



City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
MEETING OF SEPTEMBER 10, 2024

PROJECT: Residences at 691 N 1st Ave

FILE NUMBER: P24-069

APPLICATION: Pre-Application Design Review

PROPERTY OWNER: Jim Helfrich/Gary McCarthy

ARCHITECT: Daniel Hollis, Architect, Hollis Partners Architects

REQUEST: Pre-Application Design Review for the development of a new 15,998 square foot, three-story residential project

LOCATION: 691 N 1st Avenue (Ketchum Townsite: Block 54: Lot 1)

ZONING: Mixed-Use Subdistrict of the Community Core (CC-2 Zone)

OVERLAY: None

REVIEWER: Adam Crutcher - Associate Planner

NOTICE: A courtesy notice for the public meeting on the project was mailed to all property owners within 300 feet of the project site on August 21, 2024. The notice was published in the Idaho Mountain Express on August 21, 2024. A notice was posted on the project site on August 30, 2024 and the city's website on August 26, 2024.

EXECUTIVE SUMMARY

The applicant has submitted a Pre-Application Design Review for the Residences at 691 N 1st Ave Project, a new 15,998 square foot, three-story mixed-use development, located at 691 N 1st Avenue (the "subject property", see Figure 1). The subject property is located within the city's Mixed-Use Subdistrict of the Community Core (CC-2 Zone) on the corner of 1st Avenue & 7th Street. The total

area of the subject property is 8,241 square feet. The property is currently improved as an existing residence and accessory dwelling unit.



Figure 1: Subject Property (highlighted in blue)

This multi-family residential development (see Figure 2) includes 6 residential units across the three floors of the building. The majority of the ground level is tuck-under, surface parking that is accessed from the alley and accommodates the parking required by the residential units. The project’s Floor Area Ratio (FAR) is 1.94 and the maximum height of the building is 42 feet. The Pre-Application Design Review submittal for the Residences at 691 N 1st Ave Project is included as Attachment A.



Figure 2. 691 N 1st Ave project 3D perspective

The applicant has voluntarily chosen to go through Pre-Application Design Review. Pre-Application Design Review is an opportunity for the Planning and Zoning Commission (the "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. As this is a Pre-Application meeting, there is no formal staff recommendation and no motion or action for the Commission to take at this time. Staff recommends the Commission provide feedback to the applicant after reviewing the Residences at 691 N 1st Ave Project Pre-Application Design Review submittal included as Attachment A, the applicant's presentation, staff's analysis, and public comment.

BACKGROUND

Process to Date

The Planning and Building Department received the Residences at 691 N 1st Ave Project Pre-Application Design Review on July 30, 2024. The submittal was reviewed by all city departments and comments were provided to the applicant for review on August 15, 2024. Revisions in response to staff comments are not required for the Pre-Application process, and the applicant chose to proceed directly to meeting with the Commission without revising the project plans. All city department comments and feedback provided by the Commission will be addressed by the applicant upon submittal of the final Design Review application. Pursuant to KMC §17.96.010.D5, the applicant must file a complete Design Review application and pay all required fees within 180 calendars of the last Pre-Application Design Review meeting with the Commission, otherwise the Pre-Application will become null and void.

ANALYSIS

Pursuant to KMC §17.96.050.A, the Commission shall determine the following before granting Design Review approval:

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.

Criteria 1 & Criteria 2: Public Health, Safety, and Welfare & Comprehensive Plan Conformance Future Land Use

The subject property is designated as Mixed-Use Commercial on the future land map of the 2104 Comprehensive Plan ("comprehensive plan"). The Mixed-Use Commercial future land use designation is intended to promote a wide range of land uses, including commercial and residential uses, within mixed-use buildings. The comprehensive plan states, "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" (page 69). Staff is concerned the project does not create the vibrant, pedestrian-friendly streetscape environment called for in the comprehensive plan. The tuck-under surface parking area occupies most of the ground floor, and the majority of its 150 foot long frontage along 7th Street is solid building walls. The lack of transparency, active uses, and public open space features at the ground level create an uninviting environment cut off from the

surrounding streetscape. Staff recommends the applicant modify the ground-level design to better activate the area for pedestrian engagement by incorporating more glazing to break up the flatness of the solid building walls and adding more street benches.

