

City of Ketchum Planning & Building

STAFF REPORT KETCHUM PLANNING AND ZONING COMMISSION MEETING OF MARCH 26th, 2024

PROJECT:	Bigwood Clubhouse
FILE NUMBER:	P24-007
APPLICATION:	Pre-Application Design Review
PROPERTY OWNER:	Bigwood Property Owners Association
ARCHITECT:	Scott Prentice
LOCATION:	105 Clubhouse Dr (Block 19 Bigwood Subdivision)
ZONING:	Recreation Use (RU)
OVERLAY:	None
REVIEWER:	Adam Crutcher, Associate Planner
NOTICE:	As a courtesy, a public meeting notice for the project was mailed to all property owners within 300 feet of the project site and all political subdivisions on March 6, 2024. The notice was published in the Idaho Mountain Express on March 6, 2024. A notice was posted on the project site on March 19, 2024 and the city's website on March 11, 2024.

EXECUTIVE SUMMARY

The applicant has submitted a Pre-Application Design Review for the development of a new clubhouse building at Block 19 within the Bigwood Subdivision (the "subject property"). The subject property is zoned Recreation Use (RU) and contains an existing clubhouse which is proposed to be demolished as part of the project. The subject property is also located within the Bigwood PUD which received approval on August 15, 1985. The existing clubhouse building was approved in 1987 and is approximately 5,000 square feet. The proposed clubhouse building aims to reduce the size of the clubhouse and is approximately 1,800 square feet. No change is proposed to the existing parking or sports courts, with minor renovations of the pool and pool decking.

The project is subject to Pre-Application Design Review pursuant to Ketchum Municipal Code §17.96.010.D.1. Pre-Application Design Review is an opportunity for the Planning and Zoning Commission to give the applicant feedback on the proposed project. This preliminary review allows the Commission to ask questions, identify code compliance issues or design concerns, and provide recommendations to the applicant. Design Review is required for the development of nonresidential buildings pursuant to Ketchum Municipal Code §17.96.010.A.1.



Figure 1. Subject Property location

BACKGROUND

Bigwood DA & PUD

The Bigwood PUD and Development Agreement ("DA") were approved, with conditions, in 1985, to annex the property containing the present day Bigwood Golf Course and neighboring residential lots, within the City limits. The Bigwood Annexation, Services and Development Agreement identified allowed uses on each block within the Bigwood subdivision. The development permitted on Block 19 is a recreation center with a variety of allowed uses inside the building including, "a tennis pro shop, a community recreation room, property management areas, lock rooms, showers, restroom facilities, food and beverage service which shall be limited to the hours of golf course operation, except for Bigwood Property Owners Association uses or functions." The proposed building includes restrooms, changing rooms, storage, and a recreation/clubhouse room. All of the proposed uses align with the allowed uses in the DA, therefore not requiring any amendment to the PUD or DA documents.

Process to Date

The Planning and Building Department received the Pre-Application Design Review application on January 29, 2024. The application was reviewed and scheduled for hearing on February 28, 2024 after

one round of review. As of the date of this staff report, all department comments have been resolved or will be addressed upon submittal of a design review application.

Analysis

Per KMC 17.96.050.A Criteria. The Commission shall determine the following before approval is given for design review:

- 1. The project does not jeopardize the health, safety or welfare of the public.
- 2. The project generally conforms with the goals, policies, and objectives of the adopted comprehensive plan.
- 3. The project conforms to all applicable standards and criteria as set forth in this chapter, this title, and any other standards as adopted or amended by the City of Ketchum from time to time.

Staff found criteria #1 & #2 were met as the proposal meets the uses detailed in the Open Space, Parks and Recreation category of the Future Land Use Map. This category speaks to "Public and private open space, trails, park, and golf courses" as appropriate primary uses and "public utilities or facilities" as appropriate secondary uses. The proposed development contains restrooms for golf course users and is primarily a private recreation center/park for residents of the Bigwood PUD.

Staff also found criteria #3 meet through their review of the project against design review criteria as well as dimensional standards for the RU zoning district. In staffs review of the design review standards, the project demonstrated compatibility of design with surrounding residences through the use of natural materials (wood and stone) as well as the inclusion of a pitched roof. Staff also found the use of gable roof ends, windows used throughout the building, and the covered patio/seating area to provide defining architectural features and reduce the appearance of flatness.

Staff identified the following items which will need to be included upon submitting of a final design review application:

- Include proposed exterior lighting
- Verify height of deck encroaching into rear yard setback
- Include landscape plan with proposed species
- Identify proposed snow storage areas
- Verify building height measurement from proposed/existing grade
- Include all setback and building coverage calculations on plans

As stated above, staff did not identify any code compliance issues and found the project to meet applicable design review criteria as proposed.

