PLANNING AND ZONING COMMISSION AGENDA-SPECIAL MEETING
Monday, August 14, 2017
Ketchum City Hall
480 East Avenue North, Ketchum, ID 83340

1. **5:00 PM – SITE VISIT: Peter Residence Mountain Overlay Pre-Application Design Review: 124 Sage Road, Ketchum, ID (Warm Springs Village 4th Add Lot 7 BLK 3 31,363 SF).**
2. **5:15 PM – SITE VISIT: Hotel Ketchum Coffee Shop Design Review: 620 North Main Street, Ketchum, ID (Ketchum Lots 2, S 2' of 3 BLK 7 3,179 SF).**
3. **5:30 PM – SITE VIST: Leadville Residential Pre-Application Design Review, Southwest corner of South Leadville Avenue and Onyx Street, Ketchum, ID (Trail Creek Condos Amended Block 1 SEC 18 4N 18E 14,992 SF).**
4. **5:45 PM – SITE VISIT: Flynt Residence Mountain Overlay Design Review: 207 Jade Street, Ketchum, ID (Ketchum FR SE SW TL 3593 SEC 18 4N 18E).**

5. **6:00 PM - CALL TO ORDER: City Hall, 480 East Avenue North, Ketchum, Idaho**

6. PUBLIC COMMENT - Communications from the public for items not on the agenda.

7. COMMUNICATIONS FROM STAFF

   a. *Continued from May 23, 2017, June 12, 2017, and July 10, 2017* Sun Valley Dental Arts Design Review: 100 7th Street East Ketchum, Idaho (Ketchum Townsite, Lot 5, Block 34). The Commission will consider and take action on an application by Ben Franz for Design Review approval of a new mixed use three-story building with ground floor commercial space with two residential units on the second floor and one residential unit on the third floor.

   b. Hotel Ketchum Coffee Shop Design Review: 620 North Main Street, Ketchum, ID (Ketchum Lots 2, S 2' of 3 BLK 7 3,179SF). The Commission will consider and take action on an application by Ketchum & Mustard, LLC for Design Review approval of a new 1,364 square-foot coffee shop to replace the 1,364 square-foot Bellemont Radio Station.

   c. Flynt Residence Mountain Overlay Design Review: 207 Jade Street, Ketchum, ID (Ketchum FR SE SW TL 3593 SEC 18 4N 18E). The Commission will consider and take action on an application by Susan Flynt for Mountain Overlay Design Review approval of a 2,318 square-foot addition to an existing residence containing a new garage and master suite.

   d. Peter Residence Mountain Overlay Pre-Application Design Review: 124 Sage Road, Ketchum, ID (Warm Springs Village 4th Add Lot 7 BLK 3 31,363 SF). The Commission will consider and take action on an application by Pete Peter for Mountain Overlay Pre-Application Design Review for a new 4,907 square foot residence.

   e. Leadville Residential Pre-Application Design Review: Southwest corner of South Leadville Avenue and Onyx Street, Ketchum, ID (Trail Creek Condos Amended Block 1 SEC 18 4N 18E 14,992 SF). The Commission will consider and take action on an application by HollisRumpeltes Architects for Pre-Application Design Review for a new residential multi-family development.

   f. Ordinance #1177: City-initiated text amendments to Title 17, Chapter 17.88, Floodplain Management Overlay Zoning District. The Planning and Zoning Commission will hold a

public hearing to consider Ordinance #1177. Ordinance #1177 amends the zoning code to permanently adopt the interim procedures for emergency riparian alteration and emergency city actions City Council adopted via Emergency Ordinance #1172 in April 2017; the regulations adopted by Emergency Ordinance #1172 otherwise expire in October 2017.

8. CONSENT CALENDAR
    a. Minutes: June 12, 2017
    b. Minutes: July 7, 2017
    c. Minutes: Jul7 10, 2017

9. FUTURE PROJECTS AND NOTICING REQUIREMENTS

10. STAFF REPORTS & CITY COUNCIL MEETING UPDATE

11. COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE

12. ADJOURNMENT

Any person needing special accommodations to participate in the meeting should contact the City Clerk's Office as soon as reasonably possible at 726-3841. All times indicated are estimated times, and items may be heard earlier or later than indicated on the agenda.

City of Ketchum

August 14, 2017

Planning and Zoning Commission
City of Ketchum
Ketchum, Idaho

Commissioners:

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF AUGUST 14, 2017

PROJECT: Ordinance #1177: city-initiated text amendments to Title 17, Chapters 17.88, Floodplain Management Overlay Zoning District

REPRESENTATIVE: City of Ketchum Planning and Building Department

DESCRIPTION: Ordinance #1177 amends the zoning code to permanently adopt the interim procedures for emergency riparian alteration and emergency city actions City Council adopted via Emergency Ordinance #1172 in April 2017; the regulations adopted by Emergency Ordinance #1172 otherwise expire October 3, 2017.

PLANNER: Brittany Skelton, Senior Planner

ATTACHMENTS:
1. Table 1: Compliance with the 2014 Comprehensive Plan
2. Table 2: Compliance with Zoning Ordinance
3. Table 3: Compliance with Subdivision Ordinance
4. Emergency Ordinance #1172

NOTICE: Public notice was published in the Idaho Mountain Express on July 26, 2017, was mailed to outside agencies on July 27, 2017 and was posted in three public locations on July 28, 2017.

PUBLIC HEARINGS: **-** August 14, 2017

Introduction and History

On April 4, 2017 Ketchum City Council adopted Emergency Ordinance #1172, enacting procedures permitting the City to take action during emergency flood conditions and permitting any property owner to apply for an emergency permit to conduct emergency work in the riparian zone unrelated to streambank stabilization.

City Council adopted the emergency ordinance finding an imminent peril to the public health, safety, and welfare due to anticipated flooding caused by snowpack being approximately 180% above normal. The emergency ordinance was enacted for a period of 180 days with the expiration date approaching on October 3, 2017. The emergency ordinance amended Ketchum City Code 17.88 to provide for emergency procedures for riparian alteration and emergency city actions.

While the Planning and Zoning Commission reviewed and City Council subsequently approved amendments to the Title 17, Chapter 17.88, Floodplain Management Overlay Zoning District in April of 2017 as part of the Phase II Zoning Code Update, those amendments dealt with existing procedures regulated by the ordinance. Those amendments did not address procedure to review and approve emergency actions that may be necessary to protect the health, safety or welfare of the public, or to protect infrastructure such as city property, during flood events.

Prior to adoption of the emergency ordinance the city's Floodplain Ordinance contained a procedure for approval of one type of flood related emergency: emergency streambank stabilization. The emergency streambank stabilization provisions did not cover the full scope and breadth of emergency situations that may arise during a flood event, such as removing a downed tree from the riparian zone, or emergency work related to infrastructure protection.

Flooding did in fact occur during May and June of 2017 and the procedures permitted through the Emergency Ordinance were utilized. Notably, the City initiated two emergency actions that did not involve streambank stabilization and would not have had a clear procedure for approval had the emergency ordinance not been enacted.

Summary of Text Amendments

Staff found the procedures approved under the Emergency Ordinance to be effective during the recent flood event.

Staff recommends permanent adoption of the two emergency review and approval processes adopted under the interim ordinance:

1. Emergency Riparian Alteration
    a. Created a process to receive emergency review and approval for alteration to riparian areas, such as the removal of trees that have fallen, debris that have accumulated, or trees that are in imminent danger of falling as advised by the City Arborist and determined by the administrator.
    b. Used the same criteria for determining when the emergency permit is applicable as is used for the existing Emergency Streambank Stabilization permit, used the same procedure for obtaining a permit, and the same application criteria, site inspection requirements, basis for denial, condition of approval and enforcement as well.
2. Emergency City Initiated Actions
    a. Created a process to allow the City to take emergency action in order to prevent or mitigate imminent threat to the health, safety, and welfare of the public.
    b. Used similar criteria for determining when the emergency actions can occur, but allowed the city administrator or his or her designee to determine local, site specific emergencies.

c. Required the city to submit the appropriate emergency streambank stabilization or riparian alteration permit application but waived the application fee.
d. Did not require a site inspection to be conducted by the Planning and Building department director (administrator of the zoning code) but did require the application to include a description of the existing conditions that pose imminent emergency impact and the other application requirements for emergency streambank and riparian applications.
e. Cited the same conditions of approval that may be applied as the emergency streambank and riparian applications, less the condition to post a financial security to mitigate the potential impacts of the emergency work.

The text amendments, as adopted via Emergency Ordinance #1172, are attached.

Staff Analysis

TABLE 1: Compliance with the 2014 Comprehensive Plan

SUPPORTING SECTION	SUMMARY OF COMPLIANCE OF PROPOSED AMENDMENTS WITH THE 2014 COMPREHENSIVE PLAN
Chapter 5: Natural Resource Stewardship	**Challenges - Development Activity Impacts** Development and redevelopment typically disturb natural features, soils, and vegetation and potentially negative impacts on Ketchum's natural environment. Property owners often desire to remove vegetation in the riparian zone to increase views of rivers and creeks. This vegetation removal commonly causes erosion and impacts natural ecosystems of the Big Wood River, Trail Creek and Warm Springs Creek. Similarly, grading of hillsides to provide vehicular access, pesticide use near waterways, and removal of mature trees, can reduce habitat quality and have adverse, community-wide impacts.
Goal NR1: Protect natural habitat and ecosystems.	**Policy NR-1.2 River System Quality** The City will seek to protect the riparian vegetation, natural habitat, water quality and flood attenuation capacity, while providing appropriate public access to the river systems in Ketchum. The City will regulate and enforce provisions related to any alterations to the riparian, flood prone, and general water course areas.
Goal NR3: Protect surface water quality.	**Policy NR4.3 Riparian Resource Protection** Riparian areas are valuable for their ecological functions, including their ability to enhance water quality. The City will continue to implement and enforce programs that protect and enhance riparian resources in Ketchum.
Staff finds the text amendments for the emergency procedures to be in compliance with the 2014 Comprehensive Plan. One new procedure will permit property owners to make alterations to the riparian area during emergency situations. The procedure is intended to allow property owners to remove trees that have fallen on land, debris that have accumulated on land, and to remove trees that are in danger of falling from the riparian area. Approval to take the emergency action requires a site visit and approval from the Floodplain Manager based on a recommendation from the City Arborist. If during a site visit it is discovered the riparian area on a property is not in a natural state the emergency permit may be issued but a condition of approval may include the requirement that after the flood emergency is the riparian zone must be repaired or restored to a natural state.	

Table 2: Compliance with Zoning Ordinance

SECTION	SUMMARY OF COMPLIANCE OF PROPOSED AMENDMENTS WITH THE ZONING ORDINANCE
17.04.020: Purpose	These regulations are designed and enacted in accordance with Idaho Code, chapter 65, title 67 for the purpose of promoting the health, safety and general welfare of the present and future inhabitants of Ketchum, Idaho, by accomplishing, among others, the following specific purposes: A. Residential areas should be protected against fire, explosion, noxious fumes, floods, avalanches, and other hazards; offensive noise, vibration, smoke, dust, odors, heat, glare and other objectionable influences; the invasion of abnormal vehicular traffic; and excessive congestion of buildings.
• Permitting swift actions to be taken by the city and property owners during flood emergencies can serve to mitigate or prevent the impacts flood hazards.	
17.88.020: STATEMENT OF PURPOSE	It is the purpose of this section to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed: A. To protect human life, health, safety and welfare; B. To minimize expenditure of public money for costly flood control projects; C. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public; D. To minimize prolonged business interruptions; E. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in areas of special flood hazard; F. To help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas; G. To ensure that potential buyers are notified that property is in an area of special flood hazard; H. To ensure that those who occupy the areas of special flood hazard assume the responsibility for their actions; I. To allow the river and creeks and their adjacent lands to convey floodwaters to minimize property damage; J. To regulate uses in the floodplain for the purpose of preserving, protecting, and enhancing the abundance and diversity of fish, wildlife and riparian resources; K. To protect, preserve and enhance the waterways and floodplains as a recreation resource; L. To provide a formal procedure for stream alteration permit applications; M. To restrict or prohibit uses which are injurious to health, safety or property in times of flood, which result in environmental damage, or that cause increased flood heights or

	velocities; and N. To guide development and city review of development in the floodplain and adjacent to waterways in order to establish the most appropriate building envelopes for lots existing and in new subdivisions.
• The emergency procedures do not conflict with the overall purpose of the Floodplain Ordinance, Chapter 17.88. The emergency procedures aid in achieving A. "To protect human life, health, safety and welfare," D. "To minimize prolonged business interruptions,' and E. "To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in areas of special flood hazard."	

Table 3: Compliance with Subdivision Ordinance

SECTION	SUMMARY OF COMPLIANCE OF PROPOSED AMENDMENTS WITH THE SUBDIVISION ORDINANCE
16.04.010: GENERAL PROVISIONS	B. Purposes: The general purpose of this chapter is to protect and promote the public health, safety, convenience and welfare by establishing regulations and a process of review for all proposed subdivisions of land. This chapter establishes standards for land subdivision in order to accomplish the following: 1. To promote orderly, harmonious and integrated development of land; 2. To provide safe, adequate and efficient pedestrian and vehicular traffic systems and circulations; 3. To provide adequate all weather ingress and egress to subdivisions and lots; 4. To prevent overcrowding of land and congestion on streets and highways; 5. To provide for adequate air, light, solar access, privacy, and open space; 6. To provide for adequate fire protection; 7. To prevent inadequate or inappropriate provision of water, sewer, streets, pedestrian easements and public expenditures to provide such improvements; 8. To protect and conserve wildlife, streams, natural topography, and other desirable natural features by providing for maximum retention of natural topographic features and qualities such as, but not limited to, skyline and ridge tops, knoll ridges, established trees and shrub masses, topsoil, streambeds and banks, drainage swales, and preventing damage to the natural environment or scenic beauty; 9. To safeguard and enhance the character, appearance, and economic stability of the community; 10. To provide adequate and uniform monumenting of land subdivisions and promote accurate legal descriptions; 11. To protect the economic base of the community, including property values; 12. To provide access to public lands and waters; 13. To ensure the provision and construction of adequate improvements including, but not limited to, water, sewer, and other utilities, streets, bridges, drainage, street lighting and easements; 14. To encourage and promote energy conservation and alternative energy sources as well as other advanced building technology; 15. To ensure conformance of proposed subdivisions with the above stated purposes and to ensure design and construction of improvements in conformance with the standards and purposes of this chapter and all other municipal ordinances relating to this chapter, including subsequent amendments.
• The proposed text amendments do not conflict with the Subdivision Ordinance.	

Recommendation and Motion

"I MOVE TO recommend approval of Ordinance 1177 to City Council, finding the ordinance in compliance with the Comprehensive Plan, the Zoning Ordinance, and the Subdivision Ordinance."

Attachment 4:

Emergency Ordinance #1172, adopted by City Council on April 4, 2017.

ORDINANCE NO. #1172

AN EMERGENCY ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, FINDING AN IMMINENT PERIL TO THE PUBLIC HEALTH, SAFETY, OR WELFARE DUE TO ANTICIPATED FLOODING CAUSED BY WOOD RIVER VALLEY SNOWPACK BEING ONE HUNDRED AND EIGHT PERCENT (180%) ABOVE NORMAL AND THEREFORE AMENDING KETCHUM CITY CODE 17.88 TO PROVIDE FOR EMERGENCY PROCEDURES FOR RIPARIAN ALTERATION AND EMERGENCY CITY ACTIONS; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Ketchum is authorized to adopted emergency ordinances pursuant to Idaho Code § 67-6523; and

WHEREAS, the City first adopted an ordinance regulating development in the floodplain in 1974 with the passage of Ord. 208;

WHEREAS, the City first distinguished between Floodplain and Floodway areas and established a streambank alteration permit in 1989 with the adoption of Ord. 525;

WHEREAS, the City participates in the Federal Emergency Management Agency (FEMA)'s National Flood Insurance Program (NFIP) in order to protect the health, safety, and welfare of its citizens and to ensure that flood insurance is available to them; and

WHEREAS, by participating in the NFIP the City's responsibilities include requiring permits for all development within the 100-year floodplain, ensuring all other permits required by local, State, and Federal laws are obtained, maintaining records of all development permits, and ensuring flood carrying capacity of altered or relocated watercourses is maintained; and

WHEREAS, the snowpack in the Wood River Valley is approximately one hundred and eight percent (180%) above normal; and

WHEREAS, as of March 24, 2017 the water discharge rate on the Big Wood River, as measured from the Ketchum gauge station, is 198 cubic feet per second (cfs) while the previous highest recorded on this date was 142 cfs and the mean discharge on this date is 55 cfs and the 198 cfs reading is 360% of normal discharge for this date; and

WHEREAS, as of March 22, 2017 flooding has already occurred in south Blaine County, with high water on roadways causing roadways to be closed for periods of time; and

WHEREAS, as flooding within the City of Ketchum is anticipated to occur and the City Council finds that the high likelihood of flooding constitutes an imminent peril to the public health, safety, and welfare; and

WHEREAS, the date of high water on the Big Wood River during the ten (10) highest water events recorded has occurred between May 21 to June 18; and

WHEREAS, the City desires to create processes with defined review criteria and standards in order to evaluate and permit emergency actions to protect the health, safety, and welfare to be carried out during flood events; and

WHEREAS, adoption of this ordinance is necessary to address the imminent perils identified above and it is to be done as an emergency ordinance effective for a period of up to one hundred eight-two days pursuant to Idaho Code § 67-6523;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KETCHUM

Section 1: AMENDMENTS TO CHAPTER 17.88 FLOODPLAIN MANAGEMENT OVERLAY ZONING DISTRICT. That Title 17 of the Ketchum Municipal Code be amended to add a new Section III. Emergency Riparian Alteration to Chapter 17.88 Floodplain Management Overlay Zoning District as attached and incorporated as Exhibit A to this Ordinance.

Section 2: AMENDMENTS TO CHAPTER 17.88 FLOODPLAIN MANAGEMENT OVERLAY ZONING DISTRICT. That Title 17 of the Ketchum Municipal Code be amended to add a new Section IV. Emergency City Initiated Actions to Chapter 17.88 Floodplain Management Overlay Zoning District as attached and incorporated as Exhibit B to this Ordinance.

Section 3. SAVINGS AND SEVERABILITY CLAUSE. It is hereby declared to be the legislative intent that the provisions and parts of this Ordinance shall be severable. If any paragraph, part, section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid for any reason by a Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 4: PUBLICATION. This Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, substantially in the form annexed hereto as Exhibit C, shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

Section 5. EFFECTIVE DATE. This Ordinance shall be in full force and effect after its passage, approval and publication, according to law. Pursuant to Idaho Code § 67-6523 the restrictions established by this emergency ordinance will be effective for a period of not longer than one hundred eight-two (182) days.

PASSED BY the CITY COUNCIL and APPROVED by the MAYOR of Ketchum, Idaho, on this _____ day of _____, 2017.

APPROVED BY the Mayor of the City of Ketchum, Idaho, this _____ day of _____, 2017.

APPROVED:

_____
Nina Jonas, Mayor

ATTEST:

_____
Robin Crotty, Interim City Clerk

EXHIBIT A

Article III. Emergency Riparian Alteration

17.88.170: Title
17.88.180: Guidelines
17.88.190: Procedure
17.88.200: Application For Emergency Riparian Alteration
17.88.210: Action Upon Submittal Of Emergency Riparian Alteration Application
17.88.220: Site Inspection
17.88.230: Basis For Denial Of An Emergency Riparian Alteration Permit
17.88.240: Conditions Of Emergency Riparian Alteration Approval
17.88.250: Enforcement

17.88.170: TITLE:
This article shall be known and may be cited as the EMERGENCY RIPAIAN ALTERATION ORDINANCE.

17.88.180: GUIDELINES:
Guidelines for determining if an emergency for purposes of this article is imminent are as follows:
A. The water equivalent measurements at Galena, Galena Summit, Dollar Hide and Lost Wood Divide as recorded by the national resource conservation service (NRCS) SNOTEL sites;
B. The forecast temperatures available from the national weather service;
C. The flow of the Big Wood River as measured at the Ketchum gauging station or Hailey gauging station and recorded by the United States geological survey (USGS) in Boise, Idaho;
D. Local site conditions, such as downed trees, debris build up, or trees in imminent danger of falling as determined by the administrator and advised by the City Arborist; and
E. Failure to submit an application under section 17.88.200 of this chapter far enough in advance of the desired start date for riparian alteration work shall not be considered an emergency.

17.88.190: PROCEDURE:
To obtain an emergency permit, an applicant must submit an application as described in section 17.88.200 of this chapter and receive written approval to perform the emergency work from the administrator. The administrator may consult a qualified engineer or professional regarding the proposed emergency work. A site inspection must be performed by the administrator before approval can be granted. Under no circumstances shall work commence without the approvals required herein.

17.88.200: APPLICATION FOR EMERGENCY RIPARIAN ALTERATION:
The applicant shall first complete and submit an emergency application provided by the city which shall include, but not be limited to, the following information:
A. Description of the emergency impact to public health, safety or welfare;
B. Name of proposed contractor or executor of work;
C. Description of proposed work;
D. Nonrefundable application fee in the amount as set by the city council; and
E. Where applicable, a waiver from the Idaho department of water resources as specified under Idaho Code section 42-3808, and the stream channel alteration rules of the Idaho water resource board.

17.88.210: ACTION UPON SUBMITTAL OF EMERGENCY RIPARIAN ALTERATION APPLICATION:
Upon submittal of the application, the applicant shall contact the administrator to arrange for a site inspection.

17.88.220: SITE INSPECTION:

Upon receipt and review of a completed application, a site inspection shall be performed by the administrator. Written findings of fact and conclusions of law granting or denying the application will be prepared for city records and the applicant upon the conclusion of the site inspection and within five (5) working days from the date of the decision.

17.88.230: BASIS FOR DENIAL OF AN EMERGENCY RIPARIAN ALTERATION PERMIT:

No permit shall be granted if the administrator determines that the proposed emergency work is contrary to the public health, safety or welfare or that it is contrary to adopted city policies regarding riparian areas and river systems.

17.88.240: CONDITIONS OF EMERGENCY RIPARIAN ALTERATION APPROVAL:

Conditions which may be required for the granting of a permit include, but are not limited to, the following:

A. The administrator may require the applicant to post financial security, and enter into an agreement with the city, to mitigate possible impacts of the proposed work.

B. The proposed action shall be conducted so as to minimize the impact on riparian vegetation and soil stability.

C. If an emergency permit is granted, the applicant shall apply for a waterways design review/stream alteration permit under article I of this chapter within six (6) months from the date of the issuance of the emergency permit.

D. If a waterways design review/stream alteration permit under article I of this chapter and all other applicable state and federal agency permits are granted, the applicant shall then complete restoration of the affected property to city and state standards by either March 31 of the year following the issuance of the emergency permit or by another date specified by approval authority.

E. Copies of the approved emergency permit shall be posted on site throughout the duration of the work.

17.88.250: ENFORCEMENT:

A. It is unlawful for any person, firm or corporation to:

1. Fail to obtain a permit before commencing emergency work.
2. Perform emergency work beyond that expressly allowed by the permit.
3. Provide false documentation in connection with the emergency work performed..

B. Any person, firm, or corporation violating any provision of this article shall, for each offense, be subject to the enforcement procedures established in chapter 17.156 of this title.

EXHIBIT B

Article IV. Emergency City Initiated Actions

17.88.260: Title
17.88.270: Guidelines
17.88.280: Procedure
17.88.290: Application
17.88.300: Action Upon Submittal Of Emergency Application
17.88.310: Conditions Of Emergency Stream Bank Stabilization Approval

17.88.260: TITLE:
This article shall be known and may be cited as the EMERGENCY CITY INITIATED ACTIONS ORDINANCE.

17.88.270: GUIDELINES:
Guidelines for determining if an emergency for purposes of this article is imminent are as follows:
A. The water equivalent measurements at Galena, Galena Summit, Dollar Hide and Lost Wood Divide as recorded by the national resource conservation service (NRCS) SNOTEL sites;
B. The forecast temperatures available from the national weather service;
C. The flow of the Big Wood River as measured at the Ketchum gauging station or Hailey gauging station and recorded by the United States geological survey (USGS) in Boise, Idaho; and
D. Local site conditions determined by the city administrator or his or her designee to pose an imminent threat to the health, safety, and welfare of the public.

17.88.280: PROCEDURE:
Upon determination of an emergency, the city shall initiate actions necessary to protect public health, safety, and welfare and/or prevent or mitigate damage to public or private property or infrastructure. There is no application fee for a city-initiated application..

17.88.290: APPLICATION:
The city shall complete and submit emergency stream bank alteration and/or riparian alteration applications in order to document the work proposed to be undertaken. Applications shall include, but not be limited to, the following information:
A. Description of the existing site conditions, including description of the emergency impact to public health, safety or welfare;
B. Name of proposed contractor or executor of work;
C. Description of proposed work;
D. A waiver from the Idaho department of water resources as specified under Idaho Code section 42-3808, and the stream channel alteration rules of the Idaho water resource board.

17.88.300: ACTION UPON SUBMITTAL OF EMERGENCY APPLICATION:
The administrator shall approve the application. Written findings of fact and conclusions of law will be prepared for city records within five (5) working days from the date of the decision.

17.88.310: CONDITIONS OF EMERGENCY APPLICATION APPROVAL:
Conditions which may be required for the granting of a permit include, but are not limited to, the following:

A. The proposed emergency work shall be conducted so as to minimize the impact on riparian vegetation and soil stability.
B. Within six (6) months of the application being granted the city shall apply for a waterways design review/stream alteration permit under article I of this chapter.
C. If a waterways design review/stream alteration permit under article I of this chapter and all other applicable state and federal agency permits are granted, the city shall then complete restoration of the affected property to city and state standards by either March 31 of the year following the issuance of the emergency stream bank stabilization permit or by another date specified by the administrator or other governmental agency.
D. Copies of approved permits shall be posted on site throughout the duration of the work.

City of Ketchum
Planning & Building

August 14, 2017

Planning and Zoning Commission
City of Ketchum
Ketchum, Idaho

Commissioners:

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF AUGUST 14, 2017

PROJECT:	Peter Residence
FILE NUMBER:	#17-089
OWNERS:	Pete P. Peter
REPRESENTATIVE:	Craig Maxwell, P.E., Maxwell Structural Design Studio
REQUEST:	Pre-Application Mountain Overlay Design Review for a new single family residence
LOCATION:	124 Sage Road (Lot 7, Block 3, Warm Springs Village 4th Addition, 31,363 SF)
NOTICE:	No noticing is required for Pre-Application.
ZONING:	General Residential – Low Density (GR-L) with Mountain Overlay Design Review and Avalanche Overlay Zone
REVIEWER:	Brittany Skelton, Senior Planner
RECCOMENDATION:	Staff recommends advancing the Pre-Application Mountain Overlay Design Review application to Mountain Overlay Design Review, finding the application meets all applicable zoning and design review standards.
ATTACHMENTS:	A. Table 1: Comprehensive Plan Analysis B. Table 2: City Department Comments C. Table 3: Compliance with Zoning Standards D. Table 4: Mountain Overlay Design Review Standards E. Application F. Pre-Application Mountain Overlay Design Review plan set, dated July 26, 2017

BACKGROUND

The applicant is proposing to construct a new single family residence in the Mountain Overlay Design Review and Avalanche overlay zoning districts. The lot is currently vacant but is bordered by development on its east and west sides. The lot is located on the north side of Sage Road; all lots on the north side of Sage Road are characterized by having several hundred feet of lot depth and significant gain in elevation from the lot front to the lot rear.

STAFF ANALYSIS

Building in the Avalanche overlay zoning district does not require approval from the Planning and Zoning Commission; rather, building in the Avalanche zone requires that construction plans be signed by an engineer licensed in Idaho to certify that the proposed construction as designed will withstand the avalanches set forth in the avalanche studies on file with the city. Therefore, this application is for Pre-Application Design Review of Mountain Overlay Design Review standards. Any project proposed in the Mountain Overlay Design Review district may request Pre-Application Design Review. The purpose of the Pre-Application review is for the Commission to consider conceptually the location of the proposed activity, access, and any other element of the proposal in concept as requested by the applicant, and to provide feedback.

The purposes of Mountain Overlay Design Review are:

- To protect the public health, safety and welfare of inhabitants of hillside areas;
- To encourage land uses harmonious with existing natural resources;
- To prohibit detrimental alteration of existing topography and terrain, leaving hillsides generally open and unobstructed, to prohibit scarring by roadways;
- To protect natural land features and wildlife habitat;
- To minimize or prohibit alteration of hilltops, rock outcrops, knolls and ridges;
- To facilitate adequate provision of public services and facilities (i.e., water and sewer, and police, fire and ambulance protection) through standards appropriate to local conditions;
- To minimize or prohibit detrimental effects on the natural topography, geology, soils, drainage, wildlife and vegetation;
- To carry out provisions contained in Ketchum's comprehensive plan;
- To minimize the visual impact of building sites and access drives that are significantly higher than the vast majority of building sites in Ketchum;
- To protect hillsides in Ketchum which are physically and topographically unique due to their present lack of access roads and thus their lack of development;
- To ensure preservation of hills, ridges, ridgelines and their natural features which are visible from the valley floor from obstruction by development;
- To direct building away from the higher elevations; and
- To assure the property owner is not deprived of economically viable use of his/her property.

COMPREHENSIVE PLAN ANALYSIS

Table 1: Comprehensive Plan Analysis

SUPPORTING SECTION	SUMMARY OF COMPLIANCE OF PROPOSED AMENDMENTS WITH THE 2014 COMPREHENSIVE PLAN
Future Land Use	
Low Density Residential	**Primary Uses:** Single-family and duplex residences and accessory units. **Secondary Uses:** Supporting and complementary uses, including open space and recreation, agriculture/gardens, schools, places of worship, and other public uses. Senior housing facilities are also appropriate if compatible with the surrounding areas. The intent is for the average density of a residential area in this category is not to

	exceed about five units per acre. **Characteristics and Location:** New residences should be within neighborhoods that have pedestrian-oriented, connected local streets and sidewalks. New housing should also have access to parks, open space, schools, and other civic activities. Neighborhoods within this category should be accessible via local streets with access to collector streets for circulation.
Community Design and Neighborhoods	
Goal CD-2 **Protect and enhance views of the surrounding mountains and natural features.**	**Policy CD-2.2 - Mountain Overlay Zone** Continue to protect hillsides within the City and the Area of City Impact from further development. Enforce and encourage strengthening of the Mountain Overlay standards of the City and County, by using a variety of techniques; such as clustering at lower elevations, creating conservation easements, or purchasing private property on hillsides.
	Policy CD-2.4 Development Designed for Natural Feature Preservation Protect and incorporate natural features into newly developing areas. Conserve the natural patterns of streams, ridgelines, topography, riparian areas, and wildlife habitat areas.

OUTSTANDING ACTION ITEM(S)

There are two outstanding action items to resolve prior to the full Mountain Overlay Design Review:

1. **17.104.070(A)3:** City standards require a driveway slope of 5% and the applicant is proposing a slope of 3.75% due to the topography on the site and relatively short length of driveway. The applicant will work with the Streets Department to reach a resolution on the driveway slope prior to the full Mountain Overlay Design Review.
2. **17.104.070(A)9:** A description of proposed landscaping/revegetation or a landscaping plan are necessary in order to verify all requirements in standard 17.104.070(A)9 will be met.

STAFF RECOMMENDATION

Staff recommends advancing the application to Mountain Overlay Design Review, finding the two outstanding action items to be resolvable and finding proposed concept is in compliance with all other applicable Mountain Overlay Design Review and zoning standards.

Additionally, staff recommends making the applicant aware of the standard conditions of approval for all Mountain Overlay Design Review applications; these conditions are itemized at the end of the staff report.

Table 2: City Department Comments

City Department Comments				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**16.04.030.I**	**Complete Application**
☒	☐	☐	**City Department Comments**	**Police Department:** • *No comment at this time.*
☒	☐	☐		Fire Department: • *The above project shall meet all 2012 International Fire Code requirements in addition to specific City Building and Fire Ordinances.* • *IF a monitored fire detection system exists or is installed, it shall meet NFPA 72 and be monitored by an approved alarm monitoring station. An approved key box shall be installed, with the appropriate keys, for emergency fire department access in a location approved by the fire department.* • *Approved address numbers shall be placed in such a position to be plainly visible and legible from the road fronting the property. Numbers and letters shall be a minimum of four (4) inches tall, contrast with their background and be positioned a minimum of forty-eight (48) inches above final grade.* • *Vehicle parking and material storage during construction shall not restrict or obstruct public streets or access to any building. A minimum twenty-foot travel lane for emergency vehicle access shall be maintained clear and unobstructed at all times. All required Fire Lanes, including within 15 feet of fire hydrants, shall be maintained clear and unobstructed at all times.* • *Fire extinguishers shall be installed and maintained per 2012 IFC Section 906 both during construction and upon occupancy of the building.* • *Spark arresters are required on all solid fuel burning appliance chimneys to reduce potential fires from burning embers.* • *Final inspections of all fire department required installations by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance. A Final Inspection Checklist can be found at www.ketchumfire.org.*
☒	☐	☐		**Streets:** • *The required slope/grade for the driveway is 5% from edge of asphalt to the half-way point between edge of asphalt and property line.* • *The shoulder shall conform to city right-of-way standards for an 8' wide shoulder and shall consist of 8" of ¾" road mix.*
☒	☐	☐		**Utilities:** • *There are no water stubs to the property; the water will have to be brought to the property at the owner's expense.* • *The size of the water line is TBD by a licensed plumber or mechanical engineer.*

				• *The viability of the sewer stub shown will have to be verified by the owner's representative or excavator.*
☒	☐	☐		**Building:** • *No comment at this time.*
☒	☐	☐		**Planning and Zoning:** • *See comments throughout staff report.*

Table 3: Compliance with Zoning Standards

Compliance with Zoning Standards				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**Regulation**	**City Standards and *Staff Comments***
☒	☐	☐	**17.12.030**	**Building Lot Coverage:**
			Staff Comments	*Maximum Allowed Building Lot Coverage:* *35%* *Proposed Building Lot Coverage:* *The applicant is proposing 1,972 square feet of building coverage on a 31,250 square foot lot, with a proposed building coverage of 6.3%*
☒	☐	☐	**17.12.030**	**Building Height & Setbacks**
			Staff Comments	*Maximum Allowed Building Height:* *35 feet* *Minimum Allowed Building Setbacks:* *Front: 15 feet* *Side: One (1) foot for every three (3') feet in building height, or 5', whichever is greater; for this project, the proposed building is 32'-2 3/8" in height, which would require a 10'-8 7/8" side setback.* *Rear: One (1) foot for every three (3') in building height, or 15', whichever is greater.* *Proposed Building Height:* *32'–2 3/8"* *Proposed Building Setbacks:* *Front: 20'* *Rear: approximately 236'* *East Side: 14'–9"* *West Side: 14'*
☒	☐	☐	**17.124.060.M**	**Curb Cut**
			Staff Comments	*Maximum curb cut allowed:* *35% of the total street frontage may be devoted to curb cuts.* *Proposed:* The lot is 104.59' in width. The applicant is proposing one driveway 29.5' in width, equal to 28% of the total street frontage.
☒	☐	☐	**17.124.060.A(1)**	Parking Spaces
			Staff Comments	*Required:* *1.5 parking spaces are required for a single family residence.* *Proposed:* *The applicant is proposing a two (2) car garage. Two (2) additional parking spaces are proposed for the driveway.*

Table 4: Mountain Overlay Design Review Standards

Mountain Overlay Design Review Standards				
EVALUATION STANDARDS: 17.107.070(A)				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**Reference**	**City Standards and *Staff Comments***
☒	☐	☐	**17.104.070(A)1 MOUNTAIN OVERLAY**	**There is no building on ridges or knolls which would have a material visual impact on a significant skyline visible from a public vantage point entering the City or within the City. Material, as the term is used herein, shall be construed in light of the magnitude of the negative impact on the objectives of this Ordinance.**
			Staff Comments	*There are no ridges or knolls identified on the subject parcel; the ridge line is located beyond the extent of the property boundary.* *This property is not located adjacent to an identified or protected view corridor. Nearly all of Sage Road is screened from view from the Warm Springs Road corridor by vegetation planted on the properties fronting Warm Springs Road and properties on the south side of Sage Road.* *Additionally, because the applicant s proposing to build at the lowest elevation point on the site there is no risk of visual impact on the skyline.*
☒	☐	☐	**17.104.070(A)2**	**Building, excavating, filling and vegetation disturbance on hillsides which would have a material visual impact visible from a public vantage point entering the City or within the City is minimized. Material, as the term is used herein, shall be construed in light of the magnitude of the negative impact on the objectives of this Ordinance.**
			Staff Comments	*Building, excavation, filling and vegetation disturbance will not have a material visual impact visible from a point within the city due to the proposed building site and limits of disturbance being located at the lower elevation portion of the site. Other than the proposed building site and limit of disturbance, the project will retain its existing grade and vegetation.*
☐	☒	☐	**17.104.070(A)3**	**Driveway standards as well as other applicable standards contained in Street Standards Chapter 12.04 are met.**
			Staff Comments	*The city standards require a driveway slope of 5% and the applicant is proposing a slope of 3.75% due to the topography on the site and relatively short length of driveway. The applicant will work with the Streets Department to reach a resolution on the driveway slope prior to the full Mountain Overlay Design Review.*
☒	☐	☐	**17.104.070(A)4**	**All development shall have access for fire and other emergency vehicles to within one hundred fifty feet (150') of the furthest exterior wall of any building.**
			Staff Comments	*The Fire Department has reviewed the proposed design and has found that all access requirements for emergency vehicles has been met.*
☒	☐	☐	**17.104.070(A)5**	**Significant rock outcroppings are not disturbed.**
			Staff Comments	*No rock outcroppings have been identified on the subject property.*
☒	☐	☐	**17.104.070(A)6**	**International Building Code (IBC) and International Fire Code (IFC) and Ketchum Fire Department requirements shall be met.**
			Staff Comments	*The applicant is aware of all building code requirements and indicates that this project will comply with said standards.*
☒	☐	☐	**17.104.070(A)7**	**Public water and sewer service comply with the requirements of the City.**
			Staff Comments	*Requirements for public water and service connection will be verified prior to issuance of a building permit. The applicant has been made aware of these standards.*
☒	☐	☐	**17.104.070(A)8**	**Drainage is controlled and maintained to not adversely affect other properties.**

			Staff Comments	*The applicant proposes an interceptor trench drain uphill from the proposed residence and two drywells and one catch basin to be sized and designed to meet city standards per Steve Butler, P.E., with the specs and locations to be finalized prior to issuance of a building permit.*
☒	☐	☐	**17.104.070(A)9**	**Cuts and fills allowed for roadways shall be minimized; lengths of driveways allowed shall be minimized; all cuts and fills shall be concealed with landscaping, revegetation and/or natural stone materials. Revegetation on hillsides with a clear zone of thirty feet (30') around all structures is recommended. Said clear zone shall include low combustible irrigated vegetation with appropriate species, on file with the Ketchum planning department. Revegetation outside of this clear zone should be harmonious with the surrounding hillsides.**
			Staff Comments	*There are no proposed cuts and fills for roadways on the site, however, there is an existing cut for a roadway on the site; the cut was made when the adjacent property to the east was constructed and the cut was never filled. The proposed location of the residence takes advance of the existing cut and the proposed residence will largely conceal the existing cut.* *The limits of disturbance shown on sheet A 1.2 indicate that the site and its native vegetation will largely remain undisturbed. All non-native trees along the eastern property line are proposed to be removed. A landscaping plan has not been proposed at this time; staff recommends that a landscape plan or description of proposed landscaping be submitted with the full Mountain Overlay Design Review application.* *The proposed garage exists at the front plane of the residence and is the nearest façade to the right-of-way, minimizing the length of the driveway.*
☒	☐	☐	**17.104.070(A)10**	**There are not other sites on the parcel more suitable for the proposed development in order to carry out the purposes of this Ordinance.**
			Staff Comments	*The property is 0.718 acres in size and the grade changes from 5,907' at the lowest point (southwest corner) to an elevation of 6,069' at the highest point (northwest corner). This represents a 162' gain in elevation over the length of the lot on the western property line, which is a distance of 304.6'.* *The applicant has utilized the area of the property most suitable for development, which has the flattest natural grade. This area happens to be the closest to the right-of-way and Sage Road.*
☒	☐	☐	**17.104.070(A)11**	**Access traversing 25% or greater slopes does not have significant impact on drainage, snow and earth slide potential and erosion as it relates to the subject property and to adjacent properties.**
			Staff Comments	*There is one driveway access proposed which is located at the front of the site. The proposed driveway does not traverse a slope greater than 25%.*
☒	☐	☐	**17.104.070(A)12**	**Utilities shall be underground.**
			Staff Comments	*The applicant us aware if this condition and indicates that all of the onsite utilities will be placed underground.*
☒	☐	☐	**17.104.070(A)14**	**Limits of disturbance shall be established on the plans and protected by fencing on the site for the duration of construction.**
			Staff Comments	*Limits of disturbance are depicted on Sheet A1.2, Construction Activity Plan. The applicant is aware of requirements for fencing and sheet A1.2 contains notes stating a limit of disturbance/construction fence and a wind control & debris control fence will be constructed.*
☒	☐	☐	**17.104.070(A)15**	**Excavations, fills and vegetation disturbance on hillsides not associated with the building construction shall be minimized.**
			Staff Comments	*There are no proposed excavations or fills not associated with building*

				construction.
☒	☐	☐	**17.104.070(A)16**	**Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.**
			Staff Comments	*No significant landmarks have been identified.*

STAFF RECOMMENDATION

Staff recommends advancing the application to Mountain Overlay Design Review, finding the two outstanding action items to be resolvable and finding proposed concept is in compliance with all other applicable Mountain Overlay Design Review and zoning standards.

Additionally, staff recommends making the applicant aware of the standard conditions of approval for all Mountain Overlay Design Review applications:

1. All governing ordinances pertinent to the Fire Department, Building Department, Utilities Department, Street Department and Ketchum City Engineer shall be met prior to Certificate of Occupancy;
2. Design review approval shall expire one (1) year from the date of the signature of the findings of fact, conclusions of law & decision, unless an extension is requested and granted per Chapter 17.96, Ketchum Municipal Code;
3. Design review elements shall be completed prior to final inspection/occupancy;
4. Prior to issuance of a building permit and prior to any on-site excavation, a construction activity mitigation plan, including limits of disturbance and associated fencing, shall be submitted to the Building Department for approval;
5. This Design Review approval is based on the plans and information presented and approved at the meeting on the date noted herein. The applicant shall submit a final revised plan for the official Planning Division files. Building Permit plans must conform to the approved mountain overlay design review plans unless otherwise approved in writing by the Commission or Planning Department. Any building or site discrepancies which do not conform to the approved plans will be subject to removal;
6. Construction fencing at the limits of disturbance shall be located on the site as approved by the Planning Department prior to any excavation or earthwork;
7. A final drainage/grading plan for the subject property and the city right of way shall be submitted to the Planning Division for review and approval by the Planning Department, Streets Department, and City Engineer prior to the issuance of a building permit. Such plan shall be designed and stamped by a licensed civil engineer; and
8. Any work in the right-of-way will require a right-of-way encroachment permit, reviewed and approved by the City before installation.
9. All exterior lighting must comply with 17.132 Dark Skies.

PROPOSED MOTION

"I move to advance the application for the Peter residence, a new single family home proposed for 124 Sage Road (Lot 7, Block 3, Warm Springs Village 4th Addition, 31,363 SF) to Mountain Overlay Design Review."

Attachment E:

Application

City of Ketchum
Planning & Building

CERTIFIED COMPLETE
7-26-17

OFFICIAL USE ONLY	
File Number:	17-089
Date Received:	7/26/17
By:	Keshia Owens
Fee Paid:	$1,100
Approved Date:	
Denied Date:	
By:	

Mountain Overlay Design Review Application

Project Name:	PETER RESIDENCE
Owner Name:	PETE PETER
Mailing Address:	441 W. VANDERLIN Dr., CAMANO ISLAND, WA. 98282
Phone:	612-308-8310
Email:	peterpp@msn.com
Architect/Representative:	CRAIG MAXWELL
Phone:	208-721-2171
Mailing Address:	BOX 1911 S.V. ID. 83353
Email:	craig@maxwellsds.com
Engineer of Record:	CRAIG MAXWELL P.E.
Engineer Email:	SAME
Legal Land Description:	WARM SPRINGS VILLAGE 4TH ADD LOT 7 BLK 3
Project Address:	124 SAGE ROAD
Lot Area:	31250 S.F.
Zoning District:	GR-L
Anticipated Use:	RESIDENTIAL
Number of Residential Units:	ONE

☒ New	☐ Remodel	☐ Addition	☐ Other, please explain:

	Proposed	Existing
Basement:		
1st Floor:	1972 (INCLUDING GARAGE)	
2nd Floor:	2400	
3rd Floor:		
Decks:	535	
Mezzanine:		
Total:	4,907	
Building Coverage:	2726 SF 9 %	Curb Cut: 30 SF % 29 %

Front: 20'	Side: 14'-9"	Side: 14'-10"	Rear: 160'

Building Height: 32'-3"	Parking Spaces Provided: 3 ON DRIVEWAY
Will Fill or Excavation Be Required? (Yes) No	
If Yes, Amount in Cubic Yards Fill: 950	Excavation: 3800
Will Existing Trees or Vegetation Be Removed? (Yes) No	

Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Floodplain Management Overlay Application, in which the City of Ketchum is the prevailing party, to pay 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.

Signature of Owner/Representative — Date: 7/25/17

Attachment F:

Pre-Application Mountain Overlay Design Review plan set, dated July 26, 2017

PROJECT INFORMATION

BUILDING CODES:	City of Ketchum Building Code International Residential Code 2012 International Building Code 2012
PROJECT ADDRESS:	124 Sage Rd, Ketchum, Idaho
LEGAL ADDRESS:	WARM SPRINGS VILLAGE 4TH ADD LOT 7 BLK 3
ZONING:	GR-L (Avalanche and Mountain Overlay)
SQUARE FOOTAGE:	First Floor Living Space: 1100 s.f. Second Floor Living Space: 2400 s.f. Total Interior Living Space: 3500 s.f. Garage: 872 s.f.

DRAWING INDEX

CS	COVER SHEET
A1.0	SITE PLAN
A1.1	ARCHITECTURAL SITE PLAN
A1.2	CONSTRUCTION ACTIVITY PLAN
A2.0	GARAGE LEVEL FLOOR PLAN
A3.0	MAIN LEVEL FLOOR PLAN
A4.0	SOUTH AND WEST ELEVATIONS
A5.0	EAST ELEVATION
A6.0	ARCHITECTURAL SECTIONS
A6.1	ARCHITECTURAL SECTIONS
A7.0	WINDOW AND DOOR SCHEDULE
S1.0	STRUCTURAL SPECIFICATION
S2.0	FOUNDATION AND MAIN FLOOR FRAMING PLAN
S3.0	UPPER FLOOR AND LOWER ROOF FRAMING PLAN
S4.0	UPPER ROOF FRAMING PLAN
D2.0	FOUNDATION DETAILS
D3.0	FRAMING DETAILS
D3.1	FRAMING DETAILS

CONTACTS

Owner:	Pete Peter 441 W Vanderlin Dr. Camano Island, WA 98282 612.308.8310 peterpp@msn.com
Architectural Engineer:	Craig Maxwell P.E. Maxwell Structural Design Studio P.O. Box 1911, Sun Valley, ID 83353 208.721.2171 telephone craig@maxwellsds.com
General Contractor:	Dennis Kavanagh Dennis Kavanagh Construction, LLC P.O. Box 5556, Ketchum, ID 83340 208.726.2599 office, 208.720.1726 mobile dennis@denniskavanagh.com





VICINITY MAP

ISSUE DATE
PROGRESS SET: JULY 25, 2017

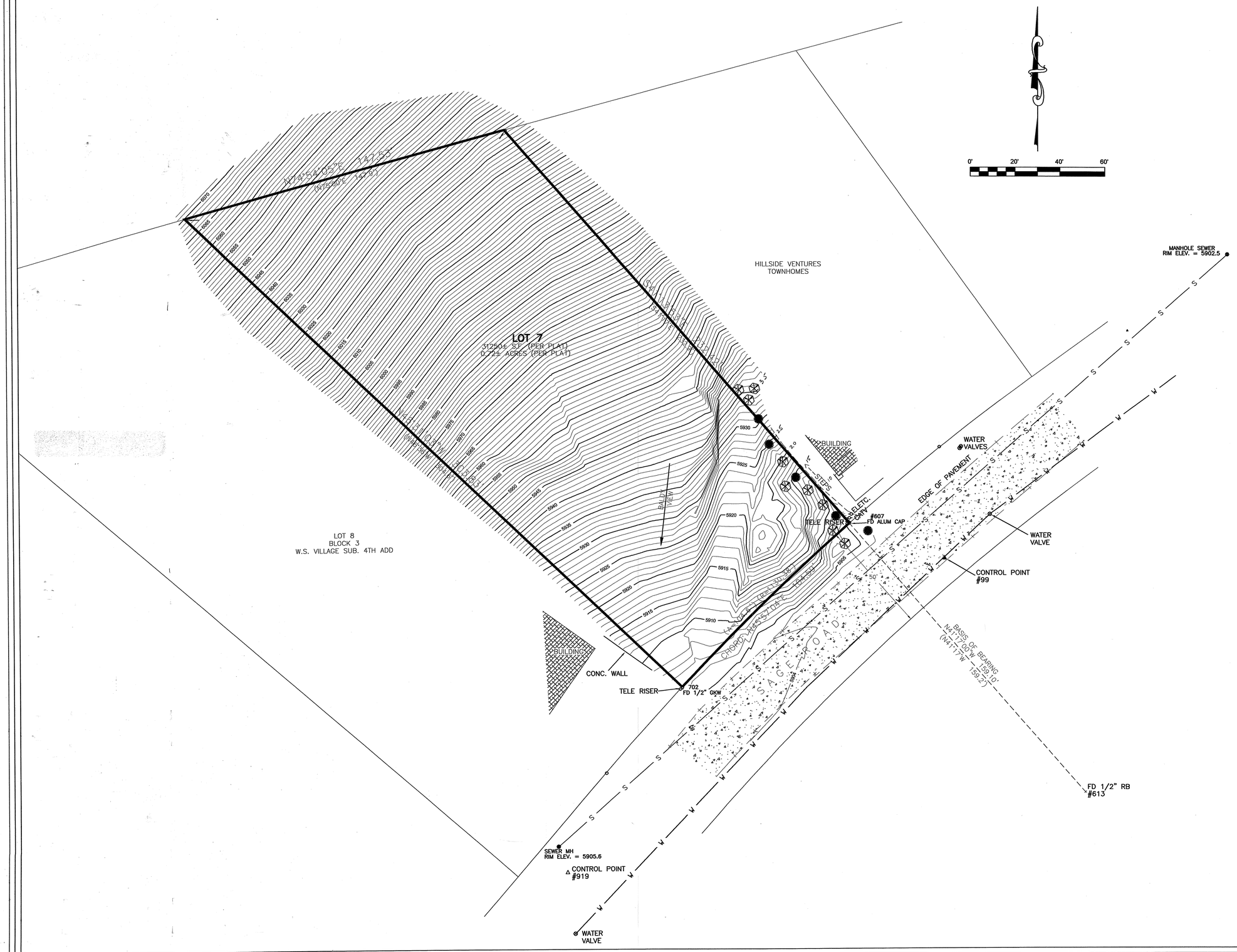
PETER RESIDENCE
124 SAGE ROAD KETCHUM, IDAHO

PRELIMINARY NOT FOR CONSTRUCTION

MAXWELL STRUCTURAL DESIGN STUDIO
CRAIG MAXWELL P.E.
105 Lewis Street, Unit 205 :: Ketchum, Idaho 83340
P.O. Box 1911 :: Sun Valley, Idaho 83353
Craig@ maxwellsds.com :: 208.721.2171
www.maxwellsds.com

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CS



NOTES

GENERAL RESTRICTIONS & TITLE INFORMATION:

1. THE PURPOSE OF THIS MAP IS TO SHOW TOPOGRAPHICAL/SITE INFORMATION AS IT EXISTED ON THE DATE THE FIELD SURVEY WAS PERFORMED. CHANGES MAY HAVE OCCURRED TO SITE CONDITIONS SINCE SURVEY DATE.
2. THIS MAP WAS PREPARED FOR THE EXPRESS USE OF THE CLIENT AND IS NOT TRANSFERABLE TO OTHERS WITHOUT WRITTEN CONSENT
3. A TITLE POLICY HAS NOT BEEN SUBMITTED TO BENCHMARK ASSOCIATES, NOR HAS A TITLE SEARCH BEEN REQUESTED. CERTAIN INFORMATION CONTAINED WITHIN SAID POLICY MAY NOT APPEAR ON THIS MAP OR MAY AFFECT ITEMS SHOWN ON THIS MAP. IT IS RECOMMENDED THE OWNER OR AGENT REQUEST OR FURNISH SAID INFORMATION.
4. ELECTRONIC DATA: BENCHMARK ASSOCIATES ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR THE REUSE, DISTRIBUTION OR ACCURACY OF DATA CONTAINED ON ELECTRONIC COPIES OF THIS DRAWING. THE STAMPED HARD COPY OF THIS DRAWING IS THE FINAL PRODUCT. ANY DATA THAT APPEARS ON THE ELECTRONIC DRAWING, AND NOT SHOWN ON THE STAMPED HARD COPY, SHALL BE INTERPRETED BY BENCHMARK ASSOCIATES ONLY.

EASEMENTS, ENCUMBRANCES AND RESTRICTIONS:

5. BUILDING AREA: BUILDING ENVELOPE IF SHOWN, IS PER PLAT. SETBACK AND FOOTPRINT REQUIREMENTS PER CURRENT CITY/COUNTY ORDINANCES MAY VARY. IT IS RECOMMENDED THAT SAID ORDINANCES BE REVIEWED PRIOR TO DESIGN.
6. GENERAL RESTRICTIONS : EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY APPLICABLE TO THE SUBJECT OF REAL ESTATE: EASEMENTS, OTHER THAN THOSE SHOWN OR LISTED HEREON, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING, WETLANDS OR ANY OTHER LAND-USE REGULATIONS.
7. WETLANDS AND RIPARIAN: CERTAIN AREAS WITHIN THIS MAP MAY CONTAIN RIPARIAN, RIVERINE OR WETLANDS CONDITIONS. SAID AREAS AND THE LOCATION OF ORDINARY HIGH WATER (OHW), IF SHOWN HEREON, ARE SUBJECT TO INTERPRETATION. IT IS RECOMMENDED THAT THE LANDOWNER OR CLIENT RETAIN THE SERVICES OF AN ENVIRONMENTAL SPECIALIST IN ORDER TO ASCERTAIN IF SAID CONDITIONS EXIST, AND TO FURTHER IDENTIFY SAID AREAS IF THEY DO EXIST. PERMITS MAY BE REQUIRED FROM LOCAL, STATE OR FEDERAL AGENCIES PRIOR TO CONSTRUCTION, EXCAVATION OR FILL ACTIVITIES.
8. STORM WATER PLAN: IF SOIL DISTURBANCE, CLEARING, GRADING AND/OR EXCAVATION OF ONE (1) ACRE OR MORE IS TO TAKE PLACE A FEDERAL GENERAL CONSTRUCTION PERMIT, INCLUDING A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), MUST BE PREPARED AND SUBMITTED TO AND APPROVED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY PRIOR TO ANY SITE DISTURBANCE.
9. AVALANCHE HAZARDS MAY EXIST. IT IS RECOMMENDED THAT AN AVALANCHE STUDY BE PERFORMED.

SURVEY AND SITE FEATURES:

10. BASIS OF BEARINGS IS PER THE ORIGINAL PLAT OF WARM SPRINGS VILLAGE SUB. 4TH ADD. BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER SAID PLAT. REFER TO SAID PLAT & CC&R'S FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
11. ELEVATIONS BASED ON NAVD 88 DATUM.
12. UTILITIES AND DRAIN PIPES IF SHOWN HEREON ARE PER SURFACE EVIDENCE ONLY. OTHER UNDERGROUND UTILITIES MAY EXIST. LOCATION OF UNDERGROUND UTILITIES AND SERVICES SHOULD BE CONFIRMED PRIOR TO EXCAVATION OR DESIGN.
13. BUILDING WALLS IF SHOWN HEREON ARE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
14. SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.
15. TREE LOCATIONS AND DRIP LINES IF SHOWN HEREON ARE APPROXIMATE.
16. ORTHOPHOTOGRAPHY: PHOTO RECTIFIED AT GROUND LEVEL ONLY. IMAGES OF OBJECTS ABOVE GROUND LEVEL (TREES, BUILDINGS, POWER POLES, ETC.,) MAY BE DISPLACED. DATE OF PHOTOGRAPHY: 5-24-2005
17. CONTOUR INTERVAL: 1' - CONTOURS IN AREAS OF DENSE VEGETATION MAY DEVIATE FROM TRUE ELEVATION BY ONE HALF THE HEIGHT OF THE VEGETATION. CONTOURS UNDER BUILDINGS ARE INTERPRETED FROM THE SURROUNDING GRADES AND WILL NOT REFLECT BASEMENTS, CRAWLSPACES, OR OTHER OBSCURED FEATURES.
18. MAP SCALE: DUE TO ELECTRONIC MAP DELIVERY AND ALTERNATE PRINITNG METHODS, PLEASE USE BAR SCALE TO DETERMINE ACTUAL PRINTED SCALE.
19. SNOW OR DEBRIS, COVERING THE GROUND AT THE TIME OF SURVEY, MAY HAVE OBSCURED DETAILS. FEATURES CONCEALED BY SNOW OR DEBRIS DO NOT APPEAR ON THIS MAP.

PREPARED BY :
BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733 - 100 BELL DRIVE, KETCHUM, IDAHO, 83340
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WEB: http://benchmark-associates.com/
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LEGEND

- PROPERTY LINE
- EDGE PAVEMENT
- SEWER LINE
- WATER LINE APPROXIMATE PER KETCHUM WATER & SEWER DISTRICT. VERIFY LOCATION.
- FOUND 1/2" REBAR
- ALUMINUM CAP
- S41°13'53"E 232.42' — MEASURED BEARINGS & DISTANCES
- (S41°17'E 232.9') — RECORD BEARINGS & DISTANCES

PROFESSIONAL LAND SURVEYOR LICENSED 13784 12/6/12 STATE OF IDAHO LARRY JONES

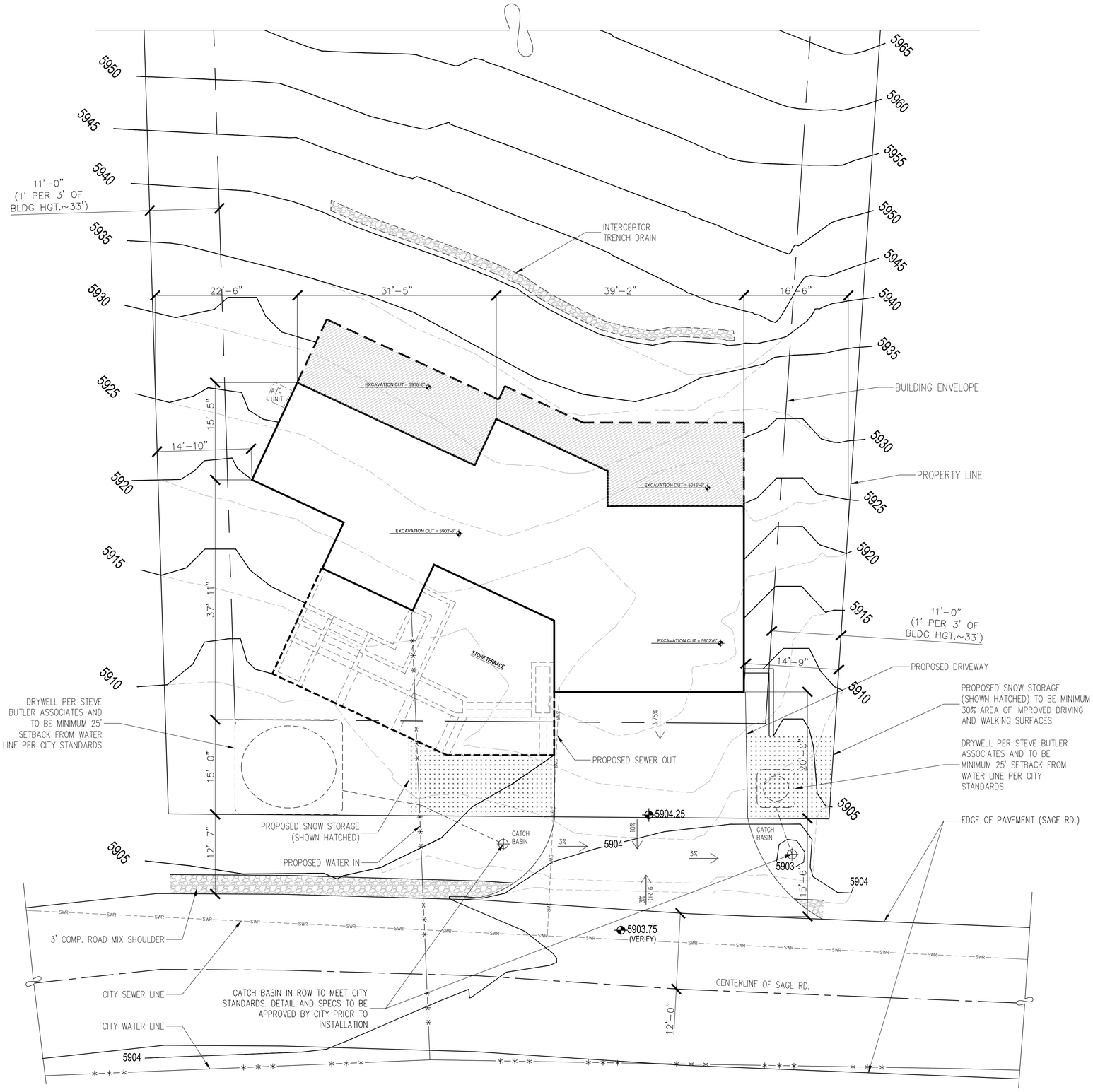
BENCHMARK ASSOCIATES

WARM SPRINGS VILLAGE SUB. 4TH ADD. BLOCK 3, LOT 7

LOCATED WITHIN
SECTION 11, TOWNSHIP 4 NORTH, RANGE 17 EAST, B.M.,
CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PREPARED FOR : KIM MAYKRANZ

PROJECT NO. 12256	DWG BY: LLJ	12256TOPO.CRD	12256TOPO.DWG
A TOPOGRAPHIC MAP	DATE OF SURVEY: 12/3/2012		SHEET: 1 OF 1



ARCHITECTURAL SITE PLAN

SCALE : 1/8" = 1'-0"

MOUNTAIN OVERLAY PRE-APPLICATION REVIEW

PETER RESIDENCE

124 SAGE ROAD KETCHUM, IDAHO

ISSUE DATE

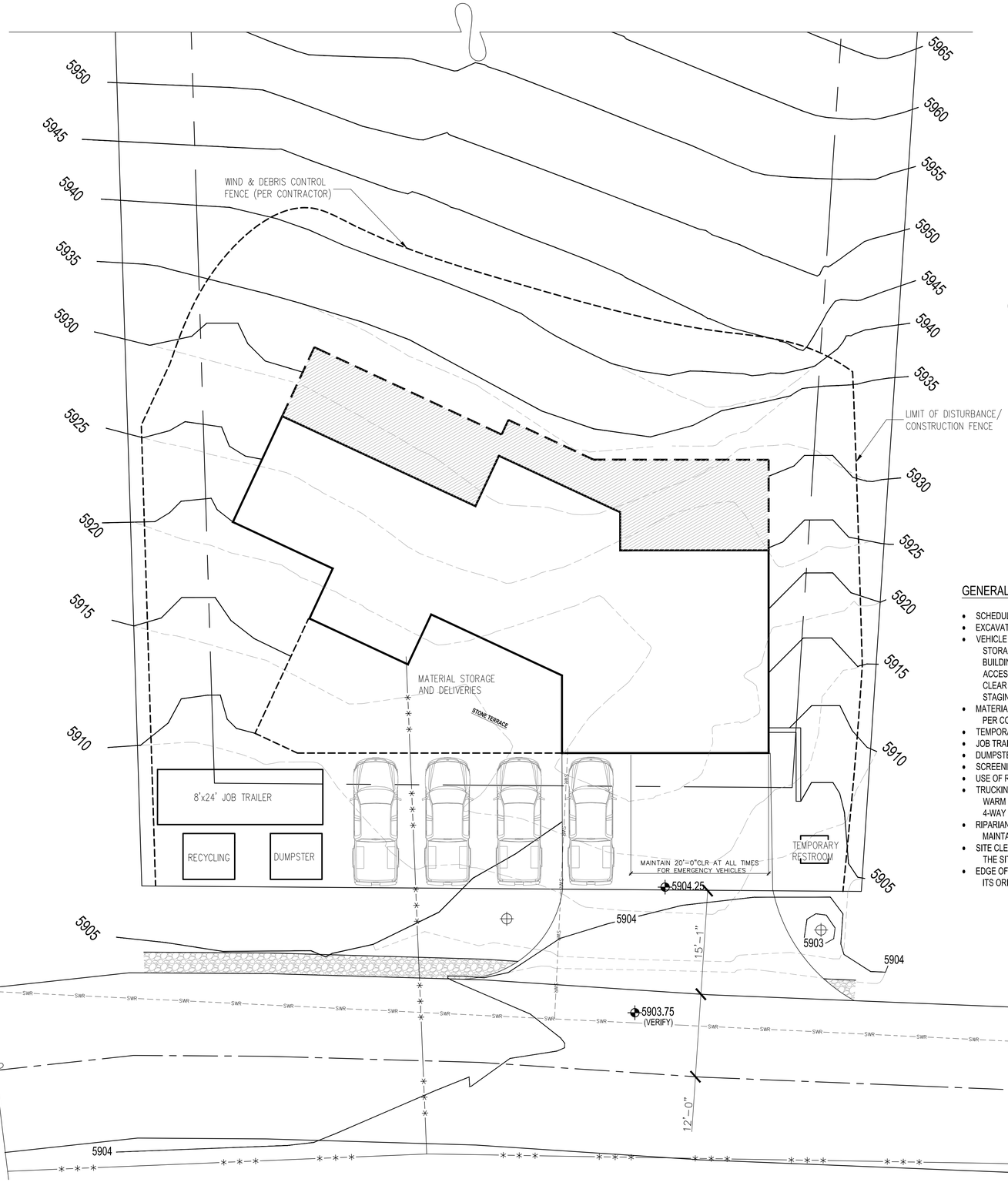
PROGRESS SET: JULY 26, 2017

PRELIMINARY
NOT FOR
CONSTRUCTION

MAXWELL STRUCTURAL DESIGN STUDIO
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165 Lewis Street, Unit 205 :: Ketchum, Idaho 83340
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A1.1



CONSTRUCTION ACTIVITY PLAN

SCALE : 1/8" = 1'-0"

GENERAL NOTES:

- SCHEDULE: CONSTRUCTION IS SCHEDULED TO BEGIN WITHIN ONE WEEK FOLLOWING ISSUANCE OF BUILDING PERMIT.
- EXCAVATION: REFER TO STRUCTURAL ENGINEERING SPECIFICATIONS SHEET S1.0
- VEHICLE PARKING, MATERIAL STORAGE AND TRAFFIC CONTROL: AS INDICATED IN PLAN. PARKING AND MATERIAL STORAGE DURING CONSTRUCTION SHALL NOT RESTRICT OR OBSTRUCT PUBLIC STREETS OR ACCESS TO ANY BUILDING. A MINIMUM OF 20'-0" TRAVEL LANE MUST REMAIN CLEAR AND UNOBSTRUCTED FOR EMERGENCY VEHICLE ACCESS AT ALL TIMES. ALL REQUIRED FIRE LANES, INCLUDING WITHIN 15'-0" OF FIRE HYDRANTS, MUST REMAIN CLEAR AND UNOBSTRUCTED AT ALL TIMES. ALL OVERFLOW PARKING AND MATERIAL STORAGE TO OCCUR AT STAGING AND STORAGE LOT PER CONTRACTOR AND CONTRACTOR'S AGREEMENT WITH PROPERTY OWNER.
- MATERIAL DELIVERIES: AS INDICATED IN PLAN. ALL MATERIAL OVERFLOW TO OCCUR AT STAGING AND STORAGE LOT PER CONTRACTOR AND CONTRACTOR'S AGREEMENT WITH PROPERTY OWNER.
- TEMPORARY RESTROOM: TO BE LOCATED AT EAST CORNER OF LOT, AS INDICATED IN PLAN.
- JOB TRAILER: 8'x24' TRAILER AS INDICATED IN PLAN.
- DUMPSTER: TO BE LOCATED AT SOUTH CORNER OF LOT, AS INDICATED IN PLAN.
- SCREENING: TEMPORARY WIND AND DEBRIS FENCE TO BE CONSTRUCTED PER CONTRACTOR AS INDICATED IN PLAN.
- USE OF RIGHT OF WAYS: LIMITED TO WHAT IS INDICATED IN PLAN.
- TRUCKING ROUTES: ALL TRUCKING SHALL OCCUR IN A NORTH TO SOUTH MANNER, ENTERING SAGE ROAD FROM WARM SPRINGS ROAD AND EXITING SAGE ROAD ON SKIWAY DRIVE RETURNING TO WARM SPRINGS ROAD AT THE 4-WAY STOP SIGN.
- RIPARIAN, HILLSIDE, TREE PROTECTION, AND RE-SEEDING OF DISTURBED AREAS: ALL DISTURBED HILLSIDES TO BE MAINTAINED IN COMPLIANCE WITH THE CITY OF KETCHUM BUILDING CODE 15.06.030 SECTIONS J-K.
- SITE CLEAN UP: THE JOB SITE SHALL BE KEPT IN A CLEAN AND ORDERLY CONDITION. TRASH SHALL BE PICKED UP ON THE SITE AND SURROUNDING AREAS DAILY, AND MATERIALS SHALL BE STORED IN A TIDY FASHION.
- EDGE OF ASPHALT TO BE DOCUMENTED BEFORE THE START OF CONSTRUCTION AND REPAIRED AS NECESSARY TO ITS ORIGINAL CONDITION POST CONSTRUCTION

MOUNTAIN OVERLAY PRE-APPLICATION REVIEW

PETER RESIDENCE

124 SAGE ROAD KETCHUM, IDAHO

ISSUE DATE

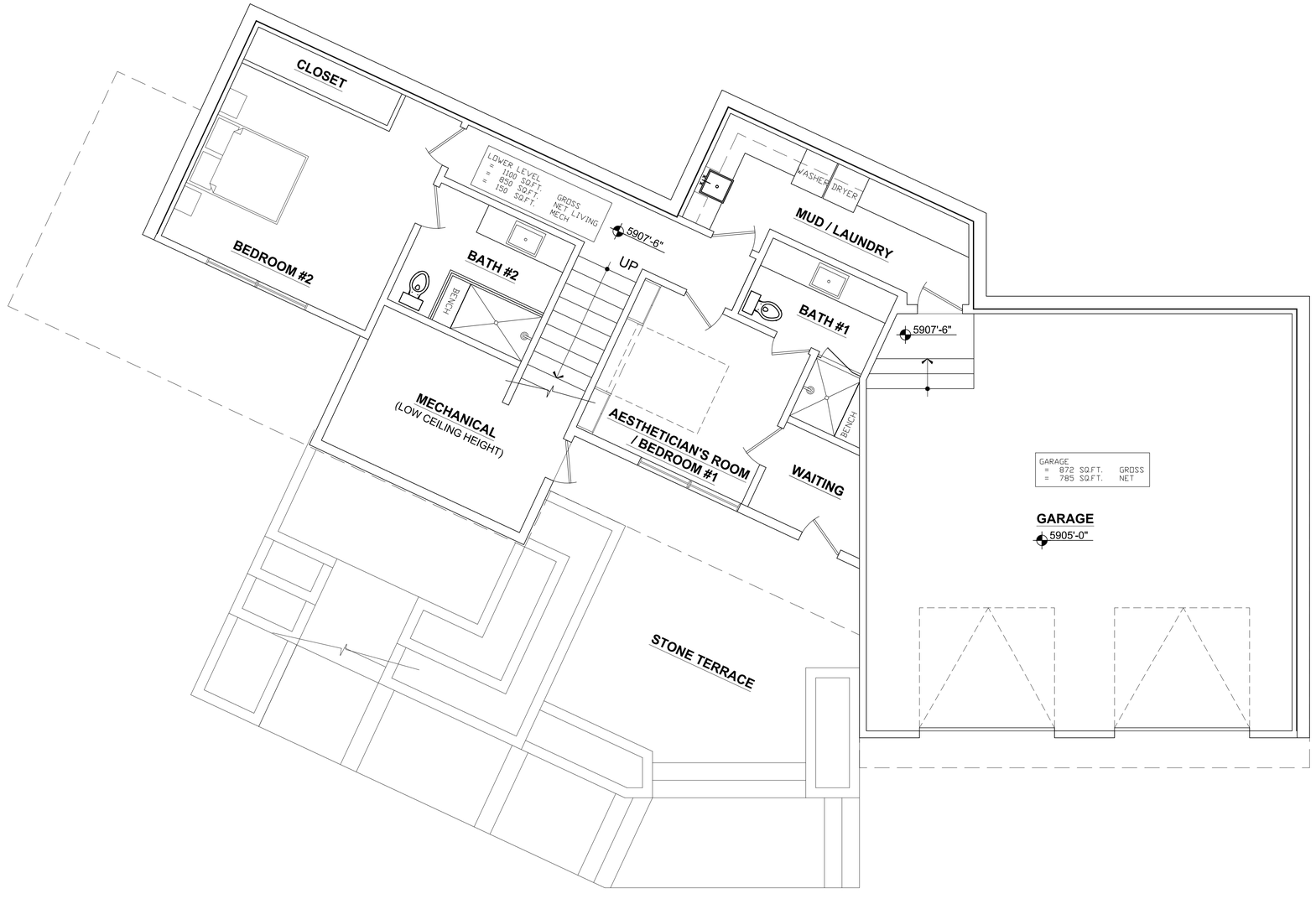
PROGRESS SET: JULY 26, 2017

PRELIMINARY NOT FOR CONSTRUCTION

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A1.2



LOWER LEVEL FLOOR PLAN

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

MOUNTAIN OVERLAY PRE-APPLICATION REVIEW

PETER RESIDENCE

124 SAGE ROAD KETCHUM, IDAHO

ISSUE DATE

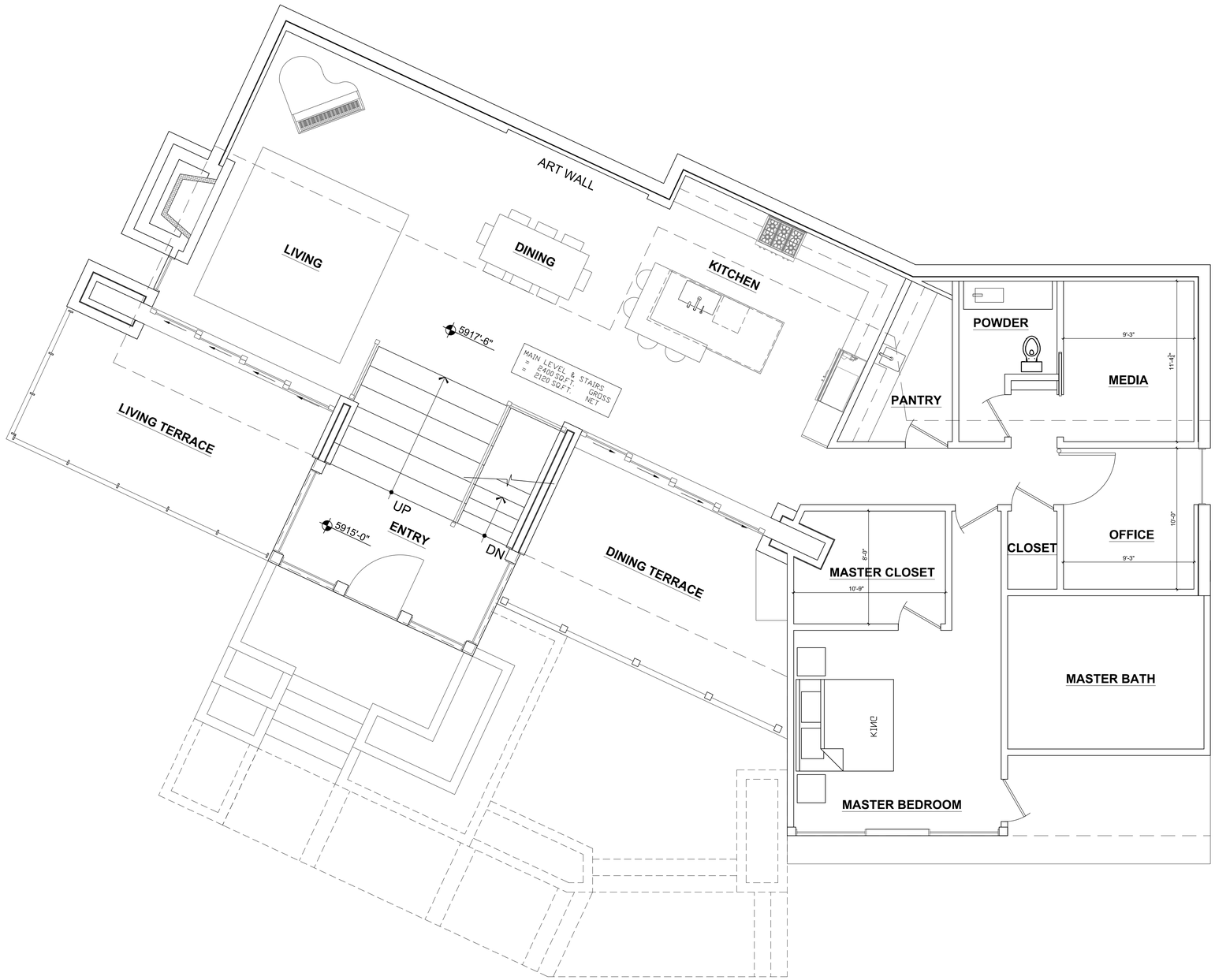
PROGRESS SET: JULY 26, 2017

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A2.0



UPPER LEVEL FLOOR PLAN

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

MOUNTAIN OVERLAY PRE-APPLICATION REVIEW

PETER RESIDENCE

124 SAGE ROAD KETCHUM, IDAHO

ISSUE DATE

PROGRESS SET: JULY 26, 2017

PRELIMINARY NOT FOR CONSTRUCTION

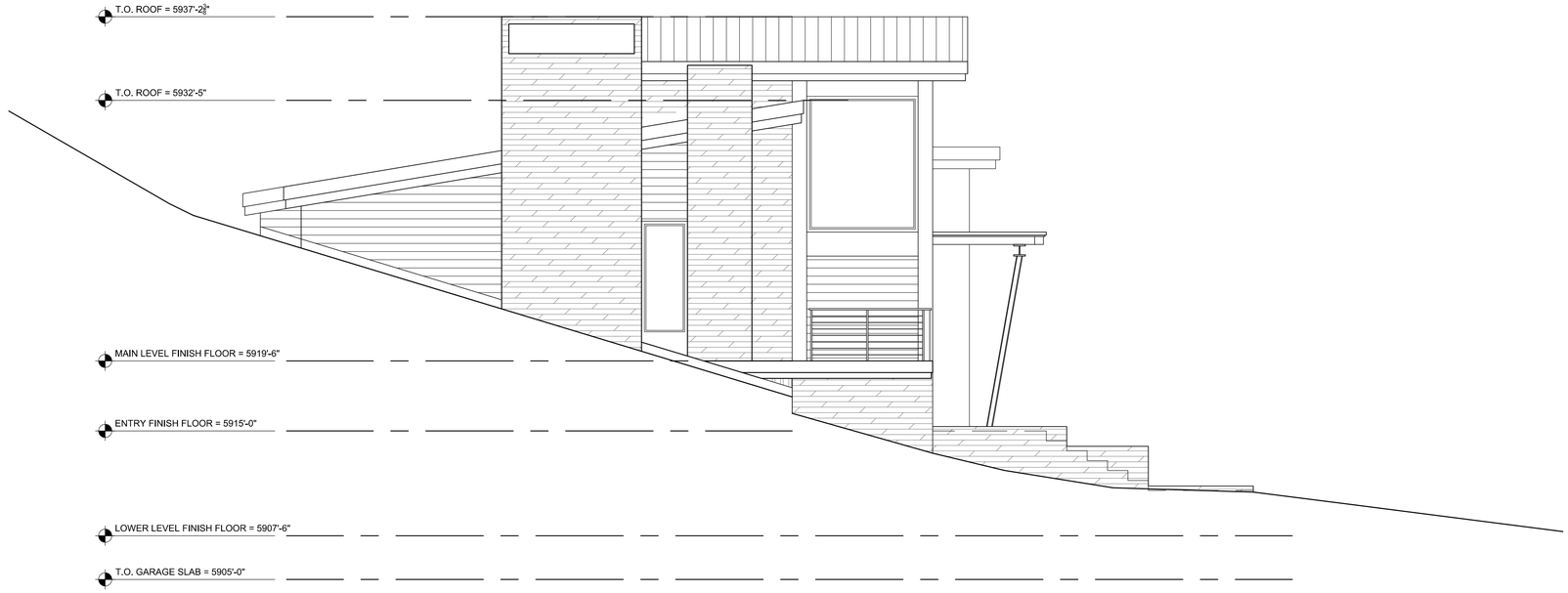
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A3.0

