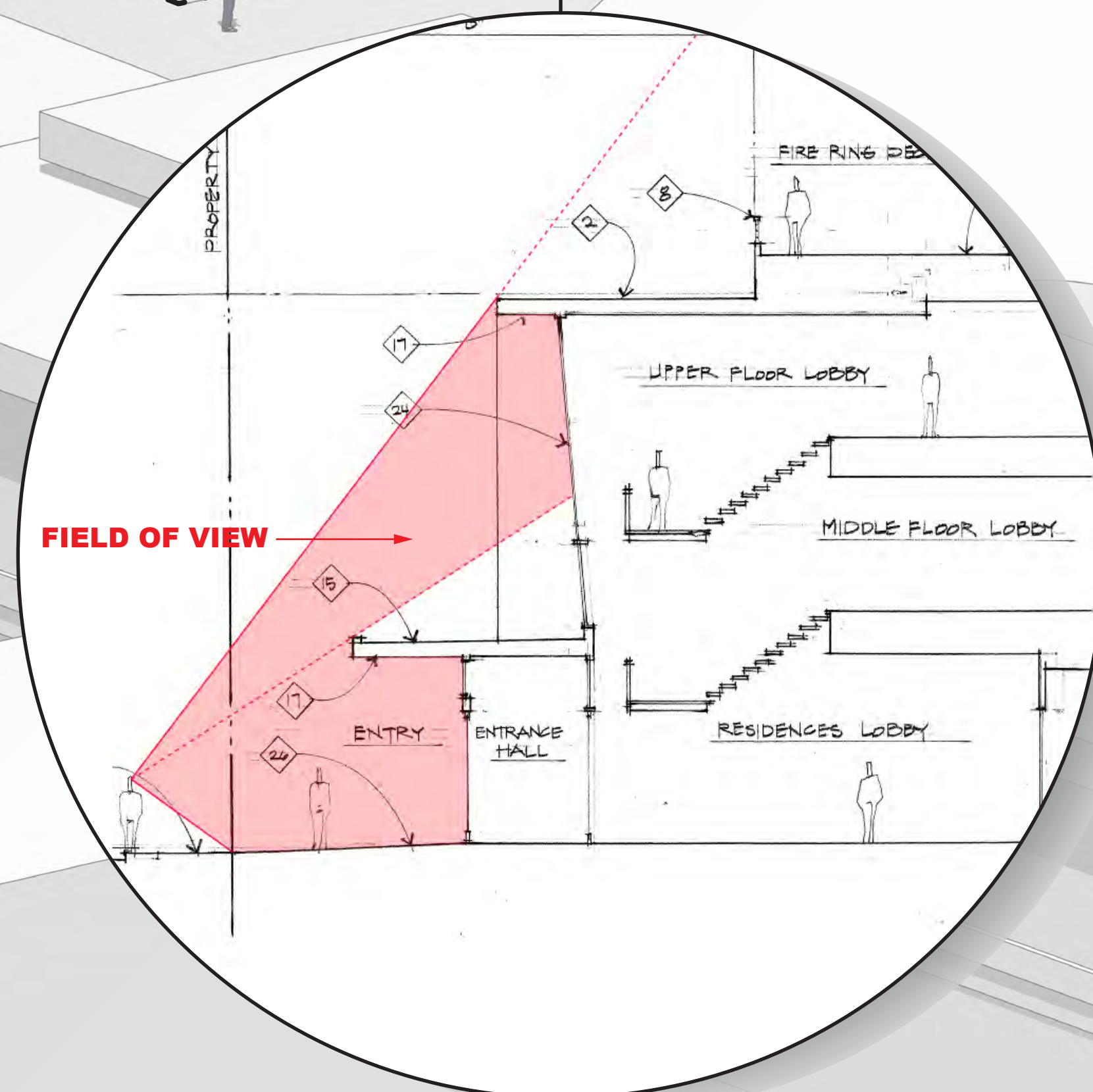
Sheet:
A0.11
Project No.
2002

DESIGN CONCEPT

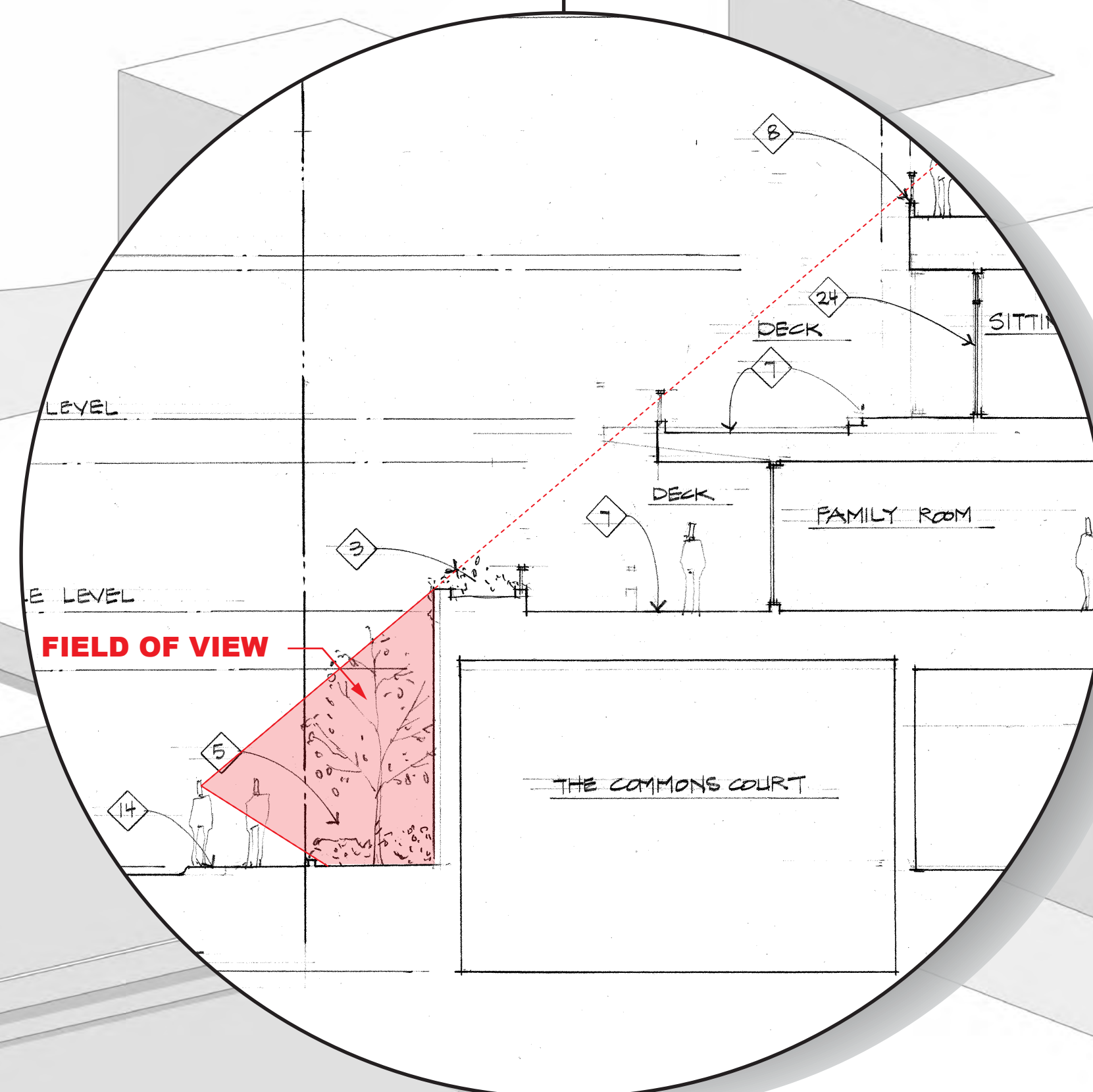
The primary facade along 1st Ave has three distinct elements, the Lynches' home with horizontal terracing (A), the central circulation core with strong verticality (B) and the Berniers' home with horizontal terracing (C). This introduces design variance along the street facing facade that matches the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



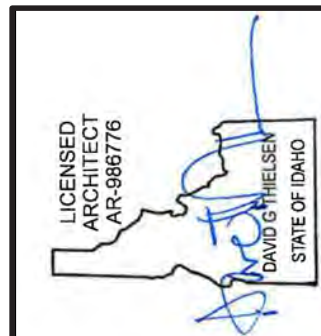
Section 'A' is setback furthest from the property line and is adorned with more landscaping than sections 'B' & 'C'. Storefronts provide transparency between the Commons & Right-of-Way. Only level 1 & 2 visible from street level.



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



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



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SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM, ID

Sheet Title:
DESIGN CONCEPT

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2002

PERCENT GLAZING STUDY

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

-Morgan Landers

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

-Neil Morrow

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

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

- LEGEND
- AREA OF GLAZING
 - LEVELS 2-3 DESIGNATION

SAWTOOTH SERENADE 44% OVERALL

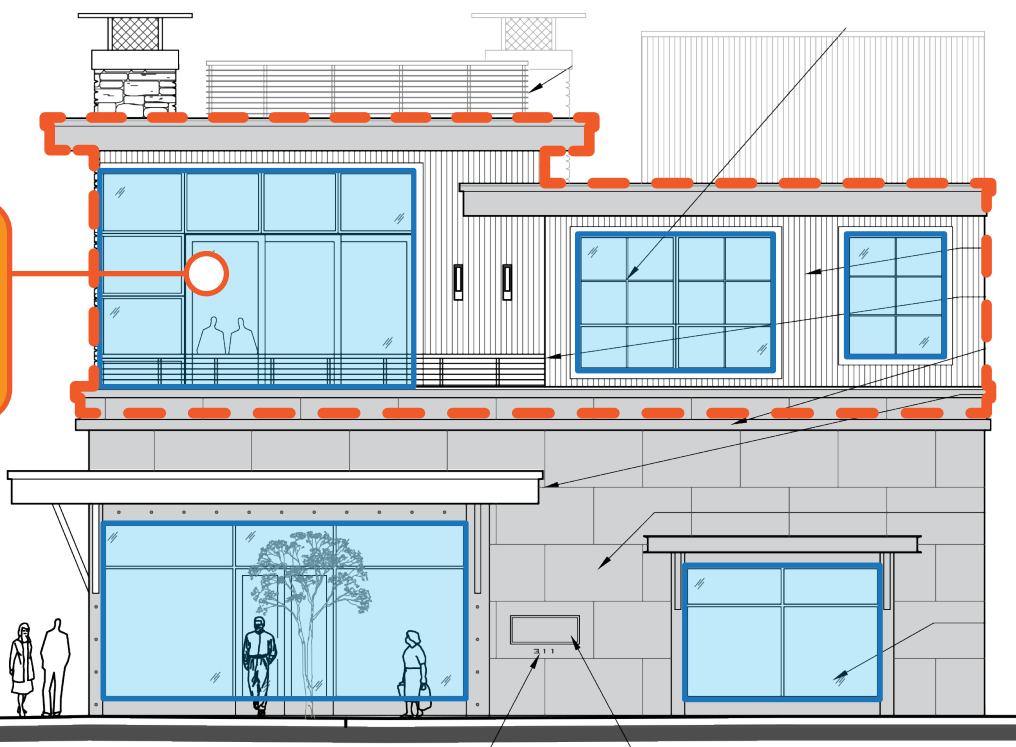
46% GLAZING AT LEVELS 2-3



1ST AVE ELEVATION

THE MAUDE'S BLDG 39% OVERALL

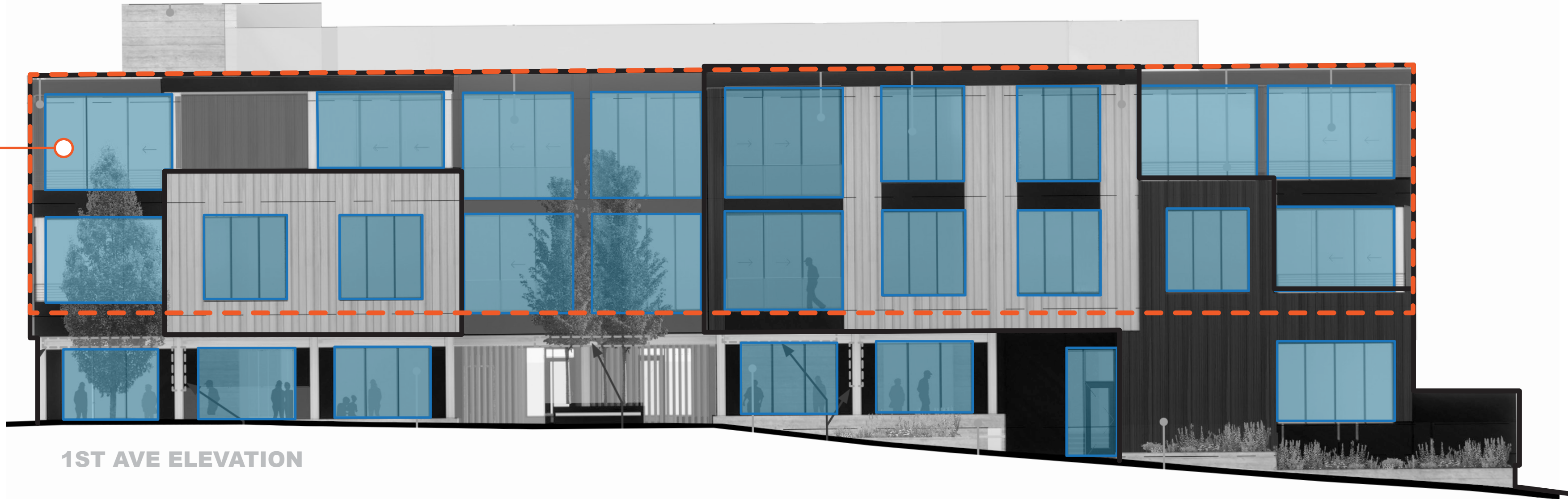
45% GLAZING AT LEVEL 2



1ST AVE ELEVATION

55% GLAZING AT LEVELS 2-3

THE PERRY BLDG 45% OVERALL



1ST AVE ELEVATION

1ST & 4TH BLDG 49% OVERALL

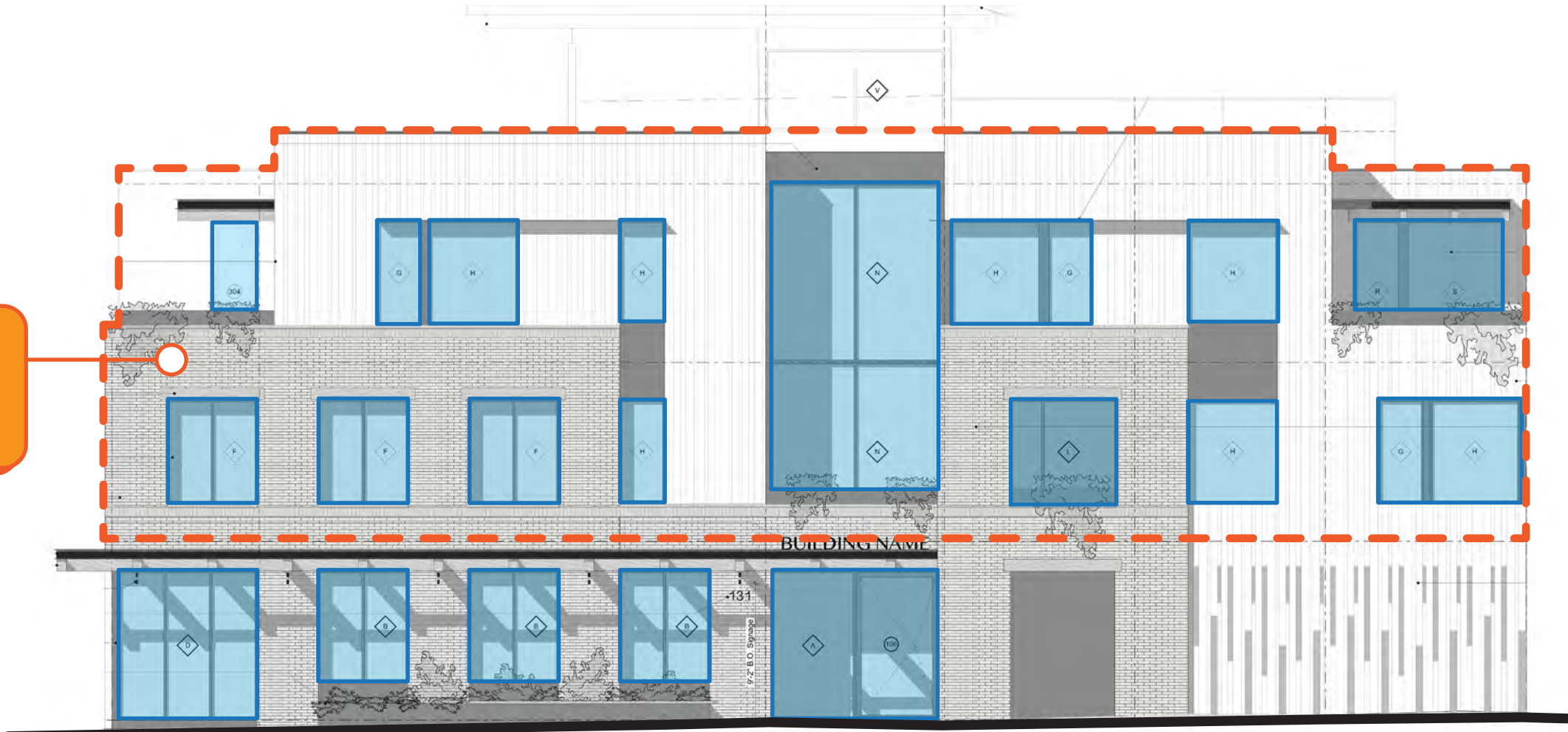
44% GLAZING AT LEVELS 2-3



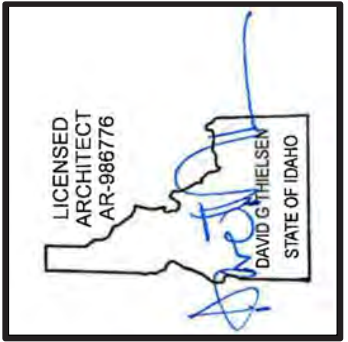
1ST AVE ELEVATION

1ST & SUN VALLEY BLDG 30% OVERALL

31% GLAZING AT LEVELS 2-3



SUN VALLEY RD ELEVATION



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Project:

SAWTOOTH SERENADE

260 N 1ST AVE

KETCHUM, ID

Sheet Title:

PERCENT GLAZING STUDY

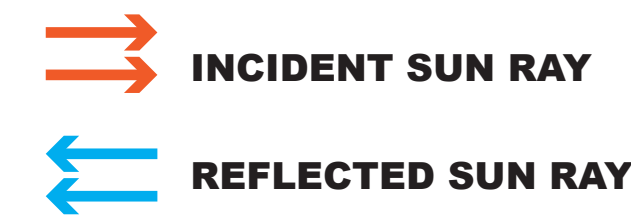
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Project No.

