



City of Ketchum  
Planning & Building

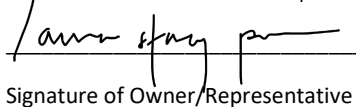
Design Review Application

OFFICIAL USE ONLY	
File Number:	P23-104
Date Received:	11/20/23
By:	HLN
Pre-Application Fee Paid:	
Design Review Fee Paid:	
By:	

Submit completed application and documentation to [planningandzoning@ketchumidaho.org](mailto:planningandzoning@ketchumidaho.org) Or hand deliver to Ketchum City Hall, 191 5<sup>th</sup> St. W. Ketchum, ID If you have questions, please contact the Planning and Building Department at (208) 726-7801. To view the Development Standards, visit the City website at: [www.ketchumidaho.org](http://www.ketchumidaho.org) and click on Municipal Code. You will be contacted and invoiced once your application package is complete.

APPLICANT INFORMATION			
Project Name: Warm Springs Preserve		Phone: (208) 726-3841	
Owner: City of Ketchum - Ben Whipple (Owner's Contact + PM)		Mailing Address: P.O. Box 2315 - 191 5th St., West Ketchum, ID 83340	
Email: <a href="mailto:bwhipple@ketchumidaho.org">bwhipple@ketchumidaho.org</a>			
Architect/Representative: Michael Doty Architects		Phone: (208)726.4228	
Email: Michael Doty - <a href="mailto:mike@mda-arc.com">mike@mda-arc.com</a>		Mailing Address: PO Box 2792 Ketchum, Idaho 83340	
Architect License Number: Idaho AR-1612			
Engineer of Record: Benchmark Associates (Civil)		Phone: (208) 726-9512	
Email: Phoebe Johannessen - <a href="mailto:phoebe@galena-benchmark.com">phoebe@galena-benchmark.com</a>		Mailing Address: PO Box 733 Ketchum, Idaho 83340	
Engineer License Number:			
Primary Contact Name and Phone Number: Stacy Passmore, Superbloom (Landscape Architect + Project Lead) 214-288-1517			
PROJECT INFORMATION WARM SPRINGS RANCH RESORT PUD BLK 2 IN CODE AREA 003002			
Legal Land Description:		Street Address: 201-311 Bald Mountain Rd, Ketchum, ID 83340	
Lot Area (Square Feet): 23.46 acres	Zoning District: T, RU	RPK #:	
Overlay District:	<input checked="" type="checkbox"/> Floodplain	<input checked="" type="checkbox"/> Avalanche	<input type="checkbox"/> Mountain <input type="checkbox"/> None
Type of Construction:	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Addition	<input type="checkbox"/> Remodel <input type="checkbox"/> Other
Anticipated Use: Park & Open Space	Number of Residential Units: None (0)		
GROSS FLOOR AREA			
	Proposed	Existing	
Basements	Sq. Ft.	Sq. Ft.	
1 <sup>st</sup> Floor	1,260 Sq. Ft.	0 Sq. Ft.	
2 <sup>nd</sup> Floor	Sq. Ft.	Sq. Ft.	
3 <sup>rd</sup> Floor	Sq. Ft.	Sq. Ft.	
Mezzanine	Sq. Ft.	Sq. Ft.	
Total	1,260 Sq. Ft.	Sq. Ft.	
FLOOR AREA RATIO			
Community Core: n/a	Tourist: n/a	General Residential-High: n/a	
BUILDING COVERAGE/OPEN SPACE			
Percent of Building Coverage: .09 %			
DIMENSIONAL STANDARDS/PROPOSED SETBACKS			
Front:	Side:	Side:	Rear:
Building Height: Highest portion of the roof is 18'-8"			
OFF STREET PARKING			
Parking Spaces Provided: 24	Curb Cut: n/a	Sq. Ft.	%
WATER SYSTEM			
<input checked="" type="checkbox"/> Municipal Service		<input type="checkbox"/> Ketchum Spring Water	

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



Stacy Passmore, Primary Contact

Signature of Owner/Representative

Superbloom on behalf of the Owner, The City of Ketchum

Date 11/17/23

## DESIGN REVIEW APPLICATION CERTIFICATION OF COMPLETENESS

Project Name: Warm Springs Preserve	Reviewed by:
Date:	Time:

### REQUIRED DOCUMENTS (CHECK ALL THAT APPLY):

- Design review application form including project name, location, applicant, owner, project representatives and contact information.
- One (1) PDF electronic set of the complete application containing all requirements as listed below, plans appropriately scaled, shall be submitted. Electronic record of the materials and color sample board may be satisfied with photos. One (1) hardcopy set of scalable plans showing at a minimum the following:
  - Vicinity map, to scale, showing the project location in relationship to neighboring buildings and the surrounding area. Note: a vicinity map must show location of adjacent buildings and structures.
  - Drainage plan (grading, catch basins, piping, and dry-wells).
  - Utilities plan (location and size of water and sewer mains and services, gas, electric, TV and phone).
  - Site plan, to scale, showing proposed parking (including parking stall dimensions), loading, general circulation and snow storage. List square footage of subject property including lot dimensions.
  - Landscape plan (existing landscaping on the site shown and adjacent right-of-way as retained, relocated or removed; proposed landscaping including species type, size and quantity).
  - Floor plan. List gross and net square footage for each floor. List occupancy classification and type of construction.
  - Detailed elevations of all sides of the proposed building and other exterior elements (colors, materials).
  - Exterior lighting plan, pursuant to chapter 17.132, showing location, height, type and lumen output; spec sheets for fixtures; illuminance levels/photometrics for exterior lighting.
  - Photometric analysis prepared by MH Companies (see city Right-of Way and Lighting Standards at [https://www.ketchumidaho.org/sites/default/files/fileattachments/streets\\_amp\\_facilities/page/2851/row\\_standards\\_-\\_2022.pdf](https://www.ketchumidaho.org/sites/default/files/fileattachments/streets_amp_facilities/page/2851/row_standards_-_2022.pdf) ) showing placement of street light fixtures and average and maximum footcandle illumination along the sidewalk adjacent to the project. NOTE: The project does not propose lighting adjacent to any public streets or sidewalks. Photometrics for the proposed light fixtures are included, and a photometric analysis can be provided, if determined necessary.
  - Will-serve letters from Idaho Power Company and Clear Creek Disposal
- One (1) 11" x 17" materials and colors sample board showing all exterior materials used on the façade of the structure. A digital copy may be sufficient as approved by the Administrator.
- At least one week prior to the scheduled Commission meeting, on the site applicant shall stake the building corners for all proposed buildings and additions, all trees proposed to be removed shall be flagged and the applicant shall install story poles, or other height delineation method pre-approved by the Administrator, at the maximum roof peaks of the proposed buildings. Documentation of this work shall be provided to the project planner one week prior to the meeting. Failure by the applicant to perform this work one week prior to the Commission meeting shall result in a continuation of the project for consideration.



9/20/2023

To Whom it May Concern,

I am writing to acknowledge and recognize Idaho Power as the sole energy provider within our service area that includes Southwestern Idaho and Eastern Oregon. Idaho Power is a vertically integrated utility that provides generation, transmission and distribution service to over 620,000 customers in a 24,000- square-mile service area. As a regulated monopoly, we are governed by the Idaho State Public Utilities Commission and, as such, we proactively ensure that our company operates in the best interests of our customers, taking into account factors such as service reliability, affordability, and environmental stewardship. The regulatory framework we operate within ensures the appropriate checks and balances to prioritize the needs of consumers, while simultaneously enabling Idaho Power to fulfill its responsibility of delivering electrical service across a diverse service area that includes geographically remote communities.

We hope this information is helpful, but please let us know if you have any further questions or concerns.

Respectfully,

Amber Perkes

# C L E A R   C R E E K   D I S P O S A L

PO Box 130 • Ketchum, ID 83340 • Phone 208.726.9600 • [www.ccdisposal.com](http://www.ccdisposal.com)

January 23, 2024

Morgan Landers, Director of Planning and Building  
City of Ketchum  
P O Box 2315  
Ketchum, ID 83340-2315

Via: [mlanders@ketchumidaho.org](mailto:mlanders@ketchumidaho.org)  
[bwhipple@Ketchumidaho.org](mailto:bwhipple@Ketchumidaho.org)

Re: Warm Springs Park

Dear Ms. Landers,

Please allow this letter to serve that Ben Whipple, Ketchum Senior Project Manager has engaged in conversations with me, regarding a new enclosure at the mentioned park above. The conversations have been to the following:

This site will provide enough space for a dumpster to adequately handle garbage service as per the attached drawing. There is enough space and access to service the dumpster effectively on site; albeit proper snow removal shall be required through the winter months. Also, the enclosure shall be constructed with an opening to the front of 10.5' minimum inside dimension and 7.33' minimum depth.

This enclosure when finished as per the plans will satisfy any and all concerns for the safe and efficient removal of garbage. If I may be of further assistance during this process or in the future, please call.

Sincerely,



Mike Goitiandia  
Clear Creek Disposal

Enclosures

CC. Ben Whipple

.CofKWarmSpringsPark - 1



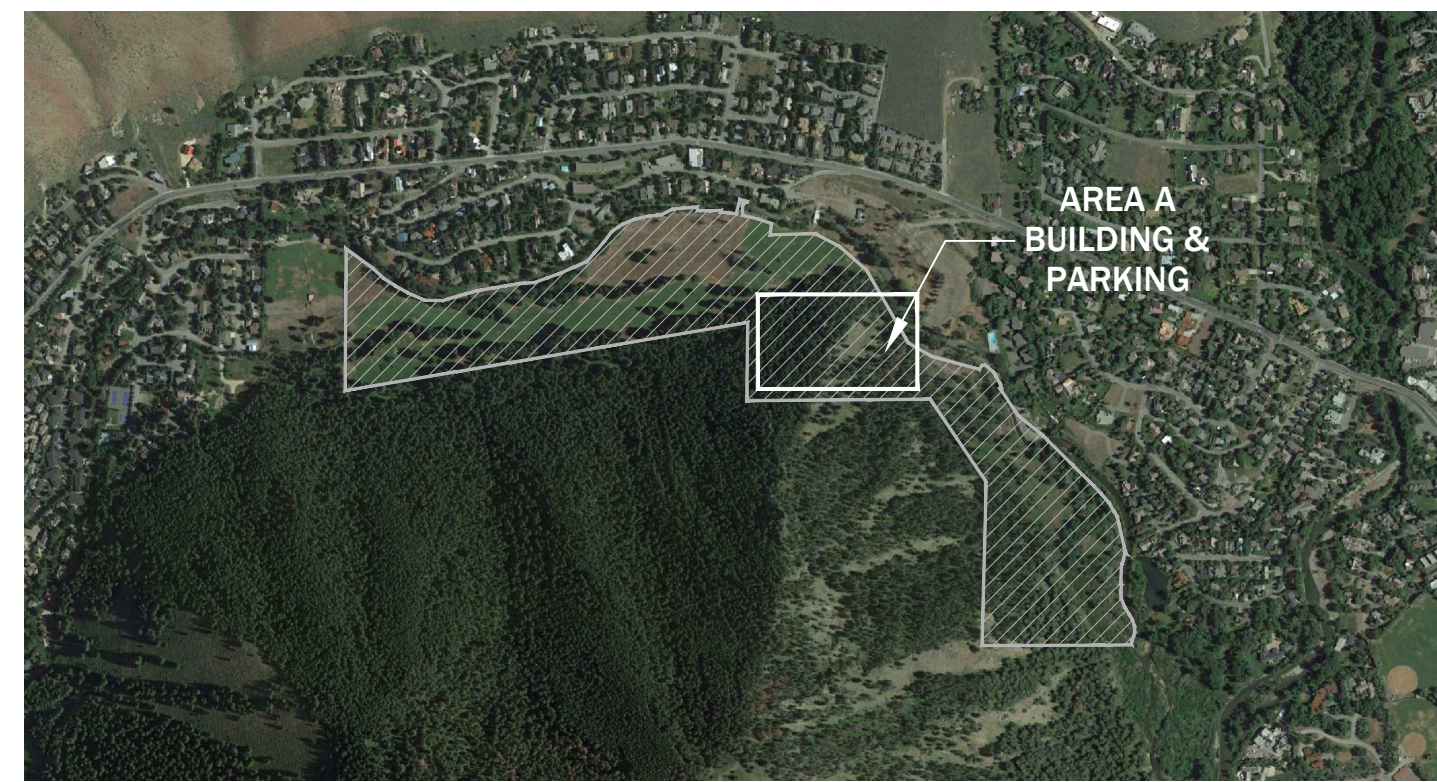
**PROJECT NARRATIVE**

A FORMER GOLF COURSE SAVED BY THE COMMUNITY, WARM SPRINGS PRESERVE IS AN EXTRAORDINARY OPPORTUNITY TO ENHANCE A WELL-LOVED LANDSCAPE AND IMPORTANT ECOSYSTEM IN THE KETCHUM COMMUNITY. IN 2022-2023 THE CITY OF KETCHUM CONDUCTED EXTENSIVE COMMUNITY OUTREACH TO DEVELOP A VISION PLAN FOR THE FUTURE OF THE PRESERVE, INCLUDING 10-ACRES OF CREEK AND FLOODPLAIN RESTORATION, UNIVERSALLY ACCESSIBLE (ADA) TRAIL IMPROVEMENTS, NEW IRRIGATION AND IMPROVED ACCESS AND PARKING. THESE ITEMS WERE OUTLINED AND REQUIRED THROUGH THE DEED OF TRANSFER WHEN THE CITY ACQUIRED THE PROPERTY, AND THE VISION PLAN WAS APPROVED BY KETCHUM CITY COUNCIL IN APRIL 2023. DUE TO THE SCALE OF THE PROJECT, THE IMPROVEMENTS INCLUDED IN THE VISION PLAN THE PROJECT MAY BE DEVELOPED IN PHASES.

**AREA A - ENTRY BUILDING AND PARKING:** THIS DESIGN PACKAGE INCLUDES THE IMPROVEMENTS SUBJECT TO THE CITY OF KETCHUM DESIGN REVIEW PROCESS - THE SMALL MAINTENANCE BUILDING AND RESTROOM, PARKING LOT, LANDSCAPE AND TRAILS IN THE ADJACENT AREAS.