Attachments:

A. Bigwood Clubhouse Project Plans



City of Ketchum Planning & Building

OFFICIAL U	USE ONLY
File Number:	P24-007
Date Received:	1/29/24
By:	HLN
Pre-Application	Fee 9300
Design Review F	
By:	

Pre-Application Design Review

Submit completed application and documentation to <u>planningandzoning@ketchumidaho.org</u>. If you have questions, please contact the Planning and Building Department at (208) 726-7801. Design Review criteria, zoning regulations, and development standards are specified in Title 17 of Ketchum Municipal Code, which may be viewed by clicking the link <u>here</u>. You will be contacted and invoiced once your application package is complete.

APPLICANT INFORMAT	ΓΙΟΝ						
Project Name: Bigwoo	d Property Owners (lubhouse	Phone: (20	8)726-456	5		
Owner: Bigwood Property Owners Association		Mailing Add					
Email: MUllman@char	rteroak-equity.com		PO Box 933, Ketchum ID 83340				
Architect/Representati	ve: Scott Prentice	Architects	Phone: (31	0)991-476	3		
Email: scott@scottprent	icearchitects.com		Mailing Add				
Architect License Num	ber: AR-986291		PO Box	c 518, Paci	fic Palisades CA 9027	2	
Engineer of Record: F	Plan North Engineers		Phone: (208	3)874-3996			
Email: david@plan-north	n.com		Mailing Add				
Engineer License Numb	per:		1401	S Robe	rt St. Boise		
Primary Contact Name	and Phone Numb	er: Scott Prentice, (31	0)991-4763				
PROJECT INFORMATIC	N		-				
Legal Land Description	Block 19, Bigwoo	d Subdivision	Street Add	ress:			
Lot Area (Square Feet):	108,161	Zoning District: R	RU		RPK #: RPK04260	000190	
Overlay District:	□Floodplain	🗆 Avalanche	□Mountain		None		
Type of Construction:	⊠New	□Addition	□Remodel		Other		
Anticipated Use: Home	eowners Clubhouse, St	orage, Restroom/ Changing	Number of F	Residenti	al Units: None		
GROSS FLOOR AREA							
GROSS FLOOR AREA		Proposed			Existing		
	ool Storage/ Equipmen	-	312.13	Sq. Ft.	Existing	312.13	Sq. Ft.
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MARK

Signature of Owner/Representative

Date

11/10/23

PRE-APPLICATION DESIGN REVIEW SUBMITTAL CHECKLIST

A Pre-Application Design Review submittal shall include the materials listed in the following table in digital format. Please fill out the checklist in the table below and include the sheet number(s) where the required submittal material may be found in the project plan set. The applicant may elect to provide more details, additional plan sheets, and other supplemental materials not listed in the checklist at their discretion.

	PRE-APPLICATION DESIGN REVIEW SUBMITTAL CHECKLIST			
Submitted by Applicant	Plan Sheet Number(s)	Pre-Application Required Materials		
	N/A	Project Narrative: A project narrative describing the approach and concept of the project and how the project meets the applicable design review criteria. (narrative shall include a response to each applicable criteria)		
	AR.3 CO.20	Conceptual Site Plan: A conceptual site plan showing proposed on and off- site improvements. Site plan shall include conceptual landscaping and public amenities. Detailed plant list not required.		
	AR.4-6	Conceptual Elevations and Floor Plans: Elevations and floor plans for all facades and all levels shall be provided. Elevations shall depict materiality, however, colored renderings not required.		
	AR.7	Conceptual Materials and Color Palette: Materials and colors sample board shall be provided for all facades. Photos of materials, representative imagery, and other digital representation of concept is acceptable. Specifications of materials and colors are not required.		
	AR.2 AR.7 AR.8	3D Perspectives: A minimum of two perspectives, one from a street view and one from bird's eye view, showing the massing of the proposed project within the context of the surrounding neighborhood. Adjacent properties and structures must be included. Full color renderings or photo-realistic perspectives are not required.		

Bigwood Clubhouse Project Narrative

The Bigwood Homeowners Association has voted at their latest annual meeting to replace the existing clubhouse structure which is in poor physical shape and too large based on the Association's needs. The proposed project replaces the current structure with a building that reduces existing floor area by 60% with an opportunity to replace an aging structure with a high efficiency, well functioning, timeless and beautiful structure. The Associations pre-design process included questionnaires and opportunity for homeowner input which has resulted in the proposed design.

The design includes a main enclosed area that includes two seating areas with windows and doors designed to bring the outside in and open to spectacular long views. The proposed structure orientation is modified strategically from existing to afford greater access to views and a closer visual and physical connection to the existing pool. The proposed structure includes storage and restroom changing facilities for both pool and sport court user use. The existing pool will be renovated and the spa relocated to take advantage of the long view to Bald Mountain. There is a covered exterior area as well as a trellised area with a fire pit directly opposite the pool and spa.

The exterior materials are designed to let the building recede into it's natal environment with proposed landscape that includes evergreen trees for screening while refreshing existing planting areas and replacing the areas of removed structure and decking with lawn and planting areas. A new entrance way is contemplated to replace the existing at the east parking area and includes replacement of the existing fencing for greater security of the pool area. The entrance way will include a stone wall, trellis and wood gate/fence that bring the materials and lines of the clubhouse structure to the entry of the sports court/pool/ clubhouse complex and will include updated landscape planting including an allay of trees and an metal entry trellis similar in material and detail to the proposed trellis area proposed for the clubhouse.