The comprehensive plan identifies downtown as an appropriate place for housing density due to its proximity to jobs and transportation options. Policy H-1.4 of the comprehensive plan states that, “housing should be integrated into the downtown core” (page 20), and Policy H-3.1 encourages the siting of housing in new developments near public transportation and retail districts (page 21). The Residences at 691 N 1st Ave Project will provide 6 new housing units located within walking distance to jobs, retail stores, coffee shops, bars, and restaurants in the heart of downtown. Additionally, the project is located within walking distance to the Mountain Rides bus stop at Main & 4th Streets and 1st Avenue & Sun Valley Road, which provide access to all major transit routes connecting riders to other areas of Ketchum and the Wood River Valley.

Compatibility with the Surrounding Neighborhood

Policy CD-1.3 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” (page 26). In addition, Policy CD-1.4 of the comprehensive plan states that, “Each new project should be well-designed and attractive, and should complement surrounding land uses and existing neighborhood character”(page 26).

This area of downtown contains both smaller-scaled older buildings as well as new larger-scaled developments. As shown in Figure 3, many smaller-scaled residential buildings of one to two stories in height are located on the same block as the subject property and in the surrounding area. New larger-scale developments adjacent to the project site include mixed-use and multi-family residential buildings of 3 stories in height to the east across 1st Avenue and to the west across the alley.



Figure 3: Smaller-Scaled & Larger-Scaled Buildings in the Surrounding Downtown Neighborhood

The project has a total FAR is 1.94 and contains three floors that extend to a maximum height of 42 feet. The project is larger in scale than older buildings in the surrounding neighborhood but comparable in size to newer developments. While staff believes that the size of this mixed-use development is appropriate for downtown, staff recommends the applicant consider incorporating more scaling devices, including changes in wall planes and varying roof heights, as well as architectural detailing and exterior material differentiation to reduce the visual appearance of height and mass. More specific recommendations are highlighted in the Design Review Analysis section of the staff report.

The subject property is comprised of one lot that was created by Ketchum's original townsite plat map in 1948. Blocks within the original townsite were historically platted into 55-foot-wide lots oriented towards the avenues that run north and south. The configuration of these townsite lots enriches Ketchum's urban fabric by providing opportunities to diversify the buildings along a block. The variety in building type, age, design, and size contribute to Ketchum's unique identity and authenticity. The comprehensive plan states, "New development in downtown will continue the traditional lot and block pattern, oriented around sidewalks and pedestrian-friendly places" (page 64). While design changes are needed at the ground level to create a pedestrian-friendly streetscape, staff believes the proposed development maintains the urban pattern created by Ketchum's original townsite.

Criteria 3: Zoning and Design Review Standards

Zoning and Dimensional Standards Analysis

Staff reviewed the project plans for applicable zoning and dimensional standards, including setbacks, building height, and FAR. Staff was unable to verify compliance with the aforementioned dimensional standards required in the CC-2 Zone due to the level of detail in the Pre-Application drawing set. All zoning and dimensional standards will be reviewed again at the final Design Review stage to ensure the project complies with all requirements in the CC-2 Zone.

Design Review Analysis

Staff reviewed the project for conformance with Design Review standards and required improvements specified in KMC §17.96.060 and requirements for developments within the Community Core specified in KMC §17.96.070. Certain standards were unable to be verified by staff based on the level of information provided in the Pre-Application submittal. All Design Review standards will be reviewed by city departments again at the final Design Review stage to ensure the project complies with all requirements. The following analysis highlights key issues that staff has identified for the Commission's review and consideration.