**LEGAL DESCRIPTION**

WARM SPRINGS RANCH RESORT PUD BLK 2 IN CODE AREA 003002  
ADDRESS: 201-311 BALD MOUNTAIN ROAD, KETCHUM, ID 83340



**VICINITY MAP**

NOT TO SCALE



**TEAM NAMES + CONTACTS**

**OWNER:**  
CITY OF KETCHUM, IDAHO

**ADDRESS:**  
CITY OF KETCHUM  
PO BOX 2315 191 5TH ST  
KETCHUM, IDAHO 83340

**CONTACT |** JADE RILEY

**LANDSCAPE ARCHITECTURE**  
SUPERBLOOM

**ADDRESS:**  
750 PENNSYLVANIA AVE.  
DENVER, COLORADO 80203  
WWW.SUPERBLOOM.NET

**CONTACT |** STACY PASSMORE  
PHONE | 720.725.9406

**ARCHITECTURE**  
MICHAEL DOTY ASSOCIATES,  
ARCHITECTS PC

**ADDRESS:**  
371 WASHINGTON AVE NORTH  
KETCHUM, ID 83340

**CONTACT |** MICHAEL DOTY, AIA  
PHONE | 208.726.4228

**IRRIGATION**  
BAER DEESIGN GROUP, LLC

**ADDRESS:**  
10674 N SAGE HOLLOW WAY  
BOISE, ID 83714

**CONTACT |** GRERG BAER  
EMAIL | GREG@BAERD.G.COM  
PHONE | 208.859.1980

**APPLIED SCIENCE & ENGINEERING**  
RIO APPLIED SCIENCE & ENGINEERING

**ADDRESS:**  
3380 WEST AMERICANA TERRACE, SUITE  
390, BOISE, ID 83706

**CONTACT |** ROB RICHARDSON  
PHONE | 208.559.4615

**RESTORATION ENGINEER &  
GEOMORPHOLOGY**  
MORELL ENGINEERING

**CONTACT |** MOTT MORELL  
PHONE | 208.726.2844

**CIVIL ENGINEERING**  
BENCHMARK ASSOCIATES

**ADDRESS:**  
3380 WEST AMERICANA TERRACE, SUITE  
390, BOISE, ID 83706

**CONTACT |** PHOEBE JOHANNESSEN P.E.  
EMAIL | PHOEBE@BMA5B.COM  
PHONE | 208.726.9516 EXT.116

**RESTORATION PLANTING**  
NORTH FORK NATIVE PLANTS

**ADDRESS:**  
1499 S 600 W  
REXBURG, ID 83401

**EMAIL |**  
INFO@NORTHFORKNATIVEPLANTS.COM  
PHONE | 208.354.3691

# WARM SPRINGS PRESERVE

## AREA A - BUILDING ARCHITECTURE & LANDSCAPE DESIGN REVIEW #2

Issued: 01/23/24



WELCOME BUILDING ENTRANCE

**ILLUSTRATIVE RENDERING**

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
L0.00	COVER SHEET
L0.01	ILLUSTRATIVE RENDERINGS
C1.0	SITE GEOMETRY PLAN
C2.0	ROAD PLAN AND PROFILE
C2.1	PARKING LOT GRADING
C3.0	UTILITY PLAN
L1.00	OVERALL PLAN
L1.01	WILDFIRE MITIGATION PLAN
L1.02	SITE PLAN
L1.03	LANDSCAPE GRADING
L2.00	LANDSCAPE PLAN
A1.0	PROPOSED FLOOR PLAN
A1.1	PROPOSED REFLECTED CEILING PLAN / LIGHTING EXTERIOR
A1.2	PROPOSED ROOF PLAN
A1.3	EXTERIOR ELEVATIONS
A1.4	EXTERIOR ELEVATIONS
A1.5	PROPOSED EXTERIOR FINISHES
A1.6	PROPOSED EXTERIOR LIGHT FIXTURES

**LANDSCAPE GENERAL NOTES**

- ALL EXISTING GRADING, CURB LAYOUT, EASEMENTS AND UTILITIES ARE BASED ON SURVEY INFORMATION PREPARED BY MARK PHILLIPS (2023) AND RIO APPLIED SCIENCE & ENGINEERING (2023) AND ARE SHOWN FOR INFORMATION ONLY.
- ALL PROPOSED UTILITIES, STREET LAYOUT, AND STREET & ROAD GRADING INFORMATION WAS PREPARED BY BENCHMARK ASSOCIATES ENGINEERING AND ARE SHOWN FOR INFORMATION ONLY. REFER TO CIVIL CONSTRUCTION DRAWING PACKAGE FOR FURTHER INFORMATION. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES ABOVE AND BELOW GRADE PRIOR TO CONSTRUCTION.
- FINAL LIGHTING LOCATIONS TO BE STAKED AND CONFIRMED WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. STREET LIGHTING WILL BE PROVIDED ON SITE PER CIVIL CONSTRUCTION DRAWINGS. CONTRACTOR TO VERIFY LOCATIONS IN FIELD PRIOR TO COMMENCING WORK. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES.
- ALL ARCHITECTURAL ELEMENTS ARE SHOWN ON LANDSCAPE PLANS FOR REFERENCE ONLY. DEMOLITION AND PROPOSED ARCHITECTURAL BUILDING DOCUMENTATION SHALL BE PROVIDED UNDER SEPARATE COVER BY ARCHITECT OR MICHAEL DOTY ARCHITECTS.
- THESE DRAWINGS USE A SYSTEM OF KEYNOTES FOR MATERIAL DESIGNATIONS AND SPECIFIC SITUATION NOTES. CONTRACTOR TO BE FAMILIAR WITH SYSTEM PRIOR TO COMMENCING WORK. CONTACT LANDSCAPE ARCHITECT IF CONFLICTS ARE FOUND OR SYSTEM IS NOT CLEAR.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- ALL LAYOUT DIMENSIONS ARE FROM PLAN VIEW CALCULATIONS. FIELD DIMENSIONS MAY VARY FROM PLAN DUE TO ACTUAL LENGTHS ALONG SLOPED SURFACES.
- ALL LAYOUT DIMENSIONS ARE TO BACK OF CURB, FACE OF WALL, CENTERLINE OF ARCHITECTURAL COLUMN, AND/OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- DIMENSIONS MARKED "VERIFY" ARE TO BE FIELD MEASURED. ANY DISCREPANCIES FROM THE NOTED DIMENSIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONTINUING WORK.
- COORDINATE PROPOSED WALKS AND RAMPS WITH EXISTING CONDITIONS. LAYOUT OF ARCS TO BE SMOOTH AND CONTINUOUS. STAKE PROPOSED WALKS AND REVIEW IN FIELD WITH ARCHITECT PRIOR TO FORMING.
- UNLESS OTHERWISE NOTED, FOR ALL ATTACHED AND DETACHED CITY SIDEWALKS, ACCESSIBLE RAMPS AND CURB & GUTTER WITHIN RIGHT-OF-WAY, REFER TO CIVIL DRAWINGS.
- CONTRACTOR SHALL VERIFY ALL WALK WIDTHS, GRADES AND ADJACENT CONDITIONS PRIOR TO STARTING WORK AND SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY AND ALL DISCREPANCIES.
- ALL UTILITY EASEMENTS AS NOTED HEREIN SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- LIMIT OF WORK LINE FOR CONSTRUCTION IS SHOWN DIAGRAMMATICALLY AND OCCURS AT BACK OF CURB, FACE OF BUILDING OR PROPERTY LINE UNLESS OTHERWISE NOTED.
- DRAWING AND PLAN NOTES REPRESENT FINISHED, BUILT CONDITIONS. ALL BRACING, TEMPORARY SUPPORTS AND SHORING NECESSARY FOR CONSTRUCTION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- ALL SYMBOLS ARE SHOWN DIAGRAMMATICALLY ILLUSTRATING APPROXIMATE LOCATION OF EXISTING AND PROPOSED MATERIALS. ANY DISCREPANCIES OR CONFLICTS BETWEEN EXISTING AND PROPOSED CONDITIONS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION.
- ALL FENCING SHALL BE IN ACCORDANCE WITH THE CITY OF AURORA FENCE, WALL, AND AWNING STANDARDS CHAPTER 146-4.7.9, EXCEPT WHERE OTHERWISE NOTED AND ACCEPTED BY THE CITY OF AURORA.
- REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION PERTAINING TO THE PROJECT MATERIALS, PROCEDURES AND INSTALLATION.

**SUPERBLOOM**

750 PENNSYLVANIA ST,  
DENVER, CO 80203  
720.440.2668

DATE: January 23, 2024  
PROJECT NO. WSP

SUBMITTALS	DATE
1 DESIGN REVIEW #1	11/17/23
2 DESIGN REVIEW #2	01/23/24
3	
4	
5	
6	

**NOTES:**  
1. CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL FIGURED DIMENSIONS AND CONDITIONS AT THE JOBSITE. REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS, AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO ANY FABRICATION OF ANY WORK OR FIELD WORK BEING DONE, IN ACCORDANCE WITH AIA DOCUMENT A201. DO NOT SCALE THESE DRAWINGS.  
2. THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECTS FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECT'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. REPRODUCTION IS PROHIBITED. COPYRIGHT 2022, STUDIO SUPERBLOOM, LLC.

**PROJECT**  
WARM SPRINGS  
PRESERVE

201-311 BALD MOUNTAIN RD.  
KETCHUM, ID  
CITY OF KETCHUM

**NOT FOR CONSTRUCTION**

**COVER SHEET**

SCALE: AS NOTED

**L0.00**

DRAWN BY: SP, DL, HC  
CHECKED BY: DL, SP



ILLUSTRATIVE PLAN VIEW

SCALE: NTS



PARKING LOT ILLUSTRATIVE PLAN VIEW



PARKING BIRDS EYE VIEW

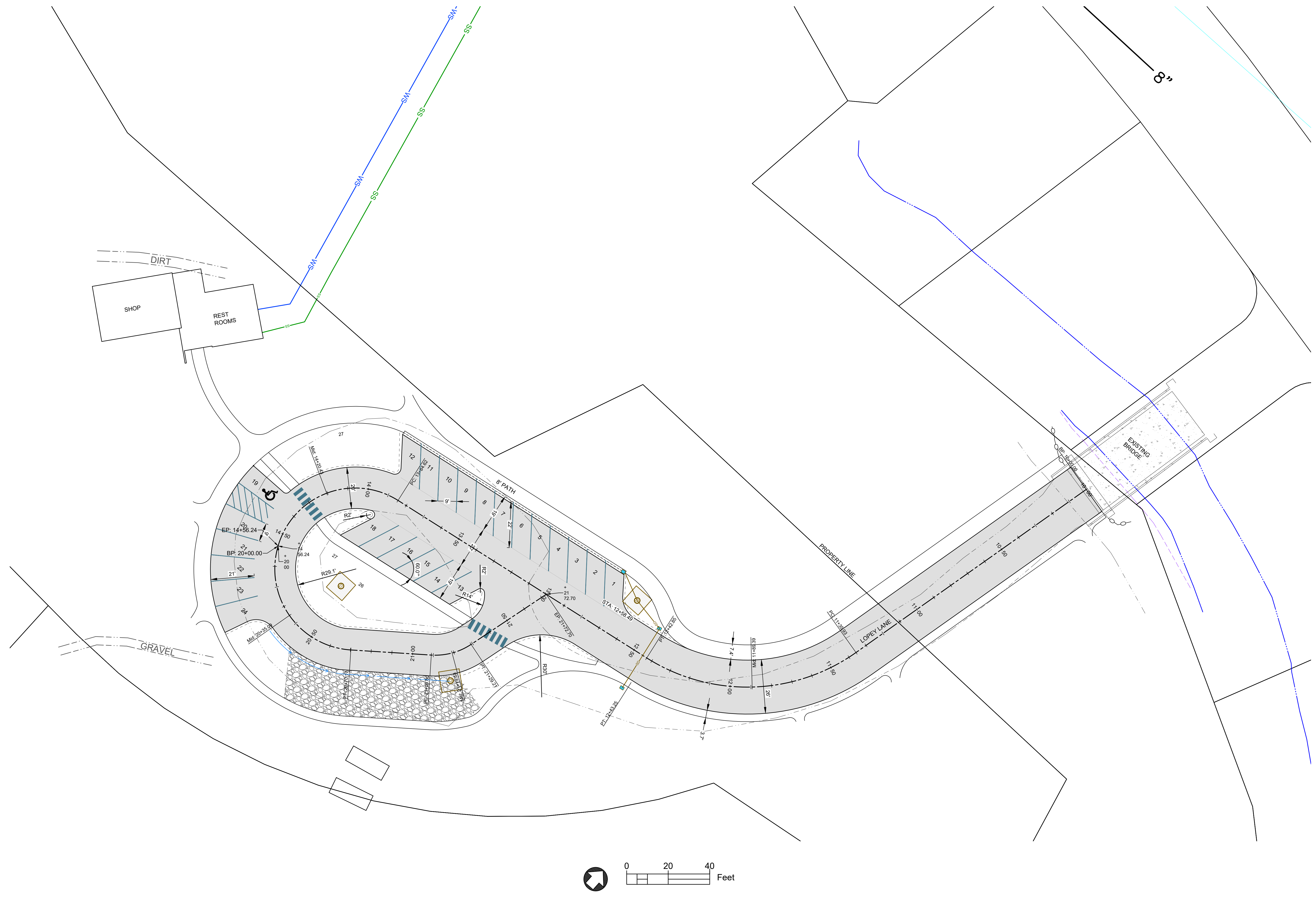
**NOTES:**

1. RENDERINGS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY TO CONVEY GENERAL DESIGN AESTHETIC. THESE ARE NOT FOR CONSTRUCTION PURPOSES. PLEASE REFER TO HARDLINED DRAWINGS AND DETAILS FOR THIS INFORMATION.

SUBMITTALS	DATE
1 DESIGN REVIEW #1	11/17/23
2 DESIGN REVIEW #2	01/23/24
3	
4	
5	
6	

**NOTES:**  
1. CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL FIGURED DIMENSIONS AND CONDITIONS AT THE JOBSITE. REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS, AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO ANY FABRICATION OF ANY WORK OR FIELD WORK BEING DONE, IN ACCORDANCE WITH AIA DOCUMENT A201. DO NOT SCALE THESE DRAWINGS.  
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**PROJECT**  
**WARM SPRINGS PRESERVE**  
201-311 BALD MOUNTAIN RD.  
KETCHUM, ID  
CITY OF KETCHUM



**WARM SPRINGS PRESERVE  
SITE GEOMETRY PLAN**

LOCATED WITHIN SECTION 1&12, T4 N, R17 E, B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
PREPARED FOR: CITY OF KETCHUM

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:  
SURVEY DATE:

**GALENA - BENCHMARK  
ENGINEERING**  
Civil Engineers & Land Surveyors  
100 Bell Drive  
Ketchum, ID 83340  
(208) 726-9512  
www.benchmark-associates.com

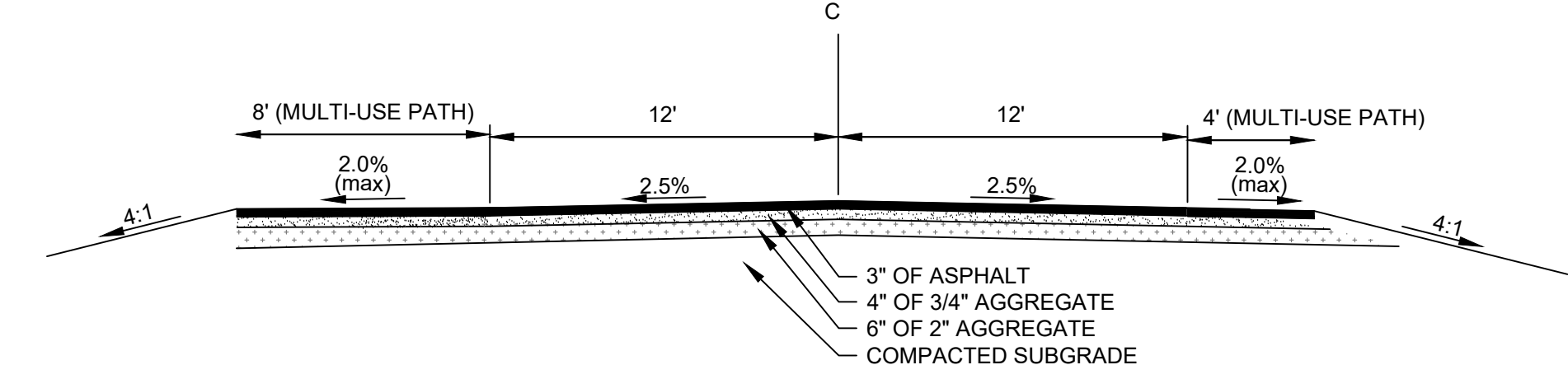
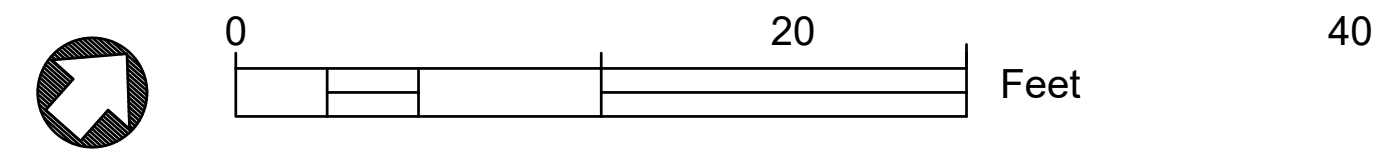
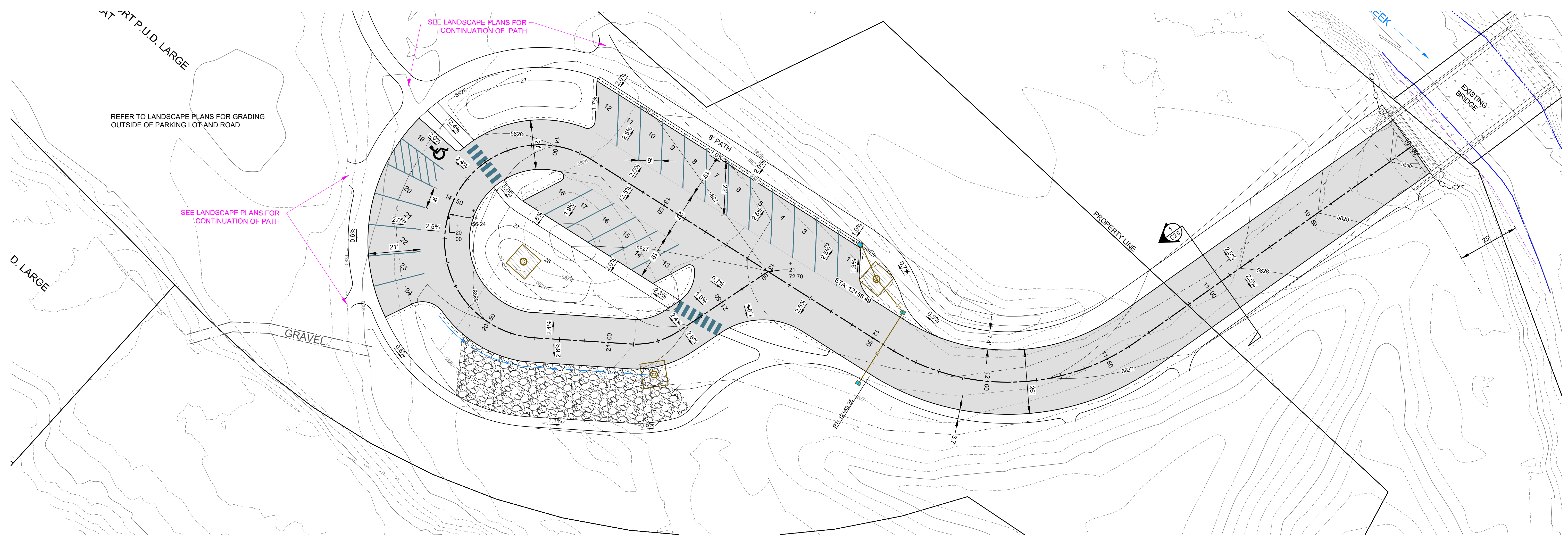
NO.	DATE	BY	REVISIONS

