



City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF FEBRUARY 28, 2023

PROJECT: The 208 Condos

FILE NUMBER: P22-035 and P22-035A

APPLICATION TYPE: Final Design Review and Subdivision – Condominium Preliminary Plat

APPLICANT: Nicole Ramey, Medici Architects (Architect)

PROPERTY OWNER: 755 S Broadway, LLC

REQUEST: Final Design Review and Condominium Preliminary Plat application for the development of a new, 10,856 square foot, three-story mixed-use building

LOCATION: 200 N Leadville Avenue - Ketchum Townsite: Block 23: Lot 1

ZONING: Community Core – Subdistrict 2 – Mixed Use (CC-2)

REVIEWER: Morgan R. Landers, AICP – Senior Planner

NOTICE: A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on November 7, 2022. The public hearing notice was published in the Idaho Mountain Express on November 9, 2022. A notice was posted on the project site and the city’s website on November 7, 2022. Story poles were verified on the subject property on November 22, 2022. The project was heard at the November 29, 2022 meeting of the Planning and Zoning Commission (the “Commission”) and continued to a special meeting on December 20, 2022. The project was heard again on December 20, 2023, and continued to the January 10, 2023 meeting of the Commission. The applicant, citing the need for additional time to respond to Commission’s comments, requested the January 10, 2023 hearing be continued to the February 28, 2023 meeting of the Commission. No information was presented or reviewed at the January 10, 2023 meeting and no public comment was taken.

I. EXECUTIVE SUMMARY:

As noted above, the Commission has reviewed the proposed application two previous times. Once at their November 29, 2022 hearing and again on December 20, 2022. Staff and Commission comments at the November 29, 2022 hearing were addressed by the applicant at the December 20, 2022 hearing with the exception of the north façade wall. The Commission discussed design review criteria related to the bulk and flatness of the building and commented that the bulk and flatness of the north façade wall was significant and that additional articulation should be considered. The Commission requested the applicant evaluate stepping back the third floor and applying varied materials and architectural detailing to achieve a reduced bulk and

flatness. The Commission also requested a 3D model/rendering of what the building will look like in context with the surrounding neighborhood.

The applicant has provided a revised development proposal included as (Attachment A). The applicant has indicated that the 3D model/rendering will be provided during the applicant presentation portion of the meeting. The following changes are proposed:

- The third floor is stepped back on the Leadville Ave side approximately 4 feet from the ground floor façade wall for a total of 6 feet 10 inches from the property line on Leadville Ave.
- The third-floor deck has been extended to the north end of the building
- The building has been pulled away from the north property line 7 inches to allow for additional brick detailing and architectural treatments on the north façade including a wrap of the dark wood paneling on the ground floor and bricked in windows on the upper floors
- The parapet wall on the rear portion of the building has been raised 1 foot 4 inches to accommodate an elevator tower on the alley side of the building
- A metal railing has been added to the east end of the façade along 2nd Street
- A wall trellis on the north façade has been added to facilitate climbing vines from the ground floor to the rooftop deck

Staff recommends the Commission review the proposed changes to determine if the Commission's concerns and requests have been addressed satisfactorily.

II. CONFORMANCE WITH ZONING AND DESIGN REVIEW STANDARDS:

Per Ketchum Municipal Code (KMC) §17.96.010.A – *Applicability*, design review is required for all new mixed-use buildings. Before granting Design Review approval, the Commission must determine that the application meets two criteria: (1) the project doesn't jeopardize the health, safety, or welfare of the public, and (2) the project conforms to all Design Review standards and zoning regulations (KMC §17.96.050.A).

Criteria #1: Health, Safety, and Welfare of the Public

The 2014 Comprehensive Plan outlines 10 core values that drive our vision for the future including a strong and diverse economy, vibrant downtown, community character, and a variety of housing options. The built environment within the downtown plays a key role in materializing these values to achieve the city's vision. The 2014 Comprehensive Plan designates the future land use for the subject property as "mixed-use commercial" where, according to the plan, "New structures in existing mixed-use areas should be oriented to streets and sidewalks and contain a mix of activities. Mixed-use development should contain common public space features that provide relief to the density and contribute to the quality of the street." Primary uses include offices, medical facilities, health/wellness-related services, recreation, government, residential, and services.

Policy CD-1.3 of Chapter 4 of the comprehensive plan states that "Infill and redevelopment projects should be contextually appropriate to the neighborhood and development in which they occur. Context refers to the natural and manmade features adjoining a development site; it does not imply a certain style." The transition between buildings is a key design element and has the potential to impact the perceived cohesiveness of the downtown and can impact the way residents and visitors experience a place.

Staff believes the project meets many of the goals and policies of the plan. The project proposes a variety of sizes of residential units and provides desirable retail square footage on the ground floor. The project is set back from the property line on both the Leadville Ave and 2nd Street sides, with awnings that invite and protect pedestrians. Benches at the corner and thoughtful landscape elements create common public space that engages with the uses in the building and the adjacent sidewalk. The Commission has expressed concerns related to the project's context with the neighborhood and adjacent development. As further discussed below, the bulk and flatness of the north façade is the most concerning aspect of the development. If the Commission

determines that the revisions to the building effectively reduce the bulk and flatness of the building, the project could be found to conform to Policy CD-1.3 of the comprehensive plan.

Criteria #2: Applicable Standards and Criteria

Conformance with Zoning Regulations

The proposed changes do not impact the project’s conformance with the zoning regulations, including dimensional standards, applicable to the project. The project remains in conformance with all zoning requirements.

Conformance with Design Review Improvements and Standards

Staff believes that most design review criteria are met with the proposed project, particularly as it relates to the changes made between the November 29th and December 20th hearings. Based on discussions at the December 20th hearing, the remaining concern for the Commission is design review criteria 17.96.060.F.5, which outlines that “Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness”. Staff believes that many of the changes proposed are a positive improvement from what was proposed at the December 20th hearing. The applicant has revised the plan set to show the existing adjacent trees for context. The applicant has not provided the 3D model/rendering of the surrounding buildings as requested by the Commission as part of the plan set, however, the model will be presented at the hearing for consideration. Sheet A4.4 shows the north façade elevation with the trellis, more articulated brick detailing, bricked in windows, and wood treatment that wraps the corner at the ground floor. It also shows the step back of the third floor from the front façade. No step backs of the third floor have been made on the sides or the rear of the building. Sheet A4.3 shows the same elevation but with the existing vegetation.

The renderings on Sheet A4.5 show how the step back of the third floor changes the appearance of the building. For comparison, Figures 1 and 2 below show comparison renderings between the December 20th proposal and what is proposed today.

Figure 1: Corner Rendering of 2nd and Leadville Comparison (December 20th on Left)



Figure 2: Corner Rendering of Leadville Ave Comparison (December 20th on Left)



The revised renderings depict what exists today with vegetation on adjacent properties. For reference, Sheet A4.4 shows what the elevation would look like if the vegetation did not exist.

III. STAFF RECOMMENDATION

Staff requests the Commission review the Design Review application and provided feedback to the applicant on the proposed revisions.

ATTACHMENTS:

- A. Application Materials – Revised Design Review Plan Set



City of Ketchum

ATTACHMENT A:
Application Materials – Revised
Design Review Plan Set

THE 208



NOTE: 3D RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.

ZONING REQUIREMENTS

JURISDICTION: CITY OF KETCHUM, ID

ZONING: CC COMMUNITY CORE, SUBDISTRICT 2-MIXED USE

PARCEL ASSESSOR'S #: RPK00000230010

LOT SIZE: 5,504 SF = 0.13 ACRE

LEGAL DESCRIPTION:

LOT 1, BLOCK 23 OF THE VILLAGE OF KETCHUM, BLAINE COUNTY, IDAHO, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED AS INSTRUMENT NO. 302967, RECORDS OF BLAINE COUNTY, IDAHO.

MAXIMUMS:

MAX. FAR: 2.25 WITH INCLUSIONARY HOUSING INCENTIVE
REFER TO SHEET A0.3
MAX. BUILDING COVERAGE: 75% (SF)
MAX. HEIGHT: 42' ABOVE ABE

SETBACKS:

-FRONT AND STREET SIDE 5' AVERAGE
-ADJACENT TO ALLEYWAY 3'
-NON-HABITABLE STRUCTURES LOCATED ON BUILDING ROOF-TOPS 10'

CODE INFORMATION

ALL MATERIALS, WORKMANSHIP, DESIGN AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE FOLLOWING APPLICABLE CODES USED IN THIS DESIGN FOR CITY OF KETCHUM.

- 2018 INTERNATIONAL BUILDING CODE (IBC)
- 2018 INTERNATIONAL FIRE CODE
- INCLUDING AMENDMENTS PER KETCHUM ORDINANCE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- INCLUDING AMENDMENTS BY THE IDAHO BUILDING CODE BOARD
- 2018 INTERNATIONAL FIRE CODE (IFC)
- INCLUDING ADMENDMENTS PER KETCHUM ORDINANCE
- 2018 CITY OF KETCHUM MUNICIPAL CODE
- INCLUDING KETCHUM GREEN BUILDING CODE
- 2018 INTERNATIONAL FUEL GAS CODE (IFGC)
- 2018 INTERNATIONAL MECHANICAL CODE (IMC)
- 2018 NATIONAL ELECTRIC CODE (NEC)
- 2018 IDAHO STATE PLUMBING CODE (ISPC)

ACCESSIBLE UNITS

PROJECT CONTAINS (4) UNITS TOTAL:
(3)TYPE B UNITS PROVIDED, PER IBC CHAPTER 11

PARKING:

RETAIL: EXEMPT LESS THAN 5,500 SF 0 SPACES
RESIDENTIAL: 4 SPACES

DESIGN REVIEW APPLICATION REQUIREMENTS

TITLE 17 - CHAPTER 17.96 DESIGN REVIEW:

17.96.040.C.2.f. FLOOR PLAN. LIST GROSS AND NET SQUARE FOOTAGE FOR EACH FLOOR. LIST OCCUPANCY CLASSIFICATION AND TYPE OF CONSTRUCTION.

OCCUPANCY CLASSIFICATION:

M- MERCANTILE (RETAIL AREAS)
R-2 RESIDENTIAL
S-2 PARKING AREAS

TYPE OF CONSTRUCTION:

V-B

NOTE: METHOD FOR MEASURING FLOOR AREA (GROSS) PER CHAPTER 17.08 DEFINITIONS:
THE SUM OF HORIZONTAL AREA OF THE BUILDING MEASURED ALONG THE OUTSIDE WALLS OF EACH FLOOR OF A BUILDING OR PORTION OF A BUILDING, INCLUDING STAIR TOWERS AND ELEVATORS ON THE GROUND FLOOR ONLY, AND 50 PERCENT OF ATRIUMS OVER 18 FEET PLATE HEIGHT, BUT NOT INCLUDING BASEMENTS, UNDERGROUND PARKING AREAS OR OPEN UNENCLOSED DECKS. PARKING AREAS COVERED BY A ROOF OR PORTION OF THE BUILDING AND ENCLOSED ON THREE OR MORE SIDES BY BUILDING WALLS ARE INCLUDED. FOUR PARKING STALLS FOR DEVELOPMENTS ON SINGLE KETCHUM TOWN SITE LOTS OF 5,600 SF IN SIZE OR LESS ARE NOT INCLUDED IN THE GROSS FLOOR AREA CALCULATION.

NOTE: METHOD FOR MEASURING FLOOR AREA (NET) PER CHAPTER 17.08 DEFINITIONS:
THE SUM OF HORIZONTAL AREAS OF ALL FLOORS IN A BUILDING INCLUDING BASEMENTS BUT NOT INCLUDING OPEN UNENCLOSED DECKS, INTERIOR OR EXTERIOR CIRCULATION, MECHANICAL EQUIPMENT ROOMS, PARKING AREAS, COMMON AREAS, PUBLIC BATHROOMS OR STORAGE AREAS IN BASEMENTS.

PROJECT DATA

PROJECT DESCRIPTION: NEW CONSTRUCTION OF MIXED USE AND COMMERCIAL BUILDING

OWNER: MICHAEL CARR
2667 SOUTH TACOMA WAY
TACOMA, WA 98409
P: 206.423.3121
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ARCHITECT: MEDICI ARCHITECTS
200 WEST RIVER STREET #301
KETCHUM, ID 83340
P: 208.726.0194
E: EMILY@MEDICIARCHITECTS.COM

DESIGNER: EXECUTIVE DESIGN SERVICES
SHERMAN, JONATHAN
FRIDAY HARBOR, WA 98250
P: 206.383.4526
E: JONATHANDESIGN007@GMAIL.COM

CIVIL ENGINEER: GALENA ENGINEERING, INC
317 N. RIVER STREET
HAILEY, IDAHO 83333
P: 208.788.1705
E: GALENA@GALENA-ENGINEERING.COM

LANDSCAPE ARCHITECT: LYON LANDSCAPE ARCHITECTS
126 SOUTH MAIN STREET, SUITE B1
HAILEY, IDAHO 83333
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E: MOGHAN@LYONLA.COM

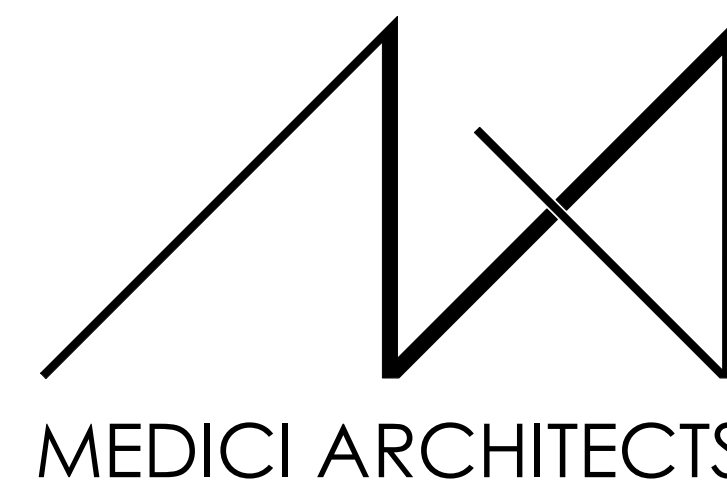
GENERAL CONTRACTOR: CONRAD BROTHERS
105 LEWIS ST SUITE 101
KETCHUM, IDAHO 83340
P: 208.309.1200
E: PAUL@CONRADBROTHERSCONSTRUCTION.COM

ELECTRICAL ENGINEER: ABOSSEIN ENGINEERING
18465 NE 68TH STREET #22
REDMOND, WA 98052
P: 425.462.9441
E: CSERVICE@ABOSSEIN.COM

CITY OF KETCHUM LIGHTING CONSULTANT: THE MH COMPANIES
2995 N COLE RD SUITE 115
BOISE, IDAHO 83704
P: 208.609.3722
E: CARSON@MHLIGHTING.COM

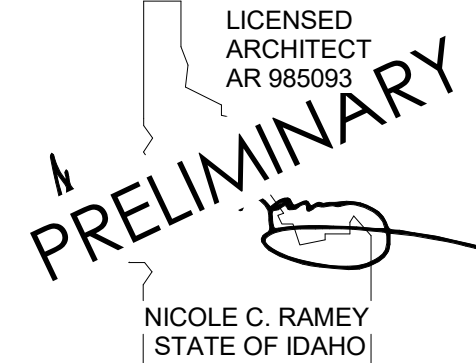


VICINITY MAP
1/4" = 1'-0"



11661 SE 1ST STREET, SUITE 200
BELLEVUE, WASHINGTON 98005
TEL: (425) 453-9298
FAX: (425) 452-8448

REGISTRATION:



INTAKE DATE: 02/22/23

REVISIONS: DATE:

NO.	DESCRIPTION	DATE

PROJECT / CLIENT:

THE 208 BUILDING

CARR, MICHAEL

JOB ADDRESS:

200 N LEADVILLE KETCHUM
IDAHO, 83340
PARCEL #RPK00000230010

SYMBOL LEGEND

(A)	GRID LINES	EXISTING WALL
(1)	PROJECT BASE POINT	EXISTING WALL TO DEMO
(2)	REFERENCE ELEVATION POINT	2X WALLS
(3)	PROPERTY CORNER	FOUNDATION WALL
(4)	PROPERTY LINE	CONCRETE SURFACE
(5)	CENTER LINE	CAST IN PLACE CONCRETE
(6)	T.O.W. 119.12'	STRUCTURAL POST - SIZE AND TYPE PER STRUCTURAL PLAN
(7)	N 90°00'00" E Distance	GAS OUTLET
(8)	PROPERTY LINE TAG	GAS METER
(9)	SECTIONS FOUND ON SHEET A101	HOSE BIB
(10)	DETAIL SECTION FOUND ON SHEET A101	DOWNSPOUT
(11)	INTERIOR ELEVATION FOUND ON SHEET A1.0	METER
(12)	EXIT DIRECTION	ELECTRICAL METER
(13)	SMOKE DETECTOR	ELECTRICAL PANEL
(14)	SMOKE & CARBON MONOXIDE DETECTOR	UNDISTURBED EARTH
(15)	DOOR TAG NUMBER	COMPACTED FILL
(16)	DOOR SIZE	GRAVEL
(17)	WINDOWS TAG NUMBER	RIGID OR SPRAY INSULATION
(18)	WHOLE HOUSE FAN CONTROL	BIBS BLOW-IN INSULATION
(19)		STONE
(20)		BATT INSULATION
(21)		EXHAUST FAN
(22)		VENT TO OUTSIDE
(23)		WATER METER
(24)		STEP DOWN / ELEVATION CHANGE
(25)		KEY NOTES