DESIGN REVIEW CRITERIA Synopsis

Streets

Existing parking areas and their connections to Clubhouse Drive and Big Wood Drive will remain as existing.

Sidewalks

No sidewalks exist or are contemplated for the project.

Drainage

Existing drainage onsite will be maintained to continue to retain all storm water onsite. Project results in a substantial transfer of existing impervious paving an structure area to pervious landscape planting area.

Utilities

Existing utilities are underground and will be retained for the new structure.

Compatibility of Design

The natural materials and colors of materials and the simple massing are contextually compatible with neighboring properties and represent a substantial reduction in height and mass from current clubhouse structure.

Architectural

Unobstructed pedestrian access through the newly designed entryway provides clear access to the clubhouse complex. The building character is clearly defined and there is continuity in its materials and placement across the existing pool equipment/storage room, a proposed detached golfers restroom and fencing/ entryway. Concealed garbage storage and snow retention devices will be provided.

Circulation Design

No change in current circulation on the site is proposed.

Snow Storage

Current snow storage at the south parking area will be maintained.

Landscaping

Project proposes removal of five pine trees adjacent to the proposed structure with replacement of trees to provide privacy as required. Existing planting beds to be refreshed. Landscape materials will be readily adaptable to the sites microclimate, soils conditions orientation and aspect, and shall serve to enhance the surrounding neighborhood. Existing evergreen tree screening along adjacent streets to be maintained. All proposed plant species to be drought tolerant and mostly native.

Public Amenities

The project proposes a golfer's restroom.



NOTES

SURVEY NARRATIVE: 1. THE PURPOSE OF THIS MAP IS TO SHOW LIMITED SITE INFORMATION AS IT EXISTED ON THE DATE THE FIELD SURVEY WAS PERFORMED IN RELATION TO PLATTED LOT LINES. CHANGES MAY HAVE OCCURRED TO SITE CONDITIONS SINCE SURVEY DATE. LOT LINES ARE BASED ON FOUND MONUMENTS. ALL FOUND MONUMENTS WERE ACCEPTED AS EITHER ORIGINAL CORNERS, OR REPLACEMENTS OF ORIGINAL CORNERS. SET MONUMENTS WERE ESTABLISHED USING PROPORTIONED DISTANCES AND BEARINGS.

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2. REFERENCED SURVEYS:

- AMENDED BIGWOOD SUBDIVISION, BIG BLOCK PLAT, INST. NO. 289785, RECORDS OF BLAINE COUNTY, IDAHO.
 BOUNDARY DIMENSIONS SHOWN HEREON ARE MEASURED. FOR RECORD
- DIMENSIONS, SEE REFERENCED SURVEYS.
- VERTICAL DATUM: ELEVATIONS BASED ON NAVD 88 DATUM. UNDERGROUND UTILITIES WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS MAP WAS PREPARED FOR THE EXPRESS USE OF THE CLIENT AND IS NOT TRANSFERABLE TO OTHERS WITHOUT WRITTEN CONSENT BY
- GALENA-BENCHMARK ENGINEERING AND IS NOT VALID OR TO BE USED BY OTHER PARTIES FOR ANY REASON INCLUDING BUT NOT LIMITED TO REAL ESTATE TRANSACTIONS, BUILDING APPLICATIONS, PERMITS, ETC. 7. A TITLE POLICY HAS NOT BEEN SUBMITTED TO GALENA-BENCHMARK
- ENGINEERING, 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.
- ELECTRONIC DATA: GALENA-BENCHMARK ENGINEERING 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.
 THIS DRAWING IS VOID AFTER 3 YEARS AND NO ELECTRONIC COPIES OF DICITAL
- 9. THIS DRAWING IS VOID AFTER 2 YEARS AND NO FURTHER COPIES OR DIGITAL FILES WILL BE TRANSMITTED.

EASEMENTS, ENCUMBRANCES AND RESTRICTIONS:

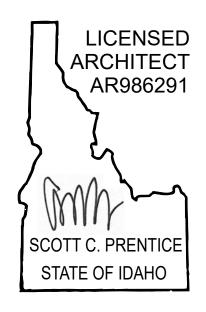
- BUILDING AREA: BUILDING ENVELOPE IF SHOWN, IS PER PLAT. SETBACK AND FOOTPRINT REQUIREMENTS PER CURRENT CITY/COUNTY ORDINANCES MAY VARY FROM PLAT. IT IS RECOMMENDED THAT SAID ORDINANCES BE REVIEWED PRIOR TO DESIGN.
- 11. GENERAL RESTRICTIONS : EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS 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, AVALANCHE OR ANY OTHER LAND-USE REGULATIONS OR HAZARDS.