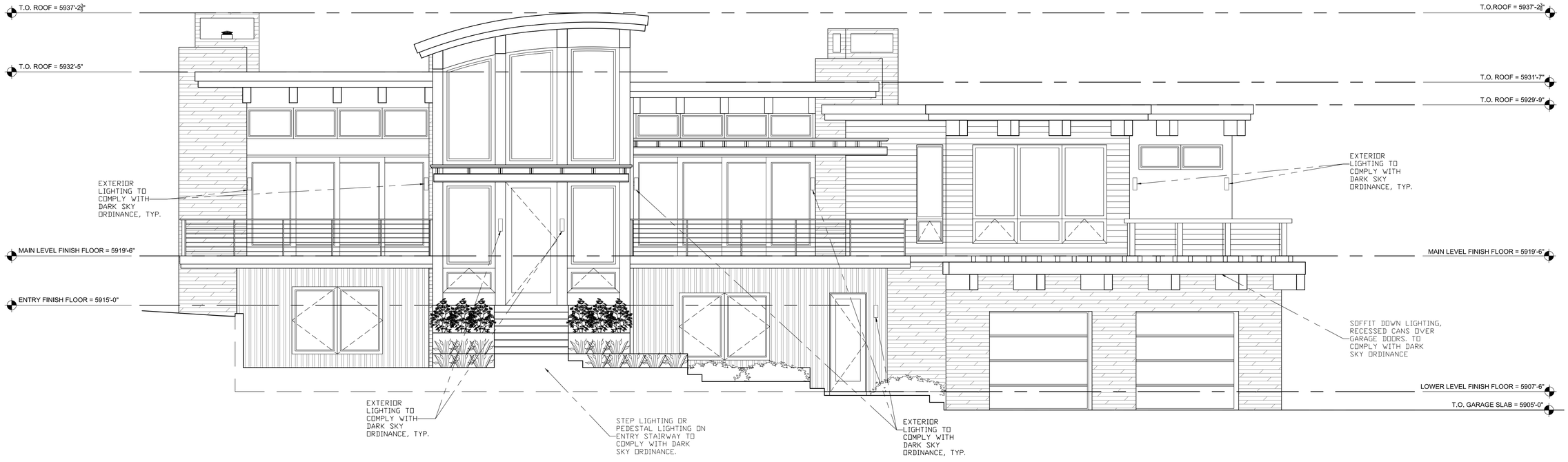
GENERAL NOTES:

- GLAZING - TO COMPLY WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE SECTION R308, R310, & R612
- EGRESS WINDOWS - TO COMPLY WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE SECTION R310
- STAIRS - TO COMPLY WITH THE 2012 INTERNATIONAL RESIDENTIAL CONE SECTION R311
- GUARDRAILS - TO COMPLY WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE SECTION R312
- SMOKE ALARMS - TO COMPLY WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE SECTION R314
- CARBON MONOXIDE DETECTORS - TO COMPLY WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE SECTION R315
- CHIMNEY AND FIREPLACE - TO COMPLY WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE CHAPTERS 10 & 18
- ALL WINDOW AND INTERIOR DOOR ELEVATIONS ARE 8'-0"" U.N.O.
- ALL EXTERIOR DOOR ELEVATIONS ARE 8'-0" U.N.O.
- REFER TO STRUCTURAL DRAWINGS & RCP PLANS FOR BEAM SIZE/ CALL OUTS NOT SHOWN
- ALL HOUSE WRAP SHOULD BE SEALED AT ALL LAPS, PENETRATIONS, AND TERMINATIONS
- ALL PIPING AND DUCTS IN CRAWL SPACE TO BE INSULATED TO R-8 MIN AND SEALED
- ALL FOUNDATION WALL TO HAVE A WATERPROOF MEMBRANE, OR AT A MIN, RUBBERIZED ASPHALT EMULSION WITH ALL CRACKS, JOINTS, AND PENETRATIONS REINFORCED WITH A WATERPROOF FLEXIBLE MEMBRANE
- PROVIDE "GRACE" ICE AND WATERSHIELD OR EQUIVALENT OVER THE FIRST 4'-0" MIN. INSIDE OF THE WALL LINE PER MANUFACTURERS REQUIREMENTS
- VERIFY DOWN-SPOUT LOCATIONS W/ ARCHITECT
- ALL VENT AND EXHAUST PIPES WITHIN 10'-0" OF EAVE LINE TO BE WATERPROOFED WITH CAULKING BEFORE INSTALLATION OF PIPE FLASHING
- SELF-ADHERING MEMBRANE SHOULD SEAL AROUND ALL PIPE PENETRATIONS
- SEE STRUCTURAL DRAWINGS FOR ADDITIONAL STRUCTURAL INFORMATION AND DETAILING
- ALL DOORS AND WINDOW OPENINGS SHOULD BE SEALED WITH A SELF-ADHERING MEMBRANE BEFORE THE DOOR AND WINDOWS ARE INSTALLED, THEN THE DOOR AND WINDOW FLANGES SHOULD BE SEALED WITH A SELF ADHERING MEMBRANE AFTER THEY ARE INSTALLED SO THE FLANGES ARE SANDWICHED
- THERE SHOULD BE A ¼" JOINT BETWEEN THE DOOR/WINDOW FRAMES AND ADJOINING MATERIAL. POLYURETHANE CAULKING SHOULD BE INSTALLED IN THE JOINTS
- THERE SHOULD BE METAL FLASHING ABOVE ALL DOORS AND WINDOWS
- SCUPPERS TO HAVE DOWNSPOUTS W/ HEAT TAPE TO DRYWELLS
- DOORS AND WINDOWS TO HAVE A MIN. OF .35 U-FACTOR VERIFY W. ENERGY REQUIREMENTS



WEST ELEVATION

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



SOUTH ELEVATION

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

ISSUE DATE

PROGRESS SET: JULY 26, 2017

MOUNTAIN OVERLAY PRE-APPLICATION REVIEW

PETER RESIDENCE

124 SAGE ROAD KETCHUM, IDAHO

PRELIMINARY NOT FOR CONSTRUCTION

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A4.0

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[PH] 440.653.5500 [F] 440.653.5555
HINKLEYLIGHTING.COM | FREDRICKRAMOND.COM



120V STEP LIGHT 58015BZ-LED
BRONZE

WIDTH:	7.5"
HEIGHT:	4.8"
WEIGHT:	1.0 LBS
MATERIAL:	CAST ALUMINUM
SOCKET:	3.80W LED *INCLUDED
LED INFO:	
LUMENS:	250
COLOR TEMP:	2700k
CRI:	80
INCANDESCENT EQUIVALENCY:	1 x 25W
DIMMABLE:	Yes, 12v on MLV dimmer only, 120v on ELV dimmer only.
NOTES:	PATENT: U.S. PATENTS NOS. 8,794,788 AND 8,882,293. | 3.8W LED 5.7VA. A WIRING KIT IS SUPPLIED.
LEADWIRE:	6.0"
VOLTAGE:	120V
UPC:	640665580105

AT HINKLEY, WE EMBRACE THE DESIGN PHILOSOPHY THAT YOU CAN MERGE TOGETHER THE LIGHTING, FURNITURE, ART, COLORS AND ACCESSORIES YOU LOVE INTO A BEAUTIFUL ENVIRONMENT THAT DEFINES YOUR OWN PERSONAL STYLE. WE HOPE YOU WILL BE INSPIRED BY OUR COMMITMENT TO KEEP YOUR 'LIFE AGLOW.'

life AGLOW®

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CASCADE 1834BZ
BRONZE

WIDTH:	8.0"
HEIGHT:	18.0"
WEIGHT:	4.0 LBS
MATERIAL:	EXTRUDED ALUMINUM
GLASS:	AMBER ETCHED ORGANIC RAIN
BACKPLATE WIDTH:	8.0"
BACKPLATE HEIGHT:	18.0"
SOCKET:	1-100W MED
DARK SKY:	YES
EXTENSION:	4.0"
TTO:	4.8"
CERTIFICATION:	C-US WET RATED
VOLTAGE:	120V
UPC:	640665183405

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City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
SPECIAL MEETING OF August 14th, 2017

PROJECT:	Hotel Ketchum Coffee Shop
FILE NUMBER:	#17-084
REPRESENTATIVE:	Mark de Reus; Local Contact: John Rowland
OWNER:	Ketchum & Mustard, LLC; Local Contact: Shannon Allen
REQUEST:	Design Review approval for a facility new coffee shop to replace the existing Bellemont Radio Station.
LOCATION:	620 North Main St. (Lot 2, S 2' of 3 Block 7)
ZONING:	Community Core – Retail Core (CC-A)
OVERLAY:	None
NOTICE:	Notice was mailed to the adjacent property owners of the subject property and posted in three public City locations on July 31st, 2017.
REVIEWER:	Carl Anderson, Associate Planner

BACKGROUND

The project was advanced from Pre-Application Design Review to Design Review by the Planning and Zoning Commission on July 10th, 2017. The property is located in the Community Core Retail Subdistrict (CC-A) and the Bellemont Radio Station previously occupied the site, which had been noticed as a historic demolition. The building was demolished and the proposed coffee shop will be new construction to occupy the existing foundation. The applicant is Ketchum and Mustard, LLC represented locally by Shannon Allen. The Pre-application Design Review is represented by John Rowland for Mark de Reus Architects. The applicant is proposing to demolish the existing Bellemont Radio Station Building to be replaced with a coffee shop. The existing building is a 1,364 square foot-building and the proposed coffee shop will be 1,364 square feet. The proposed coffee shop is intended serve primarily as an accessory amenity to hotel guest, however, the coffee shop will be open to the public.

ANALYSIS

Staff recommends approval of Design Review application from the Hotel Ketchum Coffee Shop. A full analysis and explanation of this recommendation is detailed within the staff report. The following items will need to be addressed by the applicant prior to the issuance of a building permit and are included as a recommended condition of approval.

Outstanding action items:
1. To be recorded with the Blaine County Recorder's office prior to the issuance of a building permit. The applicant has included a preliminary Grant of Easement and Access which will grant a permanent, non-exclusive easement and access to the following amenities on Grantor's Property:

- Vehicle Parking (a minimum of eight (8) spaces)
- Trash Services
- Shared Utilities
- Snow Storage
- Bike Parking

2. An updated parking analysis addressing the projected parking demand per City Code 17.125.070.B.

3. Garbage storage area screening shall be detailed and approved by the Planning and Building Department prior to the issuance of a building permit per City Code 17.96.060.F.7.

4. The water line must be replaced with a tap off the municipal line per Utilities Department comment located in Table 1.

DESIGN REVIEW

The purpose of Design Review is to maintain and enhance appearance, character, beauty and function of the city, to ensure that new development is complementary to the design of existing city neighborhoods and to protect and enhance the economic base of the City of Ketchum. Keeping in mind the purpose of this chapter and the application of the evaluation standards.

Design review is required for building, developing, or substantially altering the exterior of the following buildings or projects in all zoning districts:

1. Non-residential use
2. Public or semi-public use
3. Multi-family dwellings, including attached and detached townhomes
4. Mixed use
5. Any structure with an original construction date of 1940 or earlier

Design Review approval may be granted by the Commission only if the applicant demonstrates that:

1. The project does not jeopardize the health, safety or welfare of the public.
2. The project conforms to all applicable standards and criteria as set forth in this chapter, 17.96: Design Review, and any other standards as adopted or amended by the City of Ketchum from time to time.

As demonstrated in the supporting attachments staff believes the applicant has addressed all of the Design Review standards. Should the Commission agree, the Commission may allow the applicant to move forward with Design Review and may attach additional conditions to approval as it determines necessary to ensure the health, safety, or welfare of the public. All conditions must cite the appropriate standard for imposing such condition. Such conditions include, but are not limited to:

1. Ensuring compliance with applicable standards.
2. Requiring conformity to approved plans and specifications.
3. Requiring security for compliance with the terms of the approval.
4. Minimizing adverse impact on other development.
5. Controlling the sequence, timing and duration of development and ongoing maintenance.
6. Requiring more restrictive standards than those generally found in the Ketchum Municipal Code.

COMPREHENSIVE PLAN ANALYSIS

The proposed new construction of the Hotel Ketchum Coffee Shop is consistent with the uses, goals and policies listed below as specified within the 2014 Comprehensive Plan.

SUPPORTING SECTION	SUMMARY OF COMPLIANCE OF PROPOSED AMENDMENTS WITH THE 2014 COMPREHENSIVE PLAN
Future Land Use	
Commercial Employment	**Primary Uses:** The Commercial/Employment category predominantly provides a variety of business, service, arts/culture, public, hotel, motel and other types of visitor lodging, residential, office, and hospitality service uses. **Secondary Uses:** Visitor and neighborhood limited retail. Examples include convenience or boutique retail. Multi-family housing are also considered secondary uses. **Characteristics and Location:** The Commercial/Employment district includes Warm Springs base and is between the downtown and River Run Plaza. The area has good access and business exposure from Main Street and other arterial and collector streets. The intent is to allow for vertical or horizontal mix of uses on sites, including some high-density residential.
Community Design and Neighborhoods	
Policy CD-1.3 Compatible Infill and Redevelopment Projects	Infill and redevelopment projects should be contextually appropriate to the neighborhood and development in which they will occur. Context refers to the natural and manmade features adjoining a development site; it does not imply a certain style.

STAFF RECOMMENDATION

Staff recommends approval of the application and supporting plans as presented with the recommended conditions.

COMMISSION OPTIONS

1. **Denial of the Application**: "Motion to deny the application from the owner Ketchum & Mustard, LLC for the Design Review application finding the application **does not** meet the standards for approval under Chapter 17.96 of Ketchum Zoning Code, for the following reasons: [cite findings for denial]."
2. **Approval of the Application**: "Motion to approve the application from the owner Ketchum & Mustard, LLC for the Design Review application, finding the application meets the standards for approval under Chapter 17.96 of Ketchum Zoning Code with the following conditions: [insert conditions of approval here]"
3. **Continuation of the Application**: "Motion to continue the application from owner Ketchum & Mustard, LLC to a date certain of [insert date of meeting]."

RECOMMENDED CONDITIONS

Ketchum City Engineer, Streets, Utilities, Fire, Planning and Building Department requirements shall be met, including:

1. All departmental conditions as described in Table 1;
2. All staff conditions as described in Tables 2 and 3;
3. This Design Review approval is based on the plans and information presented and approved at the meeting on the date noted herein. Building Permit plans must conform to the approved Design Review plans unless otherwise approved in writing by the Planning and Zoning Commission or Administrator.

Any building or site discrepancies which do not conform to the approved plans will be subject to removal;

4. All building and fire code requirements as dictated by 2012 family of international codes shall apply to all construction onsite;
5. Per Title 17, Section 17.96.090: TERM OF APPROVAL: The term of design review approval shall be twelve (12) months from the date that findings of fact, conclusions of law and decision are adopted by the Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations;
6. All Design Review elements shall be completed prior to final inspection/occupancy;
7. Any work in the right-of-way will require a right-of-way encroachment permit, reviewed and approved by the City before installation;
8. An updated parking analysis addressing the projected parking demand per City Code 17.125.070.B. shall be submitted to the Planning and Building Department for approval prior to the issuance of a building permit;
9. Garbage storage area screening shall be including in building permit submittal for approval by the Planning and Building Department prior to the issuance of a building permit per City Code 17.96.060.F.7;
10. Per Utilities Department Comment the water line must be replaced with a tap off the municipal line per Utilities Department comment located in Table 1; and
11. All work within the right-or-way shall receive approval from the City of Ketchum Public Works Department and the Idaho Transportation Department prior to the issuance of a building permit.

ATTACHMENTS:

A. Table 1. Requirements for All Applications
B. Table 2. Zoning Standards Analysis
C. Table 3. Design Review Standards
D. Table 4: Design Review Standards for Community Core Projects
E. Application
F. Plans:
    a. Design Review Plan Set, dated: 07/21/2017
    b. Material Board, dated: 07/21/2017
    c. Proposed Exterior Lighting, dated: 07/21/2017
    d. Proposed Signage
G. Proposed Grant of Easement and Access to Amenities
H. Parking Analysis Galena Engineering, Inc.

Attachment A.

Table 1: Requirements for All Applications

City Department Comments				
Compliant				
Yes	No	N/A	City Code	City Standards and *Staff Comments*
☒	☐	☐	**17.96.040**	**Complete Application**
☒	☐	☐	**Police Department:** No comment at this time.	
☒	☐	☐	The above project shall meet all 2012 International Fire Code requirements in addition to specific City Building and Fire Ordinances. The monitored fire detection system shall meet NFPA 72 and be monitored by an approved alarm monitoring station. An approved key box shall be installed, with the appropriate keys, for emergency fire department access in a location approved by the fire department. Approved address numbers shall be placed in such a position to be plainly visible and legible from the road fronting the property. Numbers and letters shall be a minimum of four (4) inches tall, contrast with their background and be positioned a minimum of forty-eight (48) inches above final grade. Vehicle parking and material storage during construction shall not restrict or obstruct public streets or access to any building. A **minimum** twenty-foot travel lane for emergency vehicle access shall be maintained clear and unobstructed at all times. All required Fire Lanes, including within 15 feet of fire hydrants, shall be maintained clear and unobstructed at all times. Fire extinguishers shall be installed and maintained per 2012 IFC Section 906 both during construction and upon occupancy of the building. Spark arresters are required on all solid fuel burning appliance chimneys to reduce potential fires from burning embers. An 8 ½ by 11 color coded site map of this project shall be provided on paper and electronically to the fire department. This site map shall show the locations of gas shut-offs, power shut-offs, alarm panels, Knox boxes, access doors, egress windows, stairways and any additional fire department requirements. Exact details for color coded "On-Sites" can be found at www.ketchumfire.org. Final inspections of all fire department permit required installations by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance. A Final Inspection Checklist can be found at www.ketchumfire.org.	
☒	☐	☐	**Streets Department:** No amenities in the 8' sidewalk. Return rolled curb (driveway apron) to 6" square curb.	
☒	☐	☐	**Utilities:** • Initially, it was believed that the property was served by the KSW system. During demolition, it was discovered that the old line had been replaced with a tap off the municipal line. The line is not up to standards and must be replaced back to the main. The general contractor, Conrad Brothers, are aware of this. • The existing sewer service was protected and may be used for the future building.	
☒	☐	☐	**Parks/Arborist:** No Comment.	
☒	☐	☐	**Building:** The building must meet 2012 International Building Code.	
☒	☐	☐	**Planning and Zoning:** Comments are denoted throughout the staff report.	

Attachment B.

Table 2: Zoning Standards Analysis

<table>
<tr><th colspan="5">Compliance with Zoning Standards</th></tr>
<tr><th colspan="3">Compliant</th><th colspan="2">Standards and Staff Comments</th></tr>
<tr><th>Yes</th><th>No</th><th>N/A</th><th>Guideline</th><th>City Standards and Staff Comments</th></tr>
<tr><td>☒</td><td>☐</td><td>☐</td><td>17.12.040</td><td>Minimum Lot Area</td></tr>
<tr><td></td><td></td><td></td><td>Staff Comments</td><td>Required: 5,500 square feet minimum.
Existing: 4,308 square feet existing.</td></tr>
<tr><td>☒</td><td>☐</td><td>☐</td><td>17.124.040</td><td>Floor Area Ratios and Community Housing</td></tr>
<tr><td></td><td></td><td></td><td>Staff Comments</td><td>Permitted in CC
Permitted Gross FAR: 1.0
Inclusionary Housing Incentive: 2.25
Lot area: 4,308 square feet

Total Floor Area
<table><tr><th></th><th>Proposed</th><th>Existing</th></tr><tr><td>1st Floor</td><td>1,364 SF</td><td>1,364 SF</td></tr><tr><td>Total</td><td>1,364 Gross Floor Area</td><td>1,364 Gross Floor Area</td></tr></table>
Proposed
FAR: 0.32 (1,364 sf/4,308 sf)
Existing
FAR: 0.32 (1,364 sf/4,308 sf)</td></tr>
<tr><td>☒</td><td>☐</td><td>☐</td><td>17.12.040</td><td>Minimum Building Setbacks</td></tr>
<tr><td></td><td></td><td></td><td>Staff Comments</td><td>Minimum:
Front: 0’
Side: 0’
Rear: 0’

Proposed:
Front:18’-7.5’’ (Match existing)
Side (South):13’-3’’ (Match existing)
Side (North): 0’ -0’’ (Match existing)
Rear: 19’-9’’ (Match existing)</td></tr>
<tr><td>☒</td><td>☐</td><td>☐</td><td>17.12.040</td><td>Building Height</td></tr>
<tr><td></td><td></td><td></td><td>Staff Comments</td><td>Maximum Permitted: 42’
Proposed: 19’</td></tr>
<tr><td>☒</td><td>☐</td><td>☐</td><td>17.125.030.H</td><td>Curb Cut</td></tr>
<tr><td></td><td></td><td></td><td>Staff Comments</td><td>Required:
A total of 35% of the linear footage of any street frontage can be devoted to access to off street parking.
Proposed: Not proposed. The applicant is proposing to remove the existing curb cut along N. Main Street. Upon the removal of the existing curb cut, three additional on-street parking spaces will be created.</td></tr>
<tr><td>☒</td><td>☐</td><td>☐</td><td>17.125.020.A.2 & 17.125.050</td><td>Parking Spaces</td></tr>
<tr><td></td><td></td><td></td><td>Staff Comments</td><td>Off-street parking standards of this chapter apply to any new development and to any new established uses.

<u>Required:</u>
Restaurant, bars and eating/drinking establishment = 1 space per 100 square feet of assembly area.
Assembly Area: 794 SF / 100 SF = 8 (7.9)</td></tr>
</table>

				Proposed: *Staff is requiring a shared parking plan between the Bellemont Hotel and the proposed Hotel Ketchum Coffee Shop. The agreement shall be recorded with the Blaine County Recorder's office prior to the issuance of a Building Permit. The applicant has provided the proposed Grant of Easement located under attachment G.* *No on-site parking spaces are proposed for the Hotel Ketchum Coffee Shop. However, the subject property and the Hotel Ketchum Property, which surrounds the subject property on three sides, are held under the same ownership; the proposed coffee shop is being developed in order to provide an accessory amenity to the hotel use. In the recent approval for the Limelight Hotel, parking spaces were required for the primary uses- hotel rooms and residential units - but no parking spaces were required for the accessory food service/bar uses.* ***Staff assessment of proposed parking configuration and parking standards:*** *The proposed coffee shop is intended to primarily serve the hotel guest, staff considers the coffee shop to be an amenity of the hotel itself. The Hotel Ketchum has 58 hotel rooms and is required 44 parking spaces. The hotel site currently has 41 parking spaces. The applicant indicates on their site plan that the parking lot will be re-striped to accommodate two (3) additional parking spaces, resulting in 44 parking spaces.* *The Boulder Mountain Sub is 53,317 square feet in size. As the property is located in the Community Core, the property is eligible for an on-street parking credit at a ratio of four (4) parking space credits per 5,500 square feet of site area. 53,317 / 5,500 = 9.69 sections of site area 5,500 square feet in size; therefore, nine (9) sections x four (4) parking space credits = 36 on-street parking spaces credited.* *The total capacity for the Hotel Ketchum Hotel's on-site and street parking capacity will be 80 spaces after the parking lot is restriped, which exceeds the parking requirement for the hotel use by 36 parking spaces. When the eight (8) parking spaces are included in the total required parking spaces for the combined uses, the remaining parking spaces available twenty-eight (28) when including the on-street parking credit. Because the proposed coffee shop is held under the same ownership as the hotel, because the coffee shop is being developed as an accessory amenity to the hotel, and because parking spaces in excess of what is required for the hotel use are provided, staff finds the parking requirements for the coffee shop may be met through the shared parking agreement.* *The proposed coffee shop and the Hotel Ketchum fall under the same ownership. The project is proposed to share a parking lot with the existing Hotel Ketchum. The applicant is proposing to remove the existing curb and drive aisle on-site and restripe the parking lot to create three (3) additional on-site parking spaces.* *See the attached proposed Grant of Easement and Access which indicates that the minimum eight (8) parking spaces required for the retail use of the proposed coffee shop be provided on the Hotel Ketchum parking lot through a permanent, non-exclusive easement agreement.* *See the letter submitted by Galena Engineering, INC, located in Attachment H, detailing the parking requirements as per City Code. The attached parking analysis does not address how parking demand is addressed. Staff has requested an updated analysis detailing how parking demand is met, which should include an analysis of the parking demand generated by the proposed use. The applicant has indicated that the updated analysis will be provided. Staff recommends that the updated parking demand analysis be submitted to the Planning and Building Department and*

				approved prior to the issuance of the building permit. The analysis shall include the projected parking demand of the proposed coffee shop.
☒	☐	☐	***17.18.150***	**Zoning Matrix**
			Staff Comments	**17.18.130: Community Core District** **A. Purpose: T**he purpose of the CC community core district is to promote a compact and cohesive center of commerce and culture, to promote an attractive and safe pedestrian environment which includes sidewalks, gathering spaces, streetscape amenities and landscaping, to retain the unique small town scale and character and to encourage buildings which respect Ketchum's historical and geographic context while providing diversity. Compatible mixed uses including retail, office, residential and cultural uses are encouraged. Commercial uses are concentrated in the CC district which is consistent with the city's comprehensive plan and the downtown master plan.

Attachment C.
Table 3: Design Review Standards for all projects

Design Review Requirements **IMPROVEMENTS AND STANDARDS: 17.96.060** Improvements and standards for all projects listed in subsection 17.96.010A of this chapter:				
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.96.060(A)(1) Streets**	**The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development.**
			Staff Comments	*The property is served by a public roadway. This standard has been met.*
☒	☐	☐	**17.96.060(A)(2) Streets**	**All street designs shall be approved by the City Engineer.**
			Staff Comments	*The site is served by an existing street. The applicant is aware of this requirement and the final street design shall be approved by the City Engineer prior to the issuance of a building permit.*
☒	☐	☐	**17.96.060(B)(1)**	**All projects under 17.96.010(A) that qualify as a "Substantial Improvement" shall install sidewalks as required by the Public Works Department.**
			Staff Comments	*The project qualifies as a substantial improvement and shall install sidewalks as required by the Public Works Department. The applicant is proposing a new concrete sidewalk, curb and gutter at the front of the property along N. Main St. The sidewalk curb and gutter are proposed to match existing. The final design shall receive approval from the Idaho Transportation Department and the City of Ketchum Public Works Department prior to the issuance of a building permit.* *17.08 Substantial Improvement: Includes the following:* *A. Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure over a three (3) year time frame either:* *1. Before the improvement or repair is started; or* *2. If the structure has been damaged and is being restored, before the damage occurred. For the purpose of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.*
☒	☐	☐	**17.96.060 (B)(2)c**	**Sidewalk width shall conform to the City's right-of-way standards, however the City Engineer may reduce or increase the sidewalk width and design standard requirements at their discretion.**
			Staff Comments	*The proposed sidewalk width conforms to the City right of way standards.*
☐	☐	☒	**17.96.060 (B)(3)**	**Sidewalks may be waived if one of the following criteria is met:** **a. The project comprises an addition of less than 250 square feet of conditioned space.** **b. The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a**

				sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.
			Staff Comments	*N/A.*
☒	☐	☐	**17.96.060 (B)(4)**	**The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.**
			Staff Comments	*The proposed sidewalks will be constructed equal to the length of the subject property line adjacent to N. Main St.*
☒	☐	☐	**17.96.060 (B)(5)**	**New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.**
			Staff Comments	*New concrete sidewalks adjacent to N. Main St. are proposed which will provide pedestrian connections to the existing sidewalk. The final sidewalk design shall receive approval from the City of Ketchum Public Works Department and Idaho Transportation Department prior to the issuance of a Building Permit.*
☒	☐	☐	**17.96.060 (B)(6)**	**The City may approve and accept voluntary cash contributions in-lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be one hundred ten percent (110%) of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in-lieu contribution shall be paid before the City issues a certificate of occupancy.**
			Staff Comments	*A contribution in-lieu for this project is not recommended.*
☒	☐	☐	**17.96.060(C)(1)**	**All storm water shall be retained on site.**
			Staff Comments	*All storm water will be retained on site. The applicant shall receive final approval from the Public Works Department on the proposed site grading and drainage plan prior to the issuance of a Building Permit.*
☒	☐	☐	**17.96.060(C)(2)**	**Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.**
			Staff Comments	*The proposed drainage improvements are equal to the length of the subject property lines adjacent to N. Main St. All drainage improvements shall require approval from the Public Works Department prior to the issuance of a building permit.*
☒	☐	☐	**17.96.060(C)(3)**	**The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.**
			Staff Comments	*Additional drainage improvements are not recommended at this time.*
☒	☐	☐	**17.96.060(C)(4)**	**Drainage facilities shall be constructed per City standards.**
			Staff Comments	*The Public Works Department has reviewed the drainage facilities and has no concerns at this time.*
☒	☐	☐	**17.96.060(D)(1)**	**All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.**
			Staff Comments	*The applicant is aware of this requirement and the plans show all applicable utility locations.*
☒	☐	☐	**17.96.060(D)(2)**	**Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.**
			Staff Comments	*The applicant is aware of this requirement. All existing utilities are located underground and all new utilities will be located underground. The City of Ketchum Utilities Department has stated that the site is not served by the KSW system and it was discovered that the old line had been replaced with a tap off the municipal line. The current line does not comply with City standards and must be replaced back to the main. The applicant is aware of this and will comply with this standard prior to the issuance of a building permit.*
☒	☐	☐	**17.96.060(D)(3)**	**When extension of utilities is necessary all developers will be required to pay for and install two (2") inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with city of Ketchum standards and at the discretion of the City Engineer.**
			Staff Comments	*The applicant is aware of this requirement and will comply with these standards and receive approval from the City Engineer prior to the issuance of a building permit.*

☒	☐	☐	**17.96.060(E)(1)**	**The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.**
			Staff Comments	*The property is zoned Community Core Retail Core subdistrict (CC-A). The proposed materials and colors will be complementary with the townscape, surrounding neighborhood and the adjoining Hotel Ketchum, currently under remodel. The Hotel Ketchum adjoins the proposed coffee shop, which is primarily intended to serve the guest of the existing hotel. The proposed materials of the Hotel Ketchum Coffee Shop are in lighter tones and will serve to complement the Hotel Ketchum.* *The applicant is proposing a light gray hand troweled exterior plaster wall to be accented by a combination of black aluminum clad wood doors and windows, blackened steel window surround, planters and detailing, and red painted steel windows and doors surround.* *The applicant has included a master signage plan. The proposed signage is complementary with the townscape, surrounding neighborhoods and adjoining structures.*
☒	☐	☐	**17.96.060(E)(2)**	**Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.**
			Staff Comments	*There are no identified landmarks on the property which provide a historical and/or cultural importance to the neighborhood/community.*
☒	☐	☐	**17.96.060(E)(3)**	**Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.**
			Staff Comments	*The Bellemont Radio Station occupied the site at the time of Pre-Application Design Review for the Hotel Ketchum Coffee Shop and was noticed for demolition per chapter 15.16.040 Historic Demolition. The building was demolished and the proposed coffee shop will be new construction to occupy the existing foundation.*
☒	☐	☐	**17.96.060(F)(1)**	**Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.**
			Staff Comments	*The proposed building and site layout provide unobstructed pedestrian accesses to the proposed sidewalk adjacent to N. Main St and the entryway is clearly defined.*
☒	☐	☐	**17.96.060(F)(2)**	**The building character shall be clearly defined by use of architectural features**.
			Staff Comments	*The proposed Hotel Ketchum Coffee Shop will be placed on the same foundation as the existing Bellemont Radio Station. The Coffee shop is single story and is clearly defined by the use of architectural features. The building will have a ballasted membrane flat roof system. The design includes the use of a slight overhang of the entrance from N. Main St. and a portion of the building extends towards the proposed terrace at the front of the building. The applicant also proposes planters underneath the windows at the front of the building. The combination of these design element provide depth to the structure and create an inviting atmosphere for pedestrian traffic and patrons of the coffee shop.* *The north portion of the coffee shop does not include windows and is left blank, with the exception of the gas fire place which extends to the property line. This side of the building includes landscaping to complement the north façade.* *The south facing façade includes a small overhang to provide shelter for pedestrian access at the side of the building. The applicant has utilized a vertical window and a side entrance, clad in the blackened steel, red painted steel and black aluminum, to break up the appearance of bulk at the south facing façade.* *The east façade serves as rear of the building will provide access for the staff of the coffee shop. The elevation contains an entry way for staff and a roof overhang to break up the massing of the façade.*
			17.96.060(F)(3)	**There shall be continuity of materials, colors and signing within the project.**

☒	☐	☐	***Staff Comments***	*The proposed materials provide a continuity of materials and colors for the project. The applicant is proposing hand troweled light-gray exterior plaster on all exterior walls. Blackened Steel is shown at the planters and window surround providing complement to light-gray plaster. Additionally, red painted steel window and door surround is shown at the front and south entrance of the proposed coffee shop, providing complement to the proposed black aluminum clad wood doors and windows.*
☒	☐	☐	**17.96.060(F)(4)**	**Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.**
			Staff Comments	*The proposed landscape features within the project complement the principal building and utilize the blackened steel window surround, planters and detailing.*
☒	☐	☐	**17.96.060(F)(5)**	**Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.**
			Staff Comments	*The proposed building walls provide undulation/relief which will reduce the appearance of bulk and flatness. See staff comment in in section 17.96060.F.2 for further description.*
☒	☐	☐	**17.96.060(F)(6)**	**Building(s) shall orient towards their primary street frontage.**
			Staff Comments	*The proposed Coffee Shop orients towards N Main St. which is the primary street frontage for the property.*
☒	☐	☐	**17.96.060(F)(7)**	**Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.**
			Staff Comments	*The proposed garbage storage area is located in a shared location at the northeast corner of the Hotel Ketchum property. The location is existing and shall be screened from public view. The applicant has indicated that the garbage storage area will be screened from public view. The applicant shall submit materials for the proposed screening to be approved by the Planning and Building department prior to the issuance of a building permit.* *See the attached proposed Grant of Easement and Access which indicates that the garbage storage area for the proposed coffee shop be provided on the Hotel Ketchum parking lot through a permanent, non-exclusive easement agreement.*
☒	☐	☐	**17.96.060(F)(8)**	**Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.**
			Staff Comments	*The applicant is proposing a flat roof system. The building design includes weather protection at the front entrance along N. Main St. by utilizing the proposed roof overhang. An awning is proposed at the south entrance at the side property line and the overhang is utilized at the rear of the property.*
☒	☐	☐	**17.96.060(G)(1)**	**Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.**
			Staff Comments	*Pedestrian and bicycle access is located from the sidewalk along N. Main St and along the rear and side of the property, connecting the property to the parking at the rear.*
☒	☐	☐	**17.96.060(G)(2)**	**Awnings extending over public sidewalks shall extend five (5') feet or more across the public sidewalk but shall not extend within two (2') feet of parking or travel lanes within the right of way.**
			Staff Comments	*Awnings are not proposed to extend over a public sidewalk. Per City Code: 17.08.020, an awning is defined as a covered architectural projection that extends from the exterior wall of a building for the purpose of providing shade, shelter or aesthetic value to the building facade.*
☒	☐	☐	**17.96.060(G)(3)**	**Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.**
			Staff Comments	*Bicycle and pedestrian traffic will flow safely onto the sidewalk adjacent to N. Main St. Adequate sight distances have been provided.*
☒	☐	☐	**17.96.060(G)(4)**	**Curb cuts and driveway entrances shall be no closer than twenty (20') feet to the nearest intersection of two or more streets, as measured along the property line**

				adjacent to the right of way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.
			Staff Comments	*Curb cuts and driveway entrances are not proposed. The applicant is proposing to remove the existing curb cut at the front of the property.*
☒	☐	☐	**17.96.060(G)(5)**	**Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.**
			Staff Comments	*Emergency and service vehicles can access the site from the west side of the property along N. Main St. or from the rear of the property from the parking lot of the Bellemont Hotel, providing unobstructed access for emergency vehicles, snowplows, and garbage trucks.*
☒	☐	☐	**17.96.060(H)(1)**	**Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas**.
			Staff Comments	*The plans show snow storage at the south east corner of the shared parking lot. The applicant has stated that the designated snow storage areas are for temporary snow storage. Snow will be removed from the designated snow storage locations throughout the winter months.*
☒	☐	☐	**17.96.060(H)(2)**	**Snow storage areas shall be provided on site.**
			Staff Comments	*Snow storage for the coffee shop is shown on three parking spaces located on the Hotel Ketchum parking lot, at the southeast portion of the lot. The applicant states that the three designated parking spaces will serve as temporary snow storage and that snow will be hauled from the proposed temporary snow storage location.* *See the attached proposed Grant of Easement and Access which indicates that the snow storage for the proposed coffee shop be provided on the Hotel Ketchum parking lot through a permanent, non-exclusive easement agreement.*
☒	☐	☐	**17.96.060(H)(3)**	**A designated snow storage area shall not have any dimension less than five (5') feet and shall be a minimum of twenty five (25) square feet.**
			Staff Comments	*The proposed snow storage area satisfies this requirement.*
☒	☐	☐	**17.96.060(H)(4)**	**In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.**
			Staff Comments	*See staff comment in section 17.96.060. H.2.*
☒	☐	☐	**17.96.060(I)(1)**	**Landscaping is required for all projects**.
			Staff Comments	*The applicant has proposed landscaping.*
☒	☐	☐	**17.96.060(I)(2)**	**Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.**
			Staff Comments	*The proposed landscaping satisfies this requirement and serves to enhance and complement the neighborhood and townscape.*
☒	☐	☐	**17.96.060(I)(3)**	**All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.**
			Staff Comments	*The proposed landscaping shall be drought tolerant. The City Arborist has reviewed the proposed landscaping and has no concerns at this time.*
☒	☐	☐	**17.96.060(I)(4)**	**Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.**
			Staff Comments	*The proposed landscaping will provide a substantial buffer between the proposed coffee shop and traffic along N. Main St.*
☒	☐	☐	**17.96.060(J)(1)**	**Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.**

			Staff Comments	*Sidewalks are required for the project, however, due to maintenance concerns of the sidewalk at the front of the property, the Public Works Department does not approve pedestrian amenities within the right of way. Should the commission find that the applicant shall provide additional amenities, staff recommends that they be located on the subject property.*

Attachment D.

Table 4: Design Review Standards for Community Core Projects

IMPROVEMENTS AND STANDARDS: 17.96.070 - Community Core (CC) Projects In addition to the requirements of section 17.96.060 of this chapter, unless otherwise specified, the standards of this section apply to projects in the Community Core district. The purpose of this section is to ensure the addition of high quality architecture for new development, while maintaining the unique character of existing building stock found in the Community Core.				
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	***17.96.070 A(1)***	**Street trees, street lights, street furnishings, and all other street improvements shall be installed or constructed as determined by the Public Works Department.**
			Staff Comments	*Street trees, street lights, street furnishings have not been proposed. See staff comment under section 17.96.060.J.1 regarding pedestrian amenities within the right-of-way. The applicant is proposing to remove the existing curb cut to be replaced with sidewalk, curb and gutter at the front of the property. Additionally, the removal of the curb cut will create approximately three (3) on-street parking spaces.*
☐	☐	☒	**17.96.070(A)(2) Streets**	**Street trees with a minimum caliper size of three (3") inches, shall be placed in tree grates.**
			Staff Comments	*N/A. Street trees are not proposed.*
☒	☐	☐	**17.96.070(A)(3)**	**Due to site constraints, the requirements of this subsection 17.96.070.A may be modified by the Public Works Department.**
			Staff Comments	*See comment from the Public Works Department.*
☒	☐	☐	**17.96.070 (B)(1)**	**Facades facing a street or alley or located more than five (5') feet from an interior side property line shall be designed with both solid surfaces and window openings to avoid the creation of blank walls and employ similar architectural elements, materials, and colors as the front façade.**
			Staff Comments	*The south, east and west facing facades have been designed to include both solid surfaces and window openings intended to avoid the creation of blank walls. The north facing façade is not located more than five (5') feet from the interior side property line, however, this façade employs similar architectural elements, materials, and colors as the front façade. See staff comment in Table 3, section 17.96.060(F) (2) for further detail.*
☒	☐	☐	**17.96.070 (B)(2)**	**For nonresidential portions of buildings, front building facades and facades fronting a pedestrian walkway shall be designed with ground floor storefront windows and doors with clear transparent glass. Landscaping planters shall be incorporated into facades fronting pedestrian walkways.**
			Staff Comments	*Ground floor storefront windows and doors with clear transparent glass are proposed at the front of the proposed coffee shop. Landscaping planters have been incorporated into the façade front the pedestrian walkway along N. Main St.*
☒	☐	☐	**17.96.070 (B)(3)**	**For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows.**
			Staff Comments	*The front facing façade is designed to not obscure views into the windows of the coffee shop.*
☒	☐	☐	**17.96.070 (B)(4)**	**Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited.**
			Staff Comments	*The applicant is proposing to utilize a flat top roof which is compatible with the overall style and character of the structure itself, as well as the surrounding structures. Reflective materials are not proposed.*
☐	☐	☒	**17.96.070 (B)(5)**	**All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters, and downspouts.**

			Staff Comments	*N/A. The applicant is proposing a flat top roof.*
☒	☐	☐	**17.96.070 (B)(6)**	**Roof overhangs shall not extend more than three (3') feet over a public sidewalk. Roof overhangs that extend over the public sidewalk shall be approved by the Public Works Department.**
			Staff Comments	*Roof overhangs are not proposed to extend over the public sidewalk.*
☒	☐	☐	**17.96.070 (B)(7)**	**Front porches and stoops shall not be enclosed on the ground floor by permanent or temporary walls, windows, window screens, or plastic or fabric materials.**
			Staff Comments	*Front porches and stoop areas are not proposed. The proposed outdoor seating area on located at the front of the property shall not be enclosed by permanent or temporary walls, windows, window screens, or plastic/fabric materials.*
☒	☐	☐	**17.96.070(C)(1)**	**Trash disposal areas and shipping and receiving areas shall be located within parking garages or to the rear of buildings. Trash disposal areas shall not be located within the public right of way and shall be screened from public views.**
			Staff Comments	*The trash disposal area is shown to be shared with the Hotel Ketchum and located on Lot 1 of the Boulder Mountain Village Sub. The proposed location is not located within the public right of way and the applicant has indicated that the trash disposal area will be screened from public view. The applicant shall submit materials for the proposed screening to be approved by the Planning and Building department prior to the issuance of a building permit.* *See the attached proposed Grant of Easement and Access which indicates that the garbage storage/trash disposal for the proposed coffee shop be provided on the Hotel Ketchum parking lot through a permanent, non-exclusive easement agreement.*
☒	☐	☐	**17.96.070(C)(2)**	**Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design.**
			Staff Comments	*Roof and ground mounted mechanical/electrical equipment is not proposed. Screening shall be provided should any roof and/or ground mounted mechanical/electrical equipment be provided in the future.*
☒	☐	☐	**17.96.070(D)(1)**	**When a healthy and mature tree is removed from a site, it shall be replaced with a new tree. Replacement trees may occur on or off site.**
			Staff Comments	*The applicant is proposing to locate three (3) medium sized trees on the site. Two additional Multi-Stem Quaking Aspen are proposed on the adjacent property to the north.*
☒	☐	☐	**17.96.070(D)(2)**	**Trees that are placed within a courtyard, plaza, or pedestrian walkway shall be placed within tree wells that are covered by tree grates.**
			Staff Comments	*The applicant is proposing one (1) Quaking Aspen and two (2) Multi-Stem Quaking Aspen located on the subject property within along the street side terrace and walkway surrounding the proposed structure. As the Quaking Aspen at the south most property line is located within a pedestrian walkway accessing the site the applicant shall place the Quaking Aspen within tree wells that are covered by tree grates. The applicant has indicated that this standard will be met. The remainder are not considered to be located within a courtyard, plaza or pedestrian walkway.*
☐	☐	☒	**17.96.070(D)(3)**	**The city arborist shall approve all parking lot and replacement trees.**
			Staff Comments	*N/A. Parking lot and replacement trees are not proposed.*
☐	☐	☒	**17.96.070(E)(1)**	**Surface parking lots shall be accessed from off the alley and shall be fully screened from the street.**
			Staff Comments	*N/A.*
☐	☐	☒	**17.96.070(E)(2)**	**Surface parking lots shall incorporate at least one (1) tree and one (1) additional tree per ten (10) onsite parking spaces. Trees shall be planted in landscaped planters, tree wells and/or diamond shaped planter boxes located between parking rows. Planter boxes shall be designed so as not to impair vision or site distance of the traveling public.**
			Staff Comments	*N/A.*

☐	☐	☒	**17.96.070(E)(3)**	**Ground cover, low lying shrubs, and trees shall be planted within the planters and planter boxes. Tree grates or landscaping may be used in tree wells located within pedestrian walkways.**
			Staff Comments	*N/A. This standard is applicable to surface parking lots which are not proposed on the subject property.*
☒	☐	☐	**17.96.070(F)(1)**	**One (1) bicycle rack, able to accommodate at least two (2) bicycles, shall be provided for every four (4) parking spaces as required by the proposed use. At a minimum, one (1) bicycle rack shall be required per development.**
			Staff Comments	*The project requires eight (8) parking spaces. The total number of bike racks required are two (2) able to accommodate a total of four (4) bike. The applicant proposes two (2) bicycle racks, able to accommodate four (4) bikes, on the Hotel Ketchum property to the north of the pedestrian gathering area at the front of the proposed coffee shop.* *See the attached proposed Grant of Easement and Access which indicates that the bicycle rack for the proposed coffee shop be provided on the Hotel Ketchum parking lot through a permanent, non-exclusive easement agreement.*
☒	☐	☐	**17.96.070(F)(2)**	**When the calculation of the required number of bicycle racks called for in this section results in a fractional number, a fraction equal to or greater than one-half (1/2) shall be adjusted to the next highest whole number.**
			Staff Comments	*See above.*
☒	☐	☐	**17.96.070(F)(3)**	**Bicycle racks shall be clearly visible from the building entrance they serve and not mounted less than fifty (50') feet from said entrance or as close as the nearest non-ADA parking space, whichever is closest. Bicycle racks shall be located to achieve unobstructed access from the public right-of-way and not in areas requiring access via stairways or other major obstacles.**
			Staff Comments	*The proposed bicycle rack location is clearly visible from the building entrance and will not be mounted less than fifty (50') feet from the entrance. The bicycle rack location is such that it will not obstruct access to the public right-of-way and is not located in areas requiring access via stairways or other major obstacles.*

Attachment E. Application

City of Ketchum
Planning & Building

CERTIFIED COMPLETE
7/24/17

OFFICIAL USE ONLY	
File Number:	17-084
Date Received:	7/21/17
By:	CA
Fee Paid:	—
Approved Date:	
Approved By:	
ADRB Date:	
P&Z Date:	
Number of Days:	

Design Review Application

APPLICANT INFORMATION	
Project Name: Hotel Ketchum Coffee Shop	Phone: Shannon Allen (901)508-2191
Owner: Ketchum & Mustard, llc.; Local Contact: Shannon Allen	Mailing Address: 605 West Main St. Suite 2 Aspen, CO 81611
Email: shannon.allen@haymaxhotels.com	
Architect/Representative: Mark de Reus; Local Contact: John Rowland	Phone: John Rowland (208)928-7750
Email: johnrowland@dereusarchitects.com	Mailing Address: deReus Architects c/o John Rowland P.O. Box 1061 Hailey, ID 83340
Architect License Number: 1228	
Engineer of Record: Sean Flynn	Phone: (208)788-1705
Email: sflynn@galena-engineering.com	Mailing Address: 317 N. River ST. Hailey, ID 83333
Engineer License Number: 12497	

All design review plans and drawings for public commercial projects, residential buildings containing more than four (4) dwelling units and development projects containing more than four (4) dwelling units shall be prepared by an Idaho licensed architect or an Idaho licensed engineer.

PROJECT INFORMATION				
Legal Land Description: Lot 2, S 2' off 3 BLK 7				
Street Address: 620 North Main St. Ketchum, Idaho 83340				
Lot Area (Square Feet): 4,308 sq. ft.				
Zoning District: Community Core, Sub-District A-Retail Core				
Overlay District:	☐Floodplain	☐ Avalanche	☐Mountain	
Type of Construction:	■New	☐Addition	☐Remodel	☐Other (using existing foundation)
Anticipated Use: Coffee Shop			Number of Residential Units: 0	

TOTAL FLOOR AREA (No area change, re-using existing foundation)				
	Proposed		Existing	
Basements		Sq. Ft.		Sq. Ft.
1st Floor	1,364	Sq. Ft.	1,364	Sq. Ft.
2nd Floor		Sq. Ft.		Sq. Ft.
3rd Floor		Sq. Ft.		Sq. Ft.
Mezzanine		Sq. Ft.		Sq. Ft.
Total	1,364	Sq. Ft.	1,364	Sq. Ft.

FLOOR AREA RATIO		
Community Core: 31%	Tourist:	General Residential-High:

BUILDING COVERAGE/OPEN SPACE
Percent of Building Coverage: 41%

DIMENSIONAL STANDARDS/PROPOSED SETBACKS			
Front: Match Existing @18'-7.5" to 19'-11"	Side: Match Existing S. @13'-3"	Side: Match Existing N. @ 0'-0"	Rear: Match Existing @ 19'-9"
Building Height: 19'-0" off finished floor			

OFF STREET PARKING
Parking Spaces Provided: 8, in conjunction with shared parking agreement with hotel
Curb Cut: -NA- Sq. Ft. %

WATER SYSTEM	
■ Municipal Service	☐ 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.

Channon Allen 06/19/2017

Signature of Owner/Representative Date

DESIGN REVIEW EVALUATION STANDARDS

(May not apply to Administrative Design Review):

17.96.060: IMPROVEMENTS AND STANDARDS FOR ALL PROJECTS

A. Streets:
   1. The applicant shall be responsible for all costs associated with providing a connection from an existing city streets to their development.
   2. All streets designs shall be in conformance with the right-of-way standards and approved by the Public Works Director.

B. Sidewalks:
   1. All projects under 17.96.010(A) that qualify as a "Substantial Improvement" shall install sidewalks in conformance with the right-of-way standards. Sidewalk improvements may be waived for projects that qualify as a "Substantial Improvement" which comprise additions of less than 250 square feet of conditioned space.
   2. The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.
   3. New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.
   4. The city may approve and accept voluntary cash contributions in-lieu of the above described improvements, which contributions must be segregated by the city and not used for any purpose other than the provision of these improvements. The contribution amount shall be one hundred ten percent (110%) of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the Public Works Director. Any approved in-lieu contribution shall be paid before the city issues a certificate of occupancy.

C. Drainage:
   1. All storm water shall be retained on site.
   2. Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.
   3. The Public Works Director may require additional drainage improvements as necessary, depending on the unique characteristics of a site.

DESIGN REVIEW APPLICATION CERTIFICATION OF COMPLETENESS

Project Name: Hotel Ketchum Coffee Shop	Reviewed by:
Date: 7/21/2017	Time: 7/24/17

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 area lighting.

■ 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.

■ Construction management plan showing where staging will occur, where materials are stored and parking plan for contractors. If any staging or parking shall occur off-site, a staging/parking plan must be submitted including materials storage, excavation (backfill) stockpile areas, job trailers, blue rooms, dumpsters and contractor parking.

■ Building corners for all proposed buildings and additions shall be staked on the site and all trees proposed to be removed shall be flagged at least one week prior to the Commission meeting. The applicant shall install story poles, or other approved method, at the maximum roof peaks of the proposed buildings as required by the Administrator.

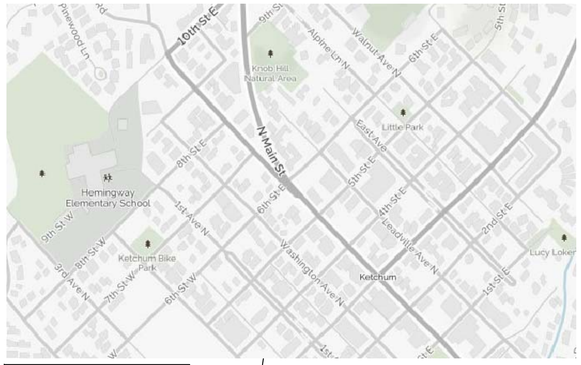
■ For projects requiring pre-application design review, a model or computer simulation renderings, as described in subsection 17.96.010(C) of this chapter shall be required.

- For new multi-tenant buildings, a master signage plan shall be submitted.
- The Administrator may waive some submittal requirements if it is determined the information is not relevant to the design review.
- Other information as required by the Administrator or the Commission.
- Design review fee shall be submitted as described in section 17.96.100 of this chapter.

STAFF COMMENTS:

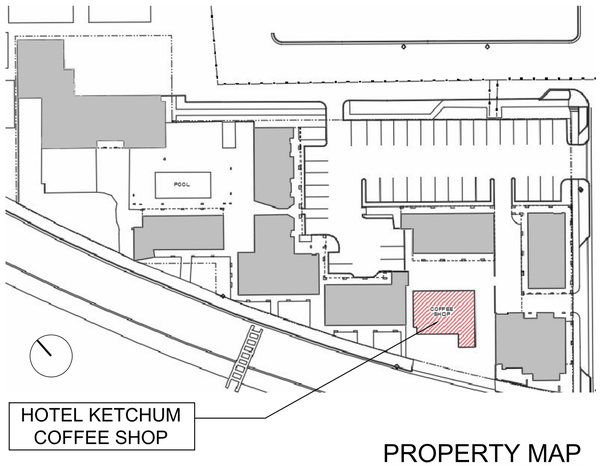
Attachment F. Plans

PROJECT LOCATION



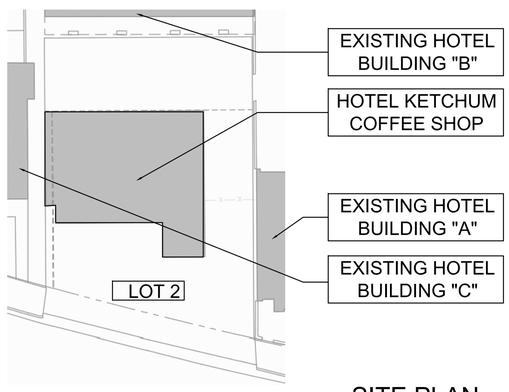
COMMUNITY MAP

SCALE: N.T.S.



PROPERTY MAP

SCALE: N.T.S.



SITE PLAN

SCALE: N.T.S.

PROJECT DATA

PROPERTY ADDRESS:

LOT 2, S 2' OFF 3 BLK 7
620 NORTH MAIN ST.
KETCHUM, ID 83340

LEGAL OWNER:

KETCHUM & MUSTARD, LLC
605 W MAIN ST.
SUITE 2
ASPEN, CO 81611

GENERAL ZONING ANALYSIS:

TAX MAP KEY NUMBER :	RPK0000007002A
GROSS SITE AREA:	4,308 S.F. (0.099 AC.)
BUILDING HEIGHT:	42'-0"; ACTUAL: 19'-0"
FRONT YARD SETBACK :	5'-0"; ACTUAL: 18'-7.5" TO 19'-11"
REAR YARD SETBACK:	0'-0"; ACTUAL: 19'-9"
SIDE YARD SETBACKS:	0'-0"; ACTUAL NORTH: 0'-0" ACTUAL SOUTH:13'-3"
ZONING DISTRICT:	COMMUNITY CORE (CC)
SUB-DISTRICT:	A, RETAIL CORE

AREA CALCULATIONS:

NET SQUARE FOOTAGE OF COFFEE SHOP:	1,253 SQ. FT.
GROSS SQUARE FOOTAGE OF COFFEE SHOP:	1,364 SQ. FT

CODE COMPLIANCE DATA:

BUILDING CODE:	2012 IBC
CONSTRUCTION TYPE:	TYPE V-B
OCCUPANCY:	GROUP A-2

GOVERNING AGENCIES:

CITY OF KETCHUM PLANNING & BUILDING
P.O. BOX 2315
480 EAST AVE. N.
KETCHUM, ID 83340

M-F: 8:30 am - 5:00 PM
PLANNING: (208) 726-7801
BUILDING: (208) 726-7802
FAX: (208) 726-7812

SOUTH CENTRAL PUBLIC HEALTH DISTRICT (BELLEVUE)

117 ASH ST.
BELLEVUE, ID 83313

M-F: 8:00 am - 5:00 PM
TEL: (208) 788-4335
FAX: (208) 788-0098

DIRECTORY

ARCHITECT:	DE REUS ARCHITECTS 333 S MAIN ST., STE 206 KETCHUM, IDAHO 83340 CONTACT: MARK DE REUS TEL (208) 928-7750
GENERAL CONTRACTOR:	CONRAD BROTHERS, INC P.O. BOX 3432 HAILEY, IDAHO 83333 CONTACT: PAUL CONRAD TEL (208) 726-3830
LANDSCAPE ARCHITECT:	EGGERS ASSOCIATES, PA 560 NORTH 2ND AVE. KETCHUM, IDAHO 83340 CONTACT: KURT EGGERS TEL (208) 725-0988
STRUCTURAL ENGINEER:	MAXWELL STRUCTURAL DESIGN STUDIO 105 LEWIS ST., STE 205 KETCHUM, IDAHO 83340 CONTACT: CRAIG MAXWELL TEL (208) 721-2171
CIVIL ENGINEER:	GALENA ENGINEERING 317 NORTH RIVER ST. HAILEY, ID 83333 CONTACT: SEAN FLYNN TEL (208) 788-1705

de Reus Architects
WAIMEA SUN VALLEY

333 SOUTH MAIN STREET, SUITE 206
KETCHUM, IDAHO 83340

MARK EDISON De REUS
LICENSED PROFESSIONAL ARCHITECT
NO. 1228
IDAHO, U.S.A.

PROJECT:

HOTEL KETCHUM
COFFEE SHOP

620 N. Main St.
Ketchum, Idaho

DE REUS ARCHITECTS, INC.
The designs and concepts shown are the sole property of de Reus Architects. The drawings may not be used except with the expressed written consent of de Reus Architects.

DATE	ISSUE
06-20-2017	Pre- Application Design Review
07-21-2017	Design Review

REVISIONS:

NO	DATE	ISSUE

DRAWING TITLE:

GENERAL NOTES

PROJECT #:	17-008
DRAWN BY:	AA
CHECKED BY:	JR/MDR

KEY PLAN:



DRAWING NO:

A001

GARBAGE / RECYCLING,
RE: L4.1

TEMP SNOW STORAGE AREA,
SNOW IS HAULED OFF SITE ALL
WINTER

LEADVILLE
AVE.

NOTE: REFER TO SHEET L4.1 FOR PARKING

(F)

POOL

(D)

(E)

(D)

ADA STALLS

LOADING

(B)

56'–11"

(A)

(C)

68'–3"

COFFEE
SHOP

LOT AREA:
4,308 SF

82'–10"

(A)

6TH
STREET
EAST

KEY NOTES

EXISTING HOTEL BUILDINGS, NO WORK

WORK LIMITED TO COFFEE SHOP & COFFEE SHOP SITE

HYW 75/
MAIN STREET NORTH

58'–9"

REMOVING CURB CUT AND
REPLACING W/ CURB & GUTTER
PROVIDES (3) ADDITONAL
ON-STREET PARKING STALLS,
RE: CIVIL SHEETS

OVERALL SITE PLAN
SCALE: 1/16"= 1'-0"

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WAIMEA SUN VALLEY

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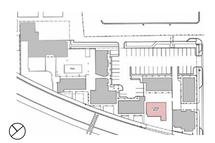
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DRAWING TITLE:

OVERALL SITE PLAN

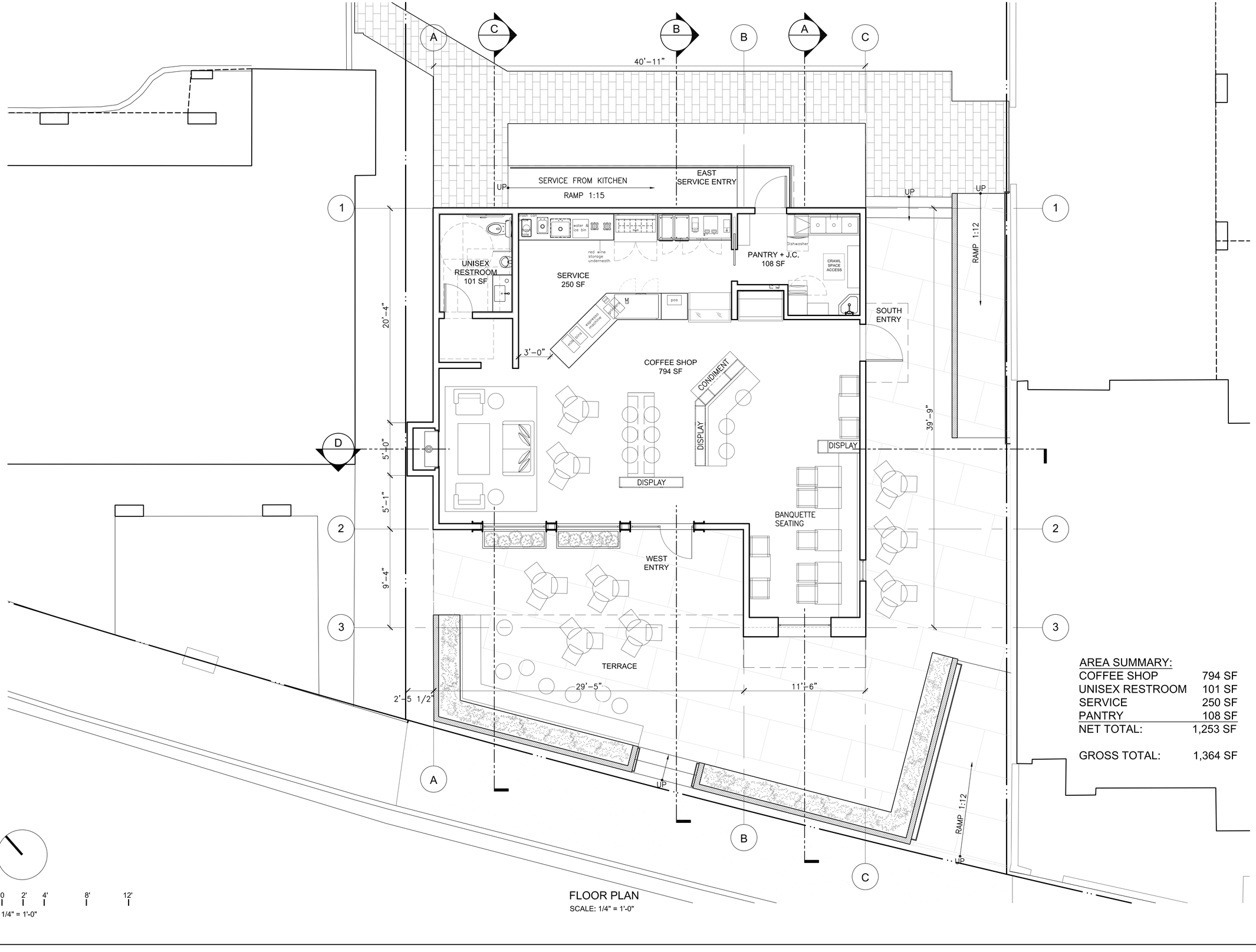
PROJECT #:	17-008
DRAWN BY:	AA
CHECKED BY:	JR/MDR

KEY PLAN:



DRAWING NO:

A100



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

AREA SUMMARY:

COFFEE SHOP	794 SF
UNISEX RESTROOM	101 SF
SERVICE	250 SF
PANTRY	108 SF
NET TOTAL:	1,253 SF
GROSS TOTAL:	1,364 SF

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NO. 1228
IDAHO, U.S.A.

PROJECT:

HOTEL KETCHUM COFFEE SHOP

620 N. Main St.
Ketchum, Idaho

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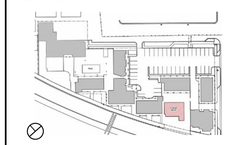
NO	DATE	ISSUE

DRAWING TITLE:

FLOOR PLAN

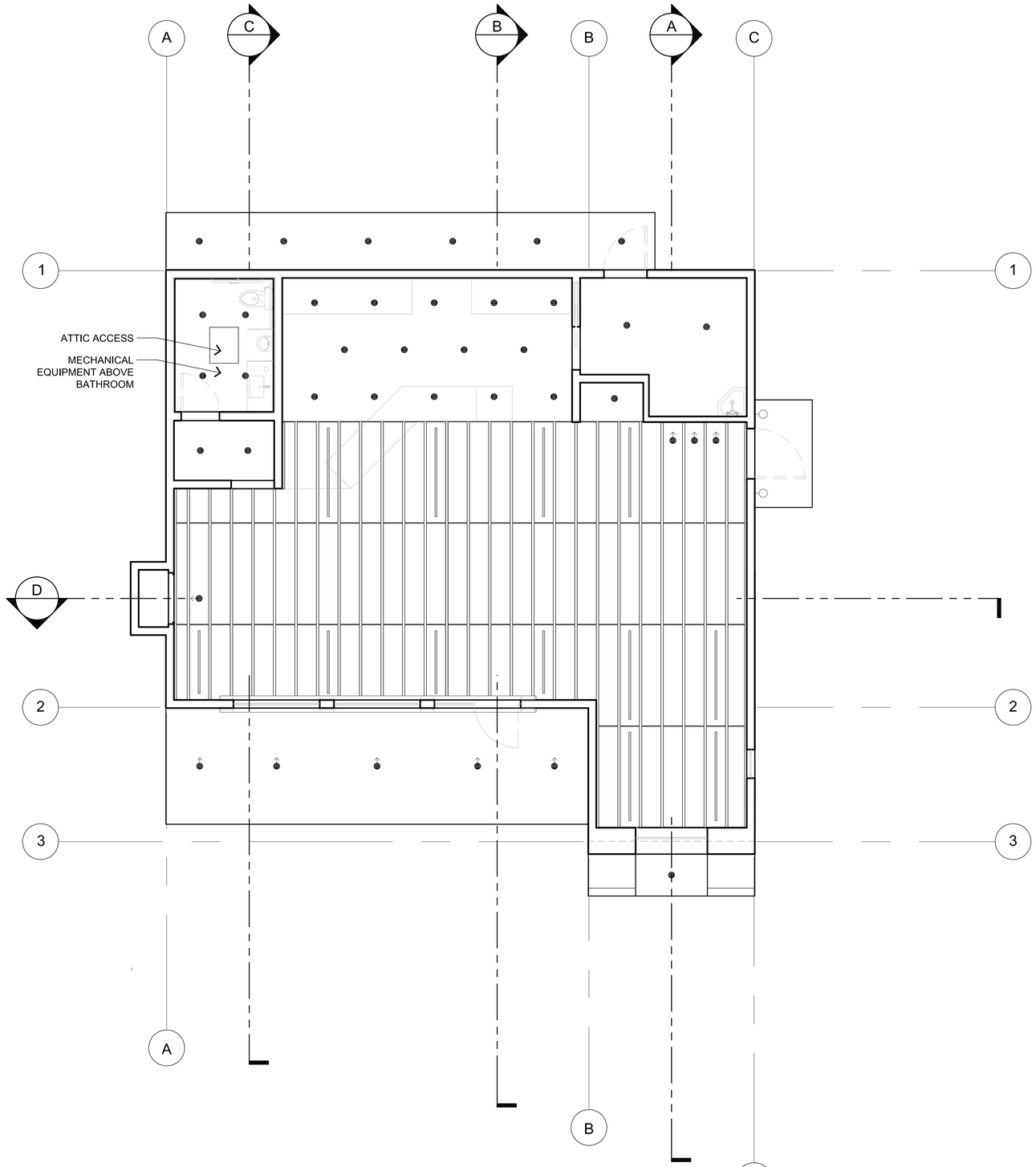
PROJECT #:	17-008
DRAWN BY:	AA
CHECKED BY:	JR/MDR

KEY PLAN:



DRAWING NO:

A200



KEY NOTES

- CAN LIGHT
- DIRECTIONAL CAN LIGHT
- SURFACE MOUNTED WALL SCONCE
- LED SLOT LIGHTS

0 2' 4' 8' 12'

1/4" = 1'-0"

REFLECTED CEILING PLAN

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

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DRAWING TITLE:

REFLECTED CEILING PLAN

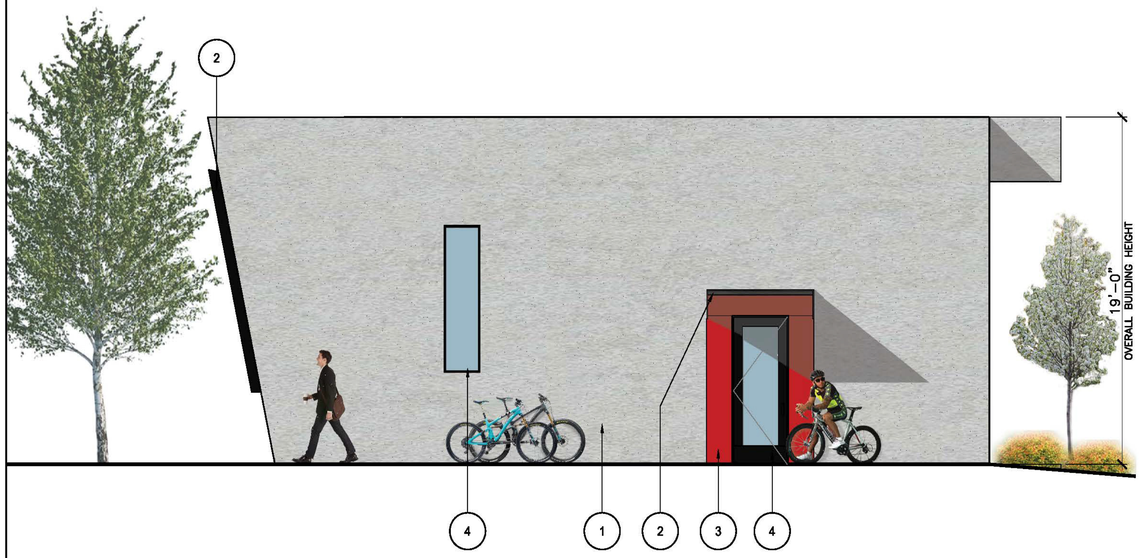
PROJECT #:	17-008
DRAWN BY:	AA
CHECKED BY:	JR/MDR

KEY PLAN:

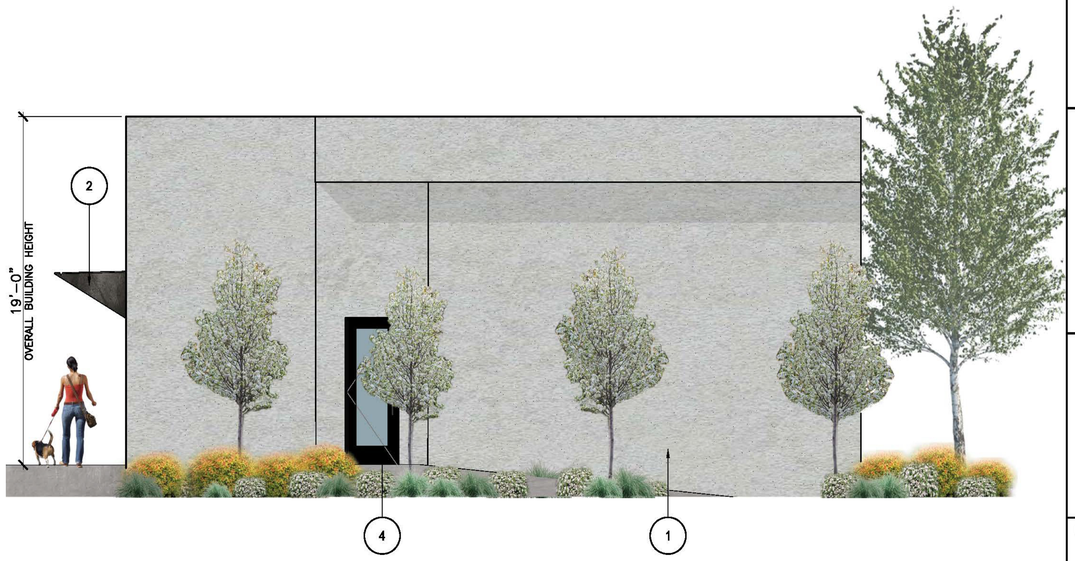


DRAWING NO:

A300



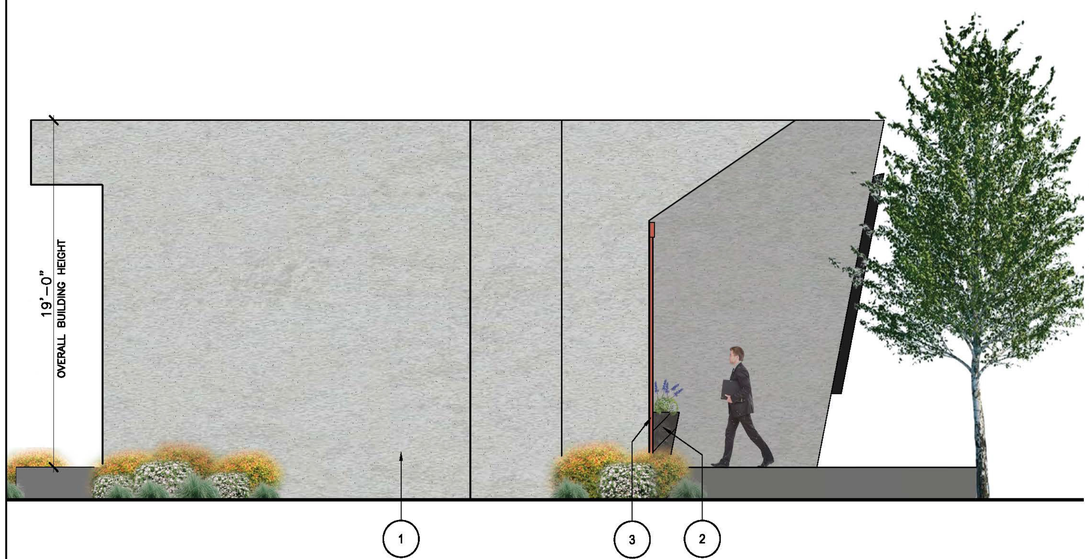
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



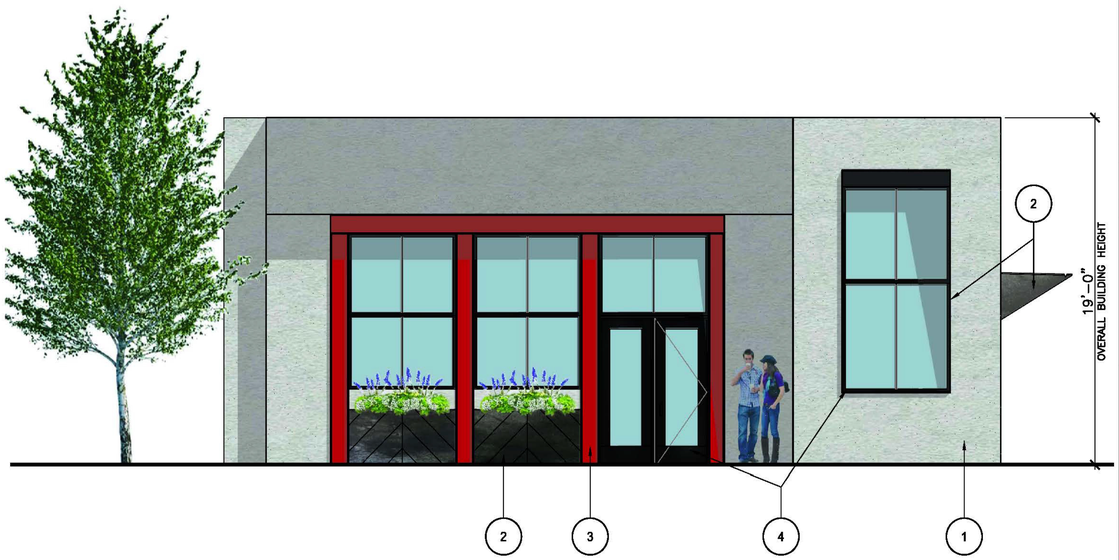
2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

KEY NOTES

1. HARD TROWELED LIGHT-GRAY EXTERIOR PLASTER
2. BLACKENED STEEL PLANTERS & WINDOW SURROUND
3. RED PAINTED STEEL WINDOW & DOOR SURROUND
4. BLACK ALUMINUM CLAD WOOD DOORS & WINDOWS



3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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

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MARK EDISON DE REUS
LICENSED PROFESSIONAL ARCHITECT
NO. 1228
IDAHO, U.S.A.