2002

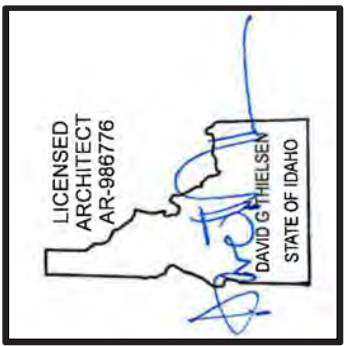
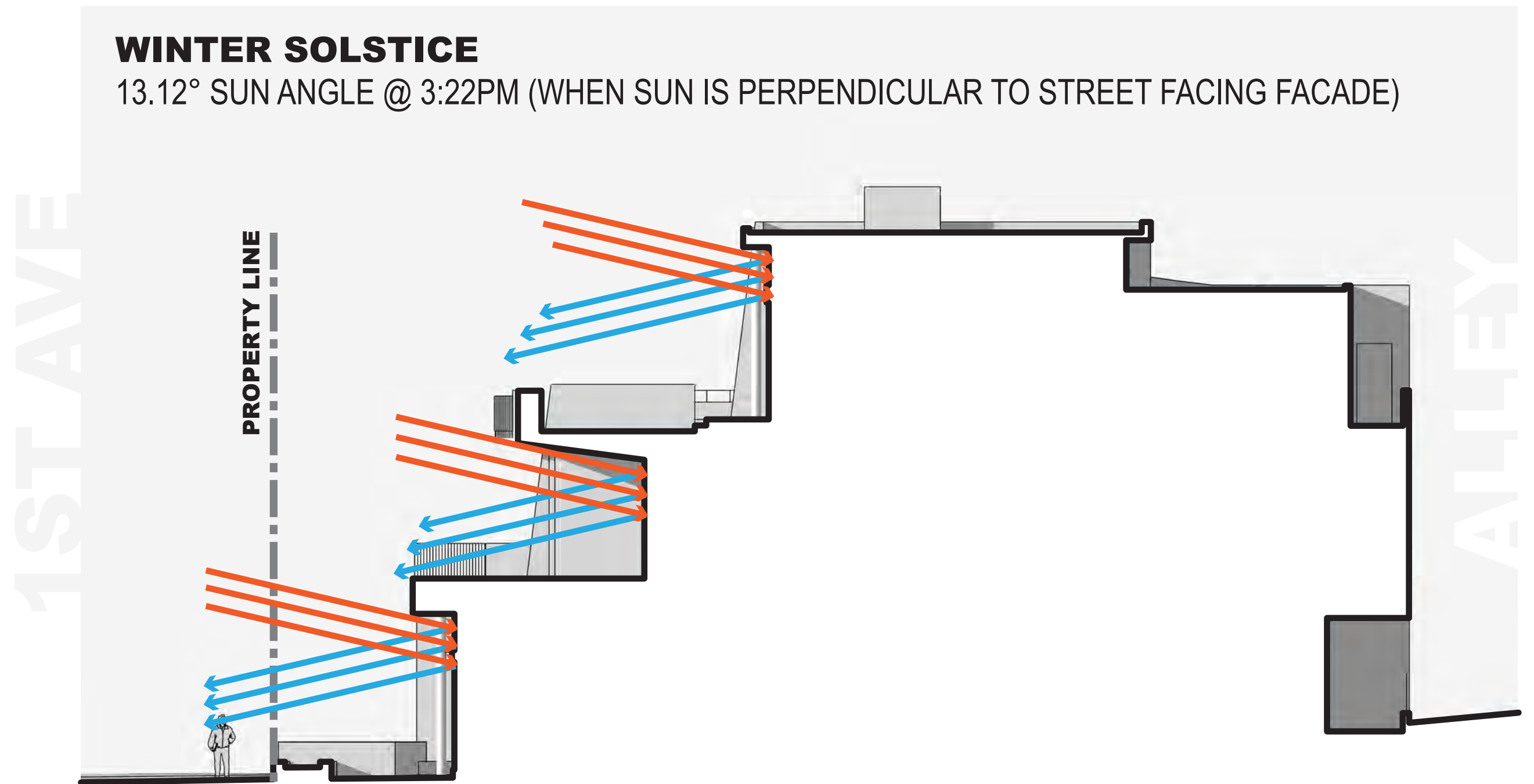
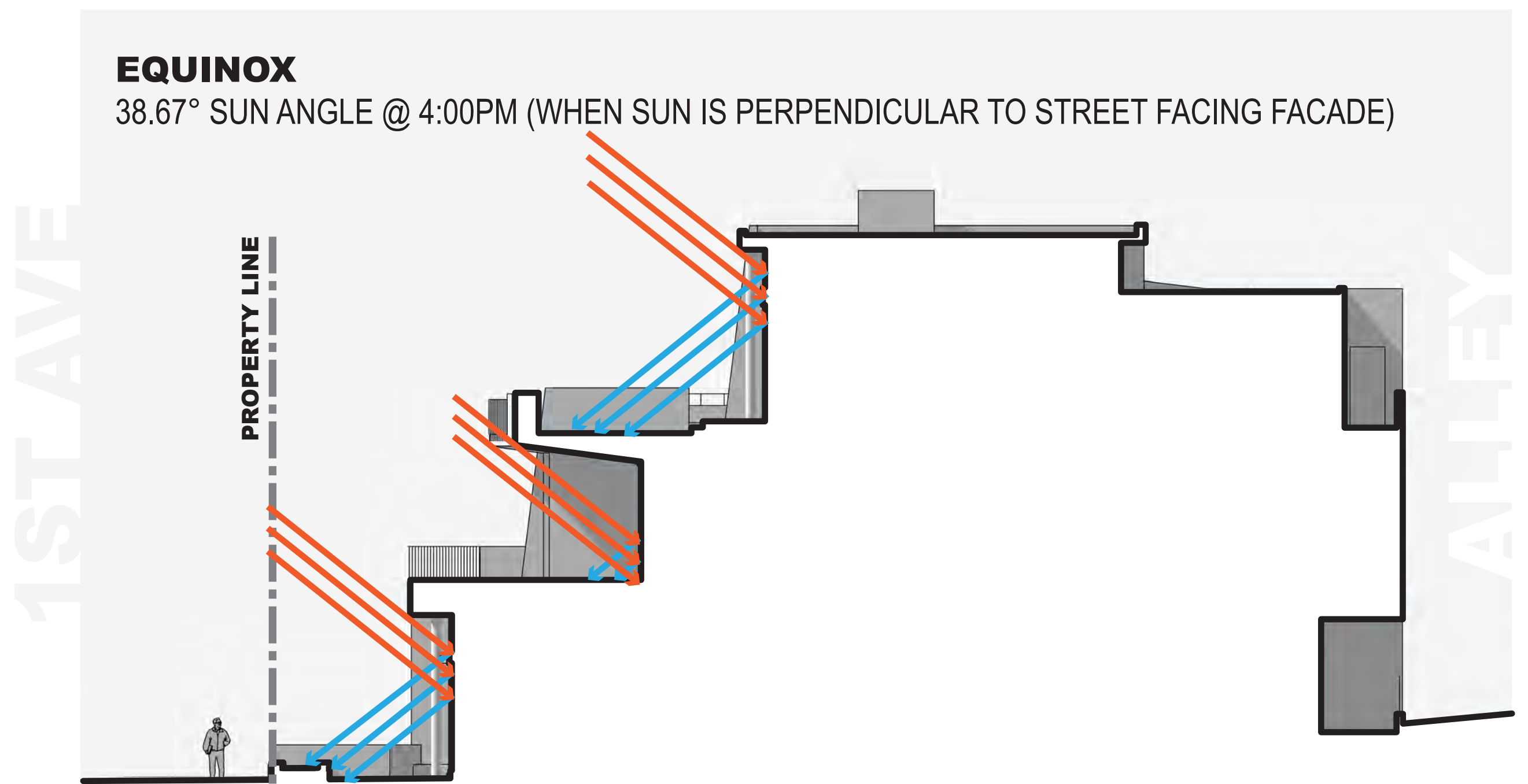
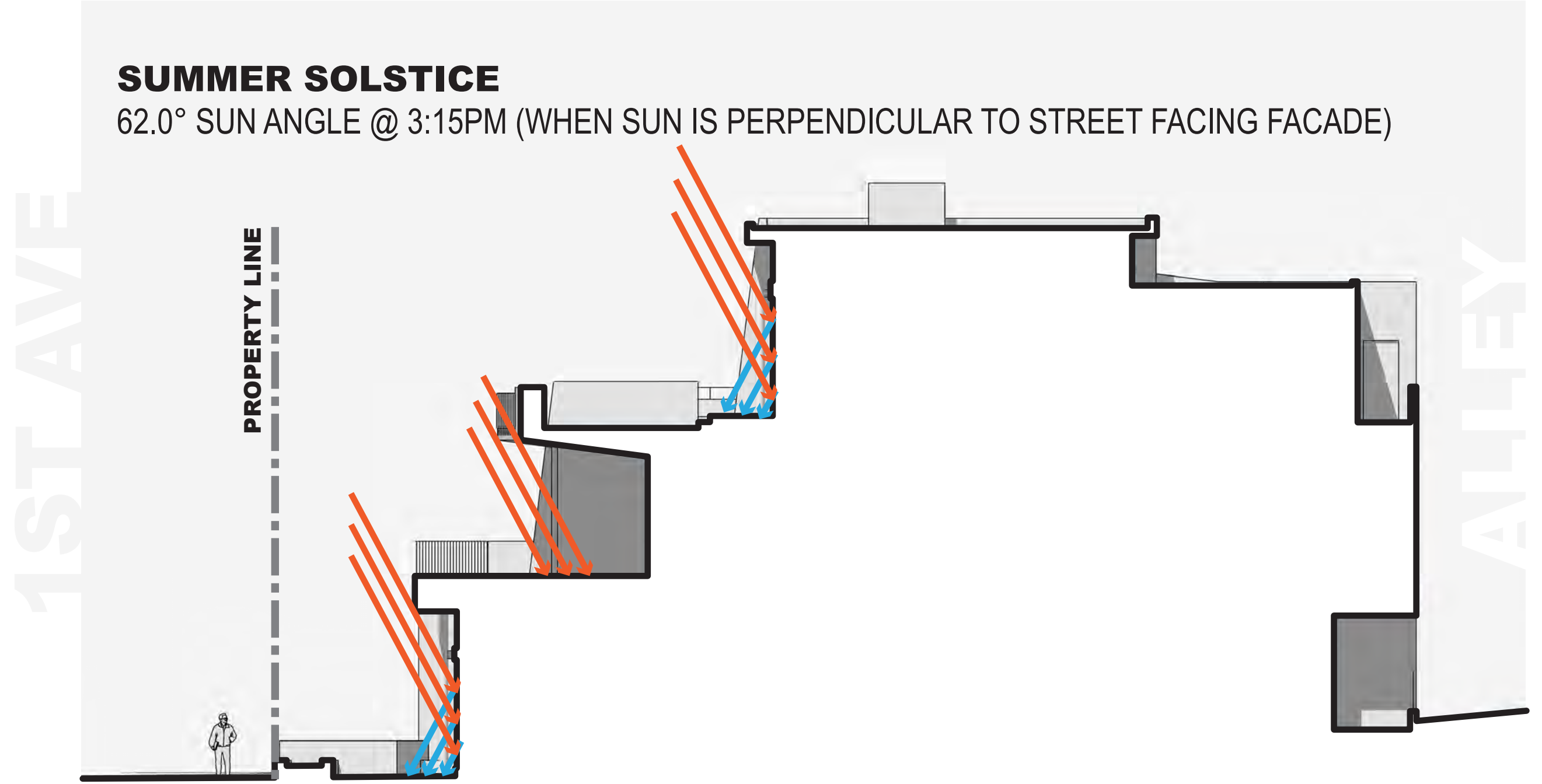
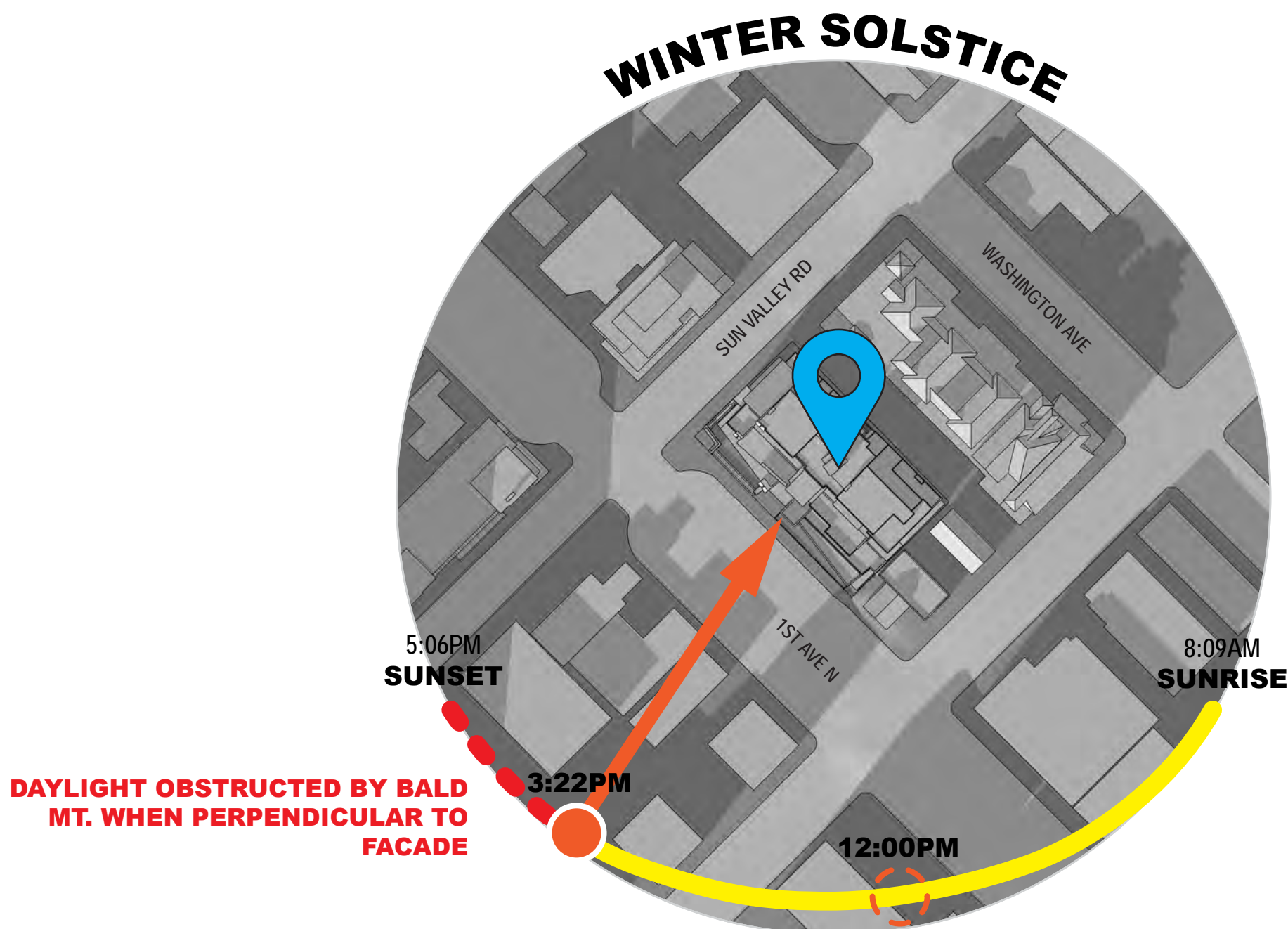
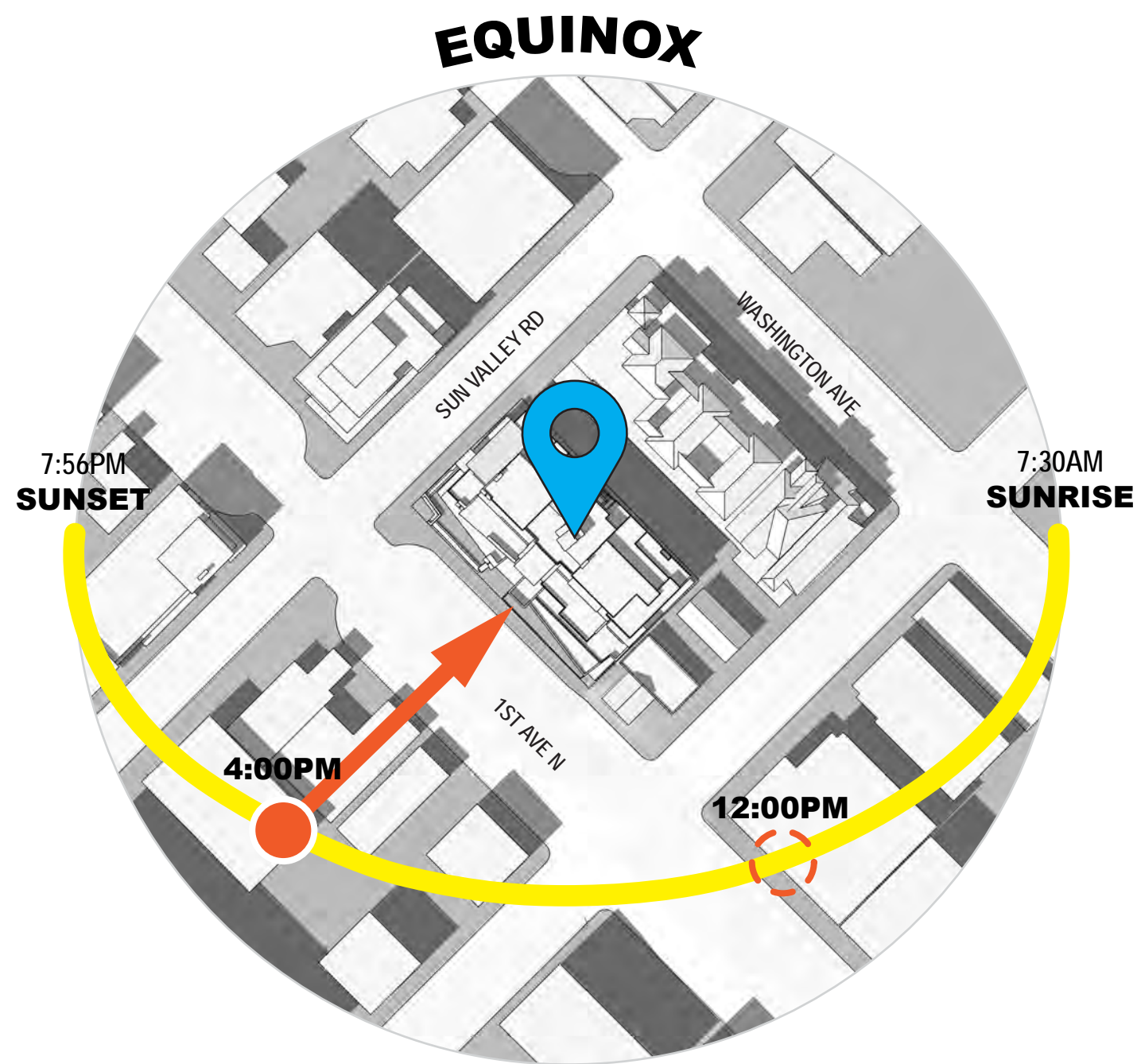
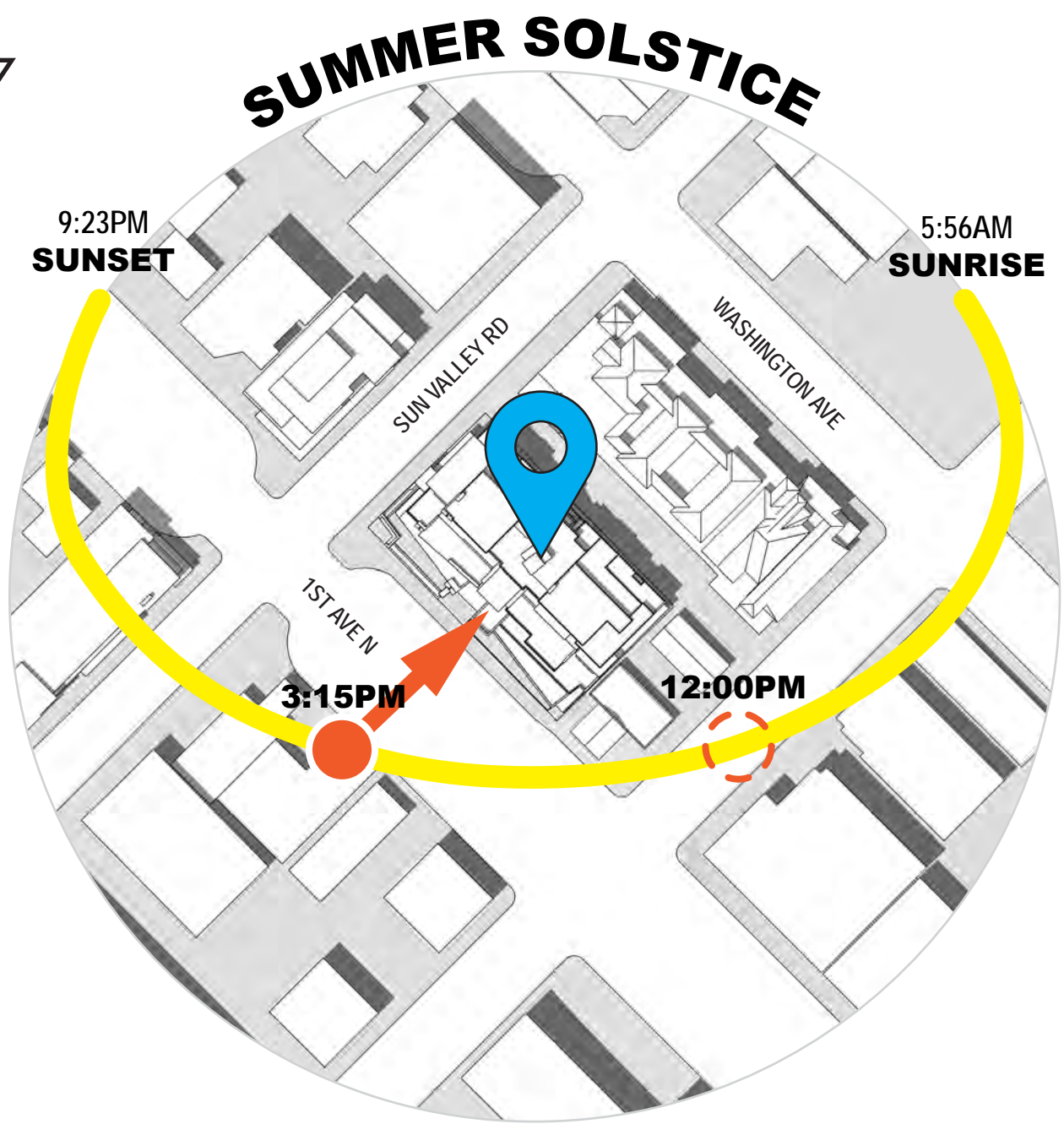
GLAZING REFLECTIVITY