SURVEY AND SITE FEATURES

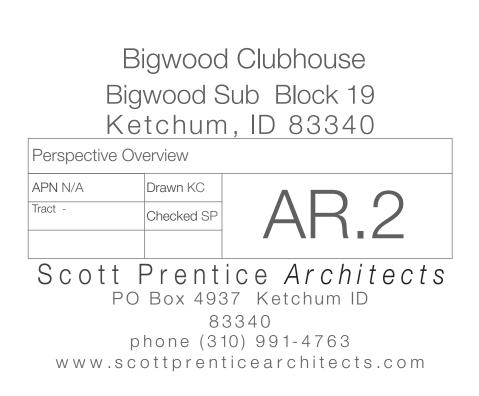
- BASIS OF BEARINGS IS IDAHO STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE AS DERIVED BY GPS OBSERVATIONS. ALL DISTANCES SHOWN ARE GROUND DISTANCES IN INTERNATIONAL FEET.
 BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER PLAT.
- REFER TO PLAT & CC&R'S FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY. 14. 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.
- 15. BUILDING WALLS IF SHOWN HEREON ARE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.
 TREE LOCATIONS AND DRIP LINES IF SHOWN HEREON ARE APPROXIMATE.
- 18. CONTOUR INTERVAL: <u>1'</u>
- MAP SCALE: DUE TO ELECTRONIC MAP DELIVERY AND ALTERNATE PRINTING METHODS, PLEASE USE BAR SCALE TO DETERMINE ACTUAL PRINTED SCALE.
 FEATURES OBSCURED FROM VIEW BY DEBRIS, SNOW, VEGETATION OR VEHICLES AT THE TIME OF SURVEY, DO NOT APPEAR ON THIS MAP.

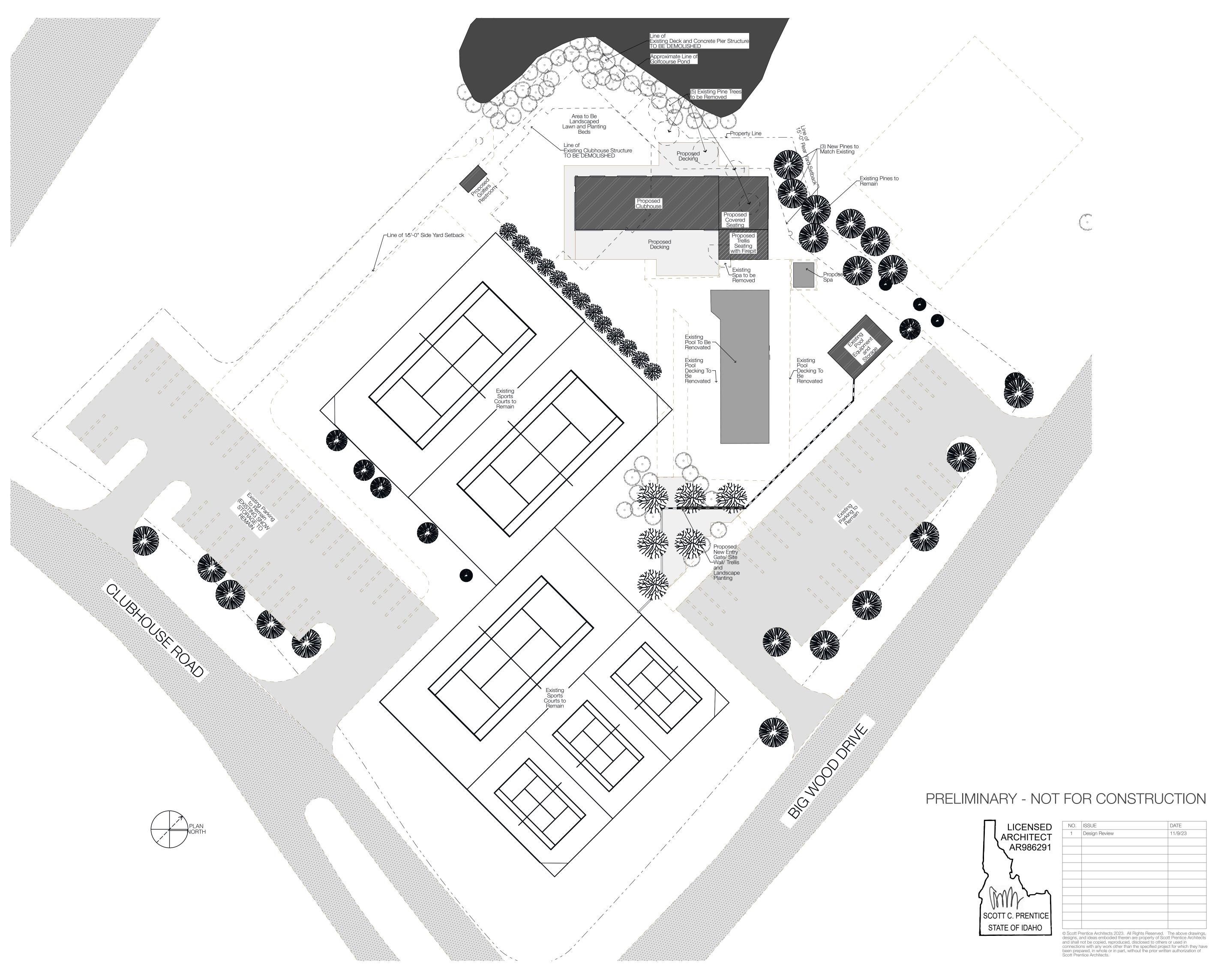
 Property Line Adjoiner's Lot Line FD5/8 = Found 5/8" Rebar FD1/2 = Found 1/2" Rebar SET5/8 = Set 5/8" Rebar CNTRL = Survey Control Calculated point (not set) 5' Contour Interval 1' Contour Interval FL = Flow Line of Creek/Ditch Curb & Gutter FNC = Fence Line Building Asphalt Concrete Sidewalk Pavers Wood Deck RTW = Retaining Wall CT = Conifer Tree DT = Deciduous Tree Approximate Surface Water at time of Survey 	SGN = Sign TVBOX = Cable TV Riser PHBOX = Telephone Riser Light PBOX = Power Box PMTR = Power Meter CB = Catch Basin DWELL = Dry Well Culvert FH = Fire Hydrant WV = Water Valve VB = Irrigation Valve Box AP = Angle Point BOW = Back of Walk COR = Corner CC = Curb Cut CMP = Corrugated Metal Pipe CMU = Concrete Masonry Unit EOA = Edge of Asphalt EOC = Edge of Concrete FF = Finished Floor FL = Flow Line IC = Illegible Cap LIP = Lip of Gutter NC = No Cap NG = Natural Ground TA = Top of Asphalt TC = Top Back of Curb TOP = Top of Slope W.C.= Witness Corner	GALE	SURVEY	Civil Engin Bell Di Bell Di Box 7 Prove Seal	DN ZANA
5		PURPOSE: ISSUE FOR REVIEW	DATE BY		