PURPOSE: ISSUE FOR REVIEW

C1.0

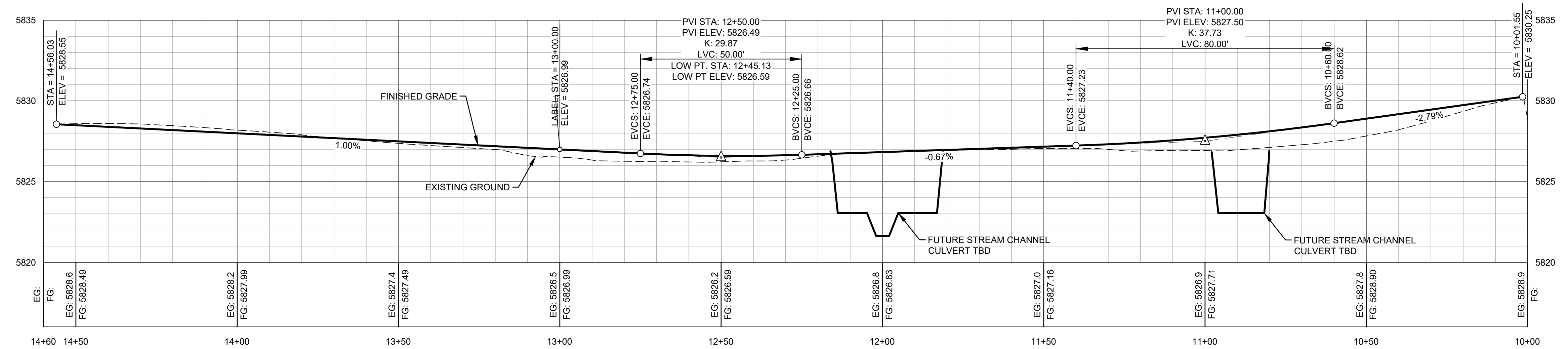
REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any project or extensions of this Project except by agreement in writing with Galena-Benchmark Engineering.





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

**1** LOPEY LANE TYPICAL SECTION  
N.T.S.  
( STA: 10+00.00 TO STA: 12+70.00 )



**LOPEY LANE PROFILE**  
SCALE: 1"=20' H; 1"=4' V

**WARM SPRINGS PRESERVE  
ROAD PLAN AND PROFILE**  
LOCATED WITHIN SECTION 11&12, T4 N, R17 E, B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
PREPARED FOR: CITY OF KETCHUM

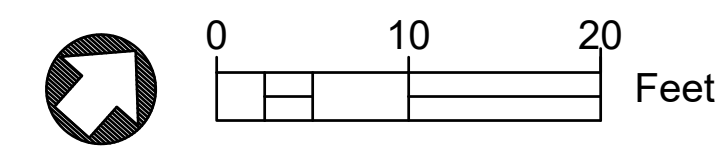
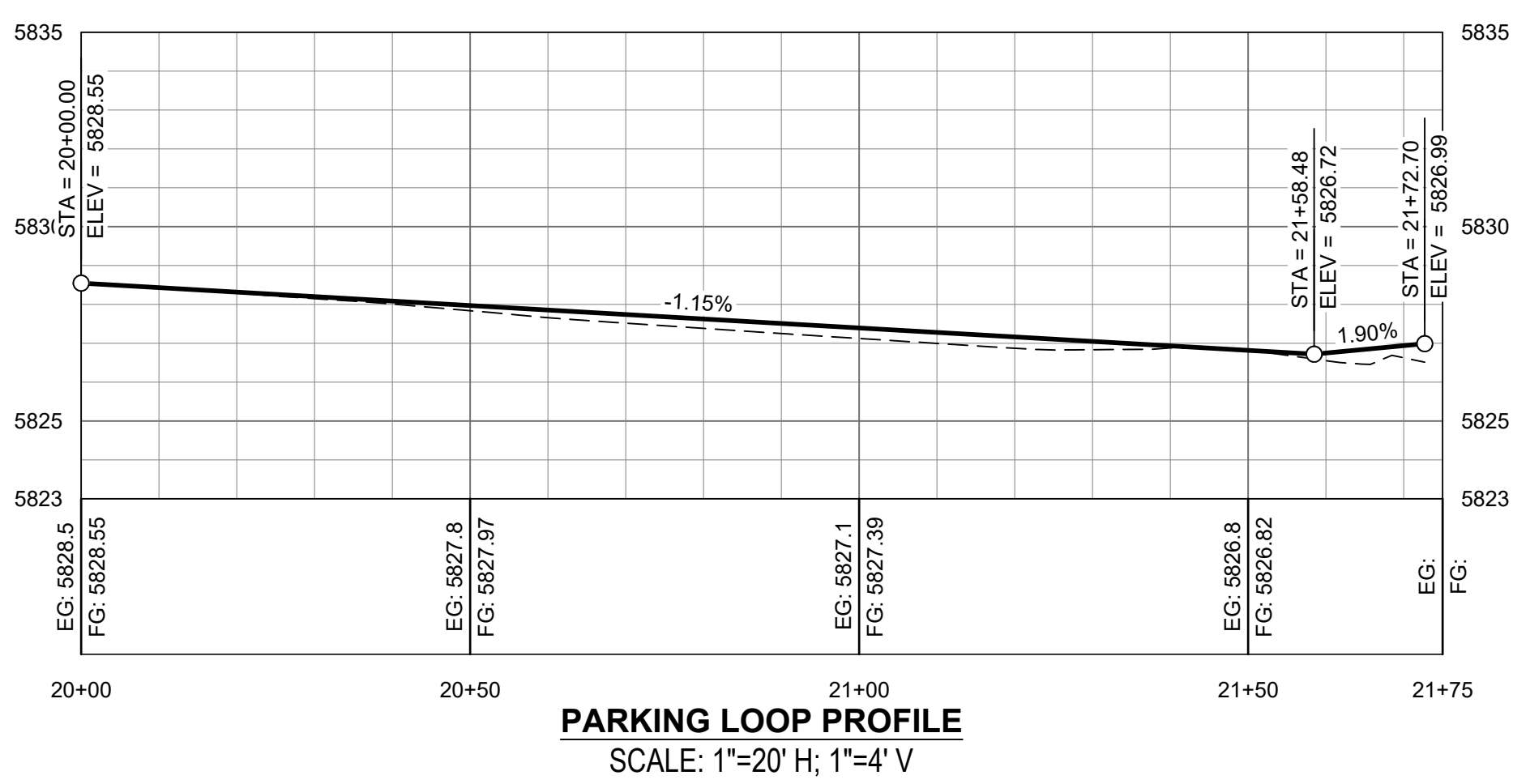
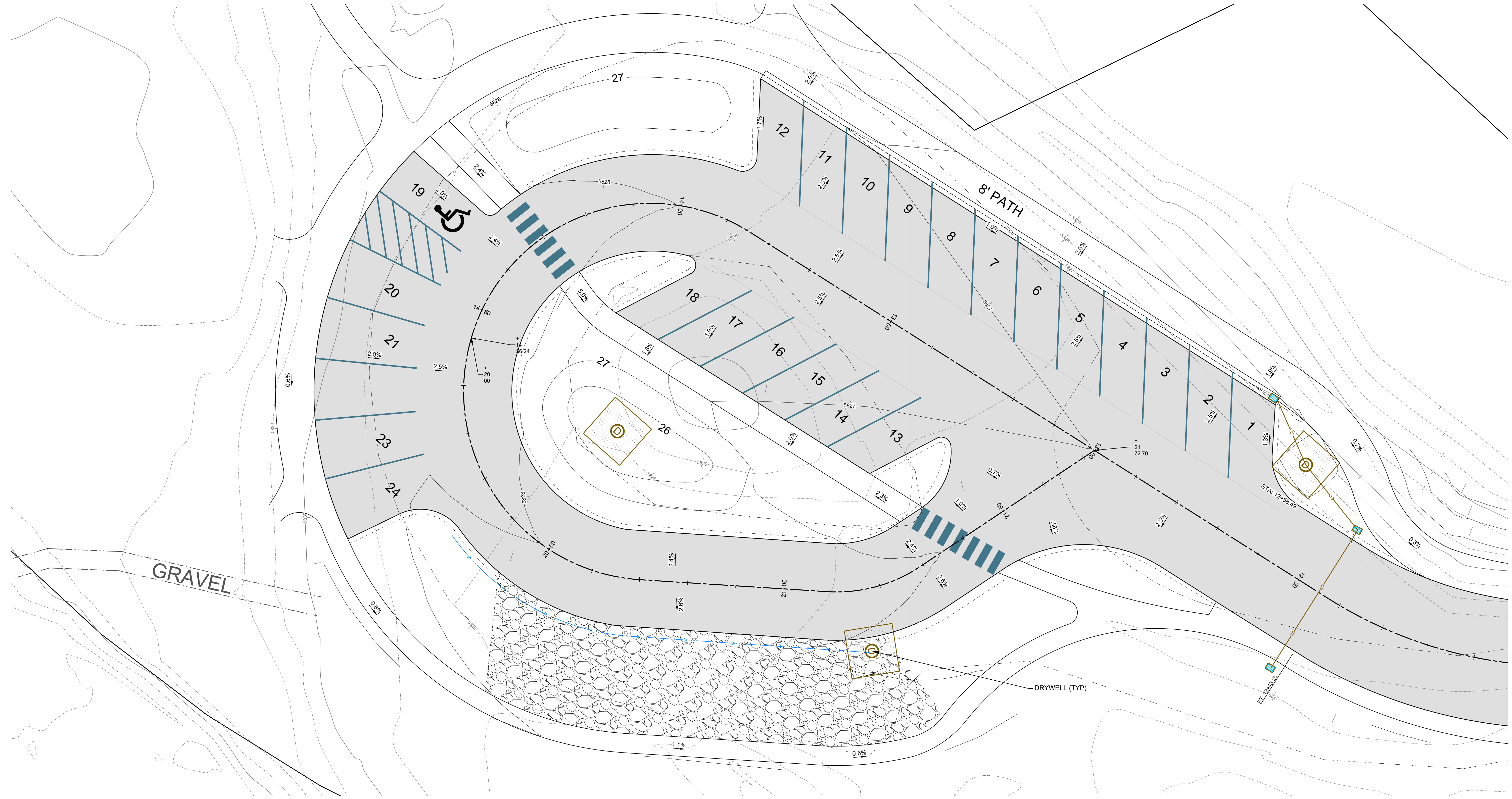
**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:  
SURVEY DATE:

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

NO.	DATE	BY	REVISIONS

**C2.0**



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

**WARM SPRINGS PRESERVE  
PARKING LOT GRADING**

LOCATED WITHIN SECTION 11&12, T4 N, R17 E, B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
PREPARED FOR: CITY OF KETCHUM

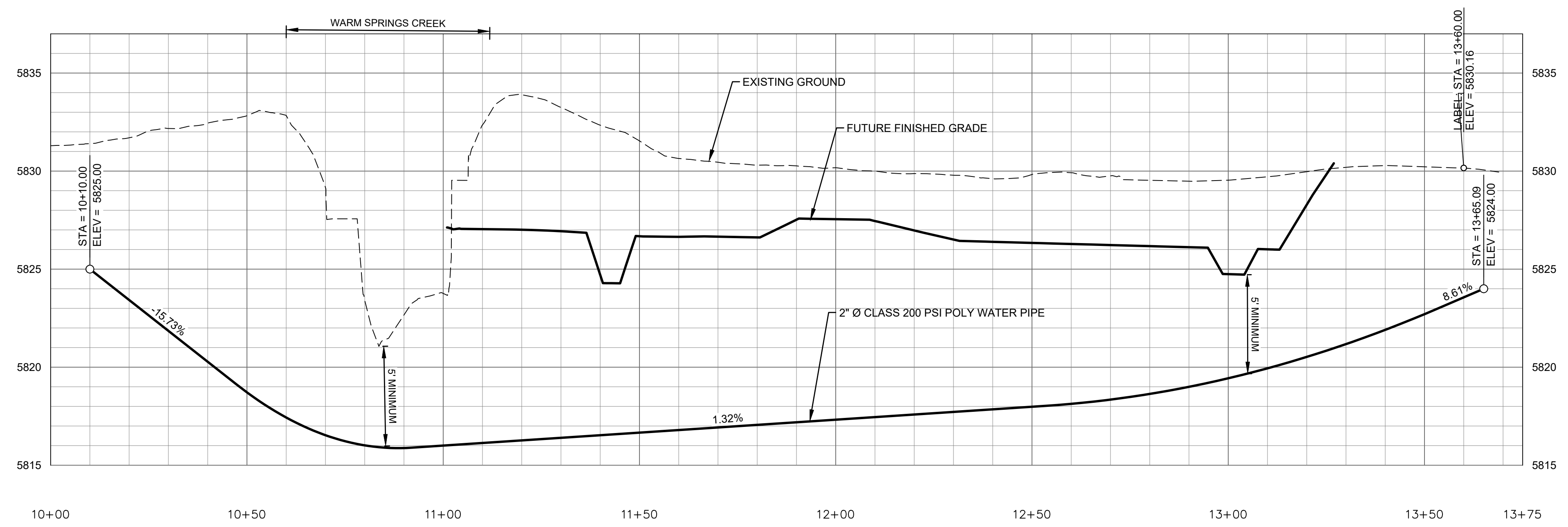
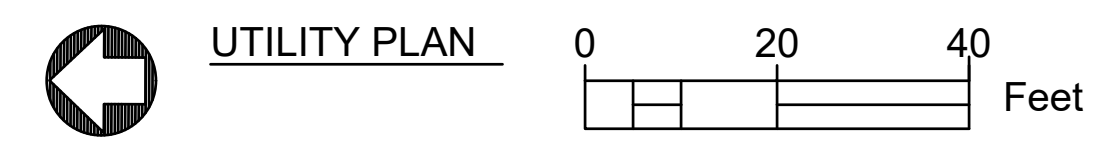
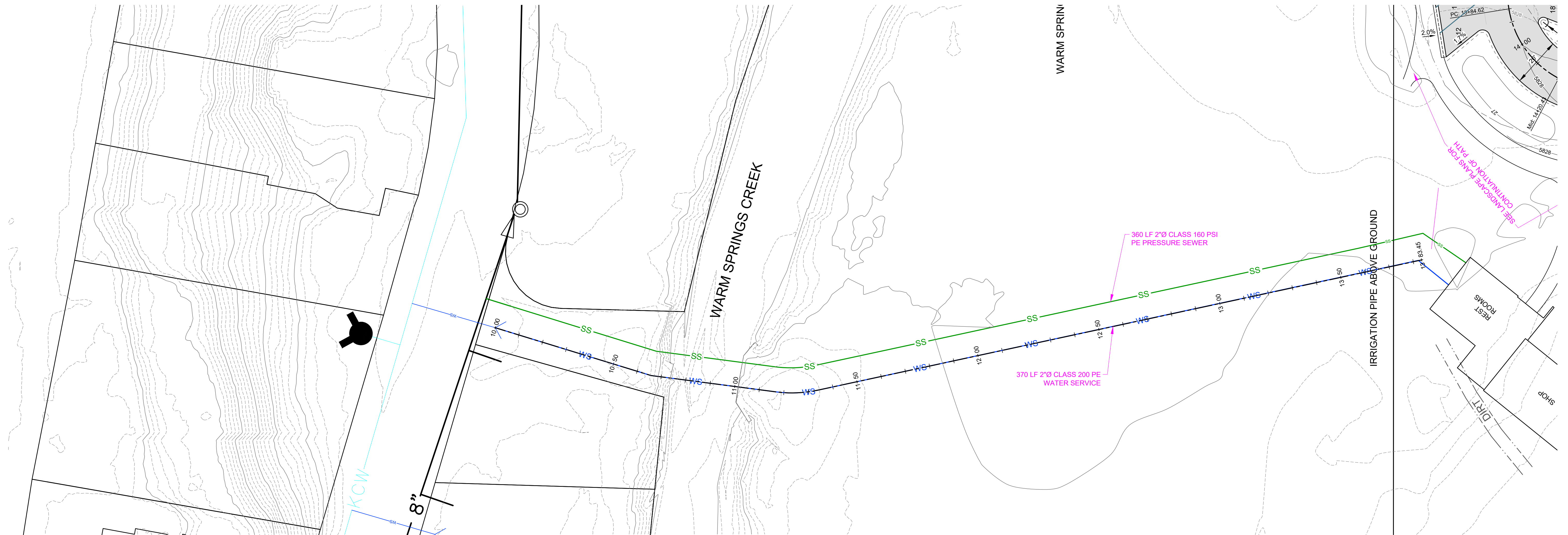
PROJECT INFORMATION  
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**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:  
SURVEY DATE:

**GALENA-BENCHMARK  
ENGINEERING**  
Civil Engineers & Land Surveyors  
100 Bell Drive  
Ketchum, ID 83340  
(208) 726-9512  
www.benchmark-associates.com

NO.	DATE	BY	REVISIONS



**WATER SERVICE PROFILE**  
 SCALE: 1"=20' H; 1"=4' V

**WARM SPRINGS PRESERVE  
 UTILITY PLAN**

LOCATED WITHIN SECTION 11&12, T4 N, R17 E, B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
 PREPARED FOR: CITY OF KETCHUM

PROJECT INFORMATION  
 G:\BMA\Warm Springs Preserve\dwg\Construction\WSP Civil.dwg 01/22/2024 4:14:02 PM

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

DESIGNED BY:  
 DRAWN BY:  
 CHECKED BY:  
 SURVEY DATE:

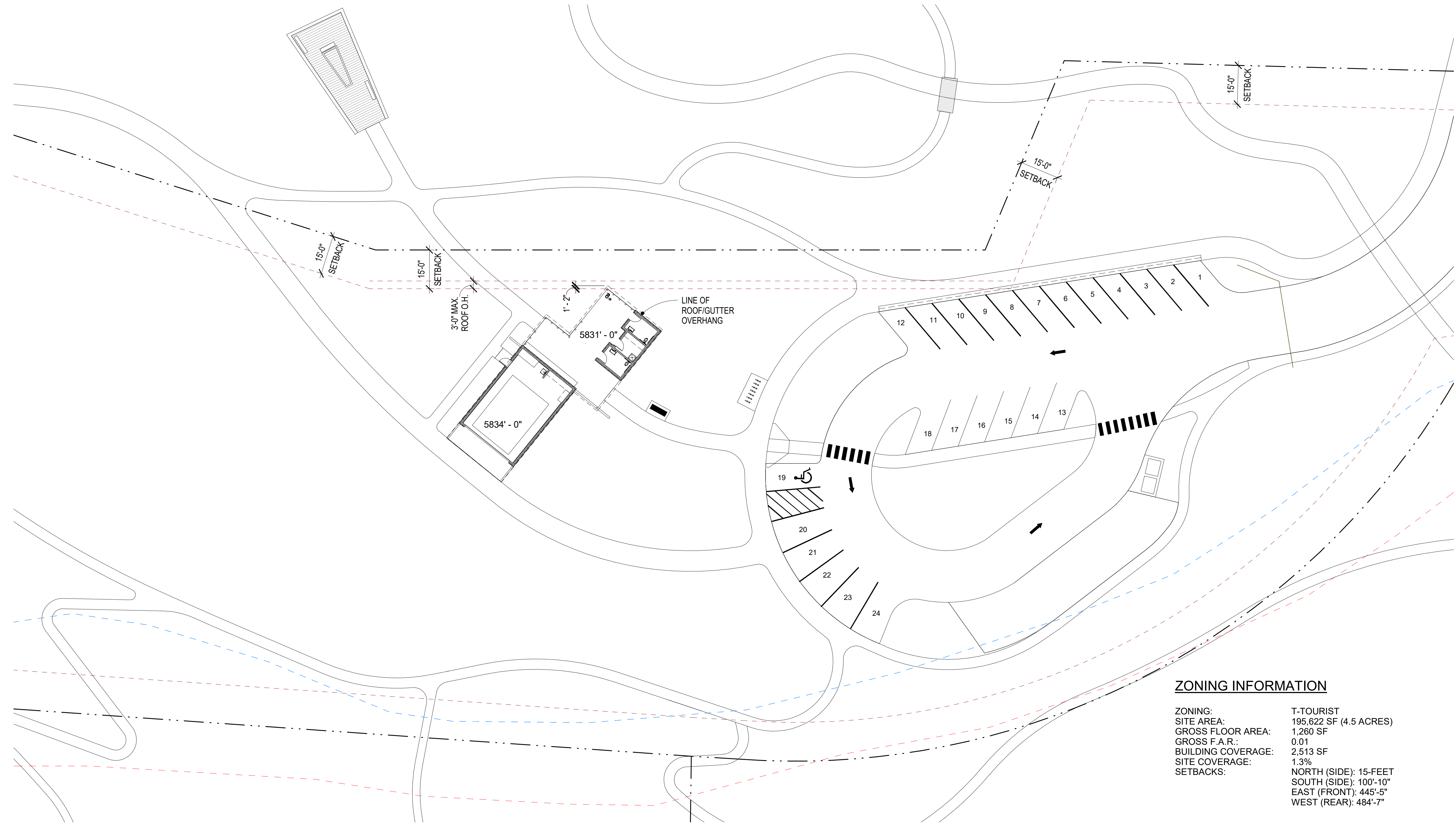
**GALENA-BENCHMARK  
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 Civil Engineers & Land Surveyors  
 100 Bell Drive  
 Ketchum, Idaho 83340  
 (208) 726-9512  
 www.benchmark-associates.com

NO.	DATE	BY	REVISIONS

PURPOSE: ISSUE FOR REVIEW

C3.0

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

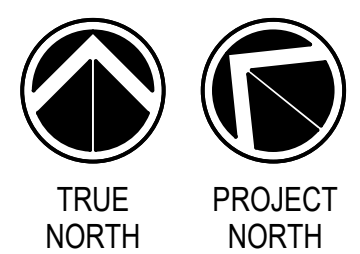


**ZONING INFORMATION**

ZONING:	T-TOURIST
SITE AREA:	195,622 SF (4.5 ACRES)
GROSS FLOOR AREA:	1,260 SF
GROSS F.A.R.:	0.01
BUILDING COVERAGE:	2,513 SF
SITE COVERAGE:	1.3%
SETBACKS:	NORTH (SIDE): 15-FEET
	SOUTH (SIDE): 100'-10"
	EAST (FRONT): 445'-5"
	WEST (REAR): 484'-7"

ARCHITECTURAL SITE PLAN

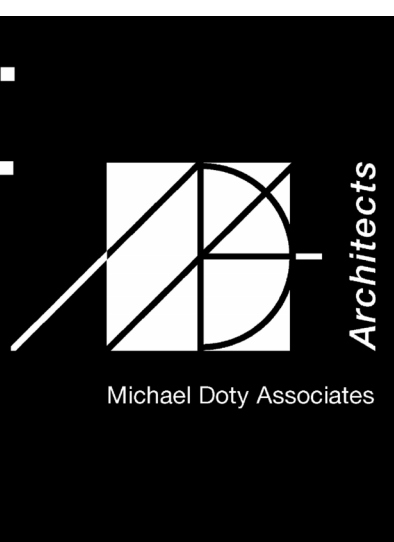
SCALE: 1" = 20'-0"  
12 4 8



# WARM SPRINGS PRESERVE WELCOME BUILDING

KETCHUM, IDAHO  
83340

DESIGN REVIEW  
1/22/2024



Michael Doty Associates, Architects PC

SUBMITTALS	DATE
1 DESIGN REVIEW #1	11/17/23
2 DESIGN REVIEW #2	01/23/24
3	
4	
5	
6	

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**PROJECT**  
**WARM SPRINGS PRESERVE**  
 201-311 BALD MOUNTAIN RD.  
 KETCHUM, ID  
 CITY OF KETCHUM

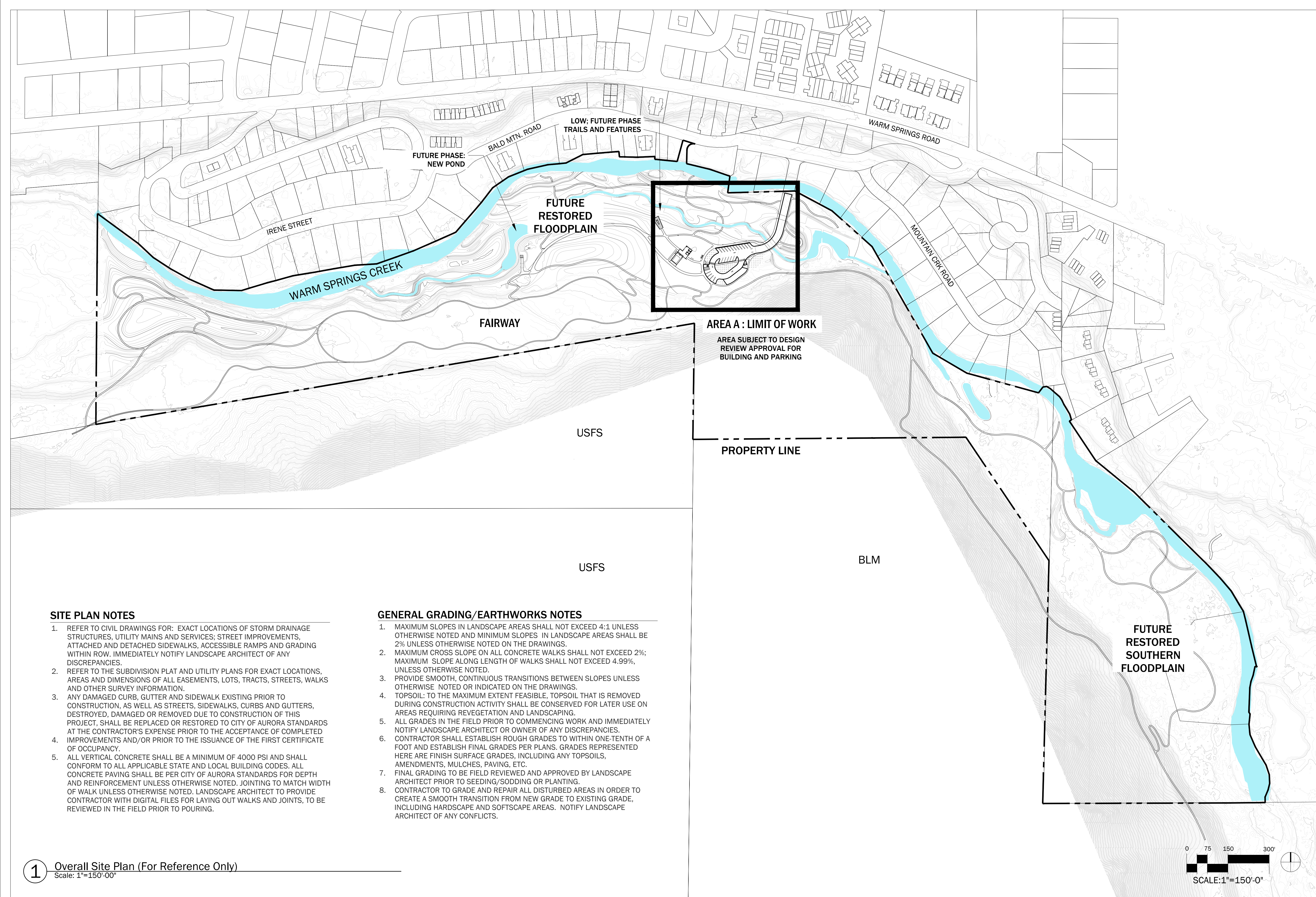
**NOT FOR CONSTRUCTION**

**OVERALL PLAN**

SCALE: AS NOTED

**L1.00**

DRAWN BY: SP, DL, HC  
CHECKED BY: DL, SP



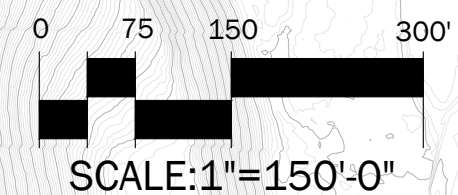
**SITE PLAN NOTES**

- REFER TO CIVIL DRAWINGS FOR: EXACT LOCATIONS OF STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES; STREET IMPROVEMENTS, ATTACHED AND DETACHED SIDEWALKS, ACCESSIBLE RAMPS AND GRADING WITHIN ROW. IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.
- ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO CITY OF AURORA STANDARDS AT THE CONTRACTOR'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
- ALL VERTICAL CONCRETE SHALL BE A MINIMUM OF 4000 PSI AND SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL BUILDING CODES. ALL CONCRETE PAVING SHALL BE PER CITY OF AURORA STANDARDS FOR DEPTH AND REINFORCEMENT UNLESS OTHERWISE NOTED. JOINTING TO MATCH WIDTH OF WALK UNLESS OTHERWISE NOTED. LANDSCAPE ARCHITECT TO PROVIDE CONTRACTOR WITH DIGITAL FILES FOR LAYING OUT WALKS AND JOINTS, TO BE REVIEWED IN THE FIELD PRIOR TO POURING.

**GENERAL GRADING/EARTHWORKS NOTES**

- MAXIMUM SLOPES IN LANDSCAPE AREAS SHALL NOT EXCEED 4:1 UNLESS OTHERWISE NOTED AND MINIMUM SLOPES IN LANDSCAPE AREAS SHALL BE 2% UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- MAXIMUM CROSS SLOPE ON ALL CONCRETE WALKS SHALL NOT EXCEED 2%; MAXIMUM SLOPE ALONG LENGTH OF WALKS SHALL NOT EXCEED 4.99%, UNLESS OTHERWISE NOTED.
- PROVIDE SMOOTH, CONTINUOUS TRANSITIONS BETWEEN SLOPES UNLESS OTHERWISE NOTED OR INDICATED ON THE DRAWINGS.
- TOPSOIL: TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
- ALL GRADES IN THE FIELD PRIOR TO COMMENCING WORK AND IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT OR OWNER OF ANY DISCREPANCIES.
- CONTRACTOR SHALL ESTABLISH ROUGH GRADES TO WITHIN ONE-TENTH OF A FOOT AND ESTABLISH FINAL GRADES PER PLANS. GRADES REPRESENTED HERE ARE FINISH SURFACE GRADES, INCLUDING ANY TOPSOILS, AMENDMENTS, MULCHES, PAVING, ETC.
- FINAL GRADING TO BE FIELD REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO SEEDING/SODDING OR PLANTING.
- CONTRACTOR TO GRADE AND REPAIR ALL DISTURBED AREAS IN ORDER TO CREATE A SMOOTH TRANSITION FROM NEW GRADE TO EXISTING GRADE, INCLUDING HARDSCAPE AND SOFTSCAPE AREAS. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.

**1 Overall Site Plan (For Reference Only)**  
Scale: 1"=150'-0"



# C L E A R   C R E E K   D I S P O S A L

PO Box 130 • Ketchum, ID 83340 • Phone 208.726.9600 • [www.ccdisposal.com](http://www.ccdisposal.com)

January 23, 2024

Morgan Landers, Director of Planning and Building  
City of Ketchum  
P O Box 2315  
Ketchum, ID 83340-2315

Via: [mlanders@ketchumidaho.org](mailto:mlanders@ketchumidaho.org)  
[bwhipple@Ketchumidaho.org](mailto:bwhipple@Ketchumidaho.org)

Re: Warm Springs Park

Dear Ms. Landers,

Please allow this letter to serve that Ben Whipple, Ketchum Senior Project Manager has engaged in conversations with me, regarding a new enclosure at the mentioned park above. The conversations have been to the following:

This site will provide enough space for a dumpster to adequately handle garbage service as per the attached drawing. There is enough space and access to service the dumpster effectively on site; albeit proper snow removal shall be required through the winter months. Also, the enclosure shall be constructed with an opening to the front of 10.5' minimum inside dimension and 7.33' minimum depth.

This enclosure when finished as per the plans will satisfy any and all concerns for the safe and efficient removal of garbage. If I may be of further assistance during this process or in the future, please call.