PROJECT:

HOTEL KETCHUM
COFFEE SHOP

620 N. Main St.
Ketchum, Idaho

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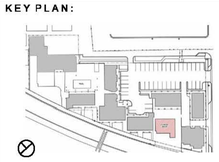
NO	DATE	ISSUE

DRAWING TITLE:

HOTEL KETCHUM

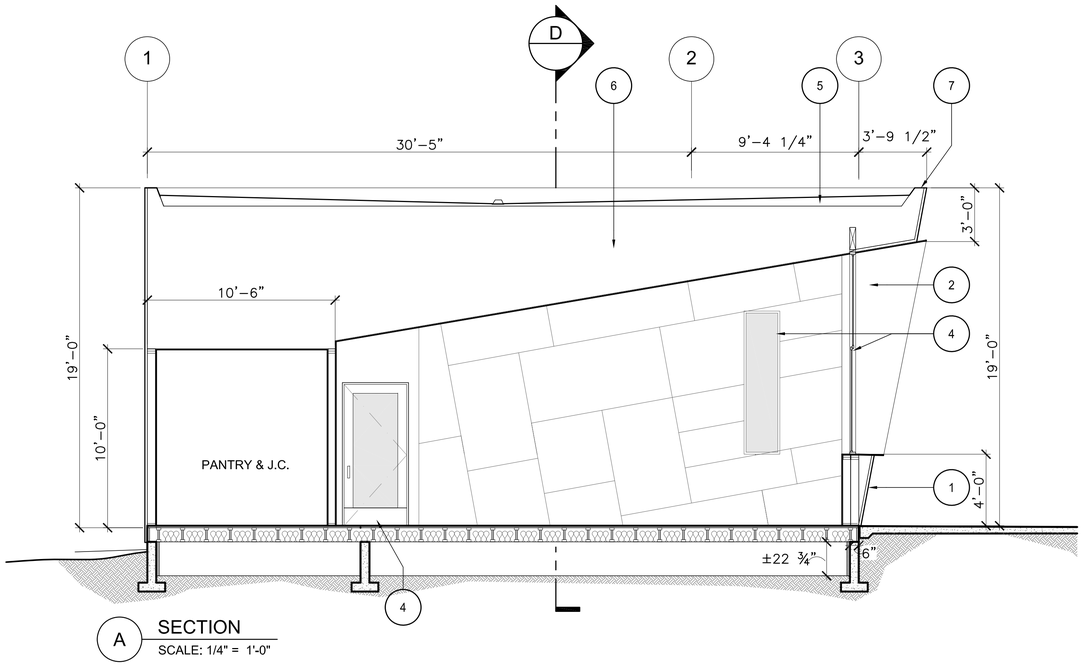
PROJECT #:	17-008
DRAWN BY:	AA
CHECKED BY:	JR/MDR

KEY PLAN:

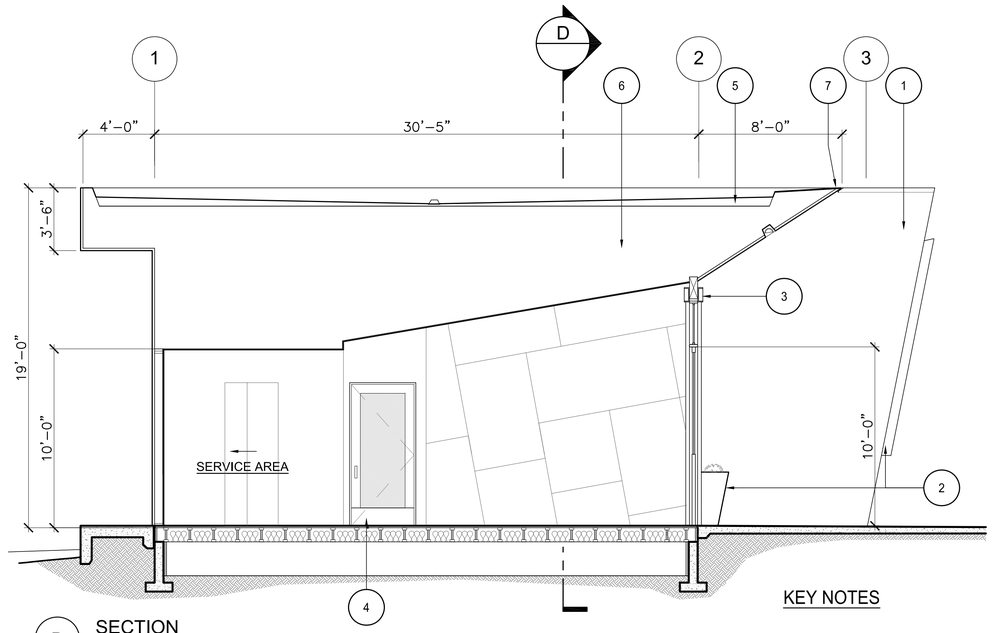


DRAWING NO:

A400



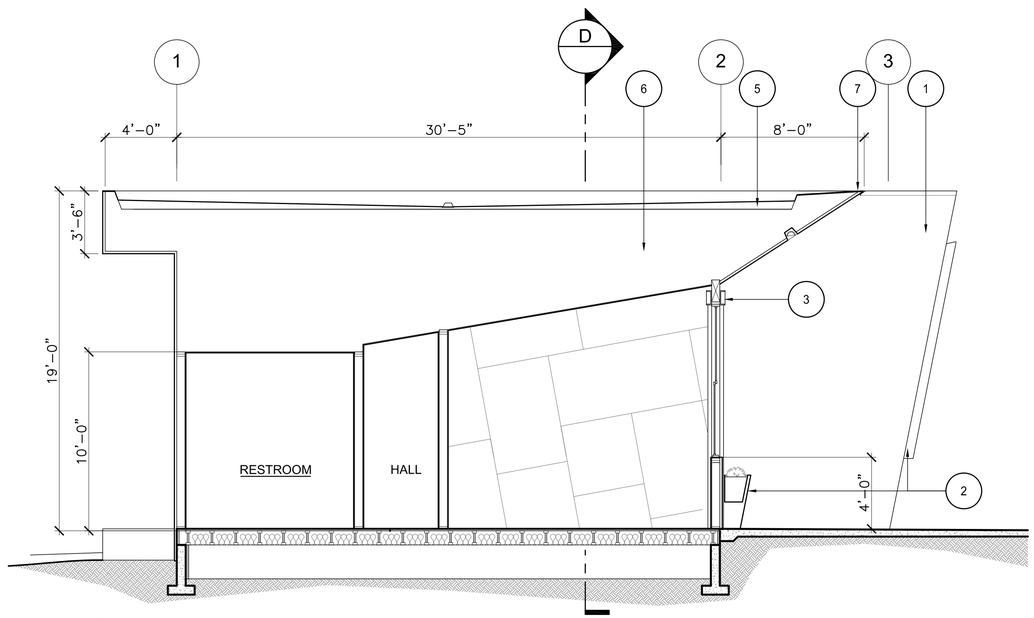
A SECTION
SCALE: 1/4" = 1'-0"



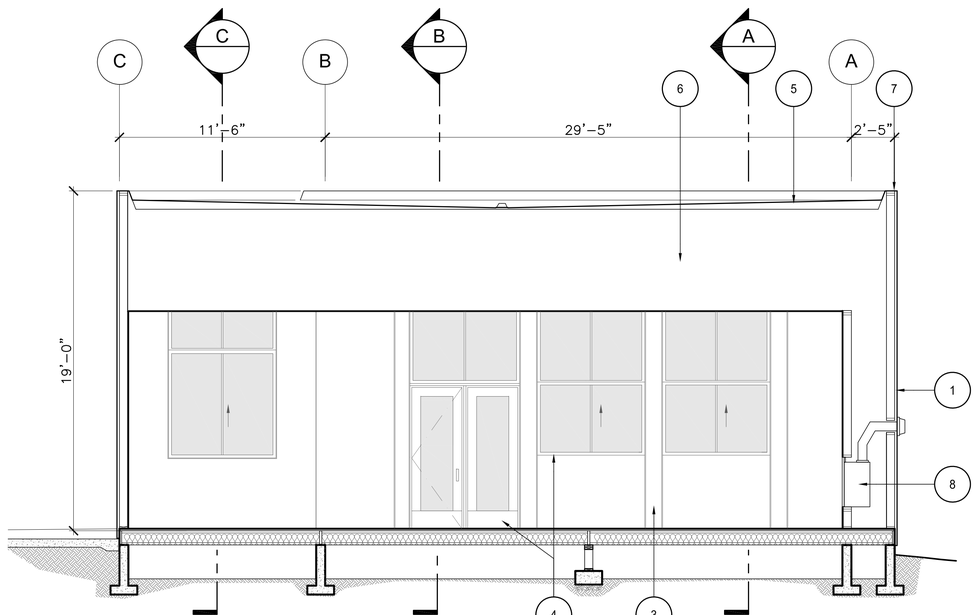
B SECTION
SCALE: 1/4" = 1'-0"

KEY NOTES

1. HARD TROWELED LIGHT-GRAY EXTERIOR PLASTER
2. BLACKENED STEEL PLANTERS & WINDOW SURROUND
3. RED PAINTED STEEL WINDOW & DOOR SURROUND
4. BLACK ALUMINUM CLAD WOOD DOORS & WINDOWS
5. BALLASTED MEMBRANE FLAT ROOF SYSTEM
6. PRE-MFR ROOF TRUSSES
7. ALUMINUM FLASHINGS PAINTED TO MATCH ADJACENT SURFACES
8. ZERO CLEARANCE GAS FIREPLACE



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



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

0 2' 4' 8' 12'
1/4" = 1'-0"

de Reus Architects
WAIMEA SUN VALLEY

333 SOUTH MAIN STREET, SUITE 206
KETCHUM, IDAHO 83340

MARK EDISON de REUS
LICENSED PROFESSIONAL ARCHITECT
NO. 1228
IDAHO, U.S.A.

PROJECT:

HOTEL KETCHUM COFFEE SHOP

620 N. Main St.
Ketchum, Idaho

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07-21-2017	Design Review

REVISIONS:

NO	DATE	ISSUE

DRAWING TITLE:

BUILDING SECTIONS

PROJECT #:	17-008
DRAWN BY:	AA
CHECKED BY:	JR/MDR

KEY PLAN:



DRAWING NO:

A500



WEST ELEVATION RENDERING

de Reus Architects
WAIMEA SUN VALLEY

333 SOUTH MAIN STREET, SUITE 206
KETCHUM, IDAHO 83340

PROJECT:

HOTEL KETCHUM
COFFEE SHOP

620 N. Main St.
Ketchum, Idaho

DE REUS ARCHITECTS, INC.
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DATE	ISSUE
06-20-2017	Pre- Application Design Review
07-21-2017	Design Review

REVISIONS:

NO	DATE	ISSUE

DRAWING TITLE:

WEST ELEVATION
RENDERING

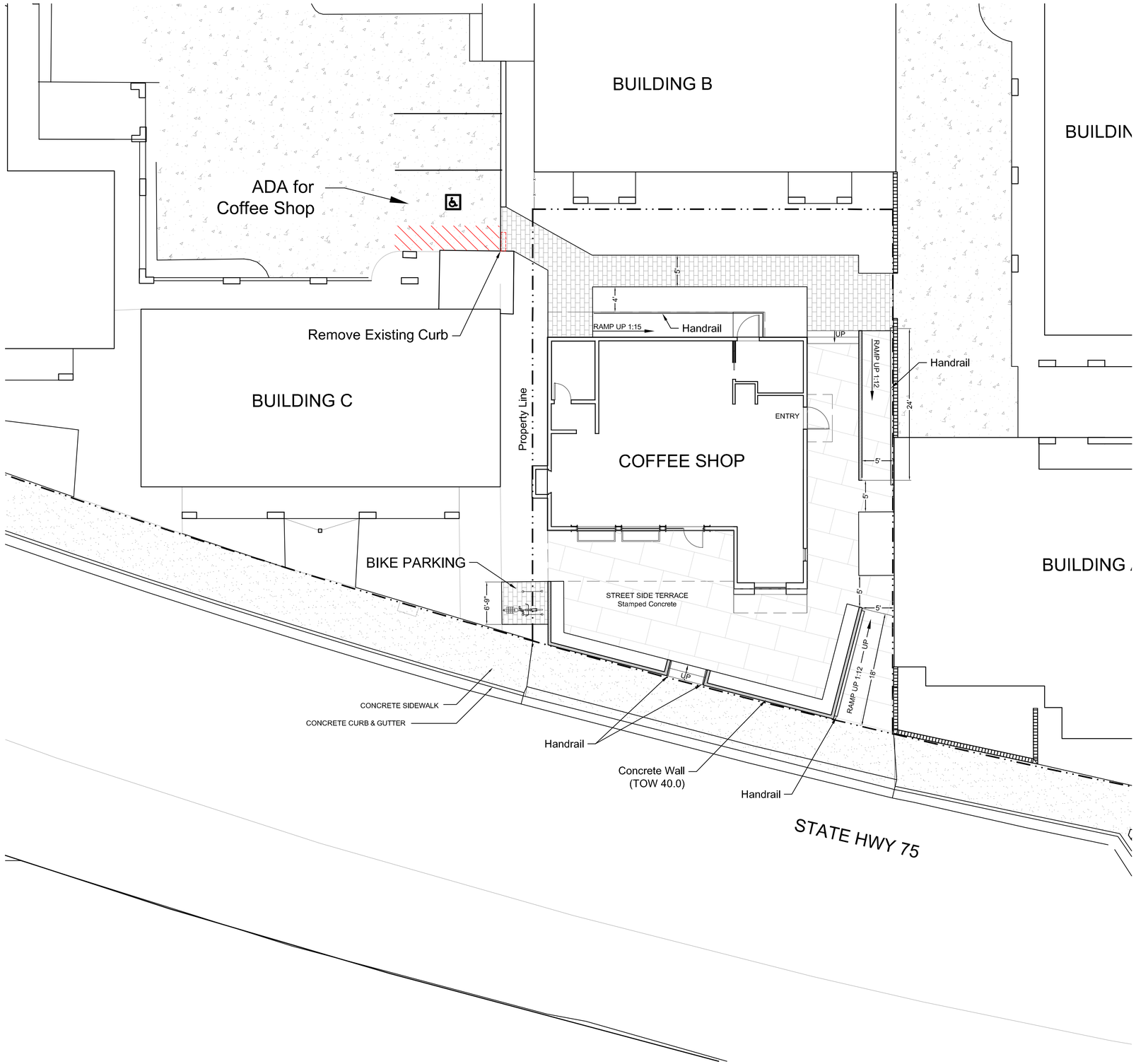
PROJECT #:	17-008
DRAWN BY:	AA
CHECKED BY:	JR/MDR

KEY PLAN:



DRAWING NO:

A600



General Notes

1. Base map information taken from survey by Galena Engineering and from on-site information. Architectural information provided by deReus Architects dated 06/01/17. Contractor shall verify conditions in the field prior to construction.
2. Landscape architect is not responsible for any deviation from these plans, unless such changes are authorized by the landscape architect in writing.
3. All existing utilities are underground. All new utilities shall be underground.
4. Site serviced by City of Ketchum.

Plan Legend

- Property Line
- BE — Building Envelope
- Existing Fence
- Existing Masonary Wall
- Proposed Concrete Wall
- New Pavers
- Existing Sidewalk
- Stamped Concrete
- Asphalt
- Existing Pavers

N E S W

0 4 8 16 24

Scale: 1/8" = 1' - 0"

PRELIMINARY ONLY - NOT FOR CONSTRUCTION

deReus Architects
WAIMEA SUN VALLEY

333 SOUTH MAIN STREET, SUITE 206
KETCHUM, IDAHO 83340

LICENSED LANDSCAPE ARCHITECT · KURT J. EGGERS · STATE OF IDAHO · LA - 212

EGGERS ASSOCIATES, P.A. landscape architecture
P.O. Box 933
Ketchum, ID. 83340
T (208) 725-0758
F (208) 725-0972

PROJECT:

HOTEL KETCHUM COFFEE SHOP

620 N. Main St.
Ketchum, Idaho

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07-21-2017	Design Review

REVISIONS:

NO	DATE	ISSUE

DRAWING TITLE:

SITE PLAN

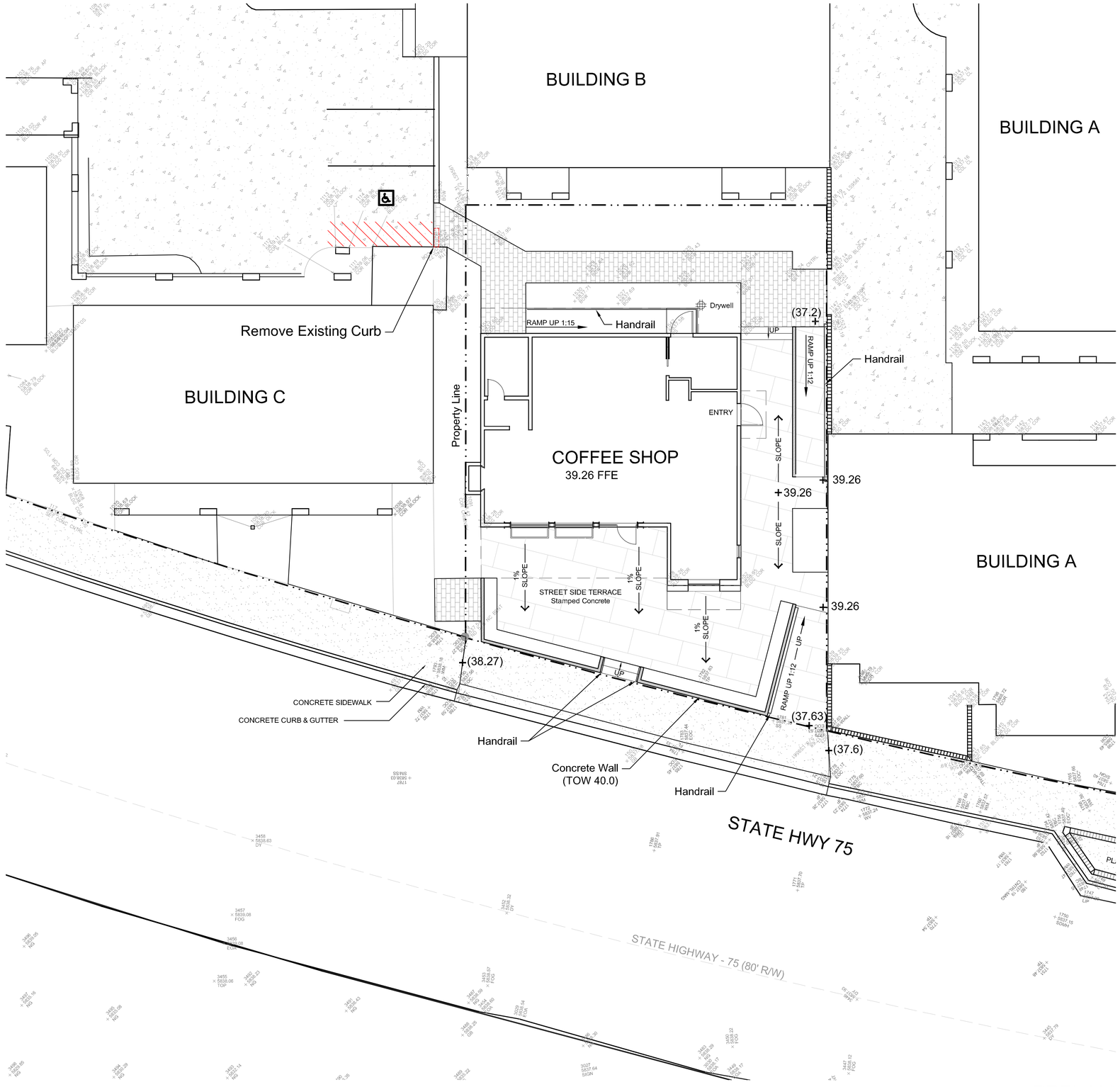
PROJECT #: 17-008
DRAWN BY:
CHECKED BY:

KEY PLAN:



DRAWING NO:

L1



General Notes

1. Base map information taken from survey by Galena Engineering and from on-site information. Architectural information provided by deReus Architects dated 06/01/17. Contractor shall verify conditions in the field prior to construction.
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3. All existing utilities are underground. All new utilities shall be underground.
4. Site serviced by City of Ketchum.

Plan Legend

- Property Line
- Building Setback
- Existing Fence
- Existing Masonary Wall
- Proposed Concrete Wall
- New Pavers
- Existing Sidewalk
- Stamped Concrete
- Asphalt
- Existing Pavers
- X 92.7 (92.5') — Existing Spot Elevations
- 2% Slope D — Proposed Drainage Direction With Slope Percentage
- + 92.5' — Proposed Spot Elevations
- New Drywell

N NE E SE S SW W NW

0 4 8 16 24

Scale: 1/8" = 1' - 0"

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KETCHUM, IDAHO 83340

STATE OF IDAHO · KURT J. EGGERS · LA-212 · LICENSED LANDSCAPE ARCHITECT

EGGERS ASSOCIATES, P.A.
landscape architecture
P.O. Box 953
Ketchum, ID. 83340
T (208) 725-0988
F (208) 725-0972

PROJECT:

HOTEL KETCHUM COFFEE SHOP

620 N. Main St.
Ketchum, Idaho

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07-21-2017	Design Review

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DRAWING TITLE:

GRADING PLAN

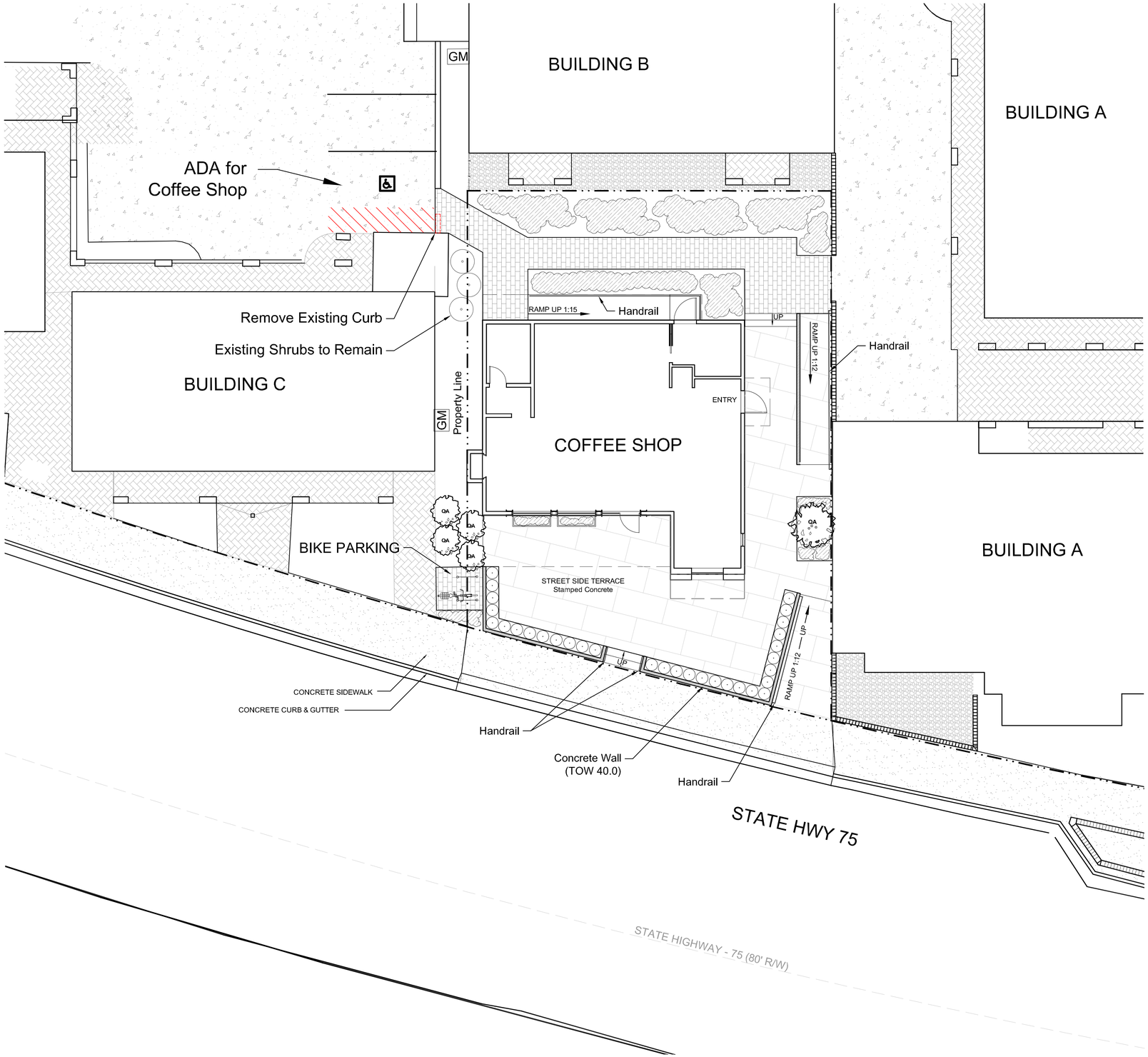
PROJECT #: 17-008
DRAWN BY:
CHECKED BY:

KEY PLAN:



DRAWING NO:

L2



Landscape Plan Notes

1. All Disturbed areas shall be revegetated and irrigated with an automatic underground sprinkler system.
2. All planting beds to have 3" cover of bark or compost mulch.
3. Trees shown at approximately 2/3 mature diameter.
4. All utilities are underground and shall be located prior to any work.

Plant Legend

Qty.	Abbv.	Species	Scientific Name	Size
5		**Medium Trees**		**3" Cal.**
4	QA	*Quaking Aspen*		
1	QA	*Multi-Stem Quaking Aspen*		
31		**Deciduous Shrubs**		**5 gal.**
31		*Tor Birch Leaf Spirea*		
		Flowers		Various
		Existing Shrubs		

Plan Legend

- Property Line
- Building Setback
- Existing Fence
- Existing Masonary Wall
- Proposed Concrete Wall
- New Pavers
- Existing Sidewalk
- Stamped Concrete
- Asphalt
- Existing Pavers

0 4 8 16 24

Scale: 1/8" = 1' - 0"

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KETCHUM, IDAHO 83340

KURT J. EGGERS LICENSED LANDSCAPE ARCHITECT STATE OF IDAHO LA - 212

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F (208) 725-0872

PROJECT:

HOTEL KETCHUM COFFEE SHOP

620 N. Main St.
Ketchum, Idaho

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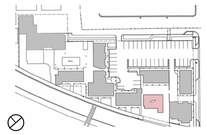
LANDSCAPE PLAN

PROJECT #: 17-008

DRAWN BY:

CHECKED BY:

KEY PLAN:



DRAWING NO:

L 3

P:\de\docs\6143-01\dwg\Construction\6143-01-Const.dwg, 6/20/2017 11:03:24 AM MDT

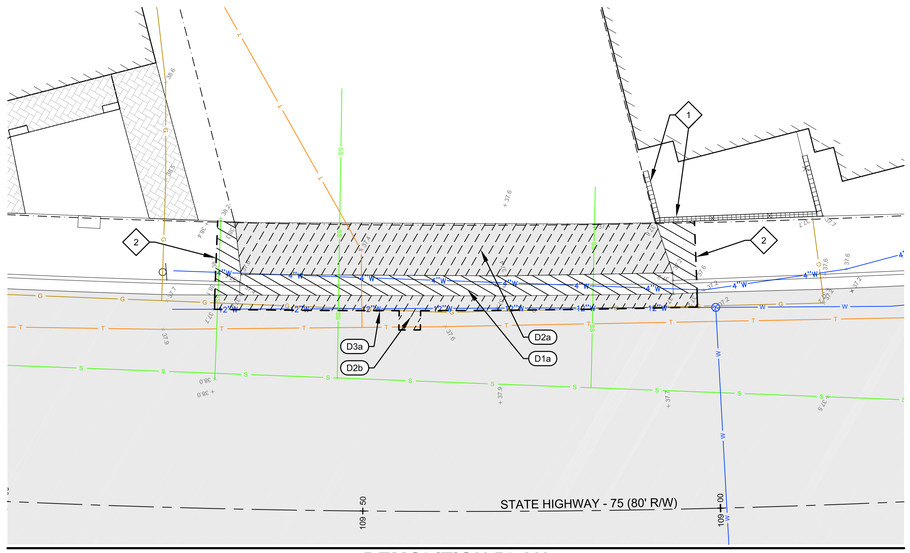
REUSE OF DRAWINGS
These drawings, or any portion thereof, shall not be used on any Project or extensions of this Project except by agreement in writing with Galena Engineering, Inc..

GENERAL CONSTRUCTION NOTES

1. THE WORK OF THIS PROJECT IS DESIGNED TO MEET IDAHO TRANSPORTATION DEPARTMENT (ITD) STANDARDS. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CONTRACT DOCUMENTS, THESE DRAWINGS, AND THE MOST CURRENT EDITION OF THE ITD STANDARD DRAWINGS AND SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THESE DOCUMENTS, DRAWINGS, AND SPECIFICATIONS FOR HIGHWAY CONSTRUCTION ON SITE DURING CONSTRUCTION.
2. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL DIGLINE (1-800-342-1585) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES.
3. EXISTING STREET MONUMENTATION IS NOT ANTICIPATED TO BE DISTURBED BY THE WORK ON THIS PROJECT. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING MONUMENTATION WHICH RESULTS FROM HIS FAILURE TO LOCATE AND PROTECT THESE MONUMENTS.
4. THE CONTRACTOR SHALL CLEAN UP THE SITE AFTER CONSTRUCTION TO A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL THE NECESSARY PERMITS PRIOR TO CONSTRUCTION IF NOT ALREADY OBTAINED BY THE OWNER, AND SHALL CHECK WITH THE CITY OF KETCHUM FOR PERMITS THE OWNER MAY ALREADY HAVE OBTAINED.
6. ALL CLEARING & GRUBBING SHALL CONFORM TO SECTION 201.
7. ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO SECTION 205. EXCAVATED SUBGRADE SHALL BE COMPACTED AND ALL UNSUITABLE SECTIONS REMOVED AND REPLACED WITH STRUCTURAL FILL AS DETERMINED BY THE ENGINEER. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91. NO AGGREGATE MATERIAL SHALL BE PLACED PRIOR TO APPROVAL OF THE SUBGRADE BY THE ENGINEER.
8. ALL 2" MINUS AGGREGATE SHALL SHALL CONFORM TO SECTION 703.04, 2", AND SHALL BE PLACED IN CONFORMANCE WITH SECTION 303 AND 306. DETERMINE THE DENSITY OF THE AGGREGATE BASE IN PLACE IN ACCORDANCE WITH AASHTO T310, METHOD B. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
9. ALL 3/4" MINUS CRUSHED AGGREGATE SHALL CONFORM TO SECTION 703.04, 3/4" , B, AND SHALL BE PLACED IN CONFORMANCE WITH SECTION 303 AND 306. DETERMINE THE DENSITY OF THE AGGREGATE BASE IN PLACE IN ACCORDANCE WITH AASHTO T310, METHOD B. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
10. ALL ASPHALT PAVING WORK SHALL CONFORM TO SECTIONS 401, 405, AND 306. ASPHALT PAVING SHALL BE 1/2" SUPERPAVE SP3 HOTMIX ASPHALT PER 703.05-1. ASPHALT AGGREGATE SHALL BE 1/2" NOMINAL SIZE CONFORMING TO TABLE 703.05-2. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING SECTION 702.01. PLANTMIX DESIGN SHALL BE SUBMITTED TO THE ENGINEER AND ITD FOR APPROVAL.
11. COMPACTION REPORTS FOR BORROW PLACEMENT, PIPE BACKFILL, AND PLANTMIX ASPHALT PLACEMENT SHALL BE SUBMITTED TO THE ENGINEER AND ITD ACCORDING TO THE PROJECT SPECIFICATIONS AND THE CONTRACT DOCUMENTS.
12. ALL EDGES OF EXISTING ASPHALT PAVING SHALL BE SAWCUT A MINIMUM OF 24" TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PER MUTCD.
14. ALL CONCRETE SIDEWALK WORK SHALL CONFORM TO SECTION 613. ALL CONCRETE CURB AND GUTTER SHALL CONFORM TO SECTION 615. ALL CONCRETE SHALL BE ACCORDING TO SECTION 509, 3,000 PSI MINIMUM, 28 DAY, AS DEFINED IN TABLE 509.01-1. CONCRETE SURFACE SHALL HAVE A COARSE BROOM FINISH, OR AS APPROVED BY THE ENGINEER. ALL CONCRETE FORM INSTALLATION SHALL BE APPROVED BY THE ENGINEER, OR DESIGNATED REPRESENTATIVE, PRIOR TO PLACING CONCRETE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONCRETE PLACEMENT ACTIVITIES, THE CONTRACTOR SHALL KEEP A PERSON ON THE JOB SITE FOR THE FIRST FOUR HOURS FOLLOWING THE CONCRETE SURFACE BROOMING FINISH FOR THE PURPOSE OF PREVENTING AND REPAIRING ANY DAMAGE TO THE SURFACE OF THE NEWLY PLACED CONCRETE.

LEGEND

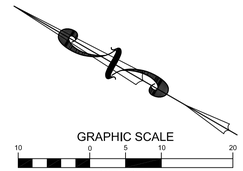
- Property Line / Right-of-way
- Centerline of Right-of-way
- Existing Curb & Gutter
- Proposed Curb & Gutter
- Existing Asphalt
- Proposed Asphalt
- Existing Building / Structure
- Proposed Concrete Sidewalk
- Existing Pavers
- Proposed Pavers
- Sign
- +68.7 Existing Spot Elevation
- TBC 38.11 / LIP 37.73 Proposed Spot Elevation
- 0.74% Proposed Grade
- Wall
- Fence
- G Gas Line
- T Telephone Line
- S Sewer Line
- SS Sewer Service
- Sewer Cleanout
- 4"W 4" KSV Water Line
- 12"W 12" Water Line
- Water Valve
- WS Water Service
- LIP = Lip of Gutter
- TBC = Top back of Curb

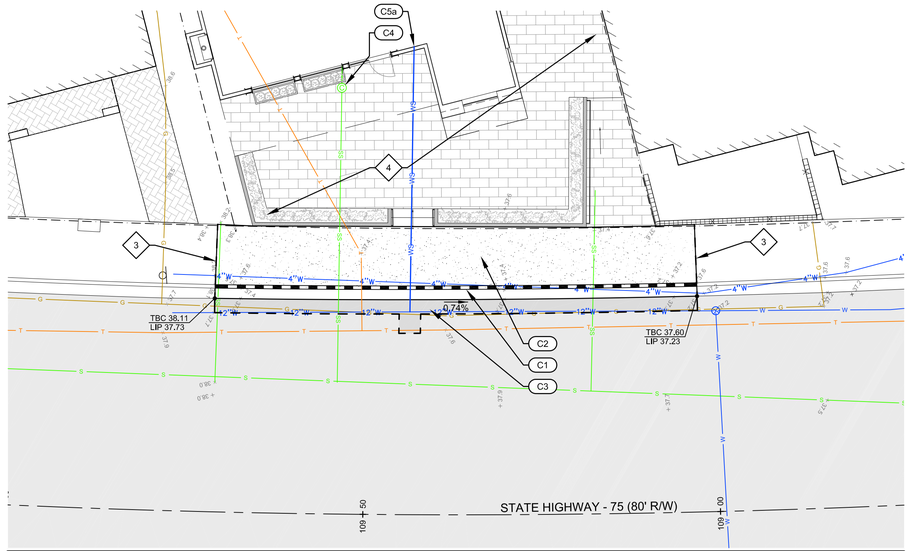


DEMOLITION PLAN

DEMOLITION SCHEDULE

- D1 **REMOVE AND DISPOSE OF CONCRETE CURB, GUTTER, AND SIDEWALK**
  - a. **STA: 109+02.57, 30.17' RT TO STA: 109+71.26, 40.19' RT**
- D2 **REMOVE AND DISPOSE OF ASPHALT.**
  - a. **STA: 109+05.98, 33.04' RT TO STA: 109+68.80, 40.13' RT**
  - b. **STA: 109+02.55, 28.17' RT TO STA: 109+71.39, 31.26' RT**
- D3 **SAWCUT ASPHALT TO PROVIDE FOR A CLEAN VERTICAL EDGE**
  - a. **STA: 109+02.55, 28.17' RT TO STA: 109+71.39, 31.26' RT**
- 1 **RETAIN AND PROTECT WALL**
- 2 **UTILIZE EXISTING EXPANSION JOINT**

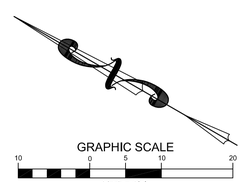




GRADING AND UTILITY PLAN

CONSTRUCTION SCHEDULE

- C1 **CONSTRUCT CONCRETE CURB AND GUTTER PER ITD STANDARD DRAWING 615-1, SECTION 2.**
  - a. **STA: 109+02.57, 30.17' RT TO STA: 109+71.38, 31.76' RT**
- C2 **CONSTRUCT CONCRETE SIDEWALK PER ITD STANDARD DRAWING 614-1, SECTION A-A.**
  - a. **STA: 109+02.58, 32.04' RT TO STA: 109+71.26, 40.19' RT**
- C3 **CONSTRUCT ASPHALT PATCH. MATCH EXISTING MATERIALS AND LAYER THICKNESSES.**
  - a. **STA: 109+02.55, 28.17' RT TO STA: 109+71.41, 29.84' RT**
- C4 **CONNECT TO EXISTING SEWER SERVICE**
- C5 **INSTALL CITY OF KETCHUM WATER SERVICE. CONNECT TO 12" WATER MAIN.**
  - a. **STA: 109+43.55, 28.35' RT**
- 3 **MATCH EXISTING LINES AND GRADES**
- 4 **PROPOSED HOTEL KETCHUM COFFEE SHOP IMPROVEMENTS. REFER TO ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR DETAILS**



de Reus Architects
WAIMEA SUN VALLEY
333 SOUTH MAIN STREET, SUITE 206
KETCHUM, IDAHO 83340

PROFESSIONAL ENGINEER REGISTERED 12497 07/14/17 STATE OF IDAHO SEAN M. FLYNN

FOR DESIGN REVIEW ONLY
NOT FOR CONSTRUCTION

GALENA ENGINEERING, INC.
Civil Engineers & Land Surveyors
317 N. River Street
Hailey, Idaho 83333
(208) 788-1705
(208) 788-4612 fax
email galena@galena-engineering.com

PROJECT:

HOTEL KETCHUM COFFEE SHOP

620 N. Main St.
Ketchum, Idaho

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07-14-2017	Design Review

REVISIONS:

NO	DATE	ISSUE

DRAWING TITLE:

HIGHWAY 75 FRONTAGE DEMOLITION, GRADING, AND UTILITY PLAN

PROJECT #:	17-008
DRAWN BY:	CT
CHECKED BY:	SMF

KEY PLAN:



DRAWING NO:

C1

LONG TERM
STORAGE AND
LAYDOWN

LEADVILLE
AVE.

(F)

POOL

(D)

SHORT TERM
STORAGE AND
LAYDOWN

CONSTRUCTION PARKING

Dumpster and
Porta-Toilet locations
during Cafe Construction

(B)

SHORT TERM STORAGE
AND LAYDOWN

(A)

(E)

(D)

CONSTRUCTION
OFFICE IN BUILDING "E"

DANGER
CONSTRUCTION AREA
DO NOT
ENTER

(C)

COFFEE
SHOP

6TH
STREET
EAST

Construction area demarcation

HYW 75/
MAIN STREET NORTH

ROW CONSTRUCTION:
Any construction activities in the ROW will be coordinated with the City of Ketchum, ITD, or associated authority having jurisdiction for necessary permits. Certified flaggers, signage and barricades will be utilized for public safety.

KEY NOTES

EXISTING HOTEL BUILDINGS, NO WORK

WORK LIMITED TO COFFEE SHOP

Construction Site Plan Key

- Portable Toilet
- Dumpster
- Construction Parking
- Temporary storage/staging
- Long Term Storage/Lay down Area

CONSTRUCTION MANAGEMENT PLAN

SCALE: 1/16"= 1'-0"

PROJECT:

HOTEL KETCHUM COFFEE SHOP

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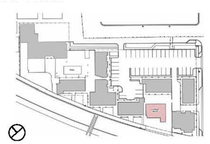
CONSTRUCTION MANAGEMENT PLAN

PROJECT #:

DRAWN BY:

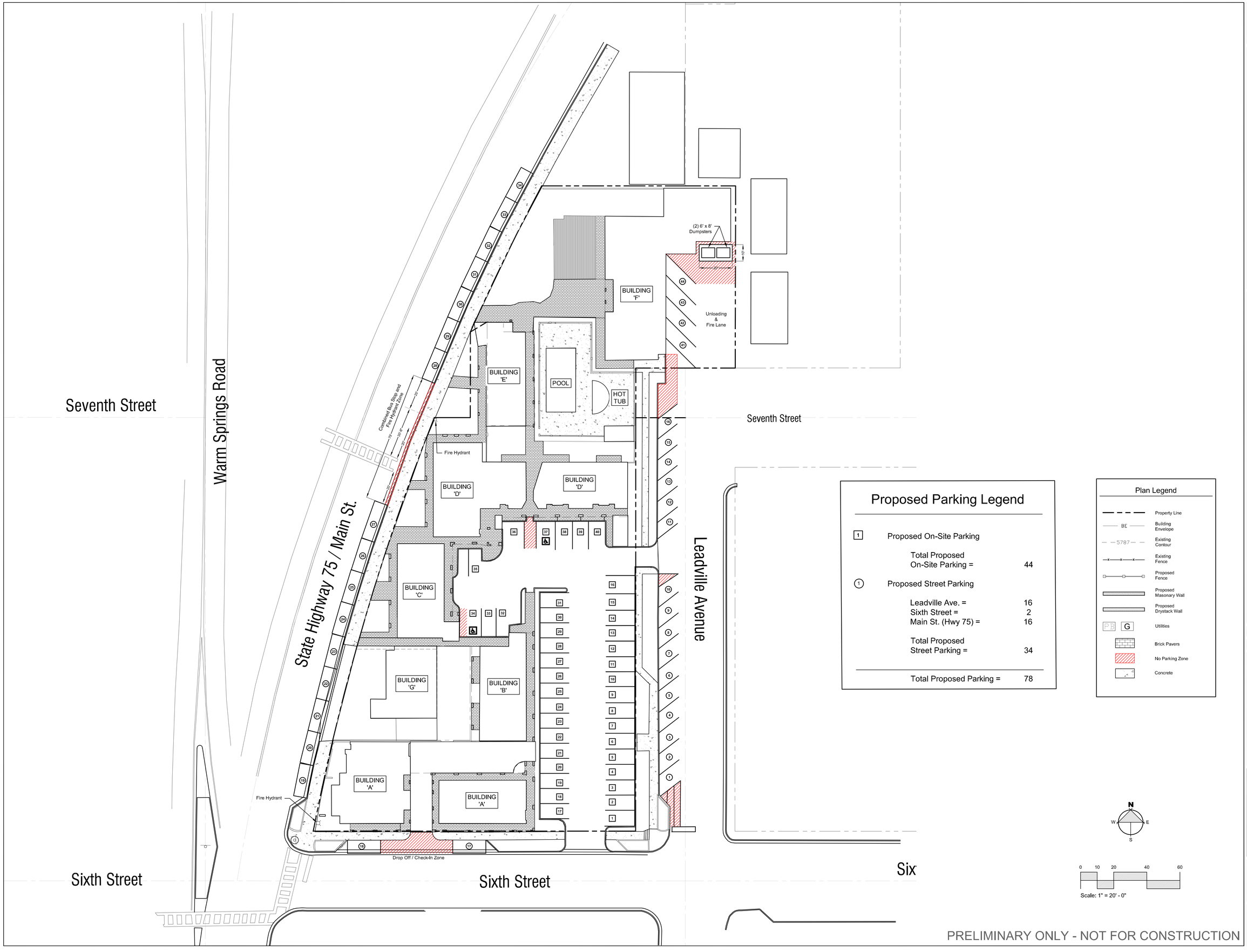
CHECKED BY:

KEY PLAN:



DRAWING NO:

CM100



Proposed Parking Legend

1	Proposed On-Site Parking	
	Total Proposed On-Site Parking =	44
(1)	Proposed Street Parking	
	Leadville Ave. =	16
	Sixth Street =	2
	Main St. (Hwy 75) =	16
	Total Proposed Street Parking =	34
	Total Proposed Parking =	78

Plan Legend

- Property Line
- BE — Building Envelope
- 5787 — Existing Contour
- Existing Fence
- Proposed Fence
- Proposed Masonary Wall
- Proposed Drystack Wall
- PB G — Utilities
- Brick Pavers
- No Parking Zone
- Concrete

N W E S

0 10 20 40 60

Scale: 1" = 20' - 0"

PRELIMINARY ONLY - NOT FOR CONSTRUCTION

Bellemont Hotel

EGGERS ASSOCIATES P.A.
landscape architecture
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F (208) 725-0972
P.O. Box 933
Ketchum, ID. 83340

Bellemont Hotel Remodel
Hwy 75
Ketchum, Idaho

Job No: 17.08

Scale: 1"=20'-0"

Issue/Revisions:	Date:
Design Review	07/21/17

All information appearing herein shall not be duplicated, discharged or otherwise used without the written consent of Eggers Associates P.A.

Stamp

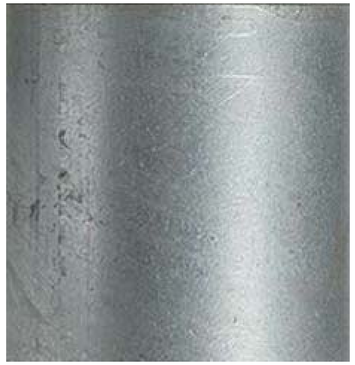
KURT J. EGGERS — STATE OF IDAHO — LICENSED LANDSCAPE ARCHITECT — LA - 212

Sheet Title: Proposed Parking

Sheet No: L4.1



white washed plywood wall & ceiling panels



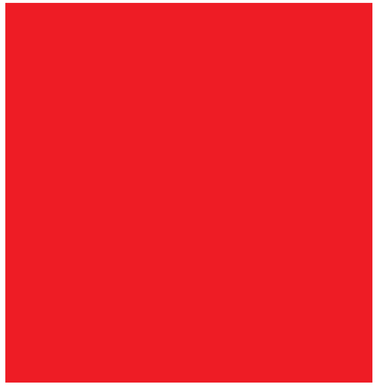
weathered zinc metal appointments, interior details, light fixtures



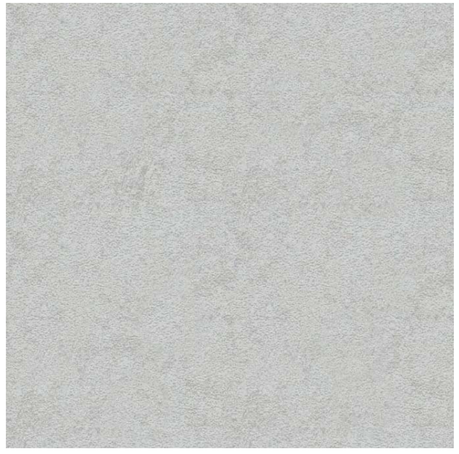
porcelain floor tiles, weathered gray



black aluminum clad wood doors and windows



equator red painted steel window/door surround & wall panels





hard troweled light gray exterior plaster wall



blackened steel window surround, planters & detailing

de Reus Architects
WAIMEA SUN VALLEY

333 SOUTH MAIN STREET, SUITE 206
KETCHUM, IDAHO 83340

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COFFEE SHOP

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REVISIONS:

NO	DATE	ISSUE

DRAWING TITLE:

MATERIAL BOARD

PROJECT #:	17-008
DRAWN BY:	AA
CHECKED BY:	JR/MDR

KEY PLAN:



DRAWING NO:

A700

EL CAPITAN SERIES™

EC

Adjust-e-Lume® (BKSSL®)

MR16 Halogen

MATERIAL*

ALU

BR

SS

FOR USE WITH

Power Supplies

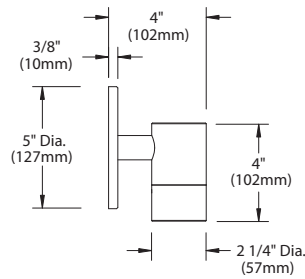
Options

"For the Palm Springs Aerial Tramway we wanted to make sure we could provide a fixture that could provide the perfect ambient light and have a unique style, as always of course B-K Lighting had the perfect fixture...El Capitan Series™."

Fernando Rodriquez, MRC Engineering Inc., BKU Spring 2013



Shown with 'C' cap
in Brown Patina Powder (BPP) finish



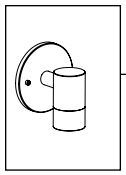
'A/D' Cap

'B/E' Cap

'C' Cap

'F' Cap

*El Capitan Series™ with MR16 Halogen source is only available in aluminum and brass. See page 359 for Catalog ordering information.



EL CAPITAN SERIES™

MR-16 Halogen

PROJECT:	Hotel Ketchum Coffee Shop
TYPE:	
CATALOG NUMBER:	
SOURCE:	
NOTES:	

CATALOG NUMBER LOGIC

		EC	**MR**	MR	1	SAP	12	F		
Example	-	**EC**	- **MR**	- **17**	- **BLW**	- **10**	- **11**	- **C**		

Material

Blank - Aluminum
B - Brass

Series

EC - El Capitan Series™

Source

MR - MR16 Halogen

Lamp

0 - By Others
1 - ESX(20W), 12° Spot
2 - BAB(20W), 36° Flood
3 - FRB(35W), 12° Spot
4 - FRA(35W), 24° N. Flood
5 - FMW(35W), 36° Flood
6 - EXT(50W), 12° Spot
7 - EXZ(50W), 25° N. Flood
8 - EXN(50W), 36° Flood
9 - FNV(50W), 60° W. Flood

Finish

Aluminum & Brass Finish

Powder Coat Color	Satin	Wrinkle
Bronze	**BZP**	**BZW**
Black	**BLP**	**BLW**
White (Gloss)	**WHP**	**WHW**
Aluminum	**SAP**	—
Verde	—	**VER**

Brass Finish

Machined	**MAC**
Polished	**POL**
Mitique™	**MIT**

Premium Finish

ABP	Antique Brass Powder	**CMG**	Cascade Mountain Granite	**RMG**	Rocky Mountain Granite
AMG	Aleutian Mountain Granite	**CRI**	Cracked Ice	**SDS**	Sonoran Desert Sandstone
AQW	Antique White	**CRM**	Cream	**SMG**	Sierra Mountain Granite
BCM	Black Chrome	**HUG**	Hunter Green	**TXF**	Textured Forest
BGE	Beige	**MDS**	Mojave Desert Sandstone	**WCP**	Weathered Copper
BPP	Brown Patina Powder	**NBP**	Natural Brass Powder	**WIR**	Weathered Iron
CAP	Clear Anodized Powder	**OCP**	Old Copper	*Also available in RAL Finishes See submittal SUB-1439-00*	

Lens Type

9 - Clear (Standard)
10 - Spread*
12 - Soft Focus*
13 - Rectilinear*

Shielding

11 - Honeycomb Baffle*

Cap Style

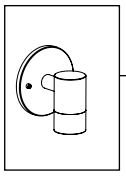
A - 45°
B - 90°
C - Flush
D - 45° less Weep Hole *(for Interior Use Only)*
E - 90° less Weep Hole *(for Interior Use Only)*
F - 90° Cutoff with Flush Lens

** Accommodates up to 2 Lens/Shielding media*

LAMP DATA

BK No.	Lamp Watts	Description	Rated Life (hrs.)	Center Beam Candlepower	Beam Angle	Beam Type
1	20	ESX	4,000	4,000	12°	Spot
2	20	BAB	5,000	600	36°	Flood
3	35	FRB	5,000	6,000	12°	Spot
4	35	FRA	5,000	2,300	24°	Narrow Flood
5	35	FMW	5,000	1,300	36°	Flood
6	50	EXT	5,000	11,000	12°	Spot
7	50	EXZ	6,000	3,200	25°	Narrow Flood
8	50	EXN	5,000	2,000	36°	Flood
9	50	FNV	5,000	850	60°	Wide Flood

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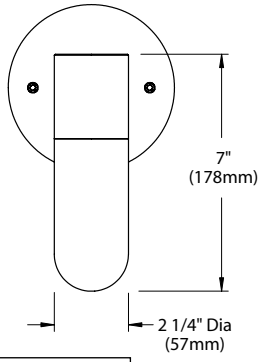
EL CAPITAN SERIES™

MR-16 Halogen

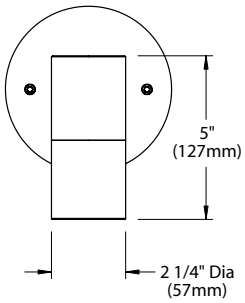
PROJECT:	Hotel Ketchum Coffee Shop
TYPE:	

FRONT VIEW

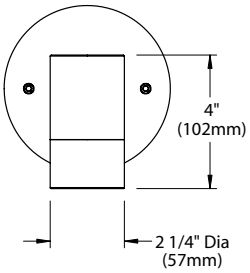
A/D CAP



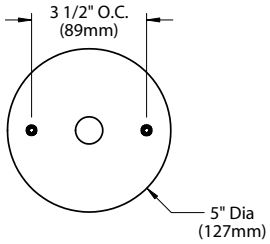
B/E/F CAP



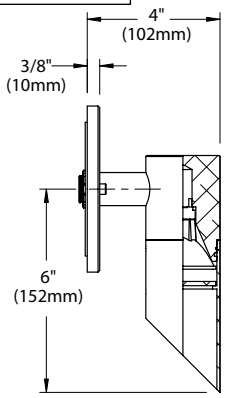
C CAP

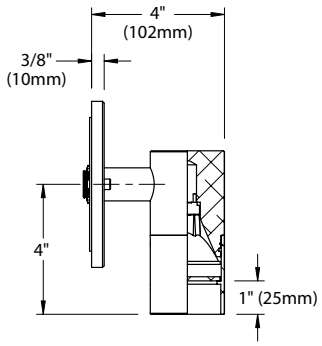


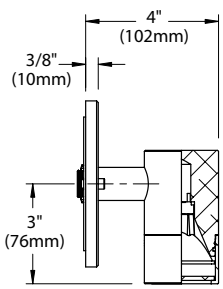
CANOPY DETAIL



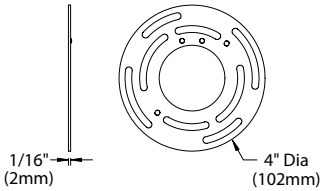
SIDE VIEW







UNIVERSAL RING



All dimensions indicated on this submittal are nominal.
Contact Technical Sales if you require more stringent specifications.

SPECIFICATIONS

GreenSource Initiative™
Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced on site. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Materials
Furnished in Copper-Free Aluminum (Type 6061-T6), Brass (Type 360).

Body
Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. High temperature, silicone 'O' Ring provides water-tight seal.

Cap
Fully machined. Accommodates [1] lens or louver media. Choose from 45° cutoff ('A' or 'D'), 1" deep bezel with 90° cutoff ('B' or 'E'), flush lens ('C') cap styles, or 1" deep cutoff with flush mounted lens ('F'). 'A' and 'B' caps include weephole for water and debris drainage. 'D' and 'E' caps exclude weep-hole and are for interior use only.

Lens
Shock resistant, tempered, glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment.

Lamp
For use with 50 watt maximum, MR-16 lamp.* Not for use with IR technology lamps.
**Except GE Light Q42MR16/C/VNSP9 (EZY).*

Socket
Specification grade, ceramic body lamp holder. GU5.3 base. Nickel allow contacts and heat resistant, spring loaded, stainless steel lamp retaining clips.

Transformer
For use with 12 VAC remote transformer.

Installation
5" dia., machined canopy with stainless steel universal mounting ring permits mounting to 4" octagonal junction box (by others). Suitable for uplight or downlight installation.

Wiring
Teflon® coated wire, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.

Hardware
Tamper-resistant, stainless steel hardware. Canopy mounting screws are additionally black oxide treated for additional corrosion resistance.

Finish
StarGuard®, our exclusive RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. Brass components are available in powder coat or handcrafted metal finish.

Warranty
5 year limited warranty.

Certification and Listing
UL Listed. Certified to CAN/CSA/ANSI Standards. Suitable for indoor or outdoor use. Suitable for use in wet locations. RoHs compliant. Made in USA.

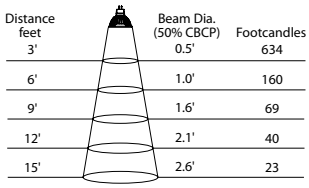
**Teflon is a registered trademark of DuPont Corporation.*

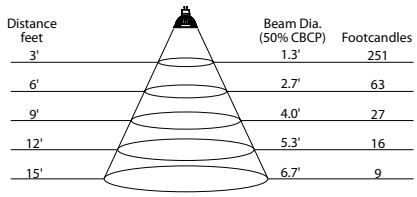


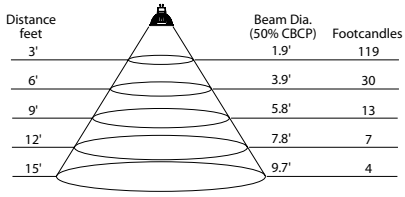
By SORAA™

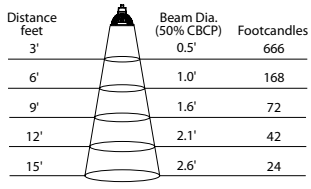
MR16 LED RETROFIT LAMP

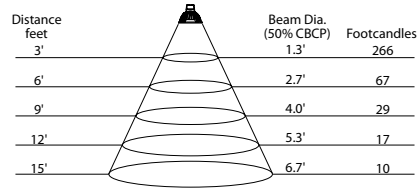
PROJECT:	
TYPE:	
CATALOG NUMBER:	
LAMP(S):	
NOTES:	

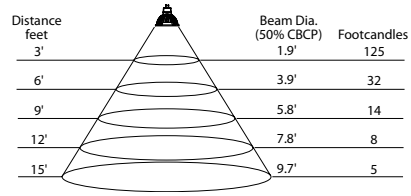
B-K Lamp # 359	Mfg. #: MR16-	CBCP (cd): 5710	
Base: GU5.3 Bi-Pin	SM16-07-10D-927-03	CRI: >95	
Input Voltage: 12V	Wattage: 7.5W	Power Factor: 0.92	
CCT: 2700K	Lamp Efficacy: 51 (Lm/W)	Dimmable: Yes	
Beam: 10° Spot	Rated Life: 35,000 hrs	Lumens: 390	

B-K Lamp # 361	Mfg. #: MR16-	CBCP (cd): 2260	
Base: GU5.3 Bi-Pin	SM16-07-25D-927-03	CRI: >95	
Input Voltage: 12V	Wattage: 7.5W	Power Factor: 0.92	
CCT: 2700K	Lamp Efficacy: 53 (Lm/W)	Dimmable: Yes	
Beam: 25° Narrow Flood	Rated Life: 35,000 hrs	Lumens: 410	

B-K Lamp # 362	Mfg. #: MR16-	CBCP (cd): 1040	
Base: GU5.3 Bi-Pin	SM16-07-36D-927-03	CRI: >95	
Input Voltage: 12V	Wattage: 7.5W	Power Factor: 0.92	
CCT: 2700K	Lamp Efficacy: 53 (Lm/W)	Dimmable: Yes	
Beam: 36° Flood	Rated Life: 35,000 hrs	Lumens: 410	

B-K Lamp # 363	Mfg. #: MR16-	CBCP (cd): 6000	
Base: GU5.3 Bi-Pin	SM16-07-10D-930-03	CRI: >95	
Input Voltage: 12V	Wattage: 7.5W	Power Factor: 0.92	
CCT: 3000K	Lamp Efficacy: 55 (Lm/W)	Dimmable: Yes	
Beam: 10° Spot	Rated Life: 35,000 hrs	Lumens: 410	

B-K Lamp # 365	Mfg. #: MR16-	CBCP (cd): 2400	
Base: GU5.3 Bi-Pin	SM16-07-25D-930-03	CRI: >95	
Input Voltage: 12V	Wattage: 7.5W	Power Factor: 0.92	
CCT: 3000K	Lamp Efficacy: 58 (Lm/W)	Dimmable: Yes	
Beam: 25° Narrow Flood	Rated Life: 35,000 hrs	Lumens: 435	

B-K Lamp # 366	Mfg. #: MR16-	CBCP (cd): 1130	
Base: GU5.3 Bi-Pin	SM16-07-36D-930-03	CRI: >95	
Input Voltage: 12V	Wattage: 7.5W	Power Factor: 0.92	
CCT: 3000K	Lamp Efficacy: 58 (Lm/W)	Dimmable: Yes	
Beam: 36° Flood	Rated Life: 35,000 hrs	Lumens: 435	

B-K LIGHTING

40429 Brickyard Drive • Madera, CA 93636 • USA
559.438.5800 • FAX 559.438.5900
www.bklighting.com • info@bklighting.com

SUBMITTAL DATE	DRAWING NUMBER
05-20-16	SUB-2099-00

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By SORAA™

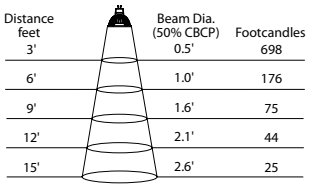
MR16 LED RETROFIT LAMP

PROJECT:	
TYPE:	
CATALOG NUMBER:	
LAMP(S):	
NOTES:	

B-K Lamp # 378
Base: GU5.3 Bi-Pin
Input Voltage: 12V
CCT: 4000K
Beam: 10° Spot

Mfg. #: MR16-SM16-07-10D-940-03
Wattage: 7.5W
Lamp Efficacy: 57 (Lm/W)
Rated Life: 35,000 hrs

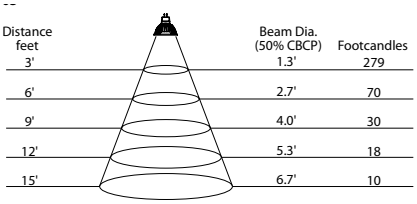
CBCP (cd): 6290
CRI: >95
Power Factor: 0.92
Dimmable: Yes
Lumens: 430



B-K Lamp # 379
Base: GU5.3 Bi-Pin
Input Voltage: 12V
CCT: 4000K
Beam: 25° Narrow Flood

Mfg. #: MR16-SM16-07-25D-940-03
Wattage: 7.5W
Lamp Efficacy: 61 (Lm/W)
Rated Life: 35,000 hrs

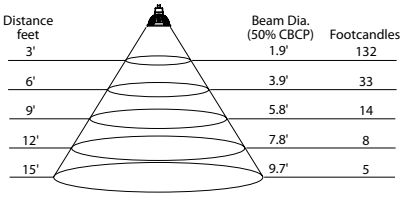
CBCP (cd): 2510
CRI: >95
Power Factor: 0.92
Dimmable: Yes
Lumens: 455



B-K Lamp # 380
Base: GU5.3 Bi-Pin
Input Voltage: 12V
CCT: 4000K
Beam: 36° Flood

Mfg. #: MR16-SM16-07-36D-940-03
Wattage: 7.5W
Lamp Efficacy: 53 (Lm/W)
Rated Life: 35,000 hrs

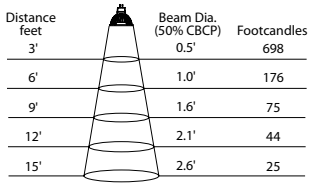
CBCP (cd): 1190
CRI: >95
Power Factor: 0.92
Dimmable: Yes
Lumens: 455



B-K Lamp # 381
Base: GU5.3 Bi-Pin
Input Voltage: 12V
CCT: 5000K
Beam: 10° Spot

Mfg. #: MR16-SM16-07-10D-950-03
Wattage: 7.5W
Lamp Efficacy: 57 (Lm/W)
Rated Life: 35,000 hrs

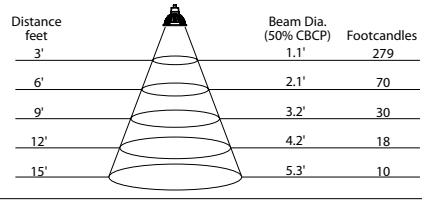
CBCP (cd): 6290
CRI: >95
Power Factor: 0.92
Dimmable: Yes
Lumens: 430



B-K Lamp # 382
Base: GU5.3 Bi-Pin
Input Voltage: 12V
CCT: 5000K
Beam: 25° Narrow Flood

Mfg. #: MR16-SM16-07-25D-950-03
Wattage: 7.5W
Lamp Efficacy: 61 (Lm/W)
Rated Life: 35,000 hrs

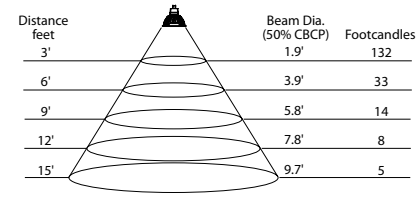
CBCP (cd): 2510
CRI: >95
Power Factor: 0.92
Dimmable: Yes
Lumens: 455



B-K Lamp # 383
Base: GU5.3 Bi-Pin
Input Voltage: 12V
CCT: 5000K
Beam: 36° Flood

Mfg. #: MR16-SM16-07-36D-950-03
Wattage: 7.5W
Lamp Efficacy: 61 (Lm/W)
Rated Life: 35,000 hrs

CBCP (cd): 1190
CRI: >95
Power Factor: 0.92
Dimmable: Yes
Lumens: 455



B-K LIGHTING

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CHART STAR™

CH

Power of 'e' (BKSSL®)

MR11 Halogen

MATERIAL

ALU

BR

SS

FOR USE WITH

Power Supplies

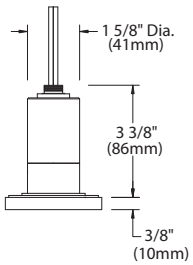
Options

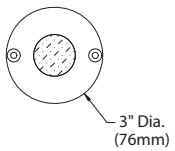
"Our clients have faced recent challenges of providing more with less. With B-K Lighting fixtures we know we can meet our clients' goals of high quality, high performance and longevity while accomplishing the many tasks required for safe, welcoming and effective lighting solutions. B-K's quiet, timeless designs blend seamlessly within historic districts as well as new higher education and corporate campus settings."

Joan MacLeod, Damon Farber Associates, BKU Fall 2013

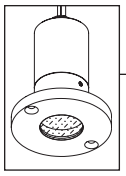


Shown in
Satin Aluminum (SAP) finish





See page 346 for Catalog ordering information.



BKSSL® SOLID STATE LIGHTING

the power of dimming

CHART STAR™

PROJECT:	
TYPE:	
CATALOG NUMBER:	
SOURCE:	
NOTES:	

CATALOG NUMBER LOGIC

			CH	LED	e67	NFL	SAP	12				
Example:	**S**	-	**CH**	- **LED**	- **e68**	- **SP**	- **MAC**	- **13**	- **11**			

Material
- **Blank** - Aluminum
- **B** - Brass
- **S** - Stainless Steel

Series
- **CH** - Chart Star™

Source
- **LED** - **'e'** Technology with Integral Dimming Driver (See Specifications for Dimming)
  Designed for use with remote 12VAC BKSSL® transformers. Requires magnetic Low Voltage dimmer

LED Type
- **e67** - 7WLED/2.7K
- **e68** - 7WLED/3K
- **e69** - 7WLED/4K
- **e75** - 7WLED/Amber

Optics*
- **SP** - Spot (Green Indicator)
- **NFL** - Narrow Flood (Yellow Indicator)
- **FL** - Flood (Blue Indicator)

Finish

Aluminum Finish

Powder Coat Color	Satin	Wrinkle
Bronze	**BZP**	**BZW**
Black	**BLP**	**BLW**
White (Gloss)	**WHP**	**WHW**
Aluminum	**SAP**	—
Verde	—	**VER**

Brass Finish

Machined	**MAC**
Polished	**POL**
Mitique™	**MIT**

Stainless Finish

Machined	**MAC**
Polished	**POL**
Brushed	**BRU** *Interior use only.*

Premium Finish

ABP	Antique Brass Powder	**CMG**	Cascade Mountain Granite	**RMG**	Rocky Mountain Granite
AMG	Aleutian Mountain Granite	**CRI**	Cracked Ice	**SDS**	Sonoran Desert Sandstone
AQW	Antique White	**CRM**	Cream	**SMG**	Sierra Mountain Granite
BCM	Black Chrome	**HUG**	Hunter Green	**TXF**	Textured Forest
BGE	Beige	**MDS**	Mojave Desert Sandstone	**WCP**	Weathered Copper
BPP	Brown Patina Powder	**NBP**	Natural Brass Powder	**WIR**	Weathered Iron
CAP	Clear Anodized Powder	**OCP**	Old Copper	*Also available in RAL Finishes See submittal SUB-1439-00*	

Lens Type
- **12** - Soft Focus Lens
- **13** - Rectilinear Lens

Shielding
- **11** - Honeycomb Baffle

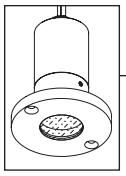
B-K LIGHTING

40429 Brickyard Drive • Madera, CA 93636 • USA
559.438.5800 • FAX 559.438.5900
www.bklighting.com • info@bklighting.com

RELEASED 05-17-17

DRAWING NUMBER SUB000939

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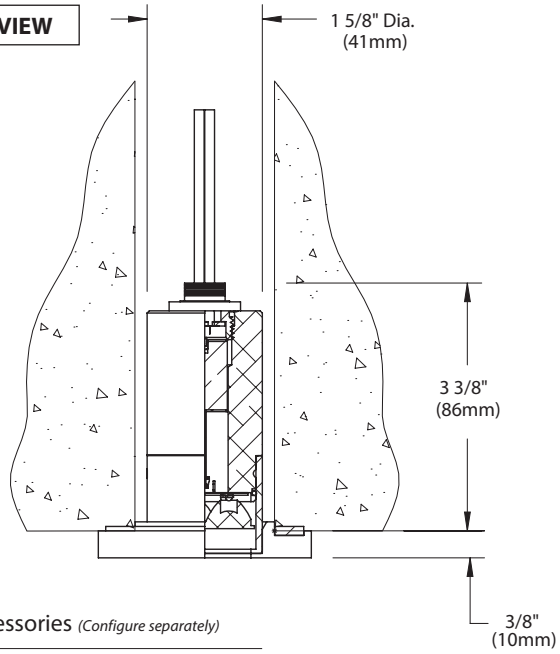
BKSSL® SOLID STATE LIGHTING

the power of dimming

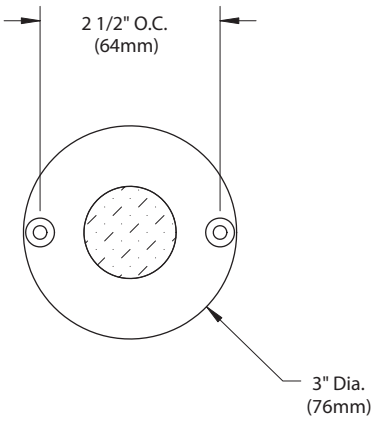
CHART STAR™

PROJECT:	
TYPE:	

SIDE VIEW

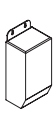


FACEPLATE DETAIL



Accessories *(Configure separately)*

Remote options:



TR Series



UPMRM™

All dimensions indicated on this submittal are nominal.
Contact Technical Sales if you require more stringent specifications.

SPECIFICATIONS

GreenSource Initiative™
Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced on site. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Materials
Furnished in Copper-Free Aluminum (Type 6061-T6), Brass (Type 360) or Stainless Steel (Type 304).

Core Drill
Allows for mounting into existing structures that will not easily accept a standard box. 2" dia. hole required for slip fit.

Body
Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. High temperature, silicone 'O' Ring provides water-tight seal. Provided with hard-coat (Type III) black anodize finish for maximum corrosion resistance. Weather-tight cable connector with 5'0," 18Ga., 2 wire low voltage cable.

Faceplate
Fully machined from solid billet. Countersunk holes provide for flush hardware mounting (by others). 1/8" thick HT-805A silicone foam gasket with acrylic adhesive for water-tight seal. Accommodates [1] lens or louver media.

Lens
Shock resistant, tempered, glass lens is factory adhered to faceplate and provides hermetically sealed optical compartment. Specify soft focus (#12) or rectilinear (#13) lens.

BKSSL®
Integrated solid state system with 'e' technology is scalable for field upgrade. Modular design with electrical quick disconnects permit field maintenance. High power, forward throw source complies with ANSI C78.377 binning requirements. Exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components.

Integral, constant current driver. 12VAC/VDC input. 50/60Hz. Proprietary input control scheme achieves power factor correction and eliminates inrush current. Output, over-voltage, open-circuit, and short circuit protected. Inrush current limited to <1A (non-dimming). Conforms to Safety Std. C22.2 No. 250.13-12.

Dimming
Line voltage dimmable via magnetic low voltage dimmer. For use with low voltage dimmer with dedicated neutral conductor. For purposes of dimming: Remote magnetic transformer with BKSSL® Power of 'e' technology loads should be loaded to 25% of the transformer VA (watts) rated value.

Optics
Interchangeable OPTIKIT™ modules permit field changes to optical distribution. Color-coded for easy reference: Spot (SP) = Green. Narrow Flood (NFL) = Yellow. Flood (MFL) = Blue.

Remote Transformer
For use with 12VAC BKSSL remote transformer or magnetic transformers only. B-K Lighting cannot guarantee performance with third party manufacturers' transformers.