Architectural Standards (KMC §17.96.060.F & KMC §17.96.070.B)

Pursuant to KMC §17.96.060.F.5, building walls shall provide undulation and relief to reduce the appearance of bulk and flatness. The proposed design includes projections of building mass on the second and third floors. Staff finds these projections make the building appear top heavy,

particularly with the cantilevered decks on the alley corner and north corner of the building (See Figure 4). While the facades at the corner decks are recessed, they don't effectively reduce the apparent mass of the building due to the deck/roof overhangs above them.



Figure 4. Roof overhangs exacerbating bulk of building

Staff recommends the applicant consider further breaking up the mass of the building along 7th St by reducing the size of the 2nd & 3rd floor decks at both corners of the building and potentially making the decks/roof overhangs curved/rounded.

Pursuant to KMC §17.96.070.B1, "Facades facing a street or alley or located more than five 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." The 1st Avenue façade contains a 2nd & 3rd floor element that is recessed and features vertical wood siding throughout. This portion of the façade lacks visual interest and appears flat, exacerbating the perceived height and mass of the building along 1st Avenue. Staff recommends adding more visual interest either through differing exterior materials or architectural detailing to reduce the appearance of flatness.



Figure 5: Wood siding wall

Landscaping (KMC §17.96.060.I) & Public Amenities (§17.96.060.J)

The project is required to provide landscaping and public amenities pursuant to KMC §17.96.060.I & §17.96.060.J. Staff appreciates the landscaped areas provided on the ground floor; however, staff believes there are more opportunities to enhance the quality of these ground-level public gathering spaces by providing more seating. The second floor cantilevers over the trees proposed to be installed adjacent to the building on the ground floor. Staff is concerned the cantilever covering the trees will stunt their growth and recommends incorporating more shrubs in these areas.

STAFF RECOMMENDATION

As this is a Pre-Application meeting, there is no recommendation from staff and no action by the Planning and Zoning Commission. Staff requests the Commission provide feedback to the applicant on the design, the issues identified in the staff report, and any other items the Commission deems relevant to the proposed project.

ATTACHMENTS:

- A. Residences at 691 N 1st Ave Project Pre-Application Design Review Submittal
- B. Public Comment

Attachment A:
691 N 1st Ave Application
Materials



**City of Ketchum
Planning & Building**

Pre-Application Design Review

OFFICIAL USE ONLY	
File Number:	P24-069
Date Received:	7/31/24
By:	GB
Pre-Application Fee Paid:	\$3300
Design Review Fee Paid:	
By:	

Submit completed application and documentation to planningandbuilding@ketchumidaho.org. 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 [here](#). You will be contacted and invoiced once your application package is complete.

APPLICANT INFORMATION			
Project Name: 691 1st Ave Multifamily Project		Phone: 415.305.4554	
Owner: Jim Helfrich & Gary McCarthy		Mailing Address:	
Email: jimhelfrich16@gmail.com & g.w.mccarthy777@gmail.com		12 Coffin Street, Nantucket, MA, 02554	
Architect/Representative: Daniel Hollis (Hollis Partners Architects)		Phone: 208.721.7160	
Email: daniel@hp-architects.com		Mailing Address:	
Architect License Number: AR985372		PO Box 1769, Sun Valley, Idaho 83353	
Engineer of Record: NA		Phone: NA	
Email: NA		Mailing Address:	
Engineer License Number: NA			
Primary Contact Name and Phone Number: Daniel Hollis 208.721.7160			
PROJECT INFORMATION			
Legal Land Description: Ketchum Lot 1, Blk 54		Street Address: 691 N 1st Ave Ketchum	
Lot Area (Square Feet): 8,241 sf		Zoning District: CC#2	RPK #: 00000540010
Overlay District: <input type="checkbox"/> Floodplain <input type="checkbox"/> Avalanche <input type="checkbox"/> Mountain <input checked="" type="checkbox"/> None			
Type of Construction: <input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Remodel <input type="checkbox"/> Other			
Anticipated Use: Residential - Multifamily		Number of Residential Units: 6 Units	
GROSS FLOOR AREA			
	Proposed	Existing	
Basements		Sq. Ft.	Sq. Ft.
1 st Floor	3,857	Sq. Ft.	Sq. Ft.
2 nd Floor	6,135	Sq. Ft.	Sq. Ft.
3 rd Floor	6,026	Sq. Ft.	Sq. Ft.
Mezzanine		Sq. Ft.	Sq. Ft.
Total	15,998	Sq. Ft.	Sq. Ft.
FLOOR AREA RATIO			
Community Core: Proposed 1.94		Tourist:	General Residential-High:
BUILDING COVERAGE/OPEN SPACE			
Percent of Building Coverage: 3,857 sf / 8,241 sf = 46.8% of building footprint			
DIMENSIONAL STANDARDS/PROPOSED SETBACKS			
Front: Proposed 3'-0" 2nd flr 1st Ave	Side: 4" to 3'-3" on South	Side: 2'-8" to 5'-0" 7th St	Rear: 3'-0" alleyway
Building Height: Approx. 46' to top of stair tower at roof top deck			
OFF STREET PARKING			
Parking Spaces Provided: 8 plus (1) ADA	Curb Cut: 0	Sq. Ft.	% 0