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR	PICT	PICTURE
A/C	AIR CONDITIONING	PLAM	PLASTIC LAMINATE
AHU	AIR HANDLING UNIT	PSF	POUNDS PER SQUARE FOOT
ALT	ALTERNATE	PSI	POUNDS PER SQUARE INCH
ALUM	ALUMINUM	PL	PROPERTY LINE
ANOD	ANODIZED	PNA	PROTECTED NATURAL AREA
BSMT	BASEMENT	QTY	QUANTITY
BLK	BLOCK	REF	REFRIGERATOR
BS	BOTH SIDES	REQD	REQUIRED
BLDG	BUILDING	REV	REVISION
CAB	CABINET	R	RISER
CB	CATCH BASIN	RM	ROOM
CLG	CEILING	RO	ROUGH OPENING
CLR	CLEAR	SG	SAFETY GLASS
CL	CLOSET	SM	SMILAR
CONC	CONCRETE	SH	SINGLE HUNG
CMU	CONCRETE MASONRY UNIT	SOG	SLAB ON GRADE
CONT	CONTINUOUS	SPEC	SPECIFICATION
CJ	CONTROL JOINT	SF	SQUARE FOOT
CPT	CARPET	SS	STAINLESS STEEL
CSMT	CASSEMENT	STD	STANDARD
CF	CUBIC FOOT	STL	STEEL
DIA	DIAMETER	STOR	STORAGE
DBH	DIAMETER BREST HEIGHT	S2	STORM DRAIN
DIM	DIMENSION	SUP	SUPPLEMENTAL
DW	DISHWASHER	TV	TELEVISION
DH	DOUBLE HUNG	TEMP	TEMPORARY
DN	DOWN	TP	TOILET PAPER DISPENSER
DS	DOWNSPOUT	T&G	TONGUE & GROOVE
D	DRYER	TO	TOP OF
EA	EACH	TOW	TOP OF WALL
ELEC	ELECTRICAL	TB	TOWEL BAR
EP	ELECTRICAL PANEL	T	TREAD
ELEV	ELEVATOR	TPZ	TREE PROTECTION ZONE
EQ	EQUAL	TYP	TYPICAL
EXT	EXTERIOR	UNO	UNLESS NOTED OTHERWISE
EXIST	EXISTING	VB	VAPOR BARRIER
FFE	FINISH FLOOR ELEVATION	VTOS	VENT TO OUTSIDE
FRD	FIRE RATE DOOR	VF	VERIFY IN FIELD
FRW	FIRE RATE WINDOW	VERT	VERTICAL
FXD	FIXED	VC	VERTICAL GRAIN
FXT	FIXTURE	WC	WATER CLOSET
FAR	FLOOR AREA RATIO	WH	WATER HEATER
FTG	FOOTING	WRB	WATER RESISTANT BARRIER
FAU	FORCED AIR UNIT	W	WASHER
FDN	FOUNDATION	WHF	WHOLE HOUSE FAN
FURN	FURNACE	W	WINDOW
GFA	GROSS FLOOR AREA	WI	WITH
HDWD	HARDWOOD	W/O	WITHOUT
HOR	HEADER	WP	WATER PROOFING
HVAC	HEATING, VENTILATION & A/C	YD	YARD
HT	HEIGHT		
HORZ	HORIZONTAL		
HR	HOUR		
INCL	INCLUDE (ED/ING)		
INT	INTERIOR		
LED	LIGHT EMITTING DIODE		
LOD	LIMIT OF DISTURBANCE		
LF	LINEAR FEET		
MANUF	MANUFACTURER		
MAX	MAXIMUM		
MECH	MECHANICAL		
MIN	MINIMUM		
MISC	MISCELLANEOUS		
NIC	NOT IN CONTRACT		
NTS	NOT TO SCALE		
NO	NUMBER		
OC	ON CENTER		
PERF	PERFORATED		

DRAWING NAME:

TITLE SHEET

Drawn By: MS

Checked By: NR

Owner Approval:

PHASE:

CONSTRUCTION DRAWINGS

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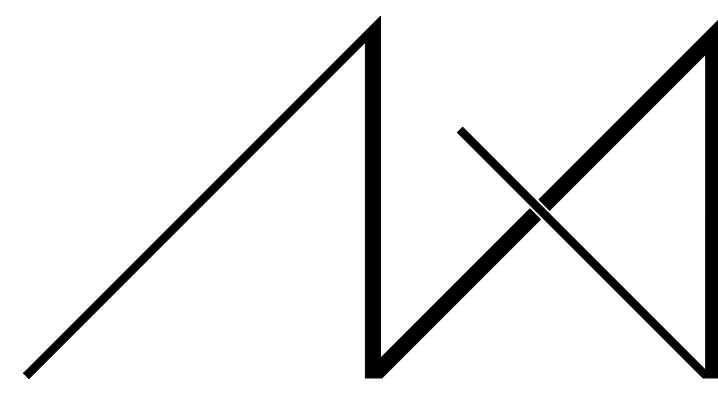
APPROVED FOR CONSTRUCTION:

PROJECT No.: A21-198

DATE: 2/22/2023

PLOT SCALE: 1:1

A0.0



MEDICI ARCHITECTS

11 661 SE 1ST STREET, SUITE 200
BELLEVUE, WASHINGTON 98005
TEL: (425) 453-9298
FAX: (425) 452-8448

REGISTRATION:

LICENSED ARCHITECT
AR 985993
PRELIMINARY
NICOLE C. RAMEY
(STATE OF IDAHO)

INTAKE DATE: 02/22/23

REVISIONS: DATE:

REVISIONS:	DATE:

PROJECT / CLIENT:

THE 208 BUILDING

CARR, MICHAEL

JOB ADDRESS:

200 N LEADVILLE KETCHUM
IDAHO, 83340
PARCEL #RPK00000230010

DRAWING NAME:

SITE PLAN

Drawn By: MS

Checked By: NR

Owner Approval:

PHASE:

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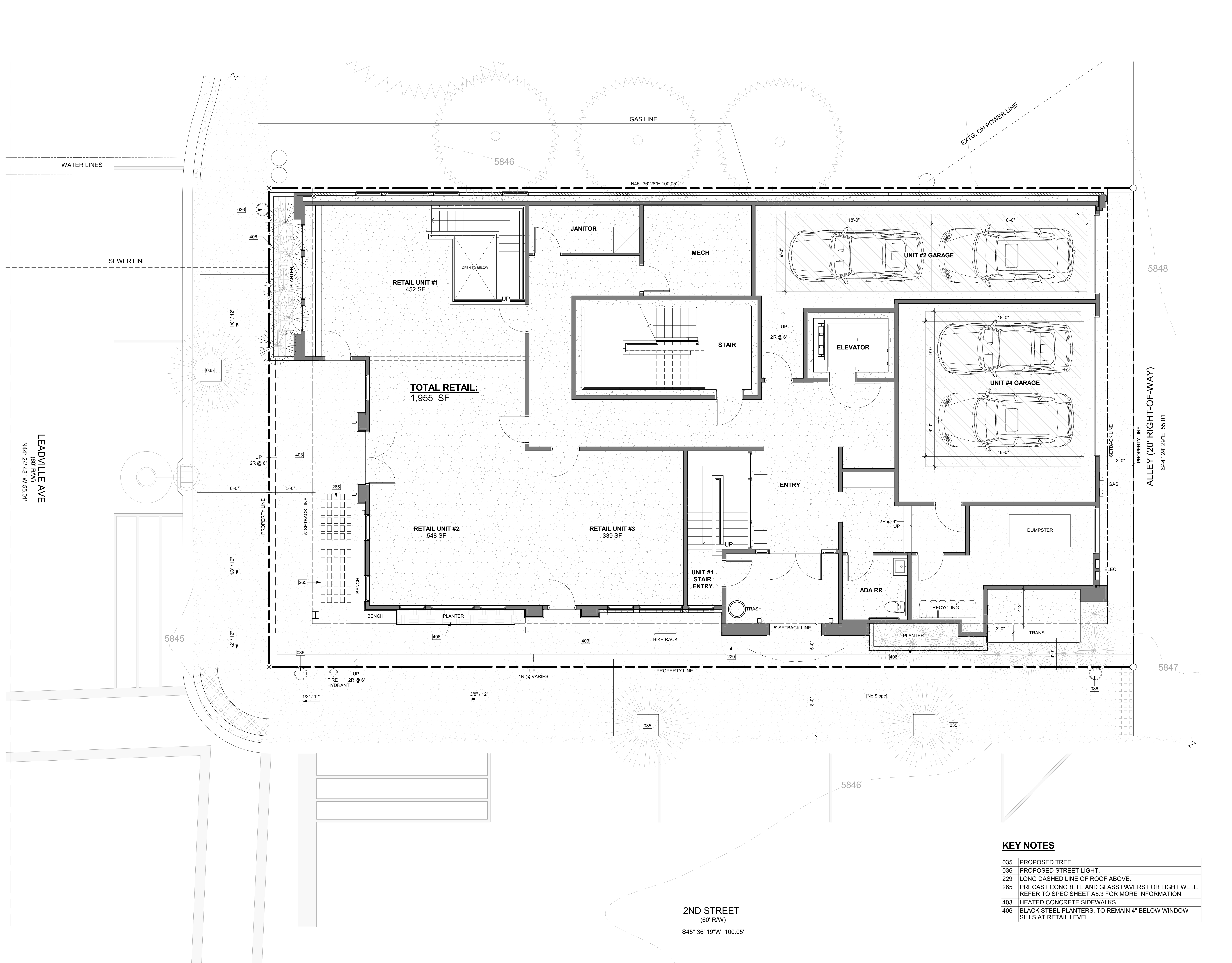
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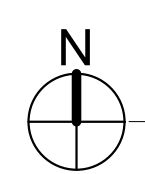
SITE PLAN
1/4" = 1'-0" 1

A0.1
PLOT SCALE: 1:1



KEY NOTES

- 035 PROPOSED TREE.
- 036 PROPOSED STREET LIGHT.
- 229 LONG DASHED LINE OF ROOF ABOVE.
- 265 PRECAST CONCRETE AND GLASS PAVERS FOR LIGHT WELL. REFER TO SPEC SHEET A5.3 FOR MORE INFORMATION.
- 403 HEATED CONCRETE SIDEWALKS.
- 406 BLACK STEEL PLANTERS. TO REMAIN 4" BELOW WINDOW SILLS AT RETAIL LEVEL.



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 IDAHO, 83340
 PARCEL #RPK00000230010

DRAWING NAME:

LOWER LEVEL PLAN

Drawn By: MS

Checked By: NR

Owner Approval:

PHASE:

CONSTRUCTION DRAWINGS

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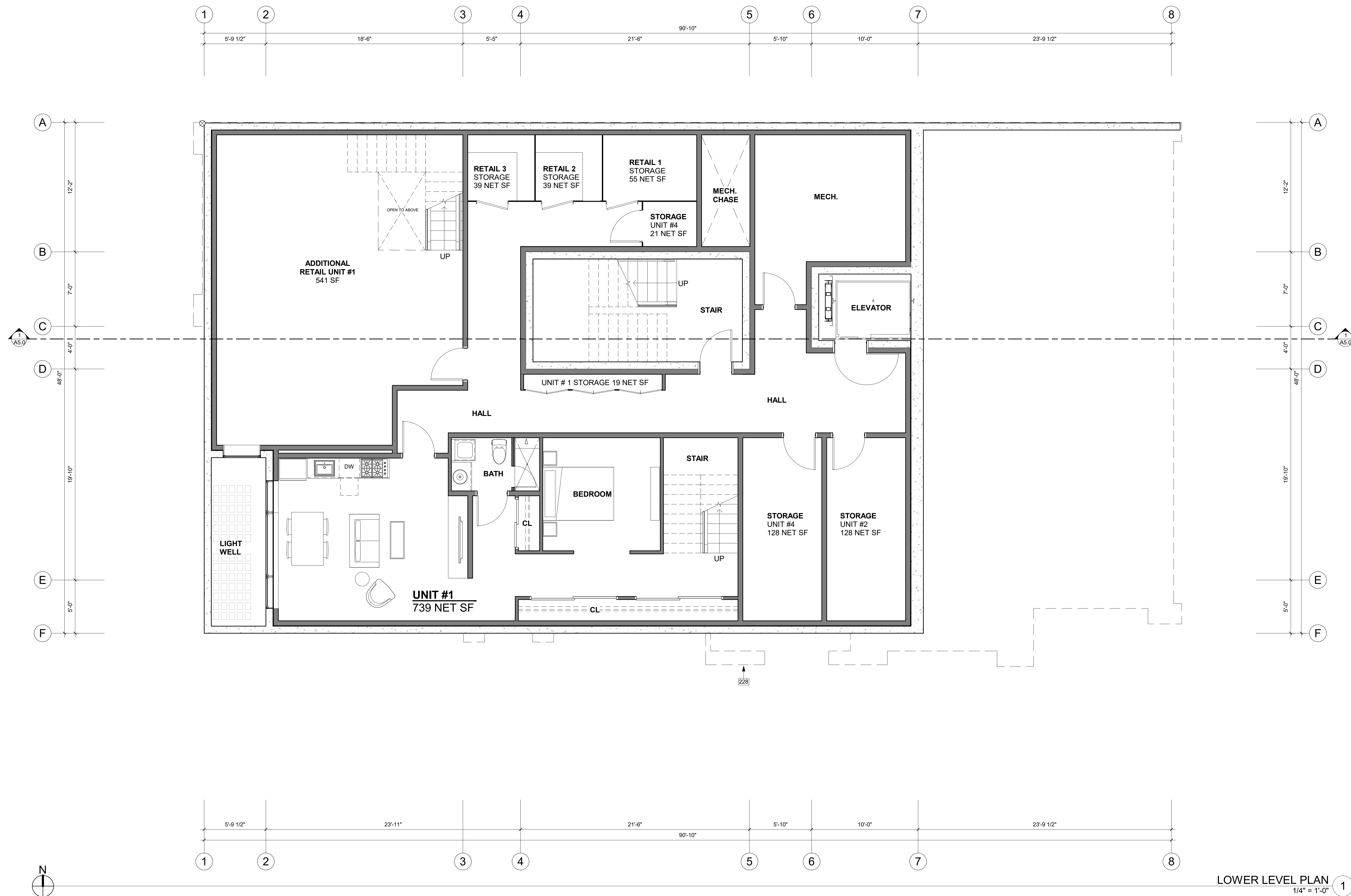
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PROJECT No.: A21-198

DATE: 2/22/2023

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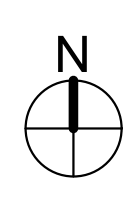
PLOT SCALE: 1:1



LOWER LEVEL PLAN
 1/4" = 1'-0" 1

KEY NOTES

228 DASHED LINE OF BUILDING ABOVE.



REGISTRATION:

LICENSED ARCHITECT
 AR 985993
PRELIMINARY
 NICOLE C. RAMEY
 (STATE OF IDAHO)

INTAKE DATE: 02/22/23

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REVISIONS:	DATE:

PROJECT / CLIENT:

THE 208 BUILDING

CARR, MICHAEL

JOB ADDRESS:

200 N LEADVILLE KETCHUM
 IDAHO, 83340
 PARCEL #RPK00000230010

DRAWING NAME:

1ST FLOOR PLAN

Drawn By: MS

Checked By: NR

Owner Approval:

PHASE:

CONSTRUCTION DRAWINGS

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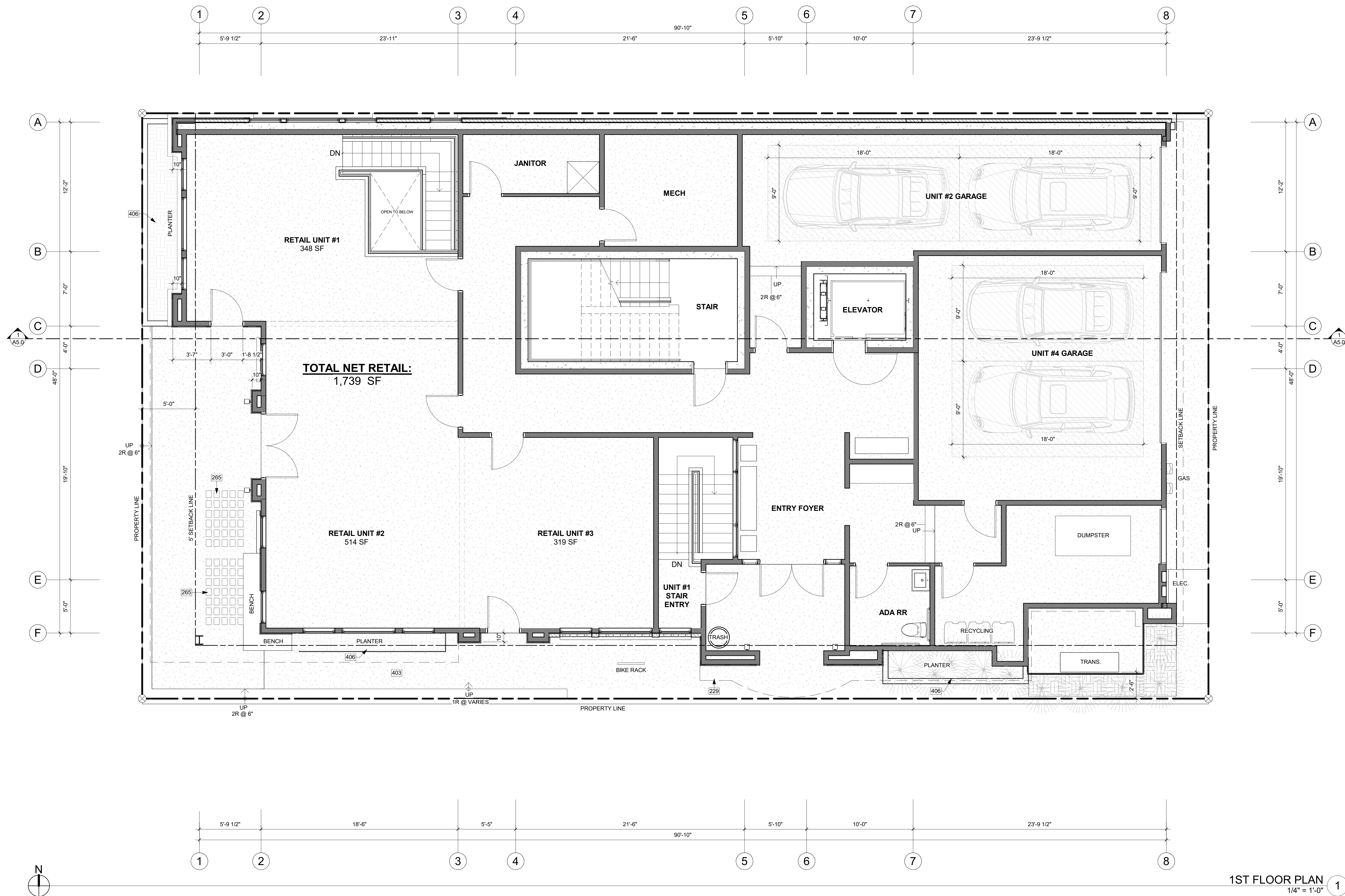
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PROJECT No.: A21-198

DATE: 2/22/2023

A2.1

PLOT SCALE: 1:1



1ST FLOOR PLAN
 1/4" = 1'-0" 1

KEY NOTES

- 229 LONG DASHED LINE OF ROOF ABOVE.
- 265 PRECAST CONCRETE AND GLASS PAVERS FOR LIGHT WELL. REFER TO SPEC SHEET A5.3 FOR MORE INFORMATION.
- 403 HEATED CONCRETE SIDEWALKS.
- 406 BLACK STEEL PLANTERS. TO REMAIN 4" BELOW WINDOW SILLS AT RETAIL LEVEL.

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THE 208 BUILDING

CARR, MICHAEL

JOB ADDRESS:

200 N LEADVILLE KETCHUM
 IDAHO, 83340
 PARCEL #RPK00000230010

DRAWING NAME:

3RD FLOOR PLAN

Drawn By: MS

Checked By: NR

Owner Approval:

PHASE:

CONSTRUCTION DRAWINGS

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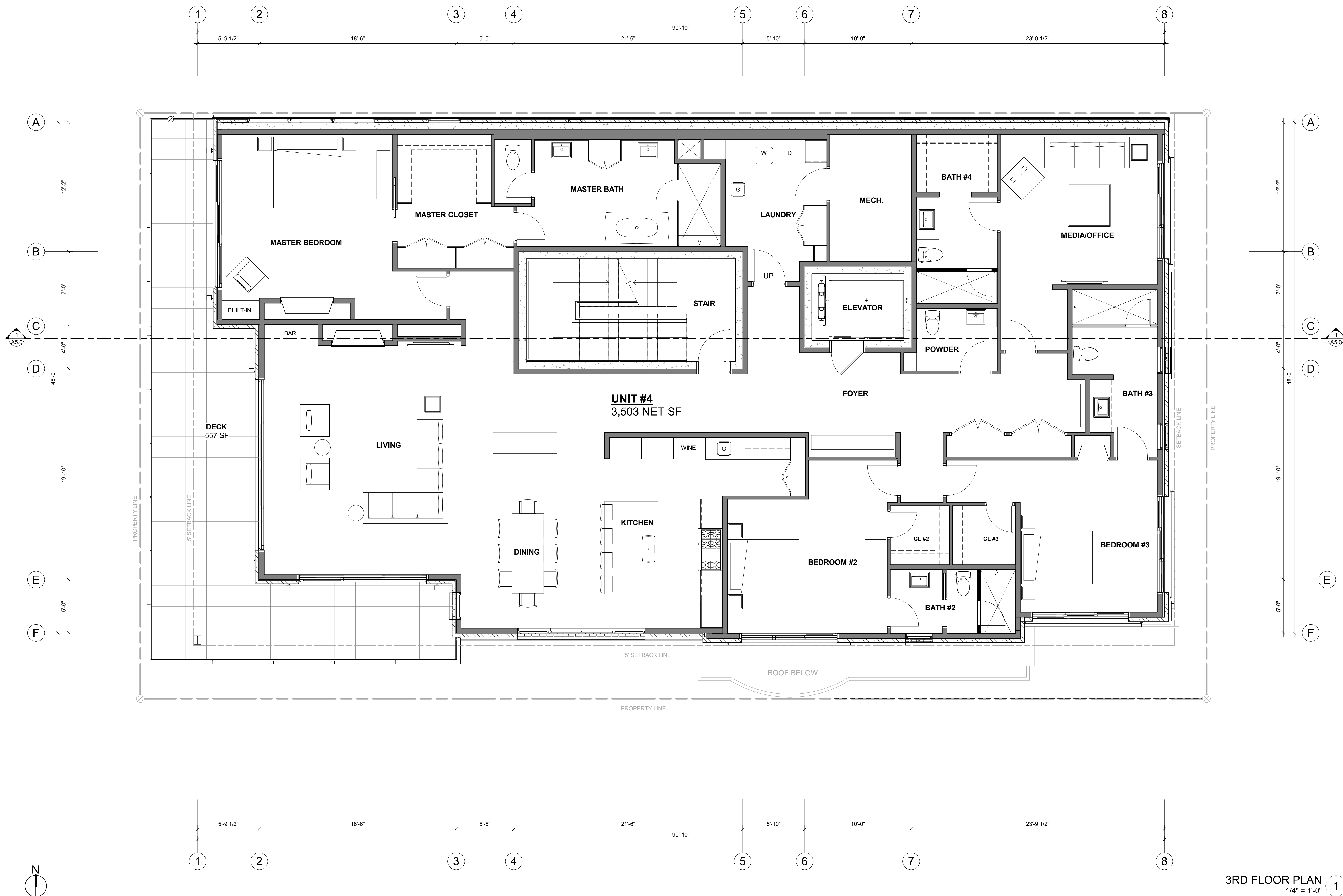
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PROJECT No.: A21-198

DATE: 2/22/2023

A2.3

PLOT SCALE: 1:1



3RD FLOOR PLAN
 1/4" = 1'-0" 1

REGISTRATION:

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 AR 985993
PRELIMINARY
 NICOLE C. RAMEY
 (STATE OF IDAHO)

INTAKE DATE: 02/22/23

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CARR, MICHAEL

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 IDAHO, 83340
 PARCEL #RPK0000230010

DRAWING NAME:

ROOF PLAN

Drawn By: MS

Checked By: NR

Owner Approval:

PHASE:

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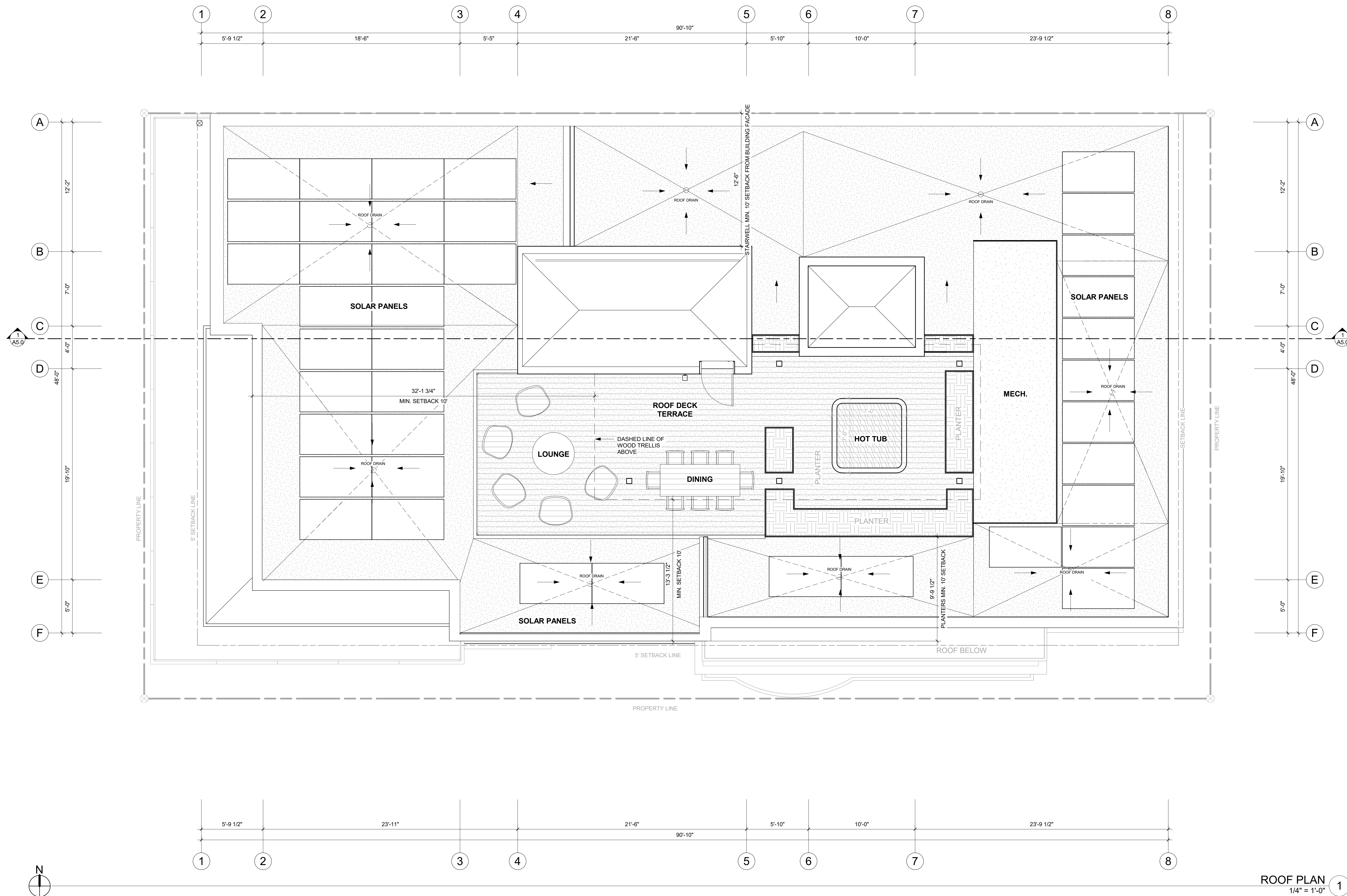
APPROVED FOR CONSTRUCTION:

PROJECT No.: A21-198

DATE: 2/22/2023

A3.0

PLOT SCALE: 1:1



REGISTRATION:

LICENSED ARCHITECT
 AR 985993
PRELIMINARY
 NICOLE C. RAMEY
 (STATE OF IDAHO)

INTAKE DATE: 02/22/23

REVISIONS: DATE:

REVISIONS:	DATE:

PROJECT / CLIENT:

THE 208 BUILDING

CARR, MICHAEL

JOB ADDRESS:

200 N LEADVILLE KETCHUM
 IDAHO, 83340
 PARCEL #RPK0000230010

DRAWING NAME:

ELEVATIONS

Drawn By: MS

Checked By: NR

Owner Approval:

PHASE:

CONSTRUCTION DRAWINGS

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APPROVED FOR CONSTRUCTION:

PROJECT No.: A21-198

DATE: 2/22/2023

A4.0

PLOT SCALE: 1:1



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

KEY NOTES

- 400 NATURAL STONE VENEER.
- 401 BRICK VENEER.
- 404 WOOD SIDING.
- 405 BLACK STEEL C-CHANNEL.
- 406 BLACK STEEL PLANTERS. TO REMAIN 4" BELOW WINDOW SILLS AT RETAIL LEVEL.
- 407 METAL MESH SCREEN.
- 408 BLACK STEEL GUARD. MIN. 75% TRANSPARENT AT ROOFTOP.
- 409 BLACK METAL COPING OVER PARAPET WALL.
- 410 METAL CLAD WOOD WINDOWS AND DOORS.
- 411 PRE CAST CONCRETE LINTEL.

REGISTRATION:

LICENSED ARCHITECT
 AR 985993
PRELIMINARY
 NICOLE C. RAMEY
 (STATE OF IDAHO)

INTAKE DATE: 02/22/23

REVISIONS: DATE:

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PROJECT / CLIENT:

THE 208 BUILDING

CARR, MICHAEL

JOB ADDRESS:

200 N LEADVILLE KETCHUM
 IDAHO, 83340
 PARCEL #RPK00000230010

DRAWING NAME:

ELEVATIONS

Drawn By: MS

Checked By: NR

Owner Approval:

PHASE:

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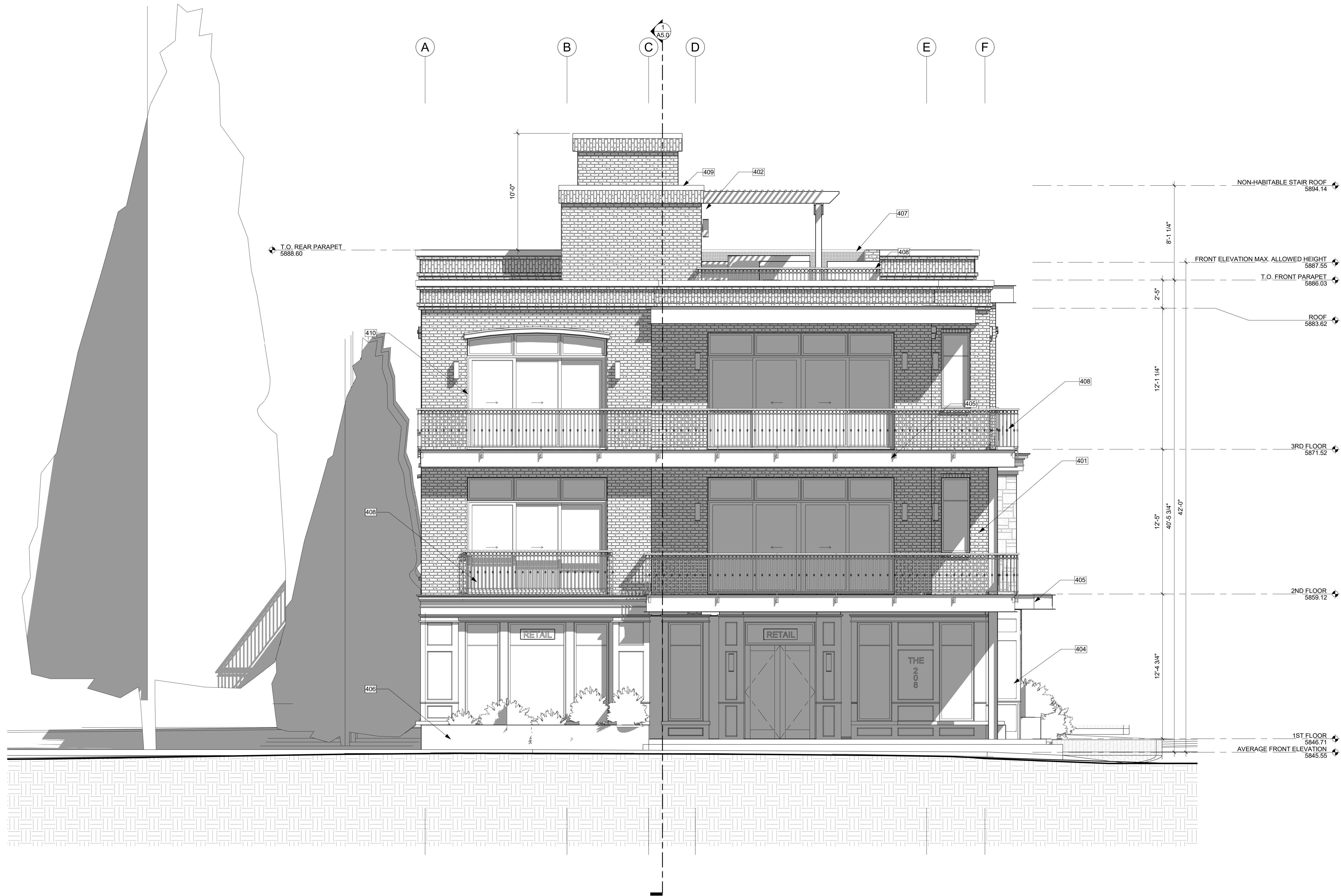
APPROVED FOR CONSTRUCTION:

PROJECT No.: A21-198

DATE: 2/22/2023

A4.1

PLOT SCALE: 1:1



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

KEY NOTES

401	BRICK VENEER.
402	LIGHTING @ ALL EXTERIOR DOORS INSTALLED PER MANUFACTURER, TYP. REFER TO SHEET A5.2 FOR LIGHTING SPECS. ALL LIGHTS SHALL COMPLY WITH CITY OF KETCHUM MUNICIPAL CODE 17.132.
404	WOOD SIDING.
405	BLACK STEEL C-CHANNEL.
406	BLACK STEEL PLANTERS. TO REMAIN 4" BELOW WINDOW SILLS AT RETAIL LEVEL.
407	METAL MESH SCREEN.
408	BLACK STEEL GUARD. MIN. 75% TRANSPARENT AT ROOFTOP.
409	BLACK METAL COPING OVER PARAPET WALL.
410	METAL CLAD WOOD WINDOWS AND DOORS.

REGISTRATION:

LICENSED ARCHITECT
 AR 985993
PRELIMINARY
 NICOLE C. RAMEY
 (STATE OF IDAHO)

INTAKE DATE: 02/22/23

REVISIONS: DATE:

REVISIONS:	DATE:

PROJECT / CLIENT:

THE 208 BUILDING

CARR, MICHAEL

JOB ADDRESS:

200 N LEADVILLE KETCHUM
 IDAHO, 83340
 PARCEL #RPK00000230010



EAST ELEVATION 1
 1/4" = 1'-0"

KEY NOTES

- 400 NATURAL STONE VENEER.
- 401 BRICK VENEER.
- 405 BLACK STEEL C-CHANNEL.
- 407 METAL MESH SCREEN.
- 408 BLACK STEEL GUARD. MIN. 75% TRANSPARENT AT ROOFTOP.
- 409 BLACK METAL COPING OVER PARAPET WALL.
- 410 METAL CLAD WOOD WINDOWS AND DOORS.
- 411 PRE CAST CONCRETE LINTEL.
- 412 ELECTRICAL/ GAS METERS.
- 413 BLACK STEEL FRAMED TRELLIS W/ BLACK STAINED WOOD CANOPY.

DRAWING NAME:

ELEVATIONS

Drawn By: MS

Checked By: NR

Owner Approval:

PHASE:

CONSTRUCTION DRAWINGS

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PROJECT No.: A21-198

DATE: 2/22/2023

A4.2

PLOT SCALE: 1:1

REGISTRATION:

LICENSED ARCHITECT
 AR 985593
PRELIMINARY
 NICOLE C. RAMEY
 (STATE OF IDAHO)

INTAKE DATE: 02/22/23

REVISIONS: DATE:

REVISIONS:	DATE:

PROJECT / CLIENT:

THE 208 BUILDING

CARR, MICHAEL

JOB ADDRESS:

200 N LEADVILLE KETCHUM
 IDAHO, 83340
 PARCEL #RPK0000230010

DRAWING NAME:

ELEVATIONS

Drawn By: MS

Checked By: EB

Owner Approval:

PHASE:

CONSTRUCTION DRAWINGS

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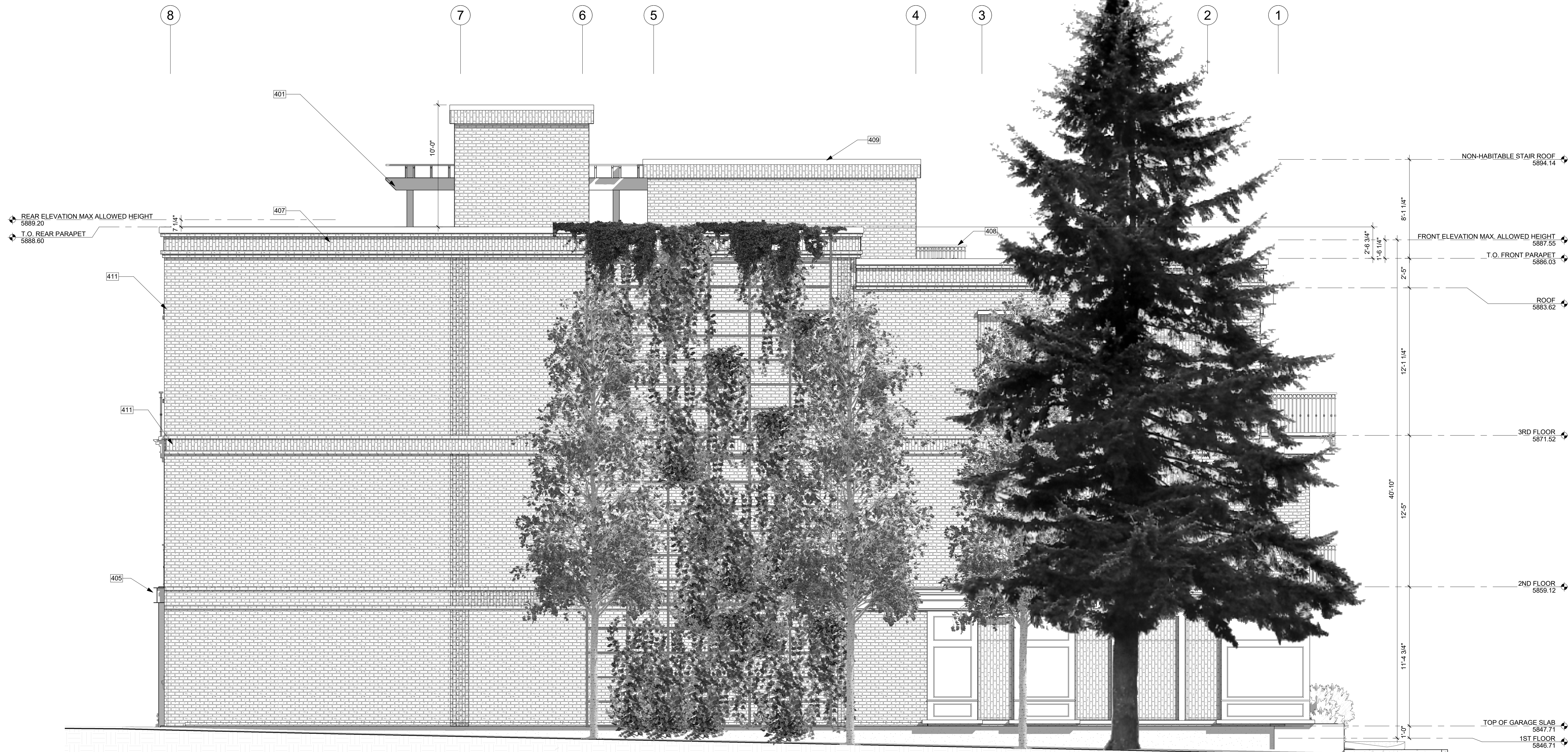
APPROVED FOR CONSTRUCTION:

PROJECT No.: A21-198

DATE: 2/22/2023

A4.3

PLOT SCALE: 1:1



NORTH ELEVATION 1
 1/4" = 1'-0"

KEY NOTES

401	BRICK VENEER.
405	BLACK STEEL C-CHANNEL.
407	METAL MESH SCREEN.
408	BLACK STEEL GUARD. MIN. 75% TRANSPARENT AT ROOFTOP.
409	BLACK METAL COPING OVER PARAPET WALL.
411	PRE CAST CONCRETE LINTEL.

REGISTRATION:

LICENSED ARCHITECT
 AR 985593
PRELIMINARY
 NICOLE C. RAMEY
 (STATE OF IDAHO)

INTAKE DATE: 02/22/23

REVISIONS: DATE:

REVISIONS:	DATE:

PROJECT / CLIENT:

THE 208 BUILDING

CARR, MICHAEL

JOB ADDRESS:

200 N LEADVILLE KETCHUM
 IDAHO, 83340
 PARCEL #RPK0000230010

DRAWING NAME:

ELEVATIONS

Drawn By: Author

Checked By: Checker

Owner Approval:

PHASE:

CONSTRUCTION DRAWINGS

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APPROVED FOR CONSTRUCTION:

PROJECT No.: A21-198

DATE: 2/22/2023

A4.4

PLOT SCALE: 1:1



NORTH ELEVATION 1
 1/4" = 1'-0"

KEY NOTES

401	BRICK VENEER.
405	BLACK STEEL C-CHANNEL.
407	METAL MESH SCREEN.
408	BLACK STEEL GUARD. MIN. 75% TRANSPARENT AT ROOFTOP.
409	BLACK METAL COPING OVER PARAPET WALL.
411	PRE CAST CONCRETE LINTEL.

NOTE: 3D RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.



SOUTH EAST PERSPECTIVE



NORTH EAST PERSPECTIVE



SOUTH WEST PERSPECTIVE

REGISTRATION:

LICENSED ARCHITECT
 AR 985993
PRELIMINARY
 NICOLE C. RAMEY
 (STATE OF IDAHO)

INTAKE DATE: 02/22/23

REVISIONS: DATE:

REVISIONS:	DATE:

PROJECT / CLIENT:

THE 208 BUILDING

CARR, MICHAEL

JOB ADDRESS:

200 N LEADVILLE KETCHUM
 IDAHO, 83340
 PARCEL #RPK00000230010

DRAWING NAME:

PERSPECTIVES

Drawn By: MS

Checked By: NR

Owner Approval:

PHASE:

CONSTRUCTION DRAWINGS

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APPROVED FOR CONSTRUCTION:

PROJECT No.: A21-198

DATE: 2/22/2023

PLOT SCALE: 1:1

A4.5

REGISTRATION:

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 AR 985993
PRELIMINARY
 NICOLE C. RAMEY
 (STATE OF IDAHO)

INTAKE DATE: 02/22/23

REVISIONS: DATE:

REVISIONS:	DATE:

PROJECT / CLIENT:

THE 208 BUILDING

CARR, MICHAEL

JOB ADDRESS:

200 N LEADVILLE KETCHUM
 IDAHO, 83340
 PARCEL #RPK0000230010

DRAWING NAME:

SECTIONS

Drawn By: MS

Checked By: NR

Owner Approval:

PHASE:

CONSTRUCTION DRAWINGS

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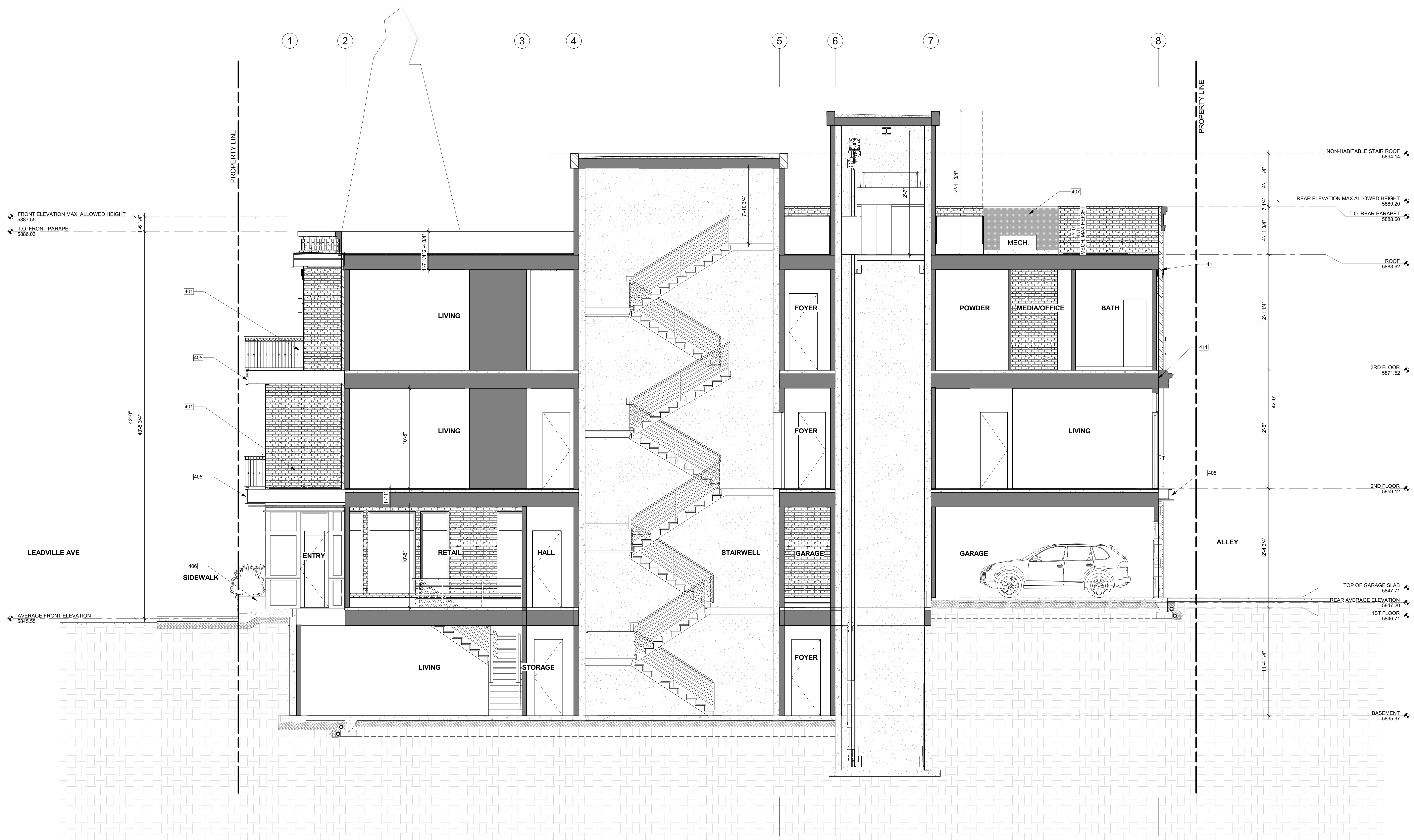
APPROVED FOR CONSTRUCTION:

PROJECT No.: A21-198

DATE: 2/22/2023

A5.0

PLOT SCALE: 1:1



SECTION 1
 1/4" = 1'-0" 1

KEY NOTES

- 401 BRICK VENEER.
- 405 BLACK STEEL C-CHANNEL.
- 406 BLACK STEEL PLANTERS. TO REMAIN 4" BELOW WINDOW SILLS AT RETAIL LEVEL.
- 407 METAL MESH SCREEN.
- 411 PRE CAST CONCRETE LINTEL.