Sincerely,



Mike Goitiandia  
Clear Creek Disposal

Enclosures



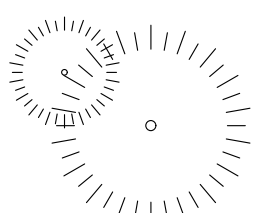
CC. Ben Whipple

.CofKWarmSpringsPark - 1

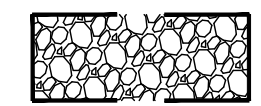




**LEGEND**

-  Existing Aspen Tree to Remain
-  Existing Aspen Tree to Remain
-  Existing Evergreen Tree to Remain

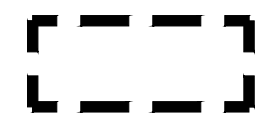
**FIRE MITIGATION NOTES**



**ZONE A**

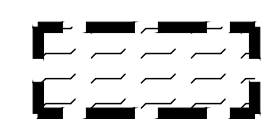
**0-5' OFFSET**

- Beginning from the edge of the foundation to 5' out, all combustible material should be eliminated and a method to prevent growth of vegetation utilized such as ground cloth under pea gravel.



**BUILDING AND ASPEN GROVE**

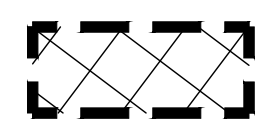
- This area includes the new building, existing aspen grove to be preserved, and new planting.



**ZONE B**

**30' OFFSET**

- All dead vegetation should be removed.
- Prune all trees to keep branches a minimum of 10' from neighboring trees.
- Create separation between trees, shrubs and other items that could catch fire such as garbage cans.
- Eliminate "ladder fuels" (i.e. shrubs below trees that could allow fire to spread into the tree branches).
- Prune all existing tree limbs to 6' clearance to ground.



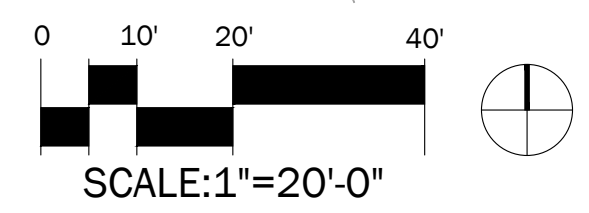
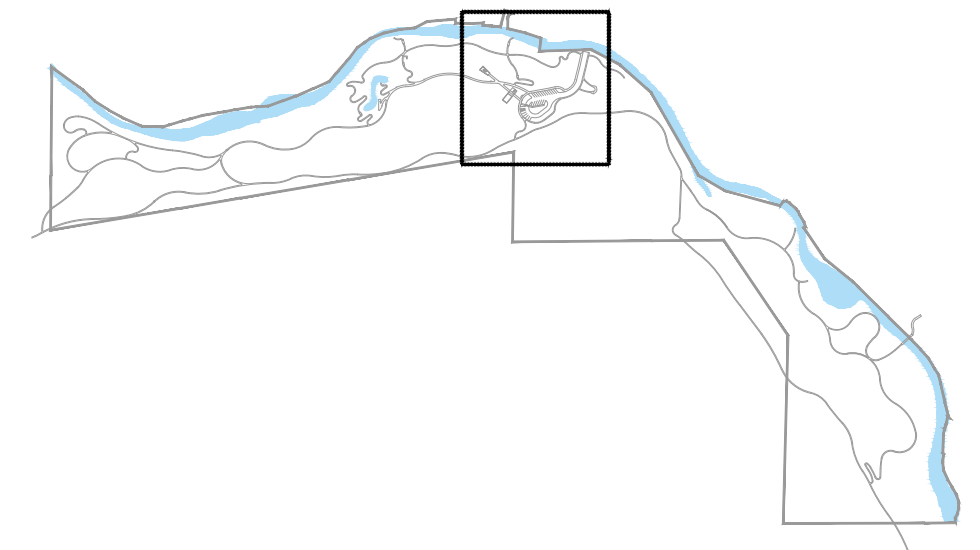
**ZONE C**

**100' OFFSET**

- Create horizontal space between shrubs and trees.
- Create vertical space between grass, shrubs, and trees.
- Eliminate "ladder fuels".
- Prune all tree limbs to 6' clearance to ground.

The Warm Springs Preserve site does not have a professional survey of existing trees. The locations indicated on this plan are estimations based on aerial imagery only. All tree locations should be field verified. Primary tree species located on site are Douglas Fir (*Pseudotsuga mesniesii*) and Aspen (*Populus tremuloides*).

**KEY MAP**



**1** Area A - Building and Parking Site Layout and Materials Plan  
Scale: 1"=20'-00"

SUBMITTALS	DATE
1. DESIGN REVIEW #1	11/17/23
2. DESIGN REVIEW #2	01/23/24
3.	
4.	
5.	
6.	

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**PROJECT**  
**WARM SPRINGS PRESERVE**  
201-311 BALD MOUNTAIN RD.  
KETCHUM, ID  
CITY OF KETCHUM

**NOT FOR CONSTRUCTION**

**WILDFIRE MITIGATION PLAN**  
SCALE: AS NOTED

**L1.01**

DRAWN BY: SP, DL, HC  
CHECKED BY: DL, SP

SUBMITTALS	DATE
1 DESIGN REVIEW #1	11/17/23
2 DESIGN REVIEW #2	01/23/24
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**PROJECT**  
**WARM SPRINGS PRESERVE**  
 201-311 BALD MOUNTAIN RD.  
 KETCHUM, ID  
 CITY OF KETCHUM

**LEGEND**

- Stabilized Crusher Fines Paving (ADA Accessible)
- Asphalt Paving - Vehicular (Recycled Asphalt - Add Alt. #1)
- Planting Area
- Concrete Walkways
- Gravel

- Donor Bench
- Bike Rack
- Pathlight Bollard



ADA Accessible Donor Bench  
Manufacturer: Streetlife Drifter Bench (Or Approved Equal)



Bike Racks  
Manufacturer: Streetlife - Solid Bike Parking (Or Approved Equal)  
Finish: Corten Steel



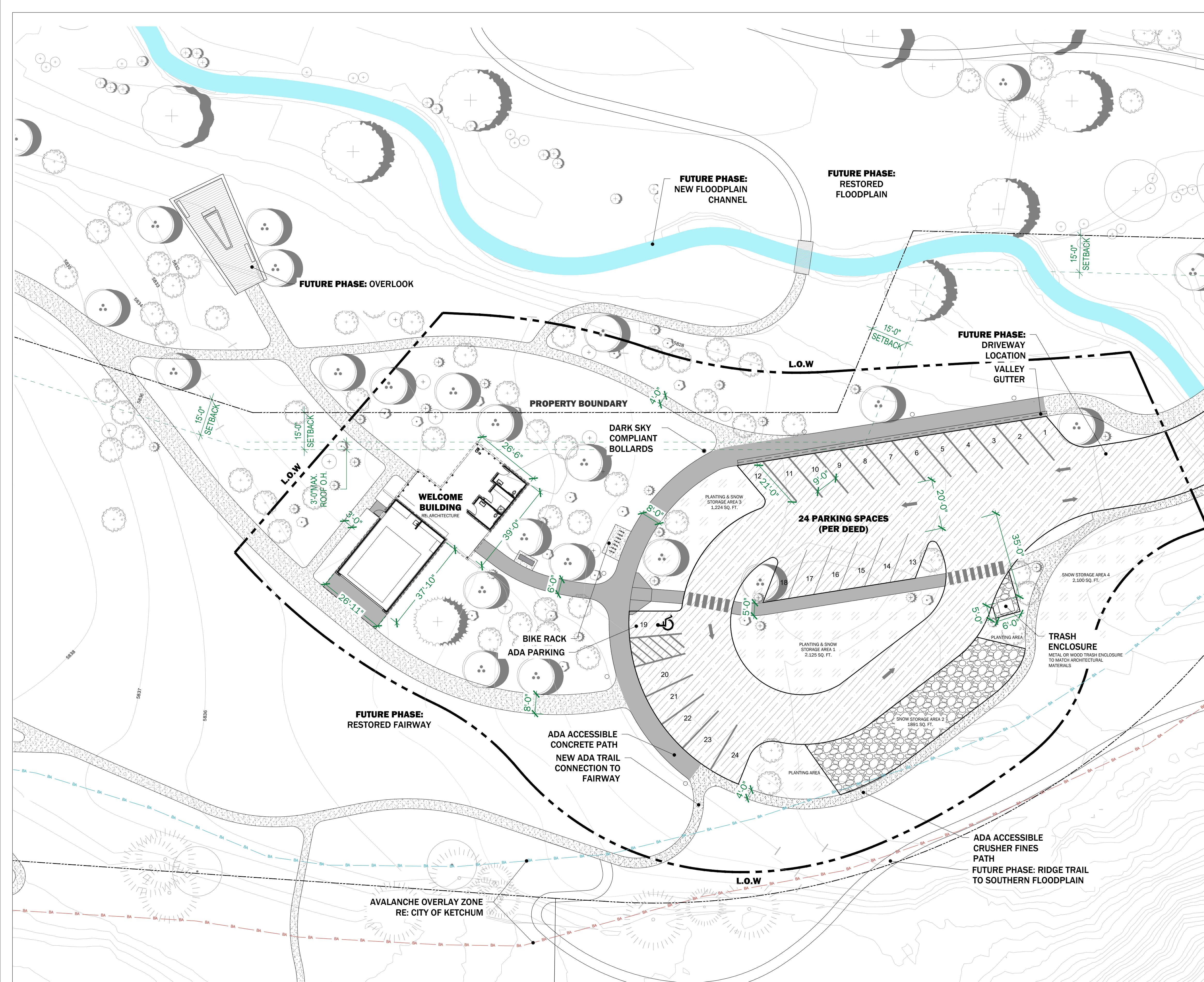
Dark Sky Approved Pathlight Bollard  
Manufacturer: Ligman Lighting - Freetown 2  
Finish: Corten Steel

**PERCENTAGE OF SNOW STORAGE AREA: 32.3%**

Total Snow Storage Area: 7,692 sq.ft.  
 Snow Storage Area 1: 2,125 sq. ft.  
 Snow Storage Area 2: 1,891 sq. ft.  
 Snow Storage Area 3: 1,224 sq. ft.  
 Snow Storage Area 4: 2,100 sq. ft.

Total Improved Parking - Pedestrian Area: 23,810 sq.ft.

**KEY MAP**



**1** Area A - Building and Parking Site Layout and Materials Plan  
Scale: 1"=20'-00"



SUBMITTALS	DATE
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3	
4	
5	
6	

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**PROJECT**  
**WARM SPRINGS PRESERVE**  
 201-311 BALD MOUNTAIN RD.  
 KETCHUM, ID  
 CITY OF KETCHUM

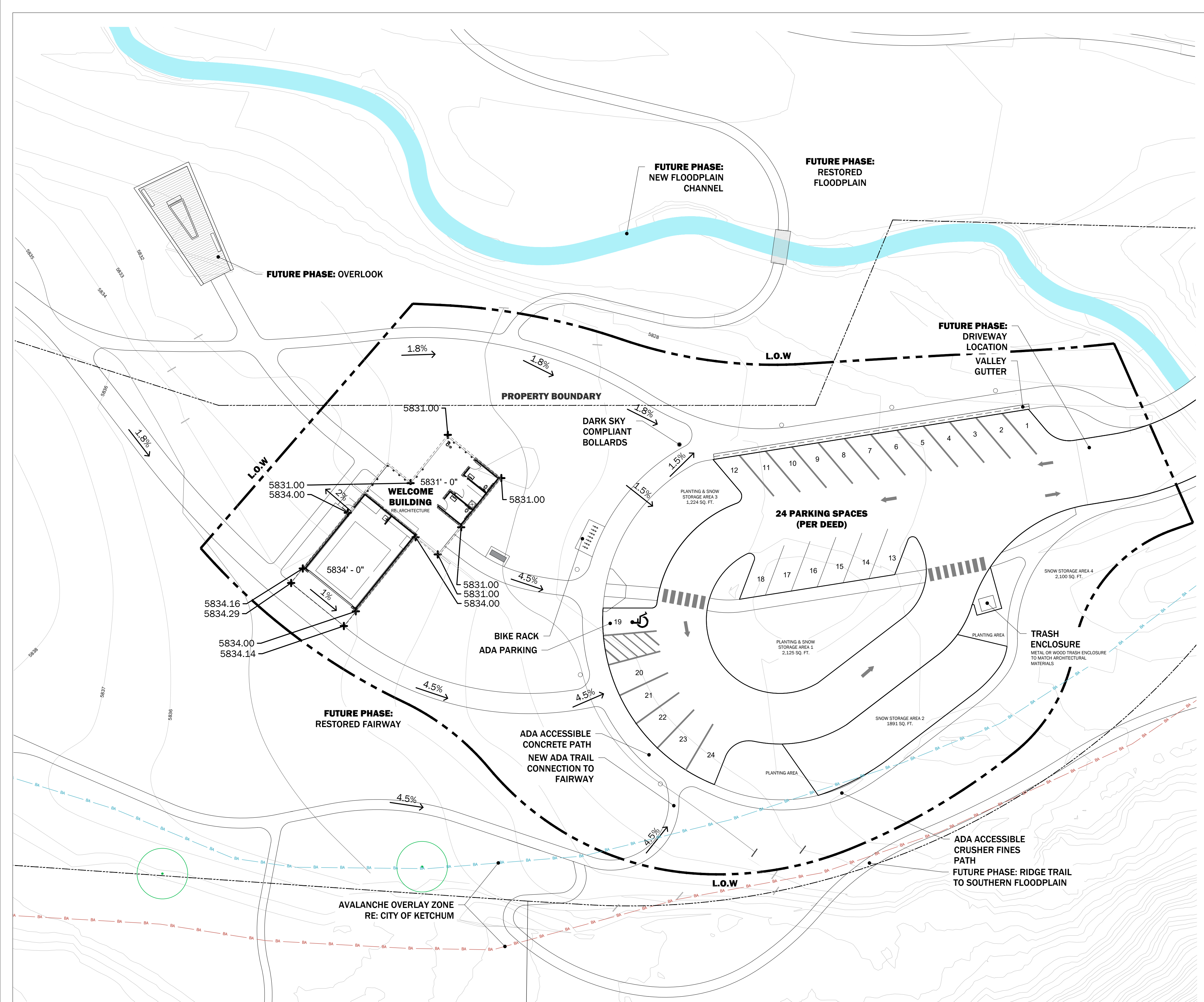
**NOT FOR CONSTRUCTION**

**LANDSCAPE GRADING**

SCALE: AS NOTED

**L1.03**

DRAWN BY: SP, DL, HC  
CHECKED BY: DL, SP



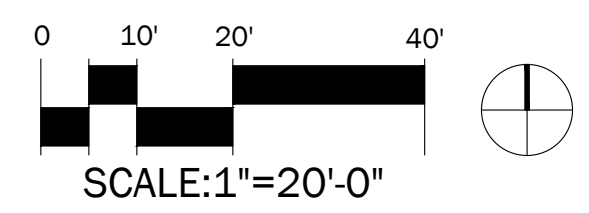
**LINETYPE LEGEND**

- MAJOR CONTOUR
- MINOR CONTOUR

**KEY MAP**



**1** Area A - Building and Parking Site Grading  
Scale: 1"=20'-00"



SUBMITTALS	DATE
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2. DESIGN REVIEW #2	01/23/24
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201-311 BALD MOUNTAIN RD.  
KETCHUM, ID  
CITY OF KETCHUM