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 (Hollis Partners Architects)

07/26/2024

Signature of Owner/Representative

Date

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
YES <input type="checkbox"/>	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. <i>(narrative shall include a response to each applicable criteria)</i>
YES <input type="checkbox"/>		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.
YES <input type="checkbox"/>		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.
YES <input type="checkbox"/>		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.
YES <input type="checkbox"/>		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.

Preapplication Design Review Standards

Preapplication review is required for all new non-residential and multi-family residential developments with four or more stories and all new developments on a lot or lots totaling 11,000 square feet or more. Applicants of projects exempt from preapplication design review may request a preapplication design review at their discretion.

Please note that projects that conducted a Pre-Application Design Review meeting with the Planning & Zoning Commission, as required or voluntary, must file a complete Design Review application and pay all required fees within 180 calendar days of the last review meeting on the Pre-Application with the Commission, otherwise the Pre-Application review will become null and void.

The purpose of preapplication 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.

Design Review Evaluation Standards

17.96.060: Improvements and Standards

A. Streets:

1. The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development.
2. All street designs shall be approved by the City Engineer.

B. Sidewalks:

1. All projects under 17.96.010(A) that qualify as a "Substantial Improvement" shall install sidewalks as required by the Public Works Department.
2. 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.
3. Sidewalks may be waived if one of the following criteria is met:
 - i. The project comprises an addition of less than two hundred fifty (250) square feet of conditioned space.
 - ii. 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.
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.
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.

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.

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 City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.
4. Drainage facilities shall be constructed per city standards.

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 above grade utility, power and communication equipment 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 at the discretion of the City Engineer.

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. Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.
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.

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 City Engineer 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. Street trees, streetlights, street furnishings, and all other street improvements shall be installed or constructed as determined by the Public Works Department.
2. Street trees with a minimum caliper size of three inches (3"), shall be placed in tree grates.
3. Due to site constraints, the requirements of this subsection A may be modified by the Public Works Department.

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 on private property. Bike racks shall not be located in the public right-of-way.
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 than fifty (50') feet from said entrance or as close as the nearest non-ADA parking space, whichever is closest.



PO Box 1769 [post]
Sun Valley, ID 83353
220 River Street, East
Ketchum, ID 83340
v 208.721.7160

30th July 2024

Adam Crutcher

City of Ketchum – Design Review Committee
P.O. Box 2315
480 East Ave. N.
Ketchum, ID 83340

Dear City Planners / Design Review Committee,

We are excited to submit to you for “*Pre-App Design review*” our multi-family project (“**The 691 1st Ave Multifamily project**”) located at 691 N 1st Avenue, Ketchum. A 3 story, multifamily structure, **15,998 sf**, located on the north end of the community core. Currently proposed 6 residential units will be available for market rate sales, as well as a ground floor Storage/mechanical and parking areas.