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

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

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



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260 N 1ST AVE
KETCHUM, ID

Sheet Title:
GLAZING REFLECTIVITY

Sheet:
A0.14
Project No.
2002

COMMENT RESPONSE A

PRE-APPLICATION DESIGN REVIEW



DESIGN REVIEW COMMENTS

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

CYCLE 1 DESIGN REVIEW



DESIGN REVIEW COMMENTS

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

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

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

RESPONSE

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

CYCLE 2 DESIGN REVIEW (CURRENT DESIGN)



DESIGN REVIEW COMMENTS

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

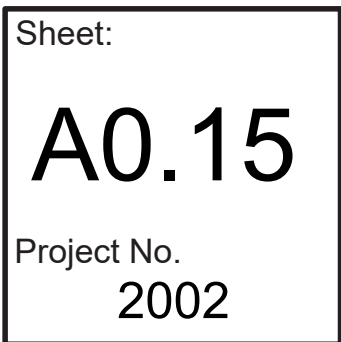
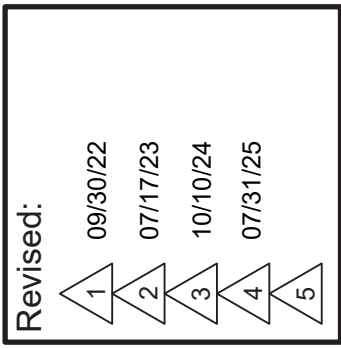
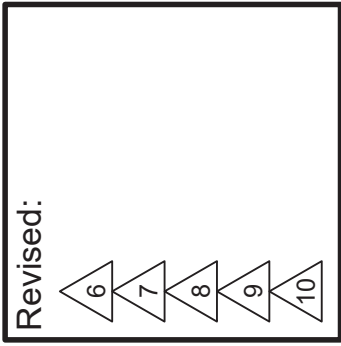
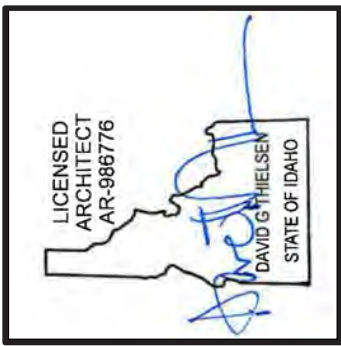
"The Sun Valley Rd elevation felt kinda disjointed, unsettled, ungrounded, there's a lot of pop-outs, recessions and that it felt fairly complex."
-Morgan Landers

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

RESPONSE

- The Lynches' material palette is comprised mainly of wood with steel and stone accents, while the Berniers' is comprised of stone and wood.
- The Lynches' primary bedroom has been redesigned to simplify the facade, reduce mass & glazing and differentiate the Lynches' home from the Berniers' home. This has been achieved by removing a bay on the West facade in addition to adding a shed roof and angled features. This creates a design that is playful and dynamic in contrast to the Berniers' home which is more traditional.
- The Lynches' primary bedroom deck mass has been reduced. Furthermore, steel shingle siding has been removed and replaced with wood siding.

- Battered stone elements with integrated down-troughs, which act like water features, that bring roof/deck runoff down have been added across the Lynches' home. This gesture further buttresses a sense of dynamism and playfulness at the Lynches' home. Lastly, the battered features reduce glazing and create vertical elements, further differentiating the Lynches' from the Berniers'.
- To further distinguish the Lynches' home from the Berniers', the Lynches' side has an angled deck with a steel fascia & a doubly-warped wood soffit. While the Berniers' deck is orthogonal and contained within solid wood half-walls. A steel planter also adorns the Lynches' deck while the Berniers' deck is left simple and unobstructed.
- A truly public gathering space on this corner of the Sawtooth property has been created. The gathering space has public art and a custom bench with integrated plantings behind the bench's backrest.
- Exposed structural steel columns adorn the Lynches' home. By contrast they have been completely removed from the Berniers' side.
- Steel shingles have been reduced by 65% along street facing facades & the zero lot line. It remains on the Lynches' side, albeit in reduced quantity, as a differentiator between the two homes.



COMMENT RESPONSE B

PRE-APPLICATION DESIGN REVIEW



DESIGN REVIEW COMMENTS
N/A - Design at Pre-Application Design Review Submittal

CYCLE 1 DESIGN REVIEW



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

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

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

RESPONSE

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

CYCLE 2 DESIGN REVIEW (CURRENT DESIGN)



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

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

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

RESPONSE

- 1B The two homes differ in materiality from level to level. At the ground floor the Lynches' home has a storefront and coutyard, characterized by a sense of openness and transparency. The Berniers' home by contrast has been updated to have less glazing and more masonry, creating a more traditional aesthtatic.
- 2B The middle floor of the Lynches' home has wood siding with masonry & steel shingle accents. The Berniers' side is entirely masonry across the middle floor. Glazing has been reduced on both sides.
- 3B The upper floor of the Lynches' home has wood siding with masonry & steel shingle accents. The Berniers' side is entirely wood siding with deep sunshades. Glazing has been reduced on both sides.
- 4B The Lynches' side has been re-designed to be dynamic & playful. The upper level primary bedroom now has a shed roof. Moreover, the south facing glazing has been recessed further back to reduce glazing facing 1st Ave N per the board's comments.
- 5B The corner of the middle floor on the Lynches' side has been updated to have less mass & glazing. Furthermore, most of the steel shingle siding has been replaced with wood and stone siding making the design less commercial and more residential.
- 6B Battered stone elements with integrated down-troughs, which act like water features, that bring roof/deck runoff down have been added across the Lynches' home. This gesture further buttresses a sense of dynamism and playfulness at the Lynches' home. Lastly, the battered features reduce glazing and create vertical elements, further differentiating the Lynches' from the Berniers'.
- 7B The Lynches' side has an angled deck with a steel fascia & a doubly-warped wood soffit. While the Berniers' deck is orthogonal and contained within solid wood half-walls. A steel planter also adorns the Lynches' deck while the Berniers' deck is left simple and unobstructed.
- 8B The Berniers' primary bedroom deck has been removed to reduce mass along the zero lot line. Moreover, the exterior wall of the guest bedroom below has been set further back from 1st Ave N.
- 9B The Berniers' home has been re-designed to be more traditional and solid. The ground level storefront on the Berniers' side has been updated to be simple recessed openings adorned with concrete lintels within the stone facade.
- 10B A truly public gathering space on this corner of the Sawtooth property has been created. The gathering space has public art and a custom bench with intergrated plantings behind the bench's backrest.
- 11B Exposed structural steel columns adorn the Lynches' side. By contrast they have been completely removed from the Berniers' side.

LICENSED ARCHITECT
NO. 068776
DAVID THIELSEN
STATE OF IDAHO

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1 09/30/22
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Drawn: 10/10/24
Checked: ----
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Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM, ID

Sheet Title:
COMMENT RESPONSE B
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Sheet:
A0.16
Project No.
2002

COMMENT RESPONSE C

PRE-APPLICATION DESIGN REVIEW



DESIGN REVIEW COMMENTS
N/A - Design at Pre-Application Design Review Submittal

CYCLE 1 DESIGN REVIEW



DESIGN REVIEW COMMENTS
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-Brenda Moczygemba

This is just a large plane of glass. (in reference to the upper level glazing)
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I think the roof is kind of flat and straight.
-Neil Morrow

RESPONSE

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CYCLE 2 DESIGN REVIEW (CURRENT DESIGN)



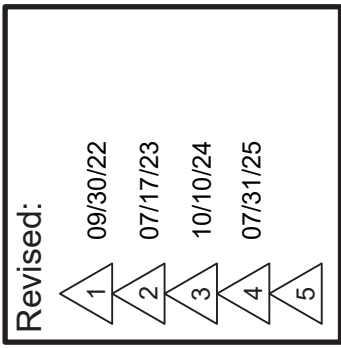
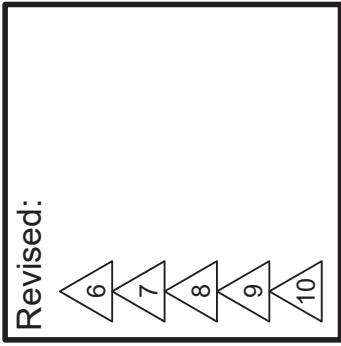
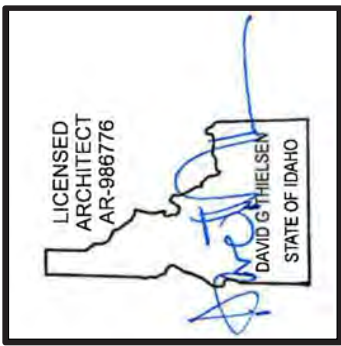
DESIGN REVIEW COMMENTS
"There were changes that were made to the upper roofline area, but there is still a significant amount of black metal shingles..."
-Morgan Landers

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

RESPONSE

- 1C Steel shingles have been reduced by 65% along street facing facades & the zero lot line. Steel shingles have almost entirely been removed from the Berniers' home to further differentiate it from the Lynches'. As a result the material palette for the Berniers' is simplified to stone & wood.
- 2C Stone cladding has been exclusively used across the middle level of the Berniers' home along 1st Ave N facade to further buttress the difference between the two homes and reduce glazing.
- 3C The massing on the Berniers' home has been greatly reduced along the zero lot line by shrinking the primary suite area. Resulting in a 5' setback at upper level along the zero lot line. Lastly, windows have been added making the facade more welcoming and residential.
- 4C The Berniers' upper level primary suite deck has been removed to reduce mass along 1st Ave N. Moreover, the exterior wall of the middle level guest bedroom has been set further back from 1st Ave N and the glazing has been reduced. This change also further differentiates the two homes.

