





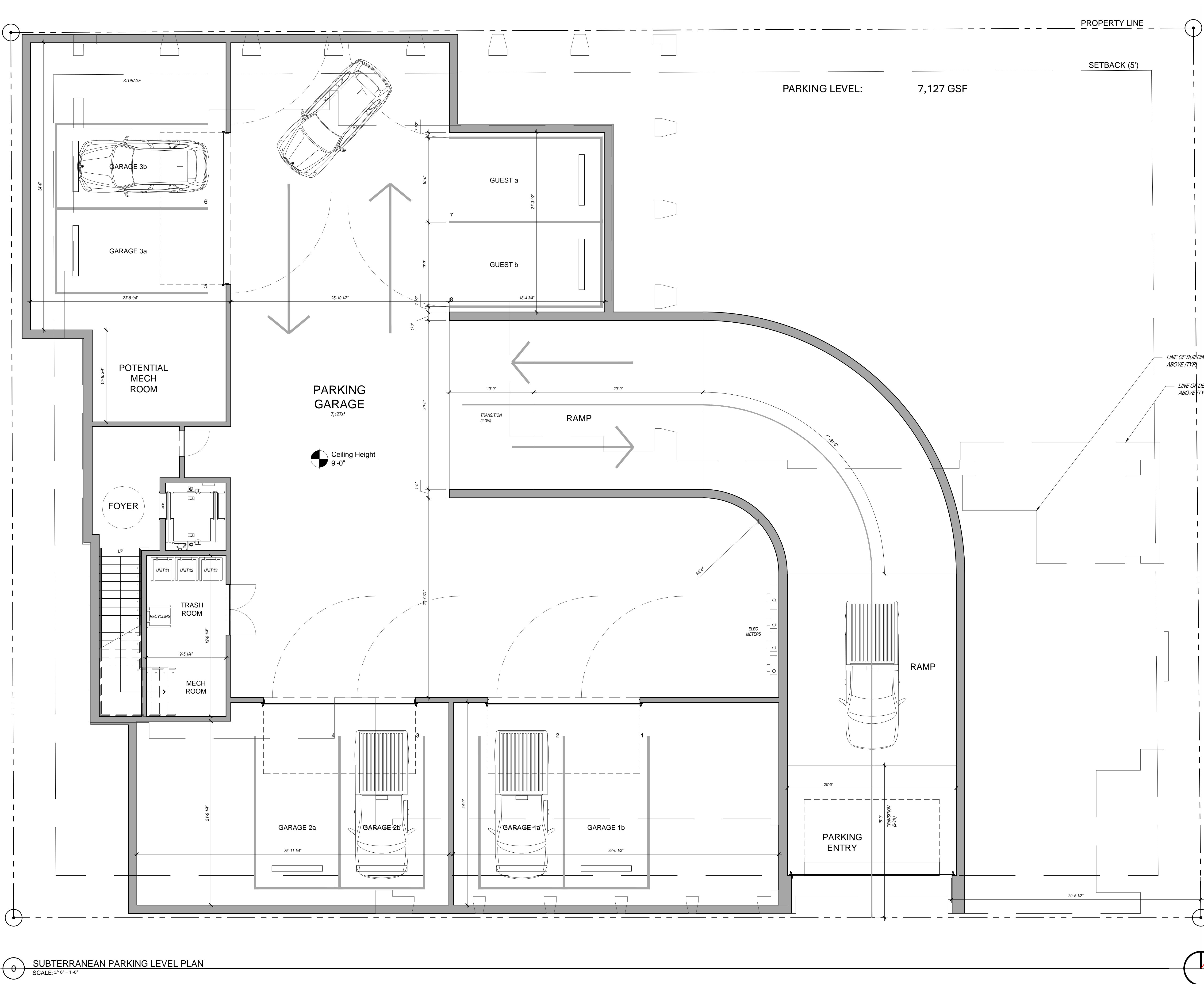
PROPOSED VIEW FROM SUN VALLEY ROAD & SPRUCE STREET



PROPOSED VIEW FROM SPRUCE STREET



PROPOSED VIEW FROM 2ND STREET



0 SUBTERRANEAN PARKING LEVEL PLAN
SCALE: 3/16" = 1'-0"

CONSULTANT	PROJECT	DRAWING TITLE
THE BITTERROOT 200 SPRUCE STREET KETCHUM, IDAHO	SUBTERRANEAN PARKING LEVEL PLAN	
SEAL	JOB NO.	DATE
	24160	03 December 2025
REVISIONS	SCALE	DRAWING NO.
	3/8" = 1'-0"	A100.0

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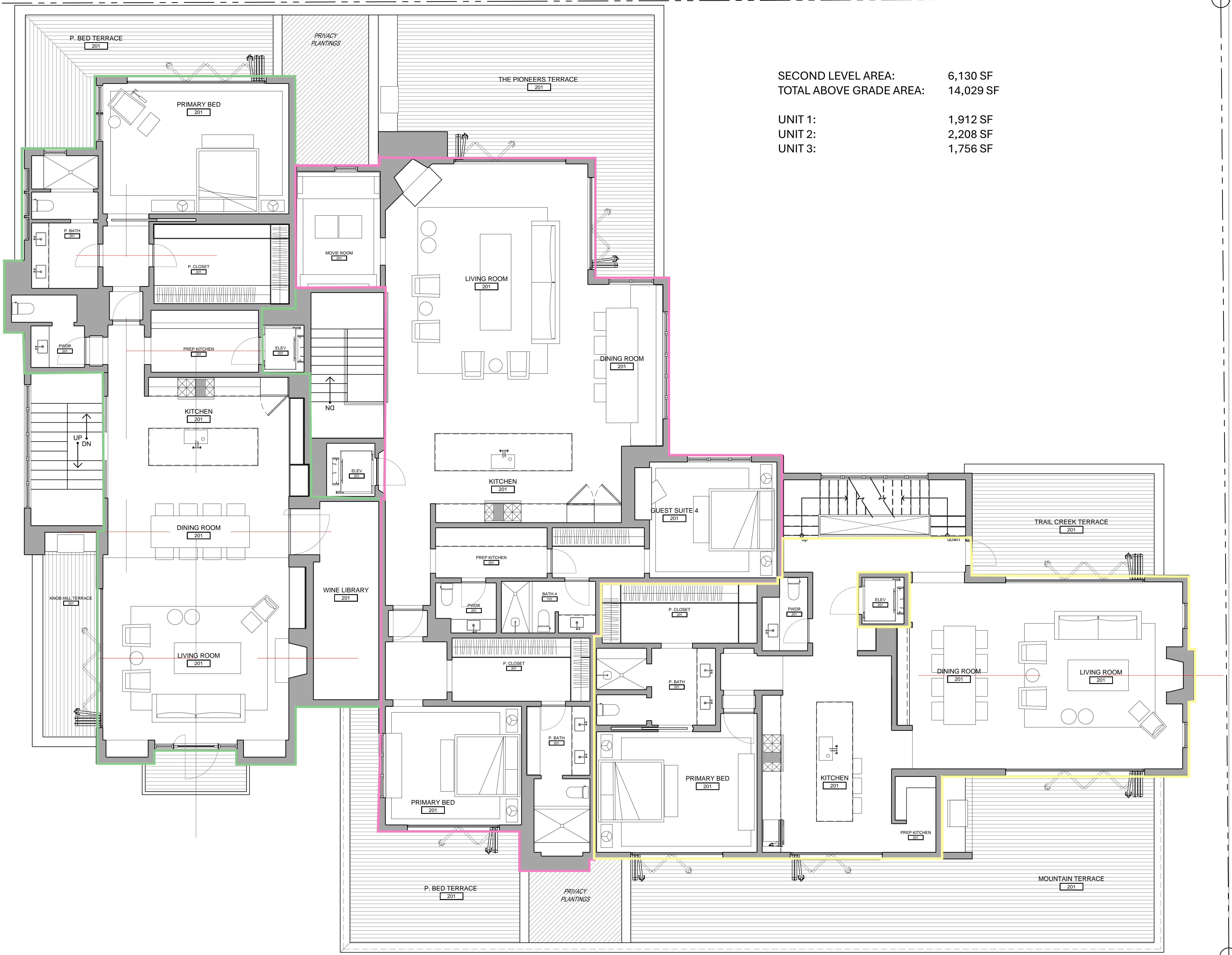


GROUND LEVEL AREA: 6,568 GSF
 TOTAL ABOVE GRADE AREA: 14,029 GSF

UNIT 1: 1,221 SF NET
 UNIT 2: 1,256 SF NET
 UNIT 3: 1,502 SF NET
 COMMON/MECH: 2,096 SF NET

1 GROUND LEVEL PLAN
 SCALE: 3/16" = 1'-0"

CONSULTANT	PROJECT	THE BITTERROOT 200 SPRUCE STREET KETCHUM, IDAHO
	DATE	03 December 2025
DRAWING TITLE	JOB NO.	24180
	SCALE	3/8" = 1'-0"
DRAWING NO.	REVISIONS	All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall remain confidential. No part of this work shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, without the prior written permission of the Architect.
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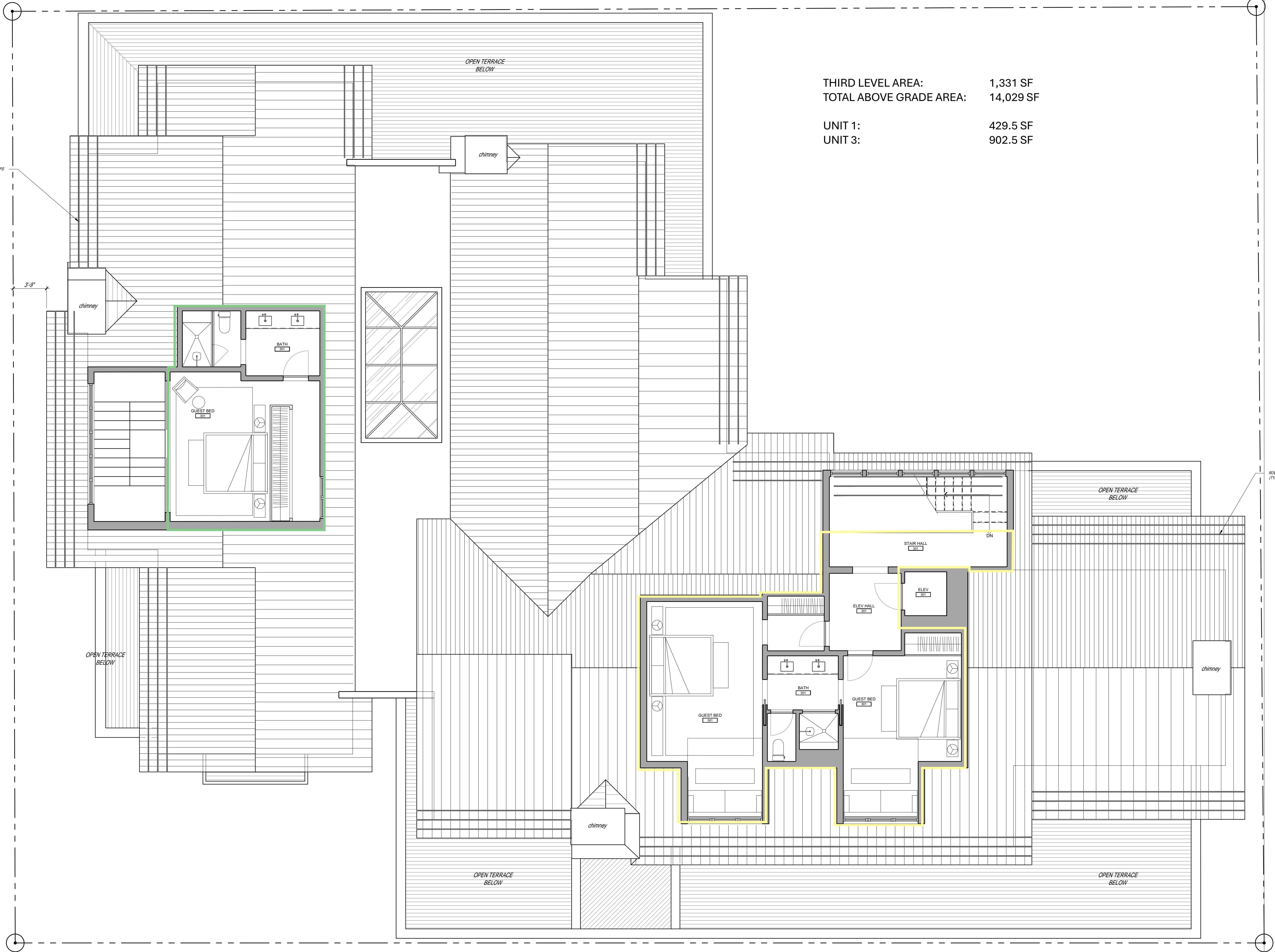
SECOND LEVEL AREA: 6,130 SF
 TOTAL ABOVE GRADE AREA: 14,029 SF
 UNIT 1: 1,912 SF
 UNIT 2: 2,208 SF
 UNIT 3: 1,756 SF

CONSULTANT: CHRISTIAN THOMAS
 DRAWING TITLE: PRIMARY LIVING LEVEL PLAN
 PROJECT: THE BITTERROOT
 200 SPRUCE STREET
 KETCHUM, IDAHO
 JOB NO.: 24160
 DATE: 03 December 2025
 SCALE: 3/16" = 1'-0"
 DRAWING NO.: A102.0

REVISIONS

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SEAL



THIRD LEVEL AREA: 1,331 SF
 TOTAL ABOVE GRADE AREA: 14,029 SF

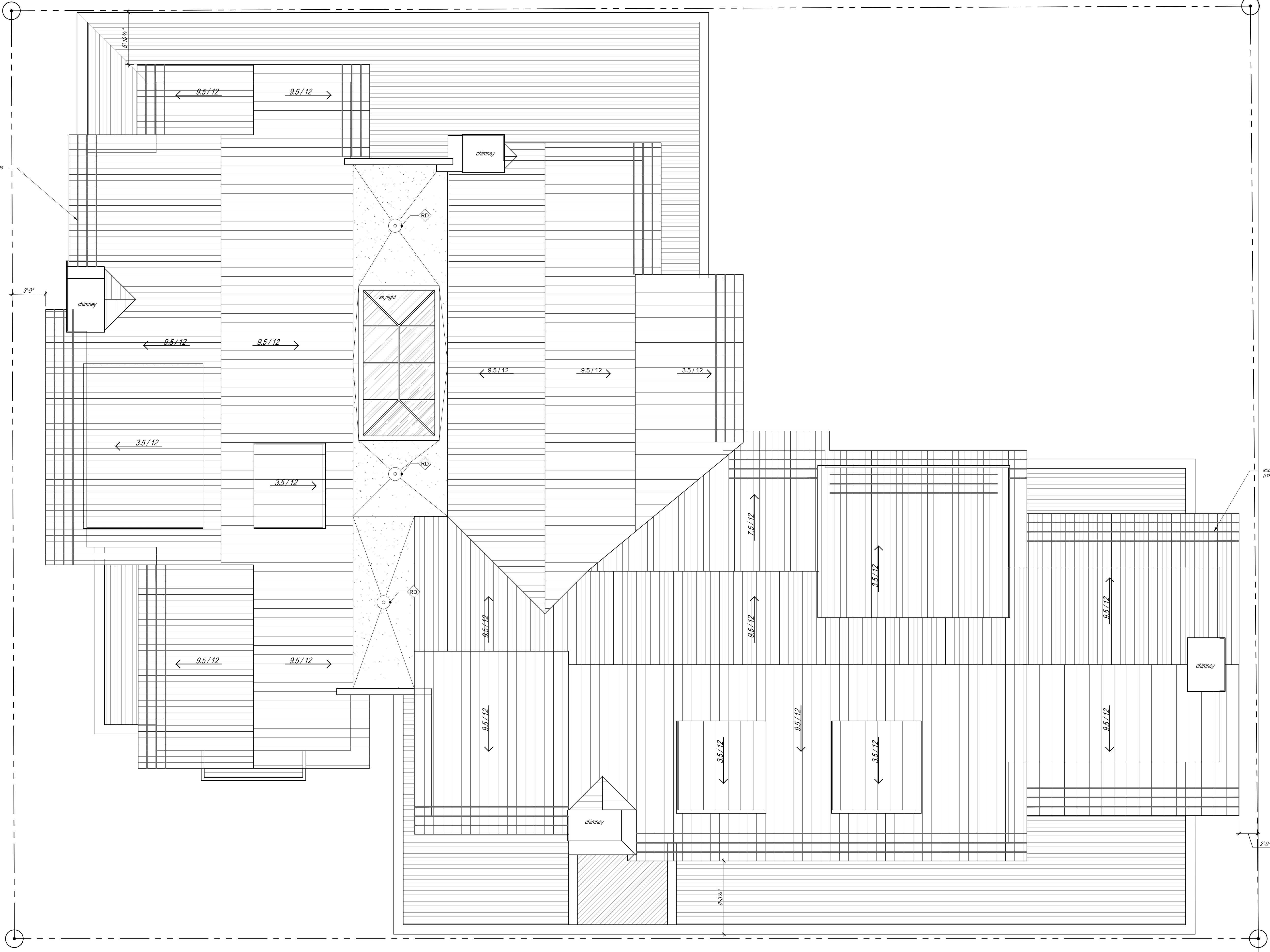
UNIT 1: 429.5 SF
 UNIT 3: 902.5 SF

3 UPPER LEVEL & DORMER PLAN
 SCALE: 3/16" = 1'-0"

CONSULTANT	PROJECT	DRAWING TITLE
	THE BITTERROOT 200 SPRUCE STREET KETCHUM, IDAHO	UPPER LEVEL & DORMER PLAN
SEAL	JOB NO.	DATE
	24160	03 December 2025
REVISIONS	SCALE	DRAWING NO.
	3/8" = 1'-0"	A103.0