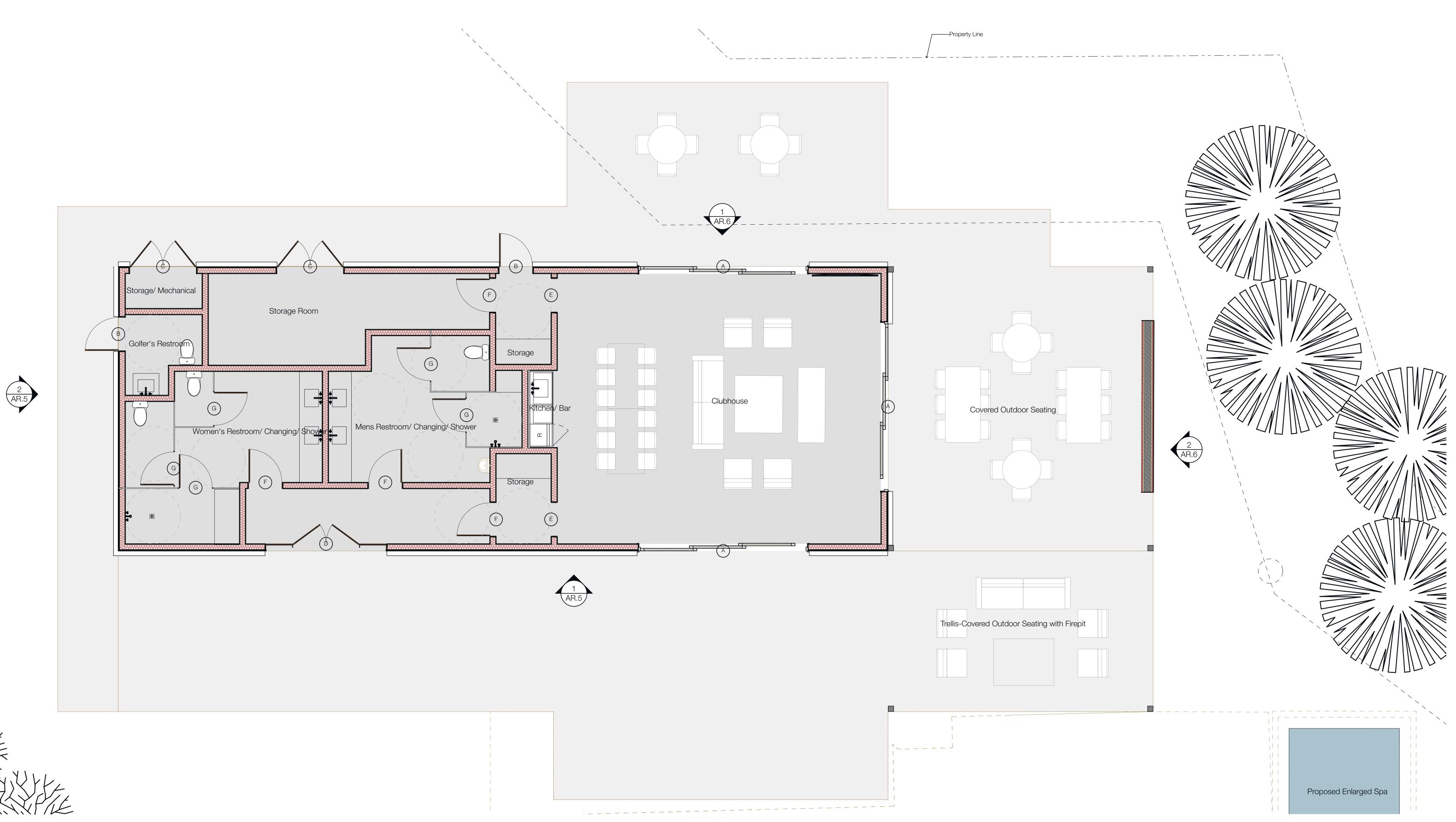
NO.	ISSUE	DATE
1	Design Review	11/9/23
designs, and shall connectio ceen pre	Prentice Architects 2023. All Rights Reserved. and ideas embodied therein are property of Sco not be copied, reproduced, disclosed to others ons with any work other than the specified proje oared, in whole or in part, without the prior writte ntice Architects.	tt Prentice Architects or used in ct for which they hav