- 5C The Berniers' home has been re-designed to be more traditional and solid. The ground level storefront on the Berniers' side has been updated to be simple recessed openings adorned with concrete lintels within the stone facade. The concrete lintels match the colored concrete on the zero lot line foundation wall. The storefront has also been reduced to further decrease glazing.
- 6C The Berniers' deck has been updated to be orthogonal and clad in wood. This creates an aesthetic that is more simple and subdued in contrast to the Lynches' side which is angled and clad with steel shingles.



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

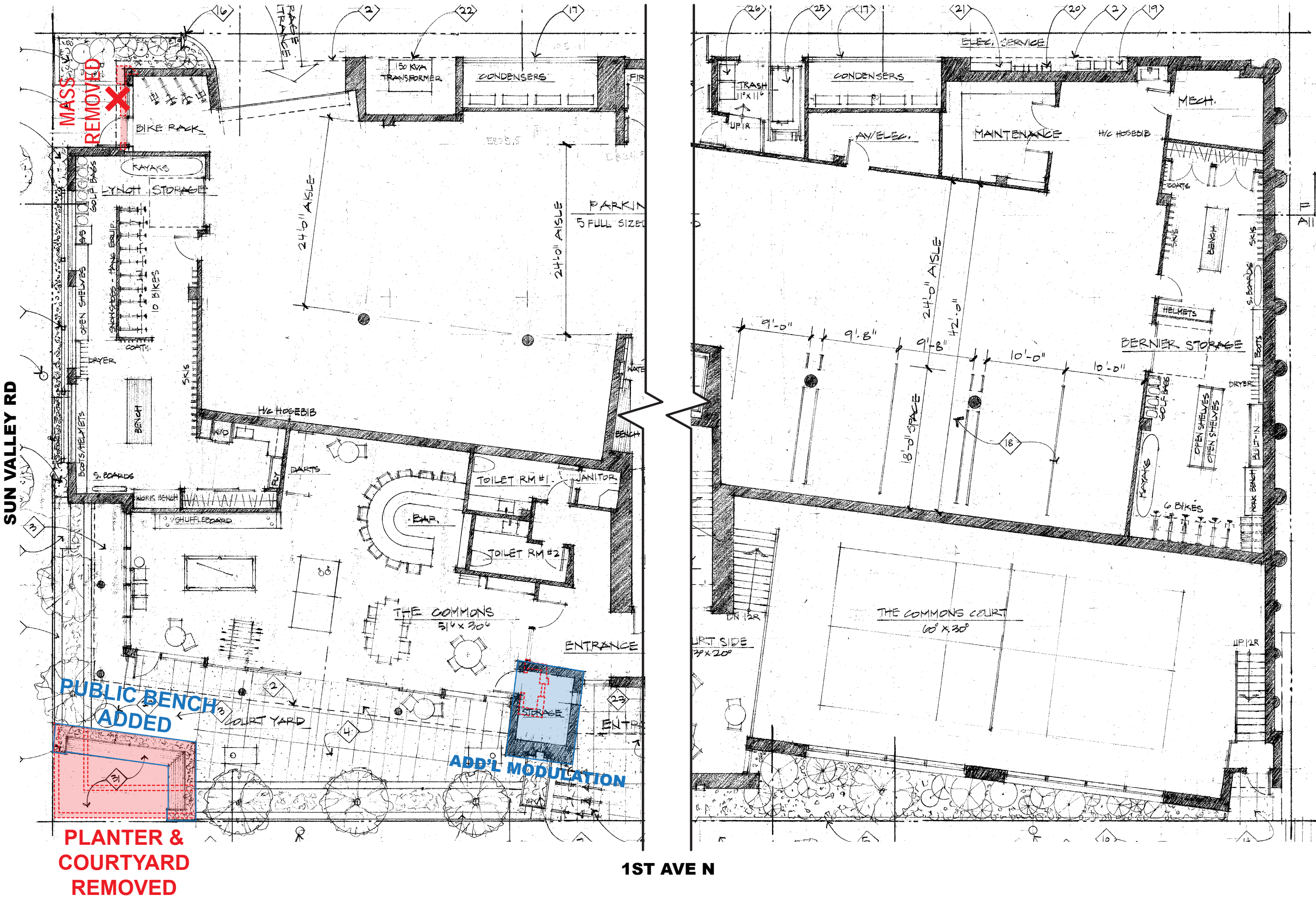
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COMMENT RESPONSE C

Sheet:
A0.17
Project No.
2002

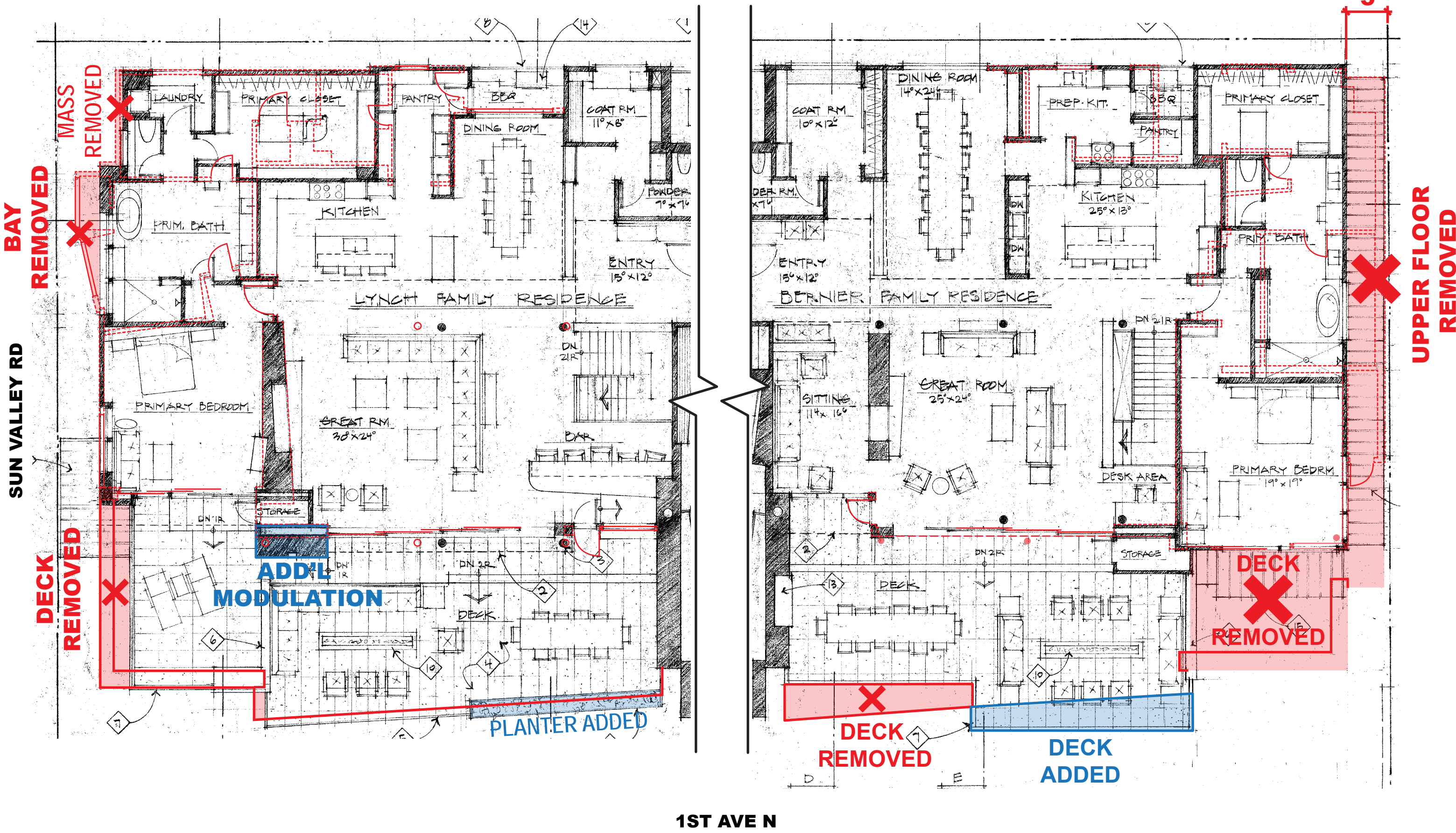
COMMENT RESPONSE - PLANS

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

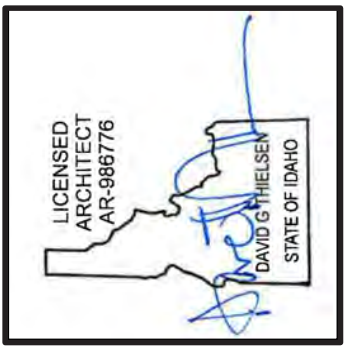
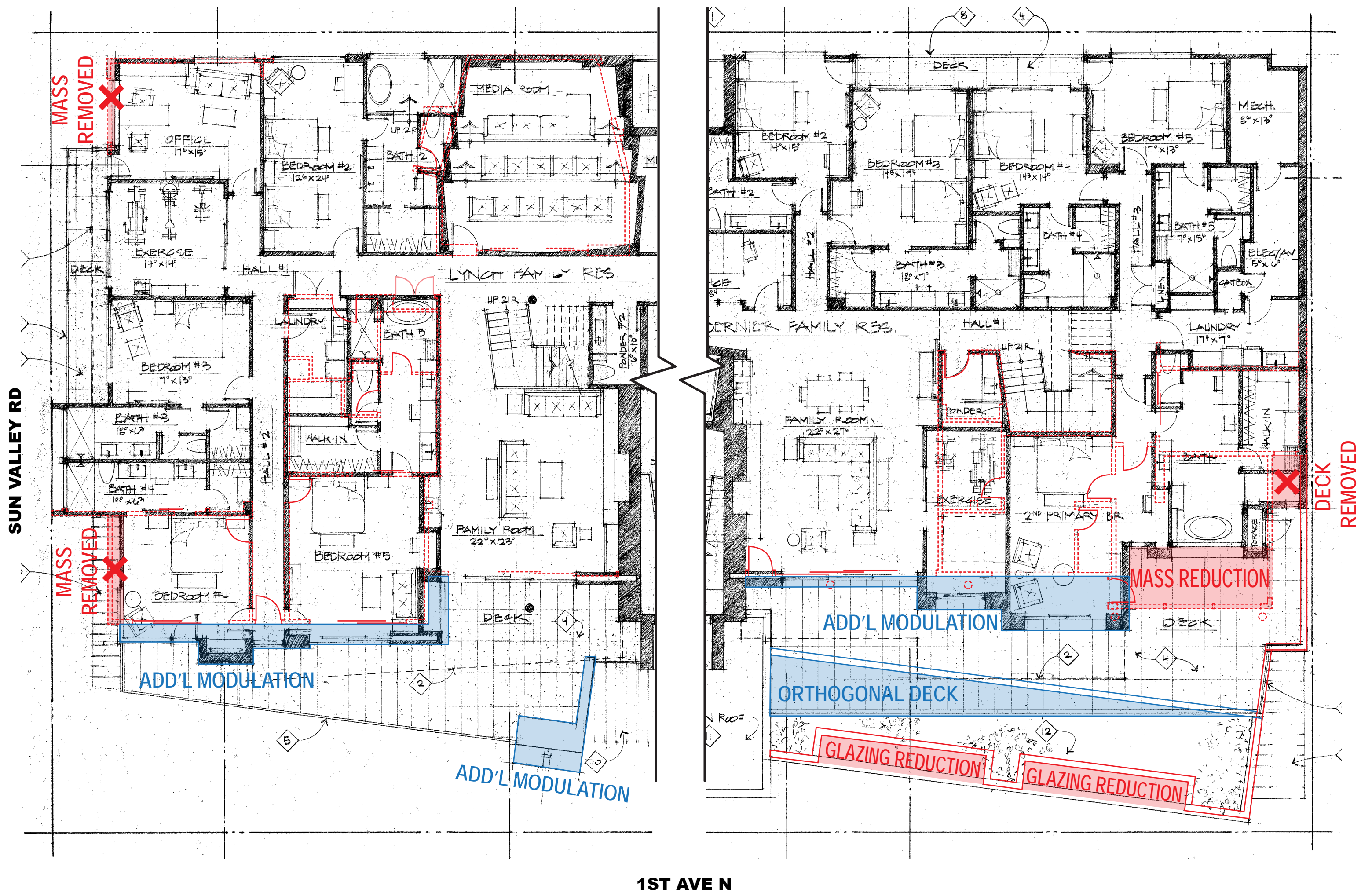
GROUND LEVEL PLAN



UPPER LEVEL PLAN



MIDDLE LEVEL PLAN



Revised:

1	2	3	4	5
6	7	8	9	10

Revised:

1	2	3	4	5
6	7	8	9	10

Drawn: 10/10/24

Checked: ----

Construction Set Issued: ----

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Project:

SAWTOOTH SERENADE

260 N 1ST AVE

KETCHUM, ID

Sheet Title:

COMMENT RESPONSE - PLANS

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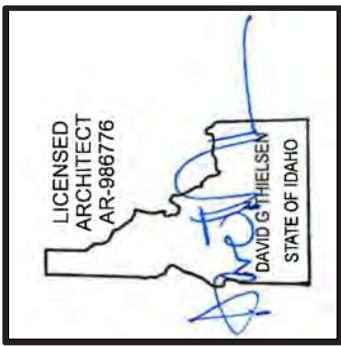
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Project No.

2002

PERSPECTIVES

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



Revised:
<div><div>6</div><div>7</div><div>8</div><div>9</div><div>10</div></div>

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

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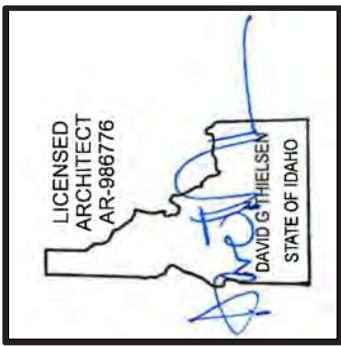
Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM, ID

Sheet Title:
EXTERIOR RENDERINGS

Sheet:
A0.19
Project No.
2002

PERSPECTIVES

VIEW ACROSS N 1ST AVE



Revised:
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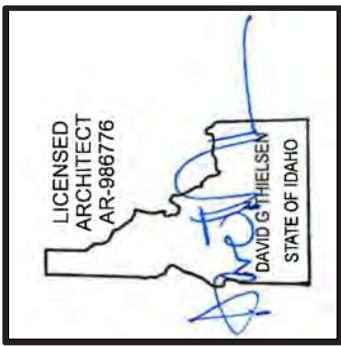
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Construction Set Issued: ----

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

Sheet Title:
EXTERIOR RENDERINGS

Sheet:
A0.20
Project No.
2002



Revised:
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Project:

SAWTOOTH SERENADE

260 N 1ST AVE

KETCHUM, ID

Sheet Title:

EXTERIOR RENDERINGS

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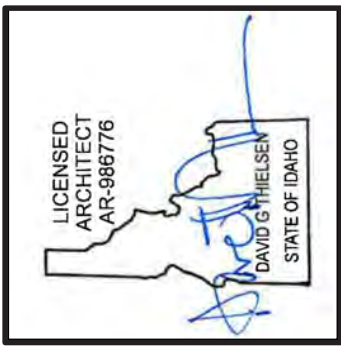
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Project No.