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4 ROOF PLAN
SCALE: 3/16" = 1'-0"

CONSULTANT	PROJECT	DRAWING TITLE
CHRISTIAN THOMAS	THE BITTERROOT 200 SPRUCE STREET KETCHUM, IDAHO	ROOF PLAN
142 Beacon Lane, Jupiter, Florida 33469	JOB NO.	DATE
(561) 339-0573	24160	03 December 2025
142 Beacon Lane, Jupiter, Florida 33469	SCALE	DRAWING NO.
(561) 339-0573	3/8" = 1'-0"	A104.0
christianthomas.studio	AR 97445	

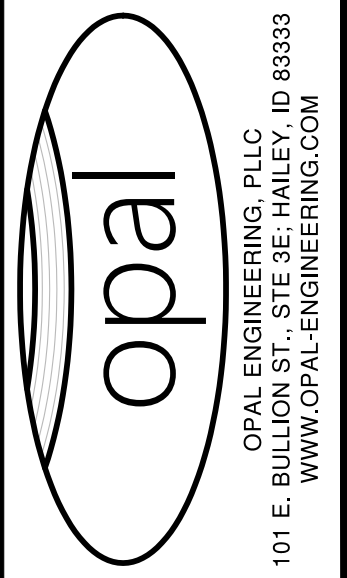
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PROJECT IMPACT & OPERATIONS

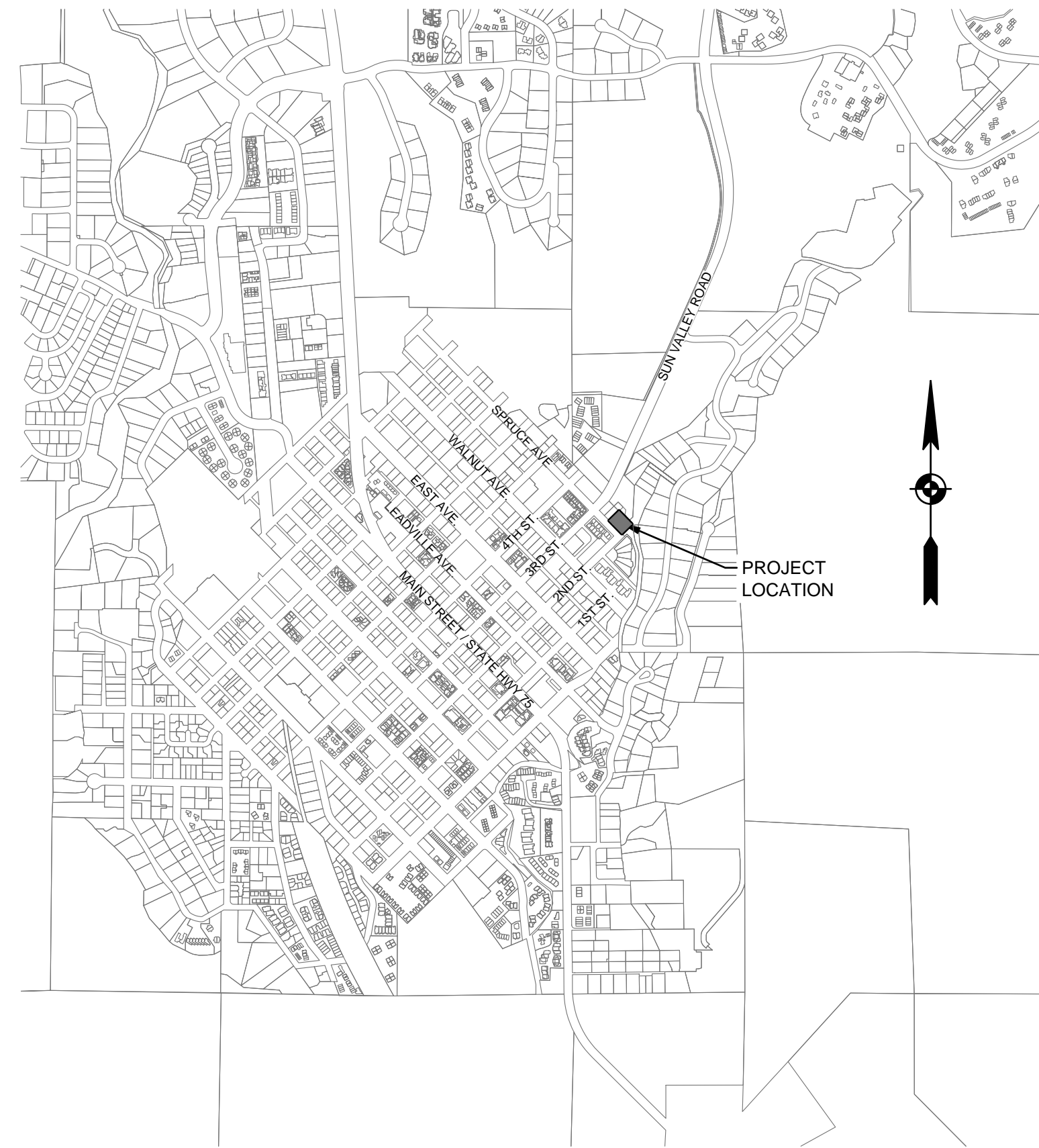
THE BITTERROOT KETCHUM, IDAHO FEBRUARY 2026



OPAL ENGINEERING, PLLC
101 E. BULLION ST., STE 3E • HAILEY, ID 83433
WWW.OPAL-ENGINEERING.COM

GENERAL CONSTRUCTIONS NOTES

- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPGC) AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPGC AND CITY OF KETCHUM STANDARDS ON SITE DURING CONSTRUCTION.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING AND DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL DIGLINE (1-800-342-1585) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS IN ADVANCE OF EXCAVATION.
- OPAL ENGINEERING, PLLC IS NOT RESPONSIBLE FOR IDAHO POWER OR OTHER DRY UTILITY SERVICE REQUESTS.
- CONTRACTOR SHALL COORDINATE RELOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) WITH THE APPROPRIATE UTILITY FRANCHISE.
- THE CONTRACTOR SHALL CLEAN UP THE SITE AFTER CONSTRUCTION SO THAT IT IS IN A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION (THIS INCLUDES, BUT IS NOT LIMITED TO, ENCROACHMENT PERMITS AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT (CGP) PERMIT COVERAGE).
- ALL CLEARING & GRUBBING SHALL CONFORM TO ISPGC SECTION 201.
- ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPGC SECTION 202. SUBGRADE SHALL BE EXCAVATED AND SHAPED TO LINE, GRADE, AND CROSS-SECTION SHOWN ON THE PLANS. THE SUBGRADE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-698. THE CONTRACTOR SHALL WATER OR AERATE SUBGRADE AS NECESSARY TO OBTAIN OPTIMUM MOISTURE CONTENT. IN-LIEU OF DENSITY MEASUREMENTS, THE SUBGRADE MAY BE PROOF-ROLLED TO THE APPROVAL OF THE ENGINEER.
 - PROOF-ROLLING: AFTER EXCAVATION TO THE SUBGRADE ELEVATION AND PRIOR TO PLACING COURSE GRAVEL, THE CONTRACTOR SHALL PROOF ROLL THE SUBGRADE WITH A 5-TON SMOOTH DRUM ROLLER, LOADED WATER TRUCK, OR LOADED DUMP TRUCK, AS ACCEPTED BY THE ENGINEER. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF UNSUITABLE SUBGRADE MATERIAL AREAS, AND/OR AREAS NOT CAPABLE OF COMPACTION ACCORDING TO THESE SPECIFICATIONS. UNSUITABLE OR DAMAGED SUBGRADE IS WHEN THE SOIL MOVES, PUMPS AND/OR DISPLACES UNDER ANY TYPE OF PRESSURE INCLUDING FOOT TRAFFIC LOADS.
 - IF, IN THE OPINION OF THE ENGINEER, THE CONTRACTOR'S OPERATIONS RESULT IN DAMAGE TO, OR PROTECTION OF, THE SUBGRADE, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR THE DAMAGED SUBGRADE BY OVER-EXCAVATION OF UNSUITABLE MATERIAL TO FIRM SUBSOIL, LINE EXCAVATION WITH GEOTEXTILE FABRIC, AND BACKFILL WITH PIT RUN GRAVEL.
- ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPGC 802, TYPE II (ITD STANDARD 703.04, 2"), SHALL BE PLACED IN CONFORMANCE WITH ISPGC SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.
- ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPGC 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPGC SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
- ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPGC SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPGC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPGC SECTION 805.
- ASPHALT SAWCUTS SHALL BE AS INDICATED ON THE DRAWINGS, OR 24" INCHES FROM EDGE OF EXISTING ASPHALT, IF NOT INDICATED OTHERWISE SO AS TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PER THE CURRENT EDITION OF THE US DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), UNDER NO CIRCUMSTANCES WILL TRAFFIC CONTROL AND ASSOCIATED CONSTRUCTION HINDER ANY EMERGENCY VEHICLE ACCESS, BLOCK PRIVATE DRIVEWAYS FOR EXTENDED PERIODS, OBSTRUCT BUSINESS DELIVERIES, OBSTRUCT SCHOOL BUS OPERATION, OBSTRUCT MAIL/PACKAGE DELIVERY, OR IMPACT TRASH/RECYCLING SERVICES.
- ALL CONCRETE WORK SHALL CONFORM TO ISPGC SECTIONS 701, 703, AND 705. ALL CONCRETE SHALL BE 4,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPGC SECTION 703, TABLE 1. ALL CONCRETE SHALL BE TITAN MIX OR APPROVED EQUAL, IMMEDIATELY AFTER PLACEMENT PROTECT CONCRETE BY APPLYING MEMBRANE-FORMING CURING COMPOUND, TYPE 2, CLASS A PER ASTM C 309-94. APPLY CURING COMPOUND PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
- ALL TRENCHING SHALL CONFORM TO ISPGC STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
- PER IDAHO CODE § 55-1613, THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS; ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED AND RE-MONUMENTED, AT THE EXPENSE OF THE AGENCY OR PERSON CAUSING THEIR LOSS OR DISTURBANCE AT THEIR ORIGINAL LOCATION OR BY SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT BENCHMARK OR CONTROL POINT, BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.
- IF AUTOCAD ELECTRONIC FILES ARE MADE AVAILABLE TO THE CONTRACTOR. IN THE EVENT OF A DISCREPANCY BETWEEN THE STAMPED PAPER DRAWINGS AND THE ELECTRONIC FILES, THE STAMPED PAPER DRAWINGS WILL GOVERN.
- EXISTING CONDITIONS AND BOUNDARY INFORMATION SHOWN HEREON ARE PER A SURVEY CONDUCTED BY PHILLIPS LAND SURVEYING DATED 10/13/23.
- WHEN DRIVEWAY ACCESS WILL BE RESTRICTED, NOTIFY THE RESIDENT OR BUSINESS 48 HOURS IN ADVANCE AND ARRANGE FOR AN ALTERNATE PARKING LOCATION (ON- OR OFF-STREET) WITHIN 100 FEET OF THE PROPERTY. MINIMIZE DISRUPTIONS TO INDIVIDUAL DRIVEWAY ACCESS ACTIVE CONSTRUCTION PERIODS AT THE DRIVEWAY, WITH ACCESS RESTORED DURING NON-CONSTRUCTION HOURS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A MATERIALS TESTING COMPANY DURING CONSTRUCTION TO VERIFY ALL COMPACTION AND MATERIAL PLAN AND SPECIFICATION REQUIREMENTS ARE MET FOR ALL CONSTRUCTION WITHIN THE PUBLIC RIGHTS-OF-WAY. TESTING LOCATION AND FREQUENCY SHALL MEET THE CITY OF KETCHUM RIGHT-OF-WAY TESTING REQUIREMENTS. REPORTS SHALL BE SUBMITTED TO THE PROJECT ENGINEER AND CITY STREETS DEPARTMENT WITHIN THREE (3) DAYS OF TESTING.
- CONSTRUCTION OF WATER MAINS AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPGC), IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE CITY OF KETCHUM UTILITIES DEPARTMENT STANDARDS.
- CONTRACTOR SHALL PRESSURE TEST, DISINFECT, AND CONDUCT BIOLOGICAL TESTING IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPGC), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE PRESSURE TESTING, DISINFECTION, AND MICROBIOLOGICAL TESTING PROCEDURES.
- ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL BE ANS/NSF STD. 61 COMPLIANT.
- ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL COMPLY WITH THE LOW LEAD ACT REQUIRING ALL MATERIALS TO HAVE A LEAD CONTENT EQUAL TO OR LESS THAN 0.25%.
- THE CONTRACTOR SHALL USE ANS/NSF STANDARD 60 CHEMICALS AND COMPOUNDS DURING INSTALLATION & DISINFECTION OF POTABLE WATER MAIN.



VICINITY MAP
N.T.S.