11661 SE 1ST STREET, SUITE 200
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 TEL: (425) 453-9298
 FAX: (425) 452-8448

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 NICOLE C. RAMEY
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INTAKE DATE: 02/22/23

REVISIONS:	DATE:

PROJECT / CLIENT:

THE 208 BUILDING

CARR, MICHAEL

JOB ADDRESS:

200 N LEADVILLE KETCHUM
 IDAHO, 83340
 PARCEL #RPK00000230010

DRAWING NAME:

EXTERIOR MATERIALS

Drawn By: MS

Checked By: NR

Owner Approval:

PHASE:

CONSTRUCTION DRAWINGS

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APPROVED FOR CONSTRUCTION:



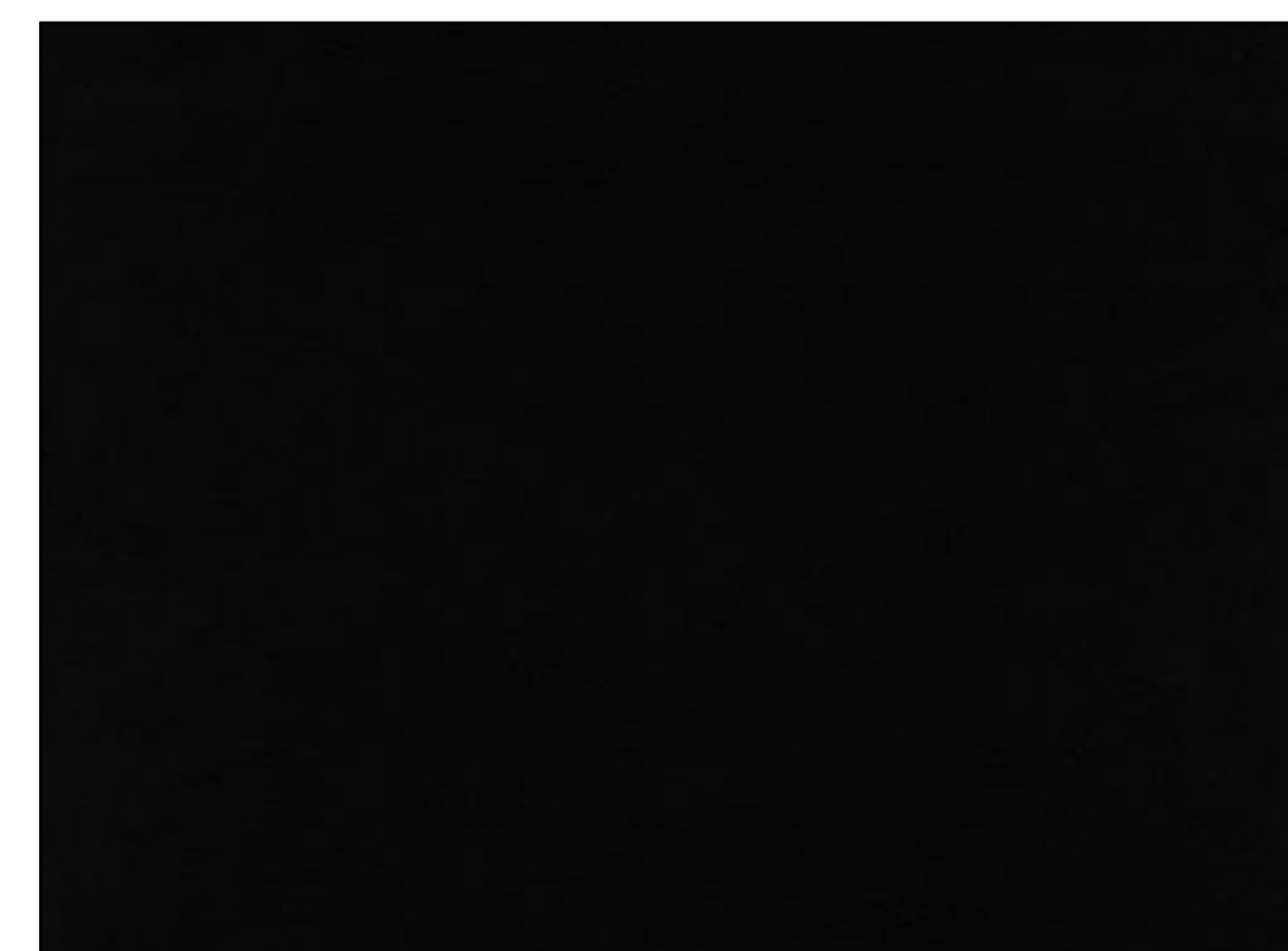
BRICK VENEER
 MOUNTAIN BLEND WITH RUG TEXTURE



STONE VENEER
 SILVERTIP STACK



WOOD SOFFIT
 ALASKAN YELLOW CEDAR VG



STEEL
 BLACK STEEL

PROJECT No.: A21-198
 DATE: 2/22/2023

PLOT SCALE: 1:1

A5.1

A

TEGEL 18 WALL SCONCE

TECH LIGHTING

Understated modern design characterizes Tegel outdoor LED wall sconces. Providing well-controlled up and down lighting, or down light only, these wall sconces provide accent and ambient illumination. The option of three finish choices and two sizes ensures this design profile successfully blends with all architectural aesthetics.

Outstanding protection against the elements:

- Powder coat finishes
- Impact-resistant, UV stabilized frosted acrylic lensing
- Up light and down light options, with 10° and 36° beam spread options

SPECIFICATIONS

DELIVERED LUMENS	2419 Up/Downlight 2122 Downlight
WATTS	219 Up/Downlight 1212 Downlight
VOLTAGE	Universal 120-277V with integral transformer 2.5KV surge protection (driver)
DIMMING	0-10, 0-1V
LIGHT DISTRIBUTION	Symmetric Up/Down Lighting
MOUNTING OPTIONS	Wall
OPTICS	10° and 36°
PERFORMANCE OPTIONS	Photocontrol / Surge Protector
CCT	2700K, 3000K or 4000K
CRI	80+
COLOR BINNING	3 Step
BUS RATING	Up-Downlight 81-105-010 Downlight 81-105-010
DARK SKY	Compliant (Downlight)
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2019 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	38°C
FIELD SERVICEABLE LED	Yes
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70: >60,000 Hours
WARRANTY*	5 Years
WEIGHT	8 lbs.

*Visit techlighting.com for specific warranty limitations and details.

ORDERING INFORMATION

PRODUCT	CIRCUIT	LENGTH	BEAM SPREAD*	LUMENS	FINISH	FUNCTION	VOLTAGE	OPTIONS
DOWNLIGHT	81-105-010	18" or 24"	10° or 36°	2122	Black	Downlight	120-277V	None
UP/DOWNLIGHT	81-105-010	18" or 24"	10° or 36°	2419	Black	Up/Downlight	120-277V	None

*10°/36° DOWNLIGHT ONLY (DOL), WALL MOUNT UP AND DOWNLIGHT ONLY (UD)

techlighting.com



B

LITECONTROL making light work™

2L-R-D MOD* 2 LED RECESSED DIRECT

FEATURES

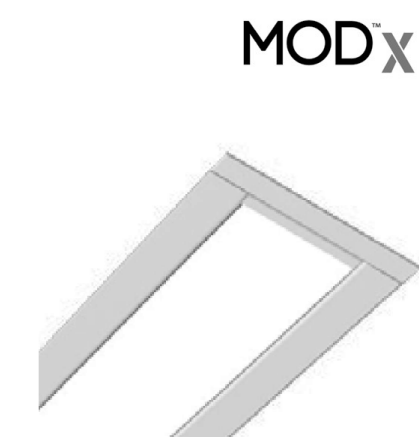
- Variable Intensity technology provides a range of specifiable outputs and resulting fixture wattages
- 2 SDCM color consistency
- End cap design eliminates visible diffuser seams/gaps

INSTALLATION

- PT Mounting: Continuous spackles trim with beaded edge welded to housing. Spackles trim allows plaster coat up to fixture edge for clean ceiling appearance
- LG/NG/SS Mounting: Side rails provide continuous mounting, lateral spacing between T-bars and allows clearance for T-bar supporting wire. For Tegel grid mount, fixture will sit level with the T-bar
- DW Mounting: Side rails allow installation into drywall slot. Visible flange is located on all 4 sides of fixture

- Illuminated corners available in 90°, 120°, 135°. One piece construction, ready to install with diffusers that match adjoining fixtures. Corner system connectors must be used to form patterns. The length of each outside or inside illuminated corner is 12"
- Fixture weight: 3lbs/ft
- ELECTRICAL
 - Variable Intensity (VI) technology allows precise specification of fixture output/wattage. Fixture will be programmed and labeled to specification, indirect and direct hemispheres can be independently specified
 - LED boards and drivers can be accessed and removed from fixture, while installed
 - Entire LED module can be removed and replaced
 - IC (i Circuit) Fixture wired for a single circuit
 - Emergency Battery: 10W battery powered driver. Provides a minimum of 90 minutes of emergency lighting. Inverter-Compatible. Provided by others. Available in: 6- EF, L or R, D030 through D065, 8- EF, Full, D030 through D055, 8- EF, L or R, D030 through D075. Available with SCF, ASYM, BAT downlight diffusers. Test switch located in lens. For rows where the battery fixture is in the middle of a row, the test switch will be located in that section

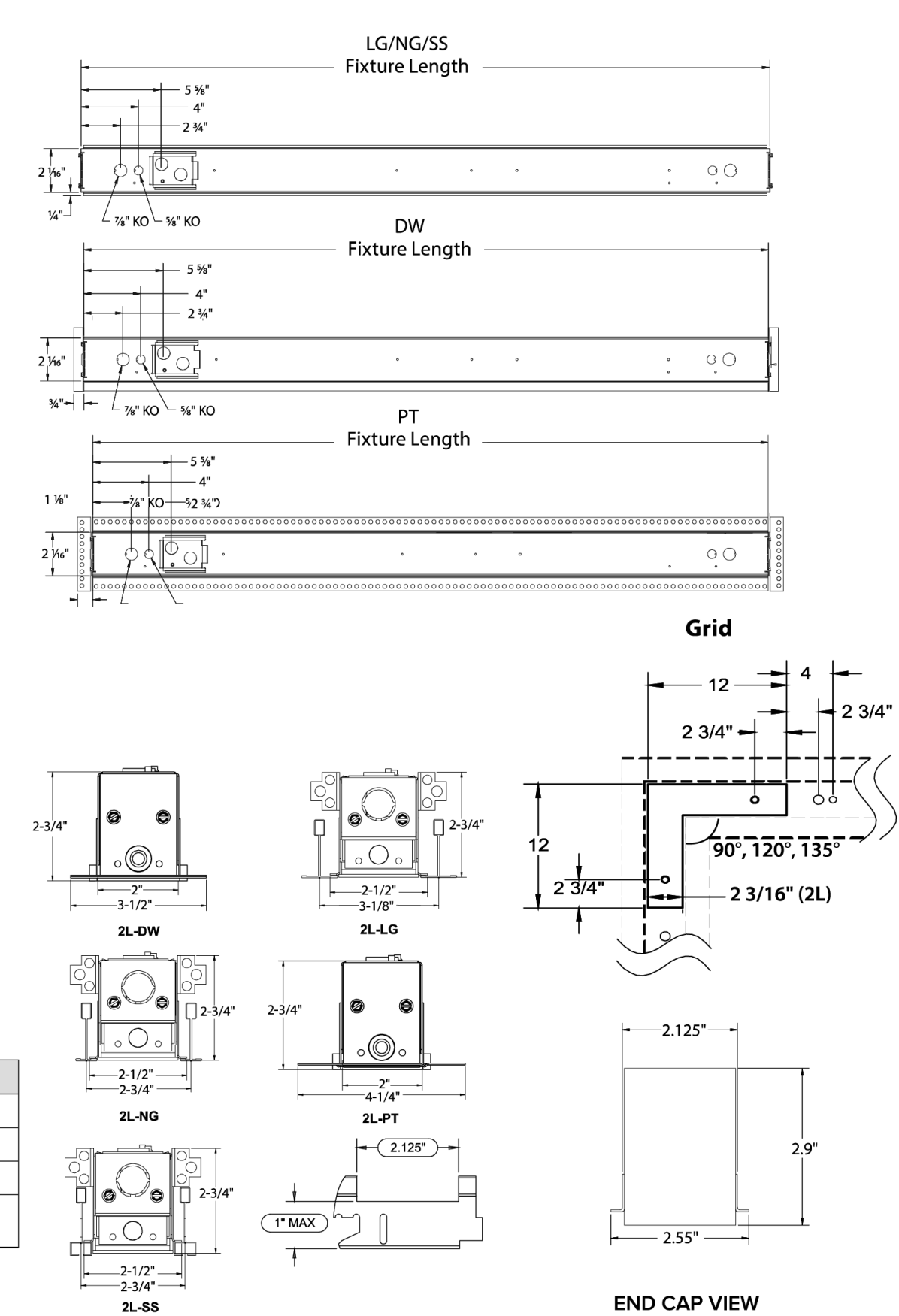
KEY DATA	
Lumen Range Per Foot	D: 300-850
Wattage Range Per Foot	2.9-8.6
Efficacy Range (LPW)	99-102
Rated Life (Hours)	L70: >61,000 L90: >61,000



Product Details

General	Aperture: 2 in
Color Rendering Index (CRI)	• 80 CRI • 90 CRI
Color Temperature	• 2700 K • 3000 K • 3500 K • 4000 K • 5000 K • SpectraSync

DIMENSIONS



D

KIMLIGHTING®

UR20 ARCHITECTURAL AREA/SITE

FEATURES

- 20" size in single/dual arm post top, pole and wall mount
- High performance optics up to 16,874 delivered lumens
- Elegant form factor
- Diffusion lens option
- SiteSync™ wireless control options
- UL/CUL, IP66 and 4G/1.5G vibration rated

INSTALLATION

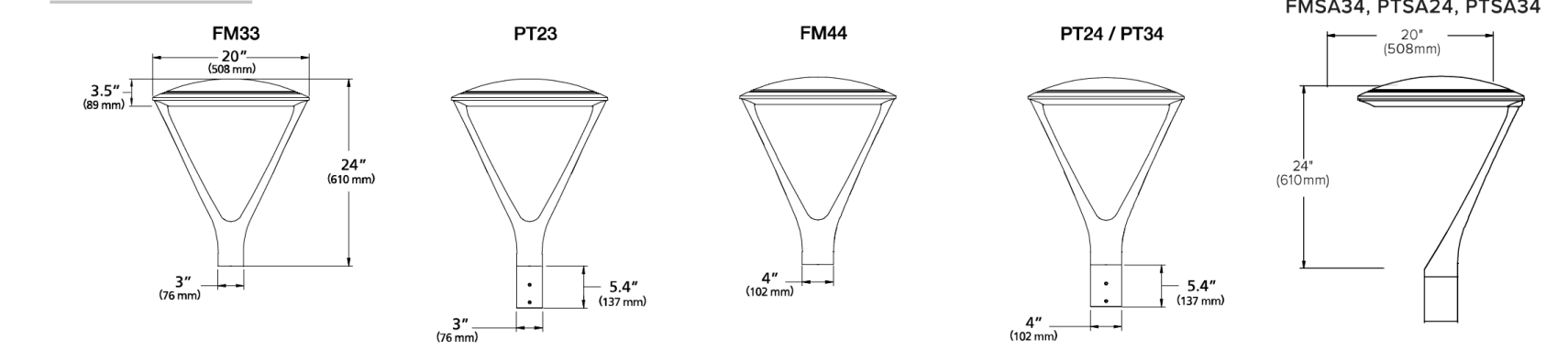
- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

ELECTRICAL

- Universal voltage, 120 through 277V with ±10% tolerance. Driver is Underwriters Laboratories listed.
- High voltage configurations, 347/480. Driver has a 0-10V dimming interface for multi-level illumination options. Driver is Underwriters Laboratories listed.
- "Thermal Shield", secondary side, thermistor provides protection for the sustainable life of LED module and electronic components
- Drivers shall have greater than a 0.9 power factor, less than 20% harmonic distortion, and be suitable for operation in -40°C to 40°C ambient environments.
- Luminaire shall be capable of operating at 100% brightness in a 40°C environment. Both driver and optical array have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C.
- Surge protection: 10,000k in parallel, 20,000k in series
- Wiring: No. 18AWG rated 105°C, wet rating.

KEY DATA	
Lumen Range	2694 - 16874
Wattage Range	25 - 150
Efficacy Range (LPW)	95 - 133
Reported Life (Hours)	L70>60,000
Weight	35 lbs - 15.8 Kg
EPA	0.608

DIMENSIONS



Ouro



POLE MOUNTED ROUND POLE-MOUNTED OCCUPANCY

- Sensor up to 30'. Select voltage and finish color.

SCHR

- Round Pole-Mounted Occupancy Sensor: up to 30' - an outdoor occupancy sensor with 0-10V interface dimming control that mounts directly to the pole. Wide 360° pattern. Module colors are available in Black, Gray, and White. Module is cut for round pole mounting. Pole diameter is needed upon order. Poles to be drilled in the field will be provided with installation instructions.
- Ordering Example: SCH-R4'277V/BL³

SQUARE POLE-MOUNTED OCCUPANCY

- Sensor up to 30'. Select voltage and finish color.