The programming of the building is as follows:

Ground Level:

- Parking access from alley to the West.
- 11’ - 12’-0” High Ceilings.
- (2) Foyer/Entry Stairs/elevators for Upper Residential Units accessed from 7th street.
- Mechanical Space
- (1) 749 sf 2 bedroom, 1 bath residential unit with connection to outdoor space.
- Indoor Trash / Recycling area
- (3) tandem parking with each having an enclosed garage @ 256 SF each, accessed from the alleyway on the west side of the project.
- Storage lockers.
- Riser room.
- Additionally, (2) 310 sf enclosed garages including one ADA Van space are in and under the building accessed by a 12’ wide drive aisle from the alleyway on the west.
- Landscaped Entry courtyards.

Second Level:

- (2) Stair / elevator /Access Points to Residential Units
- (1) 4-bedroom, 4 bath unit, 1,933 square feet (#201)
- (1) 3-bedroom, 3.5 bath unit @ 1,770 square feet (#202)
- (1) 4-bedroom, 4.5 bath unit, 2,125 square feet (#203)
- Balconies and Terraces for Residential Units

- Mechanical Space

Third Level:

- (2) Stair / elevator /Access Points to Residential Units directly.
- (1) 4-bedroom, 4.5 bath penthouse unit, 3,143 square feet (#301)
- (1) 4-bedroom, 4.5 bath penthouse unit, 2,727 square feet (#302)
- Balconies and Terraces for Residential Units
- Mechanical

Roof Level:

- Outdoor mechanical area set at least 12' from any building edge.
- (2) roof top covered terraces, possible hot tub, and gas firepits for these areas.

We have proposed a mix of materials and colors that will hopefully enact a sense of vibrancy to this area of Ketchum. Key materials as per sample board images include a combination of natural stone, metal panels, wire brush vertical siding and metal clad windows/doors. We are proposing a wood-lintels over window openings. Lintels can contribute to architectural design and aesthetic appeal. The ground floor exterior we are proposing Natural stone to create a plinth for the upper floors to sit on and then on the upper floors a mixture of metal panel siding and vertical wood siding.

We are proposing to also break up the building mass / scale through the use balconies and plan undulations. We are proposing glass handrails on each of the decks to reduce the mass of the building on the corners and midpoints. The undulation in plan / elevation allows for material selection variations. The 3rd level walls on the corner to step back in plan to give a slight "wedding cake" affect.

We are proposing a private rooftop experience for each of the penthouses with two separate terraces covered with a trellis system. Each of the spaces will be separate and the in between space will serve as rooftop mechanical. Each of the terraces will be a pedestal paver area ad then the rest of the flat roof condition will be a ballast over membrane finish.

We are aiming on getting on the September 24th P&Z hearing date please.

We look forward to conversing more about at the September 24th P&Z hearing date, 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

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Project Data sheet – Development Potential

Design Review Application

Design Review Application Checklist

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- A0.3 Exterior 3D Model in Context
- A0.5 Conceptual Material Samples / Color Board
- A0.7 Existing Site pictures

- C Topographical & Site Information (Galena Engineering)
 - A1.1 Site Plan - Footprint
 - A1.2 Arch Site Plan - Roof
 - A2.1 First Level Floor Plan
 - A2.2 Second Level Floor Plan
 - A2.3 Third Level Floor Plan
 - A2.4 Roof Plan
 - A2.5 5' Average Setback Diagram – 1st Floor Plan
 - A2.6 5' Average Setback Diagram – 2nd Floor Plan
 - A2.7 5' Average Setback Diagram – 3rd Floor Plan
 - A3.1 Exterior Elevations (North / West)
 - A3.2 Exterior Elevations (South / East)

691 N 1st Avenue Multifamily Development Potential

Legal – Ketchum Lot 1, Blk 54, 691 N 1st Ave, Ketchum ID

Parcel Size – 8,241 SF

Dimensions – 55' on N. 1st Ave, 150' 7th Street to Alleyway

Permissible Gross Density @ 2.25 Floor Area Ratio (FAR) = 18,542.25 SF

Parking Requirement

Residential – one space over 750 (8 spaces required)

Project will provide 8 parking spaces, plus (1) Van Accessible parking space.