LEGEND

EXISTING ITEMS

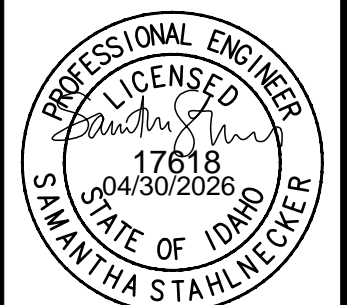
	Property Line		CP = Survey Control
	Adjoiner's Lot Line		FD1/2" = Found 1/2" Rebar
	Centerline of Right of Way		FD5/8" = Found 5/8" Rebar
	City Limits Line		FDIP = Found Iron Pipe
	Covered Walkway		SGN = Sign
	Existing Structure		SGN = Sign
	Wood Deck		PBOX = Power Box
	Metal Grate Step		PHBOX = Telephone Riser
	EOA = Edge of Asphalt		GMKR = Gas Marker
	Asphalt		WV = Water Valve
	Pavers		FH = Fire Hydrant
	Concrete		CB = Catch Basin
	1' Contour Interval		DWELL LDSCP = Landscape Drywell
	5' Contour Interval		SDMH = Stormdrain Manhole
	Paint Striping		TVBOX = Cable Television Riser
	Wall Line		SCO = Sewer Cleanout
	FNC = Fence Line		SMH = Sewer Manhole
	Wood Planter Line		CT = Coniferous Tree
	Buried Power Line		DT = Deciduous Tree
	Water line per City of Ketchum Map		DT CLUSTER = Deciduous Cluster
	Stormdrain Line		
	Sewermain Line per City of Ketchum Map		
	Sewer Service Line per City of Ketchum Map		
	Buried Telephone Line		
	Buried Cable Television Line		
	Gas Line		

SHEET INDEX

SHEET#	DESCRIPTION
C0.10	COVER SHEET
C0.90	DEMOLITION PLAN
C1.00	DETAIL SHEET
C1.01	DETAIL SHEET
C1.10	SITE PLAN
C1.20	SITE PLAN - PARKING GARAGE

PURPOSE: ISSUE FOR DESIGN REVIEW (02/25/2026)

REVISION NO.	DATE	DESCRIPTION
1	04/30/26	RESPONSE TO ROUND #1 CITY COMMENTS



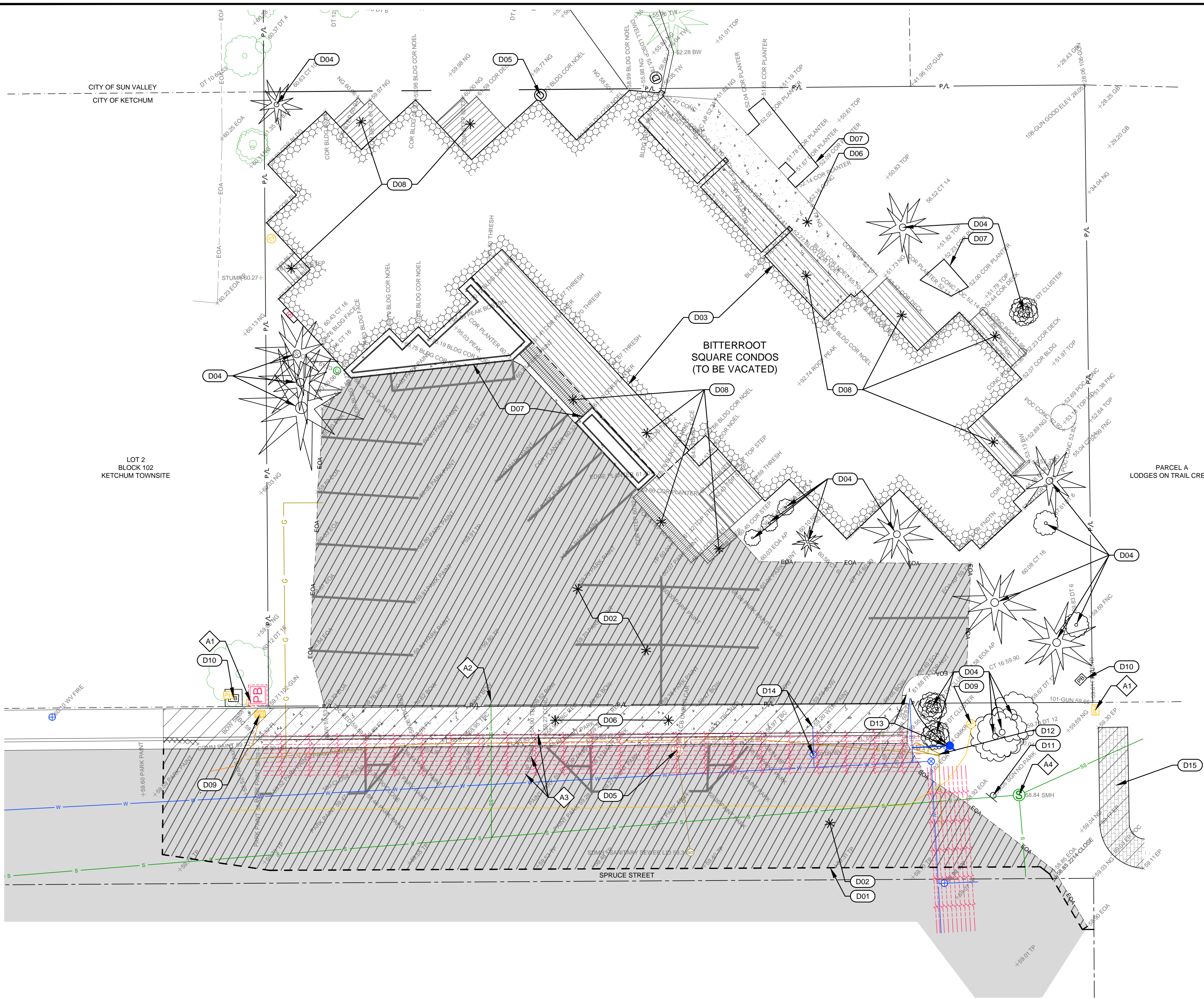
**PRELIMINARY
NOT FOR
CONSTRUCTION**

COVER SHEET

THE BITTERROOT
PREPARED FOR: SUNDANCE R3 DEVCO LLC

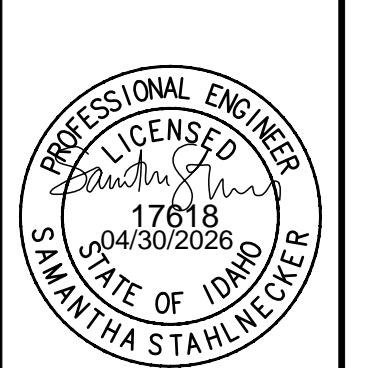
25012
PROJECT NUMBER

C0.10



- ### SITE DEMOLITION KEY NOTES
- D01 SAWCUT ASPHALT TO PROVIDE FOR A CLEAN VERTICAL EDGE.
 - D02 REMOVE AND DISPOSE OF ASPHALT.
 - D03 REMOVE AND DISPOSE OF BUILDING / STRUCTURE PER ARCHITECTURAL PLANS.
 - D04 REMOVE AND DISPOSE OF TREE AND ROOTBALL.
 - D05 REMOVE AND DISPOSE OF STORM STRUCTURE. IF STORM PIPE IS CONNECTED TO STRUCTURE, PLUG ABANDONED PIPE. PLACE SLURRY IN FIRST 10 LINEAL FEET OF PIPE.
 - D06 REMOVE AND DISPOSE OF CONCRETE SIDEWALK, CURB, AND GUTTER.
 - D07 REMOVE AND DISPOSE OF PLANTER.
 - D08 REMOVE AND DISPOSE OF DECK AND STEPS / STAIRS.
 - D09 RELOCATE CABLE TV UTILITY RISER (BY OTHERS).
 - D10 REPLACE POWER VAULT (BY OTHERS).
 - D11 SIGN
 - D12 RELOCATE GAS MARKER. COORDINATE WORK WITH INTERMOUNTAIN GAS COMPANY.
 - D13 RELOCATE EXISTING FIRE HYDRANT. SEE SITE PLAN.
 - D14 CUT, CAP, AND ABANDON EXISTING WATER SERVICE AT MAIN LINE. THE CONTRACTOR SHALL LOCATE THE EXISTING FIRE SERVICE LINE AND CUT, CAP, AND ABANDON THE EXISTING FIRE SERVICE AT THE MAIN LINE.
 - RETAIN AND PROTECT
 1. COMMUNICATION VAULT.
 2. SEWER SERVICE.
 3. UNDERGROUND POWER. CONTRACTOR SHALL POthOLE TO DETERMINE COVER OVER EXISTING POWER AND NOTIFY ENGINEER OF RESULTS PRIOR TO CONSTRUCTION COMMENCEMENT.
 4. SEWER MANHOLE.
 - D15 REMOVE EXISTING PAVERS. RETAIN EXISTING PAVERS TO BE RE-INSTALLED FOR ACCESSIBLE CONNECTION TO NEW SIDEWALK.

REVISION NO.	DATE	DESCRIPTION
1	04/30/26	RESPONSE TO ROUND #1 CITY COMMENTS



**PRELIMINARY
NOT FOR
CONSTRUCTION**

DEMOLITION PLAN

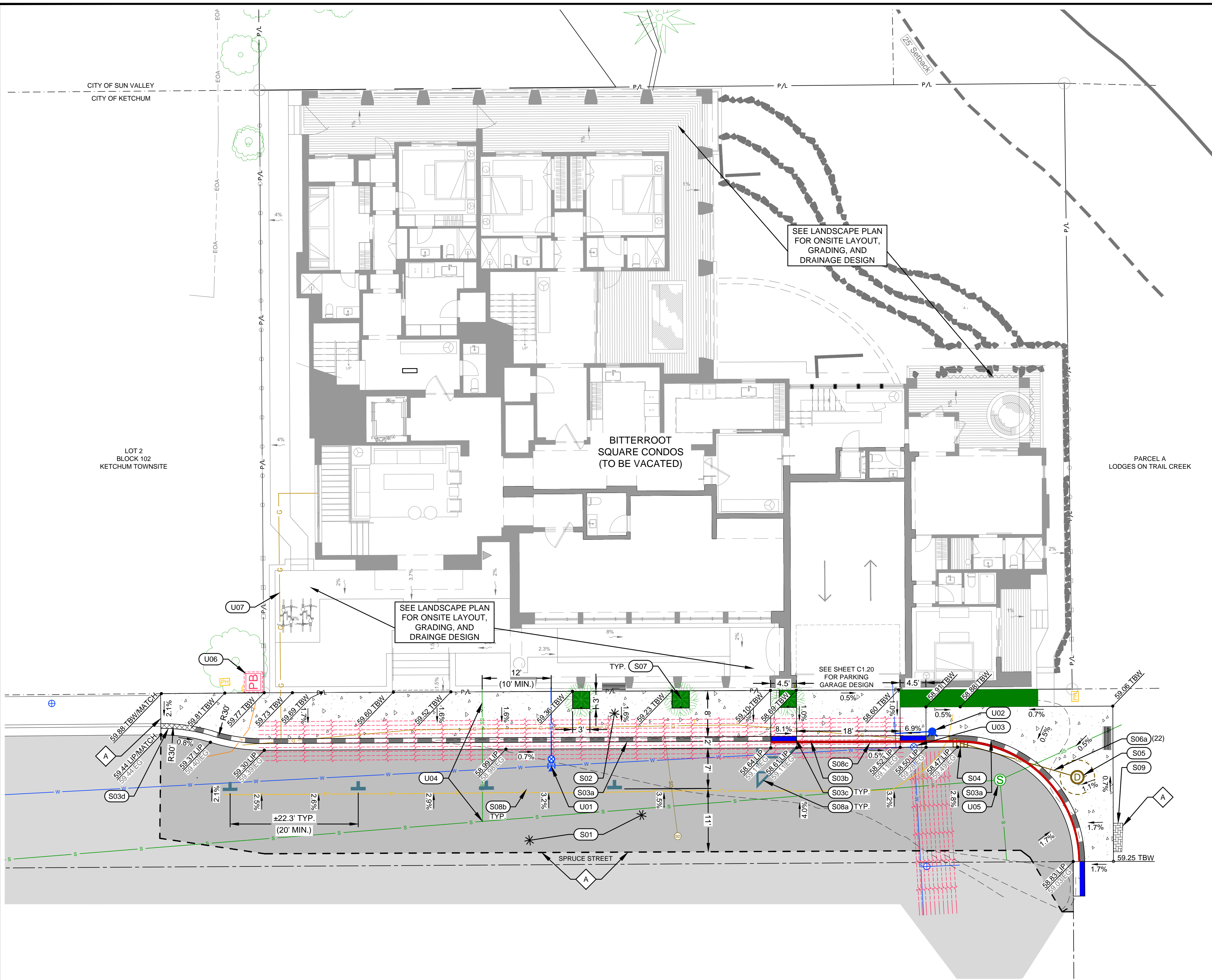
THE BITTERROOT

PREPARED FOR: SUNDANCE R3 DEVCO LLC

25012
PROJECT NUMBER

C0.90

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SITE IMPROVEMENT KEY NOTES

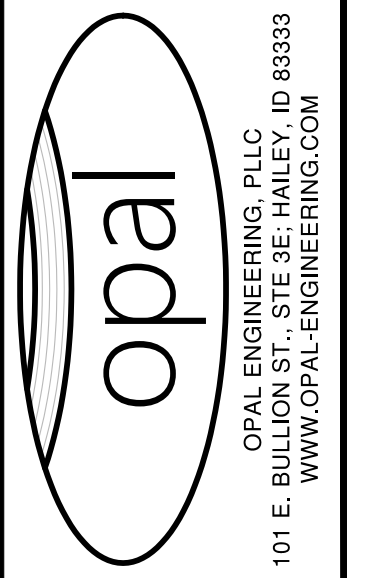
- S01** CONSTRUCT ASPHALT ROADWAY / ASPHALT REPAIR. REFER TO DETAIL 1 / C1.00.
- S02** CONSTRUCT HEATED CONCRETE SIDEWALK, WIDTH AS SHOWN HEREON. REFER TO DETAIL 2 / C1.00.
- S03** CONSTRUCT CONCRETE CURB AND GUTTER
 - a. 6" ROLLED C&G PER DETAIL 3 / C1.00.
 - b. CURB TRANSITION PER DETAIL 4 / C1.00.
 - c. ZERO REVEAL CURB AND GUTTER PER DETAIL 4 / C1.00.
 - d. ±6" OF CURB TRANSITION (BETWEEN 6" ROLLED C&G AND MONOLITHIC POUR SIDEWALK, CURB, & GUTTER).
- S04** INSTALL CATCH BASIN, RECTANGULAR GRATE. REFER TO DETAIL 1 / C1.01.
RIM = 5855.37
I.E.(OUT) = 5855.37
- S05** INSTALL DRYWELL. REFER TO DETAIL 2 / C1.01.
RIM = 5859.1
I.E.(IN) = 5854.95
- S06** INSTALL STORM DRAIN PIPE WITH A MINIMUM SLOPE OF 2.0%. REFER TO DETAIL 3 / C1.01 FOR TRENCHING.
12" ADS N-12 PIPE
- S07** INSTALL TREE WELL. REFER TO LANDSCAPE PLANS.
- S08** INSTALL ROAD STRIPING / PAINT
 - a. YELLOW ASPHALT NO PARKING STRIPING (4' WIDE). MATCH CITY PATTERNS.
 - b. YELLOW ASPHALT PARKING STRIPING "T". MATCH CITY PATTERNS.
 - c. RED "NO PARKING" STRIPING ON CURB. MATCH CITY PATTERNS. (PAINT TOP HALF OF ROLLED CURB).
- S09** CONSTRUCT PAVER WALKWAY. UTILIZE EXISTING PAVERS. REFER TO DETAIL 5 / C1.00.
- A** MATCH EXISTING LINES AND GRADES

UTILITY KEY NOTES

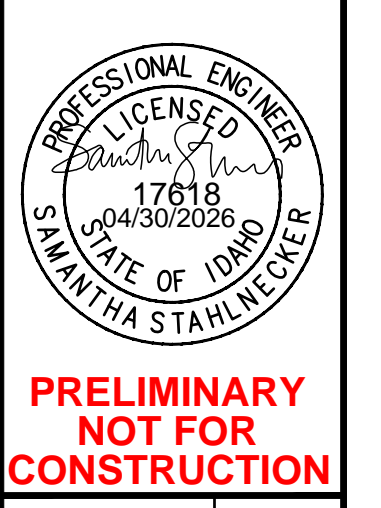
- U01** INSTALL NEW FIRE AND DOMESTIC WATER SERVICE, STAINLESS STEEL TAPPING SADDLE, AND GATE VALVE. REFER TO MECHANICAL DRAWINGS FOR SERVICE SIZE AND PIPE MATERIAL. REFER TO DETAIL 3 / C1.01 FOR TRENCHING AND DETAIL 5 / C1.01 FOR THRUST PROTECTION.
- U02** INSTALL NEW MOUNTAIN HYDRANT PER DETAIL 4 / C1.01. CONNECT TO EXISTING VALVE. HYDRANT LOCATION TO BE FIELD-VERIFIED BY THE CITY OF KETCHUM WATER DEPARTMENT.
- U03** ADJUST WATER VAULT LID ELEVATION. EXISTING LID ELEV. = ±5858.3
PROPOSED RIM ELEV. = 5858.50
- U04** UTILIZE EXISTING SEWER SERVICE LINE INTO EXISTING BUILDING.
- U05** ADJUST SEWER MANHOLE RIM ELEVATION. EXISTING RIM ELEV. = ±5858.65
PROPOSED RIM ELEV. = 5858.75
- PBI** **U06** INSTALL POWER TRANSFORMER (BY OTHERS). OWNER OR CONTRACTOR TO FACILITATE AND COORDINATE INSTALLATION WITH IDAHO POWER.
- U07** INSTALL GAS SERVICE. COORDINATE WITH INTERMOUNTAIN GAS SERVICE FOR INSTALLATION REQUIREMENTS.