Wiring
Teflon® coated, 18AWG, 600V, 250° C rated and certified to UL 1659 standard. Anti-Siphon Valve (ASV™) prevents "wicking" through conductor insulation.

Hardware
Tamper-resistant, stainless steel hardware. Mounting hardware by others.

Finish
StarGuard®, our exclusive RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. Brass components are available in powder coat or handcrafted metal finish. Stainless steel components are available in handcrafted metal finish. (Brushed finish for interior use only).

Warranty
5 year limited warranty.

Certification and Listing
ITL tested to IESNA LM-79. UL Listed. Certified to CAN/CSA/ANSI Standards. RoHs compliant. Suitable for indoor or outdoor use. Suitable for installation in combustible materials (Type Non-IC). Suitable for use in wet locations. Suitable for installation within 4' of the ground. IP65 Rated. Made in USA.

c UL us LISTED RoHS MADE IN THE USA

**Teflon is a registered trademark of DuPont Corporation.*
**Energy Star is a registered trademark of the United States Environmental Protection Agency.*

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RELEASED	DRAWING NUMBER
05-17-17	SUB000939

the power of e

BK SSL SOLID STATE LIGHTING

LAMP & DRIVER DATA

e67, e68, e69, e75

DRIVER DATA	Input Volts	InRush Current	Operating	Dimmable	Operation Ambient Temperature
	12VAC/DC 50/60Hz	<250mA (non-dimmed)	500mA	Magnetic Low Voltage Dimmer	-22°F-194°F (-30°C - 90°C)

LM79 DATA

BK No.	CCT (Typ.)	CRI (Typ.)	Input Watts (Typ.)
e67	2700K	80	7
	2700K	80	7
	2700K	80	7
e68	3000K	80	7
	3000K	80	7
	3000K	80	7
e69	4000K	80	7
	4000K	80	7
	4000K	80	7
e75	Amber (590nm)	~	7

L70 DATA

Minimum Rated Life (hrs.) 70% of initial lumens (L_{70})
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000

OPTICAL DATA

Angle	CBCP	Delivered Lumens
17°	3632	459
25°	1708	435
30°	1337	438
17°	3871	489
25°	1821	464
30°	1425	467
17°	3991	504
25°	1877	478
30°	1469	481
~	~	~

OPTICS

Optic	Angle
NSP - Narrow Spot	17°
SP - Spot	25°
FL - Flood	30°

Bldg A 6th St = 39'-3" 13sqf
Bldg A Main St = 16'-5" 5.5sqf
Bldg G Main St = 14'-7" 5 sqf
Bldg C Main St = 19'-8" 6.5sqf
Bldg D Main St = 20'-7" 7sqf
Bldg E = 20'-11" 7sqf
Bldg F= 34'-4" 11.5sqf

11.5sqf

7sqf
18sqf signs

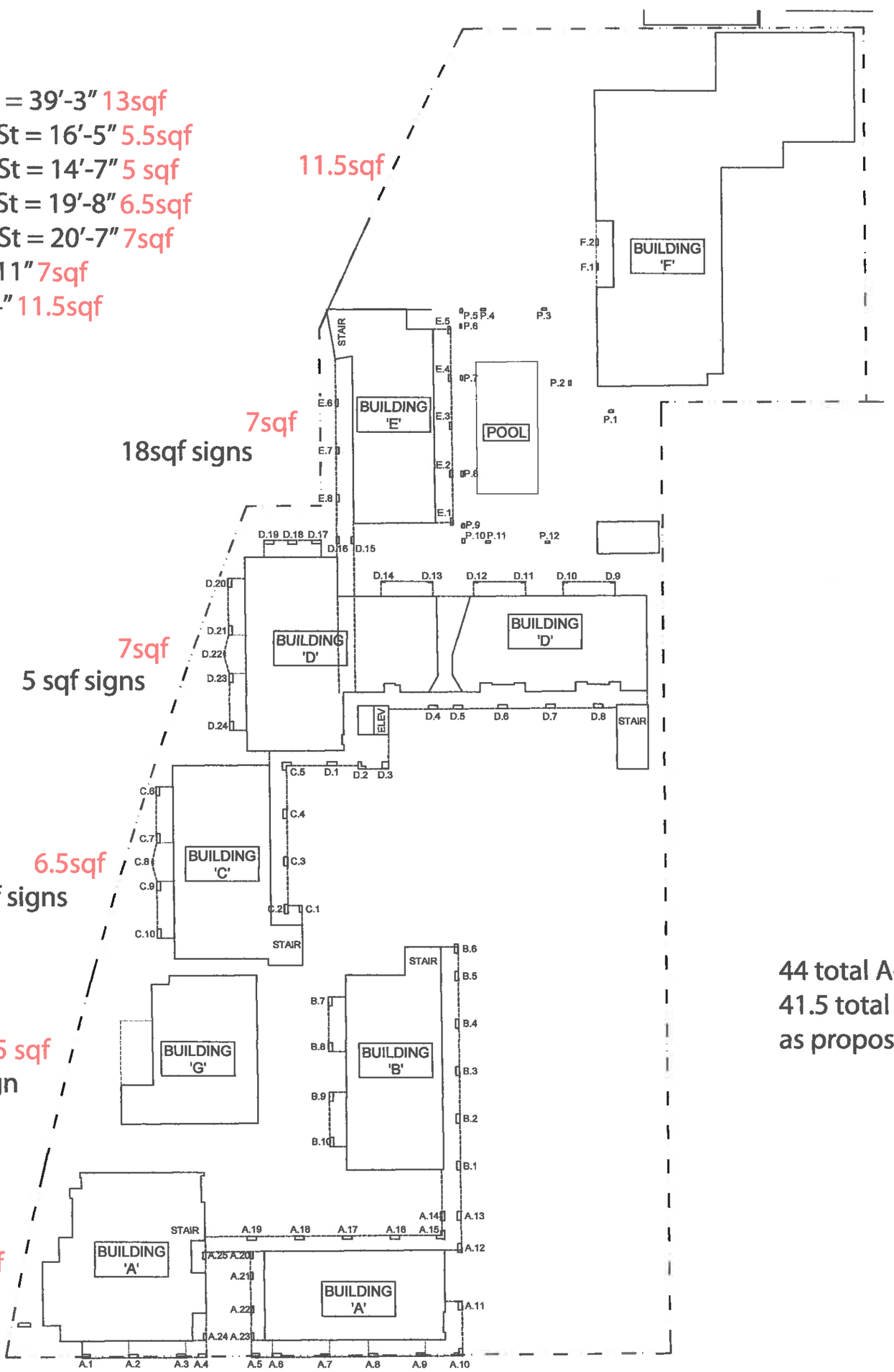
7sqf
5 sqf signs

6.5sqf
5 sqf signs

5 sqf
3.5 sqf sign

5.5sqf

13sqf 10 sqf sign



44 total A-E
41.5 total used
as proposed.

HOTEL
KETCHUM

Coffee Shop 3.5 square feet Black face, Reverse Channel Letters with Single Stroke LED - .063 aluminum faces --- Clear 1/8" lexan backs --- 2" deep .040 aluminum returns
Single stroke LED -Transformers -



windy city arts
Architectural Sign & Creative Design
Design may not be reproduced/ownership exclusive

HOTEL
KETCHUM

- South Building A hotel Sign 10 square feet Black face, Reverse Channel Letters with Single Stroke LED - .063 aluminum faces --- Clear 1/8" lexan backs --- 2" deep .040 aluminum returns Single stroke LED -Transformers - Letter Height: 11" HOTEL, Letter Height: 17" KETCHUM, 19" logo.
- North Building E hotel Sign 8 square feet Black face, Reverse Channel Letters with Single Stroke LED - .063 aluminum faces --- Clear 1/8" lexan backs --- 2" deep .040 aluminum returns Single stroke LED -Transformers - Letter Height: 8" HOTEL, Letter Height: 14" KETCHUM, 16" logo.
- Lobby and Enterance and Parking signs, 12"x36", aluminum composite. (direction only)



windy city arts
Architectural Sign & Creative Design

HOTEL
KETCHUM

△ 12"x30" x1/8" (2.5 sq ft) steel plate with black aluminum composite front plate, vinyl lettering
Building C (2), D (2) and E (4 shop signs proposed)

SHOPS



windy city arts
Architectural Sign & Exterior Design

Attachment G. Proposed Grant of Easement and Access to Amenities

GRANT OF EASEMENT AND ACCESS TO CERTAIN AMENITIES

THIS GRANT OF EASEMENT AND ACCESS TO CERTAIN AMENITIES is given on this _____ day of _____, 2017, by **KETCHUM & MUSTARD LLC,** an Idaho limited liability company (hereinafter "Grantor"), to the owner and/or lessee of certain property described on the attached Exhibit "B" (hereinafter collectively "Grantee").

R E C I T A L S

Grantor is the owner of certain real property located in Ketchum, Blaine County, Idaho, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (hereinafter "Grantor's Property").

Grantee is the owner and/or lessee of certain real property located in Ketchum, Blaine County, Idaho, more particularly described on Exhibit "B" attached hereto and incorporated herein by this reference (hereinafter "Grantee's Property").

Grantor desires to give Grantee an easement and access to certain amenities on certain parts of Grantor's Property.

G R A N T

WHEREFORE, Grantor grants as follows:

1. **Grant of Easement and Access**: Grantor hereby grants to Grantee a permanent, non-exclusive easement and access to the following amenities located on Grantor's Property:

- Vehicle Parking (a minimum of eight (8) spaces)
- Trash Services
- Shared Utilities
- Snow Storage
- Bike Parking

2. **Conditions of Easement and Access**:

a. The easement and access herein granted is for the use and benefit of the owner/lessee of Grantee's Property, as set forth herein, but the easement may not otherwise be used to access any other private properties, whether owned by Grantee or by Grantor or otherwise.

b. This easement and access is described as a "non-exclusive" easement and access because the property of Grantor affected by this easement may also be used by Grantor and Grantor's successors.

c. The cost of reasonably necessary maintenance and upkeep of the easement and access shall be borne by the users thereof, in proportion to their use.

d. Grantee shall make no improvements under, on or above the ground surface of the easement area without Grantor's prior written consent.

e. The easement and access granted by this instrument shall be permanent unless abandonment of the same is evidenced in a proper instrument recorded in Blaine County, Idaho.

f. Grantee's use of the easement shall be limited to the normal use and future development of Grantee's Property. Grantor's use of the easement shall be unrestricted, so long as it does not have an unreasonably adverse effect on Grantee's use of the easement.

g. This instrument shall be governed by, construed, and enforced in accordance with the laws of the State of Idaho.

3. **Covenant Running With Properties**: The terms of this instrument shall run with the land. The easement and access granted herein shall be appurtenant to and run with the Grantee's Property and shall constitute a covenant burdening and running with Grantor's Property. The provisions of this instrument shall bind and inure to the benefit of the heirs, assigns, and successors in interest of Grantor and Grantee.

4. **Attorney's Fees**: In the event that any dispute arises regarding the legal consequence, interpretation, application or enforcement of this instrument, then the prevailing party in such dispute shall be entitled to recover its reasonable attorney's fees and costs incurred, including attorney fees and costs incurred prior to the initiation of litigation, and on appeal.

5. **Modification of Document:** Any modification of this instrument, or additional obligation assumed by any party in connection with this instrument, shall be binding only if evidenced in writing signed by the affected party or an authorized representative of the affected party.

WHEREFORE, Grantor has set its hand to this instrument the date and year first above indicated.

GRANTOR:

KETCHUM & MUSTARD LLC

By: _____
[Print Name]_____
Member/Manager

STATE OF _____)
) ss.
County of _____)

On this _____ day of _____, 2017, before me, a Notary Public in and for said State, personally appeared _____, known or identified to me to be the Member/Manager of **KETCHUM & MUSTARD LLC**, that executed this instrument or the person who executed this instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

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

_____
NOTARY PUBLIC FOR _____
My Commission Expires: _____

EXHIBIT A

GRANTOR'S PROPERTY

PARCEL II

SUBLOTS 1 & 2 OF BOULDER MOUNTAIN VILLAGE, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED AS INSTRUMENT NO. 308897, RECORDS OF BLAINE COUNTY, IDAHO.

EXHIBIT B

GRANTEE'S PROPERTY

PARCEL 1

LOT 2 AND THE SOUTHERLY 2 FEET OF LOT 3 IN BLOCK 7 OF THE CITY OF KETCHUM, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE COUNTY RECORDER, OF BLAINE COUNTY, IDAHO, AND ALL OF THE VACATED ALLEY LYING BETWEEN LOTS 2 AND THE SOUTHERLY 2 FEET OF LOT 3 AND LOT 6 AND THE SOUTHERLY 2 FEET OF LOT 7 IN SAID BLOCK 7 OF THE CITY OF KETCHUM. EXCEPTING THEREFROM FROM BOTH PARCELS ANY PORTION LYING WITHIN THE RIGHT-OF-WAY FOR STATE HIGHWAY NO. 75.

Attachment H. Parking Analysis

GALENA ENGINEERING, INC.
CIVIL ENGINEERS AND LAND SURVEYORS

July 20, 2017

Carl Anderson
Associate Planner
City of Ketchum
480 East Avenue North
Ketchum, ID 83340

Re: Parking Analysis for Hotel Ketchum Coffee Shop and Bellemont Hotel

Dear Carl, this memo is in response to the Cities request for a parking analysis for the above mentioned project. The owner is proposing to construct a Coffee Shop on the site of an existing building that most recently housed a radio station. The Coffee Shop property and the adjacent Bellemont Hotel are held under the same ownership. As is stated in the staff report dated June 10, 2017, the coffee shop is being developed in order to provide an accessory amenity to the hotel.

The Bellemont Hotel has 58 hotel rooms. Required parking per the Off Street Parking Matrix in City Code Section 17.125.050 is 0.75 spaces per room, resulting in 44 spaces being required for the hotel. The proposed Coffee Shop falls under the Restaurant, bars and eating/drinking establishments category in the Off Street Parking Matrix. This requires 1 space per 100 feet of assembly area. The Coffee Shop will have 794 feet of assembly area, resulting in a parking requirement of 8 spaces.

The total required parking spaces for the hotel and coffee shop is 52 spaces. As stated in the staff report dated June 10, 2017, the hotel is eligible for an on-street parking credit of 36 parking spaces. The attached proposed parking plan prepared by Kurt Eggers of Eggers and Associates shows that there are 44 parking spaces available onsite. This, combined with the on-street parking credit, results in a total of 80 available parking spaces.

Since the amount of available parking spaces outnumbers the amount of required parking spaces, it is determined that there is adequate parking available for both the hotel and coffee shop.

Let me know if there are any questions on this memo or if any additional information is needed. Thank you.

Sincerely,

Sean Flynn, PE
Principal
Galena Engineering, INC.

317 NORTH RIVER STREET • HAILEY, IDAHO 83333 • TELEPHONE (208) 788-1705 • FAX (208) 788-4612

City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF August 14, 2017

PROJECT:	Sun Valley Dental Arts
FILE NUMBER:	#17-010
OWNERS:	Ben Franz
REPRESENTATIVE:	Jeff Mathis - Architect
REQUEST:	Design Review approval for a new three story mixed-use residential and commercial building.
LOCATION:	(Ketchum Block 34 Lot 5)
ZONING:	Community Core sub district Traditional Neighborhood (CC-D)
OVERLAY:	None
NOTICE:	Notice was mailed to Property owners within 300 foot radius of subject property were mailed notice on May 9th, 2017 for a public hearing on May 23, 2017 at 5:30pm. Notice was posted in three public City locations on May 9th, 2017.
REVIEWER:	Carl Anderson, Associate Planner

STAFF RECOMMENDATION:
Staff recommends that the application for the Sun Valley Dental Arts Project not be continued to a date certain. Once the applicant submits updated materials for Staff analysis and indicates that they would like to proceed with Design Review Staff will re-notice the Design Review Application for the Sun Valley Dental Arts Project.

ATTACHMENTS:
A. Application

BACKGROUND
The site property is located in the Community Core Traditional Neighborhood Sub-district (CC-D). The lot is currently is 5,501 square feet and is located at Ketchum Block 34 Lot 5. The applicant is proposing to construct a three-story mixed use building, which will have a total square footage of 18,672 square feet, and a Floor Area Ratio (FAR) of 2.15 **(**11,844 sf/5,500 sf). The mixed-use of the proposed building is proposed to contain a Business Office (dental office) on the ground floor, two (2) residential units on the second floor, and one (1) residential unit on the third floor.

The proposed building received Pre-Application Design Review approval on October 26th, 2015. The approval was for a 14,376 square foot mixed-use residential and commercial building. The approval expired one year from

the approval date and no request to extend the approval was submitted to the City of Ketchum Planning and Building Department. The requirement for Pre-Application Design Review has been waived for this project.
The Design Review application for the Sun Valley Dental Arts project was continued from the May 23rd, 2017 P&Z special meeting to the June 12th, 2017 P&Z meeting. The applicant has requested that the application be continued from the June 12th regular meeting to the next Planning & Zoning Commission regular meeting on July 10th, 2017. The application was continued from the July 10th regular meeting to the next Planning & Zoning Commission regular meeting on August 14th, 2017.

Staff recommends that the application not be continued to a date certain. Once the applicant indicates that they would like to proceed with Design Review Staff will re-notice the Design Review Application for the Sun Valley Dental Arts Building.

RECOMMENDED CONDITIONS
None at this time.

ATTACHMENT A. APPLICATION

City of Ketchum
Planning & Building

CERTIFIED COMPLETE
3/20/17 KO

OFFICIAL USE ONLY
File Number: 17-010
Date Received: 3/20/17
By: K.owens
Pre-Application Fee Paid:
Design Review Fee Paid: ✓
Approved Date:
Denied Date:
By: C Anderson
ADRE: Yes ☐ No ☑

Design Review Application

APPLICANT INFORMATION	
Project Name: Sun Valley Dental Arts	Phone: 208-629-9033
Owner: Ben Franz	Mailing Address: 620 1st Ave N, Ketchum, ID 83340
Email: benfranz4@gmail.com	
Architect/Representative: Jeff Mathis - Architect	Phone: 435-619-6613
Email: jm@mrwdesign.com	Mailing Address: 251 Hilton Dr, Suite 202, St. George, UT 84770
Architect License Number: AR-986038	
Engineer of Record: Stephen Butler, P.E. (Benchmark Associates)	Phone: 208-726-9512
Email: svgeotech@gmail.com	Mailing Address: PO Box 733, Ketchum, ID 83340
Engineer License Number: 9392	

All design review plans and drawings for public commercial projects, residential buildings containing more than four (4) dwelling units and development projects containing more than four (4) dwelling units shall be prepared by an Idaho licensed architect or an Idaho licensed engineer.

PROJECT INFORMATION			
Legal Land Description: Ketchum Block 34 Lot 5			
Street Address: 680 N 1st Ave			
Lot Area (Square Feet): 5,501			
Zoning District: CC-D (Community Core- Traditional Neighborhood)			
Overlay District:	☐Floodplain	☐ Avalanche	☐Mountain
Type of Construction:	■New	☐Addition	☐Remodel ☐Other
Anticipated Use: Dentist Office and Condominiums		Number of Residential Units: 3	

TOTAL FLOOR AREA	Proposed	Existing
Basements	4,340 Sq. Ft.	n/a Sq. Ft.
1st Floor	4,340 includes elev. & stairs Sq. Ft.	n/a Sq. Ft.
2nd Floor	3,995 exl. elev., stairs, & decks Sq. Ft.	n/a Sq. Ft.
3rd Floor	3,995 exl. elev., stairs, & decks Sq. Ft.	n/a Sq. Ft.
Mezzanine	Sq. Ft.	n/a Sq. Ft.
Total	16,666 Sq. Ft.	n/a Sq. Ft.

FLOOR AREA RATIO		
Community Core: 2.24	Tourist:	General Residential-High:

BUILDING COVERAGE/OPEN SPACE
Percent of Building Coverage: 79%

DIMENSIONAL STANDARDS/PROPOSED SETBACKS			
Front: 5' Seventh Street	Side: 6.5' First Ave	Side: 5' Alley	Rear: 0.5'
Building Height: 41'-9"			

OFF STREET PARKING
Parking Spaces Provided: 6 garage spaces; 4 public spaces (including 1 ADA stall)
Curb Cut: Alley access Sq. Ft. %

WATER SYSTEM	
■ Municipal Service	☐ 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.

Samantha Stahlnecker 2/24/17

Signature of Owner/Representative Date

SAMANTHA STAHLNECKER
BENCHMARK ASSOCIATES, P.A.

DESIGN REVIEW EVALUATION STANDARDS

(May not apply to Administrative Design Review):

17.96.060: IMPROVEMENTS AND STANDARDS FOR ALL PROJECTS

A. Streets:
   1. The applicant shall be responsible for all costs associated with providing a connection from an existing city streets to their development.
   2. All streets designs shall be in conformance with the right-of-way standards and approved by the Public Works Director.

B. Sidewalks:
   1. All projects under 17.96.010(A) that qualify as a "Substantial Improvement" shall install sidewalks in conformance with the right-of-way standards. Sidewalk improvements may be waived for projects that qualify as a "Substantial Improvement" which comprise additions of less than 250 square feet of conditioned space.
   2. The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.
   3. New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.
   4. The city may approve and accept voluntary cash contributions in-lieu of the above described improvements, which contributions must be segregated by the city and not used for any purpose other than the provision of these improvements. The contribution amount shall be one hundred ten percent (110%) of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the Public Works Director. Any approved in-lieu contribution shall be paid before the city issues a certificate of occupancy.

C. Drainage:
   1. All storm water shall be retained on site.
   2. Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.
   3. The Public Works Director may require additional drainage improvements as necessary, depending on the unique characteristics of a site.

4. Drainage facilities shall be constructed per city standards and designed by a licensed civil engineer.

D. Utilities:
   1. All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.
   2. Utilities shall be located underground and utility, power and communication lines within the development site shall be concealed from public view.
   3. When extension of utilities is necessary all developers will be required to pay for and install two (2") inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with city of Ketchum standards and approved by the Public Works Director.

E. Compatibility of Design:
   1. The project's materials, colors and signing shall be complementary to the townscape, surrounding neighborhoods and adjoining structures.
   2. Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.
   3. Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.

F. Architectural:
   1. Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.
   2. The building character shall be clearly defined by use of architectural features.
   3. There shall be continuity of materials, colors and signing within the project.
   4. Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.
   5. Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.
   6. Building(s) shall orient towards their primary street frontage.
   7. Sufficient garbage and recycling areas shall be provided onsite.
   8. Garbage and recycling storage areas, satellite receivers and mechanical equipment shall be screened from public view and located off alleys.
   9. Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.

G. Circulation Design:
   1. Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.
   2. Awnings extending over public sidewalks shall extend five (5') feet or more across the public sidewalk but shall not extend within two (2') feet of parking or travel lanes within the right of way.

3. Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.
4. Curb cuts and driveway entrances shall be no closer than twenty (20') feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right of way. Due to site conditions or current/projected traffic levels or speed, the Public Works Director may increase the minimum distance requirements.
5. Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.

H. Snow Storage:
1. Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas.
2. Snow storage areas shall be provided on-site.
3. A designated snow storage area shall not have any dimension less than five (5') feet and shall be a minimum of twenty-five (25) square feet.
4. In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.

I. Landscaping:
1. Landscaping is required for all projects.
2. Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.
3. All plant species shall be drought tolerant. Native species are recommended but not required.
4. Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.

J. Public Amenities:
1. Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall be approved by the Public Works Director prior to design review approval from the Commission.

17.96.070: COMMUNITY CORE (CC) PROJECTS

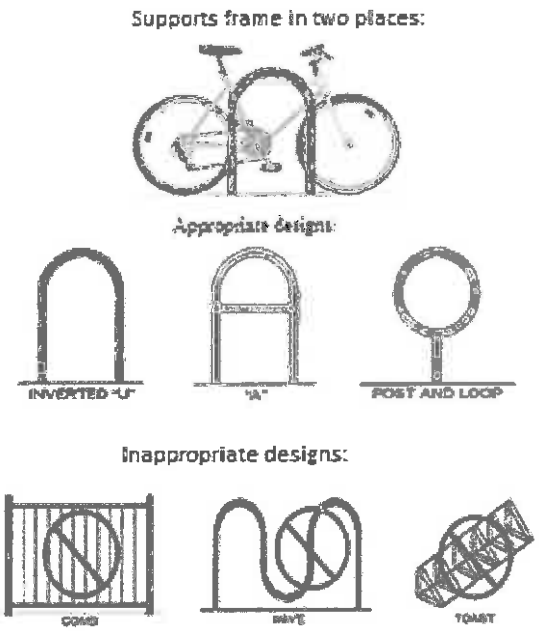
In addition to the requirements of section 17.96.060, unless otherwise specified, the below standards apply to projects in the Community Core district.

A. Streets:
1. A minimum of one (1) street tree shall be required for every forty (40') feet of street frontage, including both street frontages on corner lots, the location of which shall be determined by the Public Works Director.
2. Street trees, street lights, street furnishings and all other street improvements are required to be in conformance with the right-of-way standards and approved by the Public Works Director.

B. Architectural:
    1. Facades facing a street or alley or located more than five (5') feet from an interior side property line shall be designed with both solid surfaces and window openings to avoid the creation of blank walls and employ similar architectural elements, materials and colors as the front façade.
    2. For nonresidential portions of buildings, front building facades and facades fronting a pedestrian walkway shall be designed with ground floor storefront windows and doors with clear transparent glass. Landscaping planters shall be incorporated into facades fronting pedestrian walkways.
    3. For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows.
    4. Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited.
    5. All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters and downspouts.
    6. Roof overhangs shall not extend more than three (3') feet over a public sidewalk. Roof overhangs that extend over the public sidewalk shall be approved by the Public Works Director.
    7. Front porches and stoops shall not be enclosed on the ground floor by permanent or temporary walls, windows, window screens, or plastic or fabric materials.
C. Service Areas and Mechanical/Electrical Equipment:
    1. Trash disposal areas and shipping and receiving areas shall be located within parking garages or to the rear of buildings. Trash disposal areas shall not be located within the public right of way and shall be screened from public views.
    2. Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design.
D. Landscaping:
    1. When a healthy and mature tree is removed from a site, it shall be replaced with a new tree. Replacement trees may occur on or off site.
    2. Trees that are placed within a courtyard, plaza or pedestrian walkway shall be placed within tree wells that are covered by tree grates.
    3. The city arborist shall approve all parking lot and replacement trees.
E. Surface Parking Lots:
    1. Surface parking lots shall be accessed from off the alley and shall be fully screened from the street.
    2. Surface parking lots shall incorporate at least one (1) tree and one (1) additional tree per ten (10) onsite parking spaces. Trees shall be planted in landscaped planters, tree wells and/or diamond shaped planter boxes located between parking rows. Planter boxes shall be designed so as not to impair vision or site distance of the traveling public.
    3. Ground cover, low lying shrubs, and trees shall be planted within the planters and planter boxes. Tree grates or landscaping may be used in tree wells located within pedestrian walkways.

F. Bicycle Parking:

1. One (1) bicycle rack, able to accommodate at least two (2) bicycles, shall be provided for every four (4) parking spaces as required by the proposed use. At a minimum, one (1) bicycle rack shall be required per development.
2. When the calculation of the required number of bicycle racks called for in this section results in a fractional number, a fraction equal to or greater than one-half (1/2) shall be adjusted to the next highest whole number.
3. Bicycle racks shall be clearly visible from the building entrance they serve and not mounted less that fifty (50') feet from said entrance or as close as the nearest non-ADA parking space, whichever is closest. Bicycle racks shall be located to achieve unobstructed access from the public right-of-way and not in areas requiring access via stairways or other major obstacles.



17.96.080: NOTICE:

All property owners adjacent to properties under application for design review shall be notified by mail ten (10) days prior to the meeting of the date at which said design review is to be considered by the Commission.

17.96.090: TERMS OF APPROVAL:

A. Design Review Approval

1. The term of design review approval shall be twelve (12) months from the date that findings of fact, conclusions of law and decision are adopted by the Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations.
2. Application must be made for a building permit with the Ketchum planning and building department during the twelve (12) month term. Once a building permit has been issued, the design review approval shall be valid for the duration of the building permit.
3. Unless an extension is granted as set forth below, failure to file a complete building permit application for a project in accordance with these provisions shall cause said approval to be null and void.

B. Extensions of Design Review Approval.

1. For design review approvals pertaining to "civic" buildings, the Administrator may, upon written request by the holder, grant a maximum of two (2) twelve (12) month extensions to an unexpired design review approval.

2. For design review approvals pertaining to all other buildings, the city may, upon written request by the holder, grant a maximum of two (2) twelve (12) month extensions to an unexpired design review approval. The first twelve (12) month extension shall be reviewed by the Administrator. The second twelve (12) month extension shall be reviewed by the Commission. Whether or not an extension is warranted shall be based on the following considerations:
    a. Whether there have been significant amendments to ordinances which will apply to the subject design review approval;
    b. Whether significant land use changes have occurred in the project vicinity which would adversely impact the project or be adversely impacted by the project;
    c. Whether hazardous situations have developed or have been discovered in the project area; or
    d. Whether community facilities and services required for the project are now inadequate.
3. If any of the foregoing considerations are found to exist with regard to the project for which an extension is sought, an extension will not be granted and the city shall issue this decision in writing; otherwise the city shall approve such an extension. No extensions shall be granted for an expired design review approval.

17.96.100: FEES AND COSTS:

Each applicant for design review approval shall pay to the city certain fees and costs to reimburse the city the reasonable costs of administering and regulating this chapter, including reimbursement for city engineer fees. Said fees and refunds, if any, shall be set by resolution of the Council and shall be paid prior to scheduling of an application before the Commission for design review consideration. Said fees shall be nonrefundable.

DESIGN REVIEW APPLICATION CERTIFICATION OF COMPLETENESS

Project Name: Sun Valley Dental Arts	Reviewed by: K. owens / C. Anderson
Date: 3/20/17	Time: 2:39 PM

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 area lighting. (lighting details included throughout Plans

☑ 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. (electronic)

☑ Construction management plan showing where staging will occur, where materials are stored and parking plan for contractors. If any staging or parking shall occur off-site, a staging/parking plan must be submitted including materials storage, excavation (backfill) stockpile areas, job trailers, blue rooms, dumpsters and contractor parking. ~~will be~~ checked @ BP in details

☑ Building corners for all proposed buildings and additions shall be staked on the site and all trees proposed to be removed shall be flagged at least one week prior to the Commission meeting. The applicant shall install story poles, or other approved method, at the maximum roof peaks of the proposed buildings as required by the Administrator. Applicant notified

☑ For projects requiring pre-application design review, a model or computer simulation renderings, as described in subsection 17.96.010(C) of this chapter shall be required.

Pre-DR'ed on 10/26/15

- For new multi-tenant buildings, a master signage plan shall be submitted.
- The Administrator may waive some submittal requirements if it is determined the information is not relevant to the design review.
- Other information as required by the Administrator or the Commission.
- Design review fee shall be submitted as described in section 17.96.100 of this chapter.

STAFF COMMENTS:

None.
-Ko

City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
SPECIAL MEETING OF August 14th, 2017

PROJECT:	Flynt Remodel and Addition
FILE NUMBER:	#17-085
REPRESENTATIVE:	Gretchen Wagner
OWNER:	Susan Flynt
REQUEST:	Mountain Overlay Design Review approval for an addition located within the Mountain Overlay.
LOCATION:	207 Jade Street (Ketchum FR SE SW TL 3593)
ZONING:	Limited Residential (LR)
OVERLAY:	Mountain Overlay
NOTICE:	Notice was mailed to adjacent property owners of the subject property and posted in three public City locations on July 31st, 2017.
REVIEWER:	Carl Anderson, Associate Planner

BACKGROUND

The property is located in the Limited Residential (LR) Zoning District and is located fully within the Mountain Overlay district. The applicant is property owner Susan Flynt, represented by the Architect Gretchen Wagner. The applicant has not requested a pre-application review with the Planning and Zoning Commission. The applicant is proposing an interior remodel, the addition of a new garage space with a new bedroom over the proposed garage addition and a five-foot six-inch (5'-6'') extension of the deck towards the south most property line.The total net increase in square feet is 2,276 square feet and the final new total square footage of the residence will be 7,171 square feet.

As the project is located within the Mountain Overlay, it is subject the Design Review standards located in chapter 17.96 and the Mountain Overlay Design Review Standards. As the project is a single family residence is exempt from the Design Review criteria located in chapter 17.96.

ANALYSIS

Staff recommends approval of the Mountain Overlay Design Review application for the Flynt Residence addition and remodel provided that the action items listed below are addressed. A full analysis and explanation of this recommendation is detailed within the staff report. The following items will need to be addressed by the applicant prior to issuance of a building permit.

Outstanding action items:

1. Streets Department comment:
    a. Drywell in the driveway needs to be adequate to handle additional runoff, may need drainage calculations.
    b. Show on plans how the catch basin on the north end of the driveway is connected to the drywell.
    c. May need to install a drywell on the South West end on the property to maintain property drainage.

MOUNTAIN OVERLAY

The purpose of the Mountain Overlay zoning district is to protect the public health, safety and welfare of inhabitants of hillside areas; to encourage land uses harmonious with existing natural resources; to prohibit detrimental alteration of existing topography and terrain, leaving hillsides generally open and unobstructed, to prohibit scarring by roadways; to protect natural land features and wildlife habitat; to minimize or prohibit alteration of hilltops, rock outcrops, knolls and ridges; to facilitate adequate provision of public services and facilities through standards appropriate to local conditions; to minimize or prohibit detrimental effects on the natural topography, geology, soils, drainage, wildlife and vegetation; to carry out provisions contained in Ketchum's comprehensive plan; to minimize the visual impact of building sites and access drives that are significantly higher than the vast majority of buildings sites in Ketchum; to protect hillsides in Ketchum which are physically and topographically unique due to their present lack of access roads and thus their lack of development; to direct building away from the higher elevations; and to assure the property owner is not deprived of economically viable use of his/her property.

The following restrictions are imposed upon construction, development and use of all real property within the mountain overlay zoning district. Each of the following activities shall be subject to design review and shall require approval under the regulations contained in chapter 17.96 of this title prior to issuance of a building permit, excavation/grading permit or commencement of any work associated with any such activity:

A. Construction or placement of buildings or structures, including additions to any such structures or buildings existing at the effective date hereof, upon real property within the mountain overlay zoning district.
B. Other excavation of materials, grading and filling for any purpose not associated with construction of buildings and structures described in subsection A of this section; and/or
C. Any activity regulated by Ketchum street standards chapter 12.04 of this code. Included therein are standards for private driveways.

COMPREHENSIVE PLAN ANALYSIS

The proposed addition of the bedroom and garage space at the existing Flynt Residence is consistent with the uses, goals and policies listed below as specified within the 2014 Comprehensive Plan.

SUPPORTING SECTION	SUMMARY OF COMPLIANCE OF PROPOSED AMENDMENTS WITH THE 2014 COMPREHENSIVE PLAN
Future Land Use	
Low Density Residential	**PRIMARY USES** Single-family and duplex residences and accessory units. **SECONDARY USES** Supporting and complementary uses, including open space and recreation, agriculture/gardens, schools, places of worship, and other public uses. Senior housing facilities are also appropriate if compatible with the surrounding areas. The intent is for the average density of a residential area in this category is not to exceed about five units per acre.

	CHARACTERISTICS AND LOCATION New residences should be within neighborhoods that have pedestrian-oriented, connected local streets and sidewalks. New housing should also have access to parks, open space, schools, and other civic activities. Neighborhoods within this category should be accessible via local streets with access to collector streets for circulation.
Community Design and Neighborhoods	
Goal CD-2 **Protect and enhance views of the surrounding mountains and natural features**	**Policy CD-2.2 - Mountain Overlay Zone** Continue to protect hillsides within the City and the Area of City Impact from further development. Enforce and encourage strengthening of the Mountain Overlay standards of the City and County, by using a variety of techniques; such as clustering at lower elevations, creating conservation easements, or purchasing private property on hillsides. **Policy CD-2.4 Development Designed for Natural Feature Preservation** Protect and incorporate natural features into newly developing areas. Conserve the natural patterns of streams, ridgelines, topography, riparian areas, and wildlife habitat areas.

STAFF RECOMMENDATION

Staff recommends approval of the application and supporting plans as presented with the recommended conditions.

COMMISSION OPTIONS

1. **Denial of the Application**: "Motion to deny the application from the owner Susan Flynt for the Mountain Overlay Design Review application finding the application **does not** meet the standards for approval under Chapter 17.96 of Ketchum Zoning Code, for the following reasons: [cite findings for denial]."
2. **Approval of the Application**: "Motion to approve the application from the owner Susan Flynt for the Mountain Overlay Design Review application, finding the application meets the standards for approval under Chapter 17.96 of Ketchum Zoning Code with the following conditions: [insert conditions of approval here]"
3. **Continuation of the Application**: "Motion to continue the application from owner Susan Flynt to a date certain of [insert date of meeting]."

RECOMMENDED CONDITIONS

Ketchum City Engineer, Streets, Utilities, Fire, Planning and Building Department requirements shall be met, including:

1. All departmental conditions as described in Table 1;
2. All staff conditions as described in Tables 2 and 3;
3. This Mountain Overlay Design Review approval is based on the plans and information presented and approved at the meeting on the date noted herein. Building Permit plans must conform to the approved Mountain Overlay Design Review plans unless otherwise approved in writing by the Planning and Zoning Commission or Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to removal;
4. All building and fire code requirements as dictated by 2012 family of international codes shall apply to all construction on-site; and
5. Final on-site drainage plan shall receive approval from the Public Works Department prior to the issuance of a building permit.

ATTACHMENTS:

A. Table 1. Requirements for All Applications
B. Table 2. Zoning Standards Analysis
C. Table 3. Mountain Overlay Design Review Standards
D. Application
E. Plans:
    a. Design Review Plan Set, dated: 07/21/2017
    b. Mountain Overlay Criteria and Standards Response: 07/25/2017

Attachment A.

Table 1: Requirements for All Applications

City Department Comments				
Compliant				
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.104 & 17.96**	**Complete Application**
☒	☐	☐	**Police Department:** No comment at this time.	
☒	☐	☐	**Fire Department:** The above project shall meet all 2012 International Fire Code requirements in addition to specific City Building and Fire Ordinances. **IF** a monitored fire detection system exists or is installed, it shall meet NFPA 72 and be monitored by an approved alarm monitoring station. An approved key box shall be installed, with the appropriate keys, for emergency fire department access in a location approved by the fire department. Approved address numbers shall be placed in such a position to be plainly visible and legible from the road fronting the property. Numbers and letters shall be a minimum of four (4) inches tall, contrast with their background and be positioned a minimum of forty-eight (48) inches above final grade. Vehicle parking and material storage during construction shall not restrict or obstruct public streets or access to any building. A **minimum** twenty-foot travel lane for emergency vehicle access shall be maintained clear and unobstructed at all times. All required Fire Lanes, including within 15 feet of fire hydrants, shall be maintained clear and unobstructed at all times. An approved access roadway per 2012 International Fire Code Appendix D ***(www.ketchumfire.org)*** shall be installed prior to any combustible construction on the site. The road shall be a minimum of twenty (20) feet in width and capable of supporting an imposed load of at least 75,000 pounds. The road must be an all weather driving surface maintained free, clear, and unobstructed at all times. Grades shall not exceed 7%. Gates, if installed, are required to be siren activated for emergency vehicle access. Fire extinguishers shall be installed and maintained per 2012 IFC Section 906 both during construction and upon occupancy of the building. Spark arresters are required on all solid fuel burning appliance chimneys to reduce potential fires from burning embers. Final inspections of all fire department permit required installations by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance. A Final Inspection Checklist can be found at www.ketchumfire.org.	
☒	☐	☐	**Streets Department:** • Drywell in the driveway needs to be adequate to handle additional runoff, may need drainage calculations. • Show on plans how the catch basin on the north end of the driveway is connected to the drywell • May need to install a drywell on the South West end on the property to maintain property drainage.	
☒	☐	☐	**Utilities:** No comment.	
☒	☐	☐	**Parks/Arborist:** No comment.	
☒	☐	☐	**Building:**	

			The building must meet 2012 International Building Code.
☒	☐	☐	**Planning and Zoning:** Comments are denoted throughout the staff report.

Attachment B.

Table 2: Zoning Standards Analysis

Compliance with Zoning Standards				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**Guideline**	**City Standards and *Staff Comments***
☒	☐	☐	**17.12.040**	**Minimum Lot Area**
			Staff Comment	**Required:** 9,000 *square feet minimum.* **Existing / proposed**: 72,745 SF
☒	☐	☐	**17.12.040**	***Building Coverage***
			Staff Comment	***Permitted:*** *35%* ***Proposed:*** *7.6% 5,563*
☒	☐	☐	**17.12.040**	***Minimum Building Setbacks***
			Staff Comment	***Minimum:*** *Front: 15'* *Side: > of 1' for every 2' in building height, or 10' (16' required)* *Rear: 20'* ***Proposed:*** *Front: 36'-0''* *Side (north): 25'-0''* *Side (south): 39'-0''* *Rear: 274'-0''*
☒	☐	☐	**17.12.040**	**Building Height**
			Staff Comment	***Maximum Permitted:*** *42'* ***Proposed:*** *31'-8.75''*
☒	☐	☐	**17.125.030.H**	**Curb Cut**
			Staff Comment	***Permitted:*** *A total of 35% of the linear footage of any street frontage can be devoted to access to off street parking.* **Proposed:** Not proposed.
☒	☐	☐	**17.125.020.A.2 & 17.125.050**	**Parking Spaces**
			Staff Comment	*Off-street parking standards of this chapter apply to any new development and to any new established uses.* **Required:** Dwelling, one-family: 1.5 spaces per dwelling unit **Proposed:** *The applicant has provided five (5) parking spaces on-site.*
☒	☐	☐	***17.18.020***	**Zoning Matrix**
			Staff Comment	**17.18.020:** The purpose of the LR limited residential district is to identify and preserve residential properties, to prevent overcrowding of land in order to preserve natural features and openness and to encourage the development of low density areas suited for single-family residential purposes.

Attachment C.

Table 3: Mountain Overlay Design Review Standards

IMPROVEMENTS AND STANDARDS: 17.104.070 – Mountain Overlay Design Review: The following list of criteria and those contained in section 17.96.080 of this title must be considered and addressed by each applicant seeking design review approval.				
Yes	**No**	**N/A**	**City Code**	**City Standards and *Commission Comments***
☒	☐	☐	**17.104.070 A (1)**	**There shall be no building on ridges or knolls which would have a material visual impact on a significant skyline visible from a public vantage point entering the city or within the city. "Material", as the term is used herein, shall be construed in light of the magnitude of the negative impact on the objectives of this section;**
			Staff Comment	*The existing structure and proposed remodel/addition is compliant with this requirement. The applicant does not propose a building on a ridge or knoll that would have a material visual impact on a significant skyline visible from a public vantage point entering the city or within the city. Additionally, there is significant tree cover at the north, west and south portions of the property that largely screen the existing residence. The tree coverage will also serve to screen the proposed addition.* *The addition will not be visible approaching the property heading east along E. Jade Street. The addition will not have a material visual impact on a visible skyline form a public vantage point.*
☒	☐	☐	**17.104.070 A (2)**	**Building, excavating, filling and vegetation disturbance on hillsides which would have a material visual impact visible from a public vantage point entering the city or within the city shall be minimized. "Material", as the term is used herein, shall be construed in light of the magnitude of the negative impact on the objectives of this section;**
			Staff Comment	*All proposed building, excavating, filing and vegetation disturbances on the existing hillside will not have a material visual impact from a public vantage point entering the city or within the city.* *Staff finds that the applicant has satisfied this requirement. See comment from the applicant below:* "The addition is being tucked into the hill so that the building will be used to retain the excavated area. Vegetation will be disturbed during construction and to address drainage and then will be restored. The addition will not extend past the eastern perimeter of the existing part of the building and so will not be further up the hill than it is now. The north part of the property will be restored to nearly existing grade. East and South yards are not visible, and west yard will have some trees in the east edge of the grove removed for snow storage and circulation. This will not affect the screening of the properties at 207 Jade and 205 Jade from one another."
☒	☐	☐	**17.104.070 A (3)**	**Driveway standards as well as other applicable standards contained in chapter 12.04 of this code shall be met;**
			Staff Comment	*The applicant states that the existing driveway will remain past the access to residence at 206 Jade. After the access to 206 Jade, the applicant proposed new asphalt. The proposed driveway modifications will meet all driveway standards, as well as other applicable standards, and shall receive approval from the Public Works Department prior to the issuance of a building permit.*
☒	☐	☐	**17.104.070 A (4)**	**All development shall have access for fire and other emergency vehicles to within one hundred fifty feet (150') of the furthest exterior wall of any building;**
			Staff Comment	*This standard has been met. The applicant has coordinated with the Ketchum Fire Department and states that the existing hydrant on located on site and location of the structure also, precludes the need for sprinklers and no additional standpipe are required for fire access.*

☒	☐	☐	**17.104.070 A (5)**	**Significant rock outcroppings shall not be disturbed;**
			Staff Comment	*The proposed limit of disturbance does not extend into existing significant rock outcroppings on-site.*
☒	☐	☐	**17.104.070 A (6)**	**International building code (IBC) and international fire code (IFC) and Ketchum fire department requirements shall be met;**
			Staff Comment	*The applicant states that the project as proposed is compliant with the International Building Code 2012 and the Ketchum Fire Department requirements. All IBC, IFC and Ketchum Fire Department requirements shall be verified and met prior to the issuance of a building permit.*
☒	☐	☐	**17.104.070 A (7)**	**Public water and sewer service shall comply with the requirements of the city;**
			Staff Comment	*The public water and sewer connections are existing. The City Utilities Department has no comment at this time.*
☒	☐	☐	**17.104.070 A (8)**	**Drainage shall be controlled and maintained to not adversely affect other properties;**
			Staff Comment	*The applicant has utilized swales, catch basins, and drywells as shown on the landscape plans.* *See comment from streets department located in Table 1. The applicant shall provide a drywell at the southwest corner of the property should one be required. The Public Works Department shall approve the final on-site drainage plan prior to the issuance of a building permit*
☒	☐	☐	**17.104.070 A (9)**	**Cuts and fills allowed for roadways shall be minimized; lengths of driveways allowed shall be minimized; all cuts and fills shall be concealed with landscaping, revegetation and/or natural stone materials. Revegetation on hillsides with a clear zone of thirty feet (30') around all structures is recommended. Said clear zone shall include low combustible irrigated vegetation with appropriate species, on file with the Ketchum planning department. Revegetation outside of this clear zone should be harmonious with the surrounding hillsides;**
			Staff Comment	**Standard:** Cuts and fills allowed for roadways shall be minimized; lengths of driveways allowed shall be minimized; all cuts and fills shall be concealed with landscaping, revegetation and/or natural stone materials. **Proposed:** *This standard has been met. See applicant response below:* *"The repaving of the driveway will not require new cuts or fills. The length of the existing driveway will remain the same. The yard north of the addition will have additional dry stack rock walls to retain the slope and will be revegetated to stabilize the slope and to screen the north side of the building. Disturbance to the east yard as required for construction will be revegetated with material consistent with the adjacent hillside."* **Standard:** *Revegetation on hillsides with a clear zone of thirty feet (30') around all structures is recommended. Said clear zone shall include low combustible irrigated vegetation with appropriate species, on file with the Ketchum planning department. Revegetation outside of this clear zone should be harmonious with the surrounding hillsides.* **Proposed:** *The applicant states that the revegetation on the hillside will be consistent with the adjacent hillside. The final species selection shall be approved by the City Arborist prior to the issuance of a building permit.*
☒	☐	☐	**17.104.070 A (10)**	**Are there other sites on the parcel more suitable for the proposed development in order to carry out the purposes of this section;**
			Staff Comment	*The applicant has proposed the current location of the addition for the following reasons:*

				1. *Because of vehicular circulation, the location of the existing garage and driveway, and access to the existing front door led the applicant to the proposed location for the addition.* 2. *The connection of the additional bedroom from within at levels two and five of the existing five-level house informed the location of the addition.* 3. *The applicant identified one other possible location for the addition, to the west, which the applicant states does not work for vehicular access from either the north or the east, would not work for the desired horizontal connection. The location would also obscure the front entrance of the existing residence and would limit the available snow storage area.* ***Staff Comment*** *As the proposed location of the addition will not have a material visual impact on a significant skyline visible from a public vantage point entering the city or within the city, and nor will it impact a significant rock outcropping, and will minimize the disturbance to native and natural vegetation, staff finds that the location selected is suitable. Additionally, should the applicant location identified by the applicant at the west portion of the property may have a more significant impact on the existing tree coverage/vegetation, which reduce the screening from public view.*
☒	☐	☐	**17.104.070 A (11)**	**Access traversing twenty five percent (25%) or greater slopes does not have significant impact on drainage, snow and earthslide potential and erosion as it relates to the subject property and to adjacent properties;**
			Staff Comment	*This requirement has been met. Access will not traverse slopes greater than 25%. Access is typically defined as a means of approach. The driveway is existing and the repaving of the driveway will not traverse additional slope. For additional information see comment from the applicant below:* *"Access will not traverse slopes greater than 25%. The restored yard to the north of the addition, will have a similar slope, as existing, which is greater than 25%, but will be improved with dry stack walls and better water management."*
☒	☐	☐	**17.104.070 A (12)**	**Utilities shall be underground;**
			Staff Comment	*All existing utilities are underground and no new utilities are proposed.*
☒	☐	☐	**17.104.070 A (13)**	**Limits of disturbance shall be established on the plans and protected by fencing on the site for the duration of construction;**
			Staff Comment	*The limits of disturbance are established on the plans and will be protected by fencing on site for the duration of construction. The limits of disturbance are shown on the proposed construction activity plan.*
☒	☐	☐	**17.104.070 A (14)**	**Excavations, fills and vegetation disturbance on hillsides not associated with the building construction shall be minimized; and**
			Staff Comment	*This requirement has been met. All proposed excavations, fills and vegetation disturbances on hillsides are associated with construction of the addition and have been minimized. See comment from applicant below:* *"All of the excavation, fill, and vegetation disturbance will be associated with building construction and drainage to direct the surface and subsurface around the house to drywells and catch basins on the property. OSHA standards will also be met in regards to required layback of excavation to place deep footings."*
☒	☐	☐	**17.104.070 A (15)**	**Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.**
			Staff Comment	*No significant landmarks have been identified on-site.*

City of Ketchum
Planning & Building

CERTIFIED COMPLETE
7-25-17 KO

OFFICIAL USE ONLY	
File Number:	17-085
Date Received:	7/21/17
By	K. Owens
Fee Paid:	$1400
Approved Date:	
Denied Date:	
By	C. Anderson 1842

Mountain Overlay Design Review Application

OWNER INFORMATION			
Project Name: Flynt remodel and addition			
Owner Name: Susan Flynt			
Mailing Address: PO Box 4556, Ketchum, ID 83340			
Phone: (208) 720-1385			
Email: flyntsusan@gmail.com			
PROJECT INFORMATION			
Architect/Representative: Gretchen Wagner			
Phone: (208)720-9714			
Mailing Address: PO Box 2640, Ketchum, ID 83340			
Email: gretchen@scapedesignstudio.com			
Engineer of Record: Liv Jensen, PE			
Engineer Email: liv@cox.net			
Legal Land Description: RPK 4N18018019B Tax Lot 3593			
Project Address: 207 Jade Street			
Lot Area: 72,745 s.f.			
Zoning District: LR			
Anticipated Use: Private residence, single family home			
Number of Residential Units: 1			
TYPE OF CONSTRUCTION			
☐ New	■ Remodel	■ Addition	☐ Other, please explain:

TOTAL FLOOR AREA	Proposed	Existing
Basement:		Level 1 living 1278 s.f., Level 1 Mechanical 113
1st Floor:	Level 2 garage 1,038	Level 2 living 287 s.f. (+120), Level 2 garage 576 s.f. (-120)
2nd Floor:		Level 3 living 1,319 s.f. (-157)
3rd Floor:		Level 4 living 661 s.f. (+157)
Decks:	Level 5 living 1,238 s.f.	Level 5 living 661 s.f.
Mezzanine:	Proposed Decks: 252	Existing decks: 490
Total:	2,276 s.f. building, 252 s.f. decks	4,895 s.f. building, 490 s.f. decks
Building Coverage:	5,563 s.f. 7.6%	Curb Cut: existing SF Jade Street %

PROPOSED SETBACKS			
Front: 36' West existing	Side: 25' North Proposed	Side: 39' South Proposed	Rear: 274' East Existing

ADDITIONAL INFORMATION	
Building Height: 31'-9"	Parking Spaces Provided: 5
Will Fill or Excavation Be Required? Yes X No	
If Yes, Amount in Cubic Yards	Fill: 270 cu. yds. Excavation: 1870 cu. yds.
Will Existing Trees or Vegetation Be Removed? Yes X No	

Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Floodplain Management Overlay Application, in which the City of Ketchum is the prevailing party, to pay 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.

Susan Flynt — 7-17-17

Signature of Owner/Representative — Date

MOUNTAIN OVERLAY DESIGN REVIEW EVALUATION STANDARDS

Design review applications shall be made and processed according to the regulations contained in Chapter 17.96 of this title and as follows: See attached.

Criteria and Standards: The following list of criteria and those contained in Section 17.96.090 of this Title must be considered and addressed by each applicant seeking Design Review approval. The Commission will use this list of Design Review criteria along with that contained in Section 17.96.090 of this title as a basis to determine whether a project is to be approved, approved with conditions or denied:

1. There shall be no building on ridges or knolls which would have a material visual impact on a significant skyline visible from a public vantage point entering the city or within the city. "Material", as the term is used herein, shall be construed in light of the magnitude of the negative impact on the objectives of this section;

2. Building, excavating, filling and vegetation disturbance on hillsides which would have a material visual impact visible from a public vantage point entering the city or within the city shall be minimized. "Material", as the term is used herein, shall be construed in light of the magnitude of the negative impact on the objectives of this section;

3. Driveway standards as well as other applicable standards contained in Chapter 12.04 of this code shall be met;
4. All development shall have access for fire and other emergency vehicles to within one hundred fifty feet (150') of the furthest exterior wall of any building;

5. Significant rock outcroppings shall not be disturbed;

6. International building code (IBC) and international fire code (IFC) and Ketchum fire department requirements shall be met;

7. Public water and sewer service shall comply with the requirements of the city;

8. Drainage shall be controlled and maintained to not adversely affect other properties;

9. Cuts and fills allowed for roadways shall be minimized; lengths of driveways allowed shall be minimized; all cuts and fills shall be concealed with landscaping, revegetation and/or natural stone materials. Revegetation on hillsides with a clear zone of thirty feet (30') around all structures is recommended. Said clear zone shall include low combustible irrigated vegetation with appropriate species, on file with the Ketchum planning department. Revegetation outside of this clear zone should be harmonious with the surrounding hillsides;

10. Are there other sites on the parcel more suitable for the proposed development in order to carry out the purposes of this section;

11. Access traversing twenty five percent (25%) or greater slopes does not have significant impact on drainage, snow and earthslide potential and erosion as it relates to the subject property and to adjacent properties;

12. Utilities shall be underground;

13. The development is consistent with the Ketchum comprehensive plan;

14. Limits of disturbance shall be established on the plans and protected by fencing on the site for the duration of construction;

15. Excavations, fills and vegetation disturbance on hillsides not associated with the building construction shall be minimized; and

16. Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.

- On Site Review: On site review by the members of the commission is required prior to taking action on said design review application. Extreme weather conditions or inordinate depth of snow may cause the commission to delay said on site review not more than one hundred eighty (180) days.

APPLICATION CHECKLIST

Please utilize and submit the checklist on the following pages to ensure a complete application.

MOUNTAIN OVERLAY DESIGN REVIEW APPLICATION CERTIFICATION OF COMPLETENESS

Project Name: Flynt Residence Date: 7/25/17

Reviewed by: K. Owens

DOCUMENTS

☑ Application form

SETS OF PLANS

☑ One (1) copy of full-sized; One (1) 11x17 reduced; and CD, flash drive or email (.pdf) of plans

EXISTING SITE CONDITIONS

☐ Survey of exterior boundary lines of the property together with dimensions, produced by a licensed engineer or surveyor;

- Topographic survey of the real property at a minimum of two (2) foot contour intervals, significant hillsides may be a minimum of ten (10) foot contour intervals;
- Location of any existing dwelling units, other structures and all improved areas (pavement) with dimensions thereof showing the setback of each structure from the nearest property line;
- Location and rights-of-way of adjacent streets and public rights-of-way;
- Location and dimensions of easements, private and public, within and adjacent to the proposed project together with the purpose thereof;
- Location of existing sewer, water, drainage and other utility lines indicating size and depth;
- Location of all existing significant trees, conifers six (6) inches dbh and deciduous two (2) inch caliper and greater;
- ~~Location and dimensions of easements, private and public, within and adjacent to the proposed project together with the purpose thereof;~~
- Indication of any zoning district overlay which effects the property (flood or avalanche); Location of existing structures on adjacent properties; and,
- The subdivision plat of the property certified by a licensed engineer or surveyor, except tax lots;

PROPOSED SITE PLAN

☐ Vicinity map;

- Contour lines of two (2) foot intervals to show existing and proposed topography of the property;
- Location of all proposed structures (buildings) and all improved areas (pavement, sidewalk) with dimensions thereof showing the setback of each structure from the

nearest property line;
- Drip line of all buildings;
- Location of on-site parking spaces and access thereto including the dimensions of the spaces and the width and length of access and curb cuts;
- Location and dimensions of snow storage areas;
- Location and type of all heating, ventilation, air conditioning and other mechanical units;
- Percentage of the lot coverage by proposed building and parking areas together with the total square footage of the parcel of property; and,
- Location of all existing trees to be preserved and significant trees to be removed;

ENGINEERING PLAN:

☐ Engineering plans, prepared by a licensed engineer, not less than one (1) inch equals ten (10) feet;

- Proposed utility improvements including water, sewer, power, cable, telephone and all other utilities;
- Proposed grading plan with minimum two foot contours and amount of cut and fill in cubic yards;
- Proposed drainage plan including adjacent public rights-of-way. Provide calculations and test pit information to support design of conveyance and disposal systems; B-PERMIT
- Proposed designs for all public and private vehicular and pedestrian circulation including curb cuts, parking lot layout, curb and gutter and sidewalks. This information should include elevations, slopes, aisle and parking dimensions and turning radii. Other information to support the proposed design should be submitted; and,
- Drainage plan for any underground parking garage.

LANDSCAPE PLAN

☐ All existing vegetation over 2 inches in caliper, including size and species;

- Proposed landscaping of the project including types, quantities and sizes of trees, shrubs, ground cover and other vegetation;
- Proposed landscaping or other improvements within any public rights-of-way;
- Location, type (materials and colors) and height of walls or fences;
- Location of parking areas;
- Location of vehicular and pedestrian circulation patterns, easements and proposed improvements with regard thereto;
- Irrigation system for landscaping; and, 7
- Drainage plan including off-site improvements.

ARCHITECTURAL PLANS

- Floor plans of all floors at not less than one-eighth (1/8) scale;
- All exterior elevations;
- Roof plan including direction of snow sliding and snow clips if applicable. Location and type of all mechanical equipment and rooftop appurtenances;
- Cross-section(s) of the property and proposed building adequately establishing the natural grade, finished grade, slope of land, slope of proposed accesses and

grades to all public rights-of-way;
- Location and type (cut sheets) of all exterior lighting; and,
- A model or computer simulation renderings, if required at preapplication design review meeting

GENERAL INFORMATION

- ☐ Building corners for all proposed buildings and additions shall be staked on the site and all trees proposed to be removed shall be flagged at least one week prior to the Commission meeting. Story poles may be required to be installed one week prior to the Commission meeting.
- ☐ All commercial projects; all residential projects with 4 or more units - Stamp: Licensed architect or engineer.

CITY OF KETCHUM
P.O. Box 2315
Ketchum ID 83340
Phone: (208) 726-7801
Fax: (208) 726-7812

INVOICE

Date	Number	Page
07/21/2017	1619	1

Bill To: Scape Design Studio
Box 2640
Ketchum ID 83340

Customer No. 527
Project: Flynt Remodel
Terms: Due Upon Receipt
Invoice Due Date: 07/31/2017

Quantity	Description	Unit Price	Net Amount
1	DESIGN REVIEW FEES	1,400.00	1,400.00

Notes:

Amount	1,400.00
Balance Due	1,400.00

Please remit payment to:
City of Ketchum
Post Office Box 2315
Ketchum, Idaho 83340

City of Ketchum
480 E Ave North
PO Box 2315
Ketchum ID 83340

208-726-3841

Receipt No: 2.072041

Jul 21, 2017

527
Scape Design Studio
Box 2840
Ketchum ID 83340

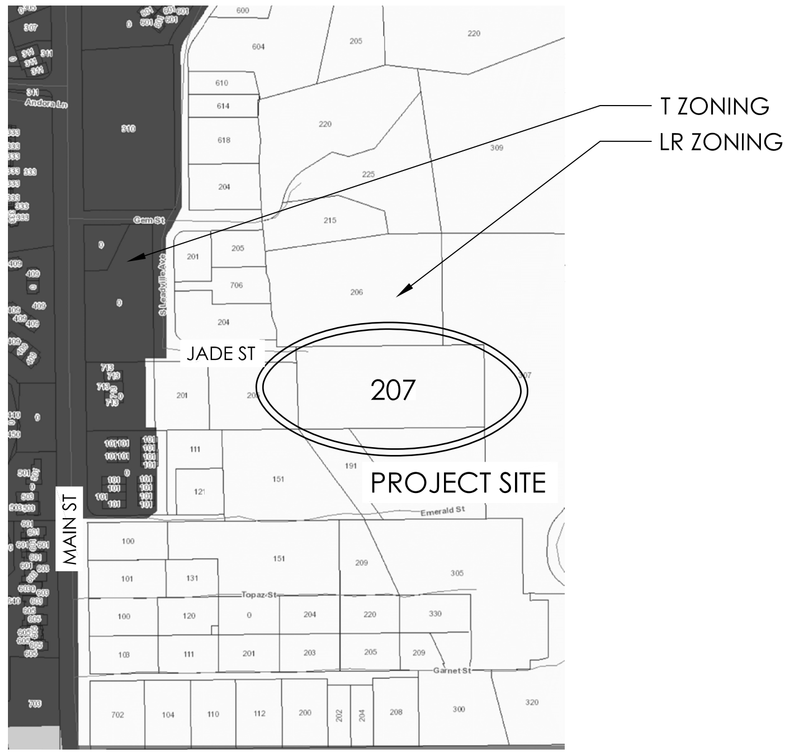
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ACCOUNTS RECEIVABLE - Payment	1,400.00
Total:	1,400.00
New Balance:	.00
Check Check No: 1092	1,400.00
Payor: Scape Design Studio	
Total Applied:	1,400.00
Change Tendered:	.00

Duplicate Copy

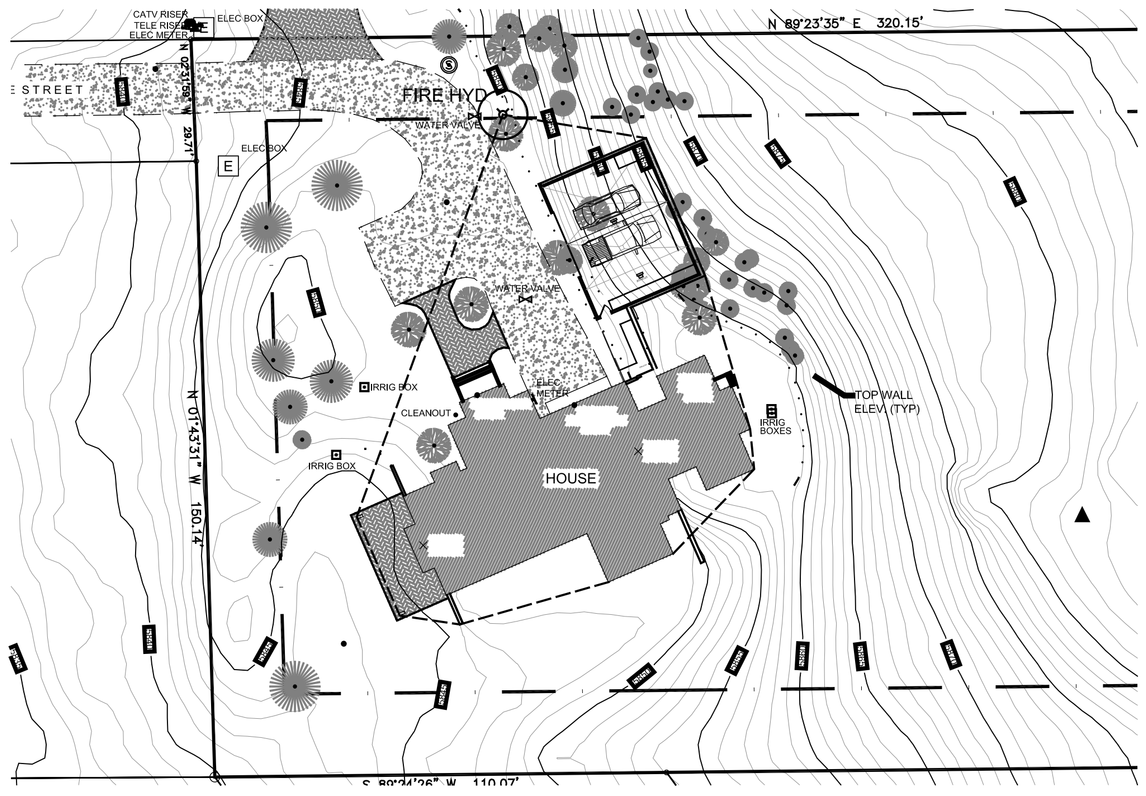
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Attachment E.a Design Review Plan Set

VICINITY MAP



SITE MAP (not to scale, see sheet L110)



GENERAL NOTES

All new work shall comply with materials and methods requirements in the 2012 International Building Code, International Energy Conservation Code, International Mechanical Code, International Plumbing Code, and International Fire Code, as applicable and adopted by City of Ketchum, that specify material standards, detail of installation and connection, joints, penetrations, and continuity of any element, component, or system in the building.

All work must meet or exceed all local, state and national building codes and requirements. Contractor is responsible for securing a building permit and scheduling all required inspections.

Any discrepancies, errors, or omissions in the drawings should be brought to the attention of the architect before beginning construction. Any substitutions are deviations from the drawings shall first be submitted to the architect. Architect does not take responsibility for any additional work that is not expressly provided for within the scope of work of this project.

On these drawings, dimensions are to face of framing, center of beam, top of concrete, or top of subfloor, unless otherwise noted. Written dimensions take precedence over scaled dimensions.
The architect has used reasonable professional effort and judgment in interpreting and advising the Owner as to the necessary requirements to comply with applicable codes. The City of Ketchum Building Department makes the final interpretations of these codes and the Architect does not warrant or guarantee that the project will fully comply as drawn with the requirements of these regulatory agencies or judicial bodies.

The architect shall visit the site at regular intervals to become generally familiar with the progress of the project and to determine if, in general, the work is consistent with the architectural documents. The architect shall take no responsibility for the quality of the construction, or the means, methods, techniques, sequences of procedures, or safety precautions associated with the project.