Maximum Building Height

42 Feet (Proposed 40'-0")

Setbacks

N. 1st Avenue - average of 5 feet (Refer to A2.5-2.7 sheets that show we are in compliance with Ave of 5' setback conditions)

7th Street – Average of 5 feet (Refer to A2.5-2.7 sheets that show we are in compliance with Ave of 5' setback conditions)

Alley - 3 feet

South Side – 0' (we are proposing a varying 4" – 3'-3" setback)



PO Box 1769 [post]
Sun Valley, ID 83353
220 E. River Street [courier]
Ketchum, ID 83340
v 208.721.7160

29th July 2024

City of Ketchum – Planners
P.O Box 2315
480 East Ave. N.
Ketchum, ID 83340

Dear City of Ketchum Planners,

This is HPA's statement on how the design concept/ project (691 1st Ave Multifamily) meets the city of Ketchum's design guidelines. The following response reacts to the Design review evaluation standards.



Birds eye view looking at the project from the north.

Design Review Evaluation Standards

17.96.060: Improvements and Standards

A. Streets:

1. The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development. *HPA Response: we are aware of this standard and the*

details will be provided at the time of formal design review application. Scope of design works to be completed by a licensed Civil Engineer (Opal Engineering).

2. All street designs shall be approved by the City Engineer. *HPA Response; we are aware of this standard and the details will be provided at the time of formal design review application. Scope of works to be completed by a licensed Civil Engineer (Opal Engineering)*

B. Sidewalks:

1. All projects under 17.96.010(A) that qualify as a “Substantial Improvement” shall install sidewalks as required by the Public Works Department. *HPA Response; Confirmed.*

2. 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. *HPA Response; Confirmed.*

3. Sidewalks may be waived if one of the following criteria is met:

i. The project comprises an addition of less than two hundred fifty (250) square feet of conditioned space. *HPA Response; NA*

ii. 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. *HPA Response; NA*

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. *HPA Response; confirmed, the proposed sidewalk to be designed by the civil engineer (Opal) will be the length of the 1st Ave and 7th street property extremities as well as any alleyway improvements along the west property line.*

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. *HPA Response; Confirmed. This project will sidewalks designed to meet city codes along 1st Ave and 7th street aspects of the project.*

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. *HPA Response; NA*

C. Drainage:

1. All storm water shall be retained on site. *HPA Response; Confirmed.*

2. Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street. *HPA Response; Confirmed.*

3. The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site. *HPA Response; Confirmed.*

4. Drainage facilities shall be constructed per city standards. *HPA Response; Confirmed. Civil Engineer will design drainage needed onsite to meet the city standards.*

D. Utilities:

1. All utilities necessary for the development shall be improved and installed at the sole expense of the applicant. *HPA Response; Confirmed, developer will cover the costs of the utility upgrades.*

2. Utilities shall be located underground and above grade utility, power and communication equipment within the development site shall be concealed from public view. *HPA Response; Confirmed.*

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. *HPA Response; Confirmed. This will be handled by the electrical engineer at the time of permitting.*

E. Compatibility of Design:

1. The project's materials, colors and signing shall be complementary to the townscape, surrounding neighborhoods and adjoining structures. *HPA Response; We are currently planning*

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. *HPA Response; No significant landmarks exist on this property that we or the owners know about.*

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. *HPA Response; Confirmed. The existing buildings will be either donated to the BCHA or demolished.*

F. Architectural:

1. Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined. *HPA Response; We are proposing three pedestrian entry points from 1st Avenue (1) and 7th Street (2). At the ground level the building is set 5' off the property line with recessed entry points at all 3 locations to denote access/egress to the building. Planter beds will flank all access points.*



View on the corner of 1st Ave and 7th Street.