ABBREVIATIONS

- EG EXISTING GRADE
- LIP LIP OF GUTTER
- MATCH MATCH EXISTING GRADE
- TBW TOP BACK OF WALK



REVISION NO.	DATE	DESCRIPTION
1	04/30/26	RESPONSE TO ROUND #1 CITY COMMENTS

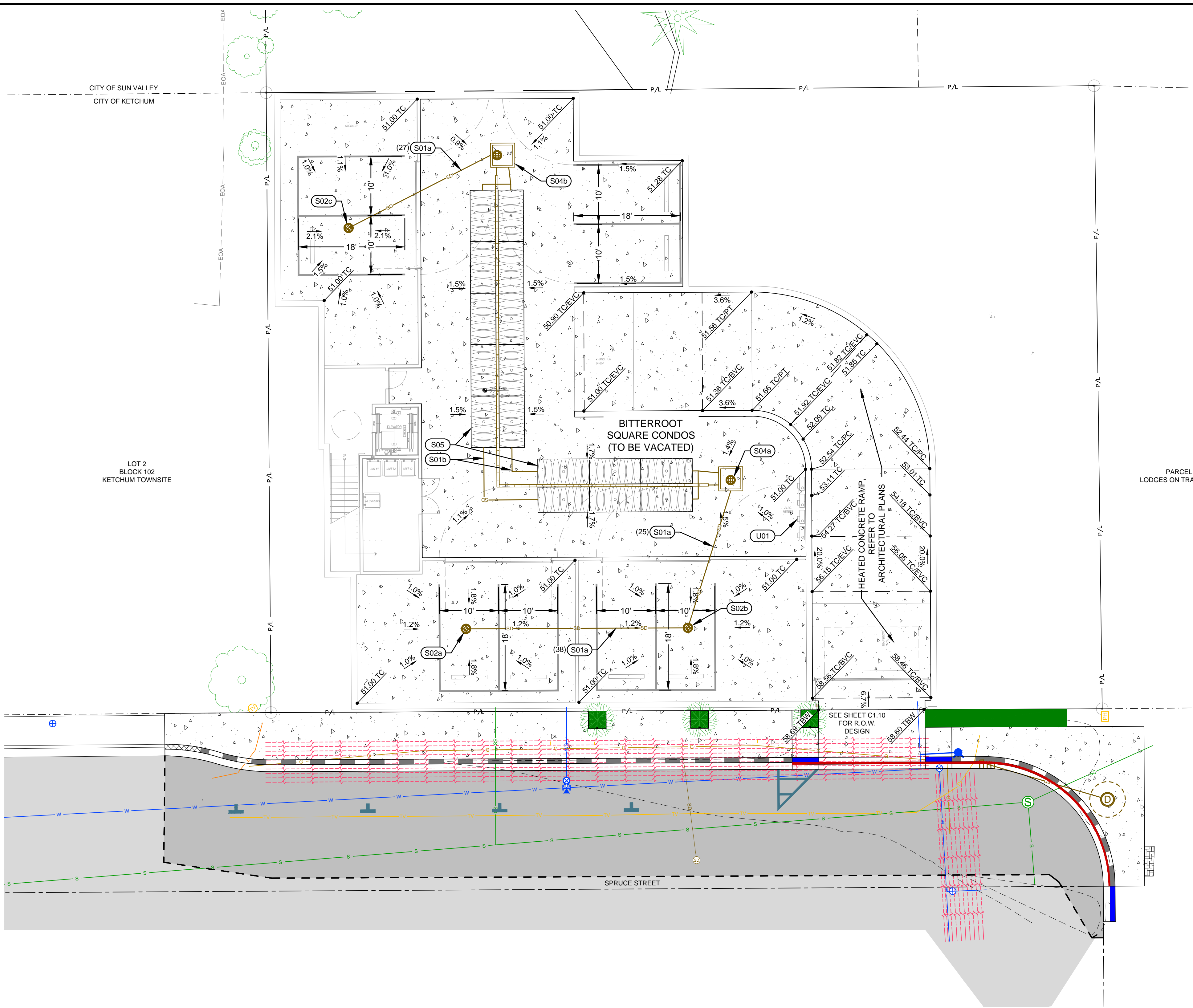


PRELIMINARY NOT FOR CONSTRUCTION

SITE PLAN
THE BITTERROOT

PREPARED FOR: SUNDANCE R3 DEVCO LLC
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 Opal Engineering, PLLC.

25012
PROJECT NUMBER
C1.10



SITE IMPROVEMENT KEY NOTES

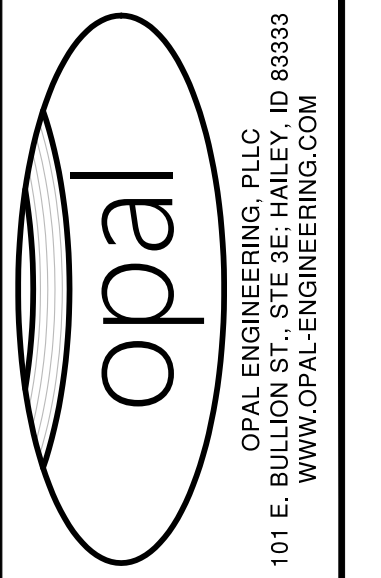
- S01 (LF) INSTALL STORM DRAIN PIPE. REFER TO DETAIL 3 / C1.01 FOR TRENCHING.
 - a. 6" Ø D3034 PVC PIPE, SLOPE = 2.0% MIN.
 - b. 12" Ø ADS N-12 PIPE, INSTALLED FLAT
- S02 INSTALL CATCH BASIN, ROUND GRATE. REFER TO DETAIL 1 / C1.01.
 - a. RIM = 5850.7
I.E.(OUT) = 5847.7
 - b. RIM = 5850.7
I.E. (IN) = 5846.9
I.E.(OUT) = 5846.8
 - c. RIM = 5850.7
I.E.(OUT) = 5847.7
- S03 INSTALL NDS SPEED-D CHANNEL DRAIN WITH GRATE PER ARCHITECT. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. CONNECT TO SAND AND GREASE TRAP.
- S04 INSTALL CONCRETE 350 GALLON SAND AND GREASE TRAP WITH TRAFFIC RATED LID. CONNECT ROOF DRAINS PER ARCHITECT.
 - a. RIM = 5850.8
I.E. (IN) = 5846.3
I.E. (OUT) = 5846.2
 - b. RIM = 5850.8
I.E. (IN) = 5847.1
I.E. (OUT) = 5847.0
- S05 INSTALL 16 DC-780 STORMTECH CHAMBERS. INSTALL OBSERVATION PORTS AT THE ENDS OF EACH ROW. PER MANUFACTURER'S RECOMMENDATIONS.
 - TOP OF CHAMBER = 5847.5
 - I.E. (IN) = 5846.9
 - BOTTOM OF CHAMBER = 5845.0

UTILITY KEY NOTES

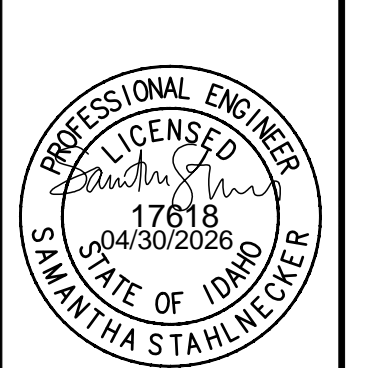
- U01 INSTALL POWER METER. LOCATION TO BE VERIFIED BY IDAHO POWER (BY OTHERS). OWNER OR CONTRACTOR TO FACILITATE AND COORDINATE INSTALLATION WITH IDAHO POWER.

ABBREVIATIONS

- BVC BEGIN VERTICAL CURVE
- EVC END VERTICAL CURVE
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- TC TOP OF CONCRETE



REVISION NO.	DATE	DESCRIPTION
1	04/30/26	RESPONSE TO ROUND #1 CITY COMMENTS



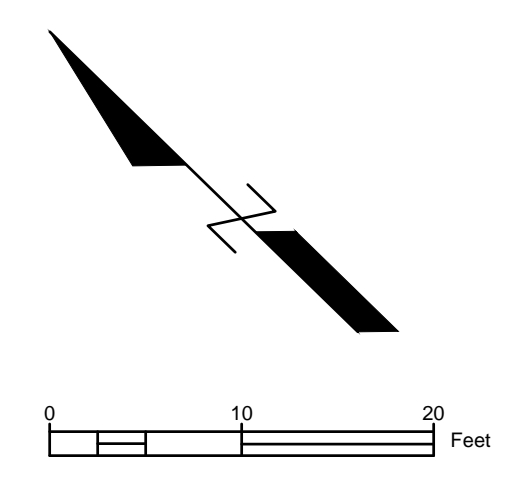
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NOT FOR
CONSTRUCTION**

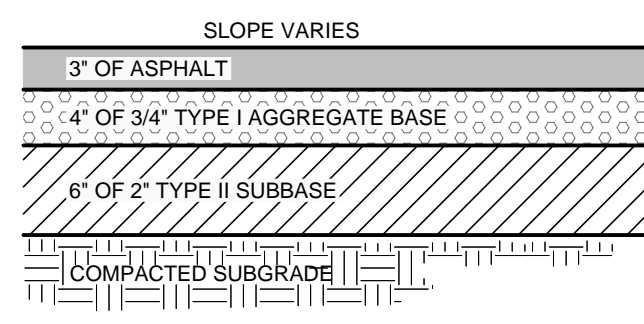
SITE PLAN - PARKING GARAGE

THE BITTERROOT
PREPARED FOR: SUNDANCE R3 DEVCO LLC

25012
PROJECT NUMBER

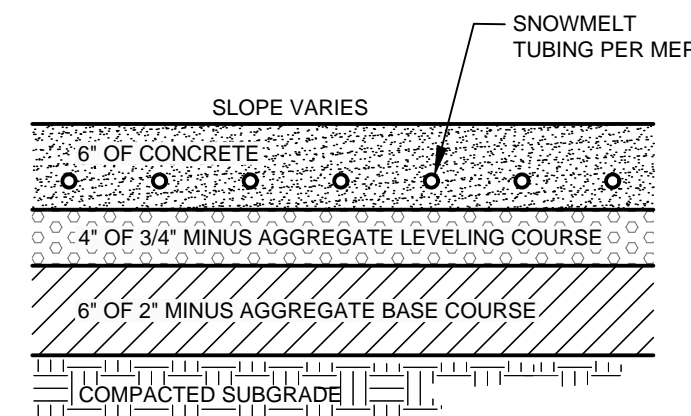
C1.20





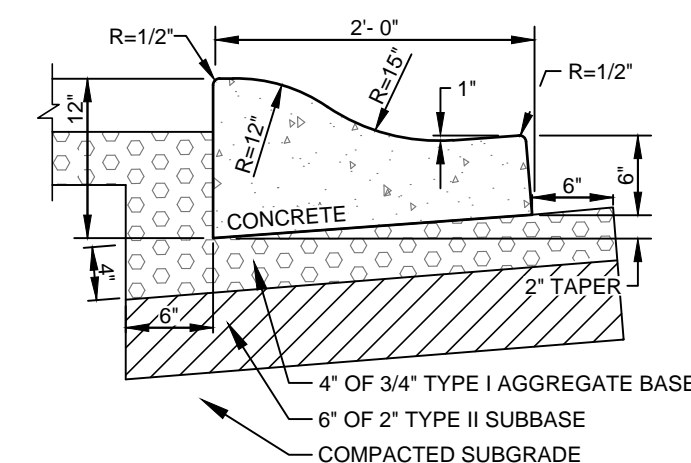
- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPMC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

1
C1.00 **TYPICAL STREET ASPHALT SECTION**
N.T.S.



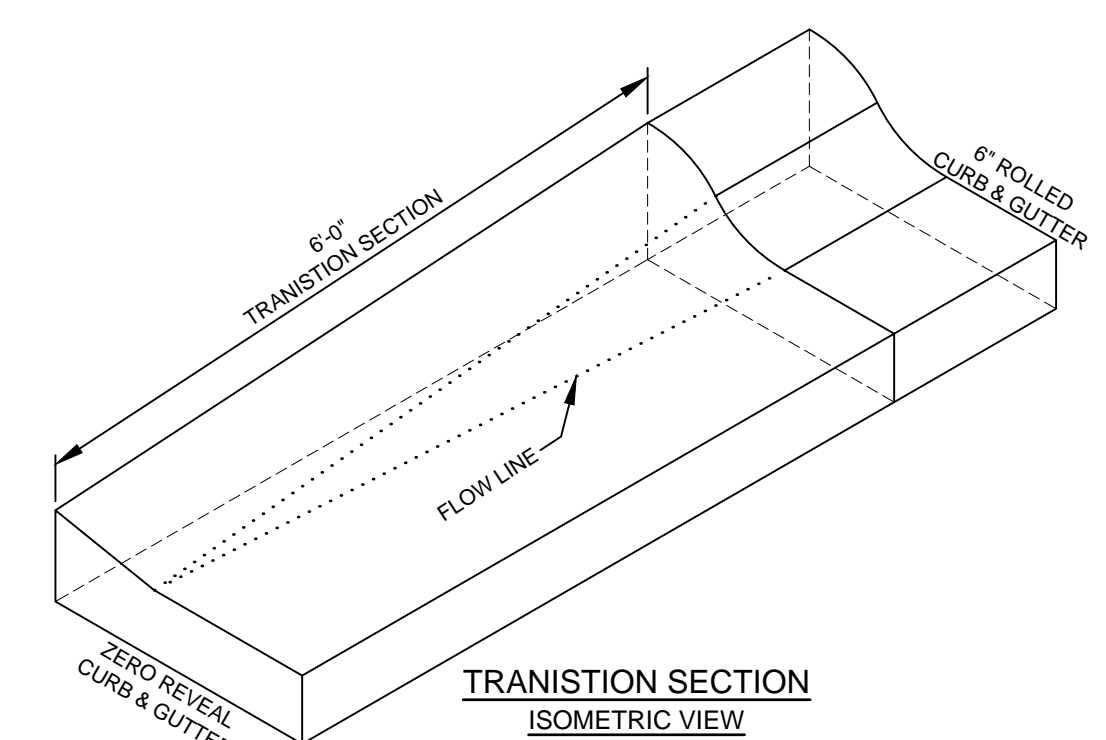
- NOTES:**
- INSTALL SCORE JOINTS AT INTERVALS TO MATCH WIDTH OF WALK NOT TO EXCEED 5 FEET SPACING IN BOTH THE LONGITUDINAL AND TRANSVERSE DIRECTION FOR SIDEWALK GREATER THAN 5 FEET IN WIDTH. INSTALL EXPANSION JOINTS EVERY 10 FEET IN LONGITUDINAL DIRECTION.
 - 1/2" TRANSVERSE PREFORMED BITUMINOUS JOINTS AT THE TERMINUS POINTS FOR CURVE AND WHERE SIDEWALK IS PLACED BETWEEN TWO PERMANENT FOUNDATIONS OR ADJACENT TO THE STRUCTURE. PLACE 1/2" EXPANSION JOINT MATERIAL ALONG THE BACK OF WALK THE FULL LENGTH.
 - SIDEWALK CONSTRUCTION JOINTS SHALL BE CONSTRUCTED APPROXIMATELY 1/2" WIDE, 3/4" IN DEPTH AND FINISHED AND EDGED SMOOTH. A PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED EVERY 40' FOR NEW SIDEWALK CONSTRUCTION.
 - WHEN TRANSITIONING NEW SIDEWALK TO EXISTING, A MINIMUM 5' TRANSITIONAL PANEL SHALL BE SEPARATED AND ISOLATED WITH EXPANSION MATERIAL.
 - SIDEWALK ALIGNMENT TRANSITIONS SHALL HAVE A MINIMUM RADIUS OF 30' TO THE FACE OF CURB.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPMC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - CONCRETE THICKNESS PER THIS DETAIL OR MATCH EXISTING, WHICHEVER IS GREATER. CONCRETE SHALL BE TITAN MIX OR APPROVED EQUAL.

2
C1.00 **TYPICAL CONCRETE SECTION**
N.T.S.



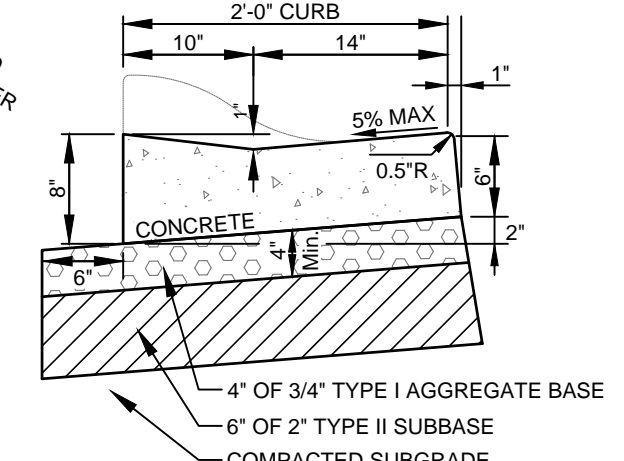
- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPMC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.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

3
C1.00 **6" CONCRETE ROLLED CURB & GUTTER**
N.T.S.



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

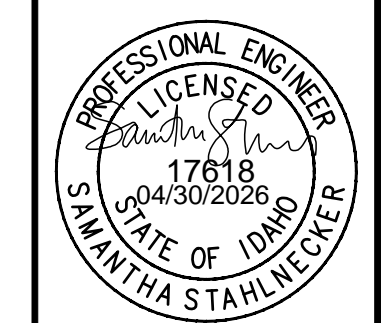
4
C1.00 **TYPICAL CURB TRANSITION DETAIL**
N.T.S.