NO.	ISSUE	DATE
1	Design Review	11/9/23
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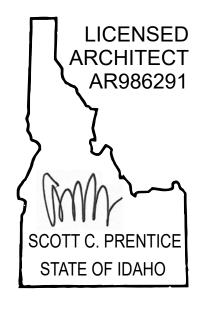




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1 Clubhouse Floor Plan SCALE: 1/4" = 1'-0"





NO.	ISSUE	DATE
1	Design Review	11/9/23
designs, and shall connection been prep	Prentice Architects 2023. All Rights Reserved. and ideas embodied therein are property of Scc not be copied, reproduced, disclosed to others ons with any work other than the specified proje pared, in whole or in part, without the prior writt ntice Architects.	tt Prentice Architects or used in ct for which they have

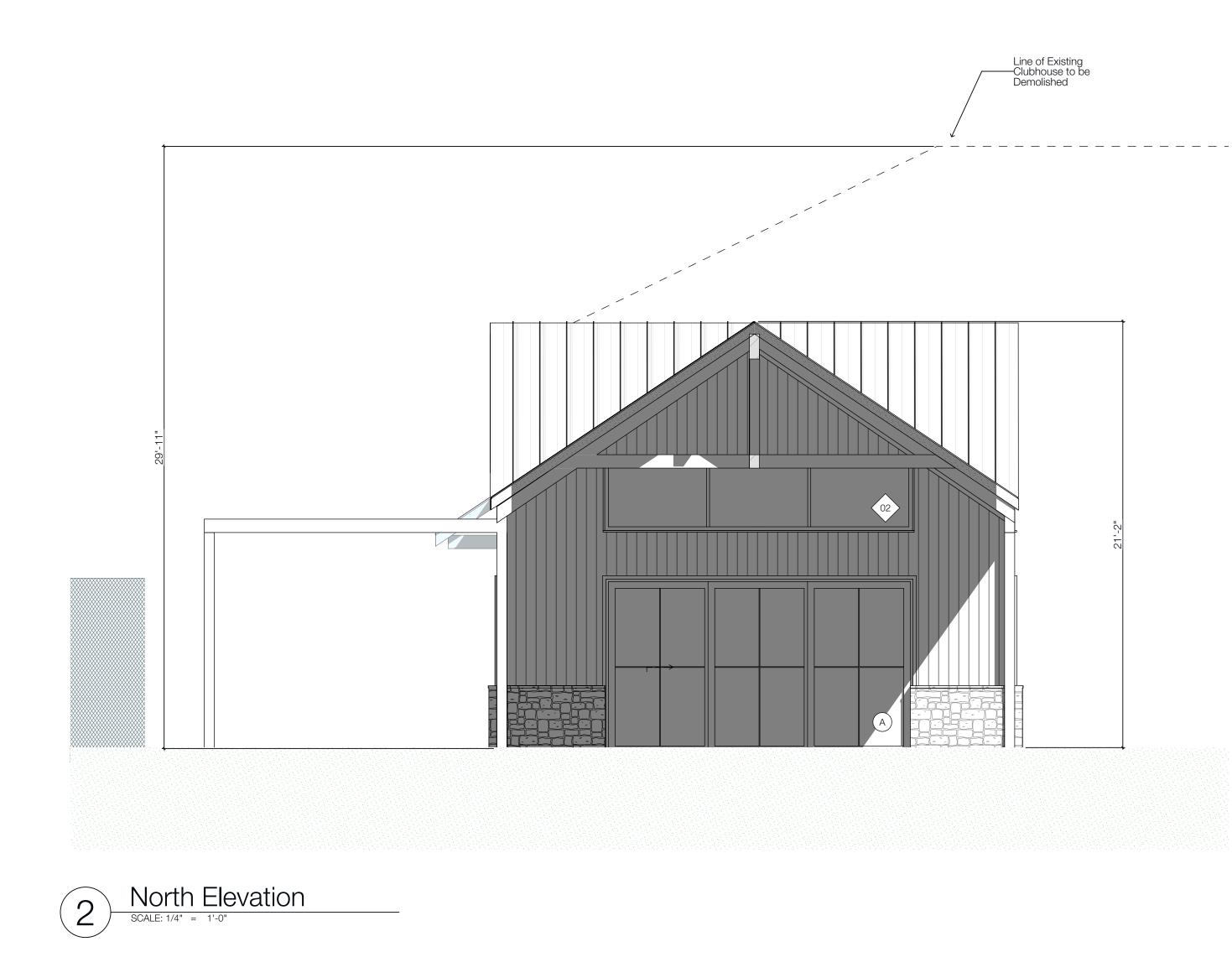




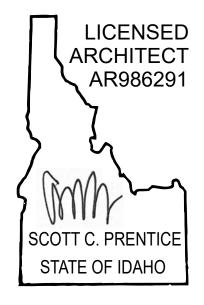
EXTE	ERIOR FINIS	SH LEGEND
RF 1	METAL STANDING SEA MANUFACTURER: SPECIFICATION: FINISH/ COLOR: NOTES:	M ROOF - 24 GA 16" STANDING SEAM METAL PANEL GALVALUME PVDF RESIN MIDNIGHT BRONZE CONCEALED FASTENERS, CLASS 'A' RATED
PS 1	PAINTED STEEL MANUFACTURER: SPECIFICATION: FINISH/ COLOR: NOTES:	- - TNEMEC PAINT-DARK GRAY -
DK 1	DECKING MANUFACTURER: SPECIFICATION: COLOR:	CASTOHN 24X48 MOUNTAIN SLATE PAVERS ON COMPACTED ROAD BASE NATURAL GRAY
EW 1	EXTERIOR WOOD MANUFACTURER: SPECIFICATION: COLOR:	DELTA MILLWORKS/ ACCOYA 1X8 ROUGH SAWN 3.0 T&G VERTICAL RIVER STONE MANUFACTURER APPLIED
EW 2	EXTERIOR WOOD MANUFACTURER: SPECIFICATION: COLOR:	- SEE EW1 WITH SEMI SOLID STAIN FIELD APPLIED DEEP GRAY
EFW 1	EXTERIOR FINISH WOO MANUFACTURER: SPECIFICATION: COLOR:	DD TRIM DELTA MILLWORKS/ ACCOYA ROUGH SAWN 3.0 TRIM PER DETAILS RIVER STONE MANUFACTURER APPLIED

NO.	ISSUE	DATE
1	Design Review	11/9/23