REFERENCE ELEVATION (not to scale)



ENTRY ELEVATION

BUILDING DATA

CODE:	City of Ketchum Code, 2012 International Code, as adopted by the City of Ketchum
ADDRESS:	207 Jade Street, Ketchum, ID 83340
PARCEL NUMBER:	RPK4N18018019B
ZONE:	LR, MOUNTAIN OVERLAY
OCCUPANCY:	R3
CONSTRUCTION:	Type V Unsprinklered
LEGAL DESCRIPTION:	KETCHUM FR SE SW TL 3593 SEC 18 4N 18E

SQUARE FOOTAGE:

EXISTING	CHANGE	NEW TOTAL
level 1 living 1,278	0	1,278
level 1 mechanical 113	0	113
level 2 living 287	+120	407
level 2 garage 576	-120	456
level 3 living 1,319	-157	1,162
level 4 living 661	+157	818
level 5 living 661	0	661
level 2 addition garage	+1,038	1,038
level 5 addition living	+1,238	1,238
TOTAL: 4,895	2,276	7,171

SETBACKS	Front yard, west	Allowable 15'-0", Proposed 36'-0"
	Side yard, north	Allowable 16-0", Proposed 25'-0"
	side yard, south	Allowable 16'-0", Proposed 39'-0"
	Rear yard, east	Allowable 20'-0", Proposed 274'-0"
LOT COVERAGE:	Lot area	1.67 acres = 72,745 s.f.
	35% Lot Coverage Allowable	= 8,729 s.f.
	7.6% Proposed	= 5,563 s.f.
BUILDING HEIGHT:	Allowable, City of Ketchum	35'-0"
	Proposed	31'-8 3/4"

DRAWING INDEX

DESIGN REVIEW SET

G101	COVER SHEET
C100	SITE SURVEY
L-0	CONSTRUCTION ACTIVITY PLAN
L-1	SITE PLAN
L-2	GRADING PLAN
L-3	LANDSCAPE PLAN
A110A-EX	EXISTING BUILDING LOWER LEVEL FLOOR PLAN
A120A-EX	EXISTING BUILDING UPPER LEVEL FLOOR PLAN
A110A	REMODEL LOWER LEVEL FLOOR PLAN
A120A	REMODEL UPPER LEVEL FLOOR PLAN
A130A	REMODEL ROOF PLAN
A110B	ADDITION LOWER LEVEL FLOOR PLAN
A120B	ADDITION UPPER LEVEL FLOOR PLAN
A130B	ADDITION ROOF PLAN
A210	EXTERIOR ELEVATIONS
A220	EXTERIOR ELEVATIONS
A230	EXTERIOR ELEVATIONS
A240	EXTERIOR ELEVATIONS
A310	BUILDING SECTIONS
A320	BUILDING SECTIONS
A330	BUILDING SECTIONS
A340	BUILDING SECTIONS
A610	EXTERIOR DOOR AND WINDOW SCHEDULE
A620	INTERIOR DOOR SCHEDULE

CONTACTS

Architect
Gretchen V. Wagner
scape design studio, inc.
P.O Box 2640
320 First Ave, Suite 201 Ketchum, ID 83340
208.720.9714 tel
208.622.7227 fax
gretchen@scapedesignstudio.com

Structural Engineer
Liv Jensen, PE
441 Eastridge Drive, Hailey, ID 83333
208.720.5549 tel
liv@cox.netl

Civil Engineer
Don Sewell
Benchmark Associates
PO Box 733, Ketchum, ID 83340
100 Bell Drive, Ketchum, ID 83340
208.726.9512 tel
208.726.9514 fax
don@bma5b.com

General Contractor
Tor Jensen, Superintendent
Lee Gilman Builders, Inc.
PO Box 5348 Ketchum, ID 83340
208.721.3084 cell
tor@leegilman.com

Landscape Architect
Jacob Thomas
418 N. River St. #21A
208.720.0218
jacob@insitescape.com

Energy Consultant
John Reuter
Reuter Greenworks, LLC
PO Box 4714, Ketchum, ID 83340
208.721.2922 tel
jreuter@gmx.com

Soils Engineer
Steve Butler
Butler and Associates
PO Box 1034
Ketchum, ID 83340
208.720.6432 tel
svgeotech@gmail.com

PLOT DATE	072117
FILE	
MOUNTAIN OVERLAY SUBMITTAL	072117

LICENSED ARCHITECT
AR 984555
Gretchen V. Wagner
STATE OF IDAHO
7/13/17

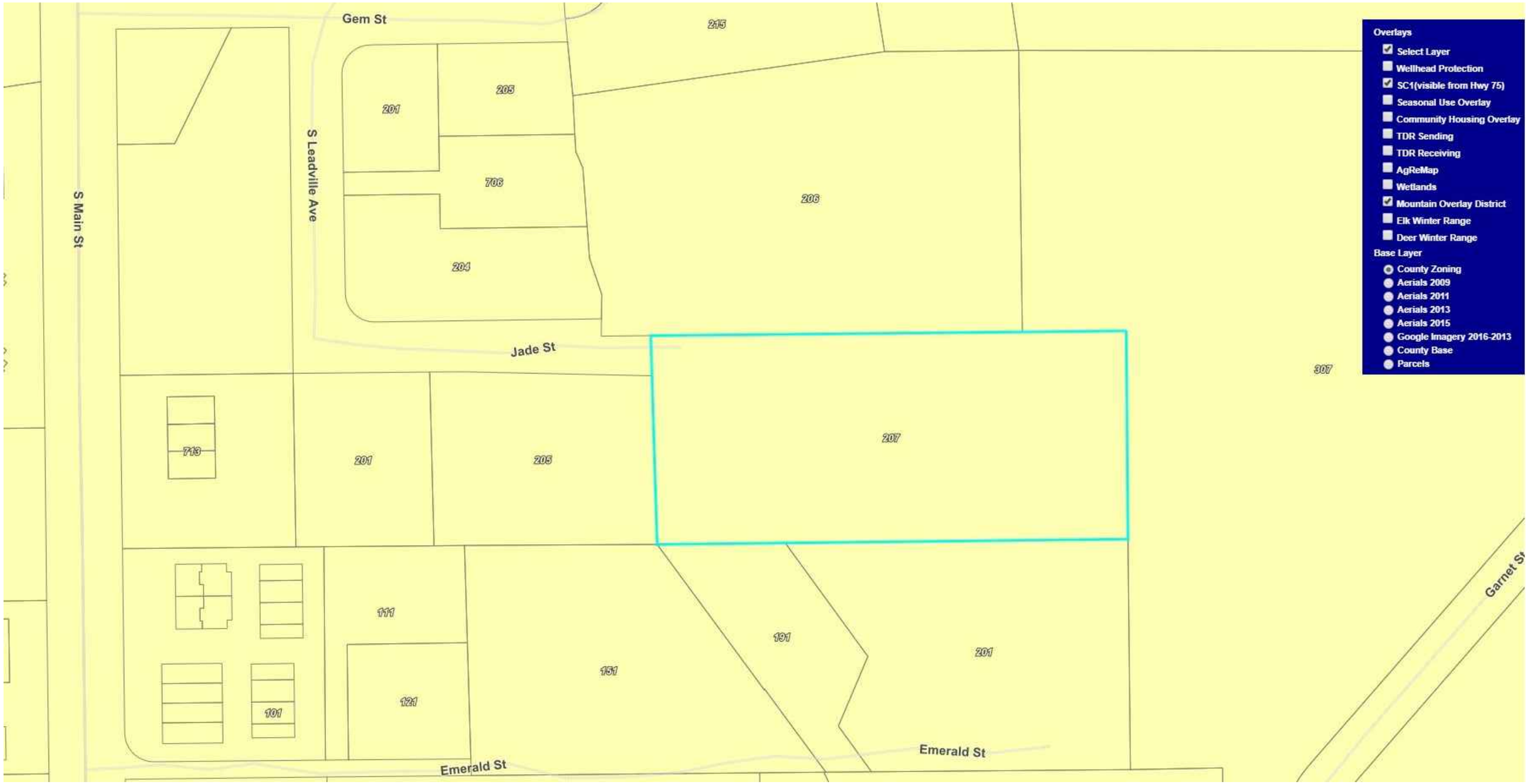
FLYNT
Residence

207 Jade Street
Ketchum, ID

scape design studio
gretchen v. wagner
p.o. box 2640
ketchum, id 83340
371 north main, suite 202
ketchum, id 83340
208.720.9714 t
208.622.7227 f
gretchen@
scapedesignstudio.com

G101

Cover Sheet
not to scale



ZONING AND OVERLAYS
NOT TO SCALE

scape design studio

gretchen v. wagner

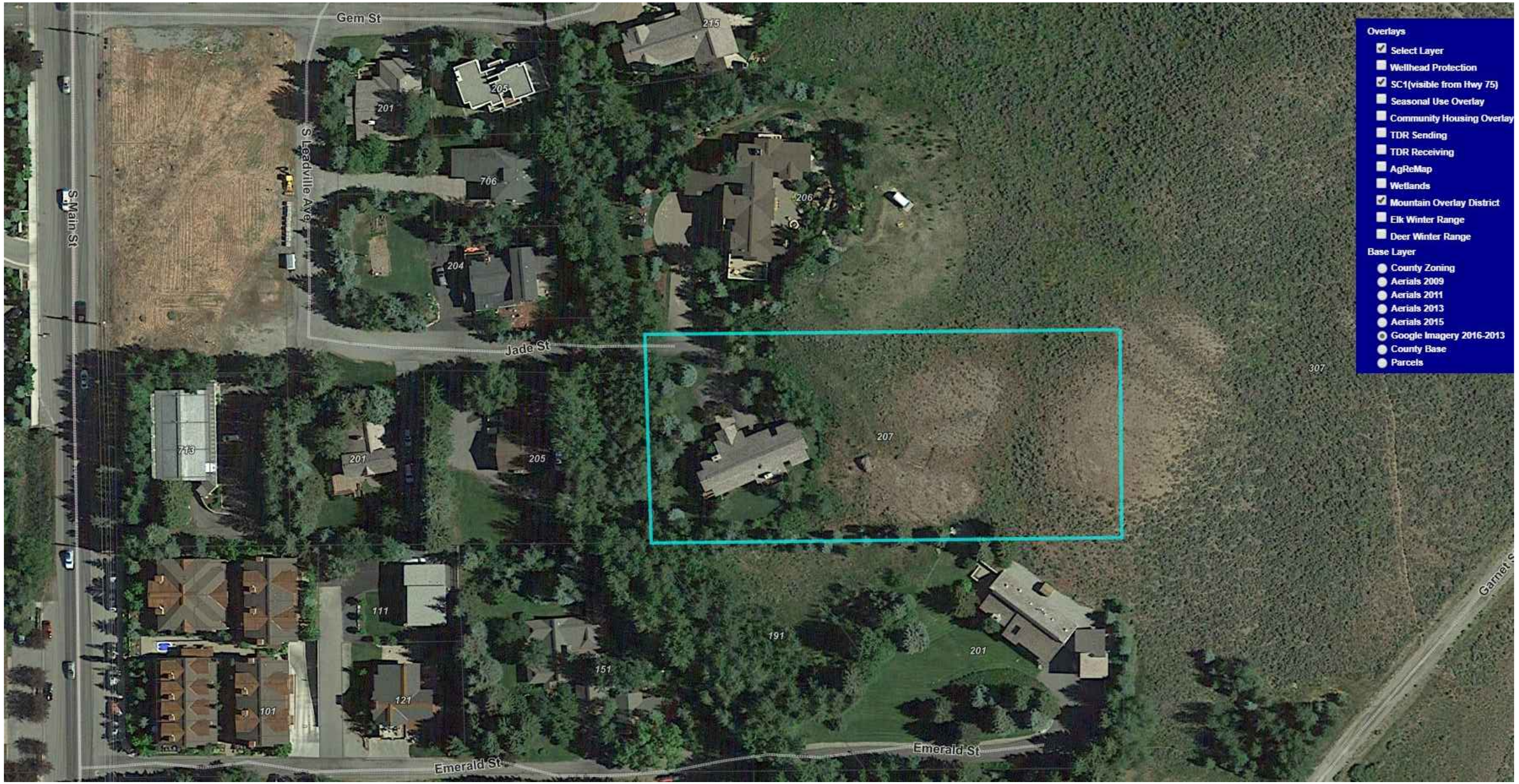
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FLYNT
RESIDENCE
207 Jade Street
Ketchum, ID 83340

REVISIONS

MOUNTAIN OVERLAY
DESIGN REVIEW

PLOT DATE 071817



AERIAL
NOT TO SCALE

scape design studio

gretchen v. wagner

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FLYNT
RESIDENCE
207 Jade Street
Ketchum, ID 83340

REVISIONS

MOUNTAIN OVERLAY
DESIGN REVIEW

PLOT DATE 071817



scape
design studio

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FLYNT

RESIDENCE

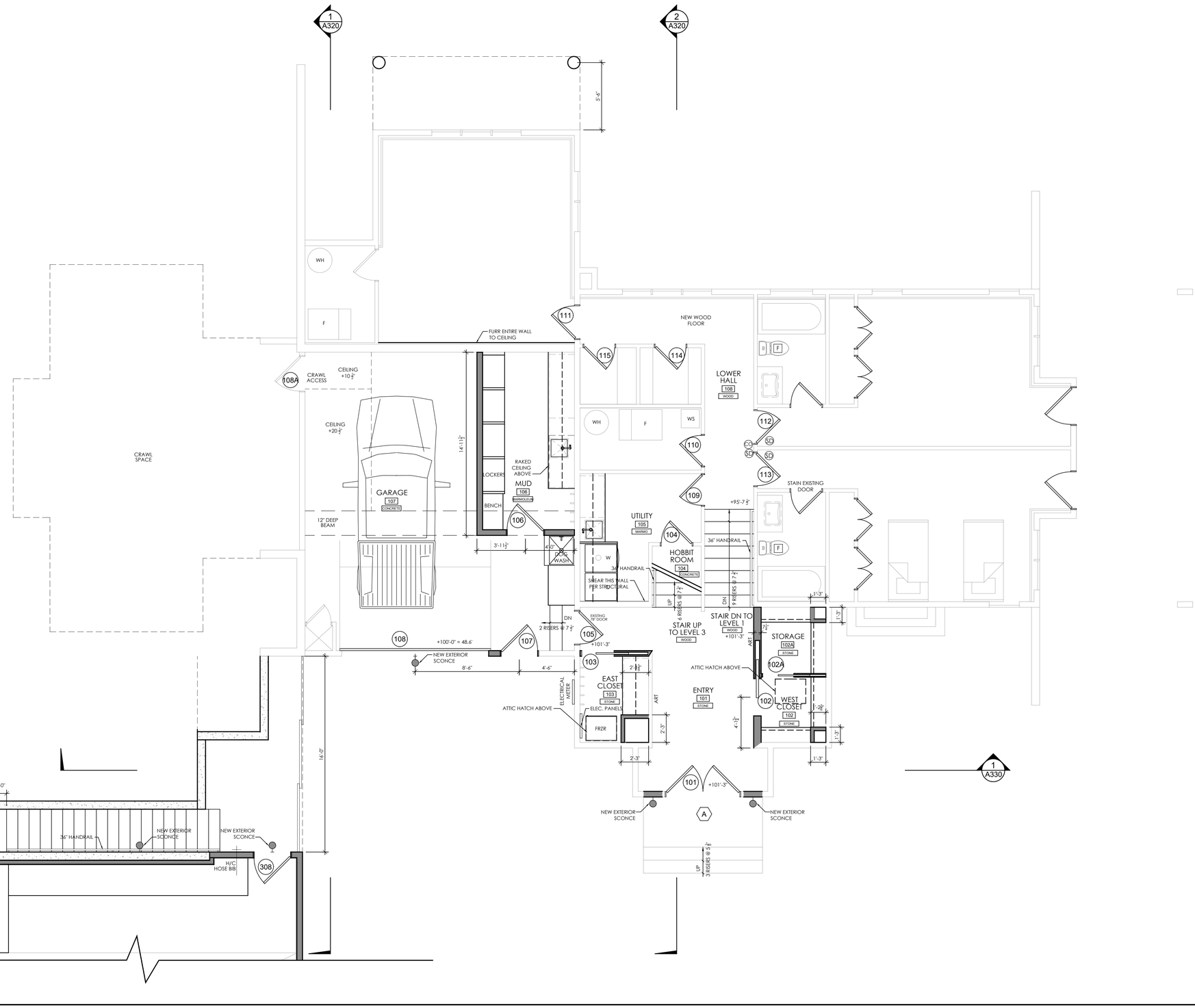
207 Jade Street
Ketchum, ID 83340

REVISIONS

MOUNTAIN OVERLAY
DESIGN REVIEW

PLOT DATE 071817

PLOT DATE	072117
FILE	
MOUNTAIN OVERLAY SUBMITTAL	072117



LICENSED ARCHITECT
AR 984555
Gretchen V. Wagner
STATE OF IDAHO
7/13/17

FLYNT
Residence

207 Jade Street
Ketchum, ID

scape design studio
ARCHITECTURE | INTERIOR DESIGN

gretchen v. wagner

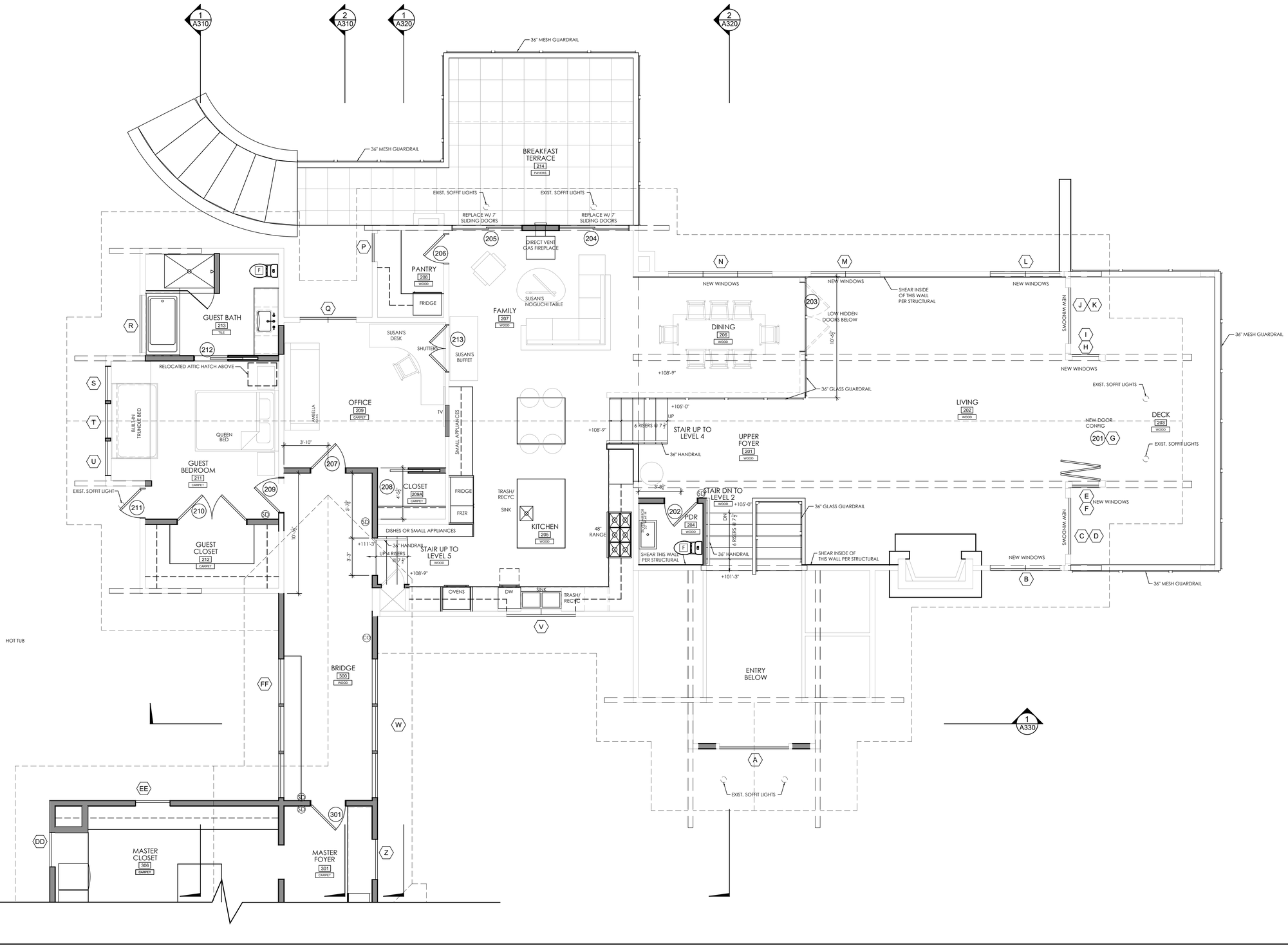
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A110A

Remodel
Lower Level Floor Plan
1/4" = 1'-0"



PLOT DATE	072117
FILE	
MOUNTAIN OVERLAY SUBMITTAL	072117

LICENSED ARCHITECT
AR 984555
Gretchen V. Wagner
STATE OF IDAHO
7/13/17

FLYNT
Residence

207 Jade Street
Ketchum, ID

scape design studio
ARCHITECTURE | INTERIORS

gretchen v. wagner

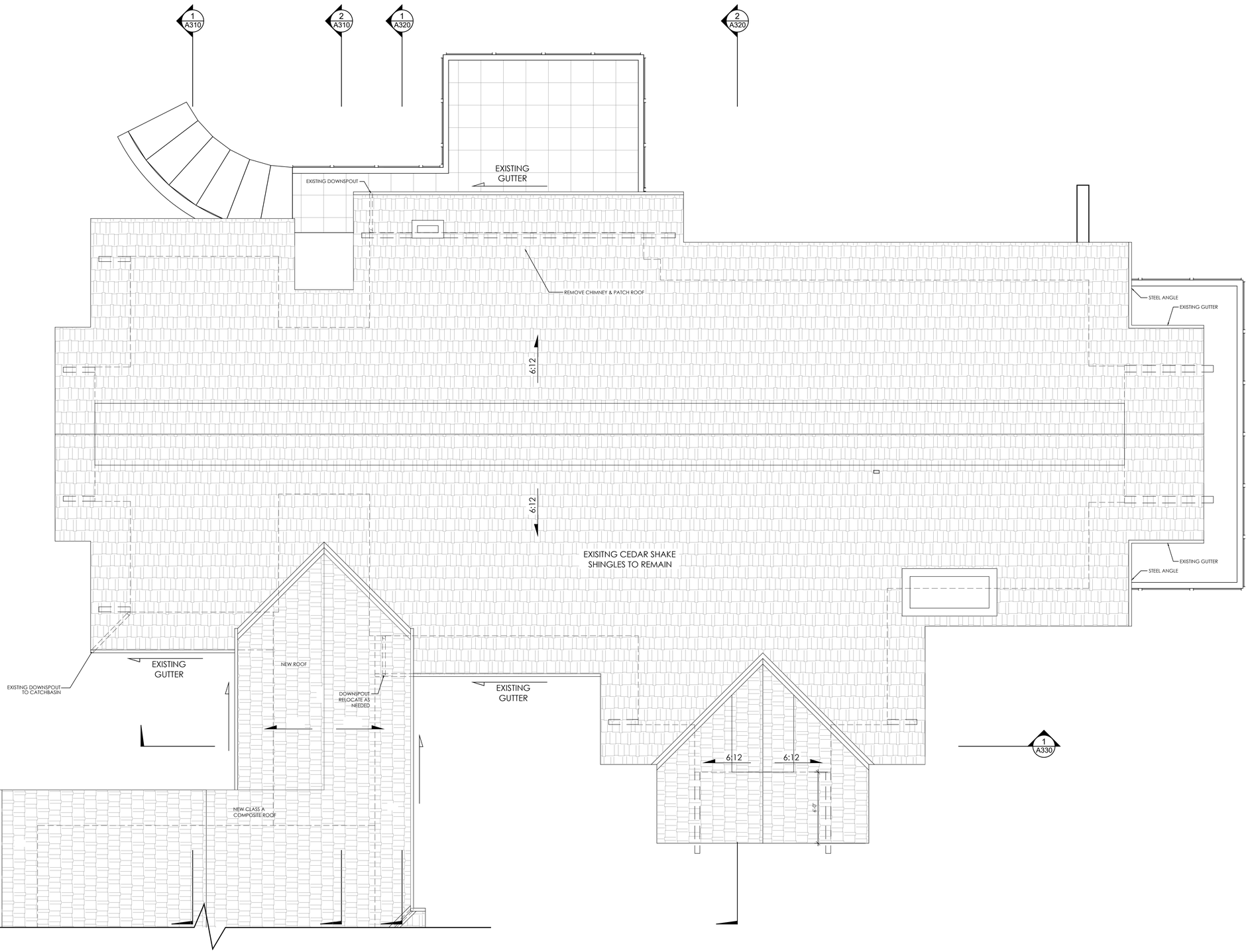
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gretchen@
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A120A

Remodel
Upper Level Floor Plan
1/4" = 1'-0"



PLOT DATE	072117
FILE	
MOUNTAIN OVERLAY SUBMITTAL	072117

LICENSED
ARCHITECT
AR 984555
Gretchen V. Wagner
STATE OF IDAHO
7/13/17

FLYNT
Residence

207 Jade Street
Ketchum, ID

scape design studio
architecture | interiors | planning

gretchen v. wagner

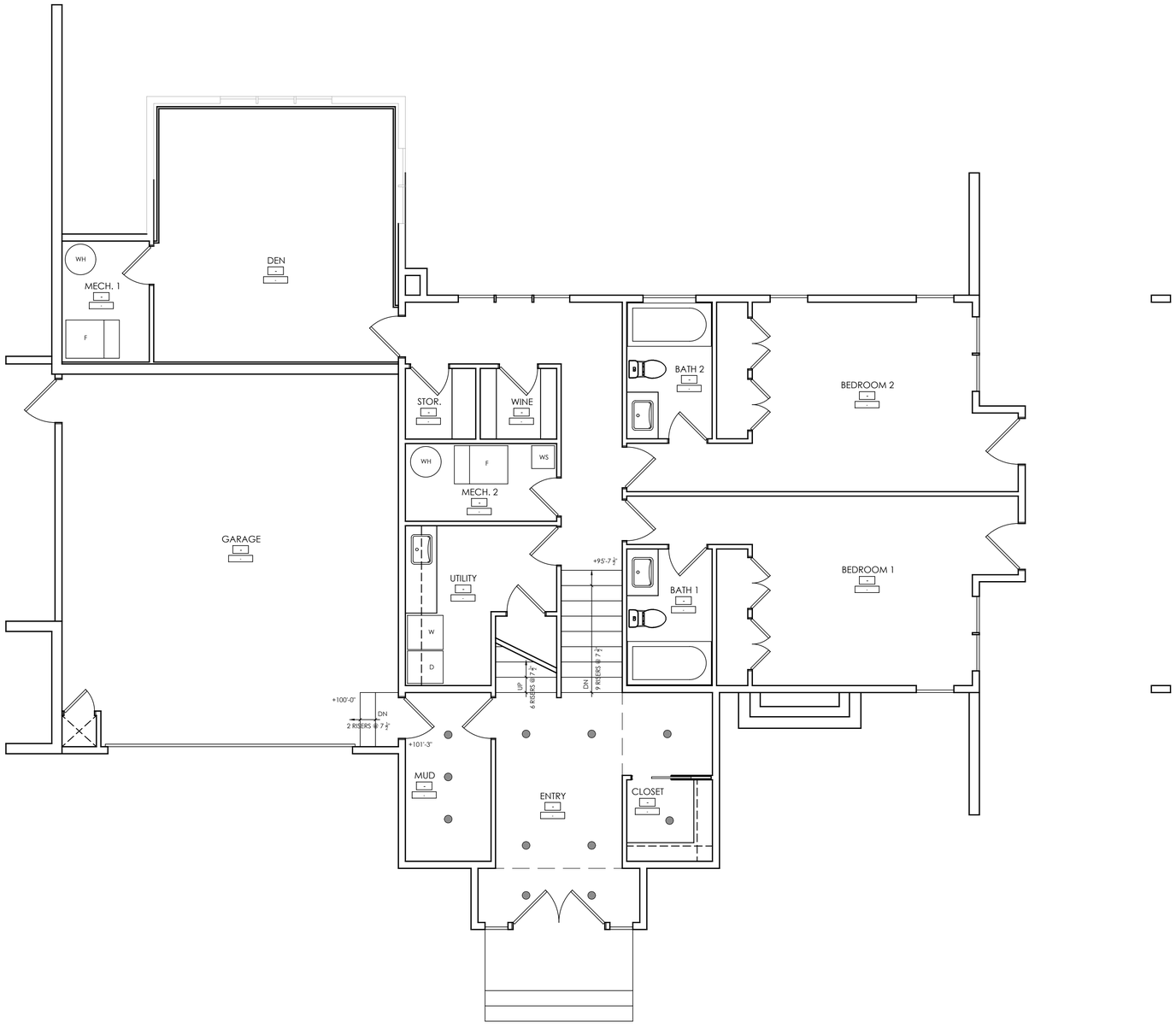
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ketchum, id 83340

371 north main, suite 202
ketchum, id 83340

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gretchen@
scapedesignstudio.com

A130A

Remodel
Roof Plan
1/4" = 1'-0"



PLOT DATE	072117
FILE	
MOUNTAIN OVERLAY SUBMITTAL	072117

LICENSED ARCHITECT
AR 984555
Gretchen V. Wagner
STATE OF IDAHO
7/13/17

FLYNT
Residence

207 Jade Street
Ketchum, ID

scape design studio
ARCHITECTURE + INTERIORS

gretchen v. wagner

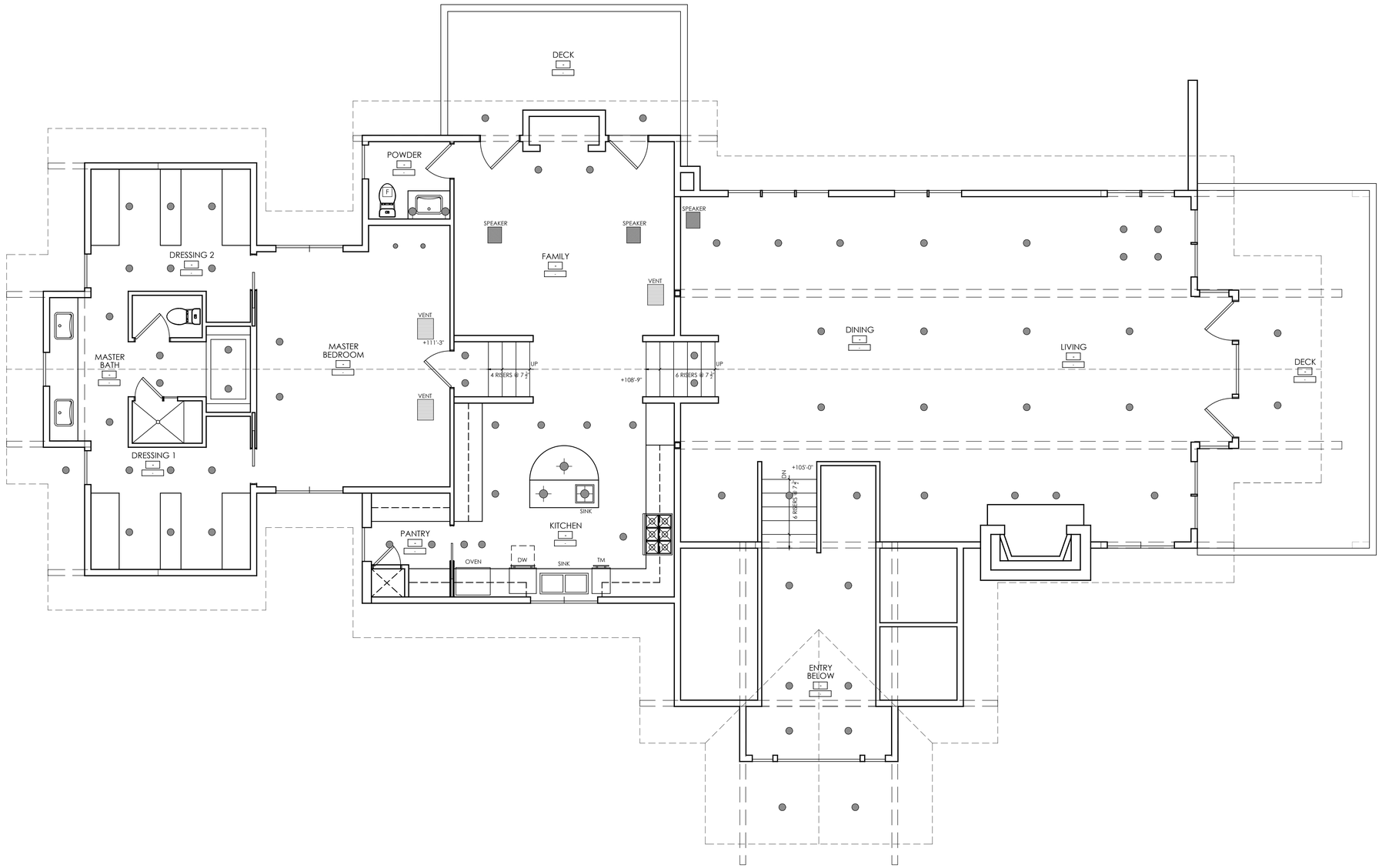
p.o. box 2640
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371 north main, suite 202
ketchum, id 83340

208.720.9714 t
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gretchen@
scapedesignstudio.com

A110A -EX

Existing Building Lower Level Floor Plan
1/4" = 1'-0"



PLOT DATE	072117
FILE	
MOUNTAIN OVERLAY SUBMITTAL	072117

LICENSED ARCHITECT
AR 984555
Gretchen V. Wagner
STATE OF IDAHO
7/13/17

FLYNT
Residence

207 Jade Street
Ketchum, ID

scape design studio
gretchen v. wagner

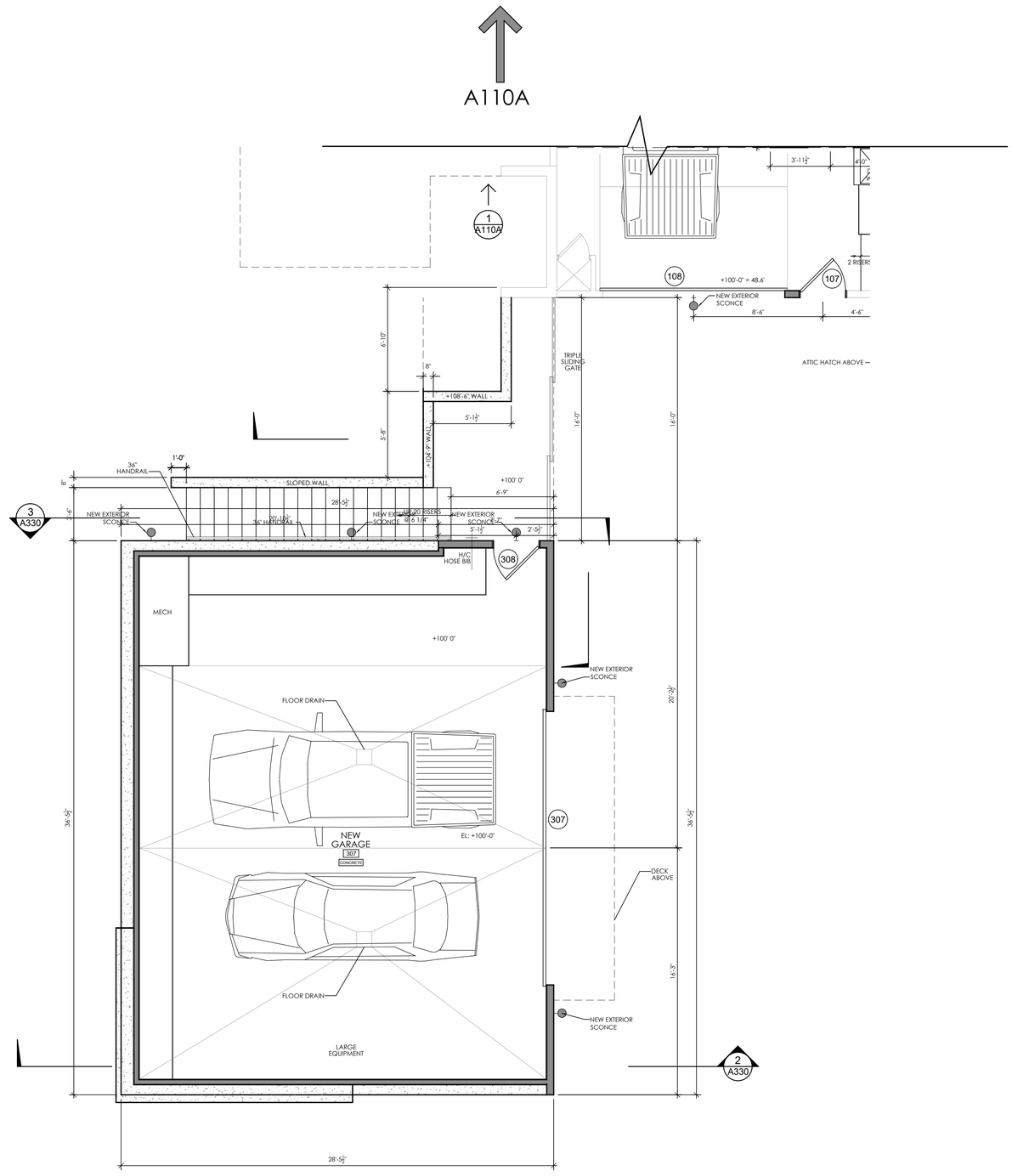
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A120A -EX

Existing Building Upper Level Floor Plan
1/4" = 1'-0"



PLOT DATE	072117
FILE	
MOUNTAIN OVERLAY SUBMITTAL	072117

LICENSED ARCHITECT
AR 984555
Gretchen V. Wagner
STATE OF IDAHO
7/13/17

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residential + commercial projects

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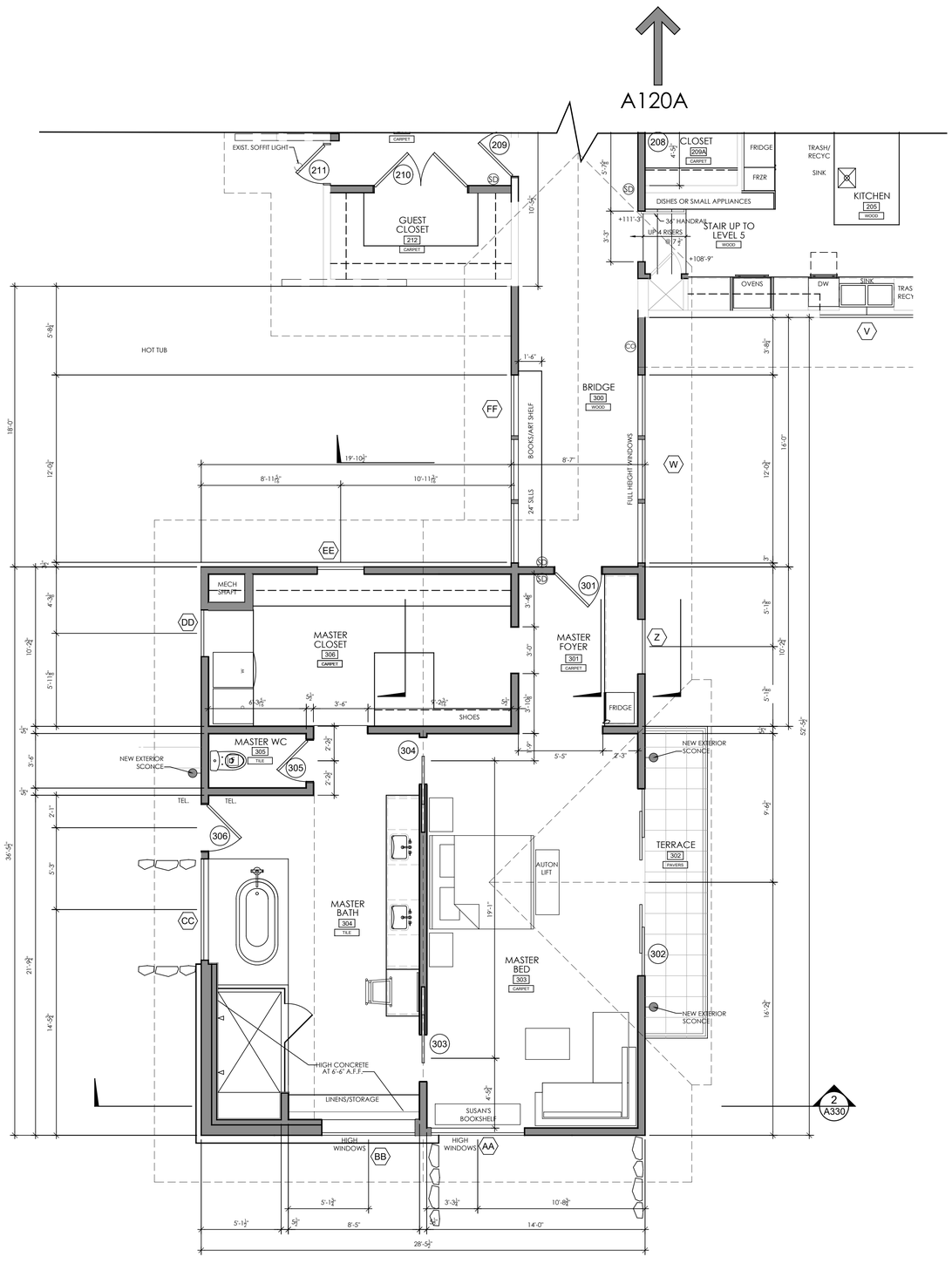
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A110B

Addition
Lower Level Floor Plan
1/4" = 1'-0"



PLOT DATE	072117
FILE	
MOUNTAIN OVERLAY SUBMITTAL	072117

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AR 984555
Gretchen V. Wagner
STATE OF IDAHO
7/13/17

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Residence

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ARCHITECTURE | INTERIOR DESIGN

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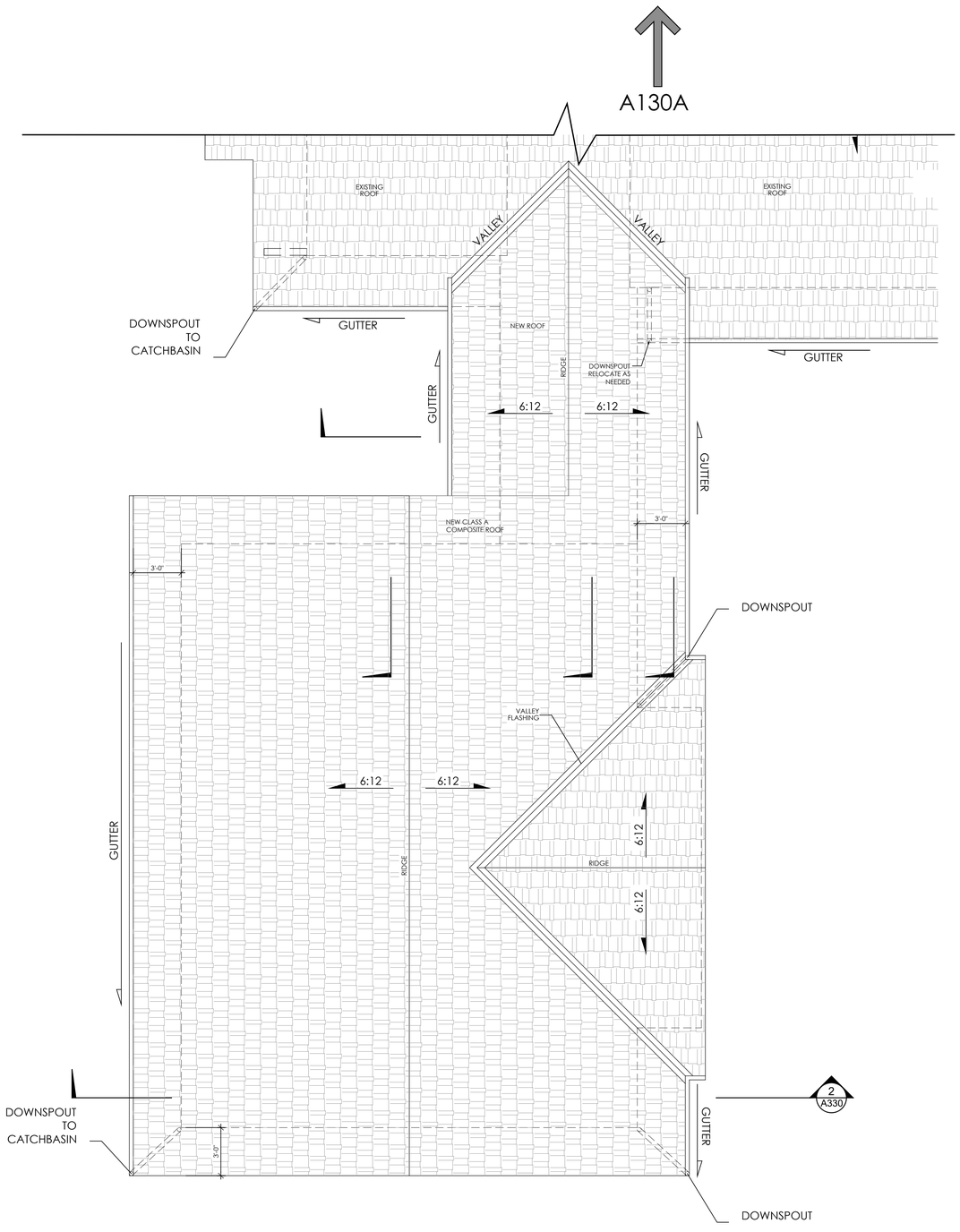
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A120B

Addition
Upper Level Floor Plan
1/4" = 1'-0"



PLOT DATE	072117
FILE	
MOUNTAIN OVERLAY SUBMITTAL	072117

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Gretchen V. Wagner
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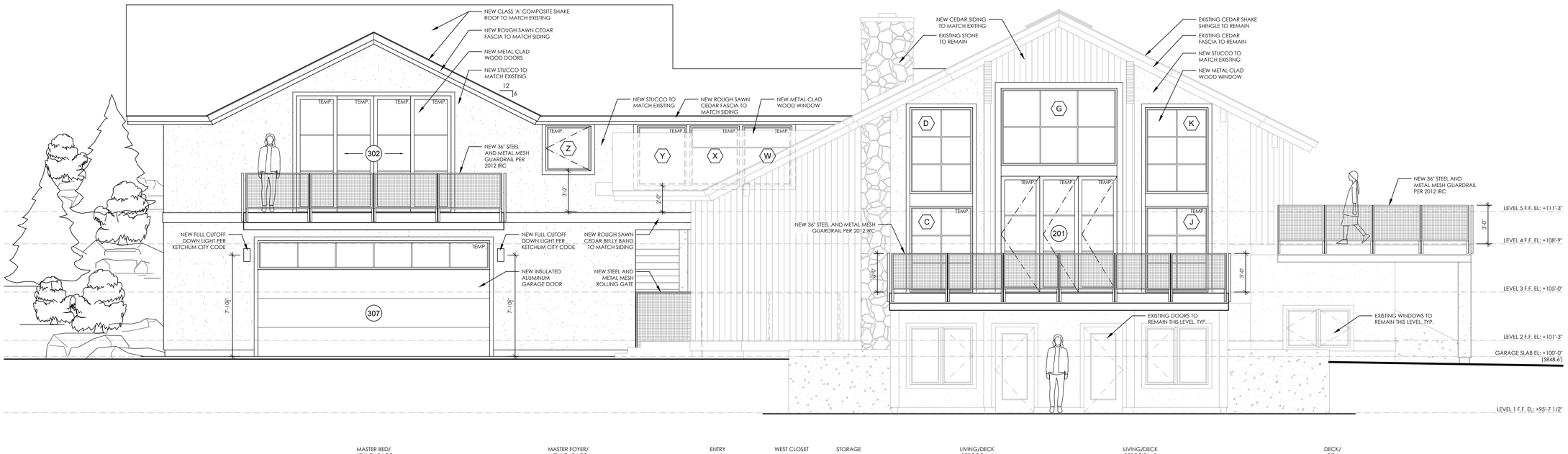
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A130B

Addition
Roof Plan
1/4" = 1'-0"



PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

PLOT DATE	072117
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LICENSED ARCHITECT
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STATE OF IDAHO
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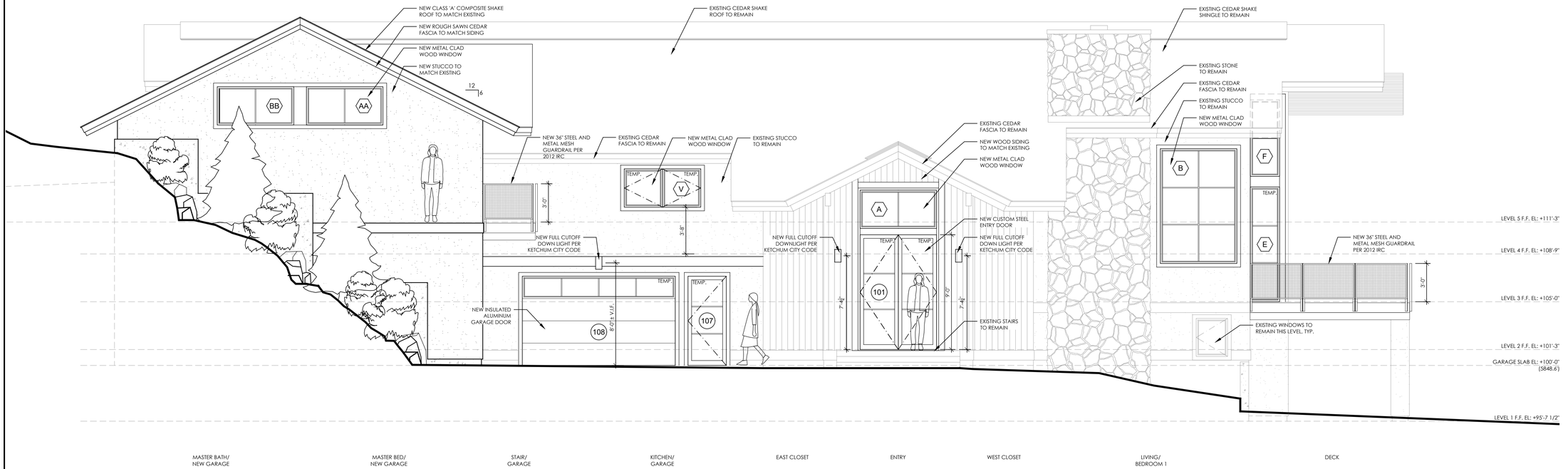
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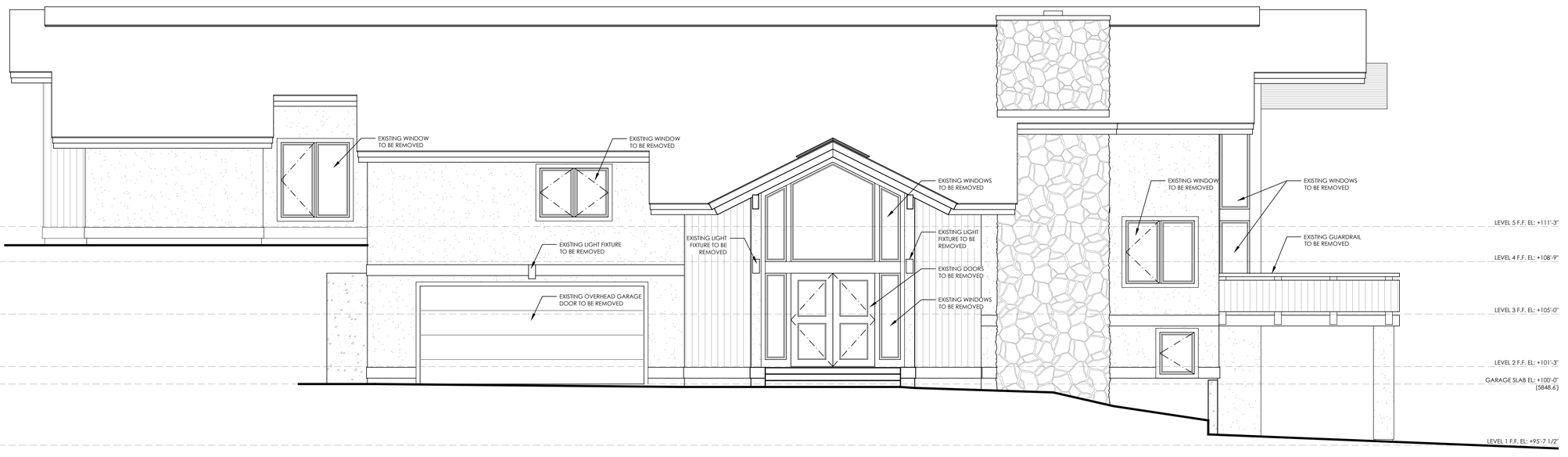
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A210

Exterior Elevations
1/4" = 1'-0"



PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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LICENSED ARCHITECT
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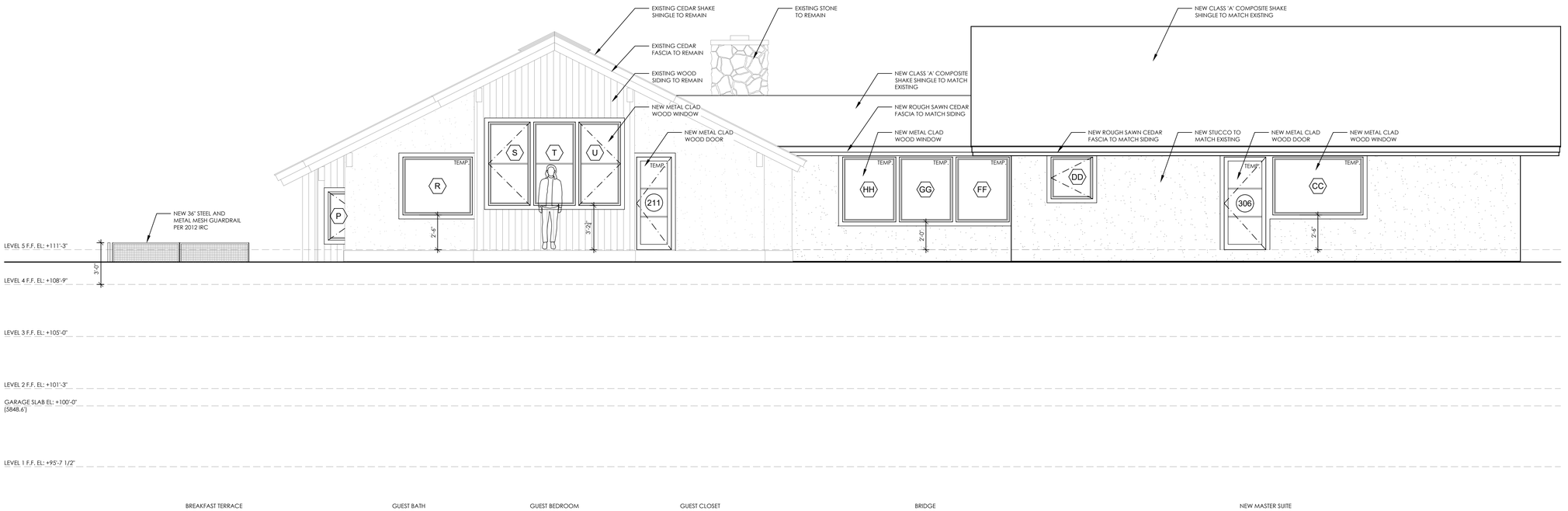
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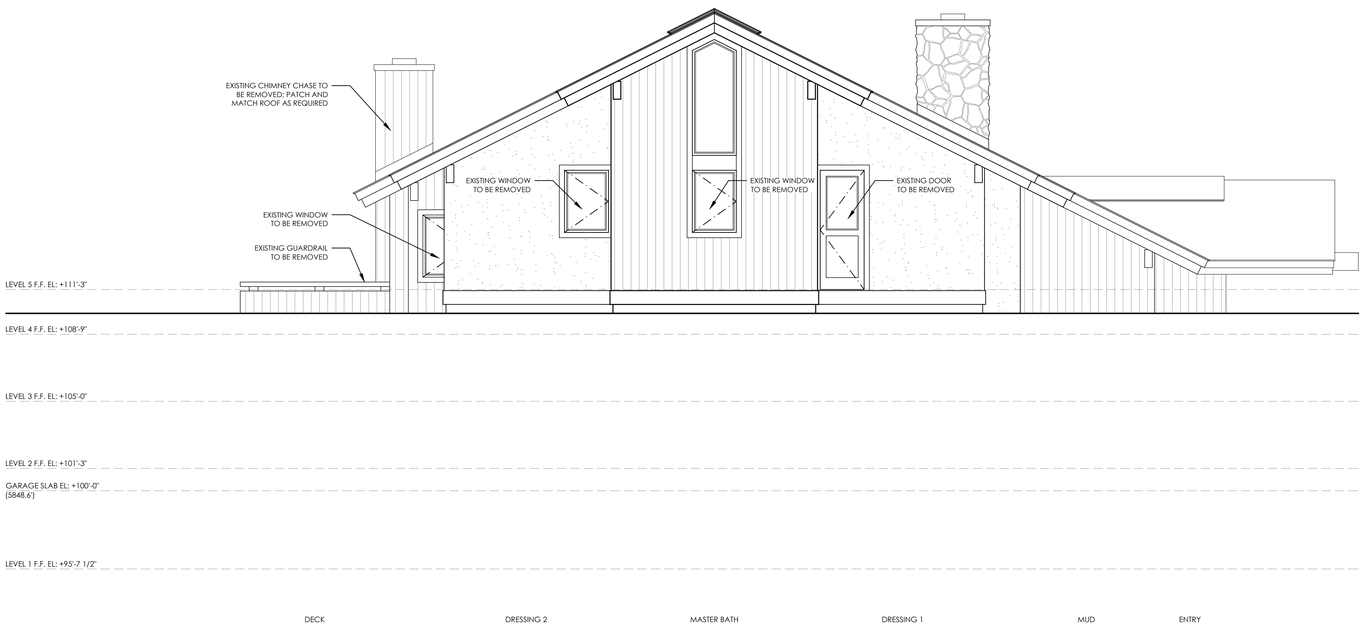
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A220

Exterior Elevations
1/4" = 1'-0"



PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

PLOT DATE	072117
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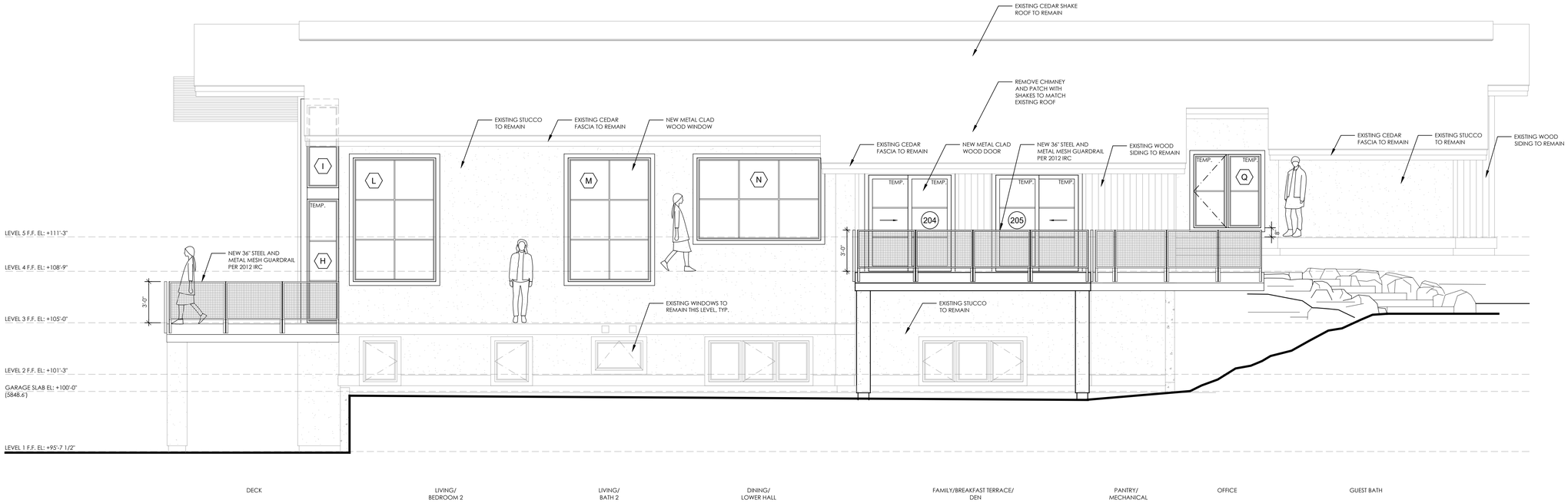
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A230

Exterior Elevations
1/4" = 1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

PLOT DATE	072117
FILE	
MOUNTAIN OVERLAY SUBMITTAL	072117

LICENSED ARCHITECT
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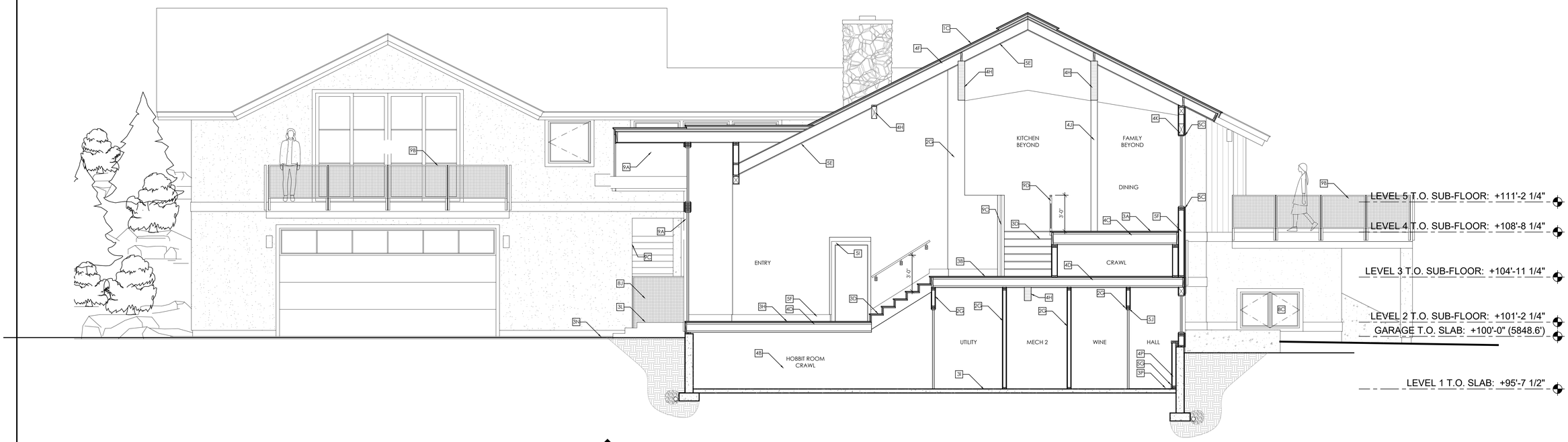
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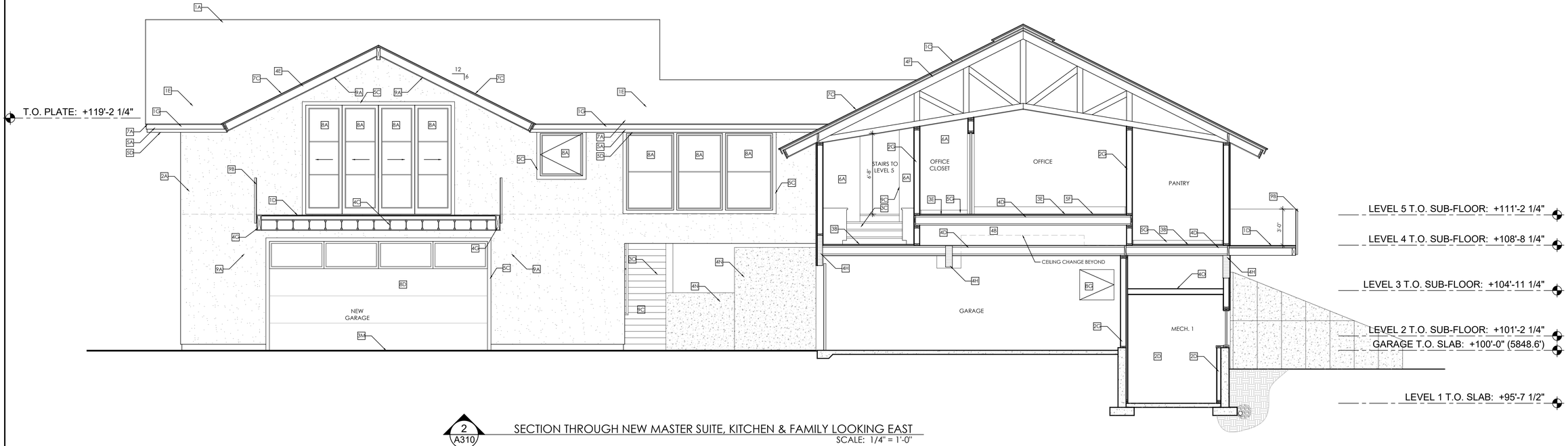
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A240

Exterior Elevations
1/4" = 1'-0"



1 A310 SECTION THROUGH ENTRY & DINING LOOKING EAST
SCALE: 1/4" = 1'-0"



2 A310 SECTION THROUGH NEW MASTER SUITE, KITCHEN & FAMILY LOOKING EAST
SCALE: 1/4" = 1'-0"

PLOT DATE	072117
FILE	
MOUNTAIN OVERLAY SUBMITTAL	072117

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sensitive sustainable solutions

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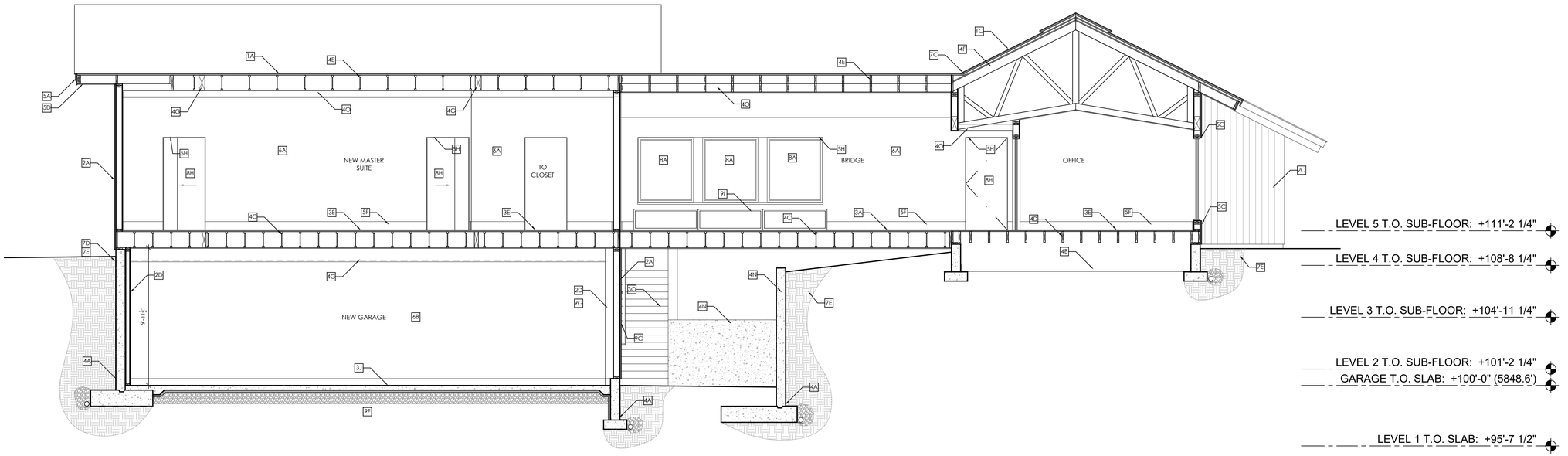
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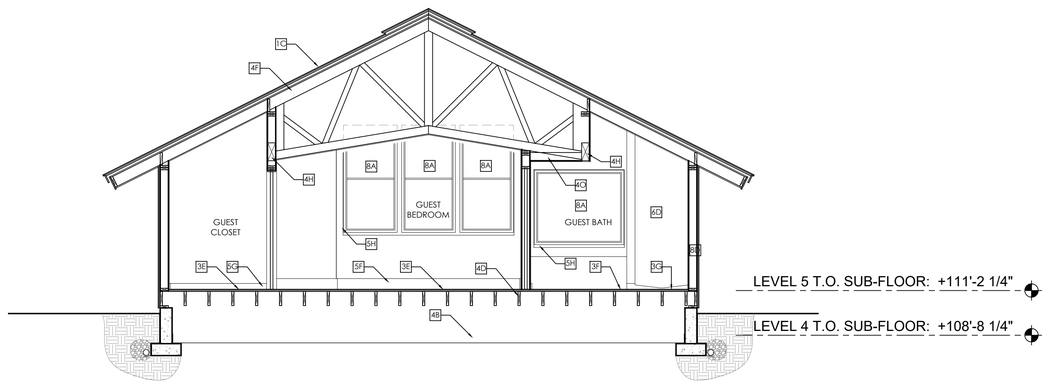
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A310

Building Sections
1/4" = 1'-0"



1 A320 SECTION THROUGH NEW MASTER SUITE/GARAGE BRIDGE & OFFICE LOOKING EAST
SCALE: 1/4" = 1'-0"



2 A320 SECTION THROUGH GUEST SUITE LOOKING EAST
SCALE: 1/4" = 1'-0"

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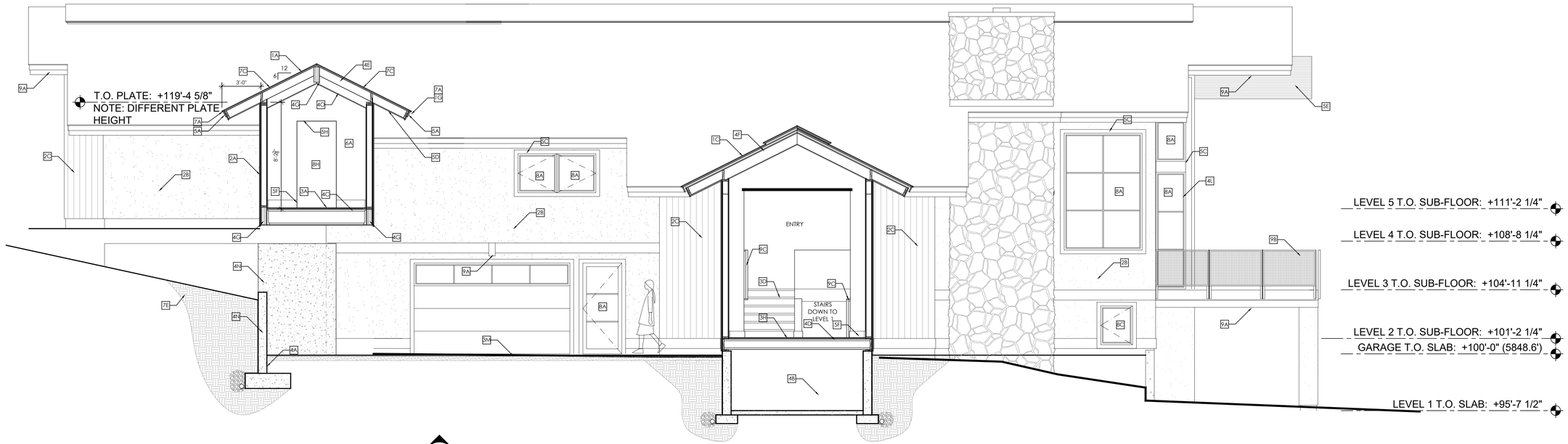
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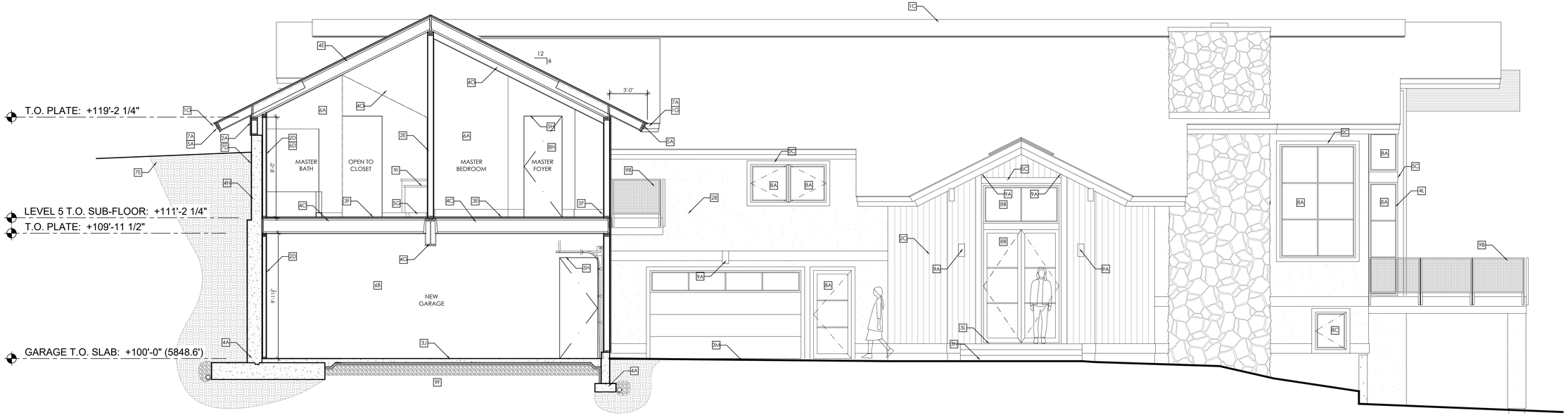
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A320

Building Sections
1/4" = 1'-0"



1 A330 SECTION THROUGH BRIDGE & ENTRY LOOKING SOUTH
SCALE: 1/4" = 1'-0"



2 A330 SECTION THROUGH NEW GARAGE & MASTER SUITE LOOKING SOUTH
SCALE: 1/4" = 1'-0"

PLOT DATE	072117
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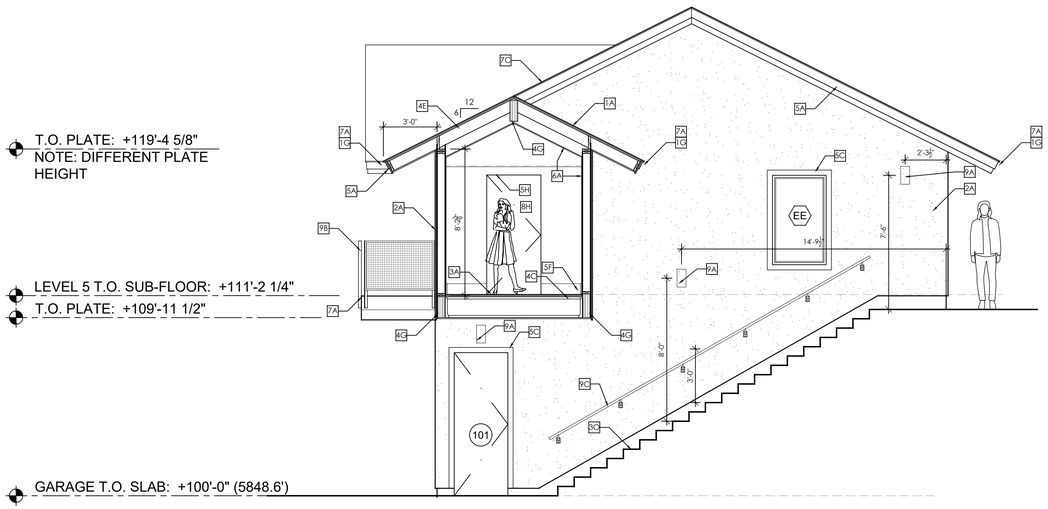
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A330

Building Sections
1/4" = 1'-0"



1 / A340 SECTION THROUGH NEW BRIDGE LOOKING NORTH
SCALE: 1/4" = 1'-0"

KEYNOTES

1 ROOF SYSTEMS
- 1A CeDUR CLASS A SYNTHETIC SHAKES INSTALLED PER MFR'S INSTRUCTIONS OVER SELF-ADHERING POLYMER MODIFIED BITUMEN MEMBRANE OVER SHEATHING ANDROO JOISTS PER STRUCTURAL WITH 8" OF 2LB CLOSED CELL SPRAY FOAM @ R6.2/INCH = R49.6 AND OPTIONAL FIBERGLASS BATT CAVITY INSULATION FOR SOUND AND ¾" GYPSUM WALL BOARD AND LATEX PAINT BELOW JOISTS.
- 1B CEDAR SHAKES TO MATCH EXISTING, WOVEN IN TO EXISTING ROOF
- 1C EXISTING SHAKE ROOF OVER EXISTING ROOF STRUCTURE
- 1D ¾" PORCELAIN PAVERS TILES OVER CHAIRS OVER TPO WATERPROOF MEMBRANE CEMENTED TO WR GRACE ULTRA AT PERIMETER OVER EXTRUDED POLYSTYRENE FOAM TAPERED ¼"12 TO DRAIN OVER PLYWOOD AND JOISTS PER STRUCTURAL
- 1E SNOW CLIPS AS REQUIRED. LAYOUT PER RECOMMENDATION OF ROOFER
- 1F CRICKET AT ROOF PENETRATIONS FOR PLUMBING AND FURNACE VENTS
- 1G NEW OR PAINTED K-PROFILE GUTTERS AND DOWNSPOUTS TO DRYWELLS PER ROOF PLAN AND LANDSCAPE PLAN

2 WALL SYSTEMS
- 2A SMOOTH COAT STUCCO OVER BENJAMIN OBDYKE SLICKER MAX (FABRIC SIDE OUT) OVER BENJAMIN OBDYKE FLAT WRAP WITH LAPPED AND TAPED SEAMS OVER SHEATHING PER STRUCTURAL OVER 2X6 WOOD FRAMING WITH 2" 2LB DENSITY CLOSED CELL SPRAY FOAM @R6.2/INCH AND REMAINDER OF CAVITY IN BLOWN FIBERGLASS @ R4/INCH WITH ¾" GYPSUM WALL BOARD AND LATEX PAINT ON INSIDE OF WALL FOR R26.4 TOTAL.
- 2B EXISTING EXTERIOR WALL WITH STUCCO
- 2C EXISTING EXTERIOR WALL WITH SIDING
- 2D 2X4 FURR WALL SET-¾" INSIDE CONCRETE STEM WALL WITH 3.5" 2LB DENSITY CLOSED CELL SPRAY FOAM @R6.2/INCH WITH ¾" GYPSUM WALL BOARD AND LATEX PAINT ON INSIDE OF WALL FOR R21.7
- 2E NEW 2X6 INTERIOR WALL WITH FIBERGLASS INSULATION FOR SOUND
- 2F NEW 2X4 INTERIOR WALL
- 2G EXISTING INTERIOR WALL

3 FLOOR SYSTEMS:
- 3A NEW ¾" WOOD FLOORING MATERIAL PER ARCHITECTURAL PLAN OVER ¾" T&G PLYWOOD OVER FLOOR JOIST PER STRUCTURAL.
- 3B EXISTING WOOD FLOOR TO BE RE-STAINED. PATCH WITH SIM WHERE WALLS ARE RECONFIGURED.
- 3C NEW WOOD TREADS AND RISERS TO MATCH FLOOR PER DETAIL.
- 3D EXISTING WOOD TREADS AND RISERS TO BE RE-STAINED TO MATCH FLOOR.
- 3E NEW CARPET AND PAD TOTALLING-¾" PER ARCHITECTURAL PLAN OVER NEW OR EXISTING ½" T&G PLYWOOD OVER FLOOR JOIST PER STRUCTURAL.
- 3F STONE OR PORCELAIN TILE OVER THINSET MORTAR OVER SCHLUTER DITRA OVER ¾" T&G PLYWOOD OVER FLOOR JOISTS PER STRUCTURAL
- 3G SAME AS 3D BUT WITH SHOWER PAN
- 3H EXISTING STONE FLOOR WITH RADIANT HEAT. PATCH WITH SIM STONE WHERE WALLS ARE RECONFIGURED.
- 3I MARMOLEUM GLUED TO SLAB.
- 3J CONCRETE SLAB ON GRADE PER STRUCTURAL. INSTALL OVER POLYETHYLENE VAPOR BARRIER OVER 2" EXTRUDED POLYSTYRENE @R5/INCH = R10 FOR FULL HEIGHT OF STEM WALL AND UNDER ENTIRE SLAB OVER 4" CRUSHED GRAVEL OVER STRUCTURAL FILL. ALL SUBGRADE COMPACTION PER SOILS REPORT.
- 3K STAIN AND REFINISH EXISTING WOOD DECKING
- 3L EXISTING RESIN BONDED EXPOSED AGGREGATE PATIO AND STEPS
- 3M NEW ASPHALT DRIVEWAY PER LANDSCAPE PLAN
- 3N NEW SAND SET PAVERS PER LANDSCAPE PLAN OVER CRUSHED DRAIN ROCK OVER GRAVEL BED COMPACTED PER SOILS REPORT; SLOPE ¼"12 AWAY FROM HOUSE
- 3O LANDSCAPE SLAB STEPS PER LANDSCAPE PLAN
- 3P NEW FLOATING WOOD FLOOR ON SLAB

4 STRUCTURE:
- 4A NEW CONCRETE FOOTING AND STEM WALL PER STRUCTURAL
- 4B EXISTING CRAWLSPACE
- 4C NEW FLOOR JOIST PER STRUCTURAL
- 4D EXISTING FLOOR JOIST
- 4E NEW ROOF JOIST PER STRUCTURAL
- 4F EXISTING ROOF JOIST OR TRUSS
- 4G NEW BEAM PER STRUCTURAL
- 4H EXISTING BEAM
- 4I NEW POST PER STRUCTURAL
- 4J EXISTING POST
- 4K NEW HEADER PER STRUCTURAL
- 4L EXISTING MOMENT FRAME
- 4M NEW SHEAR WALL PER STRUCTURAL
- 4N CONCRETE RETAINING WALL PER STRUCTURAL
- 4O FURRED DOWN CEILING
- 4P FURRED IN WALL
- 4Q DRYSTACK LANDSCAPE WALL

5 TRIM
- 5A NEW 1X6 OVER 1X10 ROUGH SAWN CEDAR FASCIA, STAINED TO MATCH SIDING; GLUE AND BEVEL ALL SPLICES AND JOINTS. STRUCTURAL FASCIA AS NEEDED PER STRUCTURAL PLANS.
- 5B NEW 2X6 OVER 1X10 ROUGH SAWN CEDAR BELLY BAND, STAINED TO MATCH SIDING; GLUE AND BEVEL ALL SPLICES AND JOINTS.
- 5C NEW 2X6 ROUGH SAWN CEDAR WINDOW OR DOOR TRIM STAINED TO MATCH SIDING
- 5D PLYWOOD SOFFIT TO MATCH EXISTING STAINED TO MATCH SIDING
- 5E EXISTING WOOD CEILING AND BEAMS STAINED DARK
- 5F 7 ¼" BASE PAINTED SAME AS WALLS
- 5G 4" BASE PAINTED SAME AS WALLS
- 5H KERFED INTERIOR JAMB WITH SQUARE CORNER DRYWALL, TYPICAL UPSTAIRS REMODEL AND ADDITION
- 5I 2X4 SQUARE INTERIOR DOOR TRIM STAINED TO MATCH DOORS, TYP. DOWNSTAIRS HALLWAY
- 5J EXISTING INTERIOR DOOR TRIM PAINTED TO MATCH WALLS, TYP. DOWNSTAIRS REMODEL BEDROOMS AND BATHS
- 5K

6 FINISHES
- 6A LEVEL 4+ DRYWALL WITH HAND TROWELED FINISH, FLAT LATEX PAINT
- 6B LEVEL 3 DRYWALL WITH SPRAYED FINISH
- 6C PLASTER FINISH
- 6D STONE OR PORCELAIN TILE

7 FLASHING AND WATERPROOFING
- 7A CONTINUOUS DRIP FLASHING TO MATCH ROOFING MATERIAL
- 7B CONTINUOUS CAP FLASHING TO MATCH ROOFING MATERIAL
- 7C CONTINUOUS PAN FLASHING TO MATCH ROOFING MATERIAL
- 7D FULL HEIGHT PREFABRICATED DRAINAGE COMPOSITE MAT APPLIED TO OUTSDE OF WALL PER MANUFACTURER'S INSTRUCTIONS AND GEOTECH RECOMMENDATION
- 7E FREE DRAINING BACKFILL OVER WASHED GRAVEL WITH CONTINUOUS PERFORATED DRAIN PIPE AT BOTTOM OF FOOTING. AT PATIOS, STEPS, OR HARDSCAPE AREAS MECHANICALLY COMPACT PER SOILS REPORT. AT LANDSCAPE AREAS DO NOT COMPACT

8 OPENINGS
- 8A NEW ALUMINUM CLAD WOOD DOOR OR WINDOW
- 8B NEW STEEL DOOR OR WINDOW
- 8C EXISTING ALUMINUM CLAD WOOD DOOR OR WINDOW TO REMAIN
- 8D INSULATED ALUMINUM GARAGE DOOR
- 8E NEW OR RELOCATED GASKETED ATTIC ACCESS HATCH; MIN CLEAR R.O. 22"X30"
- 8F EXISTING ATTIC HATCH
- 8G EXISTING CRAWL ACCESS
- 8H NEW SLAB WOOD VENEER DOOR, STAINED, TYP. FIRST LEVEL HALLWAY
- 8I EXISTING WOOD DOOR TO BE RESTAINED
- 8J ROLLING GATE WITH METAL FRAME AND METAL MESH PANELS

9 MISCELLANEOUS
- 9A FULL CUT-OFF EXTERIOR LIGHT FIXTURE–SCONCE OR RECESSED CAN
- 9B CONTINUOUS 36" HIGH STEEL GUARD RAIL WITH METAL MESH PANELS
- 9C CONTINUOUS 36" HIGH STEEL GRIP RAIL
- 9D CONTINUOUS 36" HIGH STEEL GUARD RAIL WITH GLASS PANELS
- 9E NOT USED
- 9F 4" PERFORATED PIPE AND RADON MITIGATION SYSTEM
- 9G MECHANICAL EQUIPMENT AND FLUES
- 9H MANUFACTURED DIRECT VENT GAS BURNING STOVE, CLEARANCES FROM COMBUSTIBLES PER MANUFACTURER.
- 9I CABINETRY

PLOT DATE	072117
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LICENSED ARCHITECT
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A340