ZERO REVEAL CURB & GUTTER

PURPOSE: ISSUE FOR DESIGN REVIEW (02/25/2026)

REVISION NO.	DATE	DESCRIPTION
1	04/30/26	RESPONSE TO ROUND #1 CITY COMMENTS

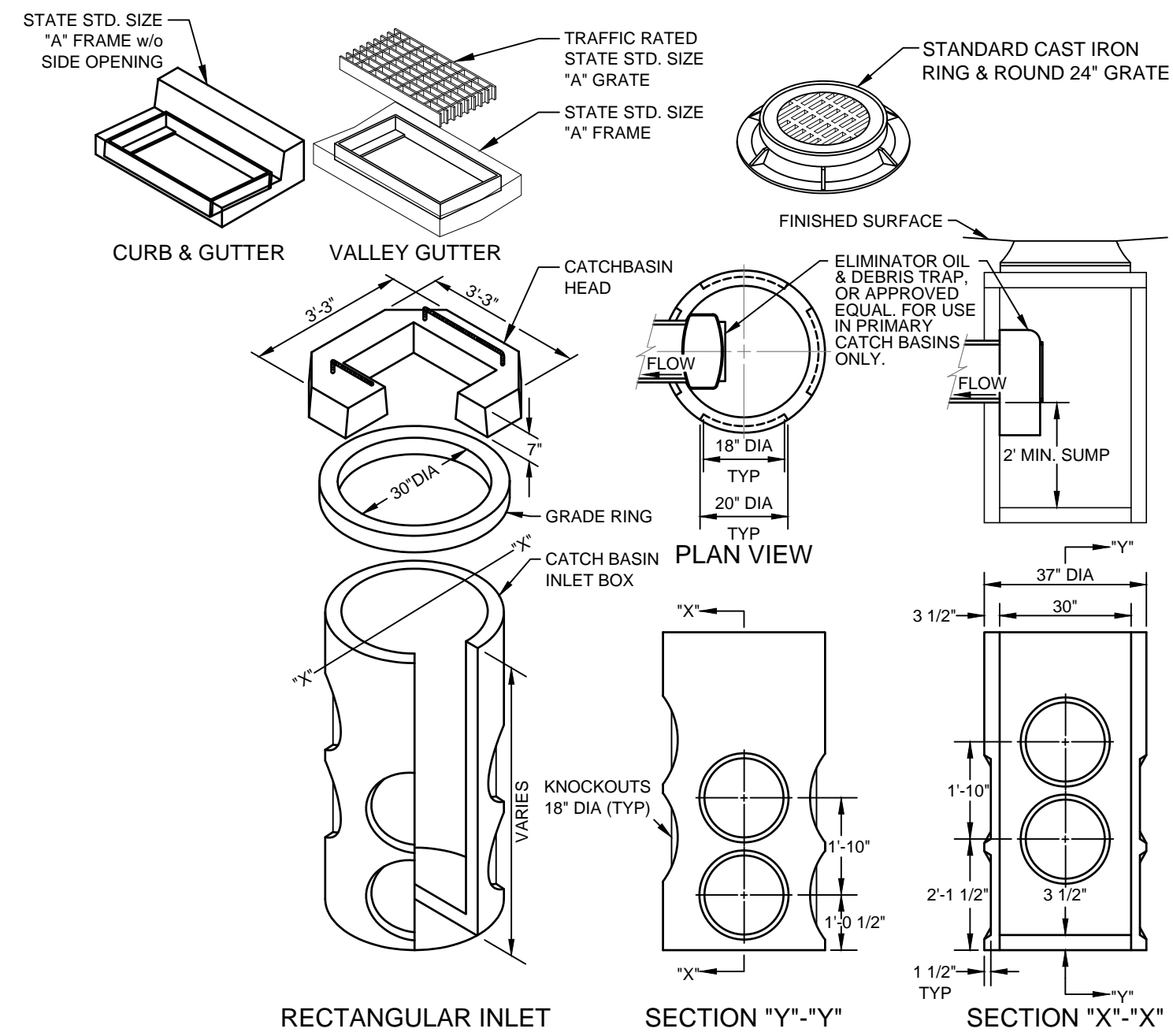


**PRELIMINARY
NOT FOR
CONSTRUCTION**

DETAIL SHEET
THE BITTERTROOT
PREPARED FOR: SUNDANCE R3 DEVCO LLC

25012
PROJECT NUMBER

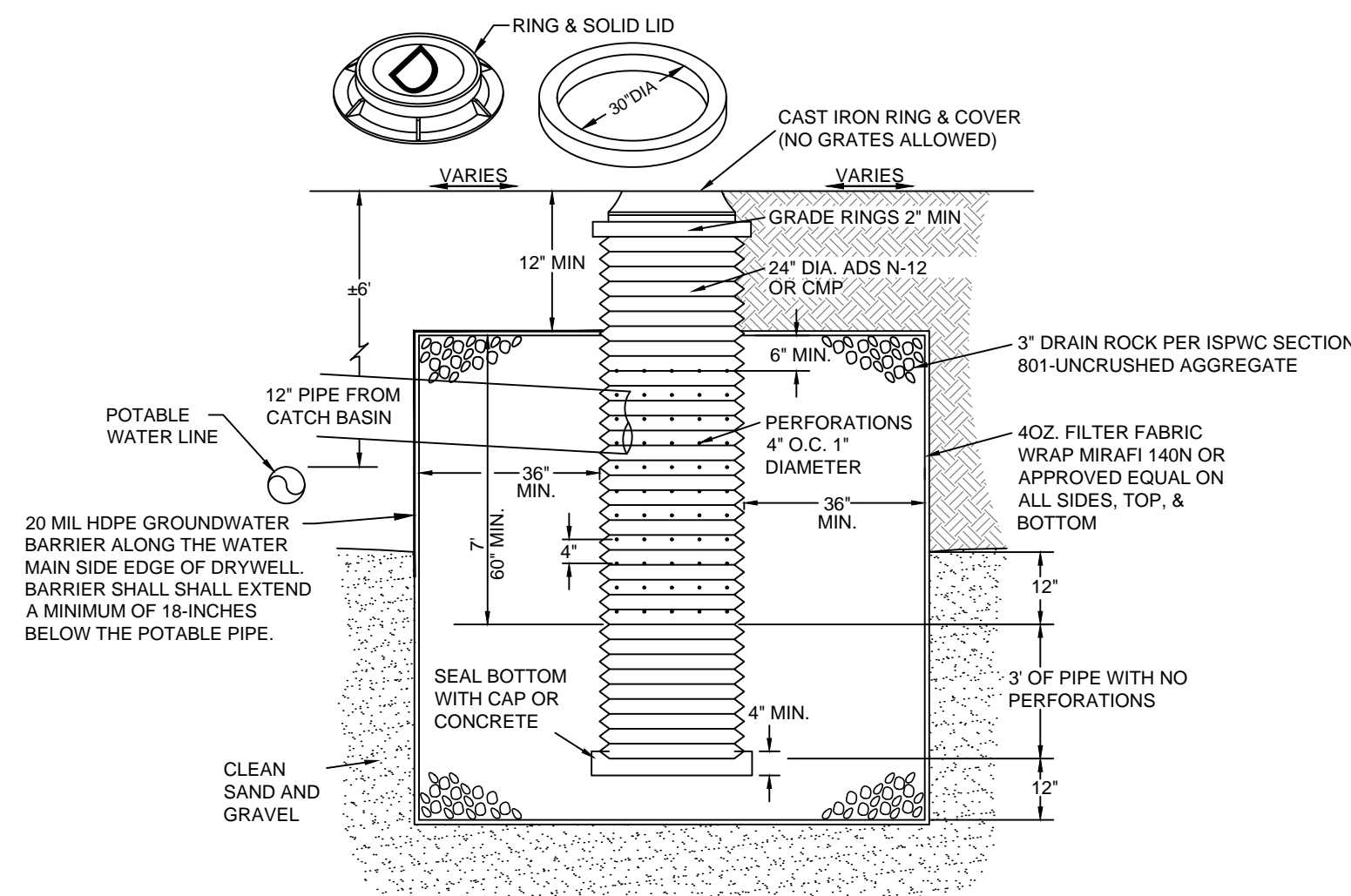
C1.00



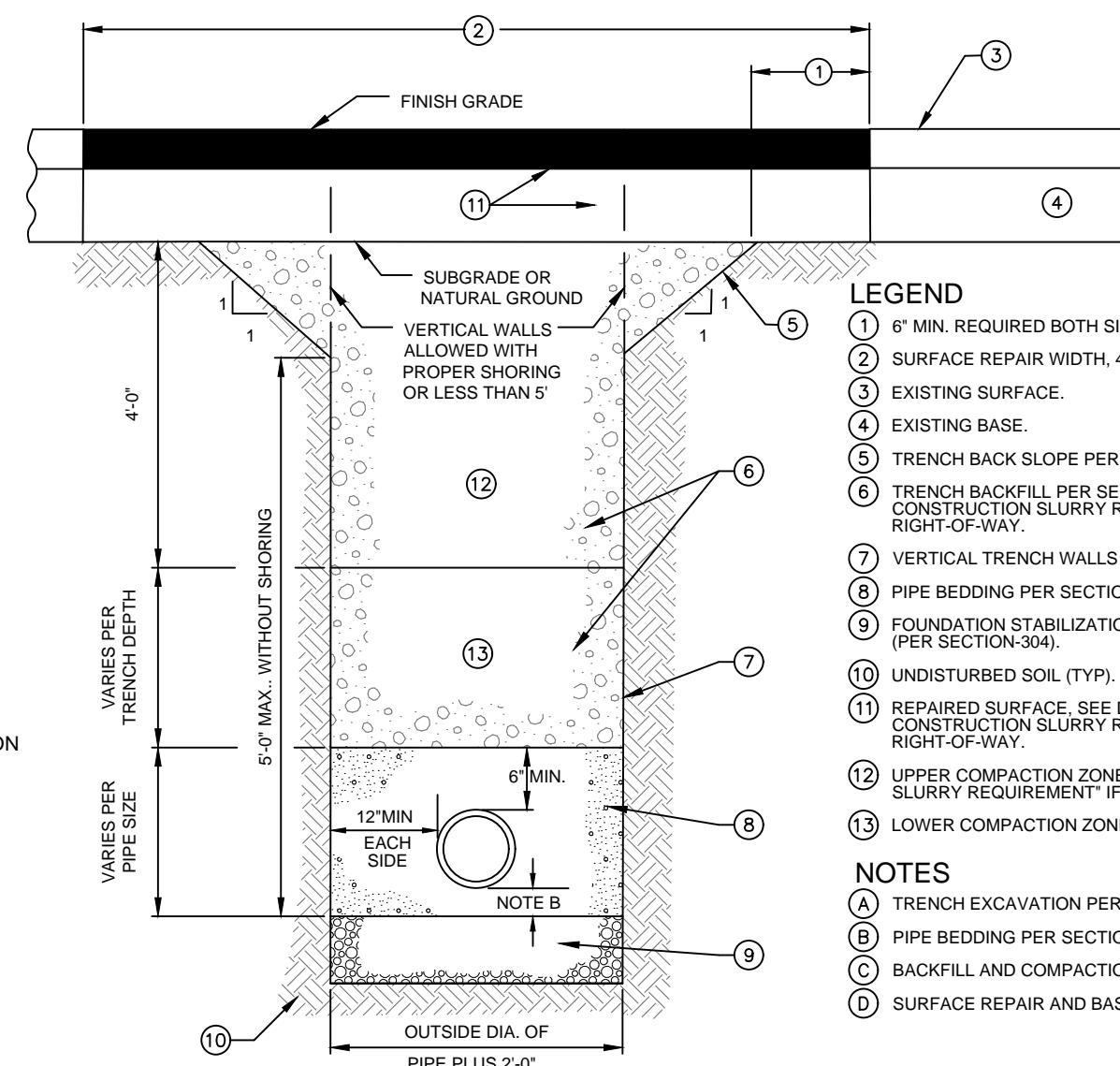
CATCH BASIN INSTALLATION NOTES:

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

1
C1.01 **30" DIAMETER CATCH BASIN**
N.T.S.



2
C1.01 **DRYWELL DETAIL**
N.T.S.



3
C1.01 **TYPICAL TRENCH SECTION**
N.T.S.

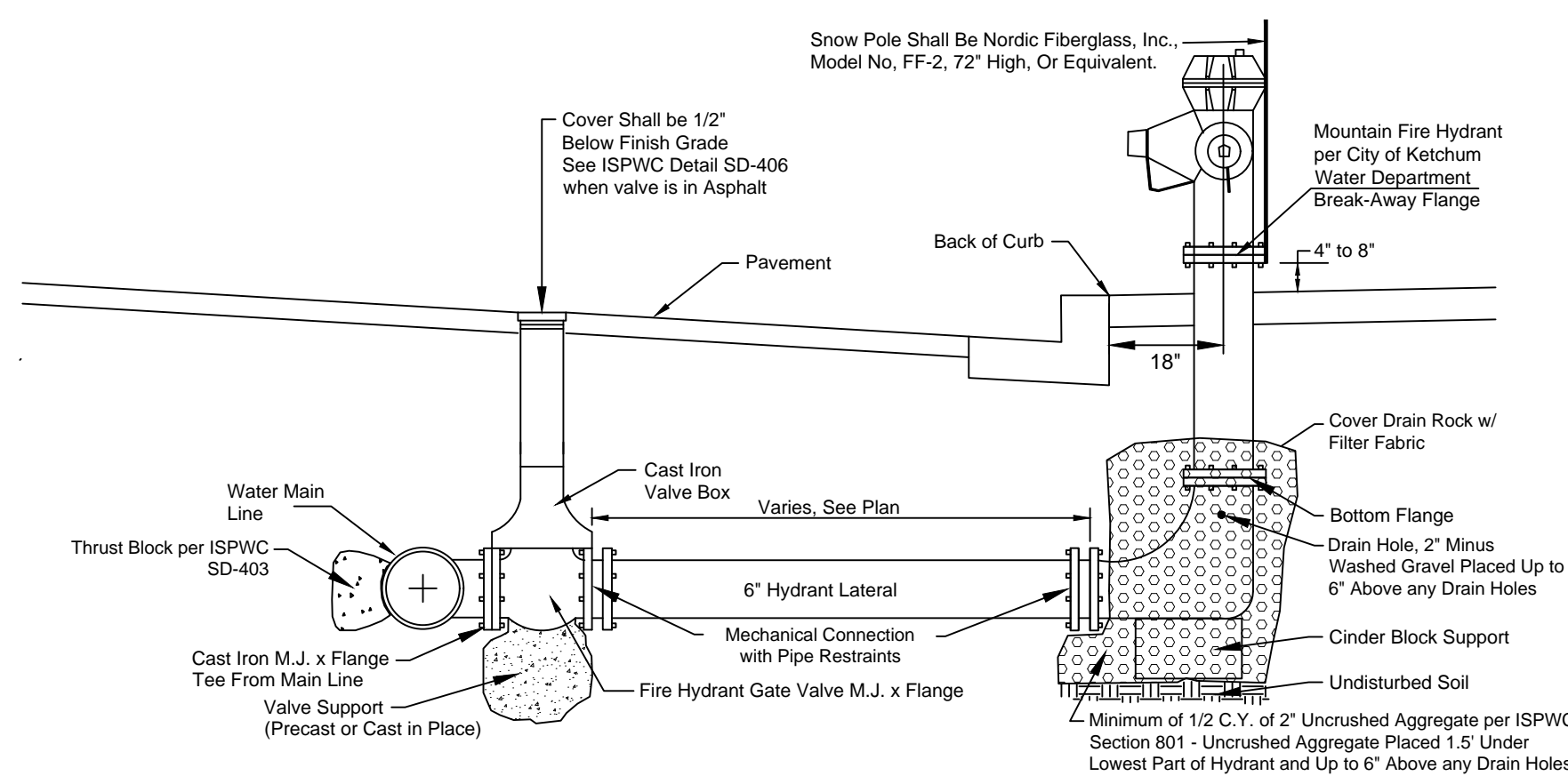
KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT

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

COARSE AGGREGATE (3/4" MINUS)	: 2,600 LBS
SAND	: 800 LBS
PORTLAND CEMENT	: 94 LBS
WATER	: 11 GAL. (MAX.)