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EXTE	RIOR ELEV	ATION NOTES
	FINISHED COPING, SCUPP AR FINISH: MEDIUM DARK	ERS, CONDUCTOR HEADS AND DOWNSPOUTS SHALL BE BRONZE, UNO.
	RIOR SOFFITS UNDER FLA IK; FINISH TBD.	T AND PITCHED ROOFS SHALL BE SELECT TIGHT KNOT CEDAR
	EXPOSED PIPING AND CON	NDUIT SHALL BE PAINTED TO MATCH ADJACENT WALL
REFE		WALL FOR BUILDING MOUNTED FIXTURES AS REQUIRED. NGS FOR BUILDING MOUNTED FIXTURE HEIGHTS AND
	PLES OF ALL MATERIALS S OVAL PRIOR TO INSTALLA	HALL BE SUBMITTED TO OWNER AND ARCHITECT FOR TION.
EXTE	RIOR FINIS	SH LEGEND
RF	METAL STANDING SEA MANUFACTURER:	M ROOF -
	SPECIFICATION: FINISH/ COLOR: NOTES:	24 GA 16" STANDING SEAM METAL PANEL GALVALUME PVDF RESIN MIDNIGHT BRONZE CONCEALED FASTENERS, CLASS 'A' RATED
PS 1	PAINTED STEEL MANUFACTURER: SPECIFICATION:	-
	FINISH/ COLOR: NOTES:	TNEMEC PAINT-DARK GRAY -
DK 1	DECKING MANUFACTURER: SPECIFICATION:	CASTOHN 24X48 MOUNTAIN SLATE PAVERS
	COLOR:	ON COMPACTED ROAD BASE NATURAL GRAY
EW	EXTERIOR WOOD MANUFACTURER:	DELTA MILLWORKS/ ACCOYA
	SPECIFICATION: COLOR:	1X8 ROUGH SAWN 3.0 T&G VERTICAL RIVER STONE MANUFACTURER APPLIED
EW	EXTERIOR WOOD MANUFACTURER:	-
2	SPECIFICATION: COLOR:	SEE EW1 WITH SEMI SOLID STAIN FIELD APPLIED DEEP GRAY
EFW		DELTA MILLWORKS/ ACCOYA
1	SPECIFICATION: COLOR:	ROUGH SAWN 3.0 TRIM PER DETAILS RIVER STONE MANUFACTURER APPLIED
L		



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BATTENLOK® HS

BattenLok[®] HS is a mechanically field-seamed, high strength structural standing seam roof system ideal for functionality with a wide array of coating options.