Building Sections
1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE

DOOR NO.	ROOM NAME & NO.	MODEL NO.	NOMINAL OPENING WIDTH	HEIGHT	THICKNESS	TYPE	HINGE (FROM OUTSIDE)	GLASS (HALF LIGHT / FULL LIGHT)	HARDWARE FUNCTION	EXT PLATE	EXT LEVER	EXT FINISH	INT PLATE	INT LEVER	INT FINISH	JAMB	THRESHOLD	REMARKS	DOOR NO.
107	GARAGE 107		3'-0"	7'-0"		EXTERIOR	LEFT	FULL, TEMPERED											107
108	GARAGE 107		12'-0"	7'-0"		EXTERIOR	OVERHEAD	PARTIAL, TEMPERED											108
201	LIVING 202	-	9'-0"	9'-0"	-	EXTERIOR	TRIPLE FOLDING	FULL, TEMPERED											201
204	FAMILY 207	-	(2) 3'-0"	7'-0"		EXTERIOR	SLIDING	FULL, TEMPERED											204
205	FAMILY 207	-	(2) 3'-0"	7'-0"		EXTERIOR	SLIDING	FULL, TEMPERED											205
211	GUEST BED 211	-	2'-6"	6'-8"		EXTERIOR	LEFT	FULL, TEMPERED										EXISTING DOOR TO BE STAINED & ADD NEW HARDWARE	211
302	MASTER BED 303	-	(4) 3'-0"	9'-0"		EXTERIOR	SLIDING	FULL, TEMPERED											302
306	MASTER BATH 304		3'-0"	6'-8"		EXTERIOR	LEFT	FULL, TEMPERED											306
307	NEW GARAGE 307		18'-0"	9'-0"		EXTERIOR	OVERHEAD	PARTIAL, TEMPERED											307

NOTE: ALL GLASS EXTERIOR DOORS TO BE TEMPERED

WINDOW SCHEDULE

NO.	ROOM NAME	NOMINAL OPENING	OPERATION	HINGING, FROM OUTSIDE	COATINGS & PANES	TEMPERED	SCREENS	KERFING	JAMB	MODEL NO.	REMARKS	NO.
A	ENTRY 101	6'-0" x 3'-0"	DIRECT SET	-								A
B	LIVING 202	6'-0" x 9'-0"	DIRECT SET	-								B
C	LIVING 202	4'-10½" x 6'-8"	DIRECT SET	-		YES						C
D	LIVING 202	4'-10½" x 6'-8"	DIRECT SET	-								D
E	LIVING 202	2'-3½" x 9'-0"	DIRECT SET	-		YES						E
F	LIVING 202	2'-3½" x 6'-0"	DIRECT SET	-								F
G	LIVING 202	9'-0" x 6'-0"	DIRECT SET	-								G
H	LIVING 202	2'-3½" x 9'-0"	DIRECT SET	-		YES						H
I	LIVING 202	2'-3½" x 6'-0"	DIRECT SET	-								I
J	LIVING 202	4'-10½" x 6'-8"	DIRECT SET	-		YES						J
K	LIVING 202	4'-10½" x 6'-8"	DIRECT SET	-								K
L	LIVING 202	6'-0" x 9'-0"	DIRECT SET	-								L
M	LIVING 202	6'-0" x 9'-0"	DIRECT SET	-								M
N	DINING 206	9'-0" x 6'-0"	DIRECT SET	-								N
O	NOT USED											O
P	PANTRY 208	2'-6" x 3'-6"	CASEMENT	RIGHT								P
Q	OFFICE 209	2'-4½" x 5'-4" MULLED TO 2'-4½" x 5'-4"	CASEMENT MULLED TO DIRECT SET	LEFT / FIXED		YES						Q
R	GUEST BATH 213	5'-0" x 4'-2"	DIRECT SET	-		YES						R
S	GUEST BEDROOM 211	3'-0" x 6'-0"	CASEMENT	LEFT								S
T	GUEST BEDROOM 211	3'-0" x 6'-0"	DIRECT SET	-								T
U	GUEST BEDROOM 211	3'-0" x 6'-0"	CASEMENT	RIGHT								U
V	KITCHEN 205	3'-0" x 3'-0" MULLED TO 3'-0" x 3'-0"	CASEMENT MULLED TO CASEMENT	LEFT / RIGHT		YES						V
W	BRIDGE 210	3'-10" x 4'-8"	DIRECT SET	-		YES						W
X	BRIDGE 210	3'-10" x 4'-8"	DIRECT SET	-		YES						X
Y	BRIDGE 210	3'-10" x 4'-8"	DIRECT SET	-		YES						Y
Z	MASTER FOYER 301	3'-6" x 3'-6"	CASEMENT	LEFT		YES						Z
AA	MASTER BED 303	6'-0" x 3'-0"	DIRECT SET	-								AA
BB	MASTER BED 303	6'-0" x 3'-0"	DIRECT SET	-								BB
CC	MASTER BATH 304	6'-6" x 4'-2"	DIRECT SET	-								CC
DD	MASTER CLOSET 306	3'-0" x 3'-0"	CASEMENT	LEFT								DD
EE	MASTER CLOSET 306	3'-0" x 3'-0"	CASEMENT	LEFT								EE
FF	BRIDGE 210	3'-10" x 4'-8"	DIRECT SET	-		YES						FF
GG	BRIDGE 210	3'-10" x 4'-8"	DIRECT SET	-		YES						GG
HH	BRIDGE 210	3'-10" x 4'-8"	DIRECT SET	-		YES						HH

NOTE:

PLOT DATE	072117
FILE	
MOUNTAIN OVERLAY SUBMITTAL	072117

LICENSED ARCHITECT
AR 984555
Gretchen V. Wagner
STATE OF IDAHO
7/13/17

FLYNT
Residence

207 Jade Street
Ketchum, ID

scape design studio
gretchen v. wagner

p.o. box 2640
ketchum, id 83340

371 north main, suite 202
ketchum, id 83340

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208.622.7227 f
gretchen@
scapedesignstudio.com

A610
WIndow & Door Schedules

INTERIOR AND NON-WINDOW COMPANY EXTERIOR DOOR SCHEDULE

		NOMINAL		DOOR SLAB SIZE								HARDWARE						
DOOR NO.	ROOM NAME & NO.	WIDTH	HEIGHT			THICKNESS	TYPE	OPERATION (LOOKING AT HINGE)	JAMB FINISH	JAMB TRIM	DOOR TYPE / FINISH	HARDWARE FUNCTION	ESCUTCHEON (2 PER SLAB, 1 AT SINGLE DUMMIES OR DB TRIM)	LEVER (2 PER SLAB,1 AT SINGLE DUMMIES)	FINISH	THRESHOLD	REMARKS	DOOR NO.
101	ENTRY 101	(2) 3'-0"	9'-0"			1-3/4"	EXTERIOR	RIGHT/LEFT										101
102	WEST CLOSET 102	3'-1 1/2"	7'-9"			2-1/4"	INTERIOR	POCKET									EXISTING ANTIQUE DOOR	102
102A	STORAGE 102A	2'-6"	8'-0"			1-3/4"	INTERIOR	POCKET										102A
103	EAST CLOSET 103	2'-8"	8'-0"			1-3/4"	INTERIOR	POCKET										103
104	HOBBIT ROOM 104	2'-6"	2'-6"			1-3/4"	INTERIOR	LEFT										104
105	GARAGE 107	2'-8"	6'-6"			1-3/4"	INTERIOR	RIGHT									VFY HEIGHT, EXISTING DOOR & TRIM TO BE STAINED AND ADD NEW HARDWARE	105
106	MUD ROOM 106	3'-0"	6'-8"			1-3/4"	INTERIOR	LEFT										106
108	GARAGE 107	12'-0"	7'-0"			1-3/4"	EXTERIOR	OVERHEAD										108
109	UTILITY 105	2'-6"	6'-8"				INTERIOR	LEFT									EXISTING DOOR TO BE STAINED & ADD NEW HARDWARE	109
110	MECH 2 109	2'-6"	6'-8"				INTERIOR	RIGHT									EXISTING DOOR TO BE STAINED & ADD NEW HARDWARE	110
111	DEN 112	2'-8"	6'-8"				INTERIOR	RIGHT									EXISTING DOOR TO BE STAINED & ADD NEW HARDWARE	111
112	BEDROOM 2 117	2'-8"	6'-8"				INTERIOR	LEFT									EXISTING DOOR TO BE STAINED & ADD NEW HARDWARE	112
113	BEDROOM 1 114	2'-8"	6'-8"				INTERIOR	RIGHT									EXISTING DOOR TO BE STAINED & ADD NEW HARDWARE	113
114	BATH 1 116	2'-6"	6'-8"				INTERIOR	RIGHT									EXISTING DOOR TO BE STAINED	114
202	POWDER 204	2'-10"	6'-8"			1-3/4"	INTERIOR	RIGHT										202
203	LIVING 202	(2) 3'-0"	2'-6"			1-3/4"	INTERIOR	RIGHT/LEFT									HIDDEN DOORS	203
206	PANTRY 208	2'-6"	6'-8"			1-3/4"	INTERIOR	LEFT										206
207	OFFICE 209	3'-0"	6'-8"			1-3/4"	INTERIOR	RIGHT										207
208	CLOSET 209A	2'-8"	6'-8"			1-3/4"	INTERIOR	POCKET										208
209	GUEST BEDROOM 211	3'-0"	6'-8"			1-3/4"	INTERIOR	RIGHT										209
210	GUEST CLOSET 212	(2) 3'-0"	6'-8"			1-3/4"	INTERIOR	RIGHT/LEFT										210
212	GUEST BATH 213	2'-10"	6'-8"			1-3/4"	INTERIOR	POCKET										212
213	OFFICE 208	(2) 2'-0"					INTERIOR	SHUTTERS										213
301	KITCHENETTE 301	3'-0"	6'-8"			1-3/4"	INTERIOR	LEFT										301
303	MASTER BATH 304	3'-0"	6'-8"			1-3/4"	INTERIOR	POCKET										303
304	MASTER BATH 304	3'-0"	6'-8"			1-3/4"	INTERIOR	POCKET										304
305	MASTER WC 305	2'-8"	6'-8"			1-3/4"	INTERIOR	LEFT										305
307	GARAGE 307	18'-0"	9'-0"				EXTERIOR	OVERHEAD										307
308	STORAGE 308	3'-0"	8'-0"			1-3/4"	EXTERIOR	RIGHT										308

NOTE: DOOR MANUFACTURER TO ACCOMMODATE FOR ALL FLOORING MATERIAL

PLOT DATE 072117

FILE

MOUNTAIN OVERLAY SUBMITTAL 072117

LICENSED ARCHITECT AR 984555

Gretchen V. Wagner
STATE OF IDAHO
7/13/17

FLYNT

Residence

207 Jade Street
Ketchum, ID

scape design studio
gretchen v. wagner

p.o. box 2640
ketchum, id 83340

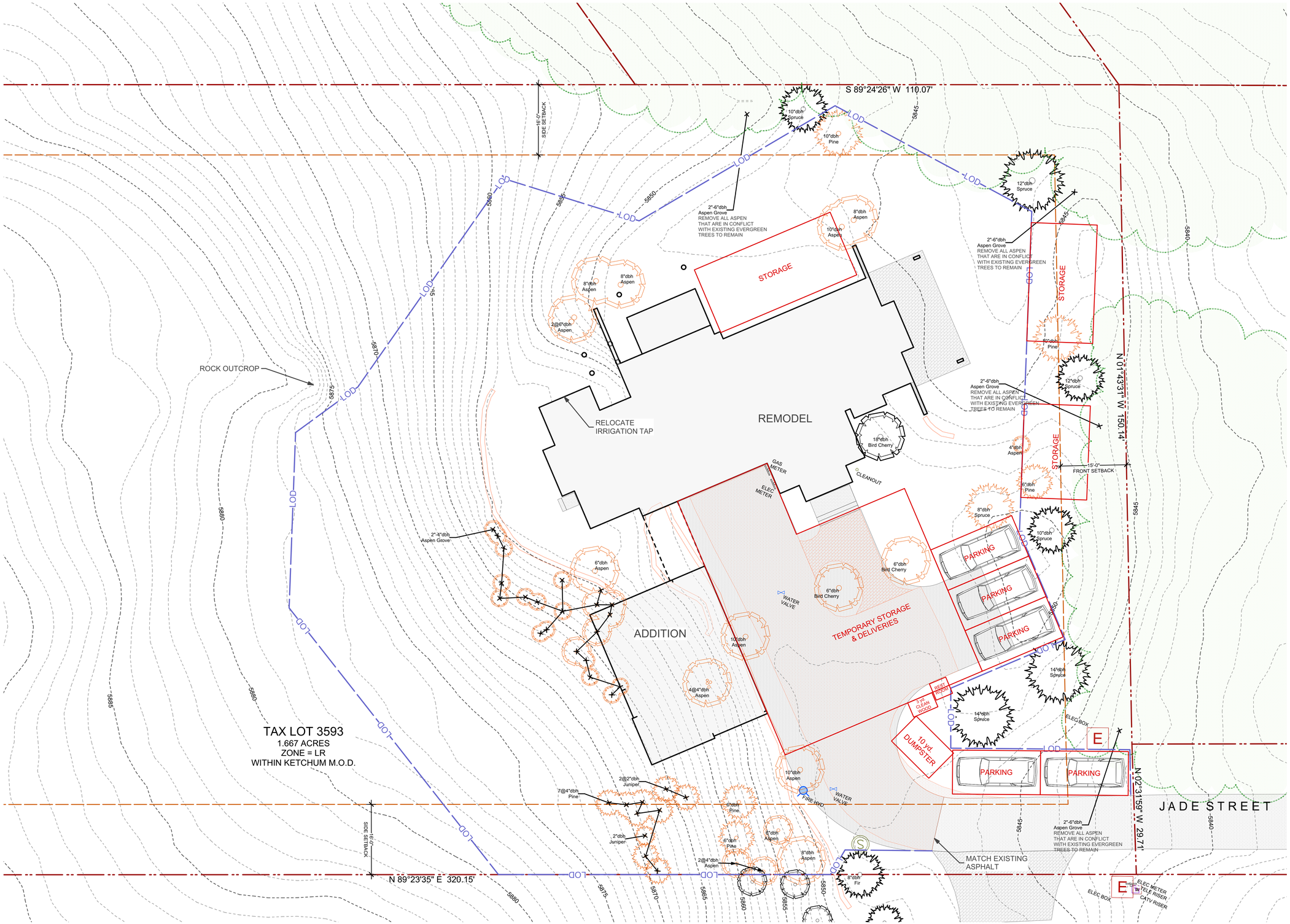
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gretchen@
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A620

WIndow & Door Schedules

CONSTRUCTION ACTIVITY PLAN



LEGEND

- PROPERTY LINE
- SETBACK
- LIMIT OF DISTURBANCE (LOD)
- EXISTING CONTOUR LINE (5952)
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING PAVERS
- PROPOSED ASPHALT
- EXISTING EVERGREEN TREE -TO REMAIN
- EXISTING DECIDUOUS TREE -TO REMAIN
- EXISTING EVERGREEN TREE -TO BE REMOVED
- EXISTING DECIDUOUS TREE -TO BE REMOVED
- EXISTING WALL -TO BE REMOVED
- EXISTING ASPHALT -TO BE REMOVED
- EXISTING ASPEN GROVE -TO REMAIN

APPROX. EXPORT = 1870 CUBIC YARDS
APPROX. IMPORT = 270 CUBIC YARDS

NOTES:

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6. Drawings of existing facilities are, in general, diagrammatic. Exact locations shall be determined by the Contractor from field measurements taken by Contractor's personnel. Actual arrangement of the work shall follow locations shown on the drawings within the constraints of existing equipment and construction. Dimensions shall govern these drawings and they are not to be scaled. Drawing and notes to drawings are correlative and have equal authority and priority.
7. Contractor shall review these plans thoroughly, make a detailed site visit, and immediately bring any inconsistency, site layout problem, or any other request for clarification to the Landscape Architect for resolution prior to the delivery of any bid.
8. Above and below ground utility locations are approximate and must be located and verified in the field before any excavation. All regulations with regard to hand-dig setbacks must be followed.
9. Prior to any site work, the Contractor, with assistance from the Landscape Architect, shall construct a durable barrier delineating the previously agreed upon LIMIT OF DISTURBANCE. All construction and construction related activities are to take place inside this limit ONLY, with no disturbance occurring outside this limit.
10. All existing plant material to remain shall be protected from all construction activities.
11. A temporary irrigation system shall be required at all times durring the construction process in order to provide adequate and reliable water to all existing vegetation to remain.
12. Address marker shall consist of arabic numerals and/or alphabetical letters that are a minimum of 4" tall with a minimum stroke width of 1/2". Address numbers and/or letters shall be place a minimum of 48" above finished grade. These numbers and/or letters shall contrast with their background so as to be legible from the closest public road.

Scale : 1" = 10'-0"

418 N. River St. #21A
Hailey, ID
83333
(208)720-0218
jacob@insitescape.com

INSITE Scape

STATE OF IDAHO
JACOB L. THOMAS
LICENSED LANDSCAPE ARCHITECT
L.A. 16690

FLYNT RESIDENCE

207 JADE STREET
KETCHUM, IDAHO

KETCHUM M.O.D.
DESIGN REVIEW SET

L-0

07/21/2017

GRADING PLAN

LEGEND

- PROPERTY LINE
- SETBACK
- LIMIT OF DISTURBANCE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED SLOPE
- PROPOSED SWALE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DRYWELL
- CATCH BASIN
- GUTTER DOWNSPOUT
- PROPOSED DRAIN TILE
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING PAVERS
- PROPOSED ASPHALT
- PROPOSED PAVERS
- WOOD DECK
- PAVER DECK
- PROPOSED WALL -CONCRETE
- PROPOSED WALL -DRYSTACK

t.w. = TOP OF WALL
b.w. = BOTTOM OF WALL
t.s. = TOP OF STEP
b.s. = BOTTOM OF STEP
f.g. = FINISHED GRADE
f.f.e. = FINISHED FLOOR ELEVATION
d.i. = DRAIN INLET

- EXISTING EVERGREEN TREE -TO REMAIN
- EXISTING DECIDUOUS TREE -TO REMAIN
- EXISTING ASPEN GROVE -TO REMAIN

S 89°24'26" W 110.07'

N 01°43'31" W 150.14'

N 02°31'59" W 29.71'

N 89°23'35" E 320.15'

16'-0" SIDE SETBACK

15'-0" FRONT SETBACK

ROCK OUTCROP

4' SWALE/PATH

3' SWALE/PATH

PACKAGE SPA (36 s.f.)

WOOD DECK

CATCH BASIN

GRAB RAIL (per 2012 IRC)

GUTTER DOWN SPOUT CATCH BASIN

PAVER DECK (ABOVE)

ROOF DRIP LINE

WOOD DECK (ABOVE)

REMODEL

ADDITION

DRY WELL

MATCH EXISTING ASPHALT

JADE STREET

TAX LOT 3593
1.667 ACRES
ZONE = LR
WITHIN KETCHUM M.O.D.

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9. Sub-surface conditions have not been accounted for. Appearance of sub-standard situations including, but not limited to bedrock, poor soil structure/texture, sub-surface water, utilities and/or existing drainpipes may change the proposed design.
10. Prior to any site work, the Contractor, with assistance from the Landscape Architect, shall construct a durable barrier delineating the previously agreed upon LIMIT OF DISTURBANCE. All construction and construction related activities shall take place within this limit ONLY, with no disturbance occurring outside this limit.
11. All existing plant material to remain shall be protected from all construction activities during the entire construction process.
12. All disturbed soils on slopes greater than 33% (3:1) shall be protected from excessive errosion. BMP's shall be provided to ensure soil stabilization until established plantings can hold the soil naturally.
13. All existing soils that are to be used for planting shall be evaluated and appropriately ammended to support the specific plant needs in each specified planting area.
14. Contractor shall decompact all soils that are to be planted into prior to planting & seeding.
15. A temporary irrigation system shall be required at all times durring the construction process in order to provide adequate and reliable water to all existing vegetation to remain.
16. No landscape lighting is proposed at this time, any future lighting proposals shall comply with The City of Ketchum Dark sky Ordinance or comparable lighting regulations.

Scale : 1" = 10'-0"

418 N. River St. #21A
Hailey, ID
83333
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jacob@insitescape.com

INSITE Landscape

STATE OF IDAHO
JACOB L. THOMAS
LICENSED LANDSCAPE ARCHITECT
L.A. 16690

FLYNT RESIDENCE

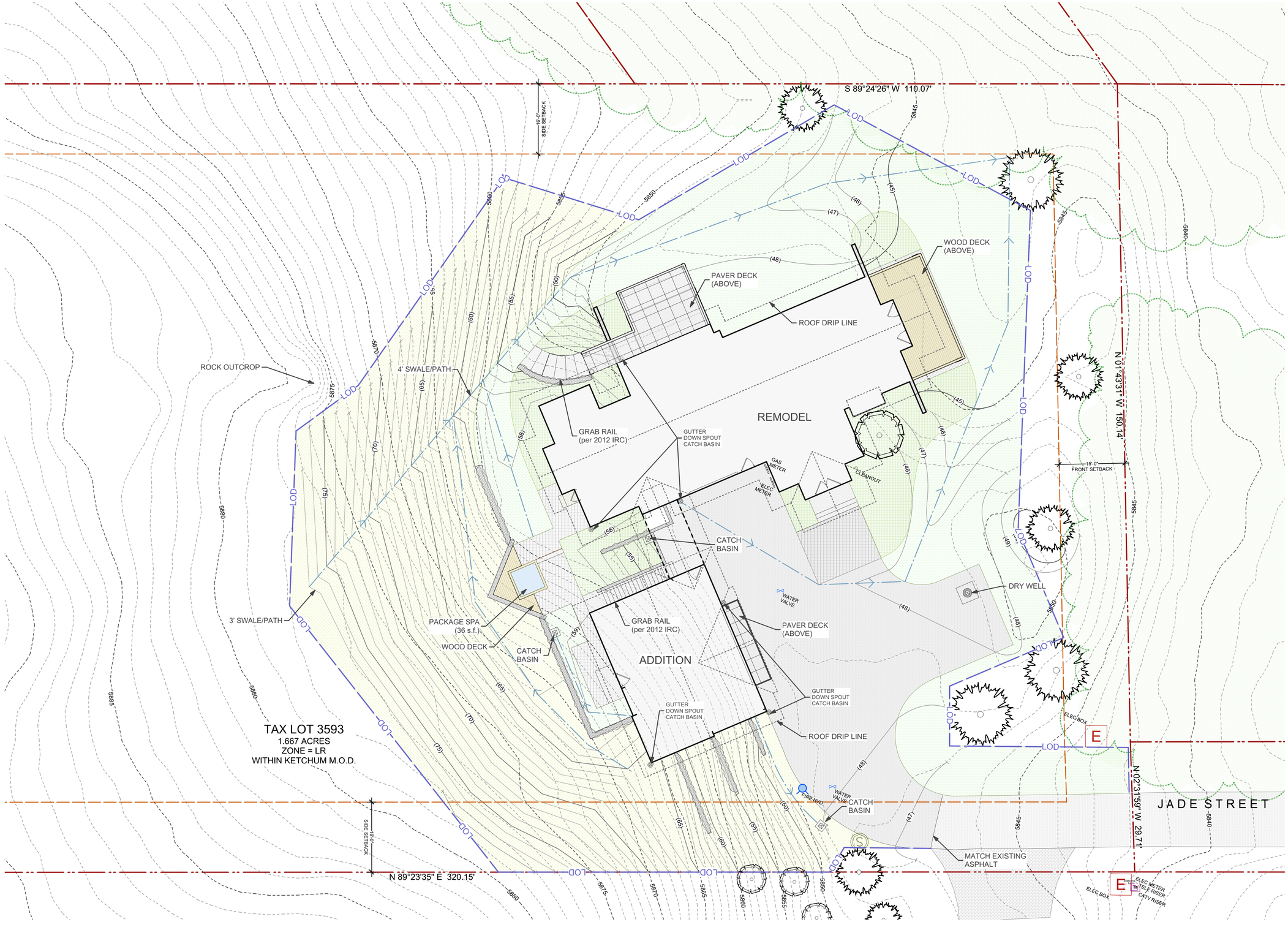
207 JADE STREET
KETCHUM, IDAHO

KETCHUM M.O.D.
DESIGN REVIEW SET

L-2

07/21/2017

LANDSCAPE PLAN



LEGEND

- PROPERTY LINE
- SETBACK
- LIMIT OF DISTURBANCE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED SWALE
- DRYWELL
- CATCH BASIN
- GUTTER DOWNSPOUT
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING PAVERS
- PROPOSED ASPHALT
- PROPOSED PAVERS
- WOOD DECK
- PAVER DECK
- PROPOSED WALL -CONCRETE
- PROPOSED WALL -DRYSTACK
- PROPOSED TURF GRASS -IRRIGATED W/ ROTOR &/or MP ROTATOR
- PROPOSED NATIVE GRASS -DROUGHT TOLLERANT -IRRIGATED W/ ROTOR &/or MP ROTATOR
- PROPOSED PERENNIAL -IRRIGATED W/ DRIP &/or NETAFIM
- EXISTING EVERGREEN TREE -TO REMAIN
- EXISTING DECIDUOUS TREE -TO REMAIN
- EXISTING ASPEN GROVE -TO REMAIN

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11. All existing plant material to remain shall be protected from all construction activities during the entire construction process .
12. All existing soils that are to be used for planting shall be evaluated and appropriately ammended to support the specific plant needs in each specified planting area.
13. Contractor shall decompact all soils that are to be planted into prior to planting & seeding.
14. A temporary irrigation system shall be required at all times durring the construction process in order to provide adequate and reliable water to all existing vegetation to remain.
15. An automated sprinkler system shall be designed and installed to coordinate with each specific planting area and site-specific microclimate, soil type and topography. Special care shall be given to the design and installation of the irrigation system and watering schedule so as to maximize water use efficiency. An automated irrigation clock shall be used for controlling all irrigation zones.
16. Anti-syphon valves, irrigation heads &/or emitters shall be used throughout the entire irrigation system.
17. All proposed plant material to comply with the American Association of Nurserymen standards including, but not limited to: size, character, quality, planting and irrigation procedures.
18. No landscape lighting is proposed at this time, any future lighting proposals shall comply with The City of Ketchum Dark sky Ordinance or comparable lighting regulations.

N

0' 5' 10' 20'

Scale : 1" = 10'-0"

418 N. River St. #21A
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INSITE SCAPE

STATE OF IDAHO
JACOB L. THOMAS
LICENSED LANDSCAPE ARCHITECT
LA-16690

FLYNT RESIDENCE

207 JADE STREET
KETCHUM, IDAHO

KETCHUM M.O.D.
DESIGN REVIEW SET

L-3

07/21/2017

SITE PLAN

VICINITY MAP



LEGEND

- PROPERTY LINE
- SETBACK
- LIMIT OF DISTURBANCE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED SWALE
- DRYWELL
- CATCH BASIN
- GUTTER DOWNSPOUT
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING PAVERS
- PROPOSED ASPHALT
- PROPOSED PAVERS
- WOOD DECK
- PAVER DECK
- PROPOSED WALL -CONCRETE
- PROPOSED WALL -DRYSTACK
- SNOW STORAGE
- EXISTING EVERGREEN TREE -TO REMAIN
- EXISTING DECIDUOUS TREE -TO REMAIN
- EXISTING ASPEN GROVE -TO REMAIN

LOT COVERAGE TAKEOFFS

LOT	= 73,390	s.f.	
REMODEL	= 2,900	s.f.	(4%)
ADDITION	=1,200	s.f.	(1.6%)
HARDSCAPES	=4,100	s.f.	(5.6%)
SNOW STORAGE	=2,300	s.f.	(3.1%)

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12. All existing plant material to remain shall be protected from all construction activities.
13. An automated sprinkler system will be designed and installed to coordinate with appropriate planting areas and site-specific microclimates. Special care will be given to the design of the irrigation system watering schedule so as to maximize water use efficiency. Irrigation sations hooked to an automated irrigation clock will be used for controlling all irrigation zones.
14. No landscape lighting is proposed at this time, any future lighting proposals shall comply with The City of Ketchum Dark sky Ordinance or comparable lighting regulations.
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207 JADE STREET
KETCHUM, IDAHO

KETCHUM M.O.D.
DESIGN REVIEW SET

L-1

07/21/2017

Scale : 1" = 10'-0"

Attachment E.b Mountain Overlay Criteria and Standards Response

Flynt Residence 207 Jade Street, Ketchum, ID

Mountain Overlay Criteria and Standards

1. The addition and remodel are not on a building or knoll and have little if any visibility from the City. The property is heavily treed and at the end of Jade Street. The neighbor at 206 will see this addition when they use the easement over 207 Jade to access their property.
2. The addition is being tucked into the hill so that the building will be used to retain the excavated area. Vegetation will be disturbed during construction and to address drainage and then will be restored. The addition will not extend past the eastern perimeter of the existing part of the building and so will not be further up the hill than it is now. The north part of the property will be restored to nearly existing grade. East and South yards are not visible, and west yard will have some trees in the east edge of the grove removed for snow storage and circulation. This will not affect the screening of the properties at 207 Jade and 205 Jade from one another.
3. Existing driveway will remain past the access to 206 Jade. Beyond that, the new asphalt driveway will comply with applicable standards.
4. Fire access confirmed with Tom Ancona via email June 2, 2017. There is a hydrant on the property and the fire flow and location of the house are such that no sprinklers and no additional standpipe are required for fire access.
5. The area of disturbance does not encounter any rock outcroppings.
6. The design complies with the 2012 IBC and IFC as well as Ketchum Fire Department requirements.
7. Public water and sewer are existing.
8. Drainage has been addressed through swales, catch basins, and drywells on landscape plans.
9. The driveway will not require any new cut or fill. The length of the driveway will remain the same. The yard north of the addition will have additional dry stack rock walls to retain the slope and will be revegetated to stabilize the slope and to screen the north side of the building. Disturbance to the east yard as required for construction will be revegetated with material consistent with the adjacent hillside.
10. Vehicular circulation, the location of the existing garage and driveway, and access to the existing front door led us to this location for the addition. Additionally, connecting the additional bedroom from within at levels two and five of this five-level house also confirmed this adjacency and location. The only other possible location for this addition, to the west, does not work for vehicular access from either the north or the east, would not work for a horizontal connection (new level five to existing level three), would obscure the front entrance of the house from visitors, and would eliminate needed snow storage.
11. Access will not traverse slopes greater than 25%. The restored yard to the north of the addition, will have a similar slope, as existing, which is greater than 25%, but will be improved with dry stack walls and better water management.
12. All existing utilities are underground. No new utilities are proposed.

13. We believe this project to be consistent with the Comprehensive Plan. Susan Flynt is a full-time resident who is actively involved in the community. By remodeling and adding to an existing property, we are minimizing the impact that a new home of this size may have relative to the objectives of housing diversity and conservation of resources. The addition will comply with current energy standards and we will be taking steps to improve the energy efficiency of the existing part of the house. While this house has five levels and is not conducive to single story living, the addition of another bedroom could accommodate a future caretaker to allow for aging in place. Siting the addition at the toe of the slope minimizes visibility from the city and preserves the 274' of hillside behind the house.
14. Disturbance is limited to those areas necessary for construction safety and improved grading for drainage and are shown on landscape plans.
15. All of the excavation, fill, and vegetation disturbance will be associated with building construction.
16. There are no significant landmarks on this property.

ROSHA LANBACK

City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
SPECIAL MEETING OF August 14th, 2017

PROJECT:	The Onyx at Leadville Residence
FILE NUMBER:	#17-090
REPRESENTATIVE:	Hollis Rumpeltes Architects, AIA
OWNER:	J Peterman Development, LLC
REQUEST:	Pre-Application Design Review approval for eight (8) new residential units.
LOCATION:	Block 1, Leadville Ave. (Trail Creek Condos Amended Block 1 Sec 18 4N 18E)
ZONING:	Tourist (T)
OVERLAY:	None
NOTICE:	Noticing is not required for Pre-Application Design Review.
REVIEWER:	Carl Anderson, Associate Planner

BACKGROUND

The property is located at the corner of Leadville Avenue and Onyx Street and fully within the Tourist zoning district. The subject property is the trail Creek Condos Amended Block 1 Sec 18 4N 18E. The Pre-Application Design Review is for the all new construction of eight (8) new residential units on the currently vacant lot. The applicant is J Peterman Development, LLC represented by Hollis Rumpeltes Architects, AIA. The proposed project contains a three (3) story, eight unit residential structure with underground parking. The total proposed building area is 26,838 square feet and the total proposed Gross Floor Area is 18,389 square feet.

The project is subject to pre-application design review per City Code 17.96.010.C.1. The purpose of pre-application design review is to allow the commission to exchange ideas and give direction to the applicant on the "design concept", keeping in mind the purpose of this chapter and the application of the evaluation standards. Per City Code 17.96.040.C.4 the administrator has waived some submittal requirements as it was determined that some information was not necessary for the Commission to exchange ideas and give direction to the applicant on the design concept. The applicant has indicated that all design review application materials will be submitted at the time of design review. See staff analysis below for a discussion on the outstanding items that will need to be addressed at design review.

ANALYSIS

Staff recommends advancement of the Pre-Application Design Review application for the Onyx at Leadville Residence from owner J Peterman Development, LLC. The applicant is aware of the outstanding action items

described below and has indicated all items listed will be addressed at design review. A full analysis and explanation of this recommendation is detailed within the staff report. The following items will need to be addressed by the applicant prior to Design Review approval.

Outstanding action items:

1. 17.96.040. C.2.b Drainage plan (grading, catch basins, piping, and dry wells).
2. 17.96.040. C.2.c Utilities plan (location and size of water and sewer mains and services, gas, electric, TV and phone).
3. 17.96.040. C.2.e 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).
4. 17.96.040. C.2.j. Construction management plan showing where staging will occur, where materials are stored, and a parking plan for contractors. If any staging or parking shall occur off site, a staging/parking plan must be submitted including materials storage, excavation (backfill) stockpile areas, job trailers, blue rooms, dumpsters and contractor parking.
5. 17.12.030 Dimensional Standards, Districts Matrix - Building Height.
    - The proposed building height is greater than the permitted building height for the Tourist zoning district.
6. 17.125.030. H Street Frontage: A maximum of thirty five percent (35%) of the linear footage of any street frontage can be devoted to access off street parking. Corner lots that front two (2) or more streets may select either or both streets as access but shall still not devote more than thirty five percent (35%) of the total linear footage of street frontage to access off street parking.
    - Access to off street parking has not been shown.
7. 17.96.060. C. Drainage standards 1-4.
    - Must be addressed at design review. The applicant has indicated that a drainage plan will be provided at design review.
8. 17.96.060. D Utilities standards 1-3.
    - Must be addressed at design review. The applicant has indicated that a Utilities plan will be provided at design review.
9. 17.96.060. G.4. Curb cuts and driveway entrances shall be no closer than twenty feet (20') to the nearest intersection of two (2) or more streets, as measured along the property line adjacent to the right of way. Due to site conditions or current/projected traffic levels or speed, the city engineer may increase the minimum distance requirements.
    - Curb cuts and driveway entrances are have not been depicted.
10. 17.96.060. H. Snow Storage standards 1-4
    - Must be addressed at design review.
11. 17.96.060. I Landscaping standards 1-4
    - Must be addressed at design review. The applicant has indicated that a Landscaping plan will be provided at design review.

PRE-APPLICATION

The purpose of Design Review is to maintain and enhance appearance, character, beauty and function of the city, to ensure that new development is complementary to the design of existing city neighborhoods and to protect and enhance the economic base of the City of Ketchum. Keeping in mind the purpose of this chapter and the application of the evaluation standards.

17.96.010. C. Pre-application Design Review:

1. Pre-application review is required for all new nonresidential construction and all multi-family developments of five (5) or more units.
2. The purpose of pre-application review is to allow the commission to exchange ideas and give direction to the applicant on the "design concept", keeping in mind the purpose of this chapter and the application of the evaluation standards.
3. Pre-application review materials shall be submitted according to the application requirements of section 17.96.040 of this chapter.
4. The commission may require a model of the project or computer simulation renderings showing the proposal from one or more key vantage points for presentation at regular design review meetings in order to assist in the understanding of the project. Models and computer renderings must include surrounding properties in sufficient detail for the proposal to be viewed in context.
5. The administrator may waive the requirement for pre-application review if the project is found to have no significant impact

COMPREHENSIVE PLAN ANALYSIS

The proposed new construction of the Leadville Residential Project is consistent with the uses, goals and policies listed below as specified within the 2014 Comprehensive Plan.

SUPPORTING SECTION	SUMMARY OF COMPLIANCE OF PROPOSED AMENDMENTS WITH THE 2014 COMPREHENSIVE PLAN
Future Land Use	
Commercial Employment	**Primary Uses:** The Commercial/Employment category predominantly provides a variety of business, service, arts/culture, public, hotel, motel and other types of visitor lodging, residential, office, and hospitality service uses. **Secondary Uses:** Visitor and neighborhood limited retail. Examples include convenience or boutique retail. **Multi-family housing are also considered secondary uses.** **Characteristics and Location:** The Commercial/Employment district includes Warm Springs base and is between the downtown and River Run Plaza. The area has good access and business exposure from Main Street and other arterial and collector streets. The intent is to allow for vertical or horizontal mix of uses on sites, including some high-density residential.
Community Design and Neighborhoods	
Policy CD-1.3 Compatible Infill and Redevelopment Projects	Infill and redevelopment projects should be contextually appropriate to the neighborhood and development in which they will occur. Context refers to the natural and manmade features adjoining a development site; it does not imply a certain style.

STAFF RECOMMENDATION

Staff recommends advancement of the pre-applicant design review for the Leadville Residential Project provided that all action items are addressed prior to the submission of a Design Review application.

COMMISSION OPTIONS

1. **Advance the application to Design Review**: "Motion to advance the application from the applicant for the for the Pre-application Design Review of the Leadville Residential Project to Design Review, finding the application meets the standards for approval under Chapter 17.96 of Ketchum Zoning Code, with the following conditions/design changes: [insert conditions of approval here]"

2. **Continuation of the Application**: "Motion to continue the application for Pre-Application Design Review for the Onyx at Leadville Residence to a date certain of [insert date of meeting] in order to address the following design changes [Commission to insert design changes]".

ATTACHMENTS:

A. Table 1. Requirements for All Applications
B. Table 2. Zoning Standards Analysis
C. Table 3. Design Review Standards
D. Application
E. Plans:
    a. Letter from the applicant.
    b. Design Review Plan Set, dated: 06/26/2017
    c. Proposed Plant Species, sizes and quantities
    d. Materials
    e. Proposed Exterior Lighting

Attachment A.

Table 1: Requirements for All Applications

City Department Comments				
Compliant				
Yes	No	N/A	City Code	City Standards and *Staff Comments*
☒	☐	☐	**17.96.040**	**Complete Application**
☒	☐	☐	**Police Department:** No comment at this time.	
☒	☐	☐	The above project shall meet all 2012 International Fire Code requirements in addition to specific City Building and Fire Ordinances. The monitored fire detection system shall meet NFPA 72 and be monitored by an approved alarm monitoring station. An approved key box shall be installed, with the appropriate keys, for emergency fire department access in a location approved by the fire department. Approved address numbers shall be placed in such a position to be plainly visible and legible from the road fronting the property. Numbers and letters shall be a minimum of four (4) inches tall, contrast with their background and be positioned a minimum of forty-eight (48) inches above final grade. Vehicle parking and material storage during construction shall not restrict or obstruct public streets or access to any building. A **minimum** twenty-foot travel lane for emergency vehicle access shall be maintained clear and unobstructed at all times. All required Fire Lanes, including within 15 feet of fire hydrants, shall be maintained clear and unobstructed at all times. An approved automatic fire sprinkler system shall be installed throughout the building per City of Ketchum Ordinance #1125 ***(www.ketchumfire.org)*** and the National Fire Protection Association Standard 13R. An approved fire sprinkler flow bell, Knox box and Fire Department Connection shall be installed in an approved location visible to approaching firefighters. **Water service lines to structures shall be hydraulically calculated for size to meet fire sprinkler flow requirements.** Fire sprinkler systems shall be annually tested and maintained per NFPA 25. An approved fire department connection and flow bell shall be installed in a location approved by the fire department and the system shall be supervised by an approved alarm system. NOTE: One electronic set of fire sprinkler system plans must be submitted to the Ketchum Fire Department as well as the State Fire Marshal's office and a Ketchum Fire Department Permit must be obtained prior to installation of fire sprinkler systems. Inspections of fire sprinkler systems by the Fire Chief or an appointee are required. Inspections must be scheduled at least 48 hours in advance. An approved monitored fire sprinkler alarm system shall be installed per City of Ketchum Ordinance #1125 ***(www.ketchumfire.org)*** and the requirements of NFPA 72. Two (2) sets of alarm system plans shall be submitted to the Ketchum Fire Department for approval and a permit is required prior to installation of alarm systems. Inspections of fire detection systems by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance. An approved access roadway per 2012 International Fire Code Appendix D ***(www.ketchumfire.org)*** shall be installed prior to any combustible construction on the site. The road shall be a minimum of twenty (26) feet in width and capable of supporting an imposed load of at least 75,000 pounds. The road must be an all-weather driving surface maintained free, clear, and unobstructed at all times. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.	

			Fire extinguishers shall be installed and maintained per 2012 IFC Section 906 both during construction and upon occupancy of the building. Spark arresters are required on all solid fuel burning appliance chimneys to reduce potential fires from burning embers. An approved key box shall be installed, with the appropriate keys, for emergency fire department access in a location approved by the fire department. The key box shall be a Knox box brand and sized to accommodate keys to every door of the project. Inspections of fire department permit required installations shall be scheduled at least 48 hours in advance. An 8 ½ by 11 color coded site map of this project shall be provided on paper and electronically to the fire department. This site map shall show the locations of gas shut-offs, power shut-offs, fire sprinkler riser rooms, fire department connections, alarm panels, Knox boxes, access doors, egress windows, stairways and any additional fire department requirements. Exact details for color coded "On-Sites" can be found at www.ketchumfire.org. Final inspections of all fire department permit required installations by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance. A Final Inspection Checklist can be found at www.ketchumfire.org.
☒	☐	☐	**Streets Department:** • All proposed ROW work needs to comply with current city code and practices. • Property drainage must be kept on site and plans need to show drainage.
☒	☐	☐	**Utilities:** No Comment. Utilities plan will be provided at Design Review.
☒	☐	☐	**Parks/Arborist:** No Comment.
☒	☐	☐	**Building:** The building must meet 2012 International Building Code.
☒	☐	☐	**Planning and Zoning:** Comments are denoted throughout the staff report.

Attachment B.
Table 2: Zoning Standards Analysis

Compliance with Zoning Standards				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**Guideline**	**City Standards and *Staff Comments***
☒	☐	☐	**17.12.040**	**Minimum Lot Area**
			Staff Comments	**Required**: *5,500 square feet minimum.* **Existing**: *15,015 square feet existing.*
☒	☐	☐	***17.124.040***	***Floor Area Ratios and Community Housing***
			Staff Comments	**Permitted in Tourist zoning district** *Permitted Gross FAR: 0.5* *Inclusionary Housing Incentive: 1.6* **Total Floor Area** *Proposed* / *Existing* Basement: Not Counted / N/A 1st Floor: 6,473 SF / N/A 2nd Floor: 6,456 SF / N/A 3rd Floor: 5,460 SF / N/A **Total**: 18,389 Gross Floor Area / N/A **Lot area:** 15,015 square feet **Proposed** FAR: 1.23 (18,389 GFA / 15,015 SF) Community Housing Incentive, based on plans submitted for Pre-Application Design Review. The applicant shall provide **1,849.86 Square Feet** of Community housing either on-site or elsewhere within the City of Ketchum, or pay a fee in-lieu of **$440,265.49**. See City code Chapter 17.124.040 for further detail. 1. Increase in SF above FAR = 10,881.5 (0.5 · 15,015 SF = 7,507.5; 18,389 - 7,507.5 = 10,881.5) 2. 20% of CH incentive to be deed restricted or pay fee in lieu: 2,176.3 Square feet. (.20 SF · 10,881.5 SF = 2,176.3 SF) 3. Reduced by 15% to account for circulation, mechanical, etc.: 1,849.86 SF (.85 · 2,176.3 SF = 1,849.86 SF) 4. Fee in lieu: $440,265.49 ($238.00 · 1,849.86 SF = $440,265.49)
☒	☐	☐	**17.12.030**	***Minimum Building Setbacks***
			Staff Comments	***Minimum:*** *Front: 15'* *Side: > 1 per 3 in building height, or 5'.* *Rear: > 1 per 3 in building height, or 10'.* *17.128.020.A. A. Cornices, canopies, eaves, chimney chases or similar architectural features may extend into a required yard not more than three feet (3').* *17.128.020. I Decks more than thirty inches (30") in height from existing grade at any point shall be subject to setbacks, except in the GR-H, T, T-3000 and T-4000 zoning districts. In the GR-H, T, T-3000 and T-4000 districts, decks more than thirty inches (30") in height from existing grade may be allowed to encroach into the required yard setback up to a maximum one-half (1/2) the distance of the required yard setback, or four feet (4'), whichever is less, with design review approval. In addition to requirements set forth in chapter 17.96 of this title, the following criteria shall apply:*

				1. A minimum of five feet (5') is maintained between any point of the deck and the property line; *2. The application has been approved by the subject property's homeowners' association (if any);* *3. Written approval from a majority of owners of property contiguous to the subject property has been obtained;* *4. Upper story decks/balconies are cantilevered from the building (no supporting posts are permitted within the required yard setback);* *5. No portion of a deck which encroaches into the required yard setback may be enclosed or covered by a roof; and* *6. Restrictions on exterior storage of personal property may be required through the design review process.* ***Proposed:*** *Front:15'* *Side: 11'-8''* *Side: 11'-8''* *Rear: 11'-8''* *Note: The proposed setbacks were determined with an assumed building height of thirty-five feet (35'). See Staff comment in section 17.12.040. Should the applicant increase the height limit to the maximum permitted per height of building definition, the side and rear setbacks shall comply with the required setback.* *All below grade portions of the proposed building shall not extend into the required setback. See definition of setback below.* *17.08 SETBACK: The minimum horizontal distance between a specified lot line (front, side, rear), measured along a straight line and at a right angle to such lot line, and the nearest point of an above grade or below grade building or structure.*
☐	☒	☐	**17.12.030**	**Building Height**
			Staff Comments	***Maximum Permitted:*** *35'* ***Proposed:*** *37.25' at the southwest corner of the property and 41' at the northwest corner.* *The proposed building height is greater than the maximum permitted as building height is measured from the roof to natural, existing, or finished grade, whichever is lowest. The applicant is has indicated that the building height will conform to the maximum permitted building height at full design review. The setbacks above are based upon a building height of thirty-five (35') as the structure was designed with an assumed height of thirty-five (35').* *<u>See definition of building height below.</u>* ***HEIGHT OF BUILDING****: The greatest vertical distance measured at any point from the roof to natural, existing, or finished grade, whichever is lowest. The maximum vertical distance from the lowest exposed finished floor to the highest point of the roof (regardless of vertical alignment) shall be no more than five feet (5') greater than the maximum height permitted in the zoning district (see illustration B on file in the office of the city clerk). No facade shall be greater than the maximum height permitted in the zoning district. (See definition of "facade" in this section and illustration B on file in the office of the city clerk.) Facades which step up or down hillsides shall be set back from the lower facade a minimum of fifty percent (50%) of the height of the lower facade; except, that roof overhangs may extend up to three feet (3') into this area (see illustration B on file in the office of the city clerk). This building height provision shall*

				apply to parapets, boston roofs and any other portion of a building roof, but shall not apply to flagpoles, lightning rods, weather vanes, antennas or chimneys.
☐	☒	☐	**17.125.030.H**	**Curb Cut**
			Staff Comments	***Required:*** *A total of 35% of the linear footage of any street frontage can be devoted to access to off street parking.* **Proposed:** The applicant will provide a curb cut, however, the dimensions of the proposed curb cut providing access to the proposed parking area are not shown. The applicant shall show the proposed curb cut at Design Review. The proposed curb cut shall not exceed 35% of the linear footage of the street frontage along S Leadville Avenue.
☒	☐	☐	**17.125.020.A.2 & 17.125.050**	**Parking Spaces**
			Staff Comments	*Off-street parking standards of this chapter apply to any new development and to any new established uses.* **Required:** ***Dwelling, multi-family** = 1.5 spaces for every 1,500 net square feet of residential space.* *17,886 SF/1,500* · 1.5 = 18 **Proposed:** *16 underground and 2 above ground = 18 total on-site.*
☒	☐	☐	***17.18.150***	**Zoning Matrix**
			Staff Comments	**17.18.130: Community Core District** **A. Purpose: T**he purpose of the CC community core district is to promote a compact and cohesive center of commerce and culture, to promote an attractive and safe pedestrian environment which includes sidewalks, gathering spaces, streetscape amenities and landscaping, to retain the unique small town scale and character and to encourage buildings which respect Ketchum's historical and geographic context while providing diversity. Compatible mixed uses including retail, office, residential and cultural uses are encouraged. Commercial uses are concentrated in the CC district which is consistent with the city's comprehensive plan and the downtown master plan.

Attachment C.
Table 3: Design Review Standards for all projects

Design Review Requirements **IMPROVEMENTS AND STANDARDS: 17.96.060** Improvements and standards for all projects listed in subsection 17.96.010A of this chapter:				
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.96.060(A)(1) Streets**	**The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development.**
			Staff Comments	*The property is served by S Leadville Ave and the applicant will provide connection from the public roadway to the proposed project. This standard has been met.*
☒	☐	☐	**17.96.060(A)(2) Streets**	**All street designs shall be approved by the City Engineer.**
			Staff Comments	*The subject property is located at the intersection of S Leadville Avenue and Onyx Street.*
☒	☐	☐	**17.96.060(B)(1)**	**All projects under 17.96.010(A) that qualify as a "Substantial Improvement" shall install sidewalks as required by the Public Works Department.**
			Staff Comments	*The project qualifies as a substantial improvement and shall install sidewalks as required by the Public Works Department. The site is served by an existing sidewalk adjacent to S Leadville Ave and the applicant shall maintain the existing sidewalk, except where replacement of existing is necessary. The final design shall receive approval from the City of Ketchum Public Works Department prior to the issuance of a building permit.*

				17.08 Substantial Improvement: Includes the following: *A. Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure over a three (3) year time frame either:* *1. Before the improvement or repair is started; or* *2. If the structure has been damaged and is being restored, before the damage occurred. For the purpose of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.*
☒	☐	☐	**17.96.060 (B)(2)c**	**Sidewalk width shall conform to the City's right-of-way standards, however the City Engineer may reduce or increase the sidewalk width and design standard requirements at their discretion.**
			Staff Comments	*Sidewalks are existing and any new sidewalk construction will conform to the City's right-of-way standards.*
☐	☐	☒	**17.96.060 (B)(3)**	**Sidewalks may be waived if one of the following criteria is met:** **a. The project comprises an addition of less than 250 square feet of conditioned space.** **b. The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.**
			Staff Comments	*N/A.*
☒	☐	☐	**17.96.060 (B)(4)**	**The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.**
			Staff Comments	*The existing sidewalk is equal to the length of the subject property line adjacent to S Leadville Avenue.*
☒	☐	☐	**17.96.060 (B)(5)**	**New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.**
			Staff Comments	*Sidewalks are existing and new sidewalks are not proposed.*
☒	☐	☐	**17.96.060 (B)(6)**	**The City may approve and accept voluntary cash contributions in-lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be one hundred ten percent (110%) of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in-lieu contribution shall be paid before the City issues a certificate of occupancy.**
			Staff Comments	*A contribution in-lieu for this project is not recommended.*
☐	☒	☐	**17.96.060(C)(1)**	**All storm water shall be retained on site.**
			Staff Comments	*Not depicted. The applicant has indicated that a drainage plan will be provided at Design Review.*
☐	☒	☐	**17.96.060(C)(2)**	**Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.**
			Staff Comments	*See Staff comment located in 17.96.060. C.1.All drainage improvements shall require approval from the Public Works Department.*
☐	☒	☐	**17.96.060(C)(3)**	**The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.**
			Staff Comments	*See Staff comment located in 17.96.060.C.1.*
☐	☒	☐	**17.96.060(C)(4)**	**Drainage facilities shall be constructed per City standards.**
			Staff Comments	*See Staff comment located in 17.96.060.C.1.*
☐	☒	☐	**17.96.060(D)(1)**	**All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.**
			Staff Comments	*Not depicted. The applicant has indicated that the Utilities Plan will be provided at design review. See comment from the Utilities Department located in Table 1.*

☐	☒	☐	**17.96.060(D)(2)**	**Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.**
			Staff Comments	*See comment Staff comment located in 17.96.060.D.1.*
☐	☒	☐	**17.96.060(D)(3)**	**When extension of utilities is necessary all developers will be required to pay for and install two (2") inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with city of Ketchum standards and at the discretion of the City Engineer.**
			Staff Comments	*See comment Staff comment located in 17.96.060.D.1.*
☒	☐	☐	**17.96.060(E)(1)**	**The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.**
			Staff Comments	*The property is located within the Tourist zoning district.* *The applicant is proposing a combination of basalt stone cladding, deep gray exterior stucco, composite wood siding, appearance grade concrete exterior awning base, Kawneer aluminum storefront, and 20-gauge corrugated roofing. The combined materials will be accented by the proposed exterior lighting, xeriscape plantings, graphite courtyard pavers, and a water feature wall system in the courtyard. The applicant is proposing a metal screen mesh at the balconies located at the second and third level.* *Staff finds that the proposed project materials and colors will be complementary with the townscape and surrounding neighborhood.*
☒	☐	☐	**17.96.060(E)(2)**	**Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.**
			Staff Comments	*There are no identified landmarks on the property which provide a historical and/or cultural importance to the neighborhood/community.*
☐	☐	☒	**17.96.060(E)(3)**	**Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.**
			Staff Comments	*N/A. The proposed building will be all new construction.*
☒	☐	☐	**17.96.060(F)(1)**	**Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.**
			Staff Comments	*The proposed building and site layout provide unobstructed pedestrian accesses to the proposed sidewalk adjacent to S Leadville Avenue and the entryway is clearly defined.*
☒	☐	☐	**17.96.060(F)(2)**	**The building character shall be clearly defined by use of architectural features**.
			Staff Comments	*The proposed Onyx at Leadville Residence will contain eight (8) residential units in total ranging in size from 1,900 square feet to 2,800 square feet, and will include an underground parking area. The total structure will be three stories in height and as proposed thirty-five (35') from the finished grade in height. The final building height and design will change to comply with height standards per City Code 17.12.040. The proposed building character is clearly defined by the use of architectural features.* *The applicant is proposing to utilize a butterfly roof system which will serve to open up the property when viewed from the north or south. The proposed structure is primarily horizontal in design when viewed form the south and north portions of the subject property. The horizontal nature at these portions of the property are off-set by combination of materials and colors proposed, detailed in section 17.96.060.E.1., and the sections of building that bump out. The applicant has included glazing throughout the project and proposes two separate types of deck structures at the second and third level of the building. The combined effect creates a sense of depth and reduces the appearance of bulk and flatness.* *The east and west most portions of the proposed residence are more vertical in nature and the plans show that the vertical elements off-set by combination of materials and colors proposed, detailed in section 17.96.060.E. in combination with the inclusion of*

				glazing throughout and decks at the second and third level. The proposed butterfly roof will appear to be angled upward and away from the structure. *See applicant comment copied below:* *We have proposed a mix of materials and colors that will hopefully enact a sense of vibrancy to the corner lot of Leadville Ave, Ketchum. Key materials as per sample board image include a Stonewood siding/panel product connected to the building via a "rain-screen" detail. We have highlighted the buildings footprint where it bumps out by Lava Slab finishes in a vertical Ashlar configuration product. Where the building steps in along the Southern, and Eastern Facades, the exterior material is broken by using strips of the Stonewood siding as well as a mix of Stonewood paneling which is broken at window / door jambs, headers, sills and mullions. We are proposing to also break up the building mass / scale by using 2 types of balcony / deck structures. One being a solid parapet condition with metal tube steel placed on top and then the other deck handrails will be a steel mesh system.*
☒	☐	☐	**17.96.060(F)(3)**	**There shall be continuity of materials, colors and signing within the project.**
			Staff Comments	*The materials shown provide a continuity of materials and colors within the project. See Staff comment in section 17.96.060.E.1.*
☒	☐	☐	**17.96.060(F)(4)**	**Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.**
			Staff Comments	*Accessory structures, fences, walls and landscape features have not been proposed at this time. All future proposed accessory structures, fences, walls and landscape features within the project shall match or complement the principle building.* *The applicant has indicated that a landscape plan will be submitted at design review. See Staff comment located in 17.96.060.I.1.*
☒	☐	☐	**17.96.060(F)(5)**	**Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.**
			Staff Comments	*The proposed building walls provide undulation/relief which will reduce the appearance of bulk and flatness. See staff comment in in section 17.96060.F.2 for further description.*
☒	☐	☐	**17.96.060(F)(6)**	**Building(s) shall orient towards their primary street frontage.**
			Staff Comments	*The proposed Onyx at Leadville Residence orients towards the primary street frontage which is S Leadville Avenue.*
☒	☐	☐	**17.96.060(F)(7)**	**Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.**
			Staff Comments	*The applicant has indicated that the garbage/recycling area will be located in the basement level parking area which will be screened from public view. See additional Staff comment located in section 17.96.060.G.5.*
☒	☐	☐	**17.96.060(F)(8)**	**Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.**
			Staff Comments	*The applicant is proposing a butterfly roof system, which slopes towards the center of the roof. Pedestrian circulation is shown at the south portion of the subject building and roof overhangs do not appear to extend of the proposed pedestrian circulation. A proposed trellis is shown at the two proposed entrances. For portions of the building that may present the opportunity for water to drip or snow to slide, the applicant shall provide weather protection.*
☒	☐	☐	**17.96.060(G)(1)**	**Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.**
			Staff Comments	*Pedestrian and bicycle access is located from the sidewalk along S Leadville Avenue and along the south portion of the property.*
☒	☐	☐	**17.96.060(G)(2)**	**Awnings extending over public sidewalks shall extend five (5') feet or more across the public sidewalk but shall not extend within two (2') feet of parking or travel lanes within the right of way.**

			Staff Comments	*Awnings are not proposed to extend over a public sidewalk. Per City Code: 17.08.020, an awning is defined as a covered architectural projection that extends from the exterior wall of a building for the purpose of providing shade, shelter or aesthetic value to the building facade.*
☒	☐	☐	**17.96.060(G)(3)**	**Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.**
			Staff Comments	*Based on the preliminary design, vehicle, bicycle and pedestrian traffic will flow safely onto the sidewalk adjacent and S Leadville Avenue, assuming adequate sight distance and proper signage to be verified at design review. Based on sheet A 2.1, it is assumed that access to the underground parking area will be provided from the northeast portion of the subject property. See Staff comment in section 17.96.060.H.4.*
☐	☒	☐	**17.96.060(G)(4)**	**Curb cuts and driveway entrances shall be no closer than twenty (20') feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right of way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.**
			Staff Comments	*Curb cuts and driveway entrances have not been shown. The site is served by an existing sidewalk and the applicant has indicated that there will be an underground parking area and two (2) above ground guest parking spaces. The applicant shall indicate curb cuts and driveway entrances at design review, located no closer than twenty (20') feet to the nearest intersection. See staff comment located in Table 2 section 17.125.030.H.*
☒	☐	☐	**17.96.060(G)(5)**	**Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.**
			Staff Comments	*Emergency vehicles and snow plows will be able to access the subject property from S Leadville Avenue. The applicant shall coordinate with Clear Creek Disposal to ensure that services may be provided to the underground parking area, or through an alternative means. The applicant shall provide written confirmation from clear creek at the design review verifying that services may be provided. Based on sheet A 2.1, it is assumed that access to the underground parking area will be provided from the northeast portion of the subject property. See Staff comment in section 17.96.060.H.4.*
☐	☒	☐	**17.96.060(H)(1)**	**Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas**.
			Staff Comments	*Snow storage areas have not been depicted. The snow storage area shall not be less than thirty percent (30%) of the parking access area and the pedestrian circulation area. The applicant shall provide snow storage on site, or subject to City Code 17.96.060.H.4.*
☐	☒	☐	**17.96.060(H)(2)**	**Snow storage areas shall be provided on site.**
			Staff Comments	*See staff comment in section 17.96.060.H.1.*
☐	☒	☐	**17.96.060(H)(3)**	**A designated snow storage area shall not have any dimension less than five (5') feet and shall be a minimum of twenty five (25) square feet.**
			Staff Comments	*See staff comment in section 17.96.060.H.1.*
☐	☒	☐	**17.96.060(H)(4)**	**In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.**
			Staff Comments	*See staff comment in section 17.96.060.H.1.*
☐	☒	☐	**17.96.060(I)(1)**	**Landscaping is required for all projects**.
			Staff Comments	*The applicant has indicated that landscaping plan will be provided at design review. The applicant has provided preliminary plant species, sizes and quantiles. The final landscape materials and vegetation types shall be approved by the City Arborist at design review.* *The proposed plan species include 1 Gal. Deschampia 'Northern Lights'; 2 Gal. Calamagrostic Acutiflora 'Karl Forester'; 2 Gal. Helictorichon 'Blue Oat Grass'; 1 Gal.*

				Fesctanca 'Elijah Blue'; 1 Gal. Matteuccia Struthiopteris 'Ostrich Fern'; and 2 Gal. Parthenocissus 'Virginia Creeper'.
☐	☒	☐	**17.96.060(I)(2)**	**Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.**
			Staff Comments	*See Staff comment located in 17.96.060.I.1. Note: The City Arborist has no comment on the proposed vegetation types specified at this time.*
☐	☒	☐	**17.96.060(I)(3)**	**All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.**
			Staff Comments	*See Staff comment located in 17.96.060.I.1.*
☐	☒	☐	**17.96.060(I)(4)**	**Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.**
			Staff Comments	*See Staff comment located in 17.96.060.I.1.* *Note: A ten (10') wide landscape easement is granted within Block 1s 1 & 2 as shown on Trial Creek Condominiums Amended: Block 2: Unit 6-A recorded on October 2008. The applicant is proposing that a portion of the pedestrian walkway at the south portion of the property extend into the landscape easement. Staff finds that this is permissible provided that the majority of the landscape easement be maintained, and the materials utilized are permeable.*
☒	☐	☐	**17.96.060(J)(1)**	**Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.**
			Staff Comments	*The site is served by an existing sidewalk and new sidewalks are not required.*

Attachment D. Application

City of Ketchum
Planning & Building

OFFICIAL USE ONLY
File Number:
Date Received:
By:
Pre-Application Fee Paid:
Design Review Fee Paid:
Approved Date:
Denied Date:
By:
ADRE: Yes ☐ No ☐

Design Review Application

APPLICANT INFORMATION	
Project Name: LEADVILLE RESIDENTIAL PROJECT	Phone:
Owner: J PETERMAN DEVELOPMENT, LLC	Mailing Address: 2809 CURRY PARKWAY #10, MADISON, WI 53713
Email:	
Architect/Representative: HOLLIS RUMPELTES ARCHITECTS, AIA	Phone: 2087217160 OR 2087210633
Email: dhollis@hr-architects.net or jj@hr-architects.net	Mailing Address: BOX 1769, SUN VALLEY ID 83353
Architect License Number: AR985372	
Engineer of Record: N/A	Phone:
Email:	Mailing Address:
Engineer License Number:	

All design review plans and drawings for public commercial projects, residential buildings containing more than four (4) dwelling units and development projects containing more than four (4) dwelling units shall be prepared by an Idaho licensed architect or an Idaho licensed engineer.

PROJECT INFORMATION			
Legal Land Description: Trail Creek Condos Amended Block 1 Sec 18 4N 18E			
Street Address: BLOCK 1, LEADVILLE AVE, KETCHUM ID 83340			
Lot Area (Square Feet): 15,015			
Zoning District: T: TOURIST			
Overlay District: ☐Floodplain	☐ Avalanche	☐Mountain	
Type of Construction: ■New	☐Addition	☐Remodel	☐Other
Anticipated Use: RESIDENTIAL		Number of Residential Units: 8	

TOTAL FLOOR AREA		
	Proposed	**Existing**
Basements	8,000 Sq. Ft.	Sq. Ft.
1st Floor	6,908 Sq. Ft.	Sq. Ft.
2nd Floor	6,380 Sq. Ft.	Sq. Ft.
3rd Floor	5,550 Sq. Ft.	Sq. Ft.
Mezzanine	Sq. Ft.	Sq. Ft.
Total	26,838 Sq. Ft.	Sq. Ft.

FLOOR AREA RATIO		
Community Core:	Tourist:	General Residential-High:

BUILDING COVERAGE/OPEN SPACE
Percent of Building Coverage:

DIMENSIONAL STANDARDS/PROPOSED SETBACKS			
Front: 15'	**Side:** 11'-8"	**Side:** 11'-8"	**Rear:** 11'-8"
Building Height: 35'			

OFF STREET PARKING
Parking Spaces Provided: 15 Underground / 2 above ground
Curb Cut: Sq. Ft. %

WATER SYSTEM	
■ Municipal Service	☐ 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.

Daniel Hollis (HR Architects) 7/26/17

Signature of Owner/Representative Date

DESIGN REVIEW EVALUATION STANDARDS

(May not apply to Administrative Design Review):

17.96.060: IMPROVEMENTS AND STANDARDS FOR ALL PROJECTS

A. Streets:
   1. The applicant shall be responsible for all costs associated with providing a connection from an existing city streets to their development.
   2. All streets designs shall be in conformance with the right-of-way standards and approved by the Public Works Director.

B. Sidewalks:
   1. All projects under 17.96.010(A) that qualify as a "Substantial Improvement" shall install sidewalks in conformance with the right-of-way standards. Sidewalk improvements may be waived for projects that qualify as a "Substantial Improvement" which comprise additions of less than 250 square feet of conditioned space.
   2. The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.
   3. New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.
   4. The city may approve and accept voluntary cash contributions in-lieu of the above described improvements, which contributions must be segregated by the city and not used for any purpose other than the provision of these improvements. The contribution amount shall be one hundred ten percent (110%) of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the Public Works Director. Any approved in-lieu contribution shall be paid before the city issues a certificate of occupancy.

C. Drainage:
   1. All storm water shall be retained on site.
   2. Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.
   3. The Public Works Director may require additional drainage improvements as necessary, depending on the unique characteristics of a site.

4. Drainage facilities shall be constructed per city standards and designed by a licensed civil engineer.

D. Utilities:
    1. All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.
    2. Utilities shall be located underground and utility, power and communication lines within the development site shall be concealed from public view.
    3. When extension of utilities is necessary all developers will be required to pay for and install two (2") inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with city of Ketchum standards and approved by the Public Works Director.

E. Compatibility of Design:
    1. The project's materials, colors and signing shall be complementary to the townscape, surrounding neighborhoods and adjoining structures.
    2. Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.
    3. Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.

F. Architectural:
    1. Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.
    2. The building character shall be clearly defined by use of architectural features.
    3. There shall be continuity of materials, colors and signing within the project.
    4. Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.
    5. Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.
    6. Building(s) shall orient towards their primary street frontage.
    7. Sufficient garbage and recycling areas shall be provided onsite.
    8. Garbage and recycling storage areas, satellite receivers and mechanical equipment shall be screened from public view and located off alleys.
    9. Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.

G. Circulation Design:
    1. Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.
    2. Awnings extending over public sidewalks shall extend five (5') feet or more across the public sidewalk but shall not extend within two (2') feet of parking or travel lanes within the right of way.

3. Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.
4. Curb cuts and driveway entrances shall be no closer than twenty (20') feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right of way. Due to site conditions or current/projected traffic levels or speed, the Public Works Director may increase the minimum distance requirements.
5. Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.

H. Snow Storage:
1. Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas.
2. Snow storage areas shall be provided on-site.
3. A designated snow storage area shall not have any dimension less than five (5') feet and shall be a minimum of twenty-five (25) square feet.
4. In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.

I. Landscaping:
1. Landscaping is required for all projects.
2. Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.
3. All plant species shall be drought tolerant. Native species are recommended but not required.
4. Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.

J. Public Amenities:
1. Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall be approved by the Public Works Director prior to design review approval from the Commission.

17.96.070: COMMUNITY CORE (CC) PROJECTS

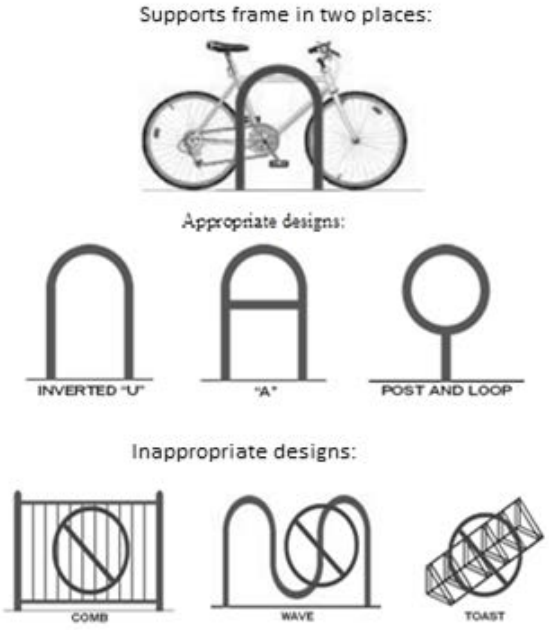
In addition to the requirements of section 17.96.060, unless otherwise specified, the below standards apply to projects in the Community Core district.

A. Streets:
1. A minimum of one (1) street tree shall be required for every forty (40') feet of street frontage, including both street frontages on corner lots, the location of which shall be determined by the Public Works Director.
2. Street trees, street lights, street furnishings and all other street improvements are required to be in conformance with the right-of-way standards and approved by the Public Works Director.

B. Architectural:
    1. Facades facing a street or alley or located more than five (5') feet from an interior side property line shall be designed with both solid surfaces and window openings to avoid the creation of blank walls and employ similar architectural elements, materials and colors as the front façade.
    2. For nonresidential portions of buildings, front building facades and facades fronting a pedestrian walkway shall be designed with ground floor storefront windows and doors with clear transparent glass. Landscaping planters shall be incorporated into facades fronting pedestrian walkways.
    3. For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows.
    4. Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited.
    5. All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters and downspouts.
    6. Roof overhangs shall not extend more than three (3') feet over a public sidewalk. Roof overhangs that extend over the public sidewalk shall be approved by the Public Works Director.
    7. Front porches and stoops shall not be enclosed on the ground floor by permanent or temporary walls, windows, window screens, or plastic or fabric materials.
C. Service Areas and Mechanical/Electrical Equipment:
    1. Trash disposal areas and shipping and receiving areas shall be located within parking garages or to the rear of buildings. Trash disposal areas shall not be located within the public right of way and shall be screened from public views.
    2. Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design.
D. Landscaping:
    1. When a healthy and mature tree is removed from a site, it shall be replaced with a new tree. Replacement trees may occur on or off site.
    2. Trees that are placed within a courtyard, plaza or pedestrian walkway shall be placed within tree wells that are covered by tree grates.
    3. The city arborist shall approve all parking lot and replacement trees.
E. Surface Parking Lots:
    1. Surface parking lots shall be accessed from off the alley and shall be fully screened from the street.
    2. Surface parking lots shall incorporate at least one (1) tree and one (1) additional tree per ten (10) onsite parking spaces. Trees shall be planted in landscaped planters, tree wells and/or diamond shaped planter boxes located between parking rows. Planter boxes shall be designed so as not to impair vision or site distance of the traveling public.
    3. Ground cover, low lying shrubs, and trees shall be planted within the planters and planter boxes. Tree grates or landscaping may be used in tree wells located within pedestrian walkways.

F. Bicycle Parking:

1. One (1) bicycle rack, able to accommodate at least two (2) bicycles, shall be provided for every four (4) parking spaces as required by the proposed use. At a minimum, one (1) bicycle rack shall be required per development.
2. When the calculation of the required number of bicycle racks called for in this section results in a fractional number, a fraction equal to or greater than one-half (1/2) shall be adjusted to the next highest whole number.
3. Bicycle racks shall be clearly visible from the building entrance they serve and not mounted less that fifty (50') feet from said entrance or as close as the nearest non-ADA parking space, whichever is closest. Bicycle racks shall be located to achieve unobstructed access from the public right-of-way and not in areas requiring access via stairways or other major obstacles.



17.96.080: NOTICE:

All property owners adjacent to properties under application for design review shall be notified by mail ten (10) days prior to the meeting of the date at which said design review is to be considered by the Commission.

17.96.090: TERMS OF APPROVAL:

A. Design Review Approval

1. The term of design review approval shall be twelve (12) months from the date that findings of fact, conclusions of law and decision are adopted by the Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations.
2. Application must be made for a building permit with the Ketchum planning and building department during the twelve (12) month term. Once a building permit has been issued, the design review approval shall be valid for the duration of the building permit.
3. Unless an extension is granted as set forth below, failure to file a complete building permit application for a project in accordance with these provisions shall cause said approval to be null and void.

B. Extensions of Design Review Approval.

1. For design review approvals pertaining to "civic" buildings, the Administrator may, upon written request by the holder, grant a maximum of two (2) twelve (12) month extensions to an unexpired design review approval.

2. For design review approvals pertaining to all other buildings, the city may, upon written request by the holder, grant a maximum of two (2) twelve (12) month extensions to an unexpired design review approval. The first twelve (12) month extension shall be reviewed by the Administrator. The second twelve (12) month extension shall be reviewed by the Commission. Whether or not an extension is warranted shall be based on the following considerations:
    a. Whether there have been significant amendments to ordinances which will apply to the subject design review approval;
    b. Whether significant land use changes have occurred in the project vicinity which would adversely impact the project or be adversely impacted by the project;
    c. Whether hazardous situations have developed or have been discovered in the project area; or
    d. Whether community facilities and services required for the project are now inadequate.
3. If any of the foregoing considerations are found to exist with regard to the project for which an extension is sought, an extension will not be granted and the city shall issue this decision in writing; otherwise the city shall approve such an extension. No extensions shall be granted for an expired design review approval.

17.96.100: FEES AND COSTS:

Each applicant for design review approval shall pay to the city certain fees and costs to reimburse the city the reasonable costs of administering and regulating this chapter, including reimbursement for city engineer fees. Said fees and refunds, if any, shall be set by resolution of the Council and shall be paid prior to scheduling of an application before the Commission for design review consideration. Said fees shall be nonrefundable.

DESIGN REVIEW APPLICATION CERTIFICATION OF COMPLETENESS

Project Name: LEADVILLE RESIDENTIAL	Reviewed by:
Date: 7/26/17	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 area lighting.

■ 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.

☐ Construction management plan showing where staging will occur, where materials are stored and parking plan for contractors. If any staging or parking shall occur off-site, a staging/parking plan must be submitted including materials storage, excavation (backfill) stockpile areas, job trailers, blue rooms, dumpsters and contractor parking.

■ Building corners for all proposed buildings and additions shall be staked on the site and all trees proposed to be removed shall be flagged at least one week prior to the Commission meeting. The applicant shall install story poles, or other approved method, at the maximum roof peaks of the proposed buildings as required by the Administrator.

■ For projects requiring pre-application design review, a model or computer simulation renderings, as described in subsection 17.96.010(C) of this chapter shall be required.

- For new multi-tenant buildings, a master signage plan shall be submitted.
- The Administrator may waive some submittal requirements if it is determined the information is not relevant to the design review.
- Other information as required by the Administrator or the Commission.
- Design review fee shall be submitted as described in section 17.96.100 of this chapter.

STAFF COMMENTS:

Attachment E. Plans

HollisRumpeltes architects
AIA LEED AP

PO Box 1769 [post]
Sun Valley, ID 83353
480 N. Washington Suite 201 [courier]
Ketchum, ID 83340
v 208.721.0633 / 208.721.7160

4 August 2017

City of Ketchum – Design Review Committee
115 Main Street
Hailey, ID 83333

Dear Design Review Committee,

We are excited to submit to you for review our Residential project ("***The Oynx at Leadville Residence")*** located at Block 1, Leadville Ave, Ketchum. A 3 story + basement parking level, multi-residential structure, 26,838 sf, located on the corner of Leadville and Oynx Drive.

The programming of the building is as follows:

Parking / Basement Level:

- 16 underground car parking spaces with storage for residential units.
- 10' High Ceiling
- Trash / Recycling area
- Delivery area.
- Multiple Foyer/Entry Stairs for Upper Residential Units
- Mechanical Space

Ground Level:

- 2 onsite guest car parking spaces for residential units.
- 10' High Ceilings.
- Multiple Foyer/Entry Stairs for Upper Residential Units
- Mechanical Space
- (3) 3 bedroom, 3.5 bath garden style units. These units are sunken 42" below finish grade on the exterior of the building. @ 1,900 – 2,225 square feet each

Second Level:

- Stairs / elevators /Access Points to Residential Units
- (3) 3 bedroom, 3.5 bath @ 1,900 – 2,225 square feet each
- Balconies and Terraces for Residential Units
- Mechanical Space

Third Level:

- Stairs / elevators /Access Points to Residential Units
- 2) 3 bedroom, 3.5 bath + bonus areas @ 2,700 – 2,800 square feet each
- Balconies and Terraces for Residential Units
- Mechanical Space

We have proposed a mix of materials and colors that will hopefully enact a sense of vibrancy to the corner lot of Leadville Ave, Ketchum. Key materials as per sample board image include a Stonewood siding/panel product connected to the building via a “rain-screen” detail. We have highlighted the buildings footprint where it bumps out by Lava Slab finishes in a vertical Ashlar configuration product. Where the building steps in along the Southern, and Eastern Facades, the exterior material is broken by using strips of the Stonewood siding as well as a mix of Stonewood paneling which is broken at window / door jambs, headers, sills and mullions.
We are proposing to also break up the building mass / scale by using 2 types of balcony / deck structures. One being a solid parapet condition with metal tube steel placed on top and then the other deck handrails will be a steel mesh system.