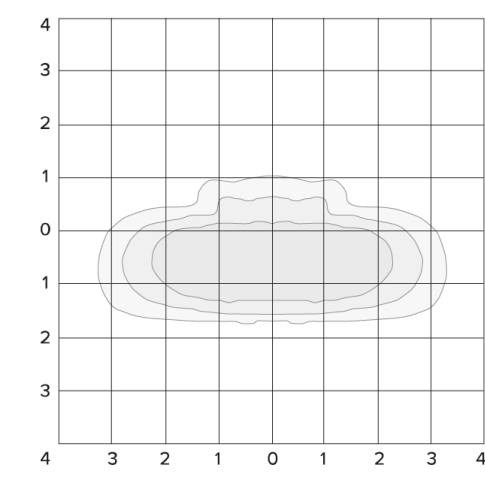
SCMS

- Square Pole-Mounted Occupancy Sensor: up to 30' - an outdoor occupancy sensor with 0-10V interface dimming control that mounts directly to the pole. Wide 360° pattern. Module colors are available in Black, Gray, and White. Module is cut for round pole mounting. Pole diameter is needed upon order. Poles to be drilled in the field will be provided with installation instructions.
- Ordering Example: SCH-S/277V/BL³

ASTRODIM

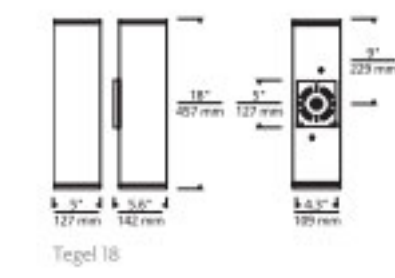
- AstroDIM provides multi-stage night-time power reduction based on an internal timer referenced to the power on/off time. There is no need for an external control infrastructure. The unit automatically performs a dimming profile based on the predefined scheduled reference to the midpoint, which is calculated based on the power on/off times.

ISOFOOT CANDLE PLOT



TEGEL 18 WALL SCONCE

TECH LIGHTING



PHOTOMETRICS*

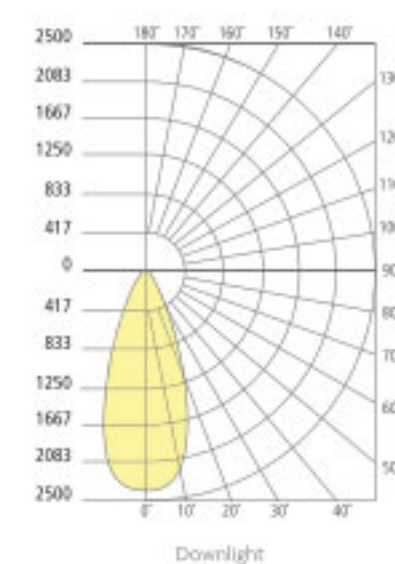
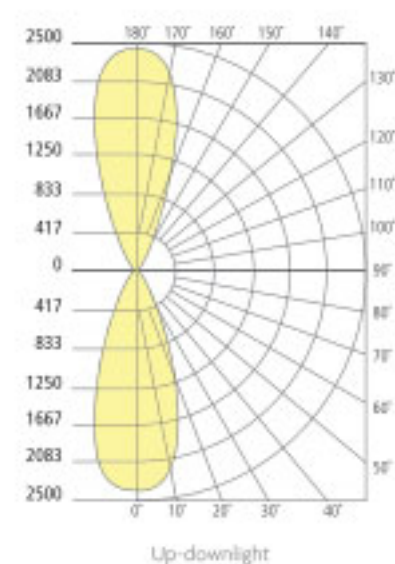
*For latest photometrics, please visit: www.techlighting.com/20220208

TEGEL 18 UP/DOWN

Total Lumen Output:	2419
Total Power:	259
Luminaire Efficacy:	80.6
Color Temp:	3000K
CRI:	80+
BUG Rating:	81-105-G0

TEGEL 18 DOWN

Total Lumen Output:	1212
Total Power:	115.6
Luminaire Efficacy:	73.7
Color Temp:	3000K
CRI:	80+
BUG Rating:	81-105-G0



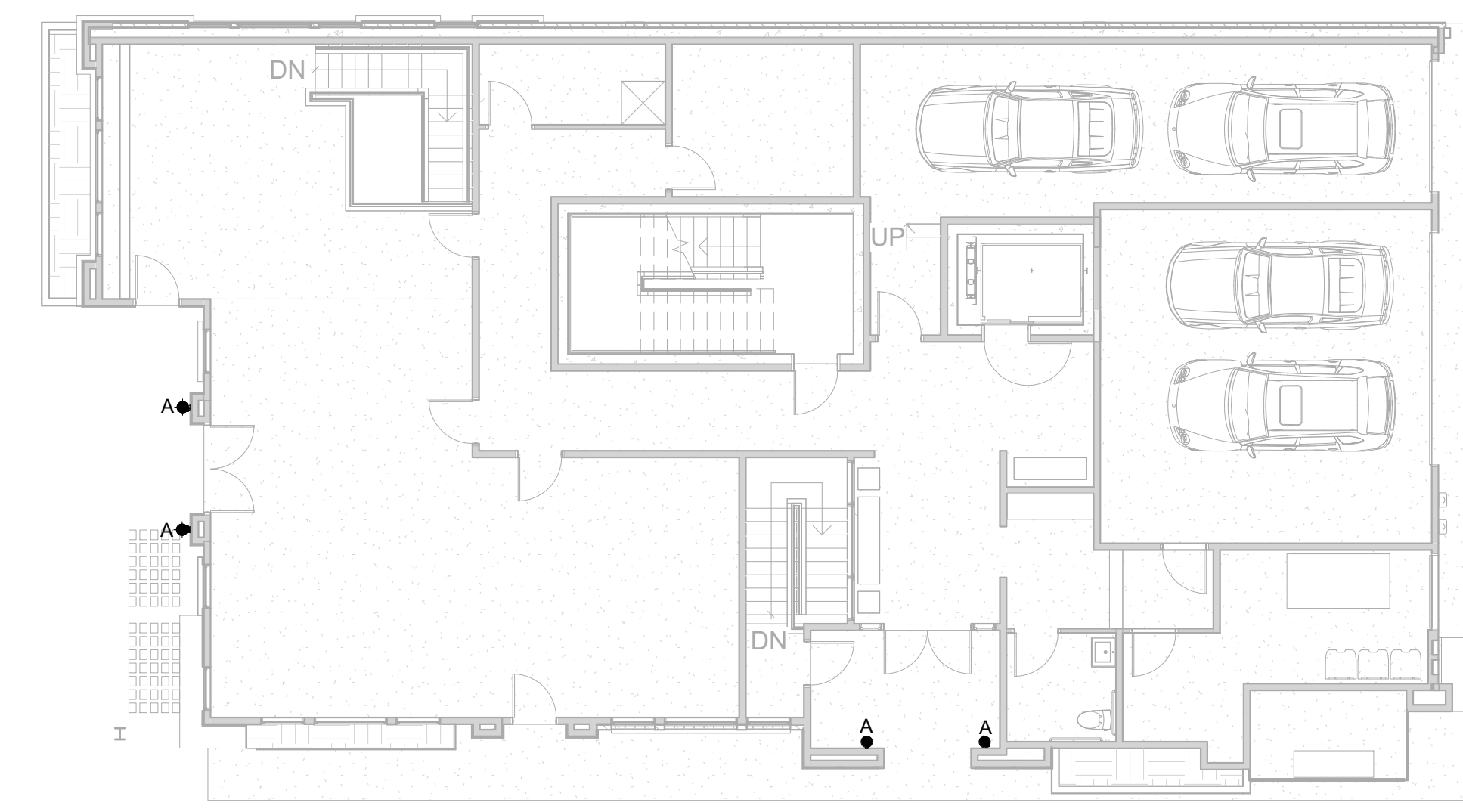
PROJECT INFO

FIXTURE TYPE & QUANTITY	JOB NAME & INFO	NOTES

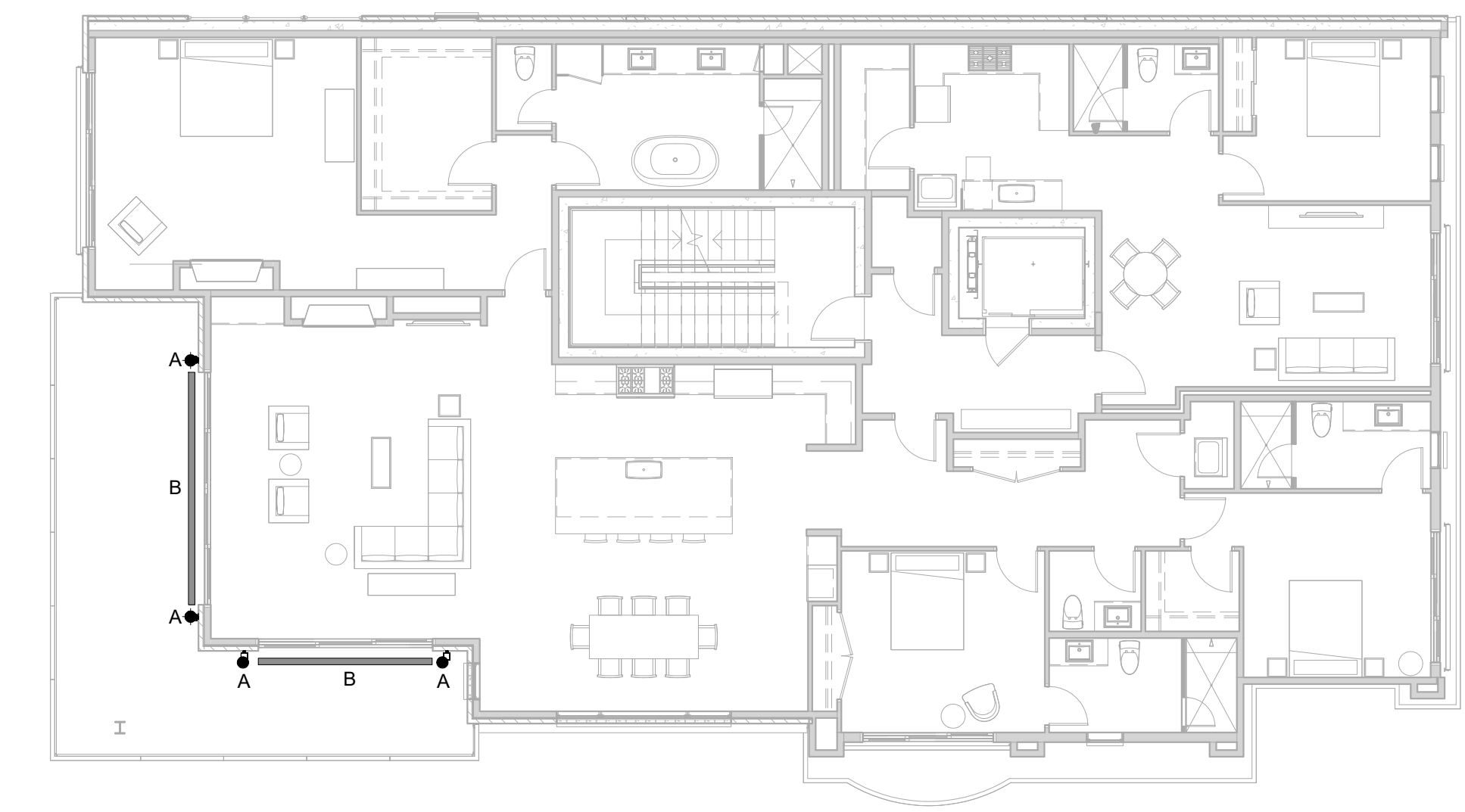
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TECH LIGHTING
VISUAL COMFORT & CO.
7885 Linden Avenue, Skokie, Illinois 60077
781.418.4448

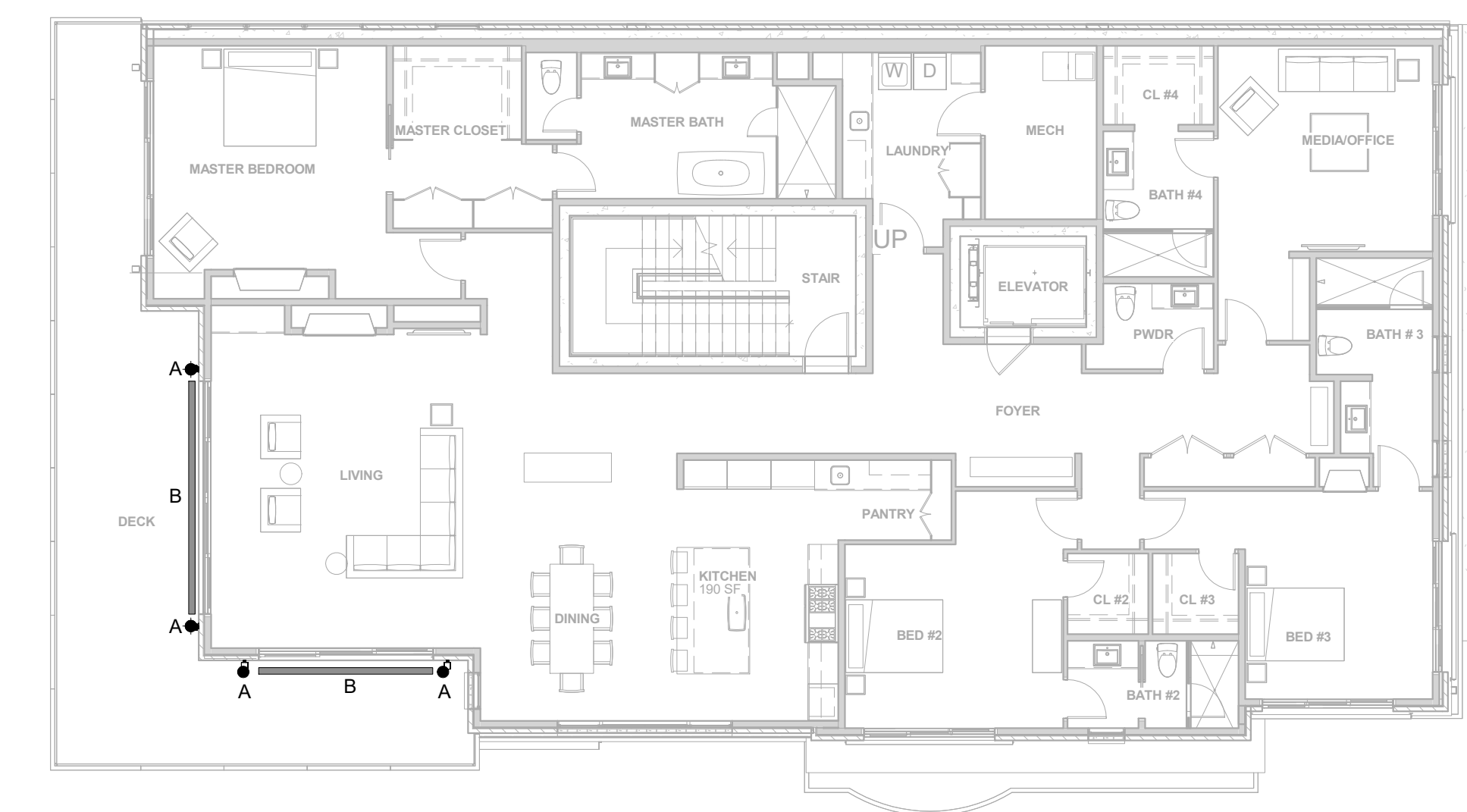
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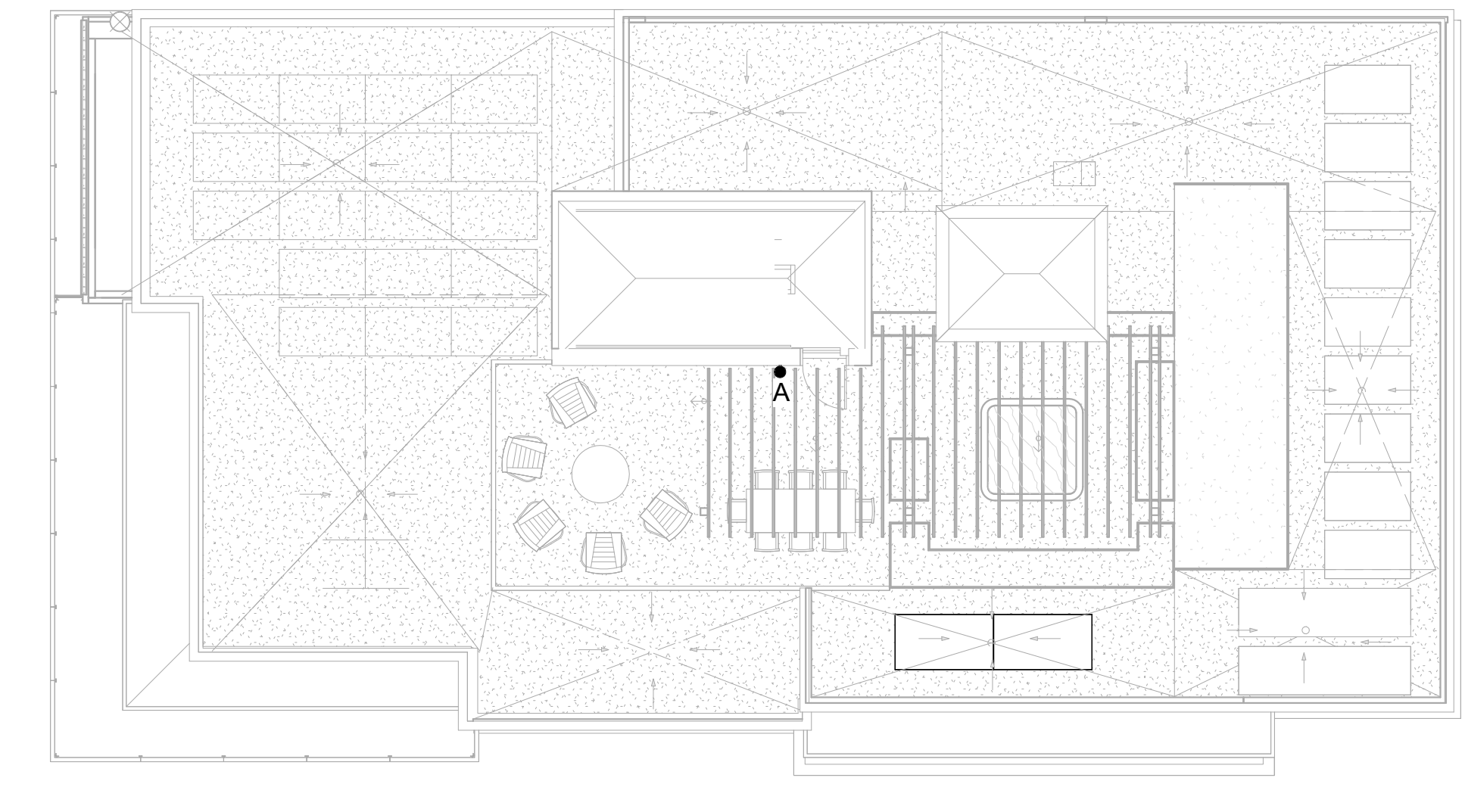
1ST FLOOR PLAN
1" = 10'-0"