The BattenLok® HS panels have a 2" tall vertical seam and are available in both 12-inch and 16-inch widths. BattenLok® HS can be installed directly over purlins or bar joists and is capable of transitioning from roof to fascia. BattenLok® HS does not require a solid substructure for support. This panel is modeled after Steelox's LRX and PRX roof panels.

Available in a profile suitable for curving in the field or through a third-party vendor contracted by the customer. Please contact your District Sales Manager for order assistance.



RF1-METAL ROOFING



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PRODUCT SPECS

Accoya | Rough Sawn 3.0 | River Stone

STANDARD SIZES 3/4x6, 3/4x8, 1x6, 1x8, 1-1/2x6, 1-1/2x8, 2x6, 2x8

LENGTHS 8'-16' random, 5% or less 6'-8'

DURABILITY Class 1

FIRE RATING SFM 12-7A-1

WARRANTY Accoya Warranty Certificate SPECIES GUIDE Accoya Species Guide

EW1-EXTERIOR WOOD SIDING













CONNECTICUT BLEND LEDGE IS MADE UP OF FIVE FIVE UNIQUE STONES PROVIDING A WIDE COLOR RANGE OF BLUES, GREYS, TANS, BROWNS, AND CREAM COLORS. THE LEDGESTONE PATTERN HAS A MIX OF THIN PIECES WITH VARYING LENGTHS. THE VISIBLE PART OF THE STONE IS THE "END GRAIN" WHICH IS DISTINCTLY DIFFERENT FROM THE FACE OF THE STONE. STONE THICKNESS & SIZE RANGE

THICKNESS: 3/4" – 1 -1/2"

FACE VALUES: 1-4" HIGH X 6-12" LENGTHS **STONE WEIGHTS & COVERAGES**

FLATS: WEIGHT PER SQUARE FOOT: UNDER 15 LBS COVERAGE PER PALLET: LARGE BOX – 108 SQ FT // MEDIUM BOX – 54 SQFT // SMALL BOX – 9 SQFT

CORNERS:

COVERAGE PER PALLETS: LARGE BOX - 100 LINFT // MEDIUM BOX - 50 LIN-FT // SMALL BOX – 5 LINFT

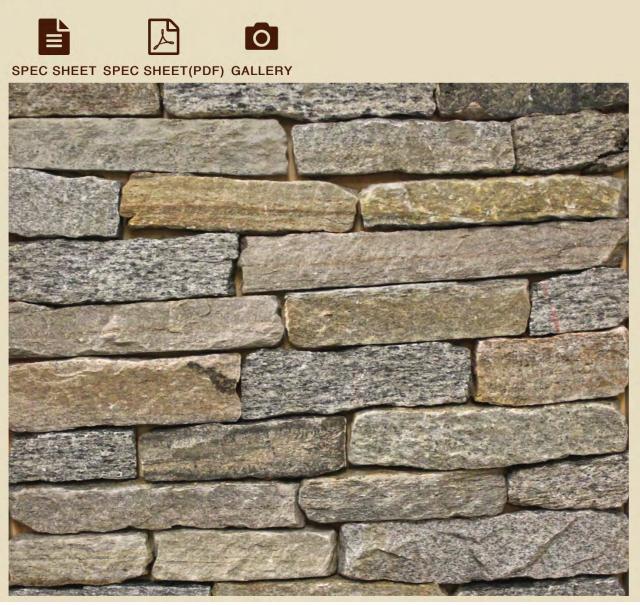
GEOLOGICAL STONE TYPE: GRANITE

*ALL WEIGHTS AND COVERAGES ARE APPROXIMATE



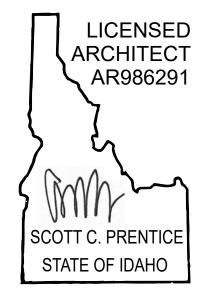
DK1-DECKING

CONNECTICUT BLEND LEDGE THIN VENEER



SV1-STONE WALL VENEER

CONCEPTUAL MATERIALS AND COLOR PALETTE

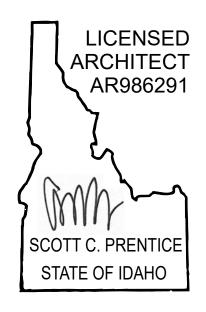


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Bigwood Clubhouse Bigwood Sub Block 19						
	Ketchum, ID 83340					
Concept Mat	Concept Materials & Color Pallette					
APN N/A	Drawn KC					
Tract -	Checked SP	AR (
Scott Prentice Architects						
PO Box 4937 Ketchum ID						
83340						
phone (310) 991–4763						
www.scottprenticearchitects.com						







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Bigwood Clubhouse						
Bigwood Sub Block 19						
Ketchum, ID 83340						
Perspective from Pool						
APN N/A	Drawn KC					
Tract -	Checked SP	AR8				
Scott Prentice Architects						
PO Box 4937 Ketchum ID						
83340						
phone (310) 991–4763						
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