We look forward to conversing more about the project at the August 14th meeting, please feel free to ask any questions or for additional information that will assist in approving this project to the next level. We are excited to work with you on this project, and we look forward to starting the next phase of the design process.

Sincerely,





Daniel Hollis, Principal

J.J. Rumpeltes, Principal

HR Architects, LLC
208 // 721 // 8531 o

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Pre-Design Review Application Checklist

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Design Review Guidelines Statement ***Submitted to the City at Formal Design Review***

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Submitted to the City at Formal Design Review

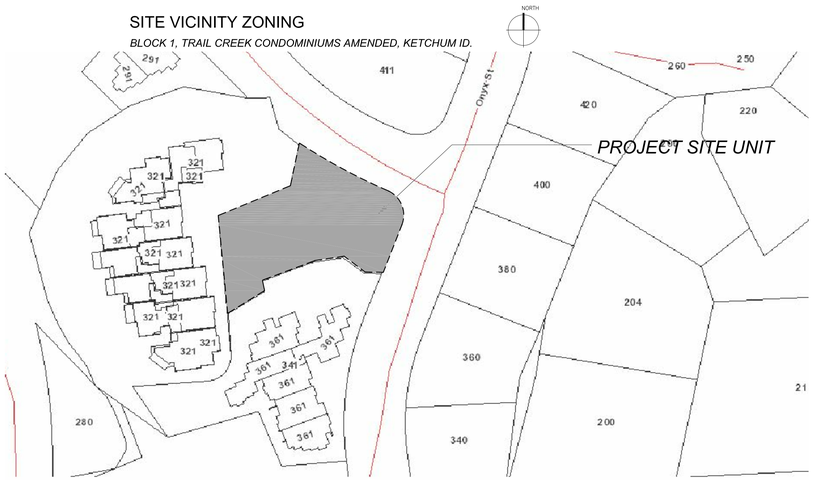
SITE VICINITY

BLOCK 1, TRAIL CREEK CONDOMINIUMS AMENDED, KETCHUM ID.



SITE VICINITY ZONING

BLOCK 1, TRAIL CREEK CONDOMINIUMS AMENDED, KETCHUM ID.



PROJECT DIRECTORY

CLIENT & OWNER-BUILDER
J PETERMAN DEVELOPMENT, LLC
2809 CURRY PARKWAY #10,
MADISON, WI 53713
CONTACT ARCHITECT FOR ALL CLIENT COMMUNICATIONS

ARCHITECT
HOLLIS RUMPELTES ARCHITECTS, AIA
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480 WASHINGTON AVE, Suite 201 (COURIER)
KETCHUM, ID 83340
P: 208.721.0633
E: JJ@hr-architects.net or daniel@hr-architects.net

CONTRACTOR
?

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MECHANICAL, ELECTRICAL & PLUMBING ENGINEER
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E: toddN@musgrove.pa

CIVIL ENGINEER & SURVEYORS
GALENA ENGINEERING, INC
317 N. RIVER STREET,
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RES-CHECK
JOHN REUTER, GREENWORKS
P.O BOX 4714
KETCHUM, ID 83340
P: 208.721.2922
E: jreuter@gmx.com

PROJECT DATA

LEGAL OWNER	J PETERMAN DEVELOPMENT, LLC
OWNER'S ADDRESS	2809 CURRY PARKWAY #10 (POST) MADISON, WI 53713 BLOCK 1, LEADVILLE AVE KETCHUM, ID 83340
CODE	2012 IBC
ZONING	T: TOURIST
SETBACKS	
FRONT YARD	15'
SIDE YARD	1' FOR 3' IN BUILDING HEIGHT
REAR YARD	1' FOR 3' IN BUILDING HEIGHT
HT LIMITATION	35' (PROPOSED 35')
USE OCCUPANCY	RESIDENTIAL: GROUP R-2
CONST. TYPE	V-B (SPRINKLED)
CODE COMPLIANCE:	IBC 2012 IRC 2012 IECC 2012 CMEC 2012 IPMC 2012 IFC 2012

PROVIDE REQUIRED UNDER FLOOR VENTING/ RADON MITIGATION AS REQUIRED.

PROVIDE REQUIRED UNDER FLOOR VENTING MOLD MITIGATION AS REQUIRED.

PROVIDE UNDER FLOOR (CRAWL SPACE) VENTILATION OF 1 SF PER 150 SF OF FLOOR AREA

FLOOR LIVE LOAD:	100 PSF, 40 PSF RESIDENTIAL
ROOF LIVE LOAD:	100 PSF (SNOW LOAD)
SEISMIC ZONE:	D
WIND LOADS:	115 MPH 3 SECOND GUST (ULT) CATEGORY II IMPORTANCE FACTOR = I

AREA CALCULATIONS

SITE AREA	15,015 SF
PROPOSED BASEMENT FLR AREA	8,000 SF
PROPOSED 1st FLR AREA	6,908 SF
PROPOSED 2nd FLR AREA	6,380 SF
PROPOSED 3rd FLR AREA	5,550 SF
PROPOSED DECK / BALCONY AREA	2,083 SF
TOTAL BLDG AREA	26,838 SF

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GENERAL NOTES

1. THE WORK INCLUDED UNDER THIS CONTRACT CONSISTS OF ALL LABOR, MATERIALS, TRANSPORTATION, TOOLS & EQUIPMENT NECESSARY FOR THE CONSTRUCTION OF THE PROJECT LEAVING ALL WORK READY FOR USE.
2. THESE DRAWINGS, TOGETHER WITH THE SPECIFICATION, AIA GENERAL CONDITIONS DOCUMENT A-201, 1988 EDITION, REPRESENT THE CONTRACT DOCUMENTS.
3. THE PLANS INDICATE THE GENERAL EXTENT OF NEW CONSTRUCTION NECESSARY FOR THE WORK, BUT ARE NOT INTENDED TO BE ALL-INCLUSIVE. ALL NEW WORK NECESSARY TO ALLOW FOR A FINISHED JOB IN ACCORDANCE WITH THE INTENTION OF THE DRAWINGS IS INCLUDED REGARDLESS OF WHETHER SHOWN ON THE DRAWINGS OR MENTIONED IN THE NOTES.
4. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE CLIENT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
5. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT & COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES & SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.
6. THE GENERAL CONTRACTOR SHALL VERIFY & ASSUME RESPONSIBILITY FOR ALL DIMENSIONS & SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING PREMISES & TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN REASONABLY INFERRED FROM SUCH EXAMINATION.
7. WRITTEN DIMENSIONS TAKE PRECEDENCE. ***DO NOT SCALE DRAWINGS***.
8. ALL DIMENSIONS WHEN SHOWN IN PLAN ARE TO FACE OF EXTERIOR WALL SHEATHING, FACE OF CMU, OR FACE OF INTERIOR STUD, U.N.O.
9. ALL DIMENSIONS ARE TO TOP OF FINISHED FLOOR IN SECTION OR ELEVATION, U.N.O.
10. THE GENERAL CONTRACTOR SHALL REVIEW ALL BUILDING DIMENSIONS FOR ACCURACY PRIOR TO LAYING OUT ANY PORTION OF BUILDING ON SITE, & SHALL NOTIFY THE ARCHITECT WELL IN ADVANCE OF ANY DISCREPANCIES OR ERRORS.
11. THE GENERAL CONTRACTOR SHALL COORDINATE ALL WORK WITH EXISTING CONDITIONS, INCLUDING BUY NOT LIMITED TO IRRIGATION SYSTEMS, ELECTRICAL CONDUIT, WATER LINES, SEWER & STORMWATER LINES, GAS LINES, ETC.
12. THE GENERAL CONTRACTOR SHALL PROTECT ALL EXISTING SITE CONDITIONS TO REMAIN, INCLUDING TREES & SHRUBS, PAVING, FENCES, WALLS, ETC.
13. DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
14. VERIFY ALL ARCHITECTURAL DETAILS WITH THE STRUCTURAL DRAWINGS PRIOR TO THE ORDERING OF, OR INSTALLTION OF ANY ITEM OF WORK.
15. INSTALL ALL EQUIPMENT & MATERIALS PER MANUFACTURER'S RECOMMENDATIONS.
16. VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES, ETC. PRIOR TO ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.
17. SEALANT, CAULKING & FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS ARE NOT INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLTION RECOMMENDATIONS & STANDARD INDUSTRY & BUILDING PRACTICES.
18. THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH, DEBRIS, & WASTE MATERIALS ON A REGULAR BASIS OF ALL SUBCONTRACTORS & TRADES, & SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS, OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS INSIDE OR OUTSIDE THE JOB SITE.
19. THE GENERAL CONTRACTOR SHALL PROVIDE SOLID BLOCKING AS REQUIRED FOR THE INSTALLATION OF ALL EQUIPMENT, CASEWORK, CABINETS, WOOD TRIM, ACCESSORIES, HANDRAILS, ETC.
20. FOR ALL FINISHES AT FLOORS, WALLS, & CEILINGS, REFER TO CLIENT.
21. DRIVEWAY ORIENTATION, HARDSCAPE, & LANDSCAPE ARE DESIGN/BUILD UNDER THE DIRECT SUPERVISION OF THE GENERAL CONTRACTOR INCLUDED UNDER THIS CONTRACT. FOLLOW LANDSCAPE & ARCHITECTURAL DRAWINGS WHERE APPROPRIATE FOR DESIGN INTENT.
22. THE GENERAL CONTRACTOR SHALL ADHERE TO ALL APPLICABLE BUILDING CODES, AS WELL AS CITY, COUNTY, & STATE BUILDING REGULATIONS. ALSO ADHERE TO O.S.H.A GUIDELINES.

A		D		G		N		(S CONT.)	
A.B.	ANCHOR BOLT	DET./DTL.	DETAIL	GA.	GAUGE	N	NORTH	STL.	STEEL
ABV.	ABOVE	DEMO.	DEMOLISH, -TION	GALV.	GALVANIZED	N.I.C.	NOT IN CONTRACT	STD	STANDARD
AC.	AIR CONDITIONER, -ING	Ø, DIA.	DIAMETER	G.C.	GENERAL CONTRACTOR	NO., #	NUMBER	STOR.	STORAGE
A.D.	AREA DRAIN	DIAG.	DIAGONAL	GEN.	GENERAL	NOM.	NOMINAL	STRUCT.	STRUCTURE, -URAL
ADJ.	ADJUSTABLE	DIM.	DIMENSION	G.I.	GALVANIZED IRON	N.R.C.	NOISE REDUCTION COEFFICIENT	SUSP.	SUSPENDED
A.F.F.	ABOVE FINISHED FLOOR	DKG	DECKING	GL.	GLASS			SVCE	SERVICE
ALUM.	ALUMINUM	DN	DOWN	GLZG	GLAZING	N.T.S.	NOT TO SCALE	SYM.	SYMMETRICAL
& +	AND	D.O.	DOOR OPENING	GR.	GRADE			T	
<	ANGLE	DR	DOOR	GSM	GALVANIZED SHEET METAL	Ø		T	
ANOD.	ANODIZED	D.S.	DOWN SPOUT	G.F.I.	GROUND FAULT INTERRUPTED	O.C.	ON CENTER	TBD	TO BE DETERMINED
A.P.	ACCESS PANEL	DWG	DRAWING	GWB	GYPSUM WALL BOARD	O.D.	OUTSIDE DIAMETER	TEL.	TELEPHONE
ARCH.	ARCHITECT, -URAL					O.H.	OVERHANG	TEMP.	TEMPERED
B		E		H		OPNG	OPENING	T&G	TONGUE & GROOVE
BATT.	BATTERY	E	EAST	HDR	HEADER	OPP.	OPPOSITE	THK	THICKNESS
B.O.	BOTTOM OF	(e)	EXISTING	HDWD	HARDWOOD	OVHD	OVERHEAD	THRU	THROUGH
BD	BOARD	EA.	EACH	H.M.	HOLLOW METAL			T.O.S.	TOP OF SLAB
BITUM.	BITUMINOUS	EL. ELEV.	ELEVATION	HORIZ.	HORIZONTAL	P		T.O.W.	TOP OF WALL
BLDG	BUILDING	ELEC.	ELECTRIC, -AL, -IAN	H.P.	HIGH POINT	PERF.	PERFORATE(D)	TYP.	TYPICAL
BLKG	BLOCKING	EMER.	EMERGENCY	HR	HOUR	PERM.	PERIMETER	U	
BLW	BELOW	ENCL.	ENCLOSE(D), -URE	H, HT	HIGH, HEIGHT	PL.	PLATE	U.N.O.	UNLESS NOTED OTHERWISE
BOT.	BOTTOM	ENG.	ENGINEER	HTG, HTR	HEATING, HEATER	PLAS. LAM.	PLASTIC LAMINATE	V	
BRK	BRICK	ENT.	ENTRY, -ANCE	HVAC	HEATING VENTILATION & AIR CONDITIONING	PLUMB.	PLUMBING	VENT.	VENTILATION
B.S.	BOTH SIDES	EQUIP.	EQUIPMENT			PLYWD	PLYWOOD	VERT.	VERTICAL
BSMNT	BASEMENT	EXISTG/ EXIST	EXISTING	I		PNL	PANEL	VEST.	VESTIBULE
C				I.D.	INSIDE DIAMETER	POL.	POLISHED)	V.C.T.	VINYL COMPOSITE TILE
Ç	CENTER LINE	EXH.	EXHAUST	IN.	INCHES	PR	PAIR	V.P.	VENEER PLASTER
CAB.	CABINET	EXP.	EXPANSION	INSUL.	INSULATION			V.T.R.	VENT THRU ROOF
CAP.	CAPACITY	E.J.	EXPANSION JOINT	INV.	INVERT	R			
CEM.	CEMENT, -IOUS	EXT.	EXTERIOR			R	RISER	W	
CER.	CERAMIC			J		RAD.	RADIUS	W, WD	WIDE, WIDTH
C.F.	CUBIC FEET	F		JT	JOINT	R.A.	RETURN AIR	W	WITH
C.F.M.	CUBIC FEET PER MINUTE	F.A.I.	FRESH AIR INTAKE			R.D.	ROOF DRAIN	WC	WATER CLOSET
C.I.P.	CAST IN PLACE CONCRETE	FBRGL.	FIBERGLASS	L		REF.	REFER TO, REFERENCE	WD	WOOD
C.J.	CONTROL JOINT	FIN.	FINISH(ED)	LAM.	LAMINATE	REFER	REFRIGERATOR	W.H.	WATER HEATER
CLNG	CEILING	F.F.	FINISH(ED) FLOOR	LAV	LAVATORY	REINF.	REINFORCE(D)	WDW	WINDOW
CLOS.	CLOSET	F.C.	FINISH(ED) CEILING	LB	POUND	REV.	REVISED, REVISION	W.P.	WATERPROOFING
CMU	CONCRETE MASONRY UNIT	FIN. GR.	FINISH(ED) GRADE	L.C.	LAUNDRY CHUTE	RM	ROOM	WT	WEIGHT
CONC.	CONCRETE	FLR	FLOOR	LD.	LANDSCAPE DRAWINGS	R.O.	ROUGH OPENING		
CNTR	COUNTER	FLUOR.	FLUORESCENT	L.P.	LOW POINT	S			
C.O.	CLEANOUT	F.O.	FACE OF	LT, LTG	LIGHT, LIGHTING	S	SOUTH		
COL.	COLUMN	F.O.I.C.	FURNISHED BY OWNER INSTALLED BY CONTRACTOR	LVR	LOUVER	SCHED.	SCHEDULE		
COMM.	COMMUNICATION			M		SCRN	SCREEN		
CONST.	CONSTRUCTION	F.P.	FIREPROOFING	MACH.	MACHINE	SECT.	SECTION		
CONT.	CONTINUOUS	FRL	FRAME	MAX.	MAXIMUM	S.C.D.	SEE CIVIL DRAWINGS		
CORR.	CORRIDOR	FRTD	FIRE RETARDANT TREATED	MECH.	MECHANICAL	S.E.D.	SEE ELECTRICAL DRAWINGS		
C.P.	CONTROL POINT	FRZR	FREEZER	MEMB.	MEMBRANE	S.L.D.	SEE LANDSCAPE DRAWINGS		
CPT	CARPET	F.S.	FULL SIZE	MEZZ.	MEZZANINE	SHT	SHEET		
CRS	COURSE(S)	FT	FOOT, FEET	MFR	MANUFACTURER	SIM.	SIMILAR		
C.S.A.	CRAWLSPACE ACCESS	FTG	FOOTING	MIN.	MINIMUM	S.J.	SCORED JOINT		
C.T.	CERAMIC TILE	FXTR	FIXTURE	MISC.	MISCELLANEOUS	SPKLR	SPRINKLER		
CTR	CENTER			M.O.	MASONRY OPENING	SPKR	SPEAKER		
				MTD	MOUNTED	SQ.FT., S.F.	SQUARE FOOT, FEET		
				MTNG	MEETING	SQ.	SQUARE		
				MTL	METAL	S.S.	STAINLESS STEEL		
						S.S.D.	SEE STRUCTURAL DRAWINGS		

SYMBOLS LEGEND

GRID NO.

DOOR NO.

WINDOW NO.

INTERCONNECTED, HARDWIRED, BATT. BACKUP SMOKE ALARM / DETECTOR

ELEV. KEY

SECT. KEY

INT. ELEV. KEY

WALL TYPE

FIN. CLNG MAT.

FIN. FLR MAT.

CEILING MOUNTED EXHAUST FAN

ROOM NO. / ENLARGED PLAN & INT. ELEVATION SHEET NO.

ELEVATION MARKER

HollisRumpeltes architects
AIA LEED AP

PO BOX 1769 [post]
SUN VALLEY, ID 83353
480 N. WASHINGTON AVE
SUITE 201 [courier]
KETCHUM, ID 83343

V.208.721.0633 / V.208.721.7160

LICENSED ARCHITECT AR 985372
DANIEL PETER HOLLIS
STATE OF IDAHO

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

REVISION DATE

ISSUE/DATE	
DRAWN BY	DPH, JJR
CHECKED BY	DPH, JJR
DATE	06/26/17
JOB NO.	1030

THE ONYX
AT LEADVILLE RESIDENCE

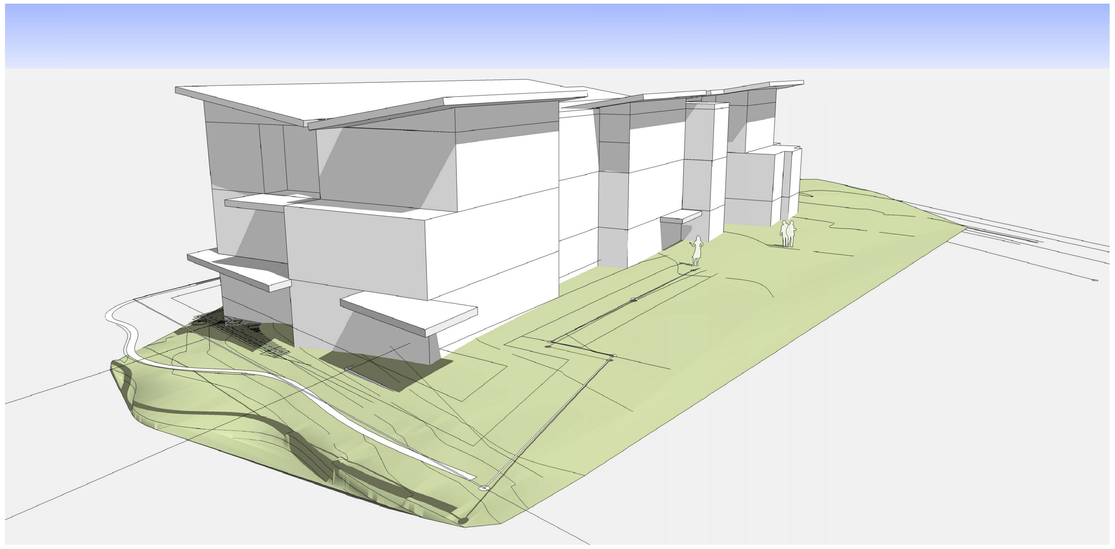
BLOCK 1, TRAIL CREEK CONDO'S
LEADVILLE AVE
KETCHUM, IDAHO

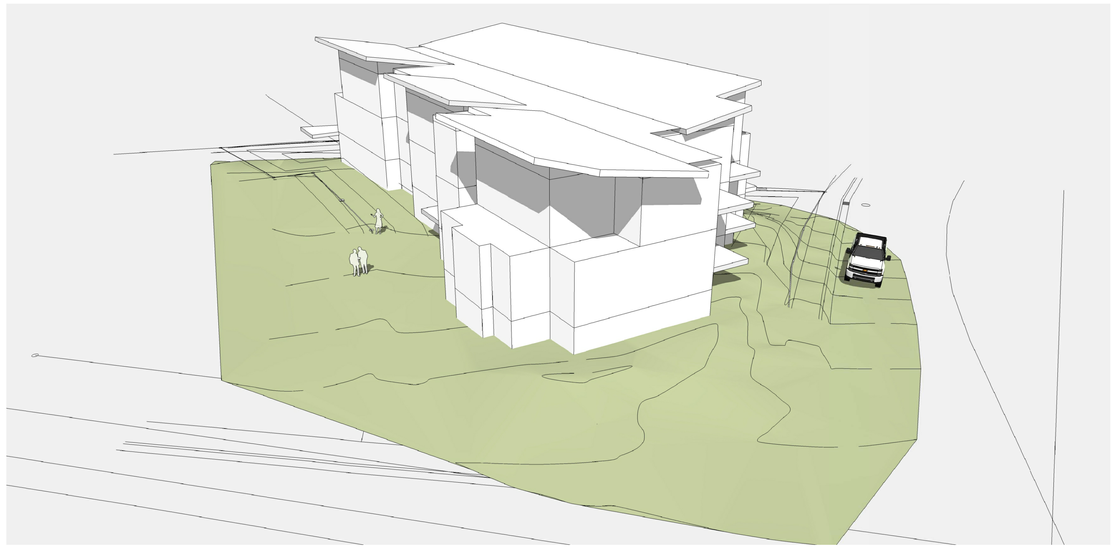
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GENERAL NOTES

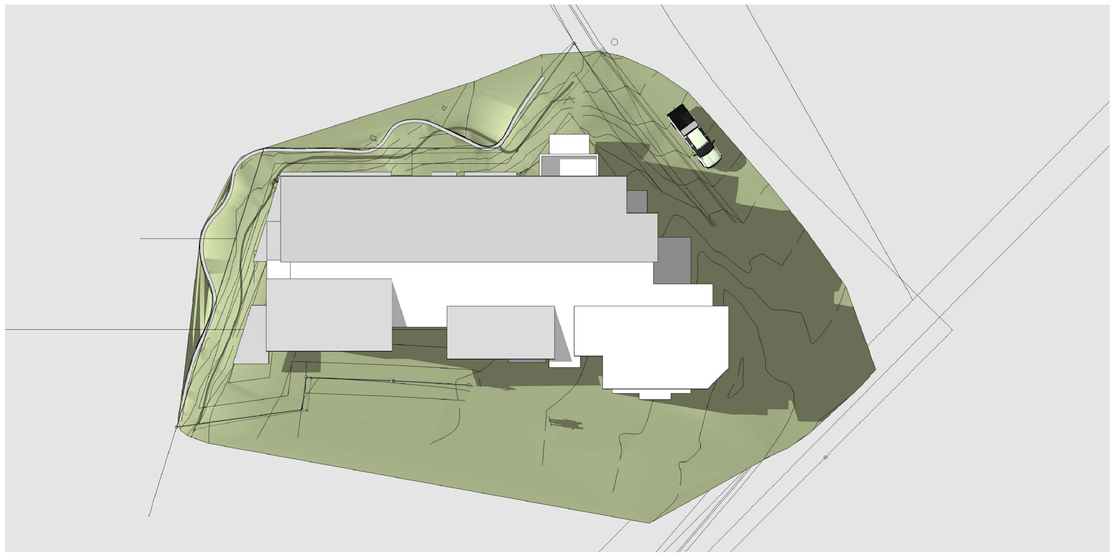
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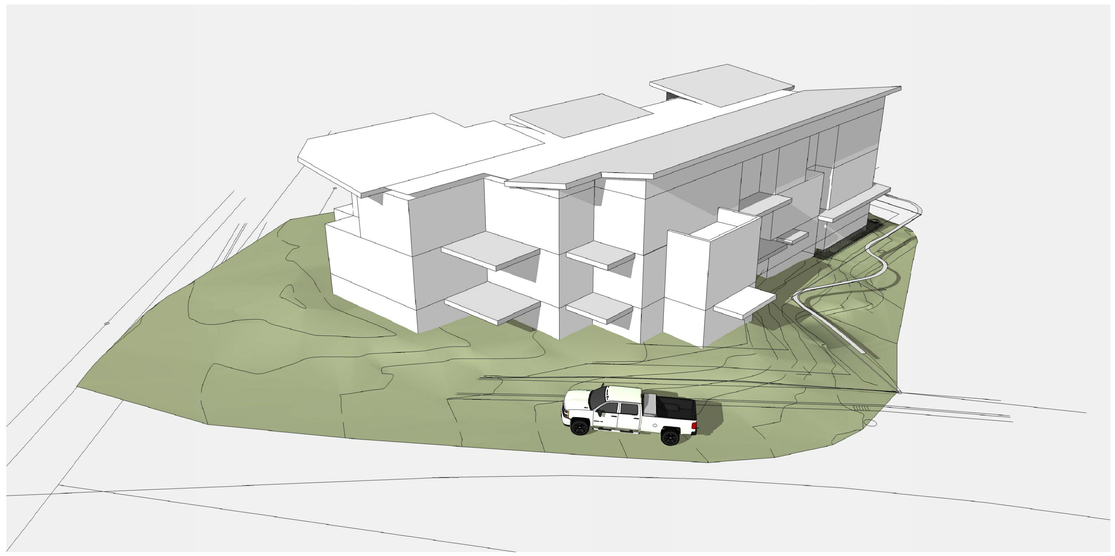
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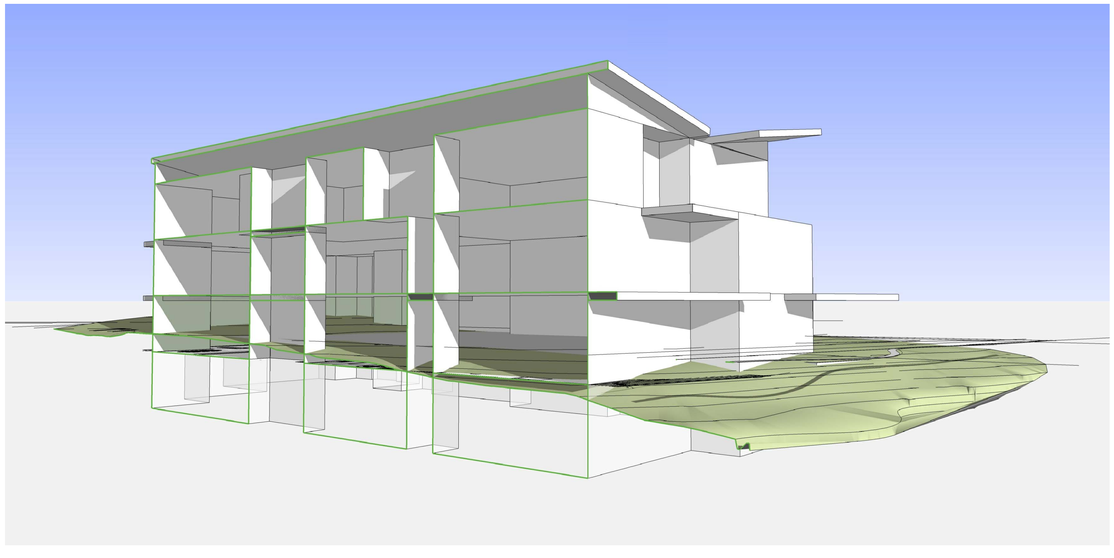
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1 A0.4 EXTERIOR 3D MODEL VIEWS

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AR 985372
DANIEL PETER HOLLIS
STATE OF IDAHO

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CHECKED BY	DPH, JJR
DATE	06/26/17
JOB NO.	1030

THE ONYX
AT LEADVILLE RESIDENCE

BLOCK 1, TRAIL CREEK CONDO'S
LEADVILLE AVE
KETCHUM, IDAHO

EXTERIOR 3D MODEL VIEWS

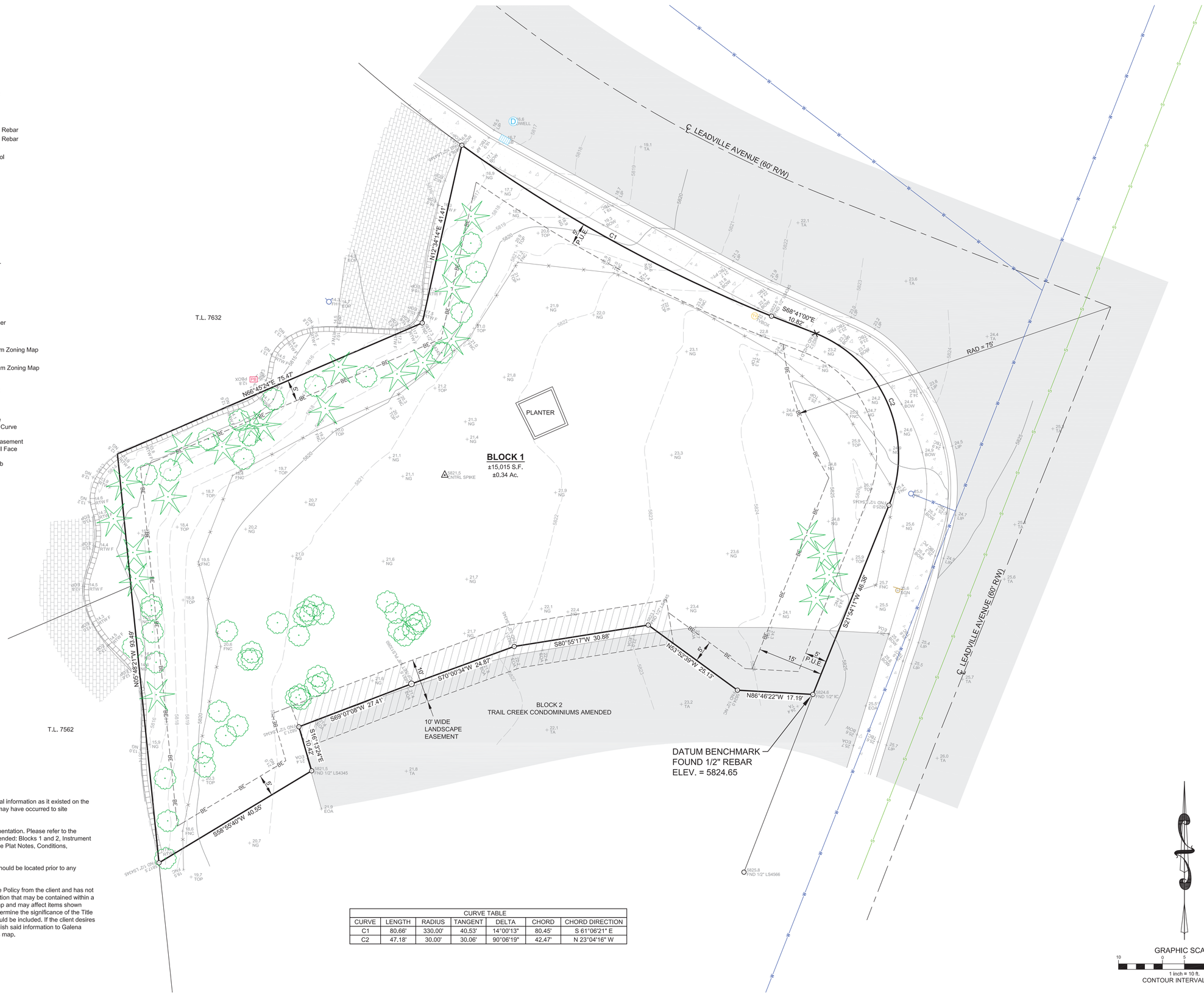
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LEGEND

- Property Line
- Adjoiner's Lot Line
- Centerline
- Building Envelope (BE)
- Public Utility Easement
- Landscape Easement
- FND 5/8" = Found 5/8" Rebar
- FND 1/2" = Found 1/2" Rebar
- Chiseled X in Concrete
- CNTRL = Survey Control
- 5' Contour Interval
- 1' Contour Interval
- Asphalt
- FNC = Fence
- Concrete Sidewalk
- Paver Driveway
- RTW = Retaining Wall
- Concrete Curb & Gutter
- CT = Conifer Tree
- DT = Deciduous Tree
- SGN = Sign
- PBOX = Power Box
- TVBOX = Cable TV Riser
- CB = Catch basin
- DWELL = Drywell
- Water Line, per Ketchum Zoning Map
- FH = Fire Hydrant
- Sewer Line, per Ketchum Zoning Map

BOW = Back of Walk
EOA = Edge of Asphalt
EOP = Edge of Pavers
LIP = Lip of Gutter
NG = Natural Grade
PC = Point of Curvature
PRC = Point of reverse Curve
PT = Point of Tangent
PUE = Public Utilities Easement
RTW F = Retaining Wall Face
TA = Top of Asphalt
TBC = Top Back of Curb
TOP = Top of Slope



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD DIRECTION
C1	80.66'	330.00'	40.53'	14°00'13"	80.45'	S 61°06'21" E
C2	47.18'	30.00'	30.06'	90°06'19"	42.47'	N 23°04'16" W

NOTES

1. The purpose of this map is to show topographical information as it existed on the date the field survey was performed. Changes may have occurred to site conditions since survey date (06/2017).
2. Boundary information is based on found monumentation. Please refer to the recorded plat of Trail Creek Condominiums Amended: Blocks 1 and 2, Instrument No. 521472, Blaine County Records. Refer to the Plat Notes, Conditions, Covenants, and Restrictions on Original Plat.
3. Sub-surface utilities were not located. Utilities should be located prior to any excavation.
4. Galena Engineering Inc. has not received a Title Policy from the client and has not been requested to obtain one. Relevant information that may be contained within a Title Policy may therefore not appear on this map and may affect items shown hereon. It is the responsibility of the client to determine the significance of the Title Policy information and determine whether it should be included. If the client desires for the information to be included they must furnish said information to Galena Engineering, Inc. and request it be added to this map.

GRAPHIC SCALE
10 0 5 10 20
1 inch = 10 ft.
CONTOUR INTERVAL = 1 FT.

A TOPOGRAPHIC MAP SHOWING

BLOCK 1, TRAIL CREEK CONDOMINIUMS AMENDED

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PREPARED FOR DANIEL HOLLIS

SHT 1 OF 1

PROJECT INFORMATION
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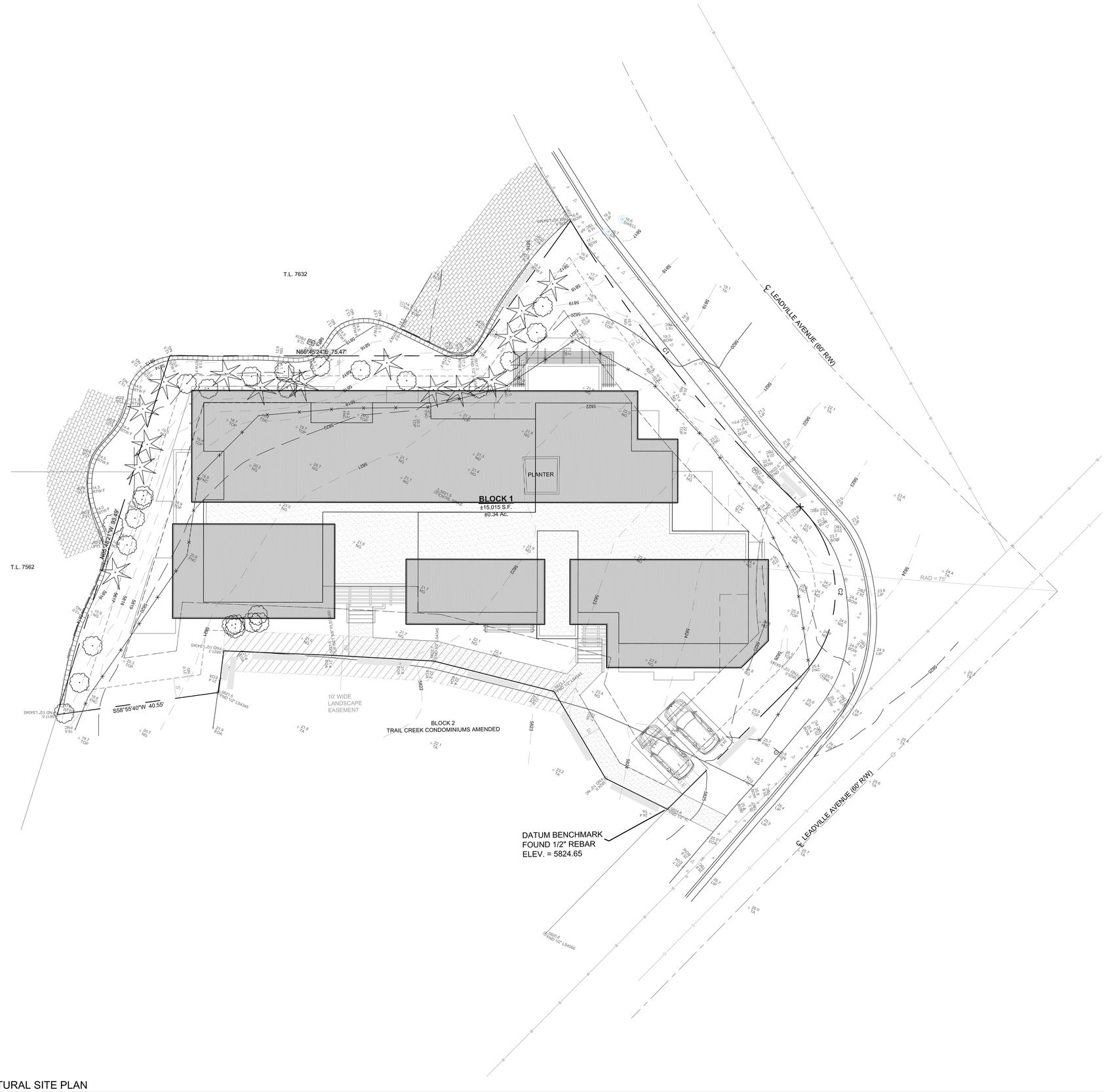
FB: 17-03/29
DESIGNED BY CT
DRAWN BY BDY
CHECKED BY

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GALENA ENGINEERING, INC.
Civil Engineers & Land Surveyors
317 N. River Street
Hailey, Idaho 83333
(208) 788-1705
(208) 788-4612 fax
email galena@galena-engineering.com

NO	DATE	BY	REVISIONS

TOPO



1 A1.1 ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"

5' 0 10' 20'

N

LEGEND

- Property Line
- Adjoiner's Lot Line
- Centerline
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- DWELL = Drywell
- Water Line, per Ketchum Zoning Map
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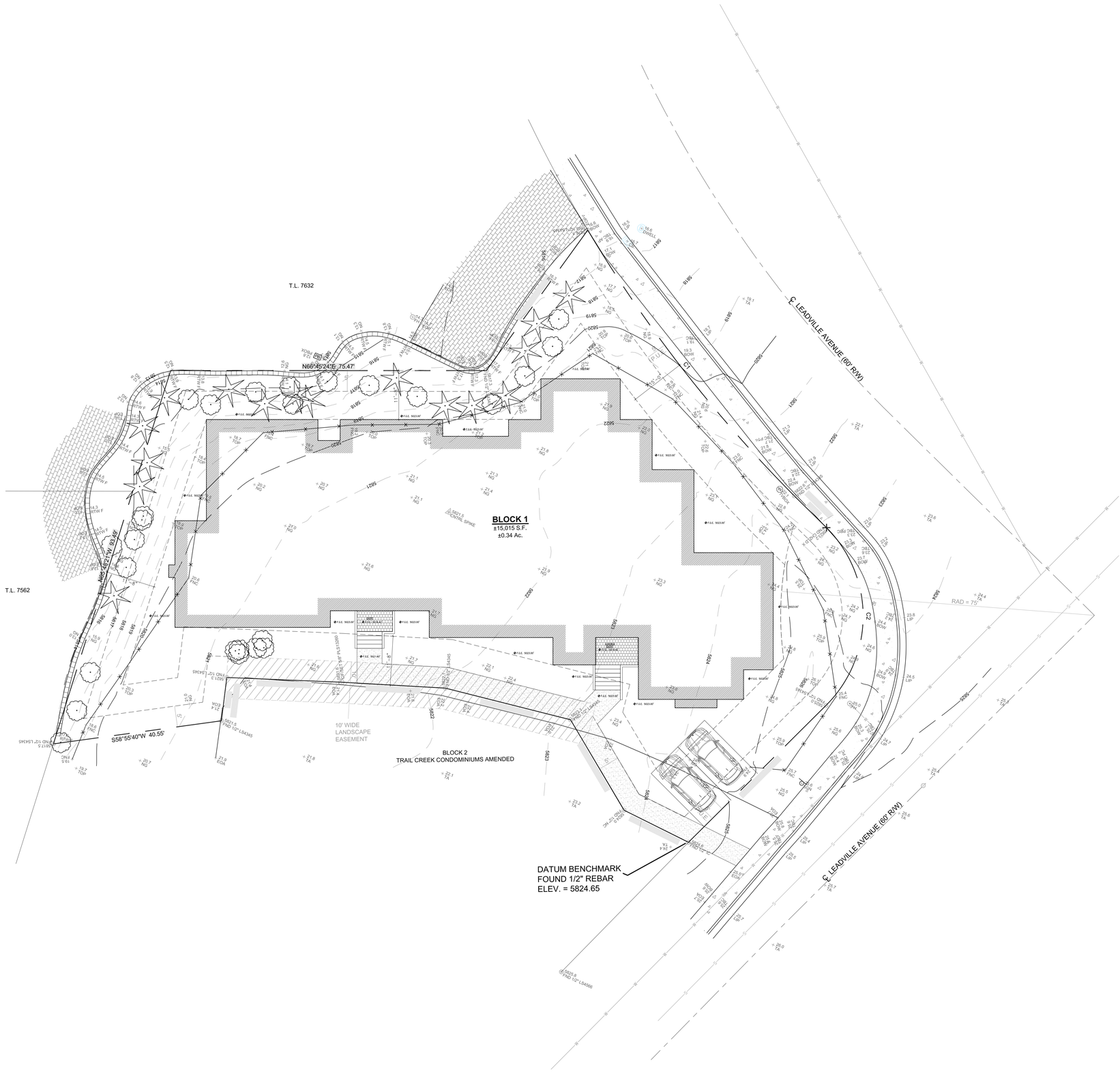
BLOCK 1, TRAIL CREEK CONDO'S
LEADVILLE AVE
KETCHUM, IDAHO

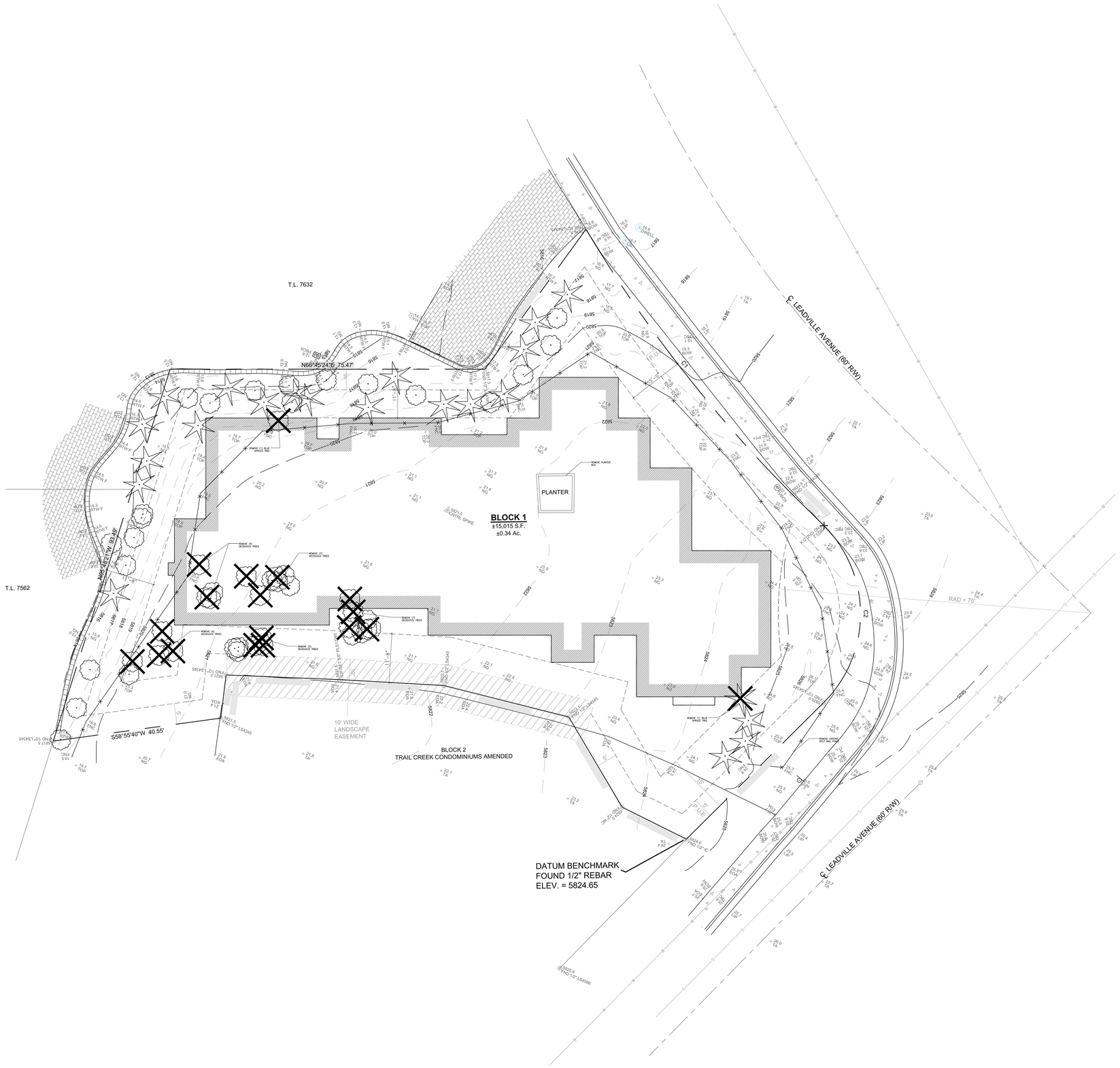
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ARCHITECTURAL SITE PLAN

A 1.1
CATEGORY SEQUENCE

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T.L. 7632
T.L. 7562
℄ LEADVILLE AVENUE (60' R/W)
N66°45'24"E 75.47'
N66°45'24"W 80.49'
S58°55'40"W 40.55'
BLOCK 1
±15,015 S.F.
±0.34 Ac.
BLOCK 2
TRAIL CREEK CONDOMINIUMS AMENDED
10' WIDE
LANDSCAPE
EASEMENT
DATUM BENCHMARK
FOUND 1/2" REBAR
ELEV. = 5824.65
RAD = 75'
C1
C2
C3
C4
C5
C6
C7
C8
C9
C10
C11
C12
C13
C14
C15
C16
C17
C18
C19
C20
C21
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C26
C27
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C35
C36
C37
C38
C39
C40



LEGEND

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- Centerline
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- FND 1/2" = Found 1/2" Rebar
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- 5' Contour Interval
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- TV = TVBOX = Cable TV Riser
- CB = Catch basin
- D = DWELL = Drywell
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- FH = Fire Hydrant
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PRC = Point of reverse Curve
PT = Point of Tangent
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RTW F = Retaining Wall Face
TA = Top of Asphalt
TBC = Top Back of Curb
TOP = Top of Slope

1 D1.1 ARCHITECTURAL DEMO SITE PLAN
SCALE: 1" = 10'-0"

5' 0 10' 20'

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DANIEL PETER HOLLIS
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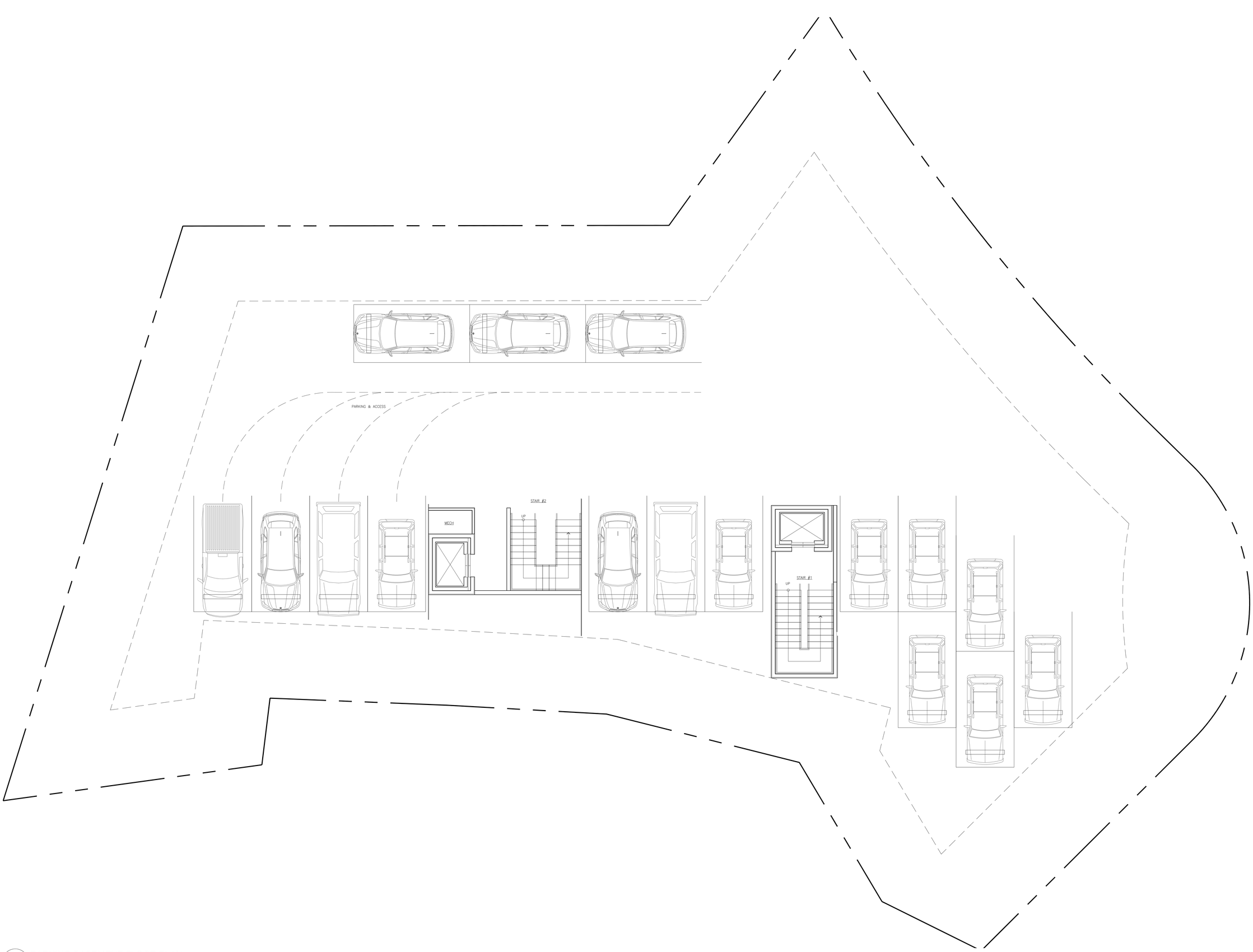
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KETCHUM, IDAHO

ARCHITECTURAL DEMO SITE PLAN

D CATEGORY 1.1 SEQUENCE

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1 A2.1 PARKING/BASEMENT FLOOR PLAN

SCALE: 3/16" = 1'-0"

2' 0 4' 8'

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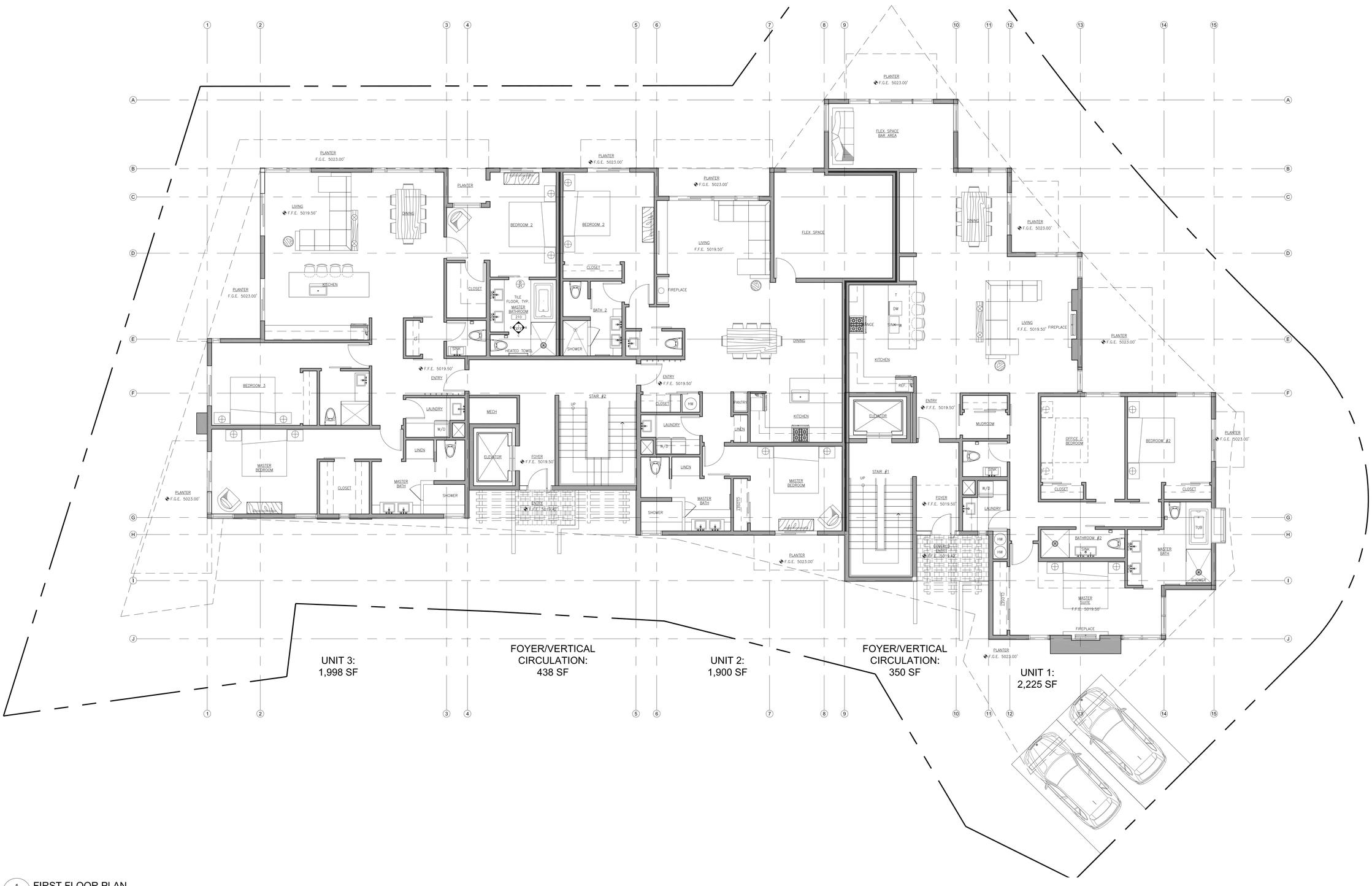
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ARCHITECTURAL FLOOR PLANS

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1 / A2.2 FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

2' 0 4' 8'

N

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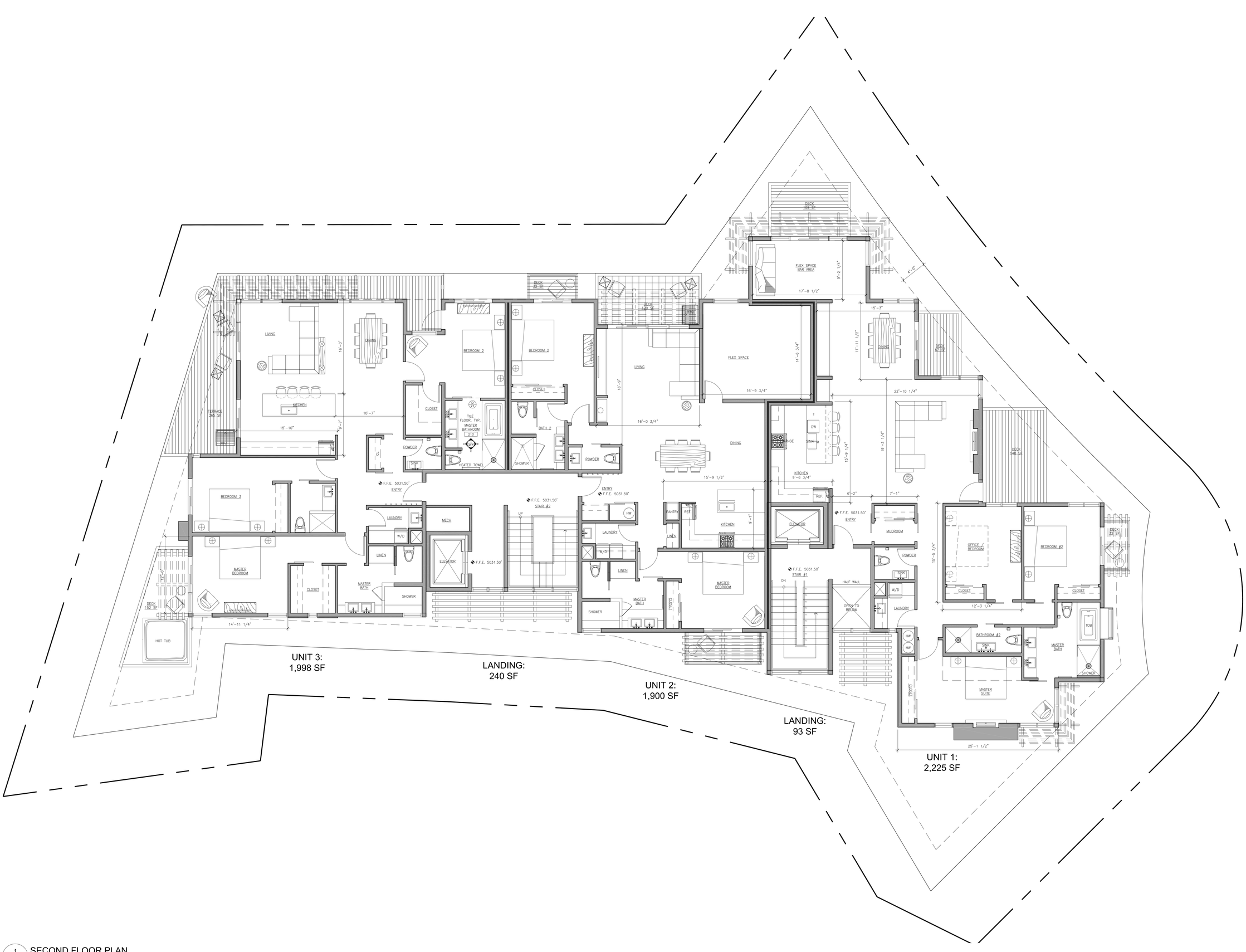
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A CATEGORY 2.2 SEQUENCE

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1 / A2.3 SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

2' 0 4' 8'

N

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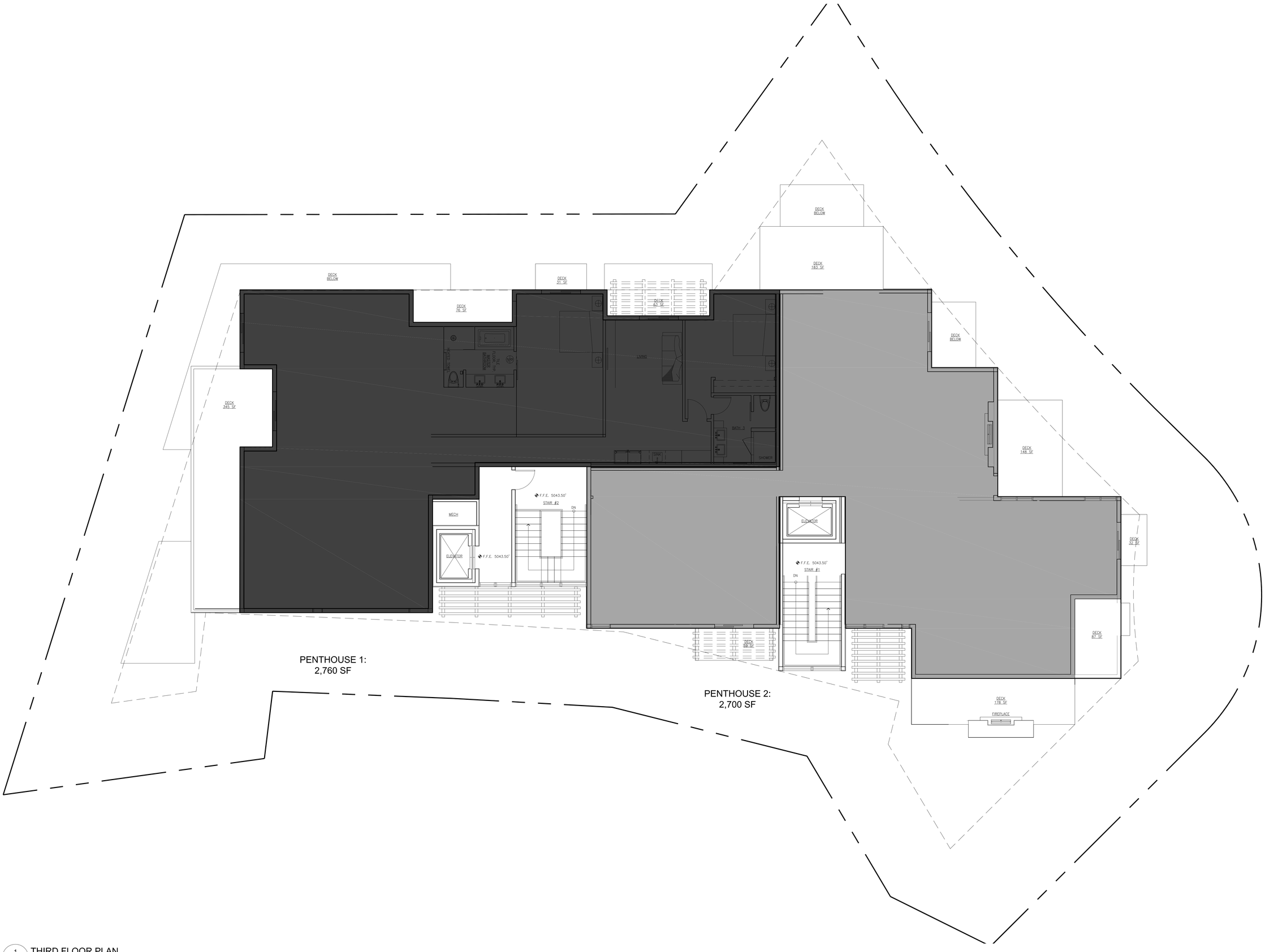
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ARCHITECTURAL
FLOOR PLANS

A CATEGORY 2.3 SEQUENCE

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1 A2.4 THIRD FLOOR PLAN

SCALE: 3/16" = 1'-0"

2' 0 4' 8'

N

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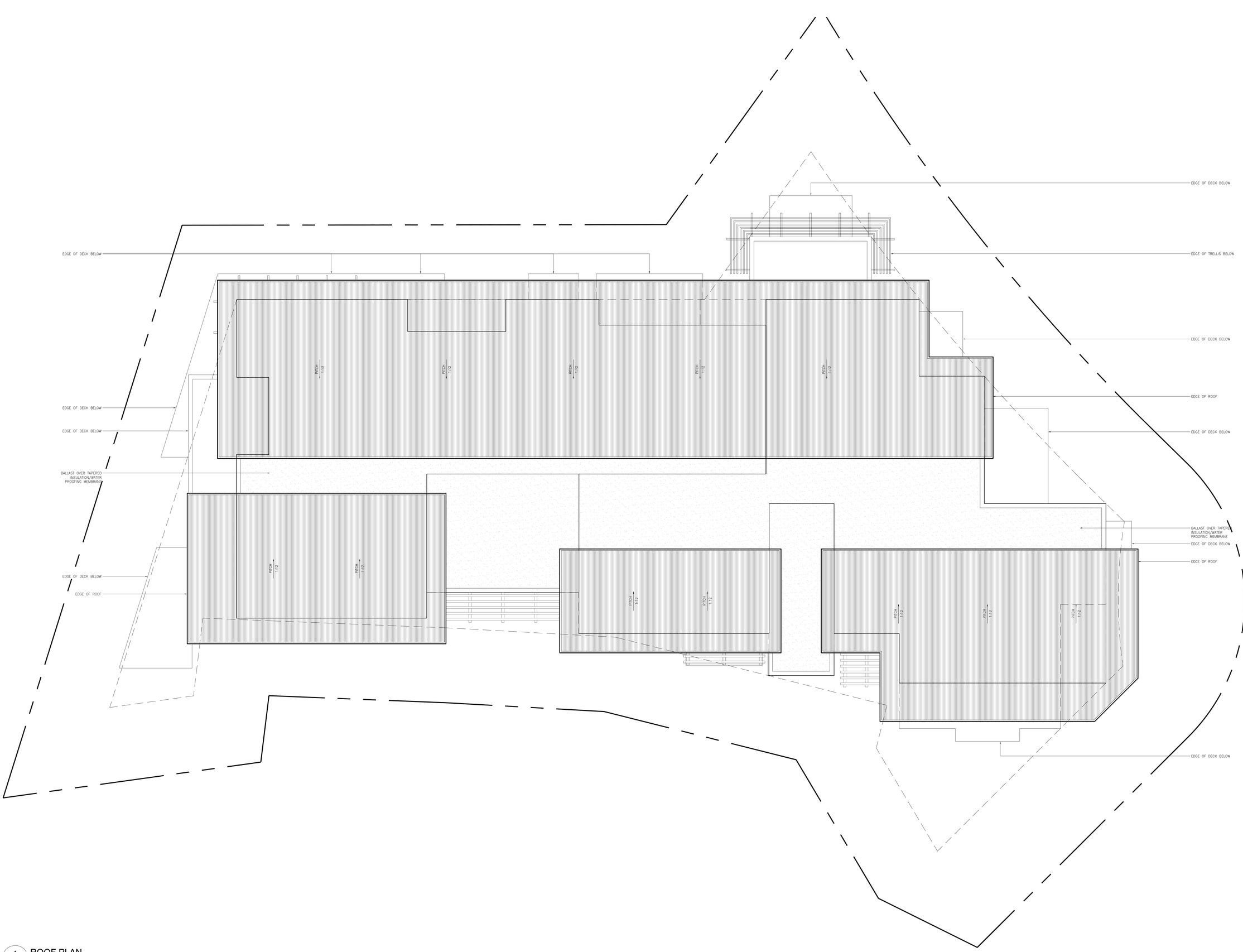
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ARCHITECTURAL FLOOR PLANS

A CATEGORY 2.4 SEQUENCE

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1 A2.6 ROOF PLAN

SCALE: 3/16" = 1'-0"

2' 0 4' 8'

N

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LEADVILLE AVE
KETCHUM, IDAHO

ARCHITECTURAL ROOF PLAN

A CATEGORY 2.6 SEQUENCE

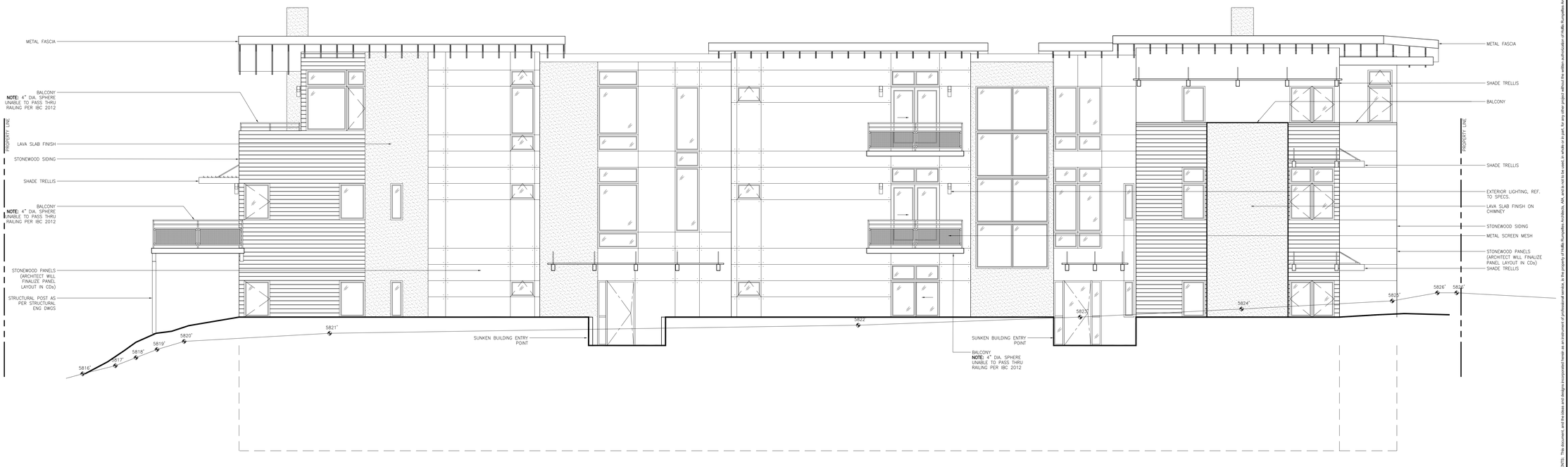
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2 A3.1 EAST EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



1 A3.1 SOUTH EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

2' 0 4' 8'

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DATE 06/26/17
JOB NO. 1030

THE ONYX
AT LEADVILLE RESIDENCE

BLOCK 1, TRAIL CREEK CONDO'S
LEADVILLE AVE
KETCHUM, IDAHO

ARCHITECTURAL EXTERIOR ELEVATIONS

A CATEGORY 3.1 SEQUENCE

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2 A3.2 WEST EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



1 A3.2 NORTH EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

2' 0 4' 8'

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480 N. WASHINGTON AVE
SUITE 201 [courier]
KETCHUM, ID 83343

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DANIEL PETER HOLLIS
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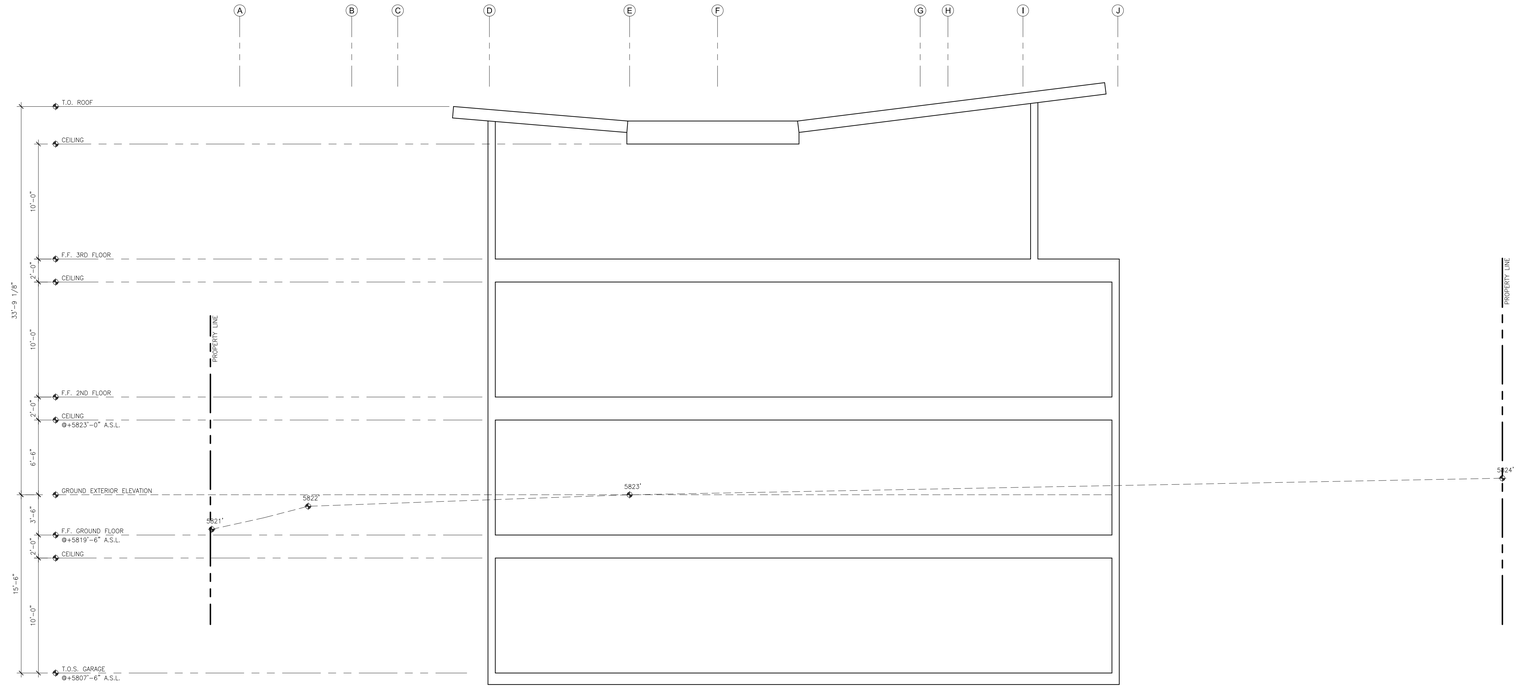
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KETCHUM, IDAHO

ARCHITECTURAL EXTERIOR ELEVATIONS

A CATEGORY 3.2 SEQUENCE

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2 BUILDING SECTIONS
A4.1 SCALE: 3/16" = 1'-0"



1 BUILDING SECTIONS
A4.1 SCALE: 3/16" = 1'-0"

2' 0 4' 8'

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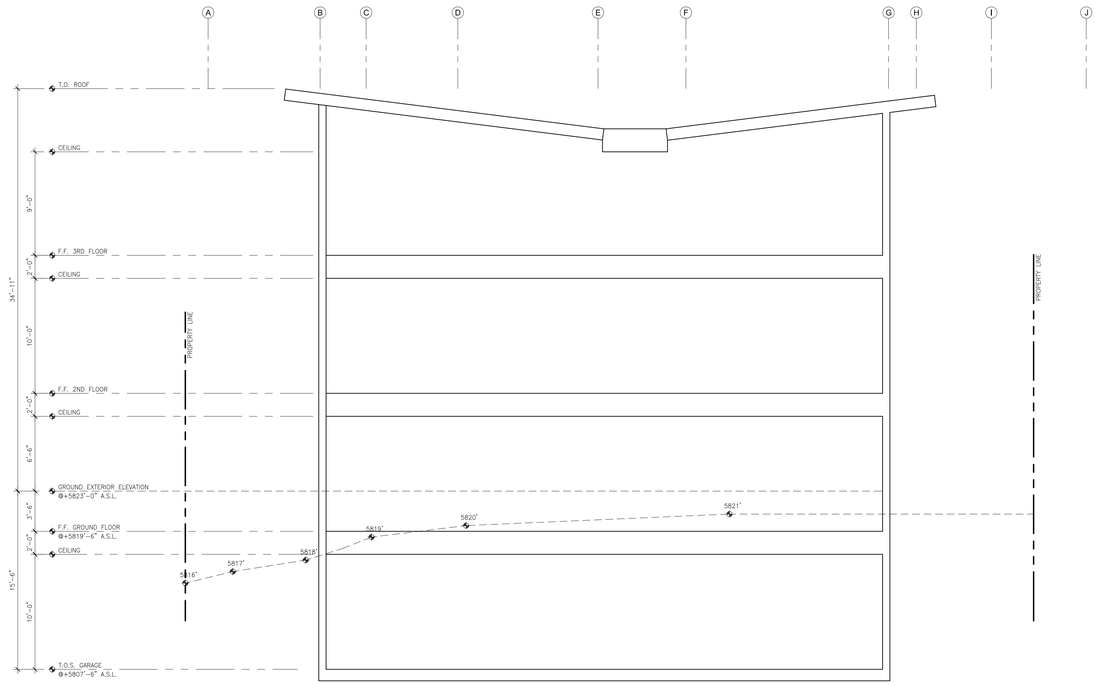
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LEADVILLE AVE
KETCHUM, IDAHO