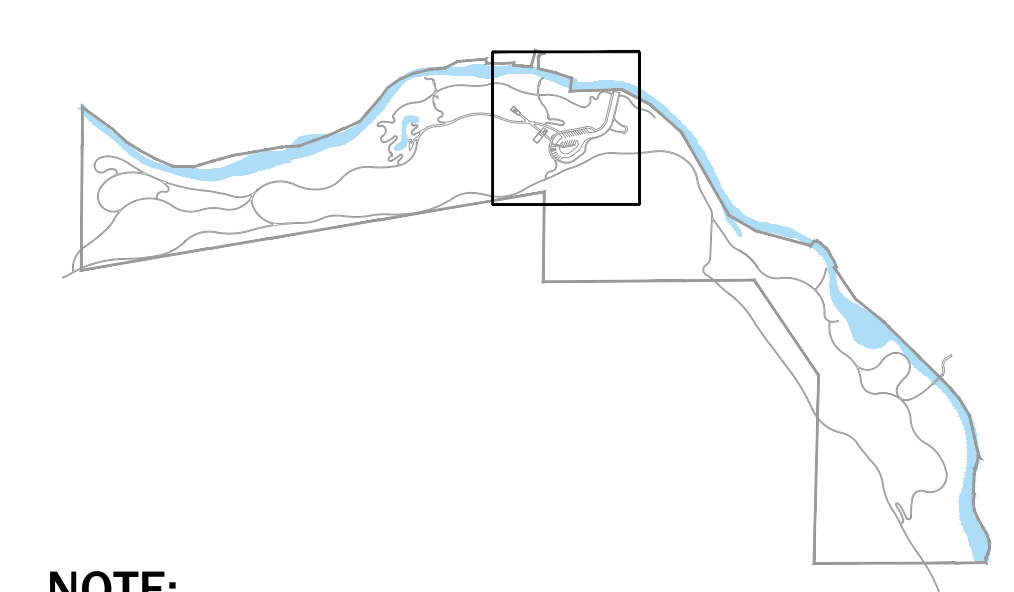
**PLANTING LEGEND**

TREES					
	PD	1	Douglas Fir	<i>Pseudotsuga menziesii</i>	2.5" Cal. B&B
DECIDUOUS TREES					
	PP2	15	Quaking Aspen (Multi-Stemmed)	<i>Populus tremuloides</i>	2.5" Cal. B&B
	PT3	39	Quaking Aspen (Single-Stemmed)	<i>Populus tremuloides</i>	2.5" Cal. B&B
SHRUBS					
	AS	19	Serviceberry	<i>Amelanchier alnifolia</i>	5 gal. Container
DECIDUOUS SHRUBS					
	SPB	9	Blizzard Mockorange	<i>Philadelphus lewisii</i> 'Blizzard'	#5, 2' ht. Container
	SRM	24	Golden Currant	<i>Ribes aureum</i>	#3, 18" ht. Container
			Existing Aspen Tree to be Removed		
			Existing Aspen Tree to be Remain		

**SEEDED GRASSES, PERENNIALS + SODDED TURF**

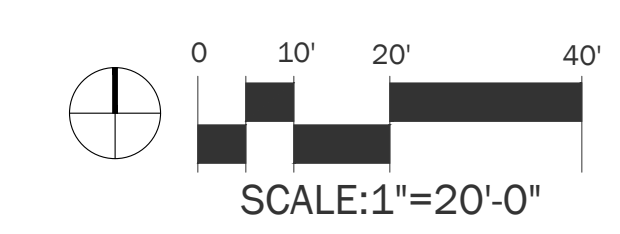
	<b>SEED MIX A</b> Upland Meadow	Spoil piles, expected to be the driest plant community on site <i>Achillea millefolium</i> / Common Yarrow <i>Artemisia tridentata</i> vaseyana / Mountain Big Sagebrush plant in patches in favorable microsites <i>Bromus ciliatus</i> / Fringed Brome <i>Bromus marginatus</i> / Mountain Brome <i>Chrysothamnus viscidiflorus</i> / Yellow Rabbitbrush <i>Elymus elymoides</i> / Squirreltail Grass <i>Elymus glaucus</i> / Blue Wildrye <i>Elymus lanceolatus lanceolatus</i> / Thickspike Wheatgrass <i>Elymus trachycaulus</i> / Slender Wheatgrass <i>Ericameria nauseosa</i> / Rubber Rabbitbrush <i>Eriogonum umbellatum</i> / Sulfurflower Buckwheat <i>Festuca idahoensis</i> / Idaho Fescue <i>Festuca thurberi</i> / Thurber's Fescue <i>Hesperostipa comata</i> / Needle and Thread Bunchgrass <i>Koeleria macrantha</i> / Prairie Junegrass <i>Leymus cinereus</i> / Great Basin Wildrye <i>Linum lewisii</i> 'Blue Flax' / Blue Flax <i>Poa secunda sandbergii</i> / Sandberg Bluegrass <i>Pseudoroegneria spicata</i> / Bluebunch Wheatgrass <i>Sphaeralcea</i> sp. / Globemallow species dependent on availability
	<b>SEED MIX H</b> Aspen Grove	<i>Achillea millefolium</i> / Common Yarrow <i>Aquilegia coerulea</i> / Blue Columbine <i>Delphinium occidentale</i> / Duncceap Larkspur <i>Erigeron speciosus</i> / Showy Fleabane <i>Eriogonum umbellatum</i> / Sulfurflower Buckwheat <i>Gaillardia aristata</i> / Blanket Flower <i>Geranium viscosissimum</i> / Sticky Geranium <i>Heliomeris multiflora</i> / Showy Goldeneye <i>Hymenoxys hoopesii</i> / Meadow Fire <i>Linum perenne lewisii</i> / Blue Flax <i>Penstemon rydbergii</i> / Rydberg's Penstemon <i>Penstemon strictus</i> / Rocky Mountain Penstemon <i>Rudbeckia occidentalis</i> / Western Coneflower <i>Solidago missouriensis</i> / Missouri Goldenrod <i>Symphotrichum laeve</i> / Smooth Aster
	<b>SOD</b> Restored Lawn	<i>Festuca rubra</i> , <i>Cynodon Hybrida</i> Dog Tuff (or equivalent)

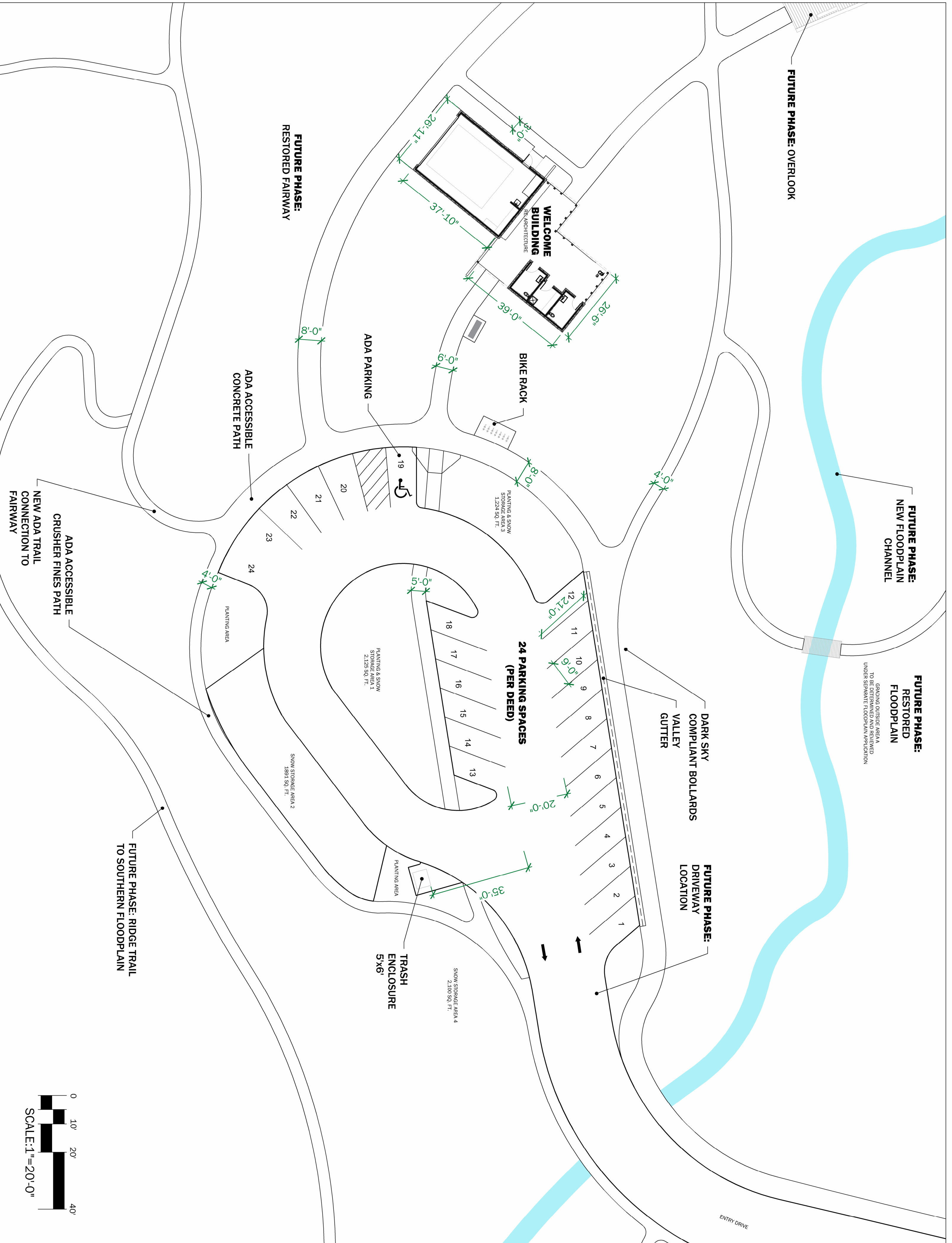
**KEY MAP**



**NOTE:**

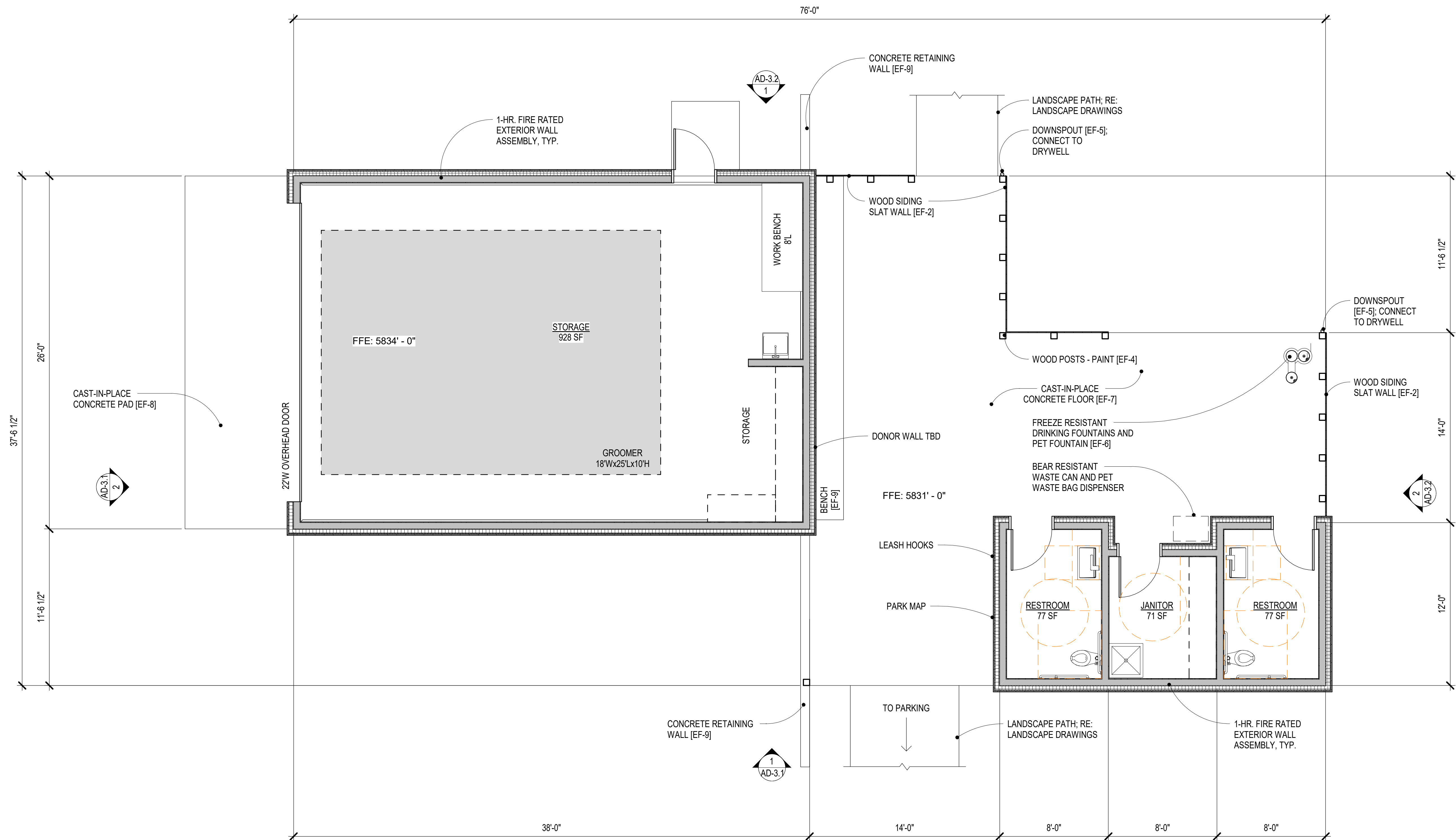
1. THE LANDSCAPE PLAN BUILDS ON THE EXISTING ASPEN GROVE AND ENHANCES AND RESTORES IT. THE BUILDING WAS SITED TO BE NESTLED IN THE GROVE OF ASPENS AND MINIMIZE THE VISUAL IMPACT ON THE OVERALL PRESERVE





0 10' 20' 40'

SCALE: 1"=20'-0"



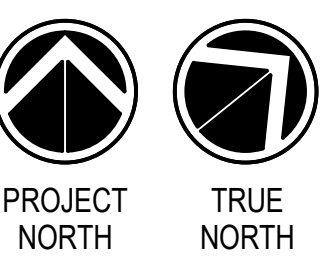
PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"

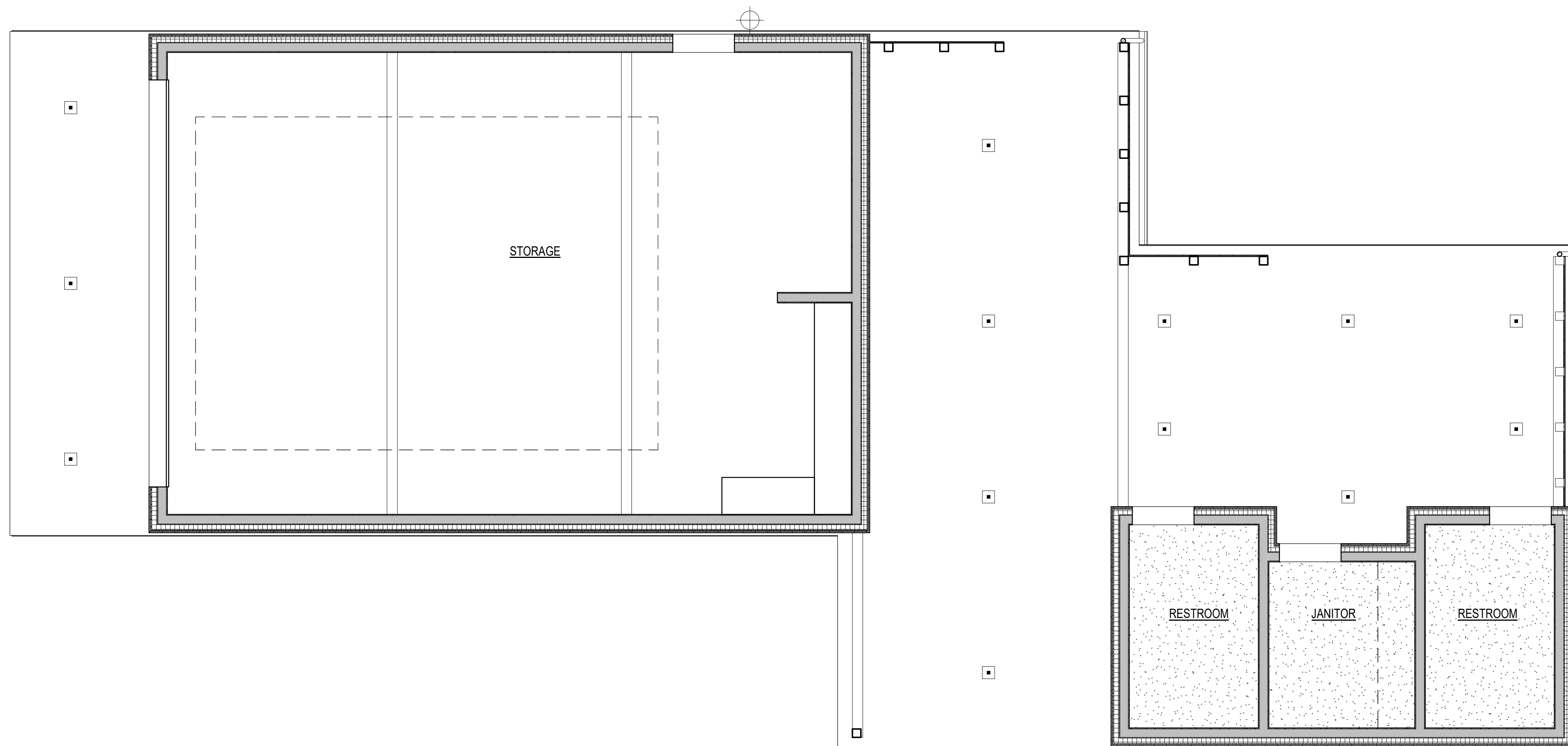
# WARM SPRINGS PRESERVE WELCOME BUILDING