2002

PERSPECTIVES

VIEW LOOKING SOUTH ON SUN VALLEY RD



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

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Construction Set Issued: -----

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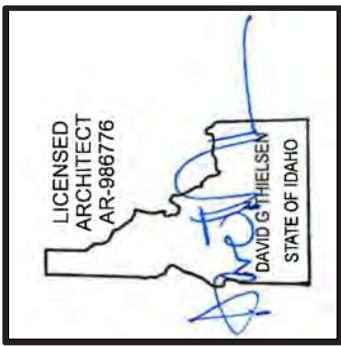
Project:
SAWTOOTH SERENADE
260 N 1ST AVE
KETCHUM, ID

Sheet Title:
EXTERIOR RENDERINGS

Sheet:
A0.22
Project No.
2002

PERSPECTIVES

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



Revised:
<div><div>6</div><div>7</div><div>8</div><div>9</div><div>10</div></div>

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

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

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

Sheet Title:
EXTERIOR RENDERINGS

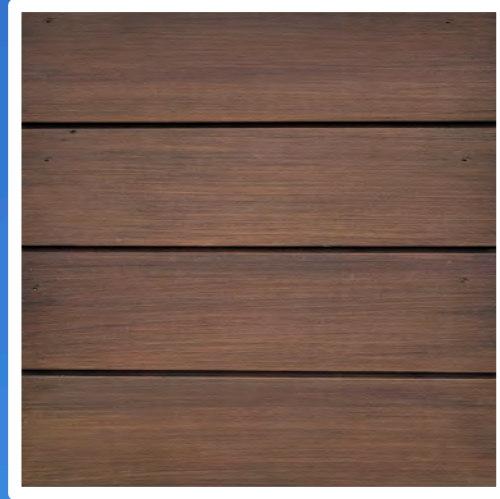
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Project No.
2002

EXTERIOR MATERIALS

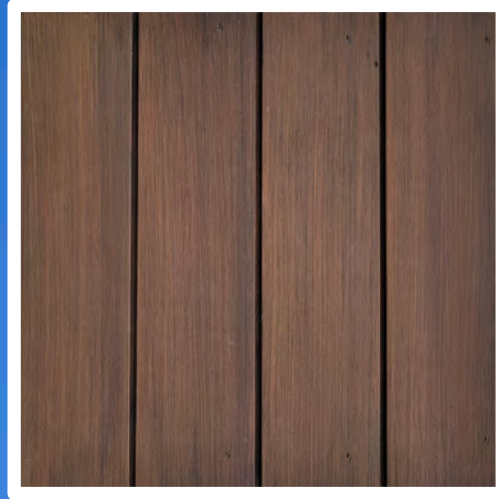
DARK BRONZE
WINDOWS & SLIDING
DOOR FRAMES



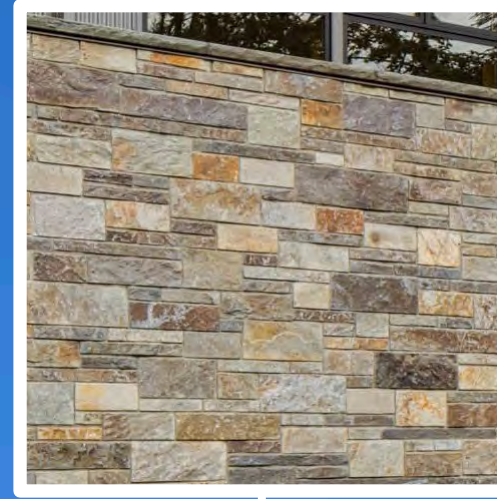
HORIZONTAL BROWN
STAINED SIDING



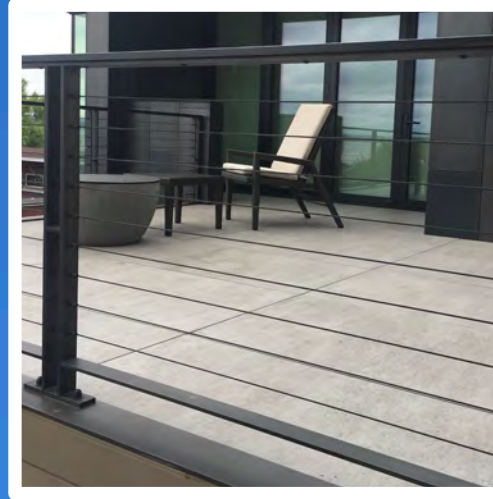
VERTICAL BROWN
STAINED SIDING



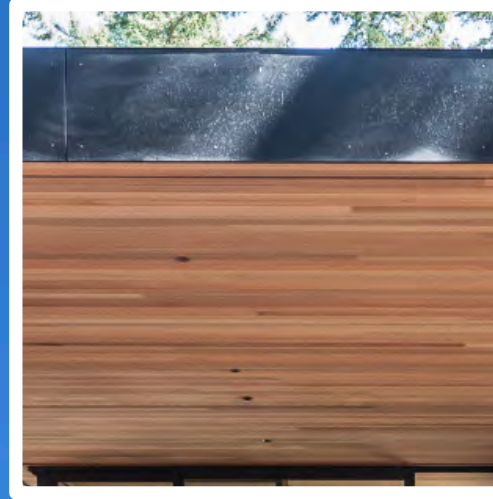
COURSED ASHLAR
STONE VENEER



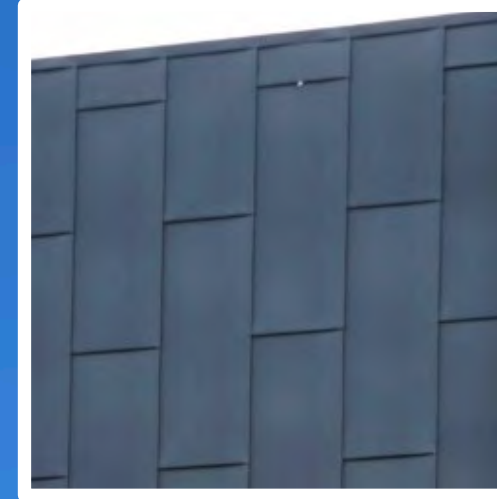
BLACKENED
STAINLESS STEEL
CABLE RAILS



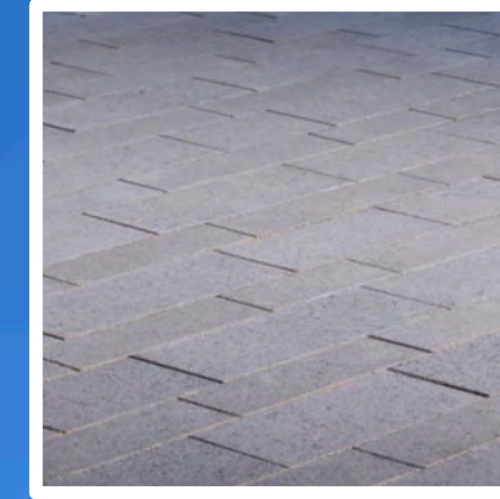
COURSED ASHLAR
STONE VENEER



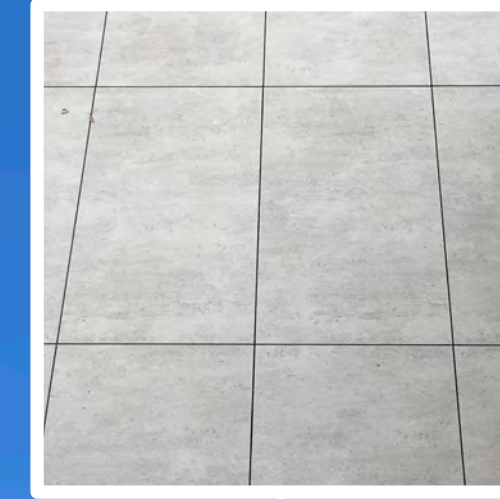
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ZINC INTERLOCKING
SHINGLES



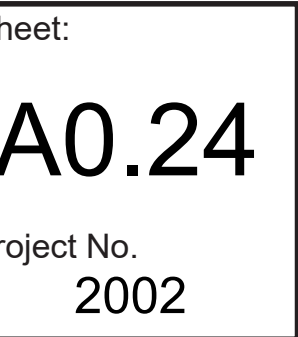
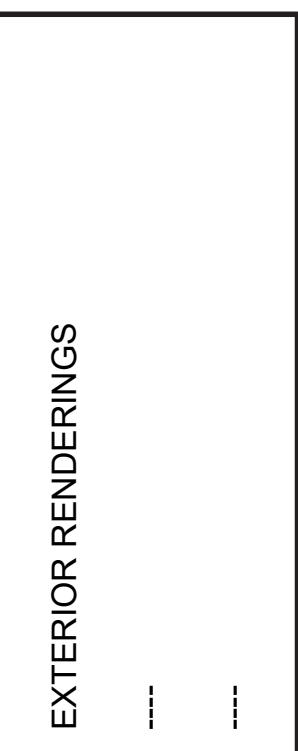
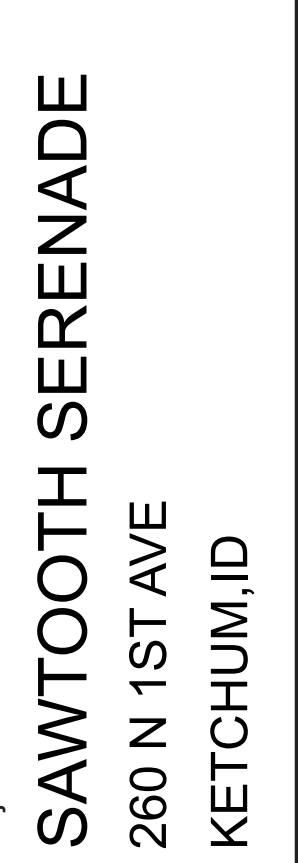
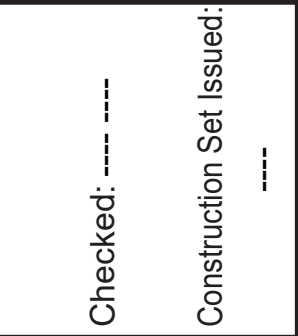
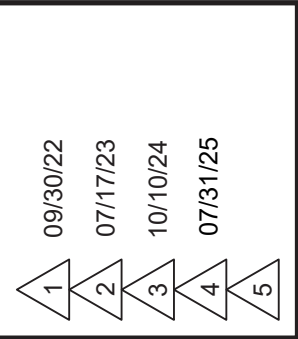
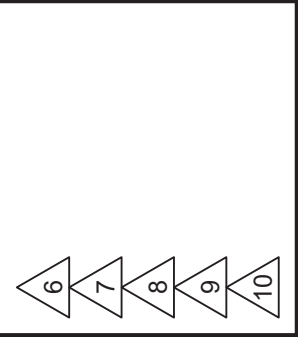
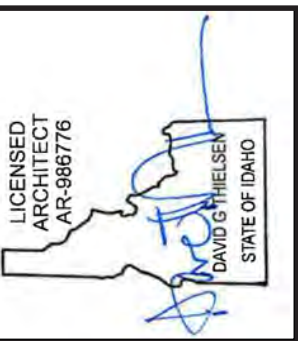
SANDSET CONCRETE
SIDEWALK PAVERS



LARGE FORMAT
SINTERED STONE
PATIO & DECK PAVERS

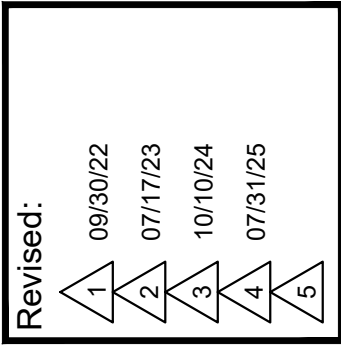
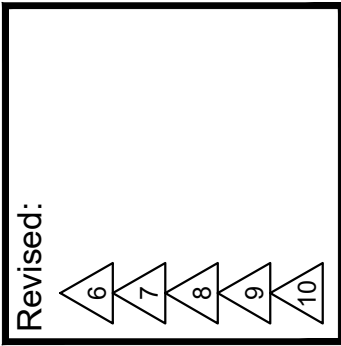
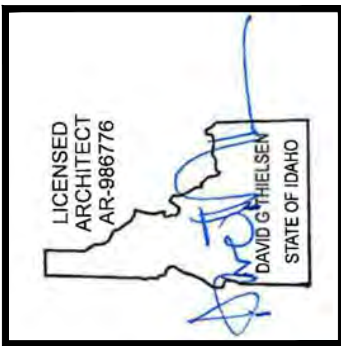
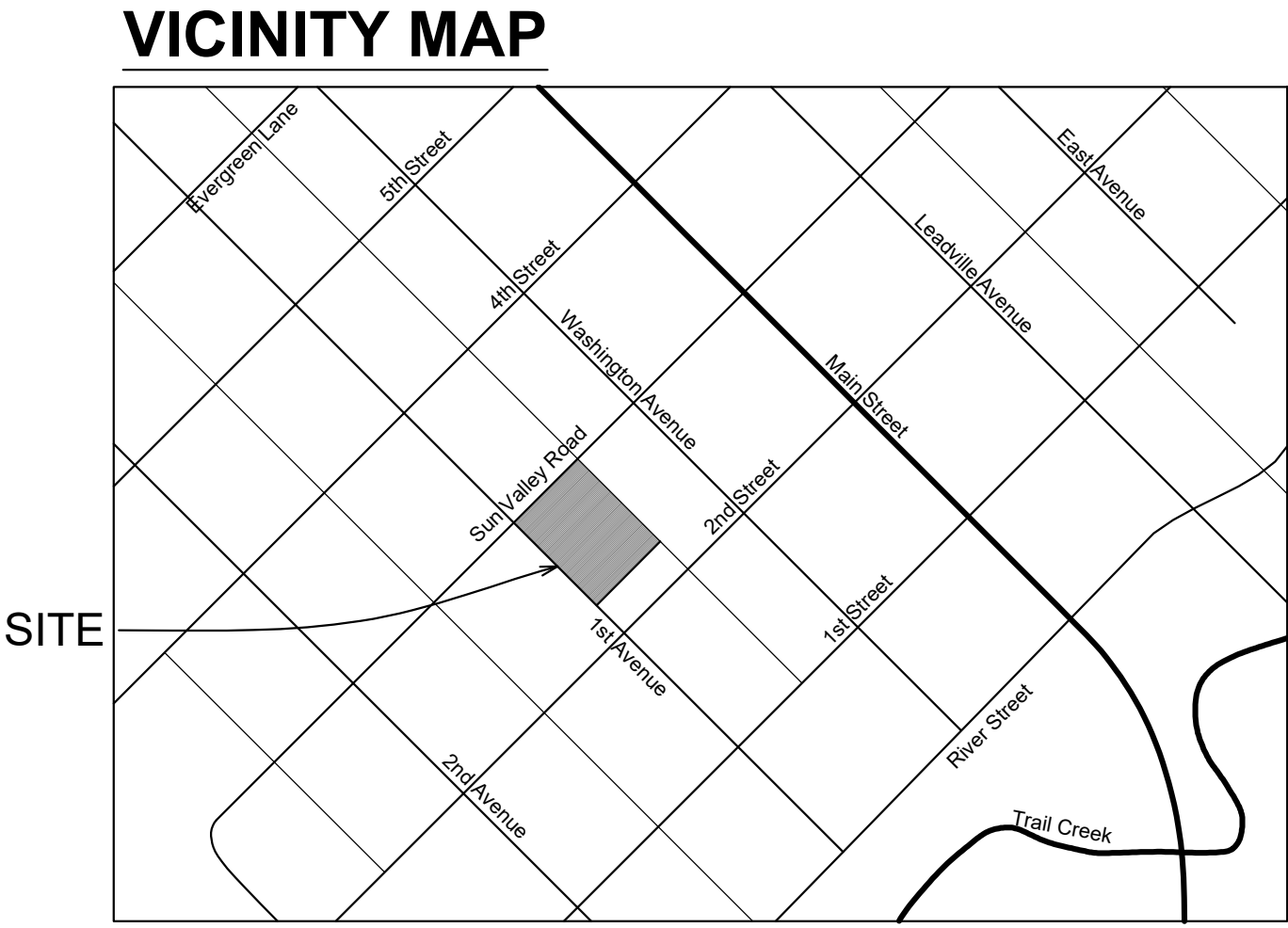
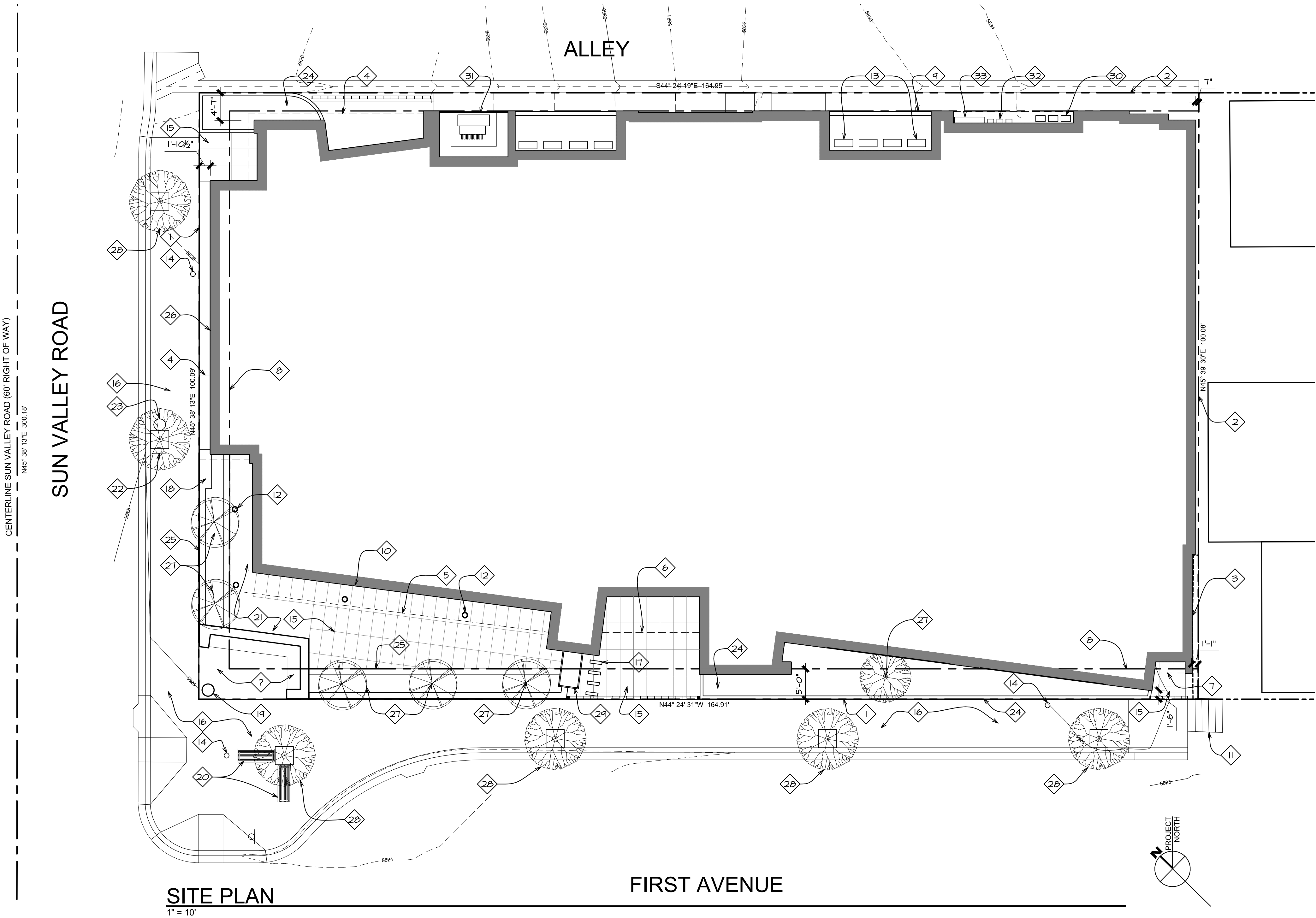


INTEGRAL COLOR
CONCRETE



KEYNOTES

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



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

Sheet Title:
SITE PLAN

Sheet:
A1
Project No.
2002

SUN VALLEY ROAD

ALLEY

LOWER FLOOR PLAN KEY NOTES:

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

Project:

Sawtooth Serenade
260 1st Ave. North
Ketchum, Idaho

Sheet Title:

LOWER FLOOR PLAN

Sheet:

A2

Project No.