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. *HPA Response; Our proposed material selection on the ground floor is a stone clad first floor so the building has an anchored presence at the pedestrian level. We are a mixture of vertical wood siding and panels on the levels above. Glass handrails around each of the balconies on the 2nd/3rd floors give a more transparent character and helps give the building corners a lighter character.*

4. Accessory structures, fences, walls, and landscape features within the project shall match or complement the principal building. *HPA Response; fencing and screening walls will be similar around the building. At this time in the design, we are proposing a 4 high perforated metal fence along the south property line to enclose the parking garage and denote property lines. This same screening material will be reflected on the roof top terrace to enclose the extents of each of the private decks/terraces at that level. The same treatment will occur around the rooftop mechanical zone in between the two elevator/stair towers at the roof level.*

5. Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness. *HPA Response; Confirmed. Currently the design on the ground floor level has undulation to highlight the main access points for pedestrian into the project. On the upper floors the plan undulates using eroded decks along the major street facades. There is minimal undulation along the South façade in response to the existing building that are on the neighbor's lot to the south. At ground level along the alleyway, we have proposed several carports*

6. Building(s) shall orient towards their primary street frontage. *HPA Response; Confirmed. The current design orients the main building towards each of the street frontage. Seeing the longest*

building dimension is along 7th street, this is where the two major building entrances are located with a secondary access point located along 1st Ave.

7. Garbage storage areas and satellite receivers shall be screened from public view and located off alleys. *HPA Response; The proposed design shows the trash room enclosed within the parking garage. The trash will be brought to the street at 7th twice weekly by the property management company. We will provide drawings of this to Mike Goitnidia (Clear Creek Disposal) for review and approval for the Formal Design Review Application/submittal.*

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. *HPA Response; The current design proposes flat roof conditions to relate to the context of Ketchum and utilizing the roof scape for rooftop decks and mechanical areas. The flat roofs will have primary drains which drain internally and secondary overflow scuppers that will open onto the decks below so that unit owners know there is an issue with the primary's if such an instance occurs.*

G. Circulation Design:

1. Pedestrian, equestrian, and bicycle access shall be located to connect with existing and anticipated easements and pathways. *HPA Response; Confirmed. There is an existing paver sidewalk on the 1st Ave aspect of the project but will probably need upgrading if the developers decide to do a radiant / snowmelt system. This will be decided by the Final Design review submittal.*

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. *HPA Response; Confirmed. We might add covered awnings over the sidewalks to give relief for pedestrians in the winter months. Yet to be decided.*

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. *HPA Response; Confirmed. All vehicle access to the site will be from the alleyway on the West side of the project.*

5. Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project. *HPA Response; Confirmed.*

H. Snow Storage:

1. Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas. *HPA Response; Confirmed. See below #4 response.*

2. Snow storage areas shall be provided on-site. *HPA Response; Confirmed. See below #4 response.*

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. *HPA Response; Confirmed. See below #4 response.*

4. In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed. *HPA Response; Confirmed. The applicant is considering snowmelt/radiant system for the hard surfaces at the ground level that are exposed. Final decision will be made before the final design review submittal.*

I. Landscaping:

1. Landscaping is required for all projects. *HPA Response; Confirmed. At this early stage of the project, we are proposing to have a series of landscape and planter beds along each of the streets (1st Ave and 7th Street). More detail to follow at the time of the final design review submittal in the form of the landscape plan completed by a licensed landscape architect.*

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. *HPA Response; Confirmed. At this early stage of the project, we are proposing to have a series of landscape and planter beds along each of the*

streets (1st Ave and 7th Street). More detail to follow at the time of the final design review submittal in the form of the landscape plan completed by a licensed landscape architect.