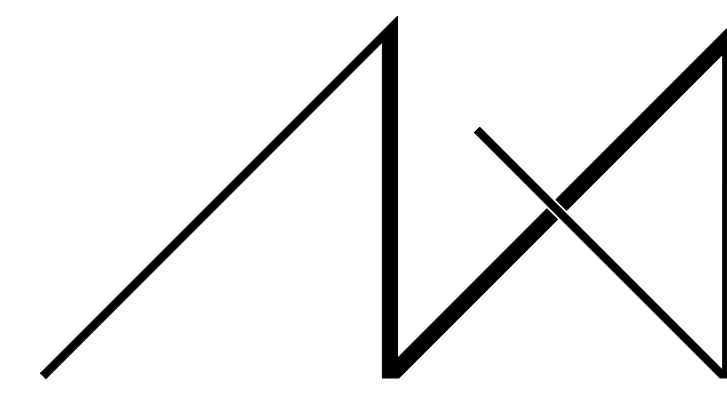
2ND FLOOR PLAN
1" = 10'-0"



3RD FLOOR PLAN
1" = 10'-0"



ROOF PLAN
1" = 10'-0"



MEDICI ARCHITECTS

11 661 SE 1ST STREET, SUITE 200
BELLEVUE, WASHINGTON 98005
TEL: (425) 453-9298
FAX: (425) 452-8448

REGISTRATION:

LICENSED ARCHITECT
AR 985993
PRELIMINARY
NICOLE C. RAMEY
(STATE OF IDAHO)

INTAKE DATE: 02/22/23

REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT / CLIENT:

THE 208 BUILDING

CARR, MICHAEL

JOB ADDRESS:

200 N LEADVILLE KETCHUM
IDAHO, 83340
PARCEL #RPK0000230010

DRAWING NAME:

EXTERIOR LIGHTING PLANS AND FIXTURES

Drawn By: MS

Checked By: NR

Owner Approval:

PHASE:

CONSTRUCTION DRAWINGS

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APPROVED FOR CONSTRUCTION:

PROJECT No.: A21-198

DATE: 2/22/2023

A5.2

PLOT SCALE: 1:1

EXTERIOR BUILDING SIGN

BUILDING SIGN
 TYPE FACE: SWIS721 BLK BT
 SIZE OF NUMBERS: 4.25" x 6"
 SIZE OF LETTERS: 3" x 3"

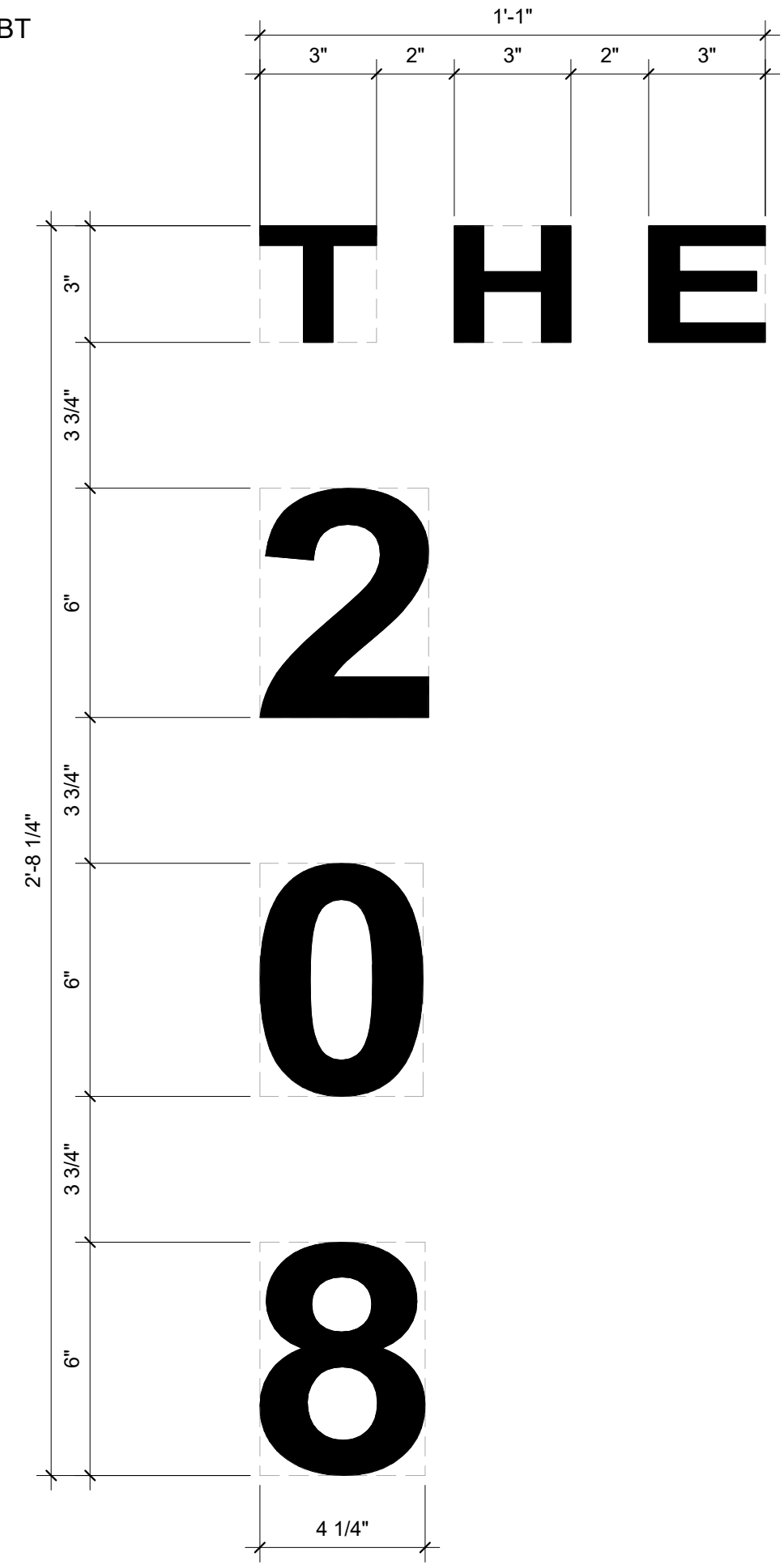
DISCRIPTION:
 BLACK ANODIZED ALUMINUM
 HOLLOW CORE CAST LETTER PIN
 MOUNTED WITH HALF INCH OFFSET
 FROM BUILDING SURFACE

4 SQ FEET MAX
 TO COMPLY WITH KETCHUM
 SIGN ORDINANCE
 17.127.00

LEADVILLE AVE SIGNAGE CALC
 55/3 L.F. = 18.3 SQ. FT.
 OF SIGNAGE ALLOWED

-SIGN TO COMPLY WITH 17.127
 KETCHUM SIGN ORDINANCE

PROPOSED:
 BUILDING ADDRESS 8,625 SQ. FT



- CONSTRUCTION NOTES**
- ROOF PITCH: 5° (AR-01) AND 36° (AR-02)
 - ROOF CLADDING: FLAT TPO MEMBRANE (AR-01) AND STANDING SEAM METAL ROOF (AR-02)
 - ROOF STRUCTURE: ENGINEERED RAFTER SYSTEM (AR-01) AND ZW9 TRUSSES AT 24" O.C. (AR-02)
 - MOUNTS ARE ON GRID SPACING, OCCURRING AT RAFTERS.
 - VERIFY RAFTER LOCATIONS IN FIELD.
 - MAX SPAN BETWEEN MOUNTS: 20' O.C.
 - APPROX G21 MOUNTS TOTAL
 - REFER TO MODULE AND RACKING MFR'S INSTALL MANUALS.
 - PLUMBING AND MECHANICAL VENTS SHALL NOT BE COVERED BY SOLAR MODULES.
 - ALL FASTENERS STAINLESS STEEL U.O.N.

DIRECT CURRENT PHOTOVOLTAIC POWER SOURCE

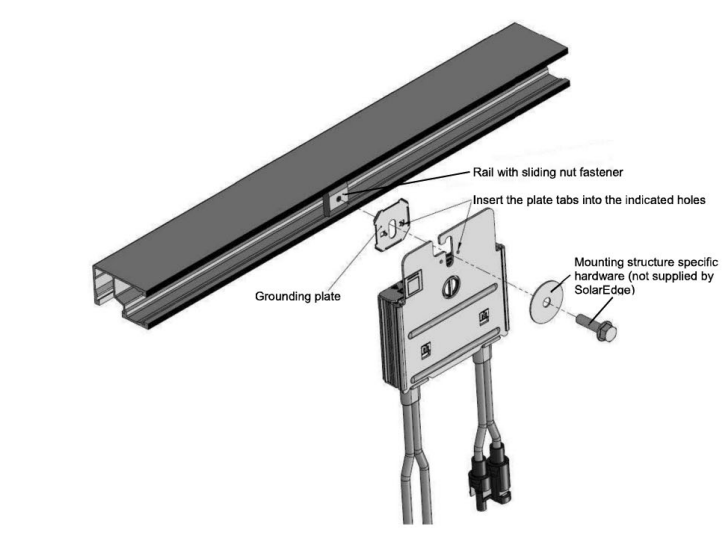
MAXIMUM VOLTAGE	480.0 V
MAXIMUM CIRCUIT CURRENT	20.0 A
MAXIMUM RATED OUTPUT CURRENT OF DC TO DC CONVERTER	15.0 A