2002

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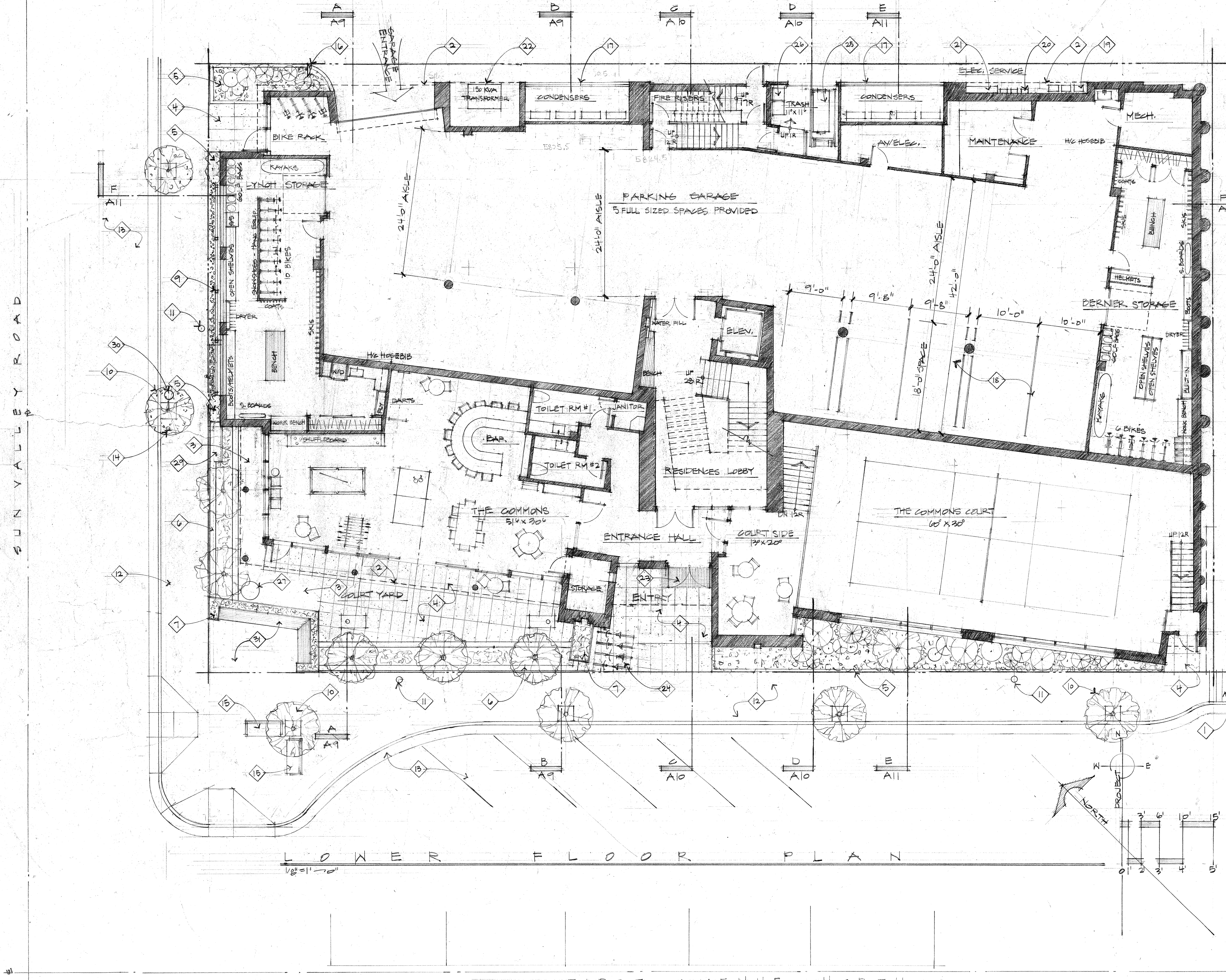
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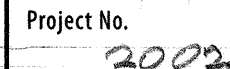
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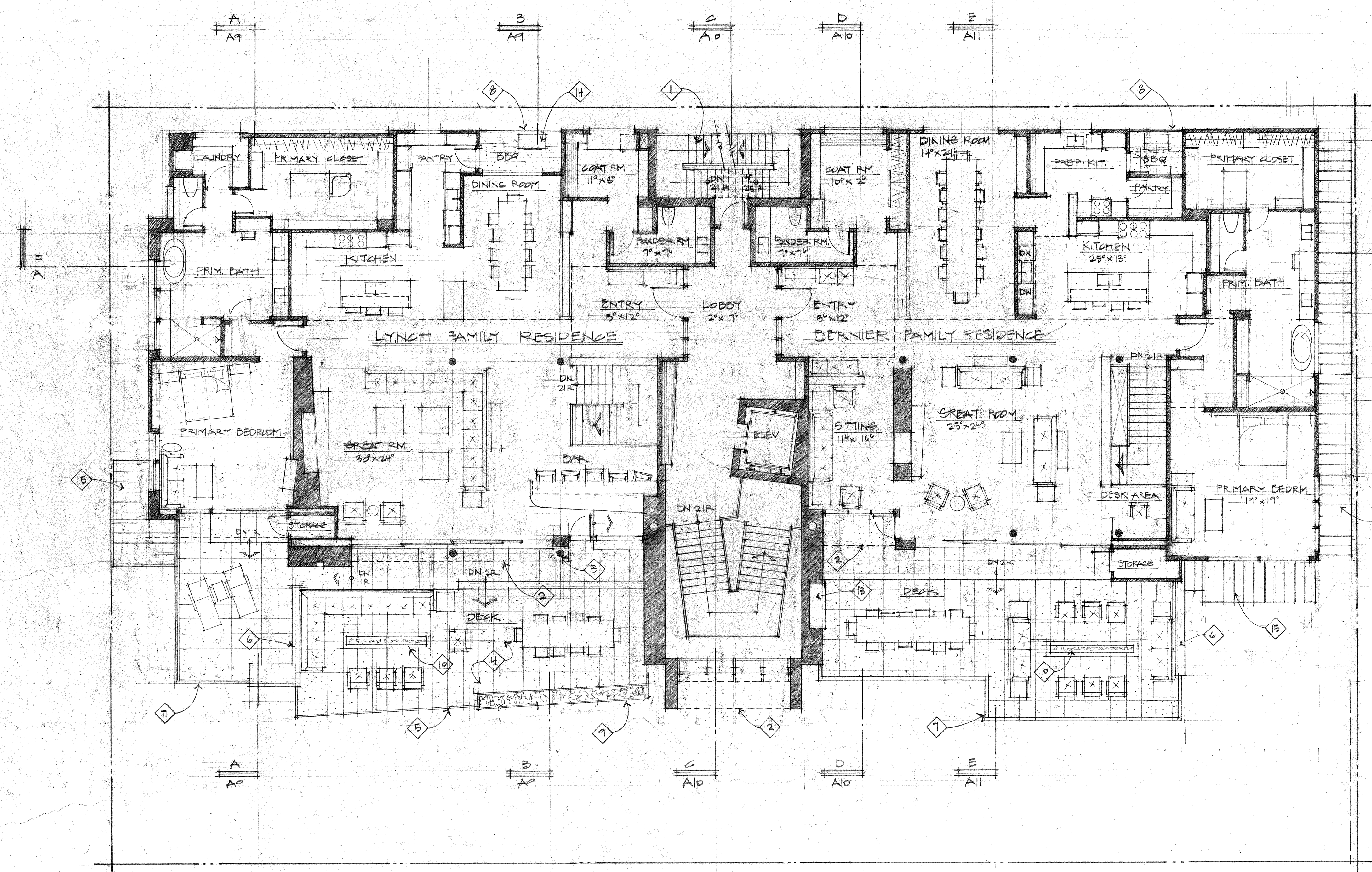
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09/31/2025

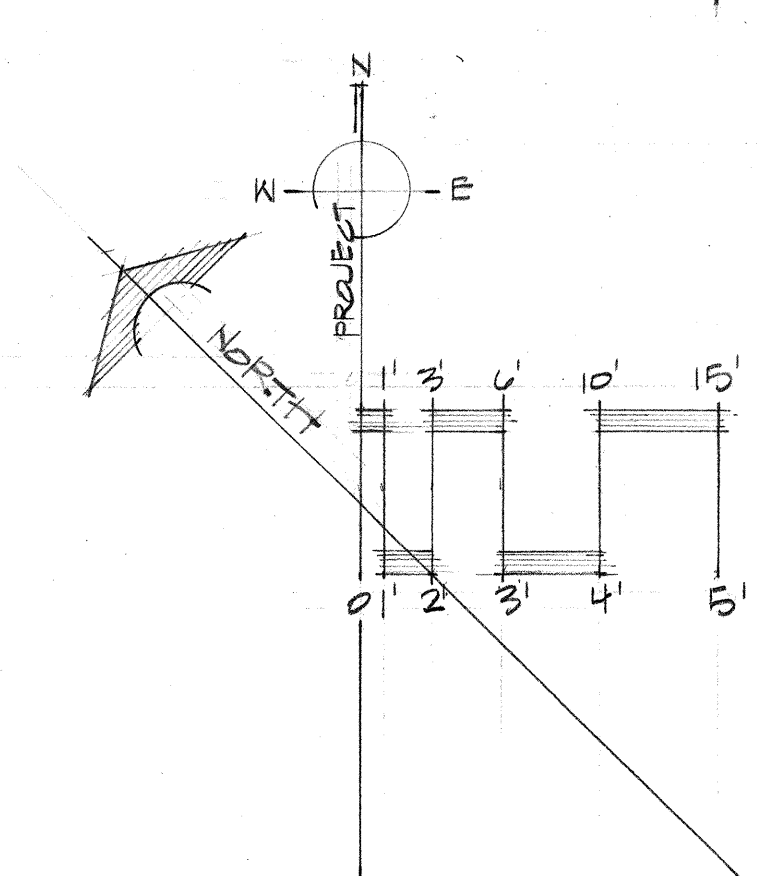
Construction Set Issued:







UPPER FLOOR PLAN
1/8" = 1' - 0"



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

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Project:

SANTOOTH: SERENADE
260 1ST AVE. NORTH
KETCHUM, IDAHO

Sheet Title:

UPPER FLOOR PLAN

Sheet:

A4

Project No.
2002

Revised:

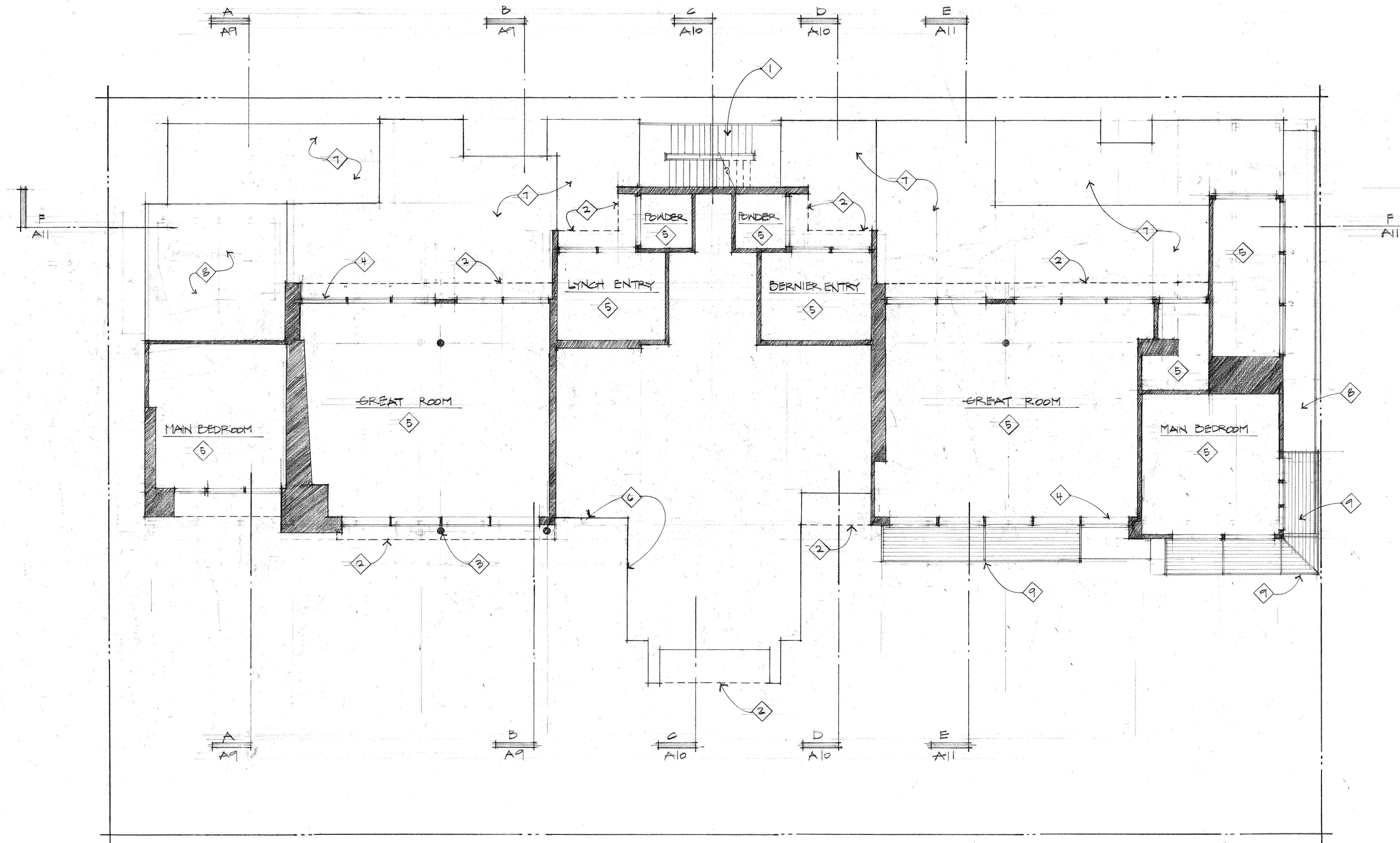
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Drawn:

06.10.2022

Checked:

Construction Set Issued:

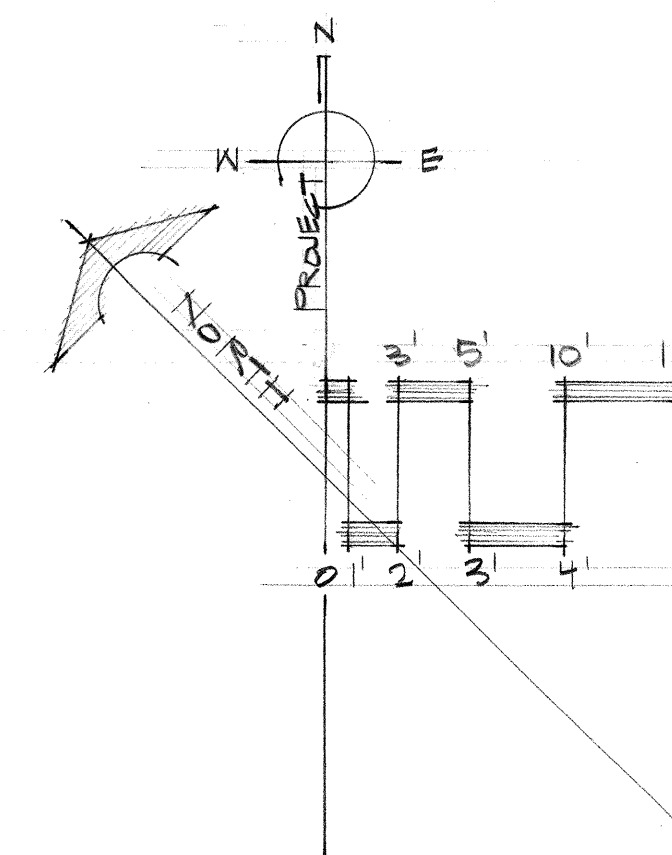


CLERESTORY PLAN

1/8" = 1' - 0"