KETCHUM, IDAHO  
83340

DESIGN REVIEW  
1/22/2024



Michael Doty Associates, Architects PC



**EXTERIOR LIGHTING KEY**

LIGHTS TO BE ON TIMER TO TURN OFF 1 HOUR AFTER SUNSET

RECESSED DOWNLIGHT:  
LUCIFER ATOMOS, 2" SQUARE  
PROFILE, FLUSH MILLWORK,  
BURNT BRONZE BAFFLE,  
2700K

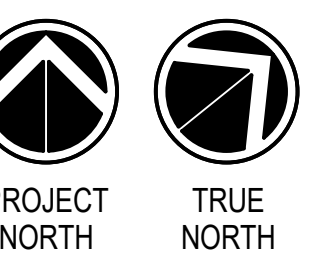


WALL SCONCE: LUCIFER  
LUCIFER SQUILINDER, BURNT  
BRONZE, 2700K



PROPOSED REFLECTED CEILING PLAN / EXTERIOR LIGHTING

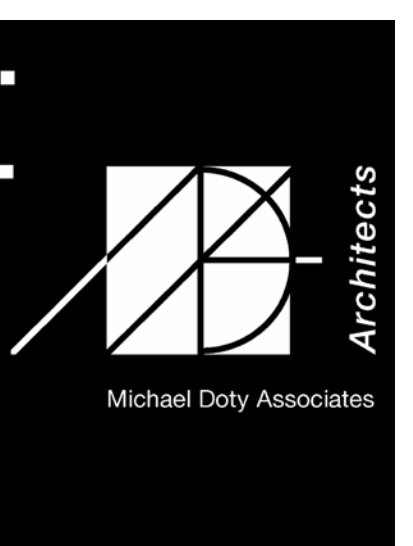
SCALE: 1/4" = 1'-0"



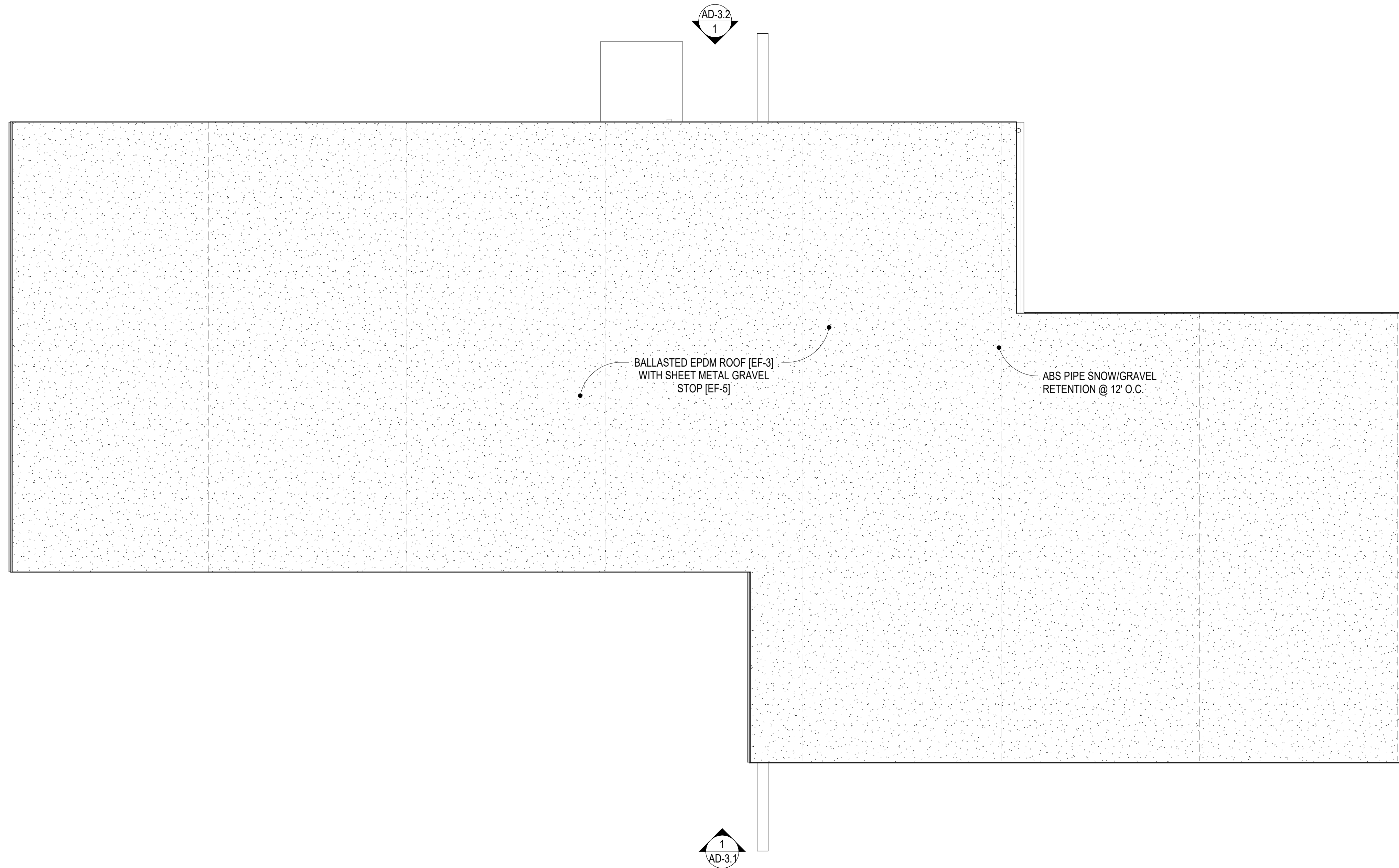
# WARM SPRINGS PRESERVE WELCOME BUILDING

KETCHUM, IDAHO  
83340

DESIGN REVIEW  
1/22/2024



Michael Doty Associates, Architects PC



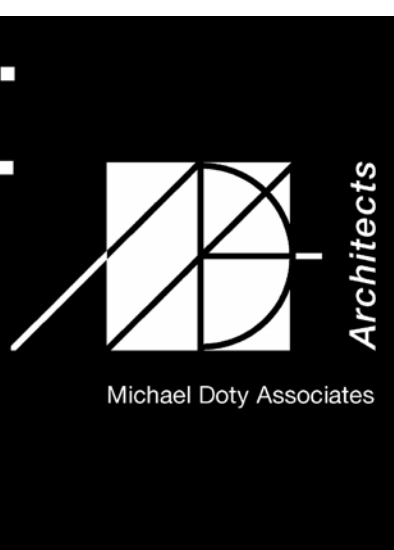
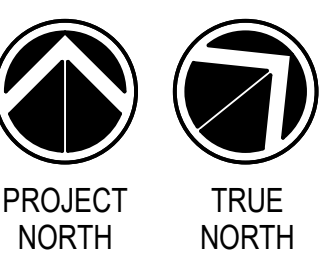
PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0"  
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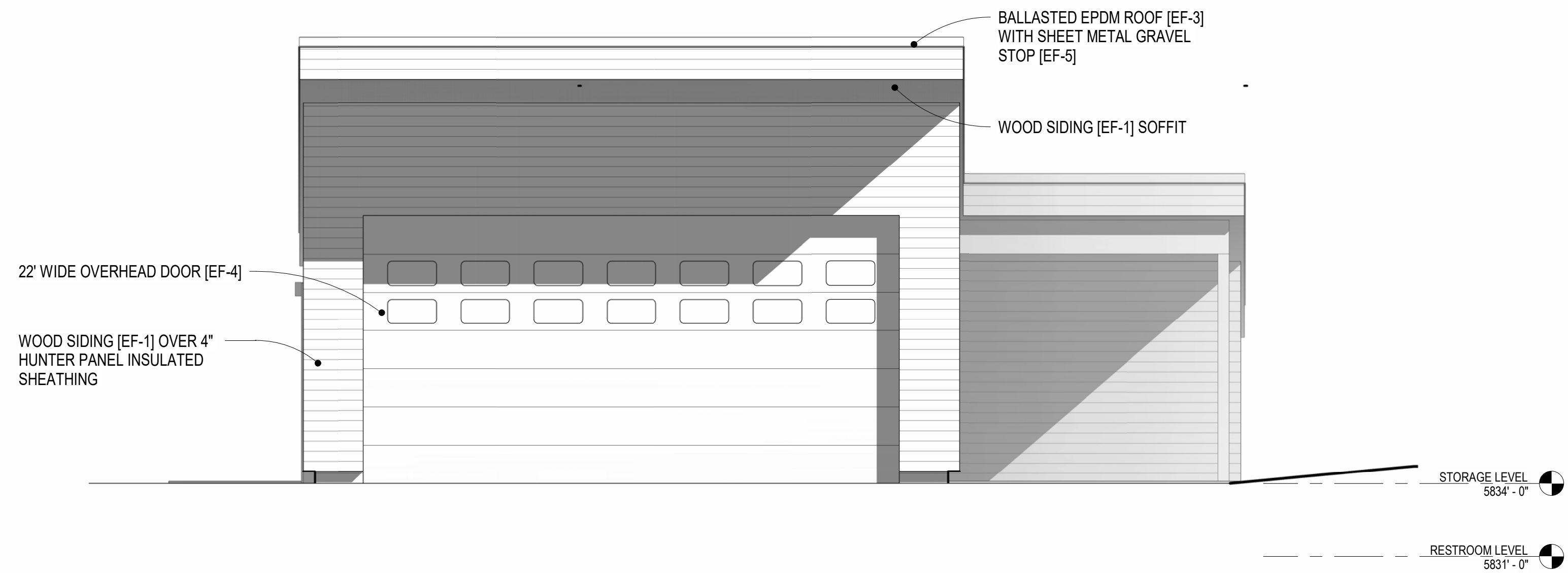
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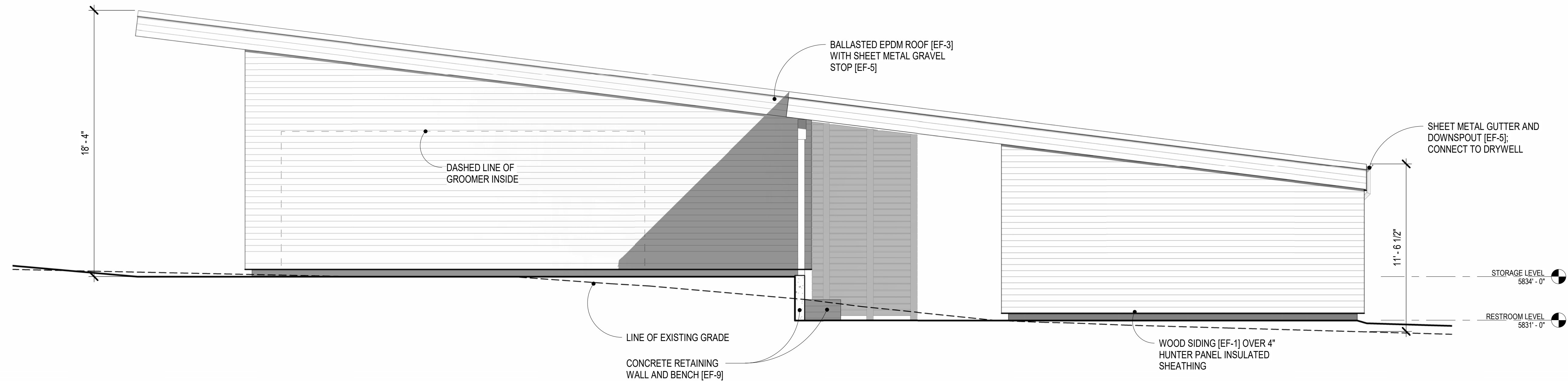
DESIGN REVIEW  
1/22/2024



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**WEST ELEVATION** 2  
1/4" = 1'-0"



**SOUTH ELEVATION** 1  
1/4" = 1'-0"

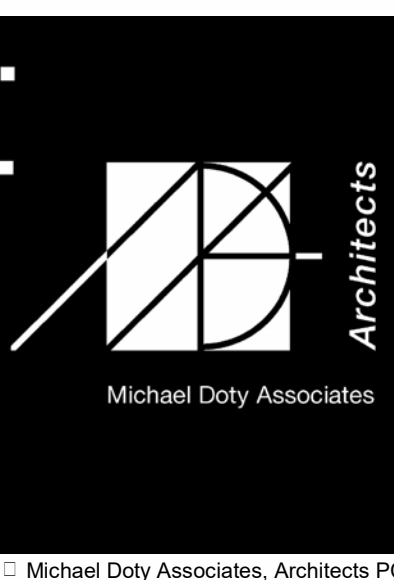
EXTERIOR ELEVATIONS

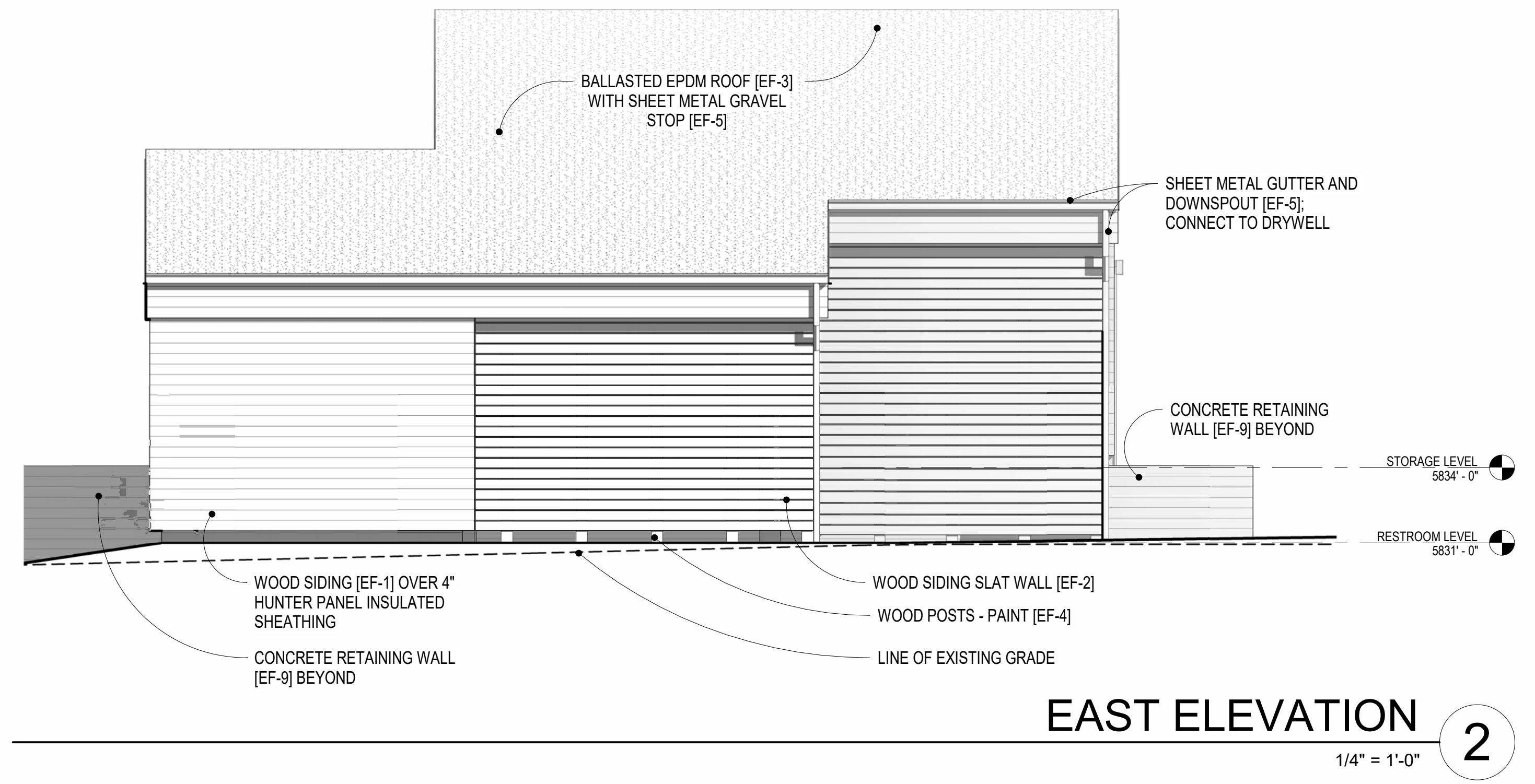


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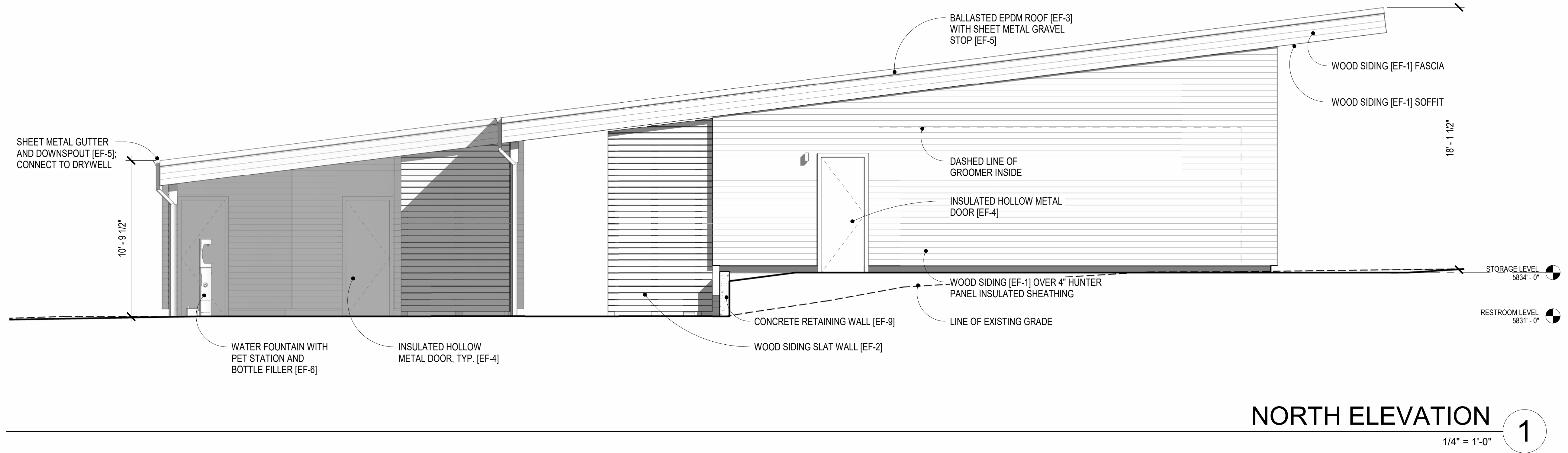