ARCHITECTURAL BUILDING SECTIONS

A 4.1
CATEGORY SEQUENCE

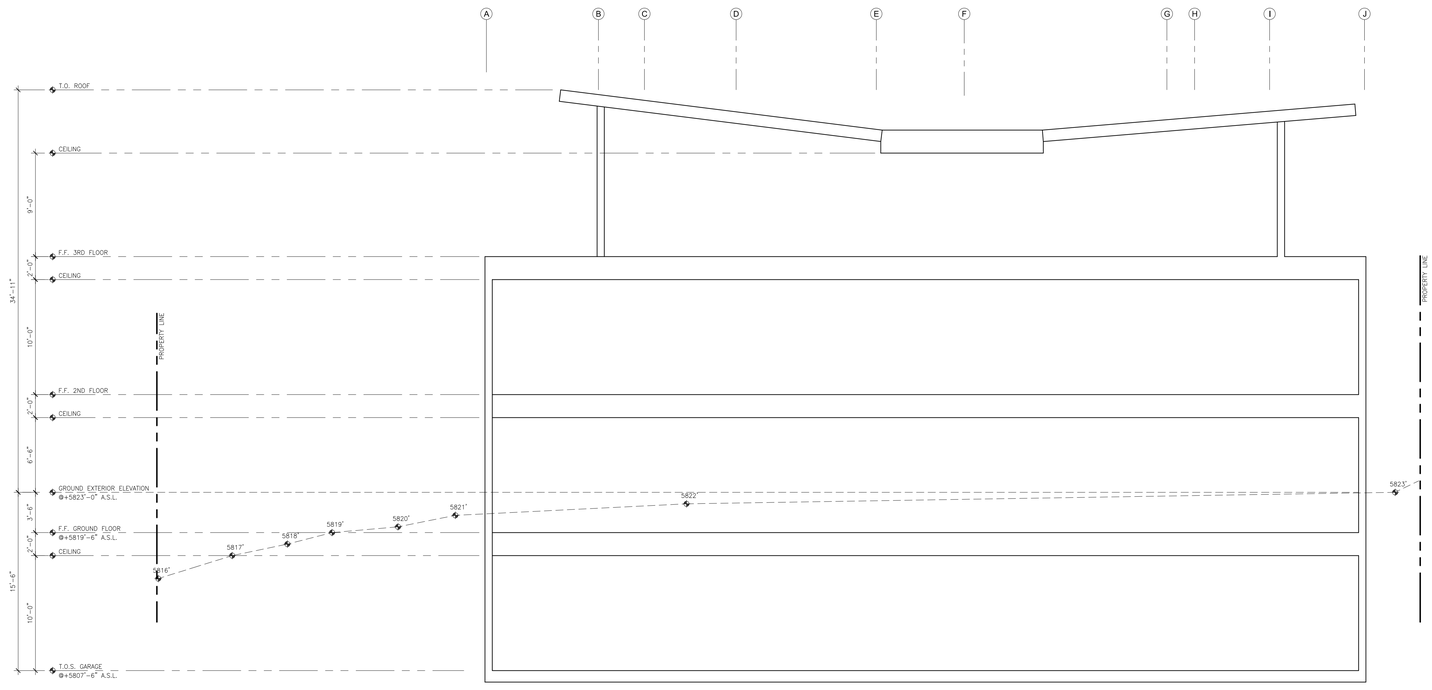
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2 A4.2 BUILDING SECTIONS

SCALE: 3/16" = 1'-0"



1 A4.2 BUILDING SECTIONS

SCALE: 3/16" = 1'-0"

2' 0 4' 8'

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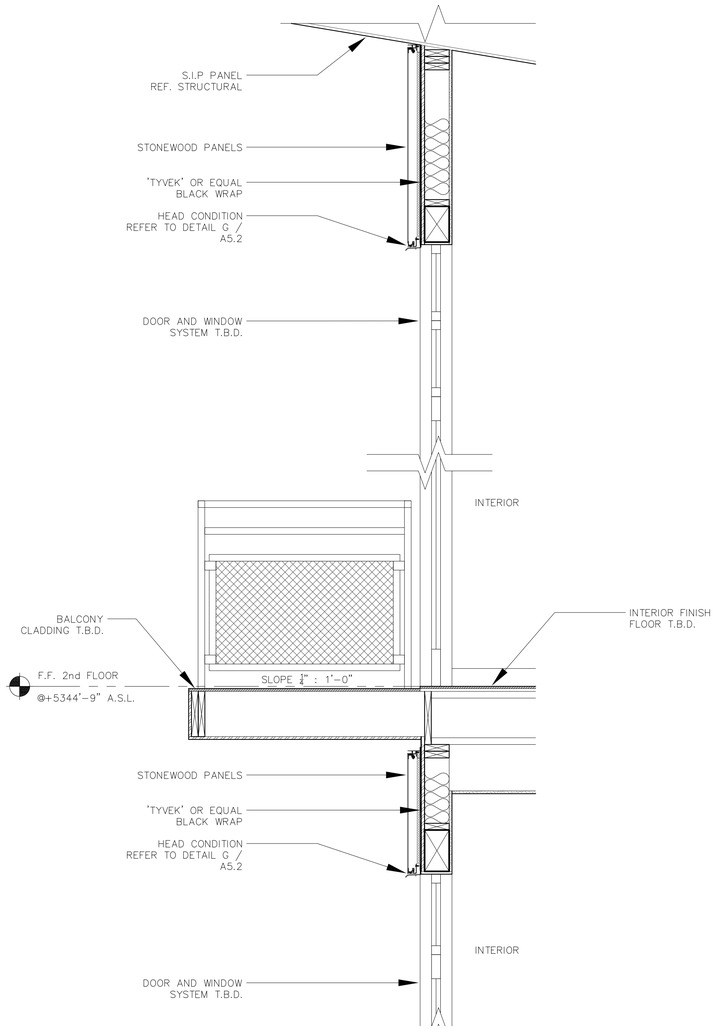
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LEADVILLE AVE
KETCHUM, IDAHO

ARCHITECTURAL BUILDING SECTIONS

A CATEGORY

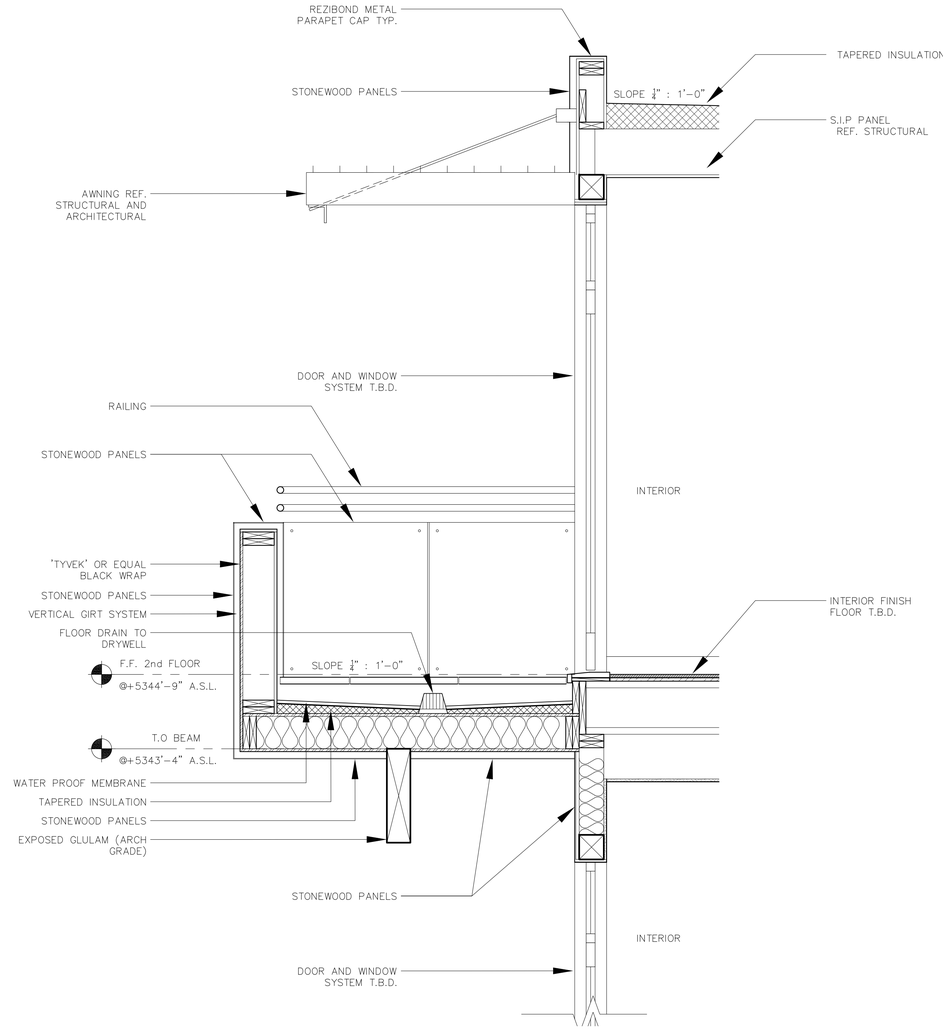
4.2 SEQUENCE

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1 A5.1 WALL SECTIONS

SCALE: 3/16" = 1'-0"



2 A5.1 WALL SECTIONS

SCALE: 3/16" = 1'-0"

1' 0 2' 4'

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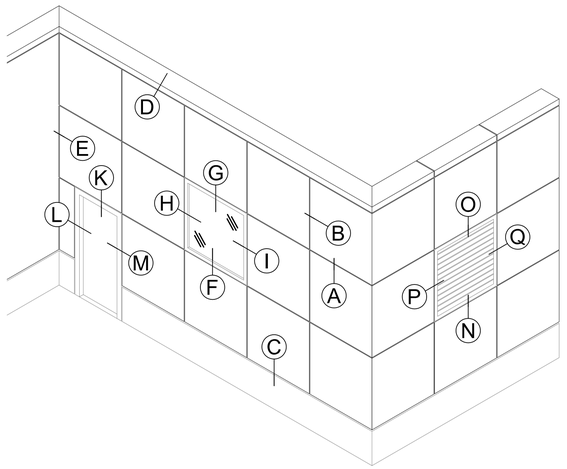
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WALL SECTIONS & DETAILS

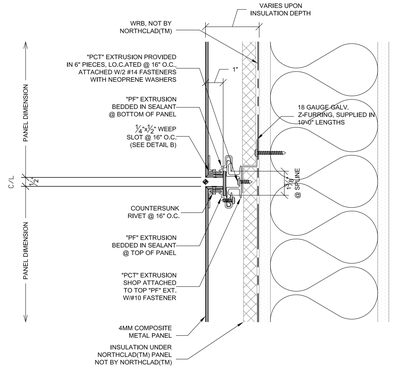
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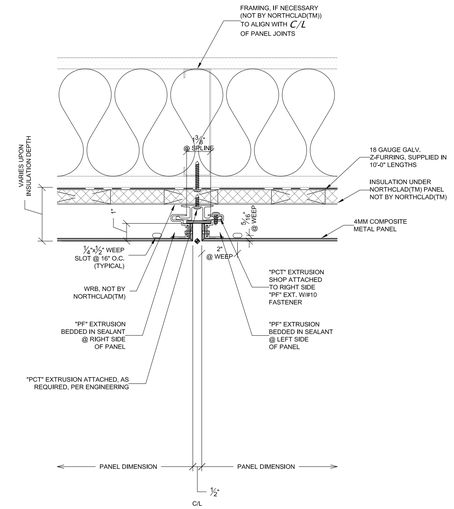
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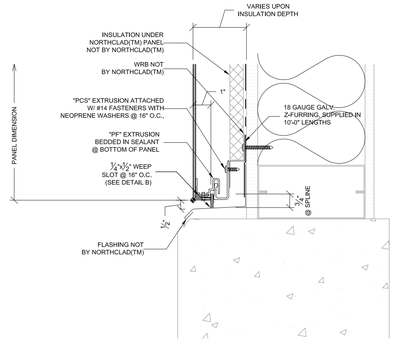
1 A5.2 **WALL DETAILS - KEY**
SCALE: 1/4" = 1'-0"



A A5.2 **WALL DETAILS - HORIZONTAL JOINT**
SCALE: 3" = 1'-0"



B A5.2 **WALL DETAILS - VERTICAL FASTENER**
SCALE: 3" = 1'-0"



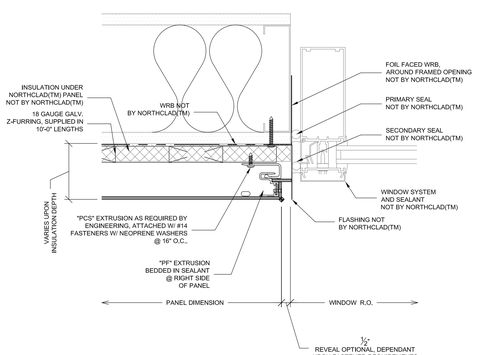
C A5.2 **WALL DETAILS - BASE DETAIL**
SCALE: 3" = 1'-0"

D A5.2 **WALL DETAILS - COPING**
SCALE: 3" = 1'-0"

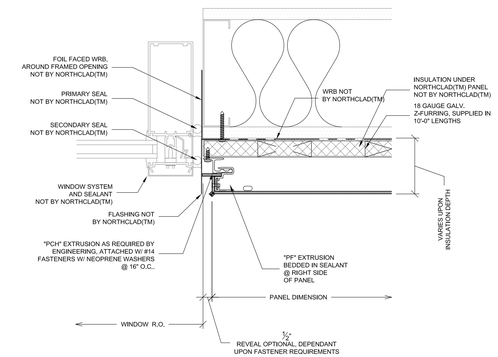
E A5.2 **WALL DETAILS - INSIDE CORNER**
SCALE: 3" = 1'-0"

F A5.2 **WALL DETAILS - WINDOW SILL**
SCALE: 3" = 1'-0"

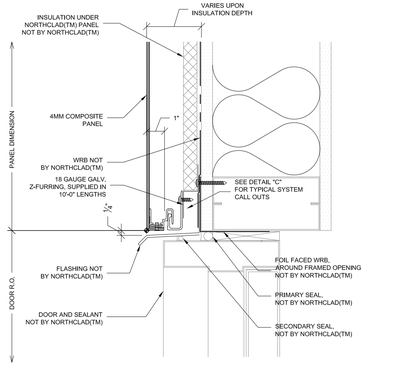
G A5.2 **WALL DETAILS - WINDOW HEADER**
SCALE: 3" = 1'-0"



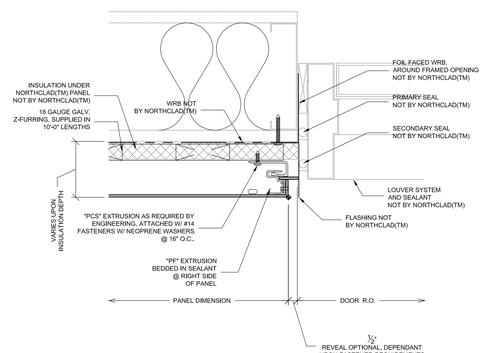
H A5.2 **WALL DETAILS - WINDOW LH JAMB**
SCALE: 3" = 1'-0"



I A5.2 **WALL DETAILS - WINDOW RH JAMB**
SCALE: 3" = 1'-0"



K A5.2 **WALL DETAILS - DOOR HEADER**
SCALE: 3" = 1'-0"



L A5.2 **WALL DETAILS - DOOR JAMB LH**
SCALE: 3" = 1'-0"

2" 0 4" 8"

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THE ONYX
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BLOCK 1, TRAIL CREEK CONDO'S
LEADVILLE AVE
KETCHUM, IDAHO

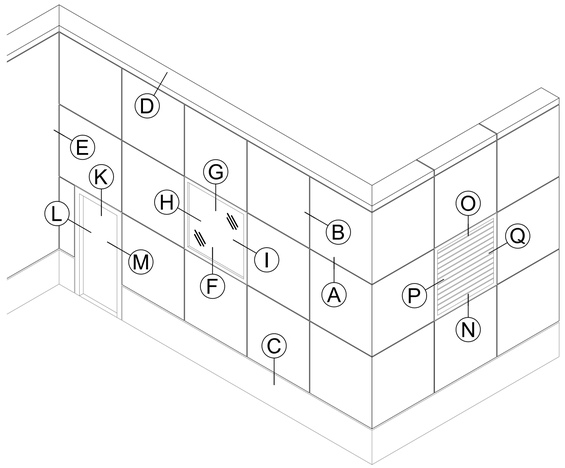
WALL SECTIONS & DETAILS

A CATEGORY

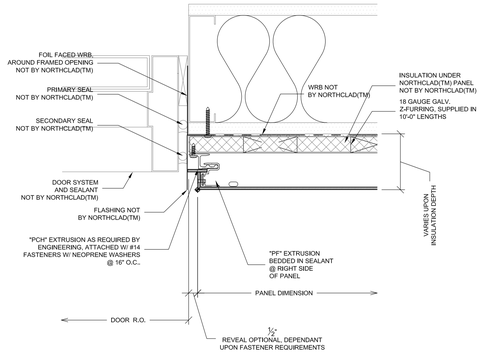
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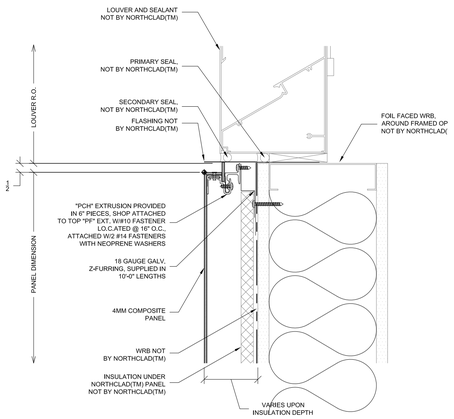
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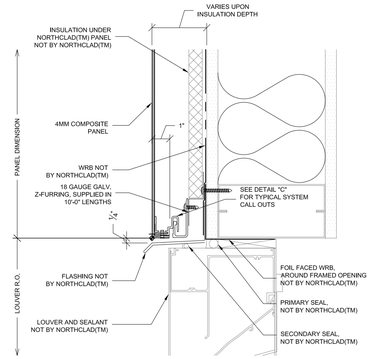
1 A5.3 WALL DETAILS - KEY
SCALE: 1/4" = 1'-0"



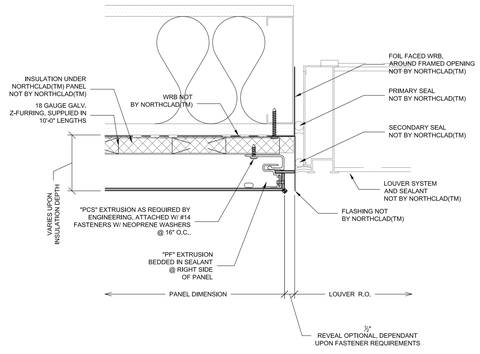
M A5.3 WALL DETAILS - DOOR JAMB RH
SCALE: 3" = 1'-0"



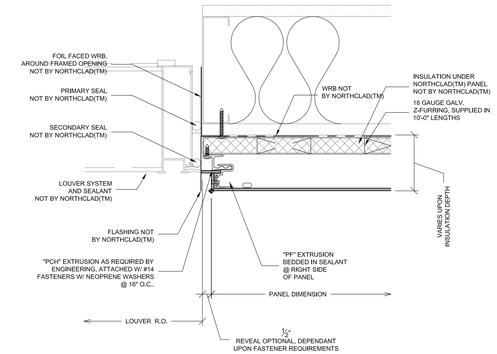
N A5.3 WALL DETAILS - LOUVER SILL
SCALE: 3" = 1'-0"



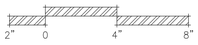
O A5.3 WALL DETAILS - LOUVER HEADER
SCALE: 3" = 1'-0"



P A5.3 WALL DETAILS - LOUVER JAMB LH
SCALE: 3" = 1'-0"



Q A5.3 WALL DETAILS - LOUVER JAMB RH
SCALE: 3" = 1'-0"



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THE ONYX
AT LEADVILLE RESIDENCE

BLOCK 1, TRAIL CREEK CONDO'S
LEADVILLE AVE
KETCHUM, IDAHO

WALL SECTIONS & DETAILS

A CATEGORY

5.3 SEQUENCE

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T.L. 7632

N66°45'24"E 75.47'

S58°55'40"W 40.55'

BLOCK 1
±15,015 S.F.
±0.34 Ac.

BLOCK 2
TRAIL CREEK CONDOMINIUMS AMENDED

10' WIDE LANDSCAPE EASEMENT

LEADVILLE AVENUE (60' R/W)

LIGHTING SPECS:
1. ALL WALL SCONCES ARE THE "HINKLEY ARIA 2300KZ LANTERN" SET 6'-6" AFF
2. ALL SURFACE MOUNTED FIXTURES UNDER COVERED WALKWAY WILL BE THE "HINKLEY ARIA 2302KZ-LED"
3. ALL LOWER WALL LIGHTS / STEP LIGHTS WILL BE THE "LUNA LED STEP" LIGHT.
4. ALL PEDESTRIAN PATH FIXTURES WILL BE THE "HINKLEY ATLANTIS 1518HE-LED"
5. ALL PLANTER BED FIXTURES WILL BE THE "HINKLEY 1502SD FLOOD BEAM 15-12KZ-3W-LED"

ELECTRICAL NOTES
1. SMOKE ALARM/DETECTORS SHALL BE INTERCONNECTED & HARDWIRED W/BATTERY BACKUP, TYP.
2. REF. ARCHITECTURAL DETAILS FOR ALL FLOOR, WALL, & CEILING OUTLET, SWITCH, THERMOSTAT, PANELS, & ALL OTHER VISIBLE COMPONENT LOCATIONS
3. TYPICAL VISIBLE COMPONENTS ARE CENTERED OR EQUALLY BALANCED ON FINISHED WALL, U.N.O.
4. PLAN DIMS ARE TO FINISH WALL & CENTER OF COMPONENT, U.N.O.
5. DO NOT SCALE DRAWINGS.
6. REF. LIGHTING DRAWINGS FOR LIGHT FIXTURE LOC'S, & FIXTURE SCHEDULE
7. FURNITURE SHOWN FOR REFERENCE ONLY, VERIFY ALL FURNITURE LOC'S W/ ARCHITECT
8. ALL WALL OUTLETS 14" AFF UNLESS NOTED OTHERWISE.
9. ALL LIGHT SWITCHES 36" AFF UNLESS NOTED OTHERWISE.
10. WALL SCONCE & ART LIGHTING ALL HEIGHTS AFF TBD.
11. EXTERIOR WALL SCONCE & LANDSCAPE LIGHTING ALL HEIGHTS AFF TBD.

LIGHTING PLAN SYMBOL LEGEND	
	ELEC./DATA PANEL
RL	RECESSED LIGHT/CAN/MR
SF	SURFACE MOUNTED FIXTURE
WS	WALL MOUNTED SCONCE
SL	STEP LIGHT / LOW WALL LIGHT
	CONCEALED ROPE LIGHT
	LANDSCAPE LIGHT FIXTURE
	PATHWAY LANDSCAPE LIGHT FIXTURE
SD	SMOKE ALARM/DETECTOR
T2/D	TRACK LIGHTING (DISTANCE/DIMMER)
CL	CABLE LIGHTING (DISTANCE/DIMMER)
$	SWITCH
$3	SWITCH 3-WAY
$D	SWITCH DIMMER 3-WAY
$WP	SWITCH WATERPROOF
DS	DOOR SWITCH (MAGNET SWITCH)

1 E2.2 GROUND LEVEL SITE LIGHTING PLAN
SCALE: 3/16" = 1'-0"

5' 0 10' 20'

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KETCHUM, IDAHO

ARCHITECTURAL
SITE
ELECTRICAL PLAN

E — CATEGORY
2.2 — SEQUENCE

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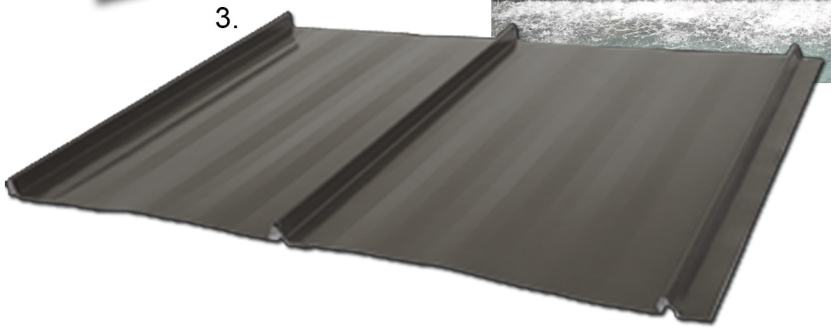
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HollisRumpeltes
ARCHITECTS
AIA LEED AP

1. Basalt stone cladding. (Lave slab)
2. Water feature wall system in courtyard
3. 20 guage corrugated roofing
4 . Composite wood siding
5. Deep Gray exterior stucco
6. Appearance grade concrete exterior awning base (optional)
7. Kawneer aluminum storefront
8. Graphite courtyard pavers
9. Surface mounted exterior lighting
10. Stainless steel cable interior stair handrail with wood top
11. Xeriscape exterior plantings
12. Ipe exterior pedestal balcony decking.
13. Norwegian Maple Flooring.

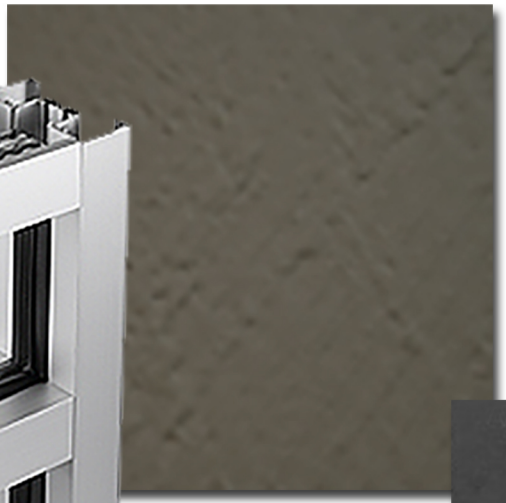

1.


2.


3.


13.


4.


5.


6.


7.

8.


9.


10.


12.

11.



SOUTHEAST CORNER PERSPECTIVE

HollisRumpeltes
AIA LEED AP



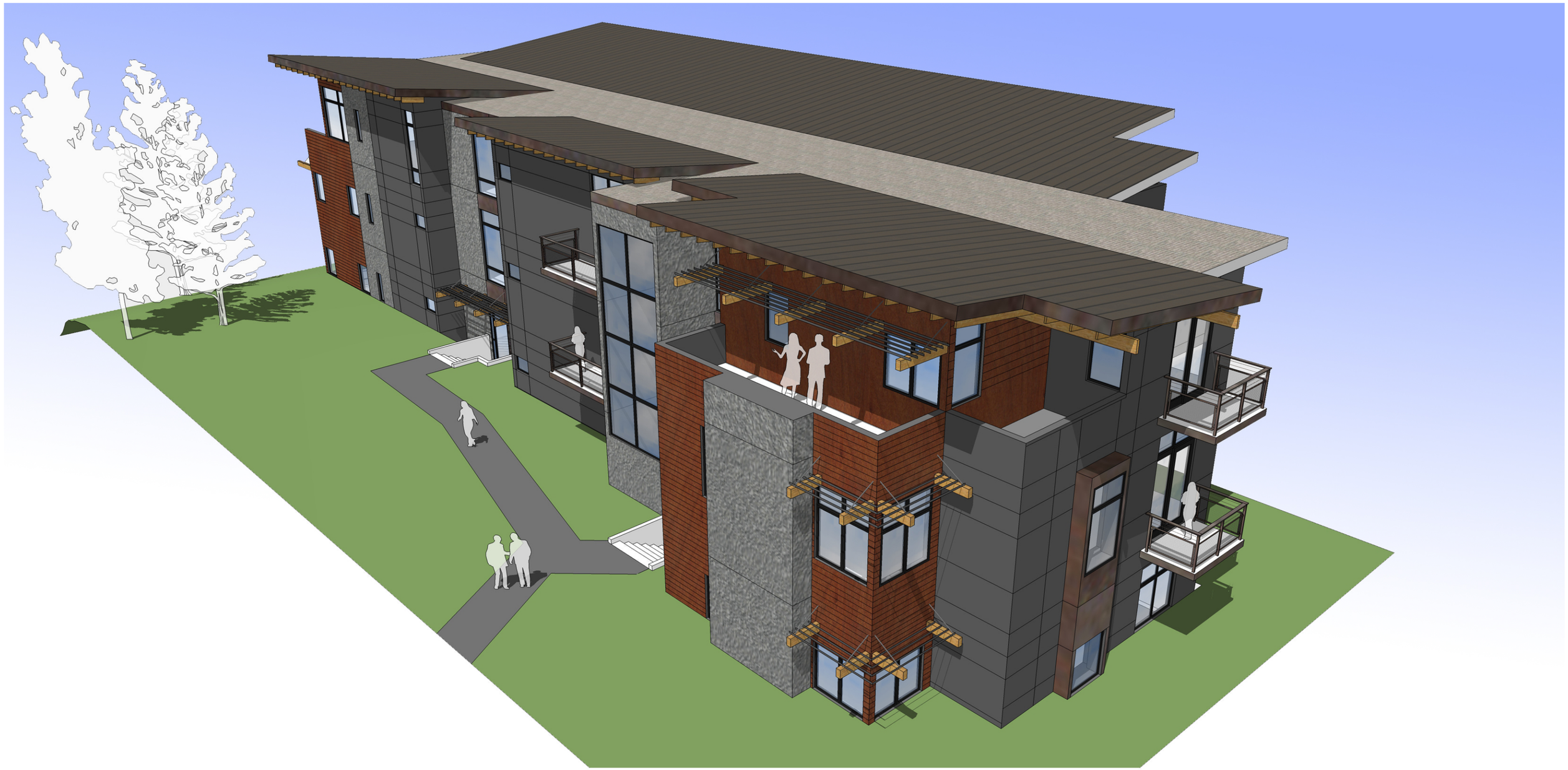
SOUTH ELEVATION PERSPECTIVE

HollisRumpeltes
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SOUTHWEST CORNER PERSPECTIVE

HollisRumpeltes architects
AIA LEED AP



SOUTHEAST CORNER ROOF PERSPECTIVE

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HollisRumpeltes architects
AIA LEED AP

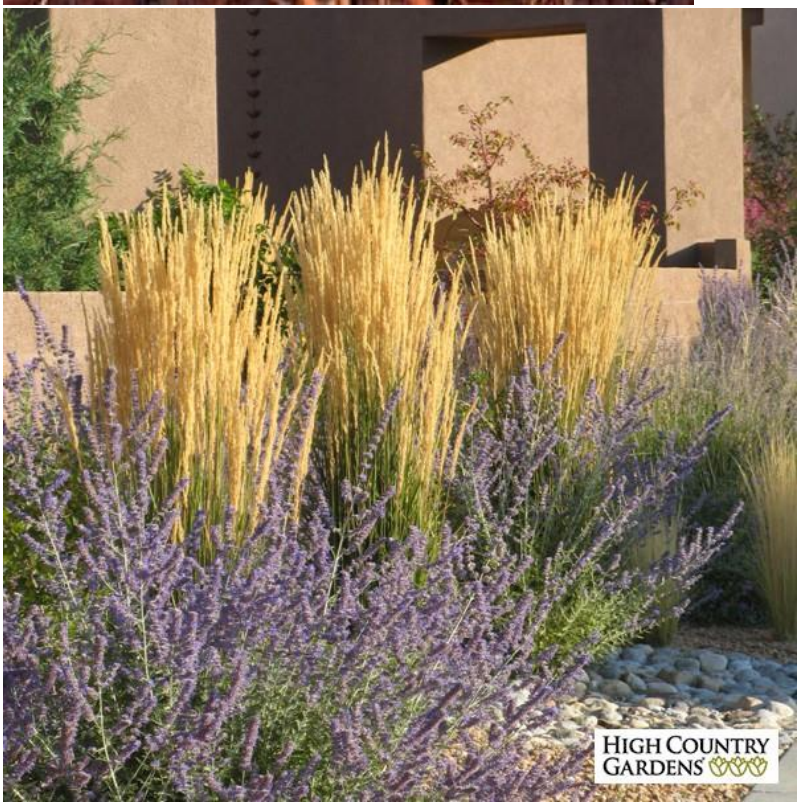
PO Box 1769 [post]
Sun Valley, ID 83353
480 N. Washington Suite 201 [courier]
Ketchum, ID 83340
v 208.721.0633 / 208.721.7160

PROPOSED PLANT SPECIES, SIZES AND QUANTIES



1.

(*) 1 Gal. Deschampia
'NORTHERN LIGHTS'



2.

(*)-2 Gal.
Calamagrostic Acutiflora
'KARL FORESTER'

(*) - 1 Gal. Perovskia Atriplicifolia
'RUSSIAN SAGE'



3.

#1 (*) - 2 Gal. Helictorichon 'BLUE OAT GRASS'



4.

(*) - 1 Gal. Fesctanca 'ELIJAH BLUE'



5.

(*) - 1 Gal. Matteuccia Struthiopteris
'OSTRICH FERN'



6.

(*) - 2 Gal. Parthenocissus
'VIRGINIA CREEPER'

7. (*) - 1 Gal. Funkia 'VERIGATED HOSTA'





8.

(*) - 1 Gal. Ashley Spirea
'LITTLE PRINCESS'



9.

(*) - 10 Gal. Populas Tremulus Erecta 'SWEDISH ASPEN'





10.

(*) - 10 Gal. Malus 'CRABAPPLE TREE'

STONEWOOD™
ARCHITECTURAL PANELS

Exterior Overview

Division 07-42 Solid Phenolic Exterior Cladding



Davis Office Building

About Stonewood Panels

- Solid phenolic panels for use as open joint exterior cladding
- Manufactured and customer service in Wisconsin, USA
- Low minimum order requirement, 256 sq.ft.
- Competitive pricing and reliable on-time delivery

Cladding Built to Last

- Non-porous surface, easy to clean and graffiti resistant
- Passed stringent NFPA 285 Standard Fire test
- Simplified long-term maintenance, replace singular panels as required



South Restaurant & Coffee House

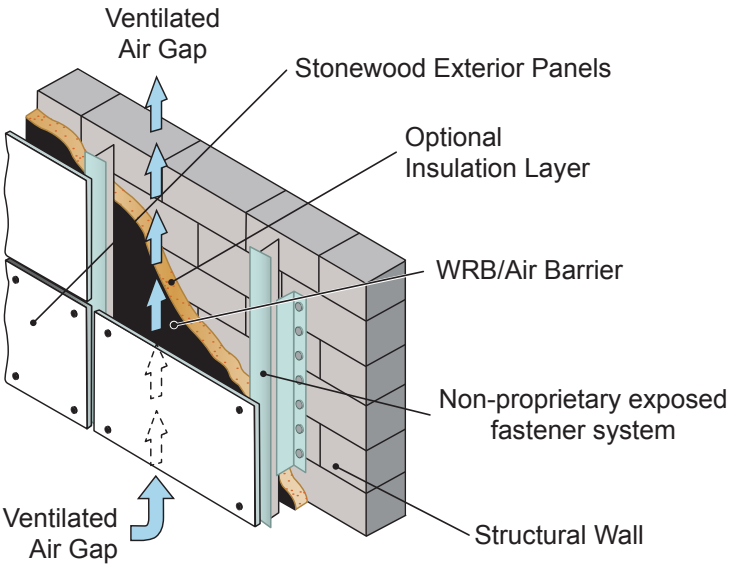
Straightforward Installation

- Attach using non-proprietary exposed fastener system
- Field or factory fabrication
- Self-edging

Panels for Every Purpose

- Suited for all construction types: commercial, hospitality, mixed-use, municipal, multi-family, healthcare and institutional
- In-house CNC routers available to shape panels to specific specifications
- Extensive Design Offering

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Stonewood used as rain screen cladding in ventilated facade system

Stonewood panels are an ideal choice for improving moisture management and energy efficiency using rain screen design.

Rain screen design provides a cavity between the exterior cladding and the main structure of the wall. The cavity allows for free drainage of any water which may penetrate the cladding and an air space to promote rapid drying. It also prevents thermal bridging which in turn improves energy efficiency and reduces condensation providing a healthier building.

Environmentally Responsible

- Proudly offered with Forest Stewardship Council® certification
- Production energy sourced from in-house scrap materials
- Contributes to LEED credits in multiple categories

FSC® Certified

FSC
www.fsc.org

The mark of responsible forestry

FSC® C115183

In March 2013 Fiberesin achieved FSC certification. Fiberesin Stonewood Architectural Panels, both exterior and interior, are available with Forest Stewardship Council™ certification.

Stonewood Exterior Panel Testing

Fire Testing[1]		
Smoke Developed Index	ASTM E-84 (BLDG)	5 Class A
Flame Spread Index	ASTM E-84 (BLDG)	5 Class A
Assembly Fire Test/Fire Propagation	NFPA 285	PASS

Property	Test Method	Result
Tensile Modulus	ASTM D-638	18,000 MD[2] (psi) 12,000 CD[3] (psi)
Flexural Strength	ASTM D-790	20,000 MD (psi) 16,000 CD (psi)
Flexural Modulus	ASTM D-790	1.9 x 10^6 MD (psi) 1.4 x 10^6 MD (psi)
Density		86 +/- 3 pcf

[1] Test Method: ASTM E84-13a and ASTM E84-12 Standard Test Method for Surface Burning Characteristics of Building Materials. Also known as NFPA 255, UL 723, and UBC 8-1. Panels available with Class B rating.
[2] Machine Direction
[3] Cross Direction

Visit Stonewoodpanels.com for:

- Comprehensive Testing Data
- Installation Instructions
- Details

STONEWOOD™
ARCHITECTURAL PANELS

STONEWOOD EXTERIOR PANEL TECHNICAL GUIDE

STORAGE AND HANDLING
FIELD FABRICATION
FACTORY PROCESSING GUIDELINES
PANEL INSTALLATION
CLEANING AND MAINTENANCE

www.stonewoodpanels.com | Phone: 262-567-4427

11/8/16

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Field Drilling.....6
Factory Processing Guidelines.....7
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Plank Support Point Exceptions.....11
Cleaning and Maintenance.....12
Appendix: Fastener Technical Bulletin

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OVERVIEW

About Stonewood Exterior Panels

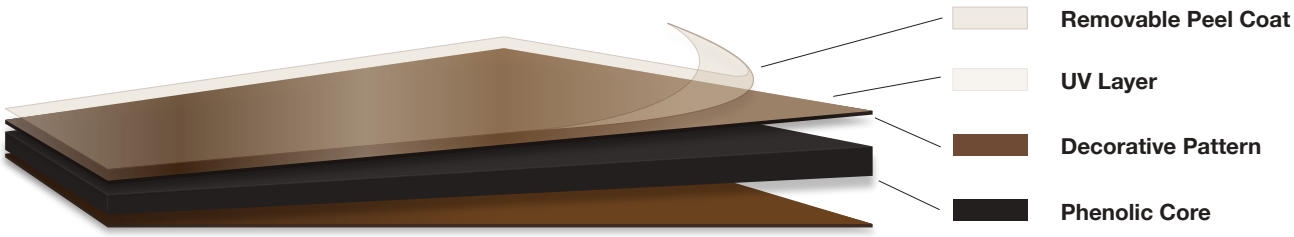
Stonewood Exterior Architectural Panels (Division 07-42 Solid Phenolic Exterior Wall Cladding) are solid phenolic panels manufactured by Fiberesin. Panels are installed using an exposed or concealed fastening system (by others).

This Technical Guide does not address the selection, design, and mounting of the substructure itself and the attachment to the structural wall.

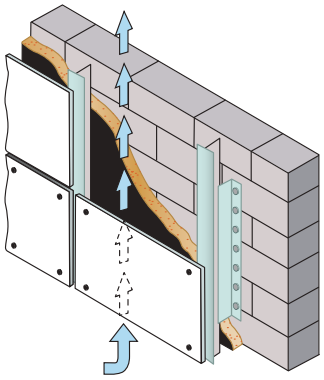
To meet the local building code, building professionals should be consulted for the final layout of the fastening/attachment plan of Stonewood Panels to the substructures.

Composition

Stonewood is manufactured with a core of phenolic resin impregnated kraft paper and a face of melamine resin impregnated with a decorative pattern. These layers are compressed at high pressure and temperature. The panel is further protected by a protective surface layer for UV and weathering protection and a protective peel coat for shipping and handling.



Ventilated Facade



Stonewood Exterior Panels are designed to work as cladding with rain screen design in a ventilated façade system.

Panel Weights 48" x 96" (1.2m x 2.4m)

Thickness	Weight Per Panel
5/16" (8mm)	70 lbs (32 kg)
3/8" (10mm)	84 lbs (38 kg)
1/2" (13mm)	112 lbs (51 kg)

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STONEWOOD EXTERIOR PANELS
CARE, HANDLING AND STORAGE

Material Receipt

- Verify condition of package.
- All product is quoted FCA factory. If there is visible damage, it is the responsibility of the buyer to file a freight claim for any damage within 24 hours of receipt.

Packaging and Moving

- Keep panels on pallets
- Fasten panels using straps within vehicle
- Protect edges with packing material such as: corners/blankets

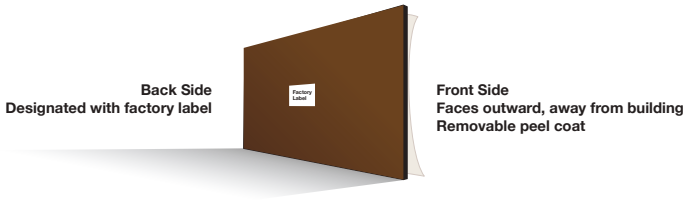
Handling, Storage and Sawing Instructions

- **Do not scratch the surface of the panel during handling, machining and installation**
- The UV protective surface can be scratched if care is not taken when handling and/or machining panels.
- Panels are shipped with protective foam dividers or peel coat between each panel.
- Always use the foam dividers or ensure peel coat is intact when stacking panels.
- Keep panels dry and stored indoors in original packaging until installation
- Keep load stored within outer wrap until use. Remove pallet straps once load is moved to storage area
- Store panels on a smooth, dry, flat surface, making sure there are no bends or bowing in the load
- Peel Coat is intended to protect the surface of panels during transportation and fabrication.
- Peel Coat is not intended for long term storage or storage in hot or cold conditions. Hot and cold MAY affect the removal of the Peel Coat.
- Store panels flat
- Reseal protective wrap if partial load is used
- Keep foam dividers or peel coat in place until ready to install

- **Do not store panels on edges or uneven surfaces**
- **Do NOT let panels slip or slide into each other**
- **Do not** store directly on cold concrete floors as moisture may migrate
- **Do not** store under heating units or air conditioning units
- **Damage resulting from improper storage will void the warrantee**

Single-sided Panels

Panels are NOT identical on both sides. The Front Side faces outward (away from the building) and has the removable peel coat. The Back Side is designated with a factory label.
Installers are responsible for making sure that the appropriate (Front) side is visible.



Field Fabrication Guidelines see page 4 of Stonewood Exterior Panel Technical Guide.
Panel Installation see page 8 of Stonewood Exterior Panel Technical Guide.

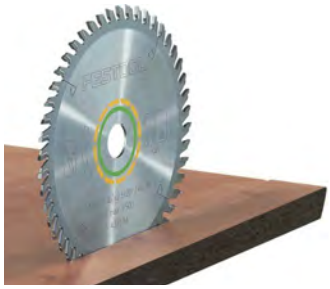
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FIELD FABRICATION CUTTING GUIDELINES

Required Equipment—Cutting



Festool 55 REQ Plunge Cut Track Saw or equivalent.



Festool 496309 blade or Aluminum/ Plastic saw blade equivalent

View Panel Field Fabrication video at stonewoodpanels.com



Recommended: guide rails to improve cut accuracy and protect panel surface



Set up guide rails, and support panel on appropriate supports

Best Practice Cutting Guidelines

- Place panels on a support panel for all cutting and drilling
- Square panels before cutting using rail guide
- Set-up Festool or similar track saw and panels on appropriate cutting surface, allowing for exact squaring of each panel before cutting
- Make required cut
- Inspect edge for smooth finish. Chipping or burring may indicate a new blade is required.

- Do NOT remove Peel Coat
- Do NOT cut panels with: jigsaw, circular saw, table saw







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Chamfer Edges

- Panels arrive with .015” chamfer edge
- Field cut edges MUST be re-chamfered to .015”
- Use 45° bit Hand Router test with scrap piece to set and test router depth to match factory chamfer
- Use a soft brush to remove sawdust and debris from panel, taking care not to scratch panel

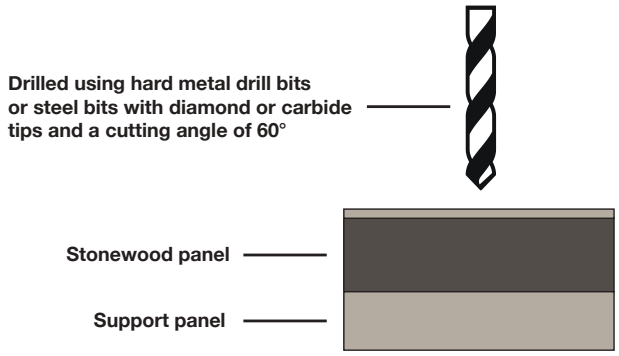


View Chamfer video at stonewoodpanels.com

- Do NOT remove peel coat
- Do not use sand paper to smooth out edges

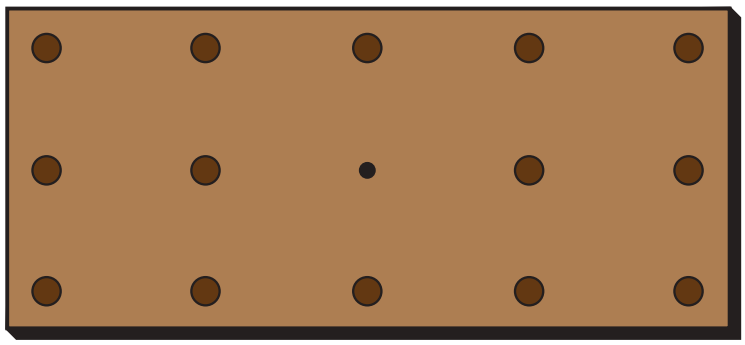
Field Drilling

Stonewood panels are drilled using hard metal drill bits or steel bits with diamond or carbide tips and a cutting angle of 60 degrees. Bits designed for perforating metal may also be used.



- Supporting sheets (plywood, chipboard) must be used under the panel to ensure clean hole and eliminate "breakout."
- To avoid breakout, the feed speed of the drill head and pressure applied should be gradually reduced when approaching the point of breakthrough.
- When properly drilled, there **should not be any chipping** around the hole

Fixed and Floating Points



Number of **Floating Points** vary by panel size

One **Fixed Point** per panel is required

- Fixed and floating point holes are **required** on every panel
- The fixed point is the same size as the screw shaft
- Note: Floating holes should be 1/8" (3 mm) larger than fastener
- For hole spacing refer to page 10 of this Technical Guide

Recommended Fastener



SFS intec Part #:	1271253
Code:	SX3/15-D12-5,5X30
Description	12-11 x 1-3/16"
Head Style:	T25 TORX® Pan Head
Diameter:	Nominal #12
Drill Capacity:	.060"-.118"
Max. Material Attachment:	.590"

Contact SFS - Phone: 610-790-2629, www.sfsintecusa.com
See Appendix A - SFS Fastener Technical Bulletin for detailed information

When using SFS SX3 Torx recommended hole sizes:

- Fixed 7/32" (5.5mm)
- Floating 5/16" (8mm)

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FACTORY PROCESSING GUIDELINES

Beam Saw

Boom Pressure	Feed Speed	RPM	Hook	Teeth	Type
8 Bars	29 m/m	3,600	+15˚	72	TCG Triple Chip Grind

CNC Guidelines Recommended Speeds

Stonewood panels can be fabricated with computerized numeric control (CNC) machines.

Panel Thickness	Cutter Speed	Feed Speed	Comments
8, 10, 13mm	14,000–18,000 rpm	2.54–3.81 m/m 100–150 in/min	Cutter and feed speed vary by thickness and suitable finish results

The above recommendations must be monitored throughout the fabrication process to ensure optimal results.

CNC Drilling

Diameter Inch	Revolutions	Feed
1/4 - 3/8”	4,000-5,000 /min	50 in/min

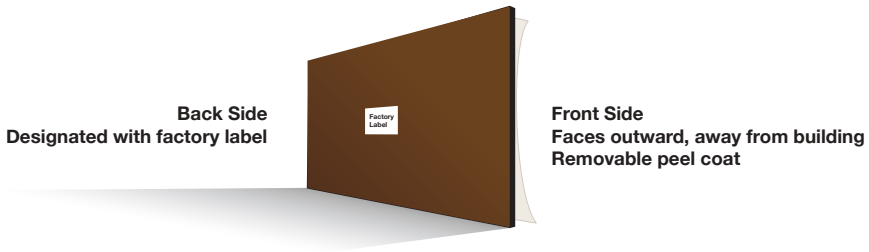
Chamfer

- Panels arrive with .015” chamfer edge
- Factory cut edges MUST be re-chamfered to .015”
- Use 45° bit Hand Router test with scrap piece to set and test router depth to match factory chamfer

PANEL INSTALLATION

Single-sided Panels

Panels are NOT identical on both sides. The Front Side faces outward (away from the building) and has the removable peel coat. The Back Side is designated with a factory label.



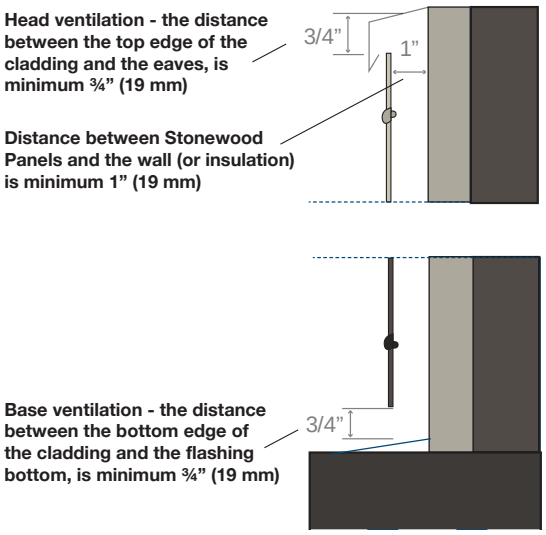
It may appear that both sides are identical, the Back Side could have minor imperfections, and therefore should never face the outside of the building. The construction buildup is identical, providing uniform balance and weather/UV protection.

General Guidelines

- Installers are responsible for making sure that the (Front) side is visible.
- Stonewood Panels attach to a variety of cladding attachment systems provided by others.
- These instructions show general guidelines of how Stonewood Panels are installed to an attachment system (by others).
- Fiberesin, manufacturer of Stonewood Panels, is not responsible for cladding attachment system installation and warranty.

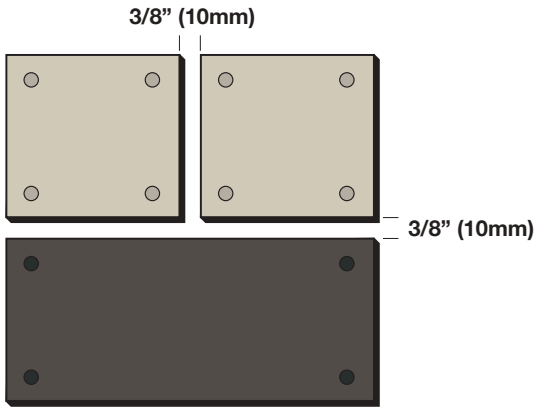
Ventilated Chamber

A ventilated façade requires unobstructed continuous air flow for proper performance. The sub-framing used to create the air flow cavity must be installed in a vertical direction. Installation should not allow for standing water to accumulate anywhere on the panel surface. If conditions require horizontal battens, weep holes are required.



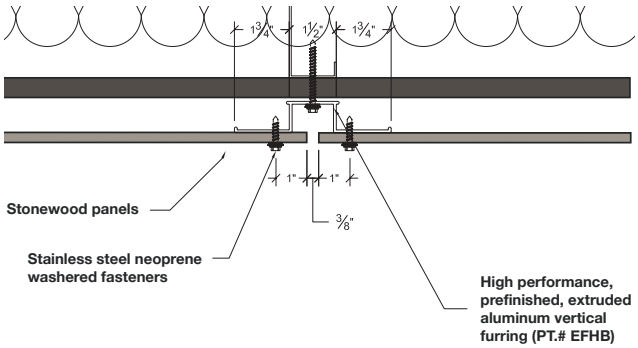
Expansion Joints

A minimum distance of 3/8" (10mm) must be maintained between panels on all sides to accommodate hygrothermal movement of the panels.



Fixing Systems

- Extruded aluminum rain screen mounting systems are recommended.
- Additional details available at stonewoodpanels.com.
- Fiberesin recommends exposed fastening system on aluminum sub framing.
- Stonewood Panels are to be fitted with a suitable sub-frame with corrosion resistant devices in such a way that the panels are not subjected to tension and cannot work loose as a result.
- Exposed fastener systems work for all panel thicknesses, 5/16" (8mm), 3/8" (10mm), 1/2" (13mm).



Example of a vertical joint

Fasteners By Others

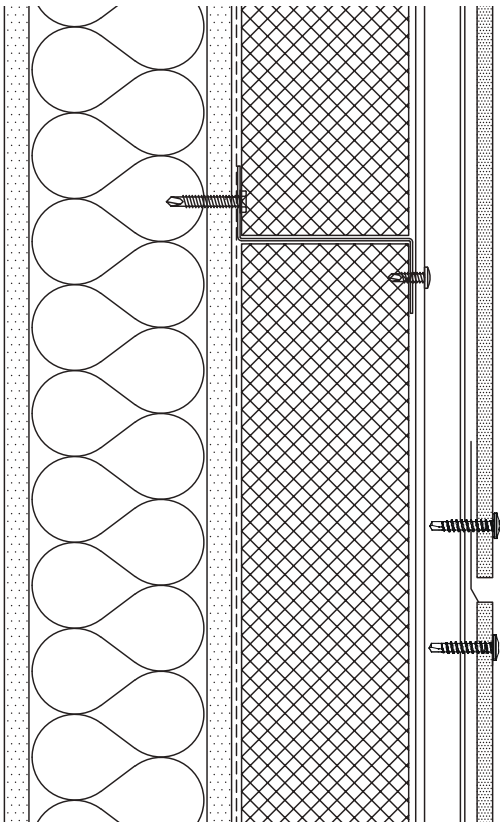
Fiberesin recommends the TW-W 300 series austenitic stainless steel cladding fastener by SFS intec, inc. Contact SFS - Phone: 610-790-2629, www.sfsintecusa.com See Appendix A - SFS Fastener Technical Bulletin for detailed information



SFS intec Part #:	1271253
Code:	SX3/15-D12-5,5X30
Description	12-11 x 1-3/16"
Head Style:	T25 TORX® Pan Head
Diameter:	Nominal #12
Drill Capacity:	.060"-.118"
Max. Material Attachment:	.590"

Color Matching

Exposed fasteners should be lacquered to match Stonewood Panels. Fasteners from SFS intec are available in plain finish or painted to match Stonewood panels. See Appendix A - SFS Fastener Technical Bulletin for detailed information



SX3 TORX® is austenitic stainless steel fasteners with a bi-metal welded carbon steel point.

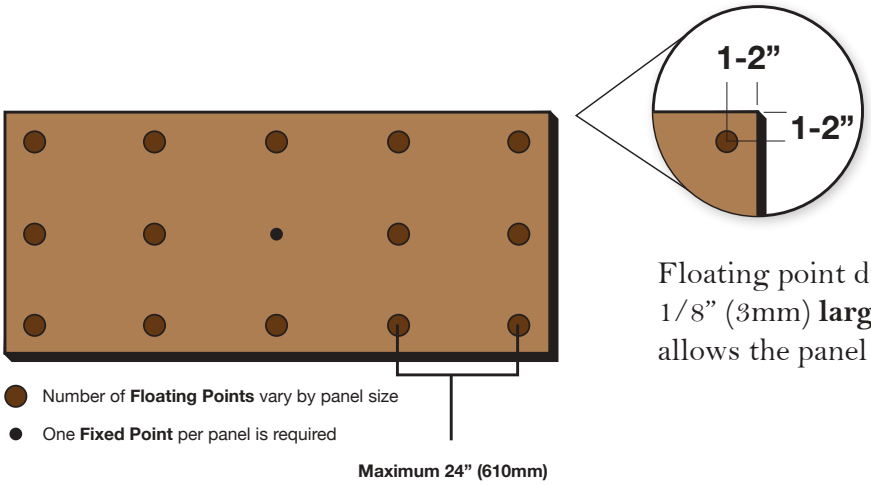
Installation:
Maximum material attachment (.590") is from underside of head to end of stainless steel thread.

0-2000 rpm screw gun equipped with depth sensing nosepiece. T25 TORX® drive bit required for SX3 TORX®.

- Do not use countersunk screws for fastening

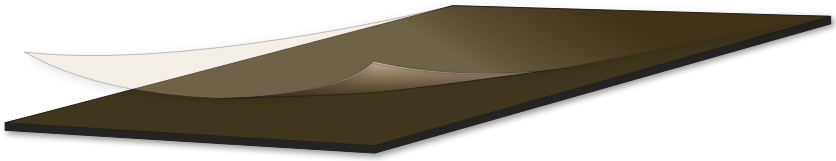
Support Points Per Panel

- Panels must be supported by the maximum surface area of sub-frame element.
- Minimum of 3 supports, vertically and horizontally are required except for planks under 20”
- Maximum space between fasteners 24”
- Distance between the edge mounting points and the panel edges must be 1-2”
- The actual number of fastening points and distance between supports must be verified by a building professional for wind load as per load building code



Floating point drilled holes must be at **least** 1/8” (3mm) **larger** than the screws/rivets. This allows the panel to freely expand and contract.

Remove peel coat prior to installing fasteners



Fixed point pre-drilling

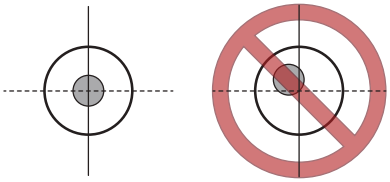
The fixed point (as close as possible to geometric center) is permanently fixed and is the **same size as the screw thread width**. There is **one** fixed point per panel. The fixed point ensures the panel movement is evenly distributed. The remaining holes are floating points.

Floating points

The remaining holes are floating points. Drill according to instructions found on p. 6 Field Drilling.

Position of screw/rivet when installing the panel

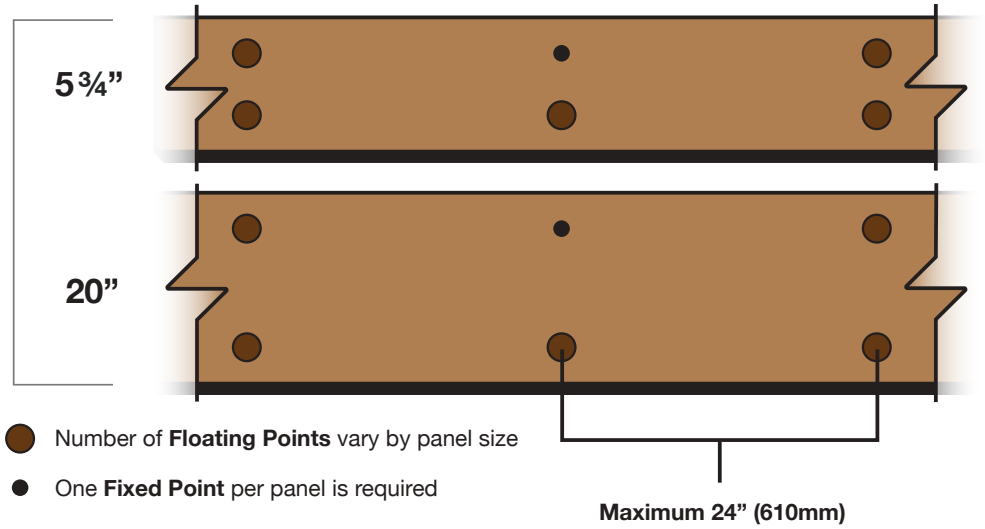
Insert the screw/rivet at the center of the hole and ensure that the fastener head is completely level to the panel surface. Fasteners must be centered in oversized holes to allow for panel movement. Use self-centering bit for oversized holes. **DO NOT** over tighten fasteners.



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Plank Support Point Exceptions

Panels under 20” (508mm) H require 2 rows of vertical fasteners and a minimum of 3 points horizontally.



General Cleaning Instructions

When cleaning Stonewood Architectural Panels, use a progressive approach starting with the gentlest cleaning method. It is best to use the least amount of cleaning agents and do not scrub to remove debris.

Benchmark Recommendation: It is highly recommended to always test clean a small part of the affected area, and once the effectiveness of the procedure has been verified, proceed with the rest of the surface.

Cleaning Progression Options

Option 1 – Clean surface using hot water and a clean soft cloth (not dyed). Immediately dry panels using a lint-free absorbent cloth. Always use a wet or damp cloth, do not rub the panels when dry.



Option 2 – Wash the surface with lukewarm water and dishwashing detergent. Use a clean, soft cloth, applying light pressure. Rinse with clean water.



Option 3 – Grease, oil or tar may be removed with a good grade of hexane, aliphatic naphtha or kerosene. These solvents may be obtained at a paint or hardware store and should be used in accordance with manufacturer's recommendations. Any oily film left behind by solvents should be immediately removed by washing with warm, clean water.



Repair

There is no approved method to repair panels. If damaged panels must be replaced. Contact your local representative or call Stonewood Customer Service 262-567-4427.

Do NOT use any of these products to clean Stonewood Panels:

- Window cleaning sprays (Windex®, Glass Plus® etc.)
- Kitchen scouring compounds (Comet®, Bar Keepers Friend®)
- Acetone
- Ethyl
- Acetate
- MEK (Methyl Ethyl Ketone Solvent)
- Nail polish remover
- Gasoline
- Benzene
- Carbon Tetrachloride
- Lacquer Thinner

These cleaning agents will cause permanent damage to the panel. Do NOT use cloths or sponges with abrasive cleaning surfaces or additives as they will damage the surface of the panels.

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SFS intec Fastener Technical Bulletin

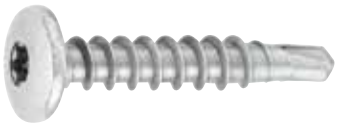
STONEWOOD™ ARCHITECTURAL PANELS

Fiberesin recommends 300 series austenitic stainless steel cladding fasteners by SFS intec when installing Stonewood Architectural Panels for exterior rainscreen applications.

300 series austenitic stainless steel cladding fasteners are specifically designed to be corrosion resistant and are available with plain finish and in colors matched to Stonewood Architectural Panels.

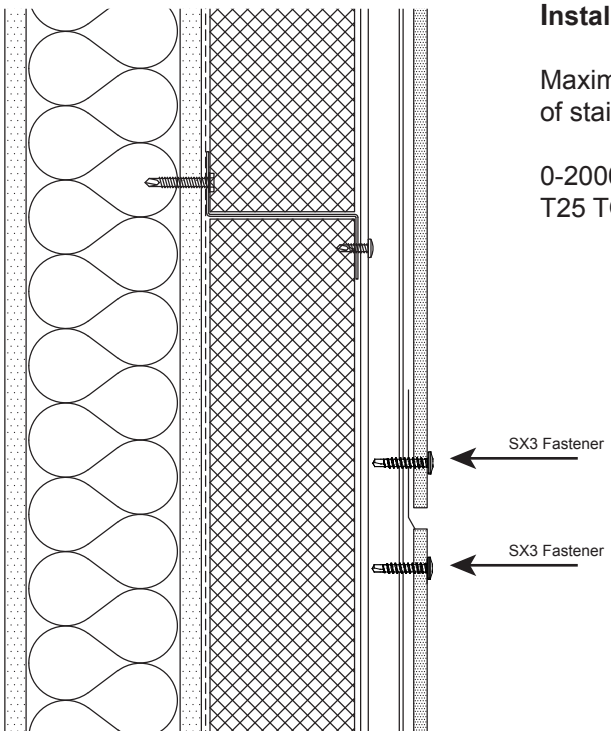
Application

SX3 TORX® Fastener



SFS intec Part #:	1271253
Code:	SX3/15-D12-5,5X30
Description	12-11 x 1-3/16”
Head Style:	T25 TORX® Pan Head
Diameter:	Nominal #12
Drill Capacity:	.060”-.118”
Max. Material Attachment:	.590”

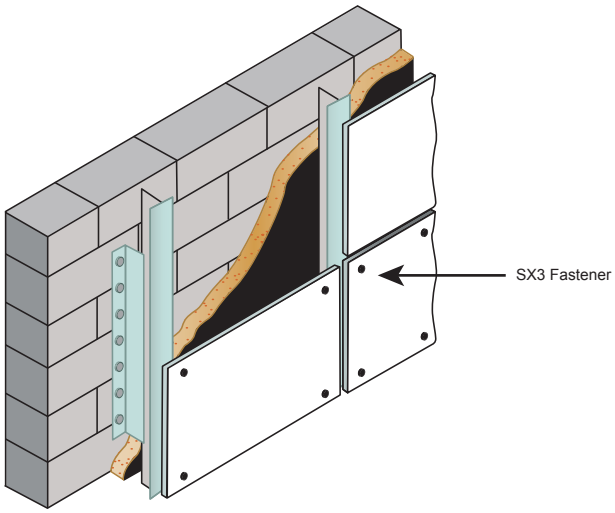
SX3 TORX® is an austenitic stainless steel fastener with a bi-metal welded carbon steel point.



Installation:

Maximum materal attachment (.590”) is from underside of head to end of stainless steel thread.

0-2000 rpm screw gun equipped with depth sensing nosepiece.
T25 TORX® drive bit required for SX3 TORX.



Notes: Dimensions are nominal unless noted. The specific job conditions should be considered and appropriate safety factors applied when specifying the proper fasteners.

SFS intec Fastener Color Selection

STONEWOOD™ ARCHITECTURAL PANELS

SFS intec Fastener Color Codes

SFS intec fasteners are available with a plain finish or painted to color match Stonewood Architectural Panels in solid colors and woodgrains. Use the color chart to identify the fastener color code for each Stonewood panel color.

Fastener colors for wood grain panels


Manitoba Maple
Fastener Color Code: 1756


Blonde Echo
Fastener Color Code: 1552


Uptown Walnut
Fastener Color Code: 1371


Oak
Fastener Color Code: 1745


Monticello Maple
Fastener Color Code: 1382


Fonthill Pear
Fastener Color Code: 1376


Wild Cherry
Fastener Color Code: 1409


Victorian Cherry
Fastener Color Code: 1654


Biltmore Cherry
Fastener Color Code: 1254


Windsor Mahogany
Fastener Color Code: 1654


Kenya Mahogany
Fastener Color Code: 1477


Figured Mahogany
Fastener Color Code: 1477


Brighton Walnut
Fastener Color Code: 875


Provincial Cherry
Fastener Color Code: 1358


Berkshire Walnut
Fastener Color Code: 2407


Mambo
Fastener Color Code: 1256


Montana Walnut
Fastener Color Code: 110


Rio
Fastener Color Code: 1383


Columbian Walnut
Fastener Color Code: 374


Cocobala
Fastener Color Code: 229


Valencia Teak
Fastener Color Code: 374


Asian Night
Fastener Color Code: 324


Aloe
Fastener Color Code: 1852

Actual colors may vary from the color on your screen or printed copy.

Fastener Supplier

To purchase or for technical support on these austenitic stainless steel cladding fasteners, please contact SFS intec directly:

SFS intec
Division Construction
1045 Spring Street, Box 6326
Wyomissing, PA 19610

Tel: 1-610-790-2629
Fax: 1-610-376-8551
www.sfsintecusa.com

SFS intec

SFS intec Fastener Color Selection

STONEWOOD™ ARCHITECTURAL PANELS

SFS intec Fastener Color Codes

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Fastener colors for solid panels

- White — Fastener Color Code: 014
- Designer White — Fastener Color Code: 014
- Antique White — Fastener Color Code: 1486
- Sand — Fastener Color Code: 2768
- Grey — Fastener Color Code: 1138
- Cobblestone — Fastener Color Code: 1530
- Fashion Grey — Fastener Color Code: 1530
- Platinum — Fastener Color Code: 1588
- Mercury — Fastener Color Code: 1588
- Innertone Light — Fastener Color Code: 1302
- New Platinum — Fastener Color Code: 1849
- Warm Neutral — Fastener Color Code: 850
- Foundry — Fastener Color Code: 091
- Ingot Grey — Fastener Color Code: 051
- Slate Grey — Fastener Color Code: 051
- Onyx — Fastener Color Code: 023
- Aqua Lagoon — Fastener Color Code: 2709
- Ocean — Fastener Color Code: 1114
- Blue Caraibe — Fastener Color Code: 1442
- Lapis Blue — Fastener Color Code: 1692
- Atlantis — Fastener Color Code: 2001
- Island — Fastener Color Code: 1662
- Hunter Green — Fastener Color Code: 732
- Spicy Flavors — Fastener Color Code: 1489
- Coffee — Fastener Color Code: 272

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SFS intec Fastener Color Codes

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Fastener colors for abstract panels


Italian White
Fastener Color Code: 850


Pewter Brush
Fastener Color Code: 578


Basket Weaving 101
Fastener Color Code: 001


Ebony Star
Fastener Color Code: 1040


Antique Brush
Fastener Color Code: 1592


Cloud Zephyr
Fastener Color Code: 370


Graphite Spectrum
Fastener Color Code: 1481

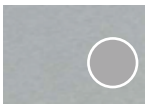

Grey Mesh
Fastener Color Code: 1100


Studio White Matrix
Fastener Color Code: 1185


Rustic Slate
Fastener Color Code: 324


Pewter Mesh
Fastener Color Code: 422


Grey Nebula
Fastener Color Code: 1436


Satin Stainless
Fastener Color Code: 1161


Carbon Mesh
Fastener Color Code: 1481


Basket Weaving 201
Fastener Color Code: 1452


Cosmic Strandz
Fastener Color Code: 1539


Ice Fishin'
Fastener Color Code: 014

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SFS intec

HollisRumpeltes architects
AIA LEED AP

PO Box 1769 [post]
Sun Valley, ID 83353
480 N. Washington Suite 201 [courier]
Ketchum, ID 83340
v 208.721.0633 / 208.721.7160

PROPOSED EXTERIOR LIGHTING SPECIFICATIONS.

HINKLEY LIGHTING, INC.
33000 PIN OAK PARKWAY | AVON LAKE, OHIO 44012
[PH] 440.653.5500 [F] 440.653.5555
HINKLEYLIGHTING.COM | FREDRICKRAMOND.COM



ARIA 2300KZ-LED
BUCKEYE BRONZE

WIDTH:	5.0"
HEIGHT:	15.5"
WEIGHT:	1.0 LBS
MATERIAL:	ALUMINUM
BACKPLATE WIDTH:	4.5"
BACKPLATE HEIGHT:	8.3"
SOCKET:	1-5W DSLG-40 *INCLUDED
DARK SKY:	YES
LED INFO:	
LUMENS:	400
COLOR TEMP:	2700k
CRI:	90
LED WATTAGE:	5w
INCANDESCENT EQUIVALENCY:	40w
DIMMABLE:	No
EXTENSION:	6.8"
TTO:	5.0"
CERTIFICATION:	C-US WET RATED
UPC:	640665230062

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LUNA LED STEP 120V 58504MZ
MATTE BRONZE

WIDTH:	3.0"
HEIGHT:	4.5"
WEIGHT:	0.7 LBS
MATERIAL:	CAST BRASS
SOCKET:	1-4W LS-20 *INCLUDED
LED INFO:	
LUMENS:	240
COLOR TEMP:	2700k
CRI:	90
LED WATTAGE:	4w
INCANDESCENT EQUIVALENCY:	20w
DIMMABLE:	Yes, on any Incandescent, MLV, ELV, or C-L dimmer.
NOTES:	CAST BRASS FACEPLATE. ZINC ALUMINUM ALLOY HOUSING.
EXTENSION:	0.5"
CERTIFICATION:	C-US WET RATED
VOLTAGE:	120V
UPC:	640665585155

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ZOOM



ARIA 2302KZ-LED

Like 0

Dimensions + Resources | View Full Collection

2302KZ-LED

Width:	5.0"
Height:	19.3"
Material:	Aluminum
Canopy:	6" Dia.
Socket:	1-5w DSLG-40 *Included
Dark Sky:	Yes
LED Info:	
Lumens:	400
Color Temp:	2700k
CRI:	90
LED Wattage:	5w
Incandescent Equivalency:	40w
Dimmable:	No
Max Height:	51.5"
Leadwire:	120.0"
Down Rods:	1-6", 2-12"
Certification:	C-US Damp Rated

View More (+)

RESOURCES

+ Find a Local Showroom
+ Lighting Made Simple Worksheet
+ Order a Finish Sample
+ Spec Sheet
+ Assembly Instructions
+ Share with a Friend

+ Add To Compare **+ Add to Wishlist**



Alternate Images



Finish Options

Related Products

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ARIA 2302KZ-LED
BUCKEYE BRONZE

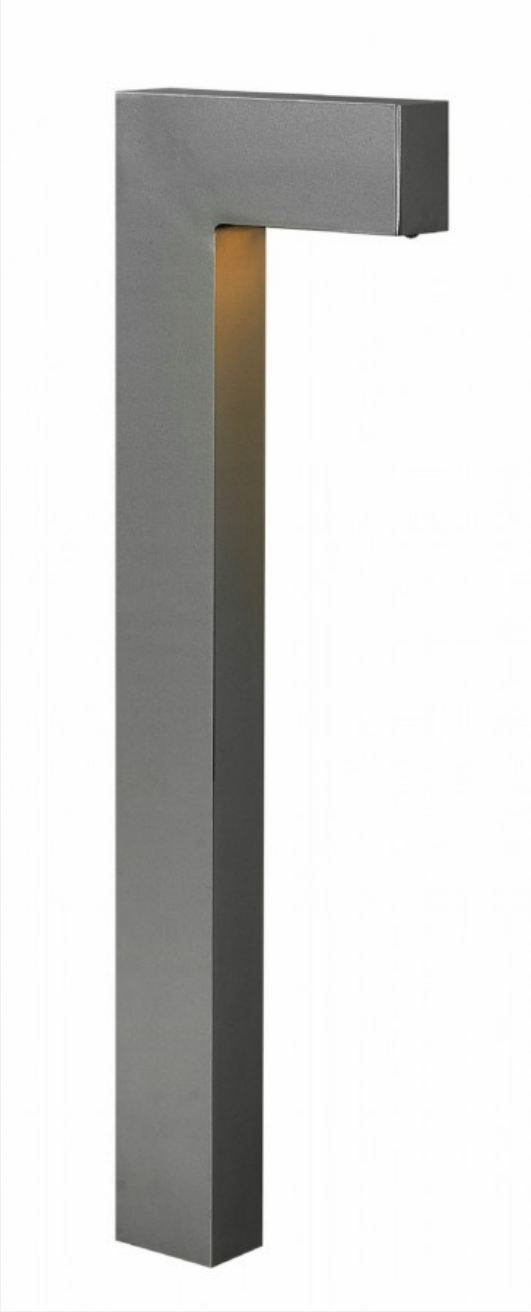
WIDTH:	5.0"
HEIGHT:	19.3"
MATERIAL:	ALUMINUM
CANOPY:	6" DIA.
SOCKET:	1-5W DSLG-40 *INCLUDED
DARK SKY:	YES
LED INFO:	
LUMENS:	400
COLOR TEMP:	2700k
CRI:	90
LED WATTAGE:	5w
INCANDESCENT EQUIVALENCY:	40w
DIMMABLE:	No
MAX HEIGHT:	51.5"
LEADWIRE:	120.0"
DOWN RODS:	1-6", 2-12"
CERTIFICATION:	C-US DAMP RATED
UPC:	640665230260

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ATLANTIS 1518HE-LED
HEMATITE

WIDTH:	6.5"
HEIGHT:	22.0"
MATERIAL:	ALUMINUM
GLASS:	ETCHED LENS
SOCKET:	3.80W LED *INCLUDED
LED INFO:	
LUMENS:	250
COLOR TEMP:	2700k
CRI:	80
INCANDESCENT EQUIVALENCY:	1 x 25W
DIMMABLE:	Yes, 12v on MLV dimmer only, 120v on ELV dimmer only.
NOTES:	PATENT: U.S. PATENTS NOS. 8,794,788 AND 8,882,293. | 3.8W LED 5.7VA. A WIRING KIT AND GROUND SPIKE IS SUPPLIED.
LEADWIRE:	36.0"
CERTIFICATION:	C-US WET RATED
VOLTAGE:	12V
UPC:	640665151855

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20W EQUIV. 3W LED FLOOD BEAM 1536MZ-3W27FL
MATTE BRONZE

WIDTH:	2.5"
HEIGHT:	3.3"
WEIGHT:	1.5 LBS
MATERIAL:	CAST BRASS
SOCKET:	3W LED *INCLUDED
LED INFO:	
LUMENS:	237
COLOR TEMP:	2700k
CRI:	80
INCANDESCENT EQUIVALENCY:	1 x 20W
DIMMABLE:	No
NOTES:	3.2VA FLOOD BEAM. 20W INCANDESCENT EQUIV. 80+ CRI. 2700K. A WIRING KIT AND GROUND SPIKE IS SUPPLIED.
LEADWIRE:	18.0"
CERTIFICATION:	C-US WET RATED
VOLTAGE:	12V
UPC:	640665154955

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