LABEL PLACEMENT: INVERTER 1

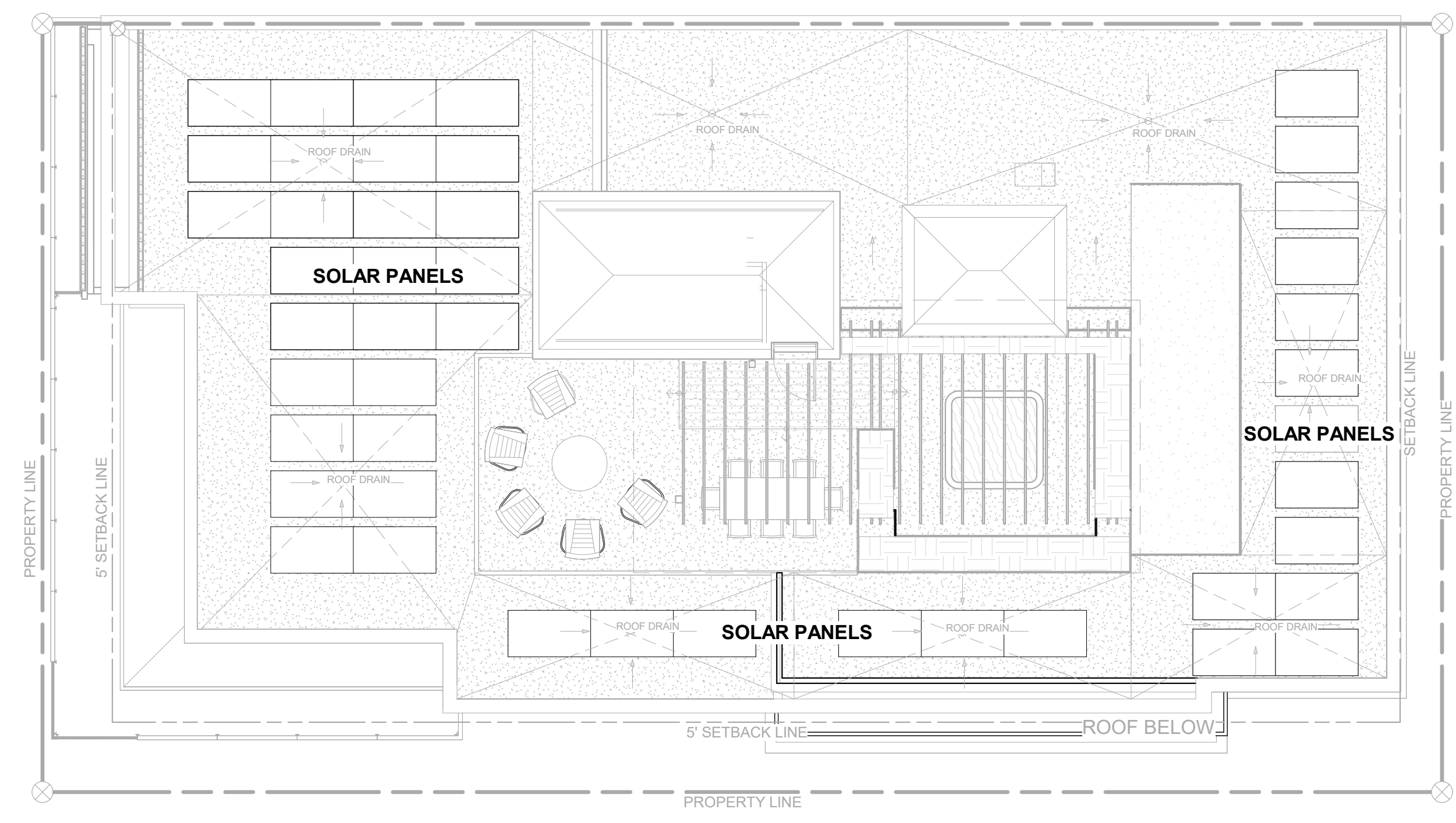
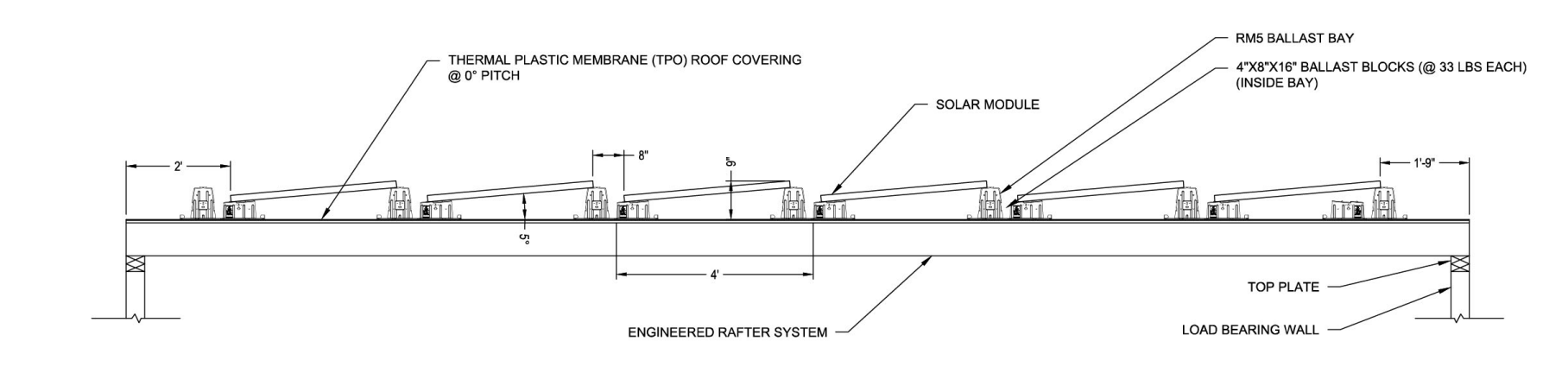
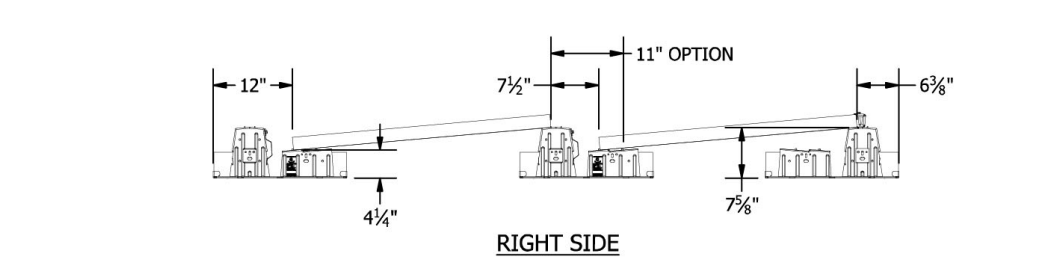
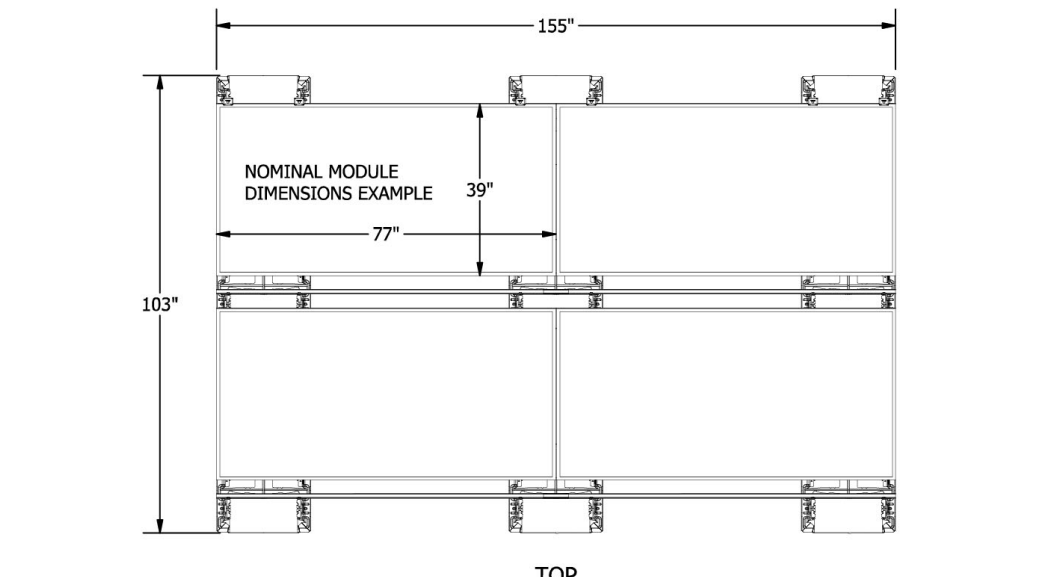
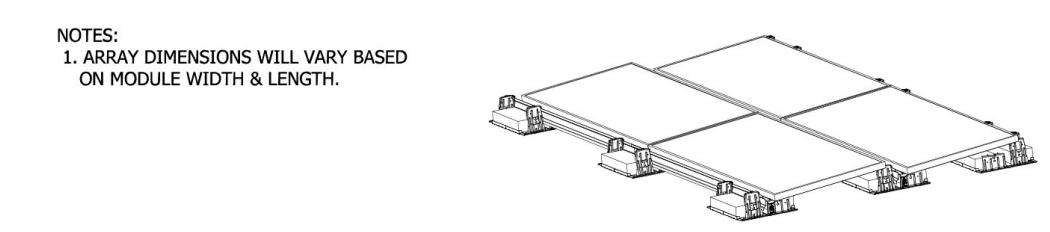
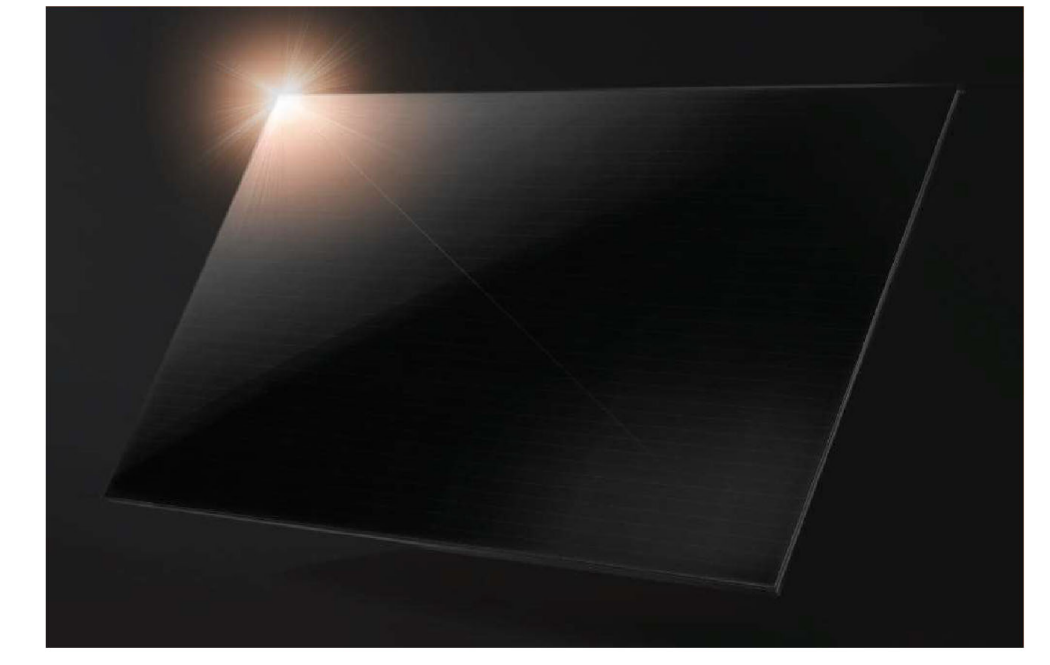
SOLAR PV SYSTEM AC POINT OF CONNECTION

AC OUTPUT CURRENT	64.0 A
NOMINAL AC VOLTAGE	240 V

THIS PANEL FED BY MULTIPLE SOURCES (UTILITY AND SOLAR)
 LABEL PLACEMENT: MAIN SERVICE PANEL



1 ROOF ELEVATION (AR-01)
 SCALE: 1/2" = 1'

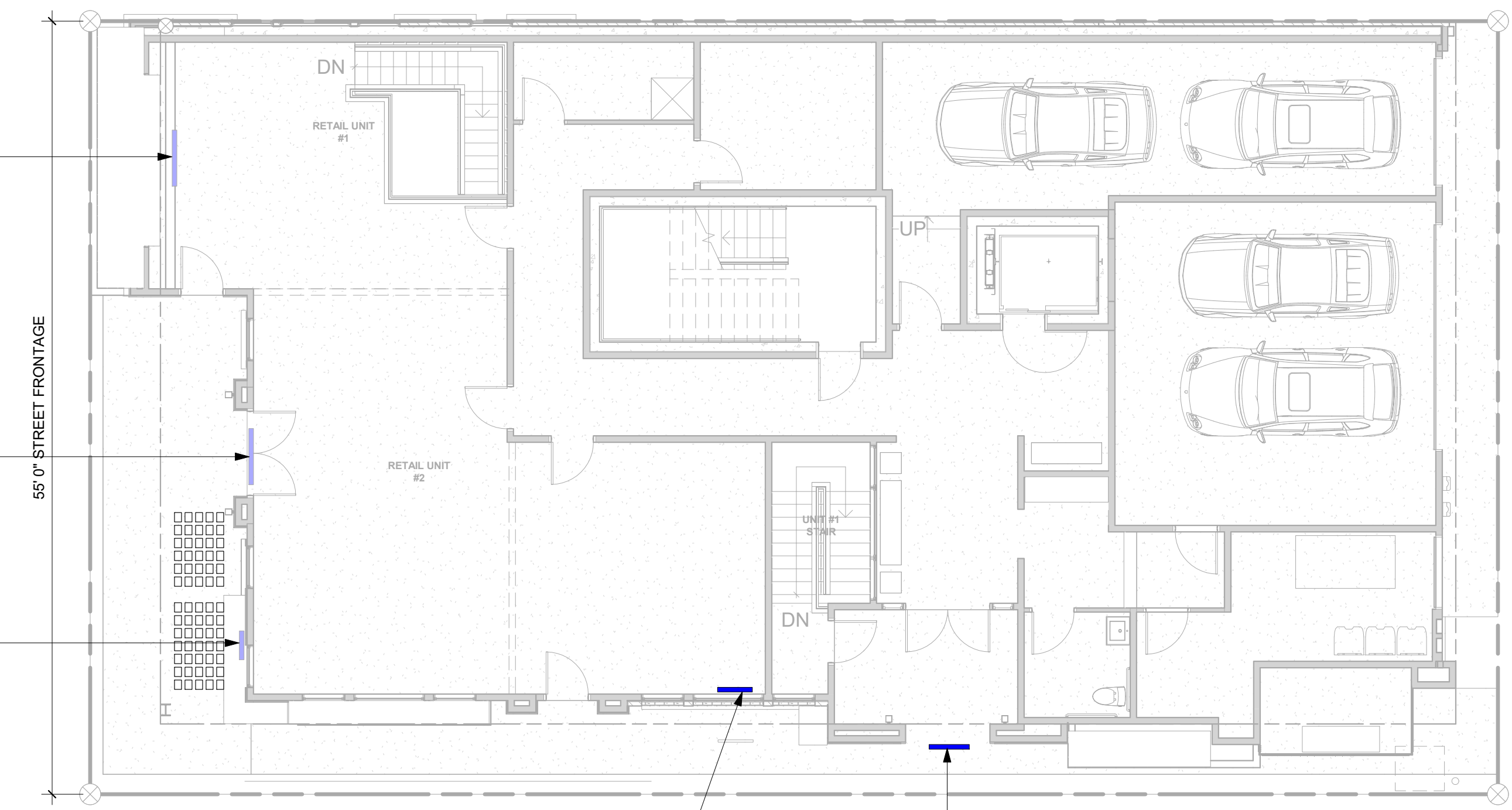


ROOF SOLAR PANEL LAYOUT
 1/8" = 1'-0" 1

INTERIOR RETAIL SIGN
 -4SQ FT MAX
 -TO COMPLY WITH KETCHUM
 SIGN ORDINANCE 17.127.020

INTERIOR RETAIL SIGN
 -4SQ FT MAX
 -TO COMPLY WITH KETCHUM
 SIGN ORDINANCE 17.127.020

EXTERIOR SIGN
 -PROPOSED 8,625 SF
 -TO COMPLY WITH KETCHUM
 SIGN ORDINANCE 17.127



INTERIOR RETAIL SIGN
 -4SQ FT MAX
 -TO COMPLY WITH KETCHUM
 SIGN ORDINANCE 17.127.020

EXTERIOR SIGN
 -PROPOSED SIGN 3 SF
 -TO COMPLY WITH KETCHUM
 SIGN ORDINANCE 17.127.020

SIGNAGE PLAN
 1/8" = 1'-0" 3

PRECAST CONCRETE AND GLASS PAVERS



Design Features + Options:

Glass paver and precast concrete panel systems allow light to travel through the floor to brighten any space below or create a decorative feature at night as the light shines up from underfoot. Solid or hollow floor glass blocks are manufactured to have a thicker face and are annealed for a longer period of time, increasing the strength of the precast concrete and glass paver sidewalk panels. Our panels can also be recessed to accept field-applied finishes (ex. wood) to seamlessly transition into adjoining materials.

Glass Pavers & Panel Sizes

- Glass pavers are available in:
 - 2.75" and 3.5" square (historic pavers)
 - 4.5" and 7.5" round
 - 6" and 8" square

Panels come in a variety of common sizes. Custom shapes, sizes, and configurations are possible to fit any project's design.

Glazing

- Glazing options available:
 - Clear or sandblasted top for an anti-slip walking surface

Sandblasting the glass will allow for overall more slip resistance when walking across the top surface of the glass pavers. Custom faux finishes may also be available.

Concrete Finishes

- Six (6) standard colors
- Custom colors available to match any project's design
- Sand Blast, Acid Etched, or Light Broom finish on the top surface of the concrete
- Fully engineered and tested
- Stamped engineered drawings are available for all 50 States and Canada

Common Applications:

Glass paver and precast concrete panels are extremely versatile and appropriate for use in all market sectors ranging from commercial offices, cultural centers, government building renovations, mass transit, and more. Below is a list of applications in which our precast concrete and pavers system has been installed. Prefabricated panels allow for a quick and easy installation, with low maintenance in the future. If you don't see your application below, give one of our design experts a call to start working on the design of your dreams.

Balconies	Flooring	Stair Treads
Barrel Vaults	Lobby Floors	Patios
Bridges	Roadways	Walls
Canopies	Sidewalks	Windows
Deck Lights	Skylights	Vault Lights

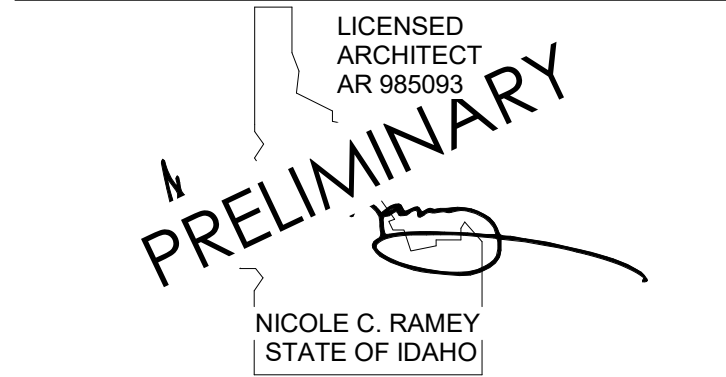
Load Capabilities:

Precast concrete panels are engineered to carry 150 pounds per square foot live load over the course of a 5-foot span. Pre-glazed glass paver and precast concrete panels are engineered to handle high load capabilities. Incredibly strong, these precast concrete panels can even be engineered to withstand vehicular traffic and vehicular traffic loads as high as ASHTO H520-44.



11 661 SE 1ST STREET, SUITE 200
 BELLEVUE, WASHINGTON 98005
 TEL: (425) 453-9298
 FAX: (425) 452-8448

REGISTRATION:



INTAKE DATE: 02/22/23

REVISIONS:

REVISIONS:	DATE:

PROJECT / CLIENT:

THE 208 BUILDING

CARR, MICHAEL

JOB ADDRESS:

200 N LEADVILLE KETCHUM
 IDAHO, 83340
 PARCEL #RPK0000230010

DRAWING NAME:

SPEC SHEET

Drawn By: MS

Checked By: NR

Owner Approval:

PHASE:

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APPROVED FOR CONSTRUCTION:

PROJECT No.: A21-198

DATE: 2/22/2023

A5.3

PLOT SCALE: 1:1

REGISTRATION:

LICENSED ARCHITECT
 AR 985593
PRELIMINARY
 NICOLE C. RAMEY
 (STATE OF IDAHO)

INTAKE DATE: 02/22/23

REVISIONS:	DATE:

PROJECT / CLIENT:

THE 208 BUILDING

CARR, MICHAEL

JOB ADDRESS:

200 N LEADVILLE KETCHUM
 IDAHO, 83340
 PARCEL #RPK00000230010



NORTHWEST PERSPECTIVE 4



SOUTHWEST PERSPECTIVE 1



SOUTH PERSPECTIVE 3



SOUTHEAST PERSPECTIVE 2

DRAWING NAME:

PERSPECTIVES

Drawn By: MS

Checked By: NR

Owner Approval:

PHASE:

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PROJECT No.: A21-198

DATE: 2/22/2023

A6.8

PLOT SCALE: 1:1