CLERESTORY PLAN KEY NOTES:

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



Project:

SANTOOTH SERENADE
260 1ST AVE. NORTH
KETCHUM, IDAHO

Sheet Title:

CLERESTORY PLAN

Sheet:

A3

Project No.
2002

Drawn:
08.10.2022

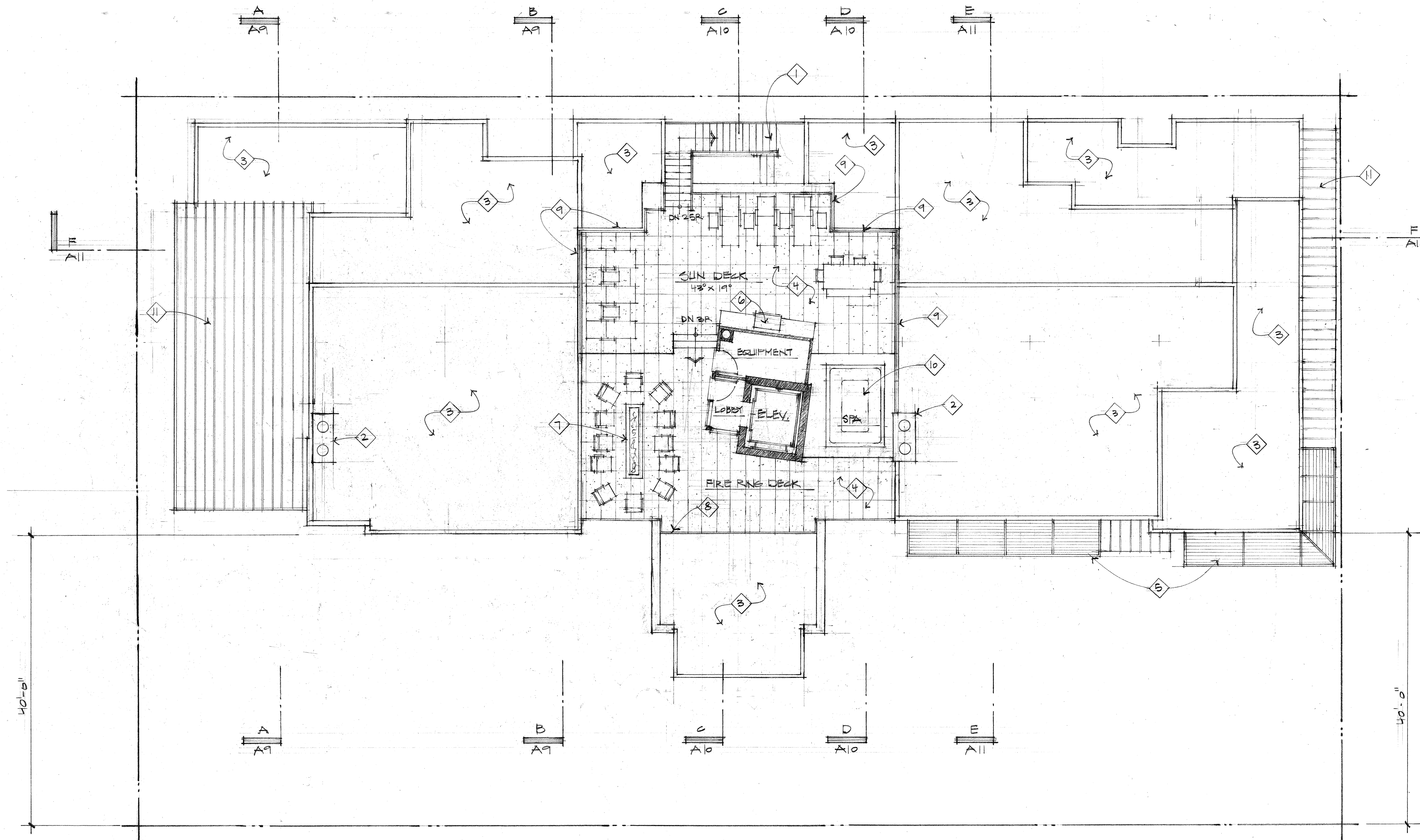
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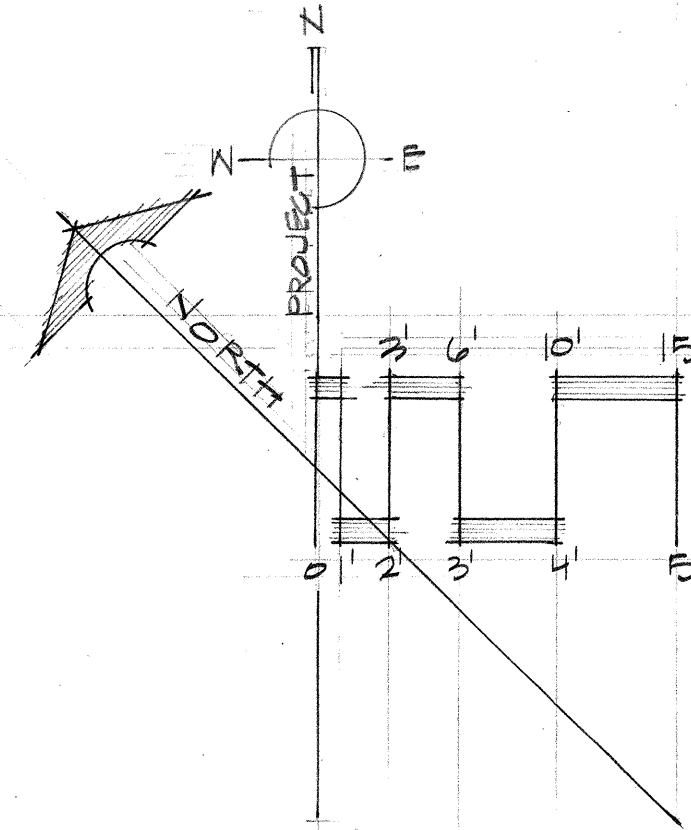
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07.17.2023
10.10.2024
07.31.2025

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ROOF DECK PLAN

1/8" = 1'-0"



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

Drawn:
08/10/2022

Checked:
07/17/2023
10/10/2024
07/31/2025

Construction Set Issued:

Project:

SAWTOOTH SERENADE
260 1ST AVE. NORTH
KEETCHUM, IDAHO

Sheet Title:

ROOF DECK PLAN

Sheet:

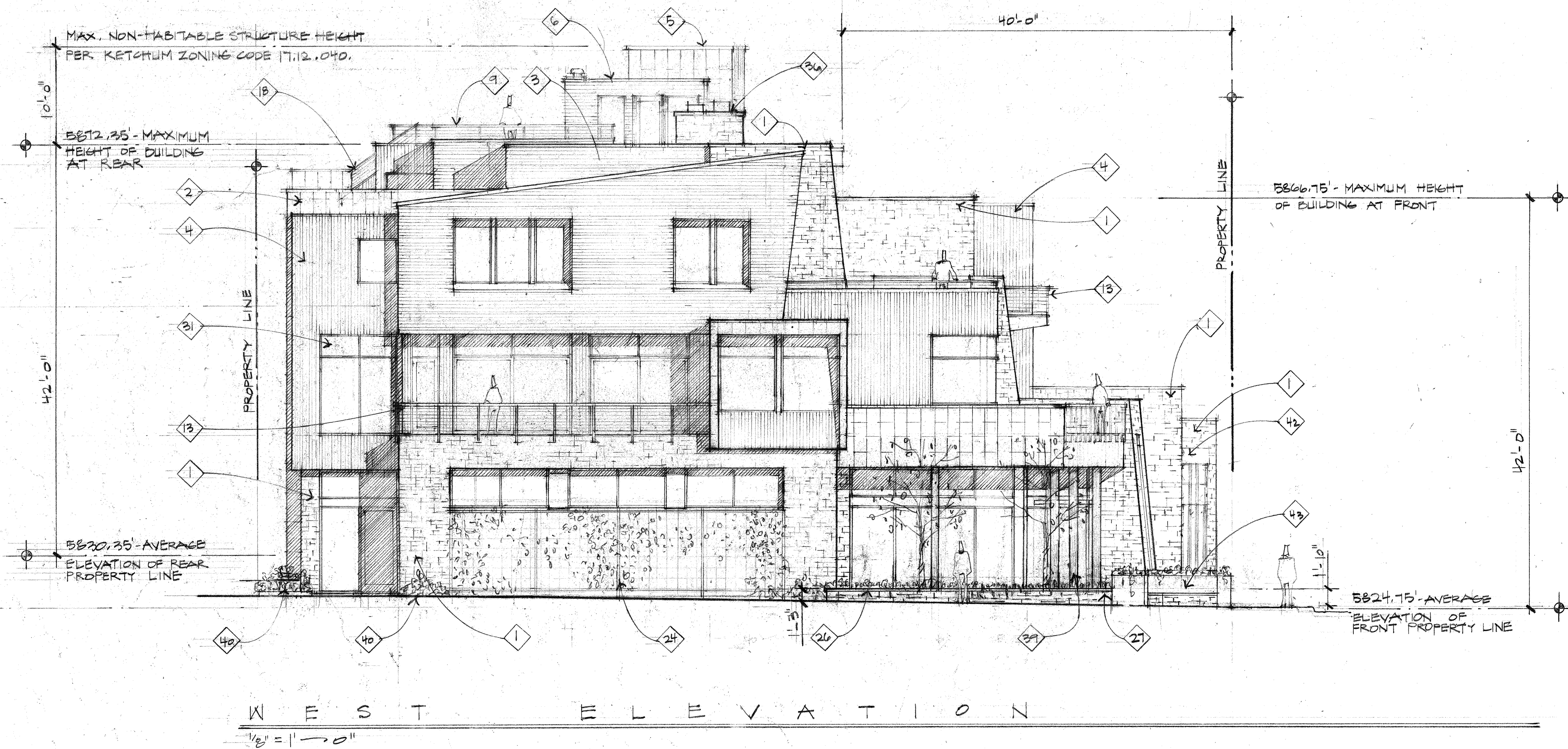
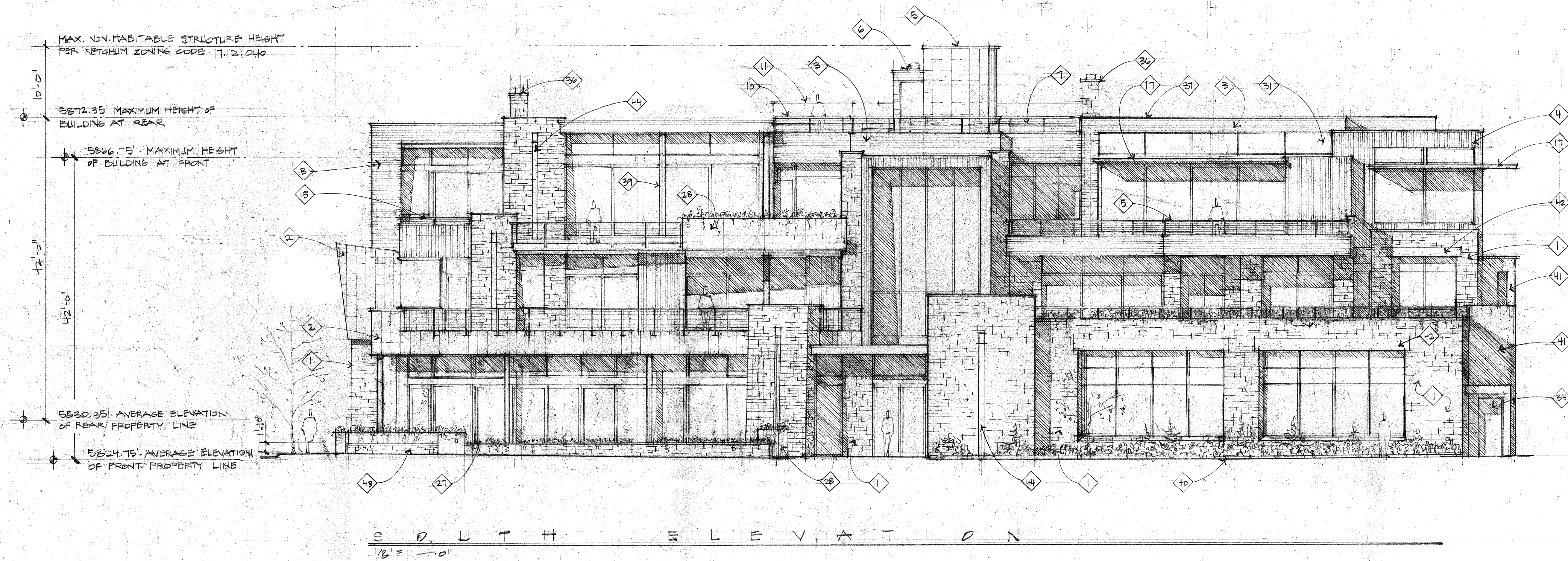
Project No.

2002

Thielsen

A R C H I T E C T S

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



EXTERIOR ELEVATION KEY NOTES:

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

Revised:
07.30.2022
07.17.2023
10.10.2024
07.31.2025

Drawn: DB 10/2022
Checked:
Construction Set Issued:

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

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

Sheet Title:
BUILDING ELEVATIONS

Sheet:
A7.1
Project No.
2002



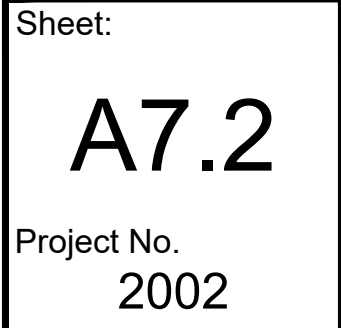
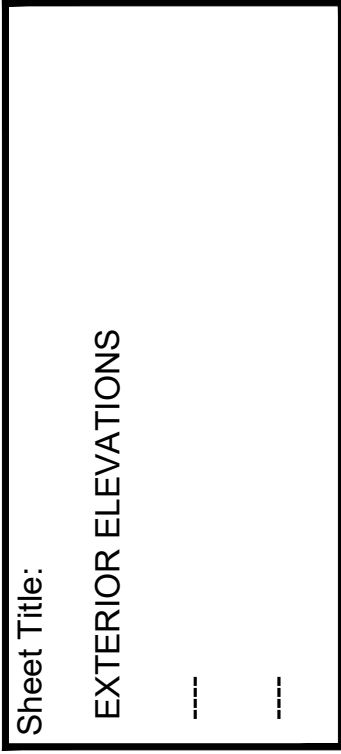
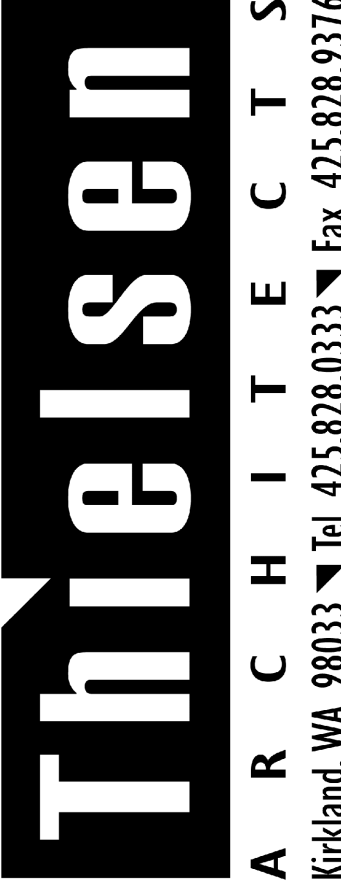
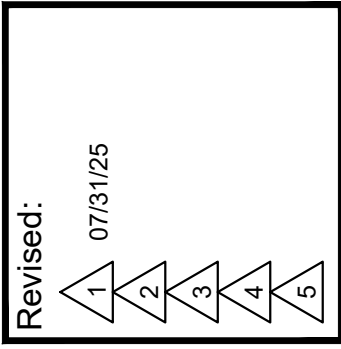
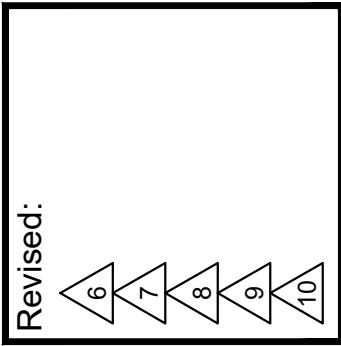
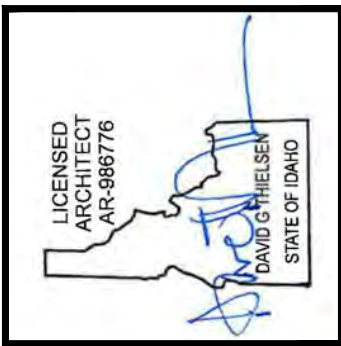
SOUTH ELEVATION