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

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



NOTES

- Hydrants shall have a 6' foot bury.
- Hydrants shall be Waterous Pacer Model WB-67U-250 or Mueller Super Centurion 250 and conform to the following:
 - 2 ea. 2-1/2" NST threaded nozzles
 - 1 ea. 4-1/2" NST threaded nozzles
 - Dry Barrel type 6" barrel
 - Red in color
- Mechanical Restraints shall be used. Restraints shall be Romac Industries Romagrip or approved equivalent. No lug or set screw type restraints are to be used on PVC pipe.
- City shall approve location and elevation of all Fire Hydrants. Fire Hydrants shall be located at street intersections and at a minimum spacing of 500 feet in residential zones and 450 feet in business and industrial zones. No obstructions shall be placed within 3 feet of the back and 15 feet of the sides and front of Fire Hydrants.
- Auxiliary Gate Valve shall meet AWWA C509 (Total rubber encapsulated, resilient seat, waterous series or approved equal).
- Valve Box shall be Tyler 064A or approved equal.
- Hydrant break away flange elevation equal to street centerline or 4" to 8" above finished grade as approved.
- Fire hydrant assemblies located on the opposite side of the roadway from the watermain shall have 2" Dow Board installed over the pipeline leading to the hydrant.

4
C1.01 **FIRE HYDRANT**
N.T.S.

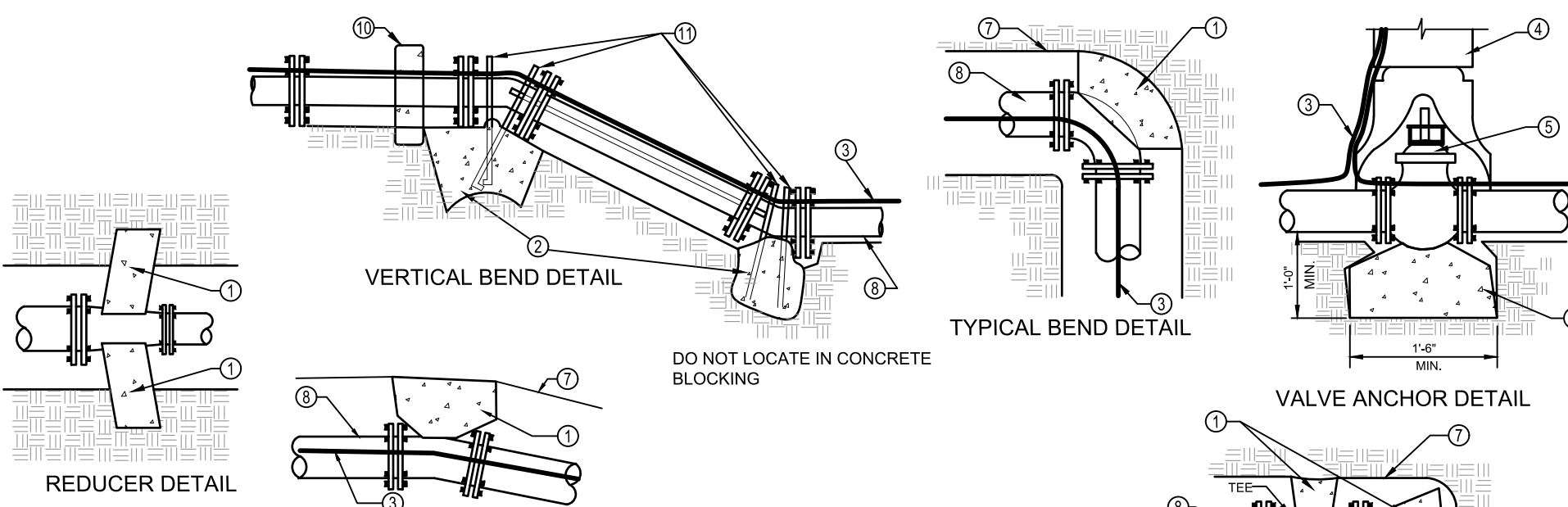
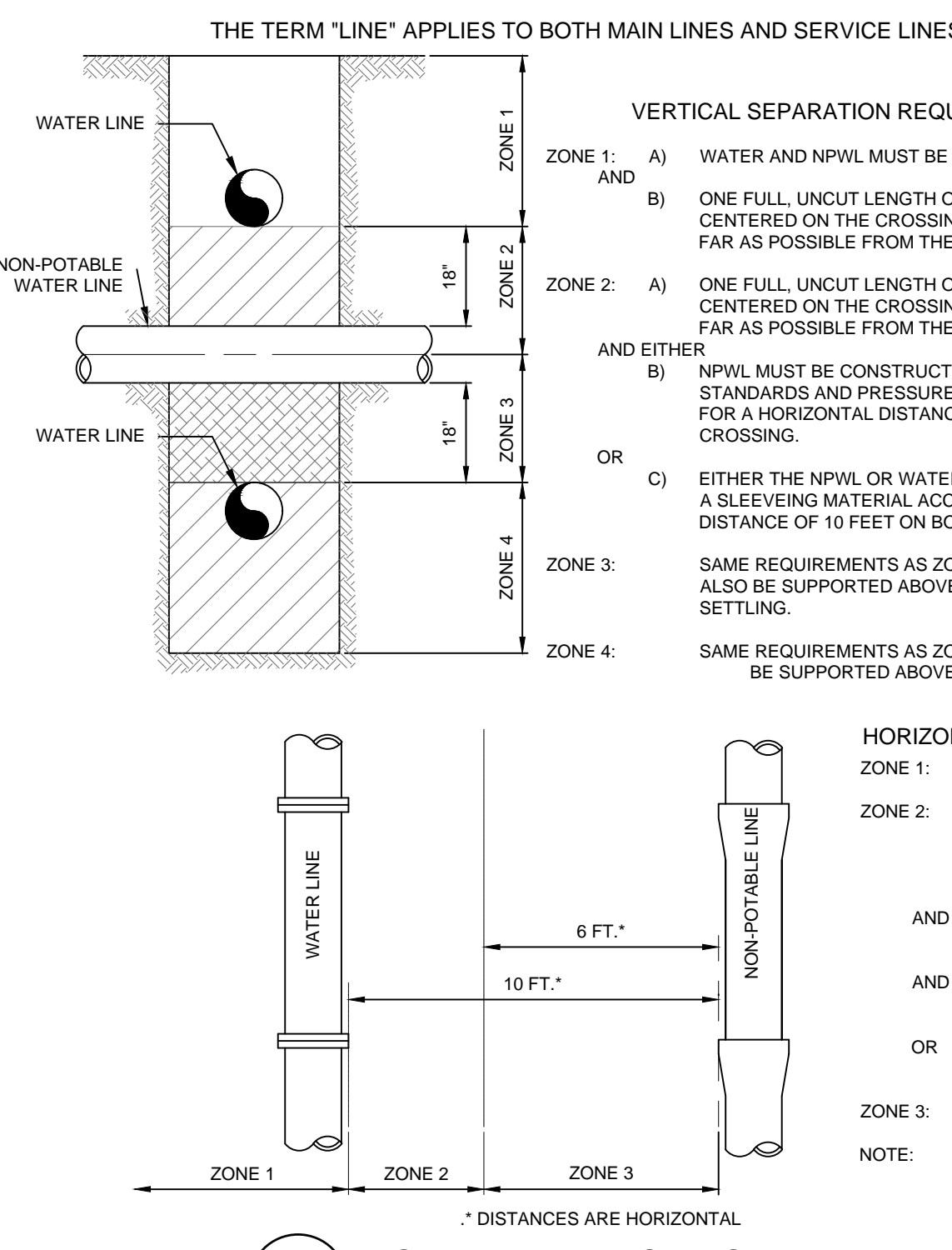


TABLE 1
THRUST AREA FOR HORIZONTAL BENDS***

PIPE SIZE	MINIMUM SQUARE FEET OF THRUST AREA ONTO UNDISTURBED EARTH*			
	TEE, PLUG OF VALVE	90° BEND**	45° BEND	22.5°, 11.25° BENDS OR REDUCER
3"	0.8	1.1	0.6	0.3
4"	1.4	2.0	1.1	0.6
6"	3.2	4.5	2.4	1.2
8"	5.7	8.0	4.3	2.2
10"	8.8	12.5	6.8	3.4
12"	12.7	18.0	9.7	5.0
14"	17.3	24.5	13.3	6.8
16"	22.8	32.0	17.3	8.8
18"	28.5	40.5	21.9	11.2

* MUST BE INCREASED BASED ON DIFFERENT CONDITIONS (HIGHER WORKING PRESSURE OR LOWER SOIL BEARING STRENGTH).
 ** OR TEE ACTING AS A 90° BEND
 *** THRUST BLOCK DEPTH TO BE A MINIMUM PF 12" FOR PIPE SIZES 3" & 4" AND 18" FOR PIPE SIZES 10" - 18" OR THE SQUARE ROOT OF THE REQUIRED BEARING AREA, WHICHEVER IS GREATER.

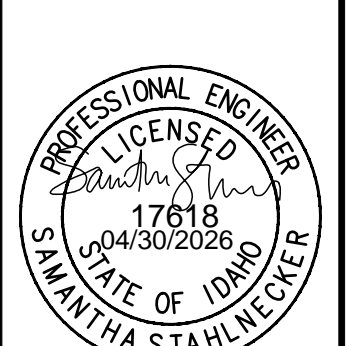
5
C1.01 **THRUST BLOCK AND ANCHOR DETAILS**
N.T.S.



6
C1.01 **POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPARATION**
N.T.S.

PURPOSE: ISSUE FOR DESIGN REVIEW (02/25/2026)

REVISION NO.	DATE	DESCRIPTION
1	04/30/26	RESPONSE TO ROUND #1 CITY COMMENTS



PRELIMINARY NOT FOR CONSTRUCTION

DETAIL SHEET
THE BITTERROOT
 PREPARED FOR: SUNDANCE R3 DEVCO LLC

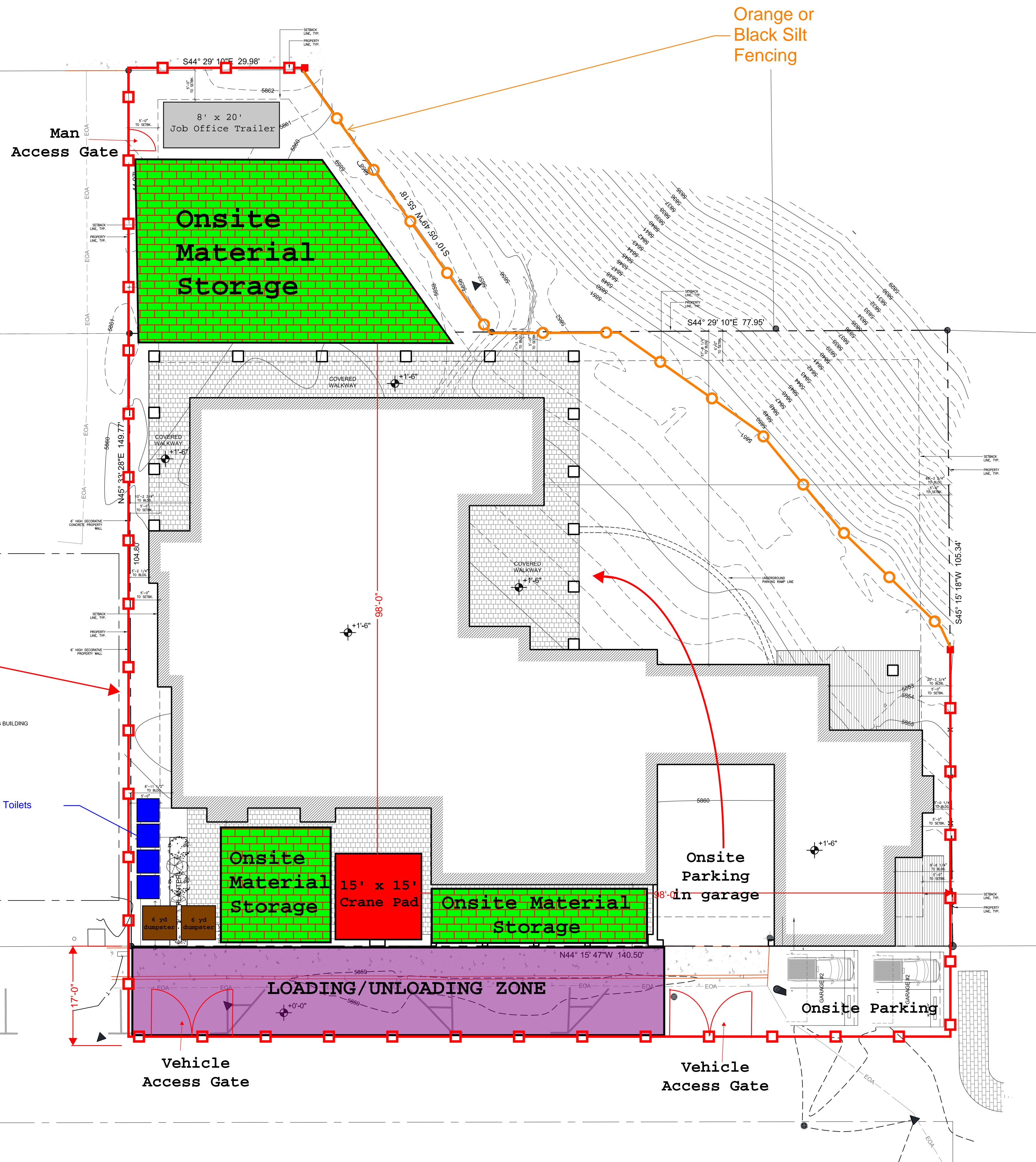
DELIVERIES



Purple is jobsite delivery incoming route.
 From Main Street, turn right onto E 2nd Street until they reach 200 spruce

Orange is jobsite delivery outgoing route.
 From 200 Spruce, turn left onto Sun Valley Road, turn left or right at Main street

Temp Fence is Sonco 6' Tall x 10' temporary chain link fence panels with black screening, 10% Opacity



Orange or Black Silt Fencing

- NOTES:
1. ALL DIMENSIONS / TAKEOFFS TO BE VERIFIED IN THE FIELD BY CONTRACTOR
 2. SIDEWALK/ALLEYWAY SNOW REMOVAL IN THE R.O.W IS THE RESPONSIBILITY OF THE HOA.
 3. PLAZA/PEDESTRIAN SIDEWALK WILL HAVE SNOWMELT.



THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION



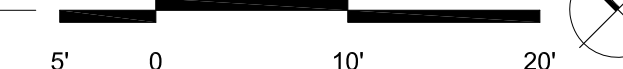
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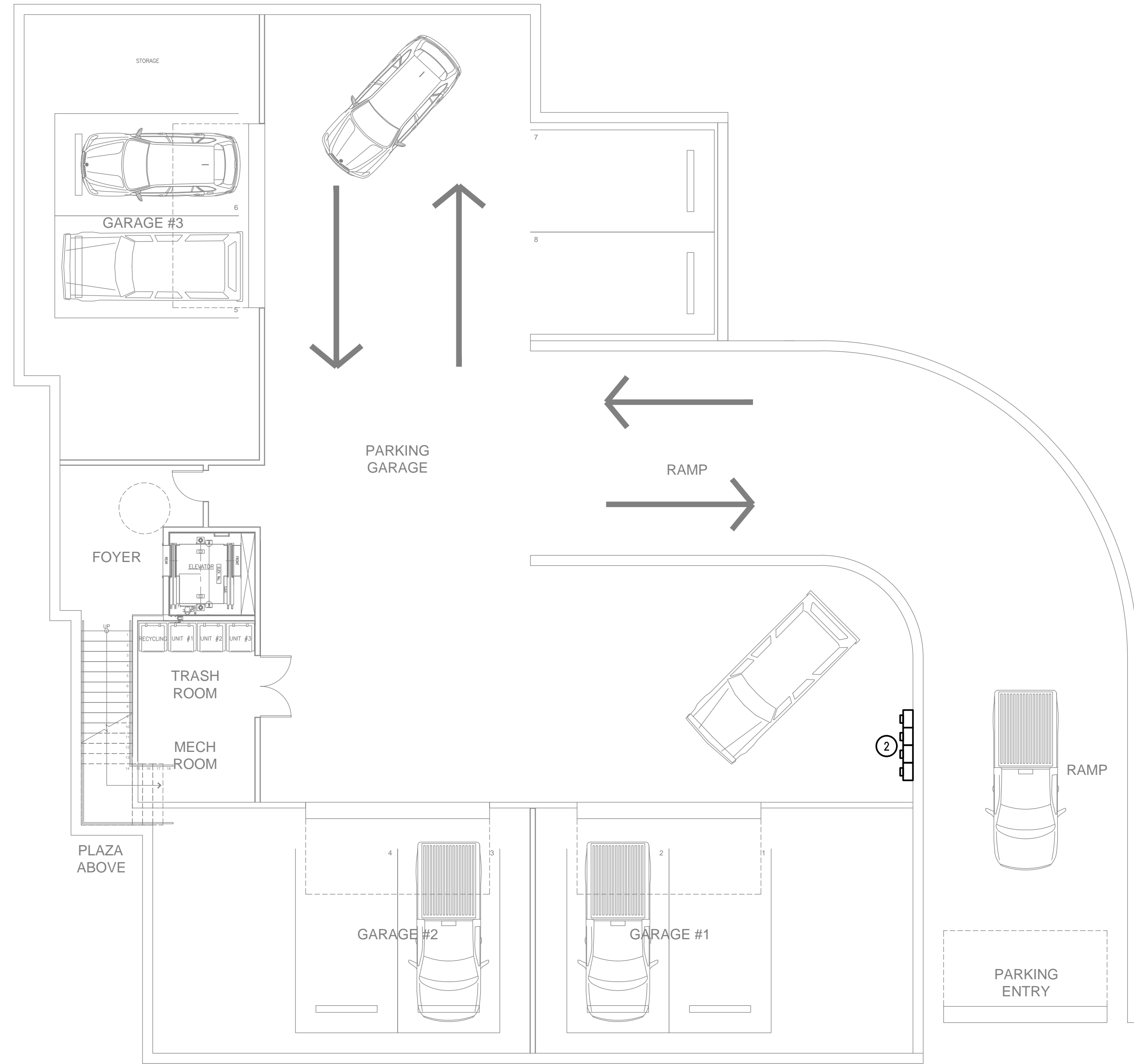
ISSUE/DATE	PRE-APP DR	4/30/25
DRAWN BY	INTRO SET	3/20/25
CHECKED BY	DPH / JJR	
DATE	DPH / JJR	
JOB NO.	03/12/24	
	1094	

THE BITTERROOT ON TRAIL CREEK

200 N. SPRUCE STREET
 KETCHUM, IDAHO

ARCHITECTURAL
 SITE PLAN





1 ELECTRICAL GARAGE PLAN
SCALE: 1/8"=1'-0"

GENERAL NOTES:

1. CONTRACTOR SHALL CONTACT UNDERGROUND UTILITY LOCATING SERVICE PRIOR TO EXCAVATION FOR ELECTRICAL WORK.
2. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL OTHER SITE DISCIPLINES INCLUDING BUT NOT LIMITED TO TRADES ASSOCIATED WITH WATER, SEWER, AND GAS INSTALLATIONS.
3. ELECTRICAL CONTRACTOR SHALL COORDINATE UTILITY WORK REQUIRED BY IPCO AND SHALL FORWARD IPCO WORK ORDER INVOICE TO OWNER FOR PAYMENT BY OWNER.

KEYED NOTES:

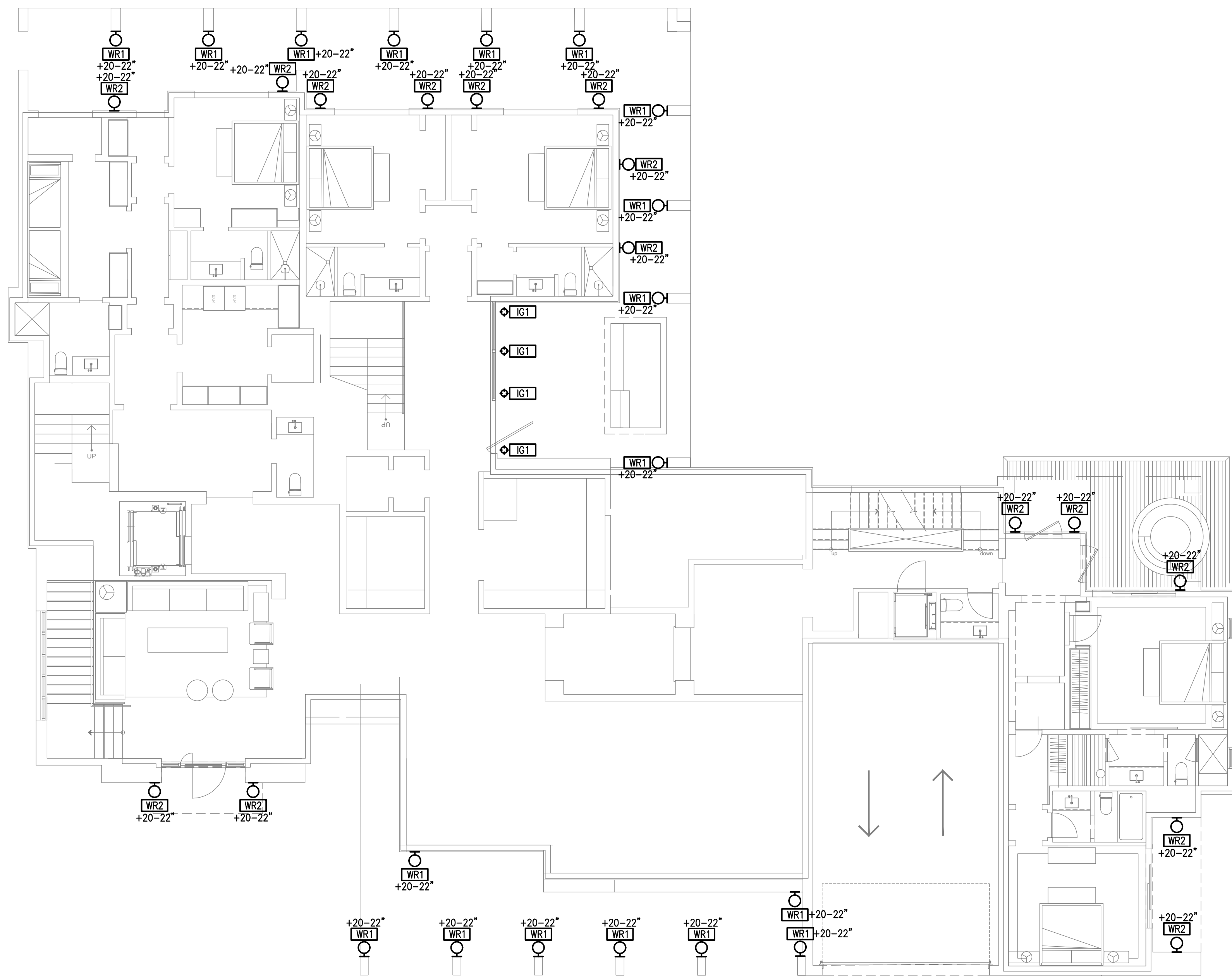
1. EXISTING TRANSFORMER AND PAD.
2. ELECTRICAL METERS.

PRELIMINARY
--/--/--

NO.	REVISIONS	DATE

HOLLIS PARTNERS
THE BITTERROOT ON TRAIL CREEK
ELECTRICAL GARAGE PLAN

SCALE: AS NOTED
DATE: --/--/--
DRAWN BY: DS
CHECKED BY: RE



1 LEVEL 1 EXTERIOR LIGHTING PLAN
 SCALE: 1/8"=1'-0"

GENERAL NOTES:

1. CONTRACTOR SHALL CONTACT UNDERGROUND UTILITY LOCATING SERVICE PRIOR TO EXCAVATION FOR ELECTRICAL WORK.
2. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL OTHER SITE DISCIPLINES INCLUDING BUT NOT LIMITED TO TRADES ASSOCIATED WITH WATER, SEWER, AND GAS INSTALLATIONS.
3. ELECTRICAL CONTRACTOR SHALL COORDINATE UTILITY WORK REQUIRED BY IPCO AND SHALL FORWARD IPCO WORK ORDER INVOICE TO OWNER FOR PAYMENT BY OWNER.

PRELIMINARY

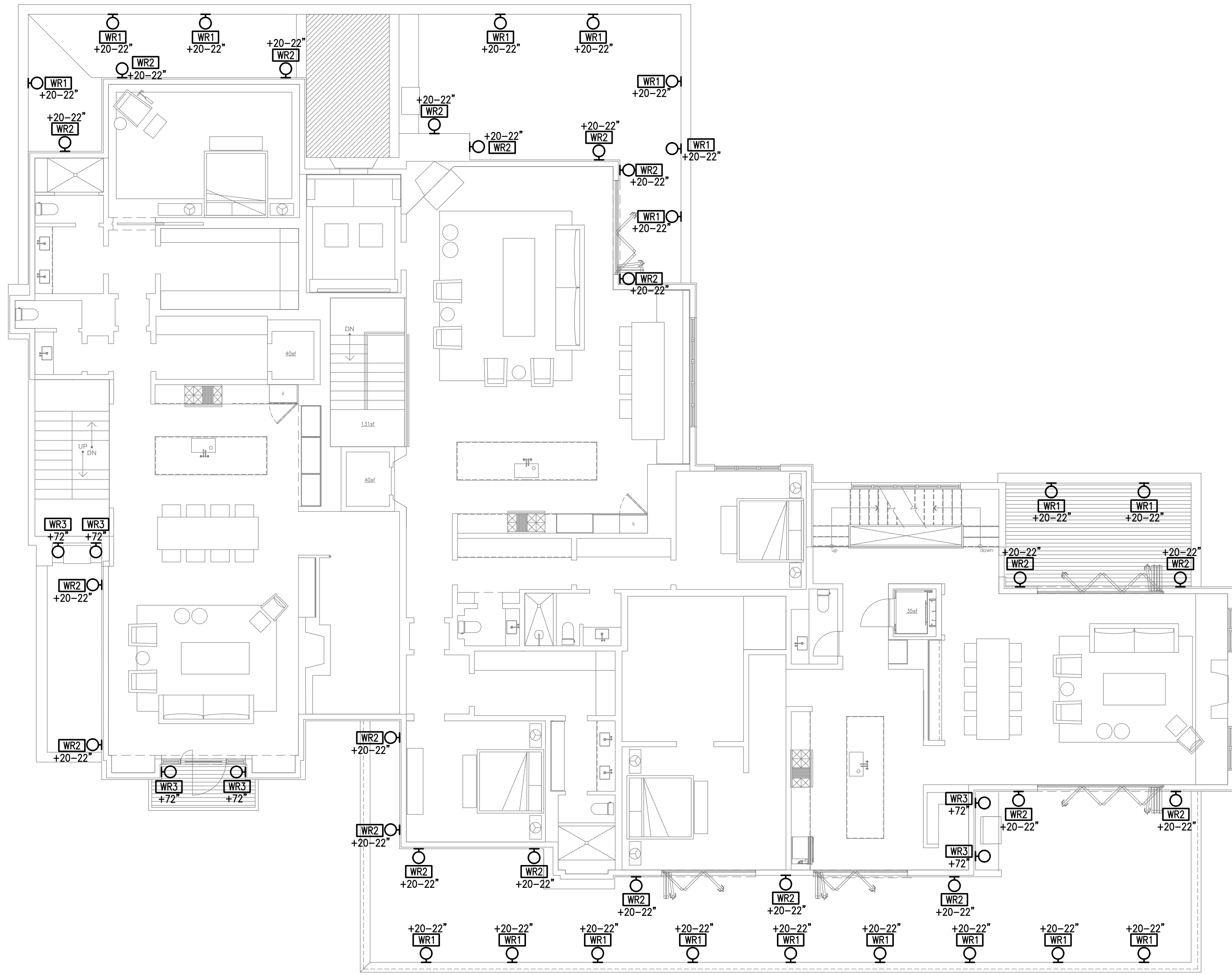
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NO.	REVISIONS	DATE

HOLLIS PARTNERS
 THE BITTERROOT ON TRAIL CREEK
LEVEL 1 EXTERIOR LIGHTING PLAN

SCALE: AS NOTED
 DATE: --/--/--
 DRAWN BY: DS
 CHECKED BY: RE

SHEET
E1.1



1 LEVEL 2 EXTERIOR LIGHTING PLAN
SCALE: 1/8"=1'-0"

GENERAL NOTES:

1. CONTRACTOR SHALL CONTACT UNDERGROUND UTILITY LOCATING SERVICE PRIOR TO EXCAVATION FOR ELECTRICAL WORK.
2. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL OTHER SITE DISCIPLINES INCLUDING BUT NOT LIMITED TO TRADES ASSOCIATED WITH WATER, SEWER, AND GAS INSTALLATIONS.
3. ELECTRICAL CONTRACTOR SHALL COORDINATE UTILITY WORK REQUIRED BY IPCO AND SHALL FORWARD IPCO WORK ORDER INVOICE TO OWNER FOR PAYMENT BY OWNER.

PRELIMINARY
--/--/--

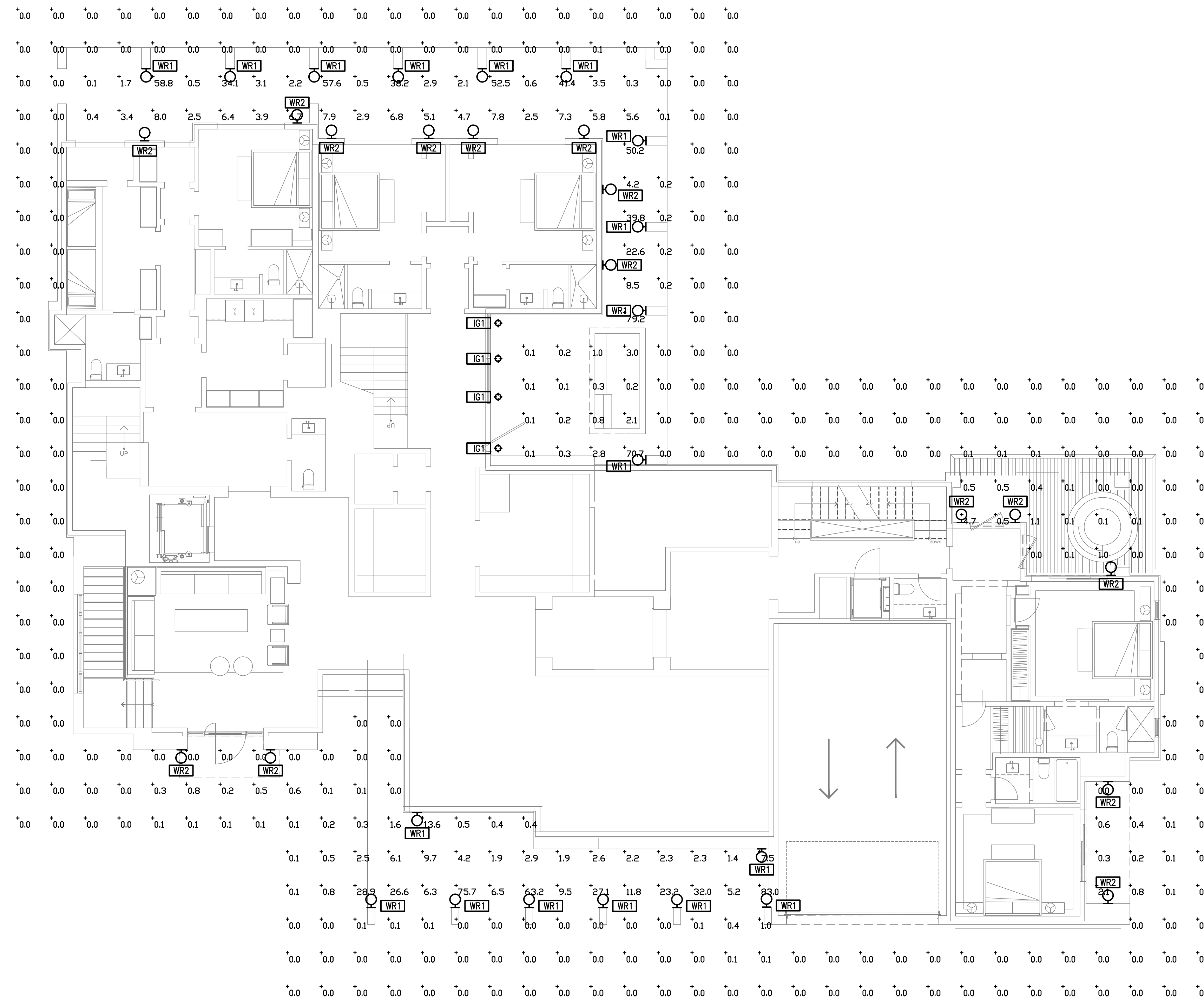
NO.	REVISIONS	DATE

HOLLIS PARTNERS
THE BITTERROOT ON TRAIL CREEK
LEVEL 2 EXTERIOR LIGHTING PLAN

SCALE: AS NOTED
DATE: --/--/--
DRAWN BY: DS
CHECKED BY: RE

GENERAL NOTES:

1. VALUES SHOWN INDICATE ESTIMATED ILLUMINATION LEVEL AT GRADE IN FOOT-CANDLES.



1 LEVEL 1 PHOTOMETRIC PLAN
SCALE: 1/8"=1'-0"

PRELIMINARY

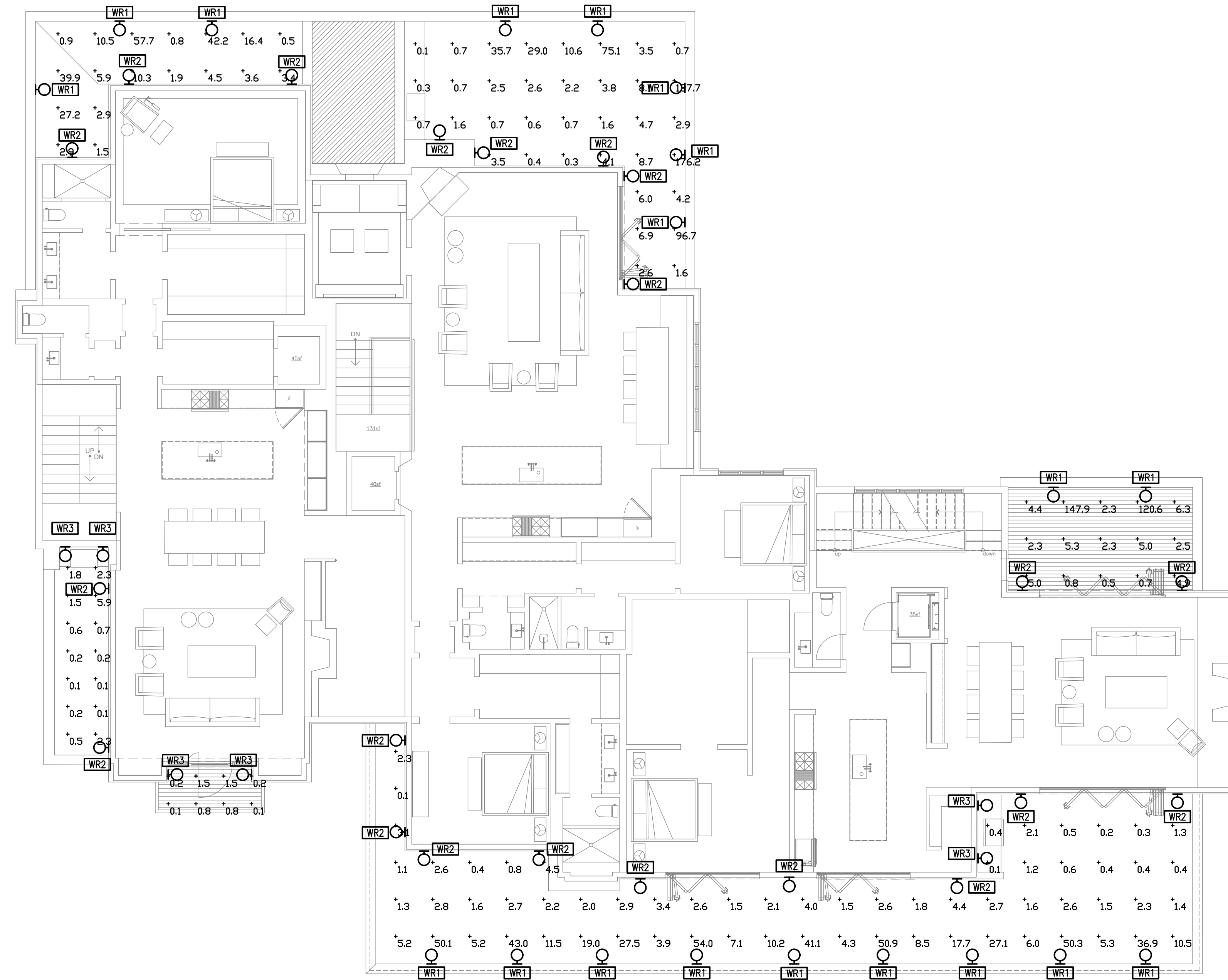
NO.	REVISIONS	DATE

HOLLIS PARTNERS
THE BITTERROOT ON TRAIL CREEK
LEVEL 1 PHOTOMETRIC PLAN

SCALE: AS NOTED
DATE: --/--
DRAWN BY: DS
CHECKED BY: RE

GENERAL NOTES:

- VALUES SHOWN INDICATE ESTIMATED ILLUMINATION LEVEL AT GRADE IN FOOT-CANDELS.



1 LEVEL 2 PHOTOMETRIC PLAN
SCALE: 1/8"=1'-0"

PRELIMINARY
--/--/--

NO.	REVISIONS	DATE

HOLLIS PARTNERS
THE BITTERROOT ON TRAIL CREEK
LEVEL 2 PHOTOMETRIC PLAN

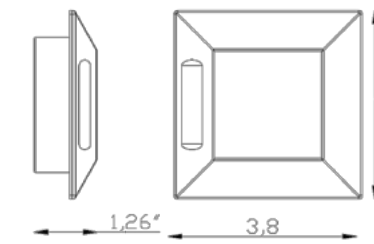
SCALE: AS NOTED
DATE: --/--/--
DRAWN BY: DS
CHECKED BY: RE

LUMINAIRE SCHEDULE - THE BITTERROOT ON TRAIL CREEK							4/21/2026
ID	MANUFACTURER	CATALOG NUMBER	LAMPS	INPUT WATTS	VOLTAGE	MOUNTING	COMMENTS
IG1	LUMIEN	LAB-136-CORE; Z4B1-10W-3000K-40-A	LED	10	120	IN GRADE	
WR1	COPPERMOON	CM.840	LED	10	120	RECESSED WALL	
WR2	HINKLEY	15228BK	LED	2.6	120	RECESSED WALL	
WR3	HINKLEY	15232BK	LED	1.4	120	RECESSED WALL	

General Notes:
 G1. Design is based on first named manufacturer. Alternate manufacturers are acceptable, subject to compliance with the specified requirements, form, and function of the luminaire.
 It is the contractors responsibility to provide a complete and operable system. Prior approvals will not be provided by Engineer.
 G2. Contractor shall provide and coordinate all fixture mounting accessories.



LAB-136



Lumien Lighting
 770-485-9002
 orders@lumienlighting.com
 www.lumienlighting.com

Lumien Lighting reserves the right to modify product specifications without notification. © 2023 Lumien Enterprise Inc.

PROJECT: Bitterroot
 TYPE: IG1
 CAT #:

DESCRIPTION
 Accessory, Brass - Antique, Macro, Recessed, Square, (1) Side Light

SPECIFICATIONS
 Construction Brass
 Finish Antique
 Light Warranty Lifetime

FINISHES
 Antique

NOTES

LUMIEN ORDERING GUIDE

MODULE TYPE (required)	WATTS	COLOR TEMP	BEAM SPREAD	FINISH	ACCESSORIES
LAB-136 +	CORE: Z4B1 10W	2700K 3000K	40°	A	Mounts - Ground (Optional) LAP-009 Plastic, PVC for Macro Modules Mounts - Recessed (Optional) LAB-187 Stainless Steel, Macro, Spring-Loaded Accessories - Lens (Optional) LAB-145 BK Aluminum, Macro, Banded Hex Accessories - Pro Series (Optional) LP-REMOTE LumienPRO Remote
LAB-136 +	PRO: Z7B1 10W	2700-5700K	40°	A	
LAB-136 +	PRO: Z9B1 10W	2700-5700K	40°	A	

www.lumienlighting.com

LUMIEN MODULES

	CORE	PRO	PRO
	Z4B1-10W-27K-A Z4B1-10W-30K-A	Z7B1-10W-A	Z9B1-10W-A
Construction	Brass	Brass	Brass
Finish	Antique	Antique	Antique
Input Voltage	10-15V	10-15V	10-15V
Wattage (Volt Amps)	10W (10.77)	10W (14.87)	10W (14.6)
Module Lumens	800 Lm	610 Lm	445 Lm
Color Temperature	2700K, 3000K	2700-5700K	2700-5700K
Beam Spread	40°	40°	40°
Lead Wire Length	6'	6'	6'
CRI	80+	80+	80+
RGB	No	No	Yes
Dimmable	Primary Dimming	With LumienPRO Remote	With LumienPRO Remote
Rated Life	50,000 Hrs	50,000 Hrs	50,000 Hrs
Warranty	10 Years	10 Years	10 Years
Core Drill Size	-	-	-

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PRELIMINARY

--/--/--

NO.	REVISIONS	DATE

HOLLIS PARTNERS
 THE BITTERROOT ON TRAIL CREEK
 EXTERIOR LUMINAIRE SCHEDULE

SCALE: AS NOTED
 DATE: --/--/--
 DRAWN BY: DS
 CHECKED BY: RE

SHEET
 E1.5

COASTAL ELEMENTS™
collection

WR3

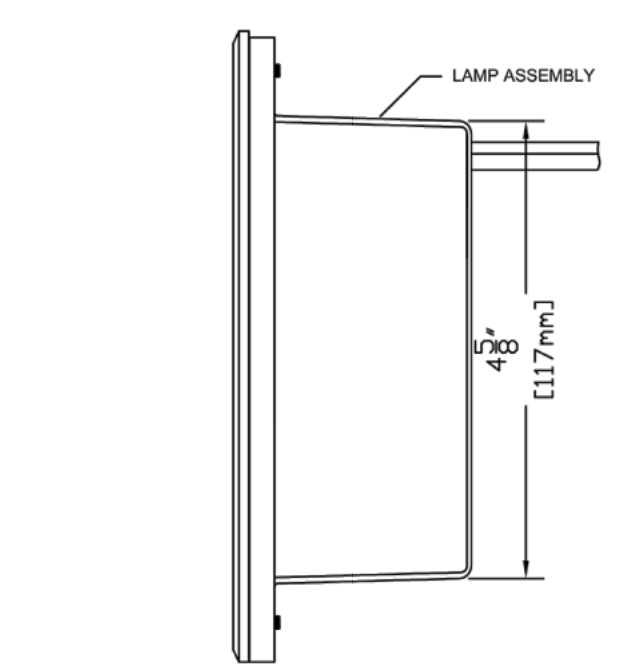
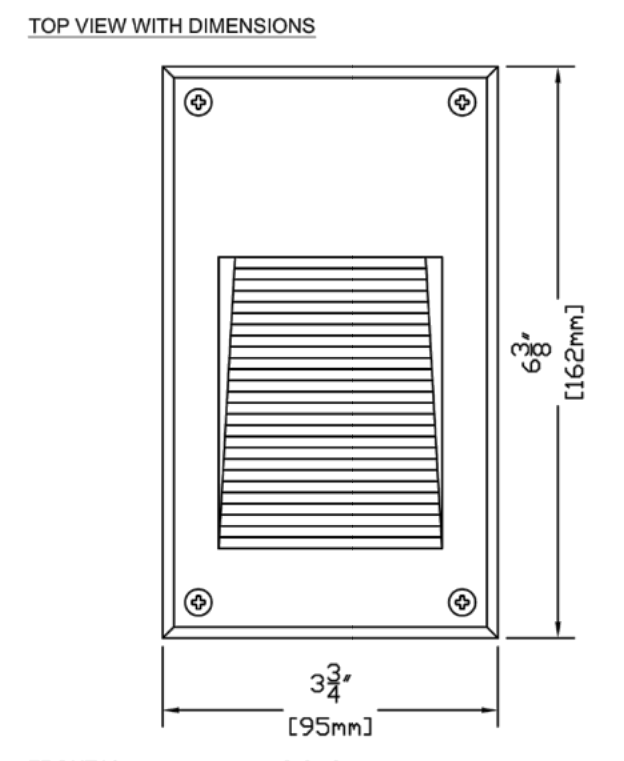
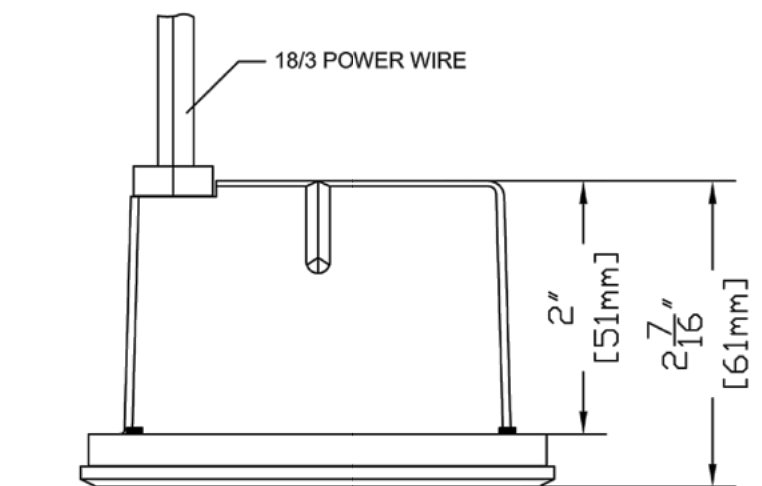


NUVI
12V ROUND DECK SCONCE
15232BK
NUVI offers exceptional 12v LED horizontal illumination due to its innovative composite optic technology. Constructed of durable, solid vinyl alloy, NUVI offers resiliency and is built for a long-life. A diverse range of mounting opportunities and easy installation ensure maximum flexibility. ETL rated for indoor/outdoor use.

FINISH: Black
WIDTH: 3"
HEIGHT: 3"
DEPTH: 0
LIGHT SOURCE: Integrated LED
WATTAGE: 1.40w LED *Included 2700K
TRANSFORMER REQUIRED: Yes

HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012
PHONE: (440) 653-5500
Toll Free: 1 (800) 446-0539
hinkley.com



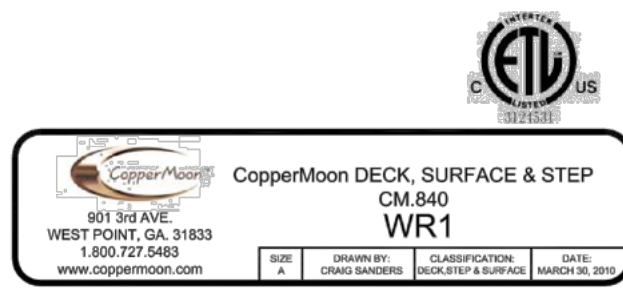
FEATURES:
-DIE CAST BRASS HOUSING WITH LOUVERS
-HIGH HEAT SILICONE O-RING
-BERYLLIUM SOCKET WITH 66 18/3 POWER LEAD

FINISHES:
-RAW BRASS
-ANTIQUE BRASS

LAMPS:
-12 VOLT 10 WATT BR/PH 2700K
-20 WATT MAXIMUM

LENS:
-3mm FROSTED SODA LIME GLASS

ACCESSORIES:
-20R & 6R 18/2 LEADS AVAILABLE



COASTAL ELEMENTS™
collection

WR2



NUVI
LARGE RECTANGULAR DECK SCONCE
15228BK
NUVI offers exceptional 12v LED horizontal illumination due to its innovative composite optic technology. Constructed of durable, solid vinyl alloy, NUVI offers resiliency and is built for a long-life. A diverse range of mounting opportunities and easy installation ensure maximum flexibility. ETL rated for indoor/outdoor use.

FINISH: Black
WIDTH: 8"
HEIGHT: 3"
DEPTH: 0
LIGHT SOURCE: Integrated LED
WATTAGE: 2.60w LED *Included 2700K
TRANSFORMER REQUIRED: Yes

HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012
PHONE: (440) 653-5500
Toll Free: 1 (800) 446-0539
hinkley.com

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PRELIMINARY

NO.	REVISIONS	DATE

HOLLIS PARTNERS
THE BITTERROOT ON TRAIL CREEK
FIXTURE CUTSHEETS

SCALE: AS NOTED
DATE: ___/___/___
DRAWN BY: DS
CHECKED BY: RE

SHEET
E1.6