**EAST ELEVATION**

2

1/4" = 1'-0"



**NORTH ELEVATION**

1

1/4" = 1'-0"

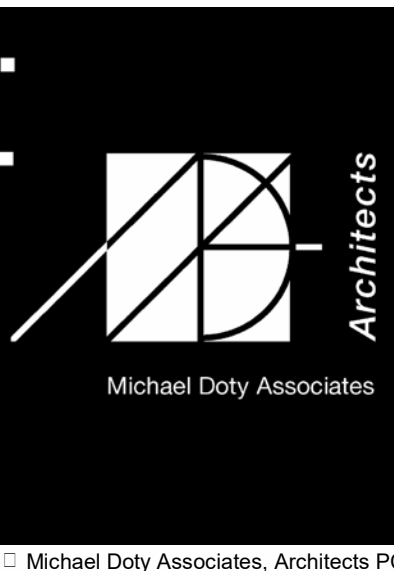
**EXTERIOR ELEVATIONS**



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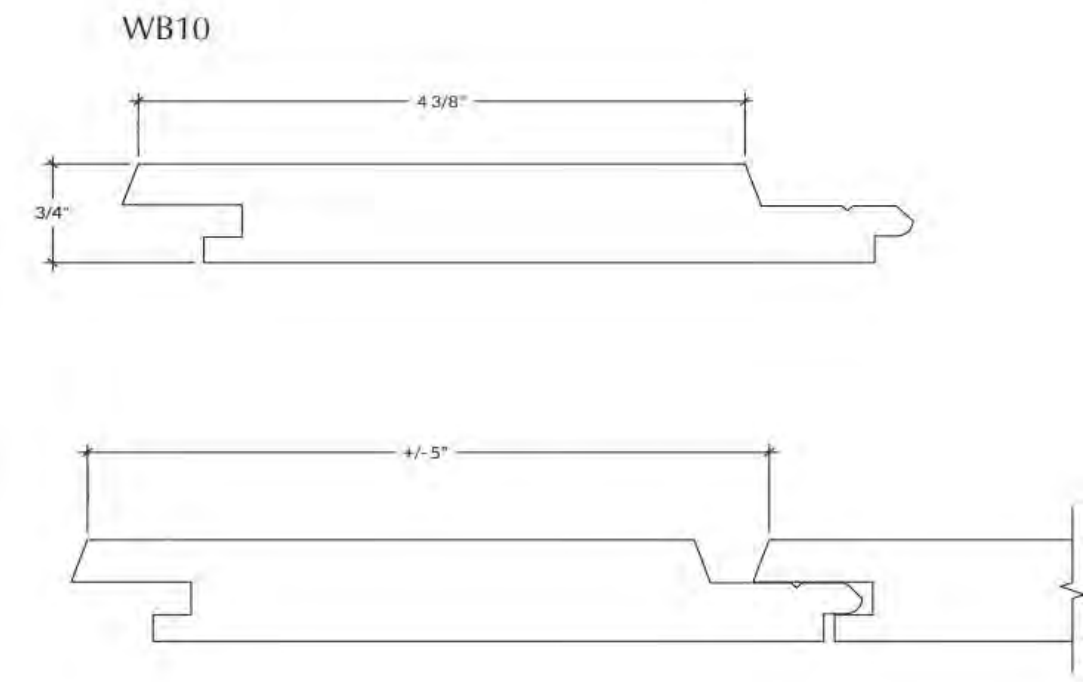
DESIGN REVIEW  
1/22/2024







EXTERIOR FINISH 1 (EF-1):  
THERMALLY MODIFIED RADIATA PINE  
SIDING; ADOBO WARBLER; WB10 PROFILE



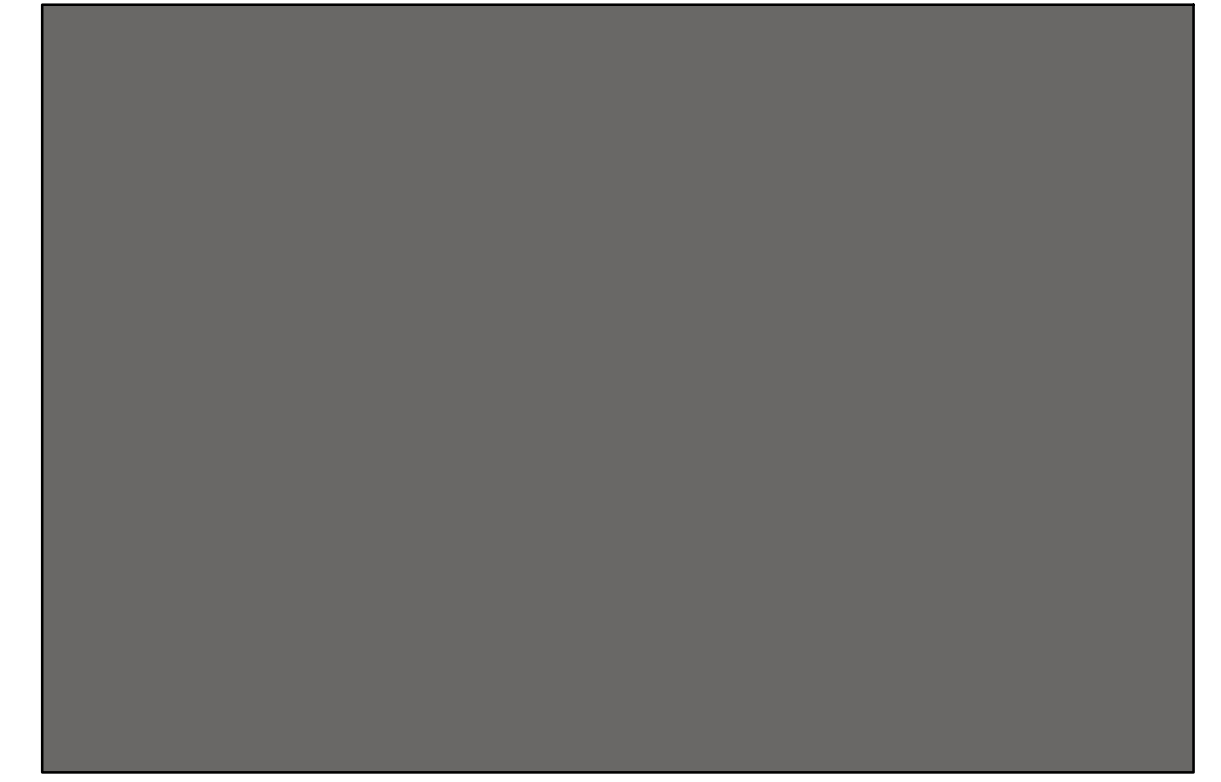
EXTERIOR FINISH 1 (EF-1) SIDING PROFILE



EXTERIOR FINISH 2 (EF-2):  
THERMALLY MODIFIED RADIATA PINE SLAT  
WALL; ADOBO WARBLER; S4S PROFILE, 1/2"  
GAP SPACING



EXTERIOR FINISH 3 (EF-3):  
RIVER BOTTOM STONE BALLAST; 10 PSF  
MIN.



EXTERIOR FINISH 4 (EF-4):  
PAINT FINISH AT OVERHEAD DOORS, MAN  
DOORS, AND WOOD POSTS; BENJAMIN  
MOORE CC-544, OVERCOAT



EXTERIOR FINISH 5 (EF-5):  
SHEET METAL FLASHING AND TRIM;  
WESTERN STATES METAL ROOFING, COOL  
TECH 500 PVDF VINTAGE



EXTERIOR FINISH 6 (EF-6):  
OUTDOOR DRINKING FOUNTAIN; ELAKY  
ezH2O UPPER BOTTLE FILLING STATION BI-  
LEVEL PEDESTAL WITH PET STATION.  
COLOR: TBD PENDING OVERALL PARK  
THEME



EXTERIOR FINISH 7 (EF-7):  
EXTERIOR CAST-IN-PLACE CONCRETE SLAB;  
ACID ETCHED CONCRETE WITH LIGHTLY  
EXPOSED AGGREGATE



EXTERIOR FINISH 8 (EF-8):  
EXTERIOR CAST-IN PLACE CONCRETE SLAB;  
LIGHT BROOM FINISH



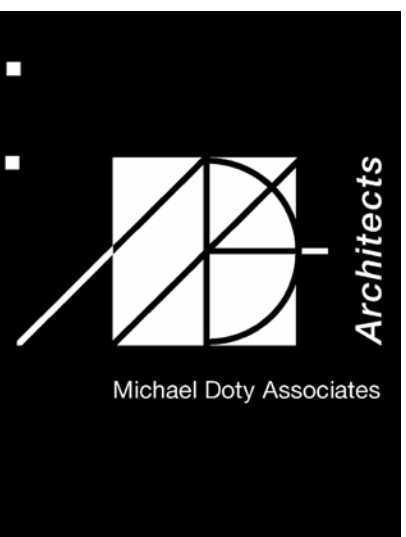
EXTERIOR FINISH 9 (EF-9):  
EXTERIOR CAST-IN PLACE BOARD-FORMED  
CONCRETE RETAINING WALL

PROPOSED EXTERIOR FINISHES

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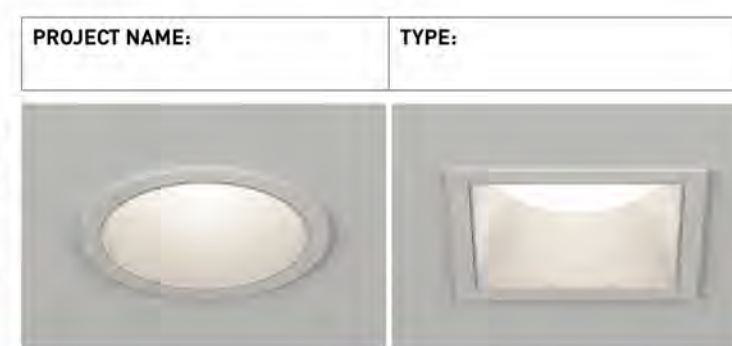
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Michael Doty Associates, Architects PC

# ATOMOS™2 UNIVERSAL AND SLIM

A miniature downlight range offering impressive performance in an extremely small profile with a 2" aperture. Available as flange overlay and trimless for both drywall and millwork applications.



## ORDERING INFORMATION - TRIM / HOUSING

TRIM	TRIM TYPE	RATING	TRIM FINISH	BAFFLE FINISH	FIXTURE TYPE	INSTALL TYPE	LUMEN PACKAGE	CCT	OPTIC	EFFECTS DEVICE	DRIVER																																																																																																																																				
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- PART NUMBER NOTES**
- Universal trims ship as e.g.: AZRSFAD1AGAG-8012DZ7-15I-PH\*0
  - Universal housings ship as e.g.: IFR-AZ1-280A-PH\*
  - Slim fixtures ship as e.g.: AZRSF5F1AGAG-8012DZ7-15X-PH\*0
  - Remote drivers ship as e.g.: PSA2-RMT-280A-PH\*



**LUCIFER®**  
LIGHTING COMPANY  
[DATE OF REV: 07132023]

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As part of its policy of continuous research and product development, the company reserves the right to change or withdraw specifications without prior notice.  
[PH] +1-210-227-7229  
[FAX] +1-210-227-4967  
pg. 1

# WALL SCONCE CYLINDER & SQUILINDER®

Exceptional adaptability and performance in classic and modern silhouettes that mount seamlessly and invisibly to the wall.



## ORDERING INFORMATION

SHAPE	TYPE	RATING	BODY FINISH	BAFFLE FINISH	CRI / WATTAGE PACKAGE	CCT	LOWER OPTIC (UGR)	UPPER OPTIC (UGR)	DRIVER	LOWER MEDIA	UPPER MEDIA																																																																								
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SHAPE	TYPE	RATING	BODY FINISH	BAFFLE FINISH	CRI / WATTAGE PACKAGE	CCT	LOWER OPTIC (UGR)	UPPER OPTIC (UGR)	DRIVER	LOWER MEDIA	UPPER MEDIA																																																																								
CW2	Cylinder	2	White	White	DOWNLIGHT (DF)	27 2700K	15 15°	4-10	DF Only	3 Clear Glass Lens*	9 Diffusion Lens*																																																																								
SW2	Squilinder	2	White	White	STATIC WHITE	30 3000K	20 20°	4-10	UP / DOWNLIGHT (UD)	3 Clear Glass Lens*	9 Diffusion Lens*																																																																								
SW2	Squilinder	2	White	White	STATIC WHITE	35 3500K	25 25°	4-10	UP / DOWNLIGHT (UD)	3 Clear Glass Lens*	9 Diffusion Lens*																																																																								
SW2	Squilinder	2	White	White	STATIC WHITE	40 4000K	40 40°	4-10	UP / DOWNLIGHT (UD)	3 Clear Glass Lens*	9 Diffusion Lens*																																																																								
SW2	Squilinder	2	White	White	STATIC WHITE	40 4000K	40 40°	4-10	UP / DOWNLIGHT (UD)	3 Clear Glass Lens*	9 Diffusion Lens*																																																																								



- SPECIFICATION NOTES**
- Wall Sconce (ex.) CW2-DF2-WHBK-90S23A2-30-RP1-40
  - Wall Sconce (ex.) SW2-UD2-WHBK-80S11A2-33-RMT-49
  - Up / Downlight (UD) fixtures require two remote drivers
  - Remote driver(s) ships as (ex.) PS-RMT-80S11A-1L23

**LUCIFER®**  
LIGHTING COMPANY  
[DATE OF REV: 08012023]

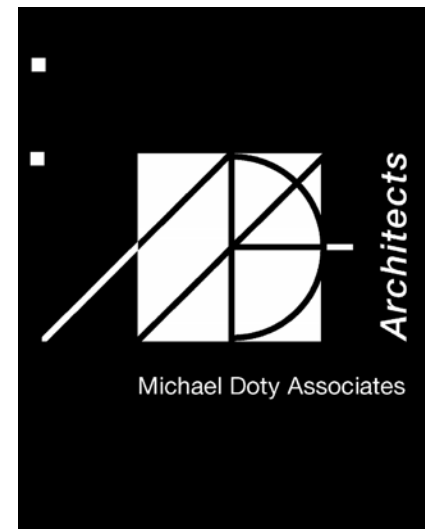
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As part of its policy of continuous research and product development, the company reserves the right to change or withdraw specifications without prior notice.  
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pg. 1

## PROPOSED EXTERIOR LIGHT FIXTURES

# WARM SPRINGS PRESERVE WELCOME BUILDING

KETCHUM, IDAHO  
83340

DESIGN REVIEW  
1/22/2024



Michael Doty Associates, Architects PC