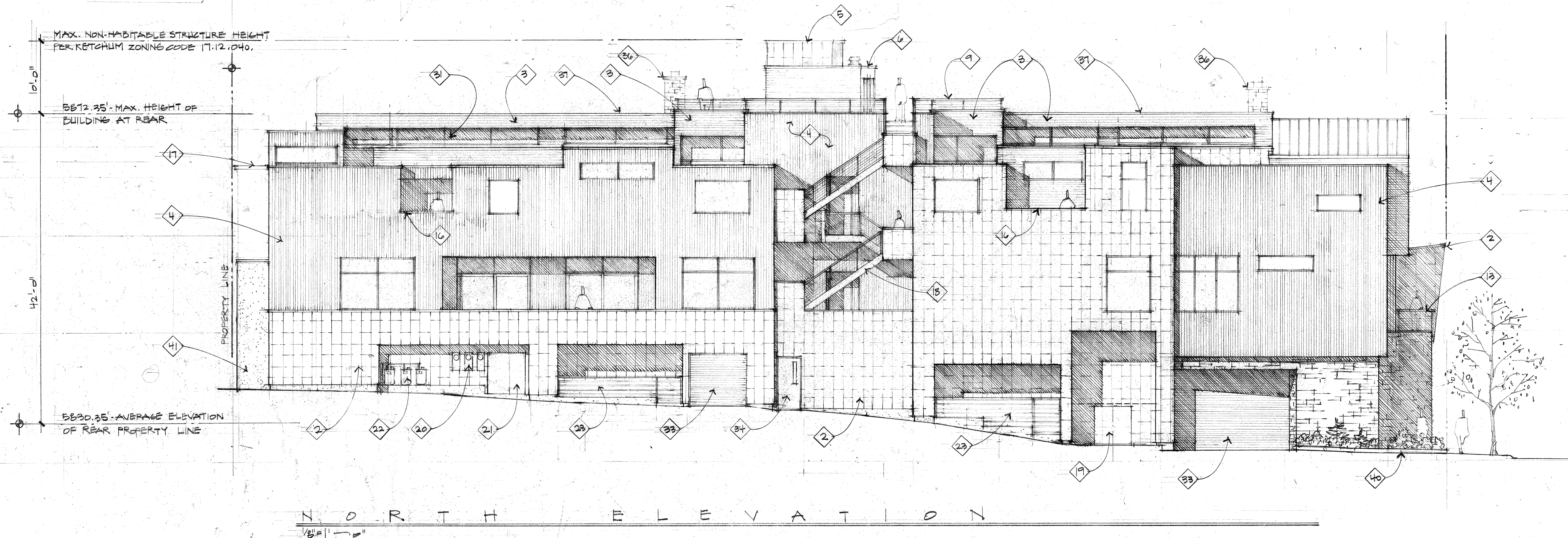
1/8" = 1'-0"



WEST ELEVATION

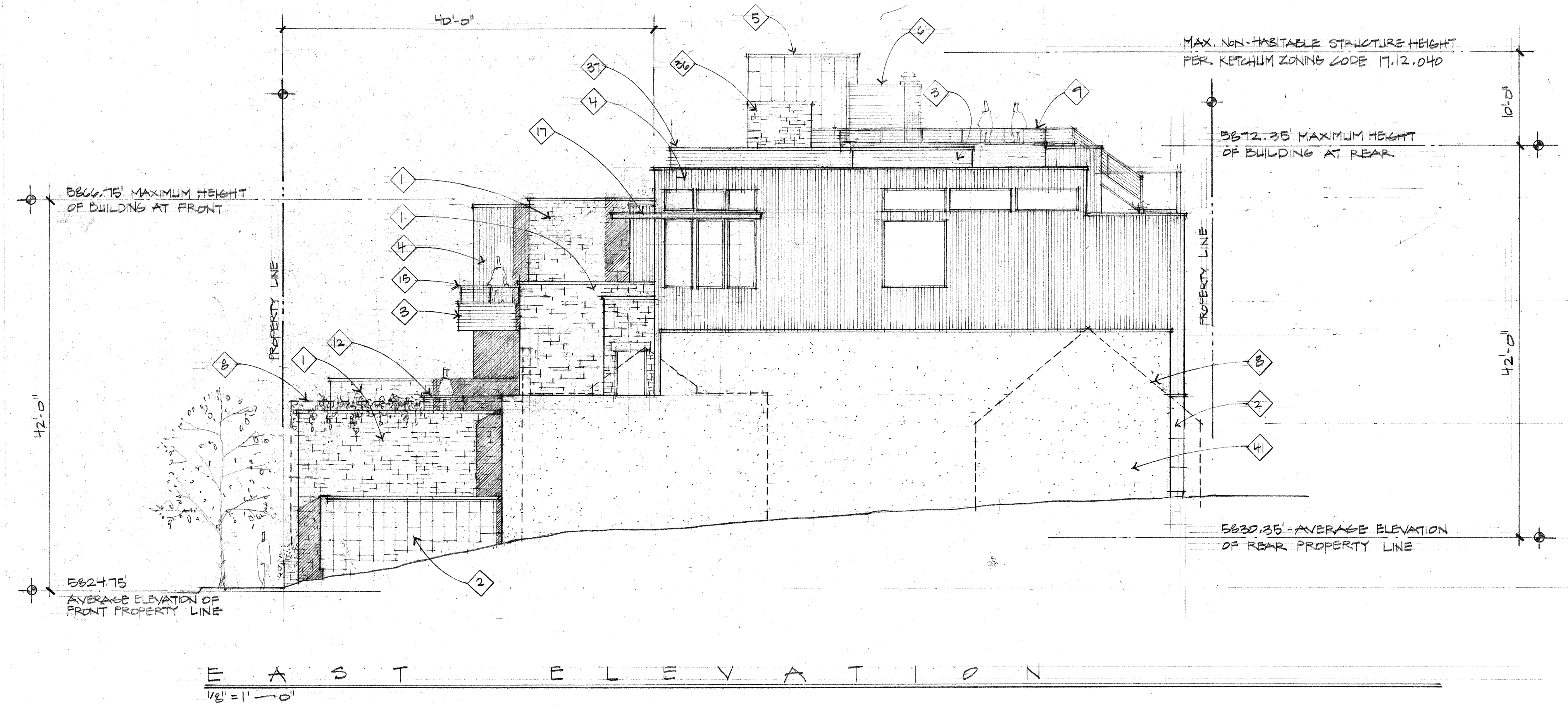
1/8" = 1'-0"





EXTERIOR ELEVATION KEY NOTES:

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



Thielsen

A R C H I T E C T S

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

Project:

SANTOOTH SERENADE
200 1ST AVE. NORTH
KETCHUM IDAHO

Sheet Title:

BUILDING ELEVATIONS

Sheet:

A8.1

Project No.
2002

Drawn:

08/10/2022

Checked:

01/17/2023
01/10/2024
01/31/2025

Construction Set Issued:



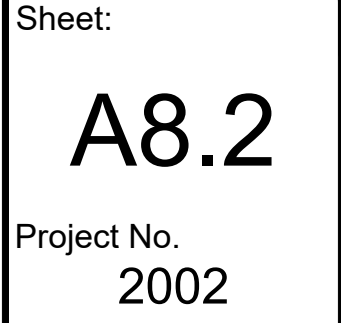
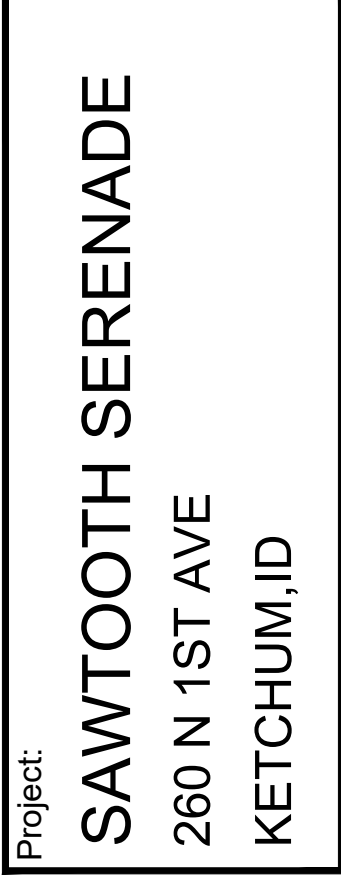
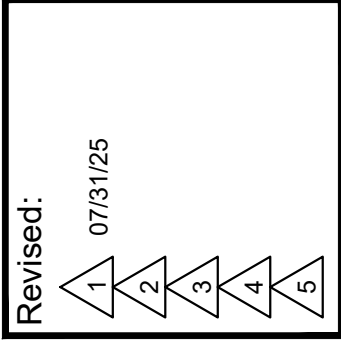
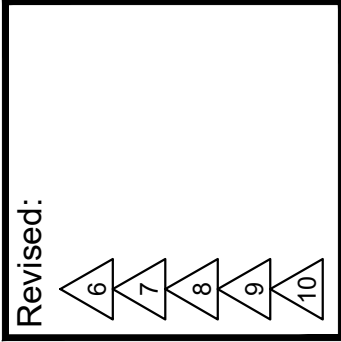
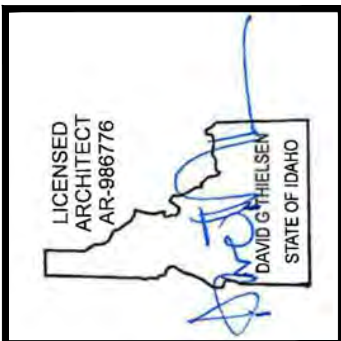
NORTH ELEVATION

1/8" = 1'-0"

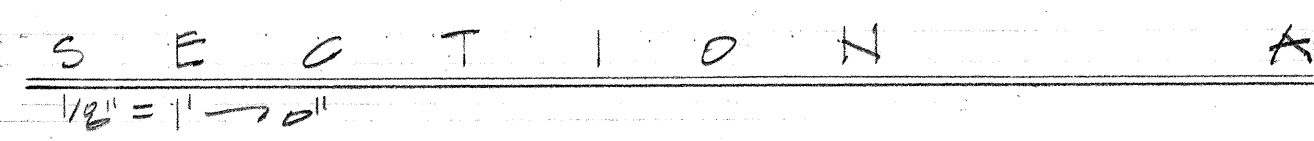


EAST ELEVATION

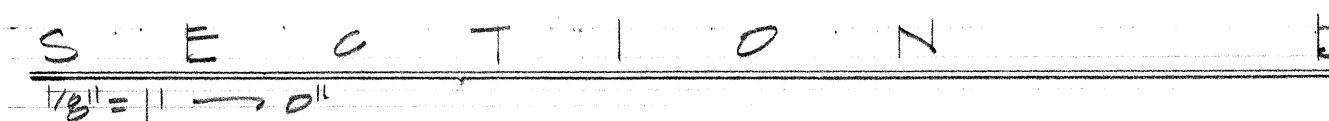
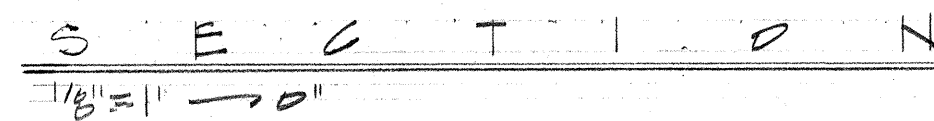
1/8" = 1'-0"



1. Open steel framed exit stair with metal stanchions, top rail, and open horizontal steel cable. Finish to be blackened.
2. Green Roof: Vegetated low-slope "Sponge-Roof" system or equal to retain storm water, planted with Sedum mix per Landscape plans and details.
3. Raised planter with plantings per the Landscape plans.
4. "Green wall" frame consisting of freestanding greenscreen panels supported by square steel post, supporting climbing plantings per Landscape plans.
5. Landscape planting per the Landscape plans within +/- 6" high raised 6" concrete curb to contain soil and mulch.
6. Site built spa with automated cover. Top surface of spa coping to be flush with Sun Deck paver surface.
7. Large format Sintered Stone pavers on pedestals with hydronic snow melt system.
8. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted on wood parapet wall. Top of guardrail is below maximum height of building at the rear at the rear. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
9. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to steel base plate on wood sided parapet wall. Guard rail height shall be 36" above finished decking surface. The finish of all railing components to be black. Perimeter wall enclosing a roof top deck: Allowed to extend 4'-0" above the roof surface if at least 75% is transparent per K2C 17.12.040. The top of guard rail extends 23" above the maximum height of building at the rear. The solid parapet portion is 5" above the maximum height of building at the rear with open cable rail on top extending 18". Therefore, the solid parapet wall/cap above maximum height of building at the rear = 25%, transparent open rail = 75%.
10. Guard Rail: Open horizontal steel cable guard rail with fascia mounted metal stanchions and top rail. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
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12. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted to planter. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
13. Raised stone veneer planter finished with full bed stone veneer face and stone cap [REDACTED] containing trees and planting per Landscape plans. Planter walls with stone cap to be set level. Height of planter to vary with slope of public sidewalk. The top of planter at the north end on Sun Valley Road start 15' above the sidewalk. Thus, the top of planter will be 22' above the sidewalk at the corner of Sun Valley Road and 14', and 27' above public sidewalk at the entry to Sawtooth Serenade.
14. New public sidewalk and curb/gutter per Civil drawings. Sidewalk to be constructed of "sand-set" unit pavers with hydronic snow melt system.
15. "Magna-Loc 180" 18" coverage "Striations" profile mechanically seamed structural standing seam metal roofing with 2" rib height double crimped standing seams and factory-applied sealant, manufactured by Metal Sales Manufacturing Corporation with rib mounted snow guards (rails). Roof pitch to be ½:12.
16. Louvered steel sun screen with blackened finish - typical.
17. Stained Cedar 1x4 tongue and Groove wood soffit - typical at all roof and deck soffits.
18. Stone slab soffit at full bed stone veneer.
19. Horizontal wood fence to screen the mechanical system condensers from public view.
20. Guard Rail: Minimum of 36" high solid guard rail clad with metal siding.
21. Key Note not used.
22. Stainless steel open grate "grid" recessed mat.
23. Thermally broken aluminum framed sliding doors with blackened finish - typical.
24. Thermally broken aluminum framed windows with blackened finish - typical.
25. Insulated and weather-stripped rolling steel overhead door with blackened finish.
26. Large format Sintered Stone pavers on concrete sub-slab with hydronic snow melt system.
27. Sloped glazing in thermally broken aluminum frames with blackened finish.
28. Metal soffit to match metal siding.
29. Mechanical system condensers.



1. Open steel framed exit stair with metal stanchions, top rail, and open horizontal steel cable. Finish to be blackened.
2. Green Roof: Vegetated low-slope "Sponge-Roof" system or equal to retain storm water, planted with Sedum mix per Landscape plans and details.
3. Raised planter with plantings per the Landscape plans.
4. "Green wall" frame consisting of freestanding greenscreen panels supported by square steel post, supporting climbing plantings per Landscape plans.
5. Landscape planting per the Landscape plans within +/- 6" high raised 6" concrete curb to contain soil and mulch.
6. Site built spa with automated cover. Top surface of spa coping to be flush with Sun Deck paver surface.
7. Large format Sintered Stone pavers on pedestals with hydronic snow melt system.
8. Guard Rail: Open horizontal steel cable guard rail with metal stanchions and top rail mounted on wood parapet wall. Top of guardrail is below maximum height of building at the rear at the rear. The installed guard rail height shall be a minimum of 36" above finished decking surface. The finish of all railing components to be black.
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13. Raised stone veneer planter finished with full bed stone veneer face and stone cap [REDACTED] containing trees and planting per Landscape plans. Planter walls with stone cap to be set level. Height of planter to vary with slope of public sidewalk. The top of planter at the north end on Sun Valley Road shall be 17' above the sidewalk. Thus, the top of planter will be 22' above the sidewalk at the corner of Sun Valley Road and 1st, and 27' above public sidewalk at the entry to Sawtooth Serenade.
14. New public sidewalk and curb/gutter per Civil drawings. Sidewalk to be constructed of "sand-set" unit pavers with hydronic snow melt system.
15. "Magna-Loc 180" 18" coverage "Striations" profile mechanically seamed structural standing seam metal roofing with 2" rib height double curved standing seams and factory-applied sealant; manufactured by Metal Sales Manufacturing Corporation with rib mounted snow guards (rails). Roof pitch to be ¼:12.
16. Louvered steel sun screen with blackened finish - typical.
17. Stained Cedar 1x4 tongue and Groove wood soffit - typical at all roof and deck soffits.
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19. Horizontal wood fence to screen the mechanical system condensers from public view.
20. Guard Rail: Minimum of 36" high solid guard rail clad with metal siding.
21. Key Note not used.
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26. Large format Sintered Stone pavers on concrete sub-slab with hydronic snow melt system.
27. Sloped glazing in thermally broken aluminum frames with blackened finish.
28. Metal soffit to match metal siding.
29. Mechanical system condensers.



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