3. All plant species shall be drought tolerant. Native species are recommended but not required. *HPA Response; Confirmed. Plant species will be listed in the final design review submittal.*

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. *HPA Response; Confirmed. At this early stage of the project, we are proposing to have a series of landscape and planter beds along each of the streets (1st Ave and 7th Street). More detail to follow at the time of the final design review submittal in the form of the landscape plan completed by a licensed landscape architect.*

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. *HPA Response; Confirmed. We are proposing a bench on 7th Street, at the center point of the two main entries to the project.*

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. Street trees, streetlights, street furnishings, and all other street improvements shall be installed or constructed as determined by the Public Works Department. *HPA Response; Confirmed.*

2. Street trees with a minimum caliper size of three inches (3"), shall be placed in tree grates. *HPA Response; NA No trees are proposed in the city ROW at this point of the design.*

3. Due to site constraints, the requirements of this subsection A may be modified by the Public Works Department.

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. *HPA Response; The current design proposes clerestory style windows along 7th street for rooms that are not in use all the time. ie parking garages, storage rooms, mechanical rooms, riser room. This allows northern light into these areas and gives the sense that these rooms are in fact habitable components of the building.*

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. *HPA Response; As above, B1.*

3. For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows. *HPA Response; Confirmed.*

4. Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited. *HPA Response; Confirmed. At this time of the design, we are going to be utilizing a flat roof to use as roof top decks.*



View of Rooftop decks, space between will be where rooftop mechanical exists.

5. All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters, and downspouts. *HPA Response; Confirmed. If we change direction from the flat roof design element, all pitched roof will have snow retention bars, as well gutters and integrated 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. *HPA Response; At this time in the design process, we are not proposing any overhangs that protrude in to the city ROW.*
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. *HPA Response; Confirmed. The three entry points are only recessed and have overhangs to denote entry points.*

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. *HPA Response; Confirmed. Currently we have enclosed trash room in the middle of the parking for easier access from both stair/elevator cores. We will send the plan to Mike Goitindia to get his blessing and approval letter to be submitted at the time of final design review.*
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. *HPA Response; Confirmed. We are proposing a 4'-0" perforated metal screening around the major mechanical areas at the ground and roof levels.*

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. *HPA Response; Confirmed. We are proposing on removing nine (9) mature growth evergreen trees in the city ROW as well as five (5) mature growth evergreens within the property onsite to make way for the new project. We will propose replace trees offsite where the city advises to do so and tree species.*
2. Trees that are placed within a courtyard, plaza or pedestrian walkway shall be placed within tree wells that are covered by tree grates. *HPA Response; NA*
3. The city arborist shall approve all parking lot and replacement trees. *HPA Response; Confirmed. We will wait on that report from the city arborist for final replacement numbers, species types and location.*



Conceptual landscape at street level to soften the building presence onsite

E. Surface Parking Lots:

1. Surface parking lots shall be accessed from off the alley and shall be fully screened from the street. *HPA Response; Confirmed. Parking will be accessed from the alleyway on the west side of the property.*
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. *HPA Response; NA*
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. *HPA Response; Confirmed. At this early stage of the project, we are proposing to have a series of landscape and planter beds along each of the streets (1st Ave and 7th Street). More detail to follow at the time of the final design review submittal in the form of the landscape plan completed by a licensed landscape architect.*



Looking towards the NW corner of the project from 7th street.

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 on private property. Bike racks shall not be located in the public right-of-way. *HPA Response: Confirmed. We are proposing a two (2) bike racks, one at each of the main entrances along 7th street. In our earlier design conversations, the city said they would be open to having bike racks in the city ROW – please confirm??*
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. *HPA Response: As above.*
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. *HPA Response: Confirmed. We are proposing a bike rack at each of the main entrances along 7th street as mentioned above F1.*

We hope this answers any questions you have about the concept design and how we have used the city design guidelines and current projects that have been approved in the city core to influence the proposed project. Please let us know if you have additional questions and we can answer them during the design review meeting.

Thank you.

Sincerely,



Daniel Hollis, Principal

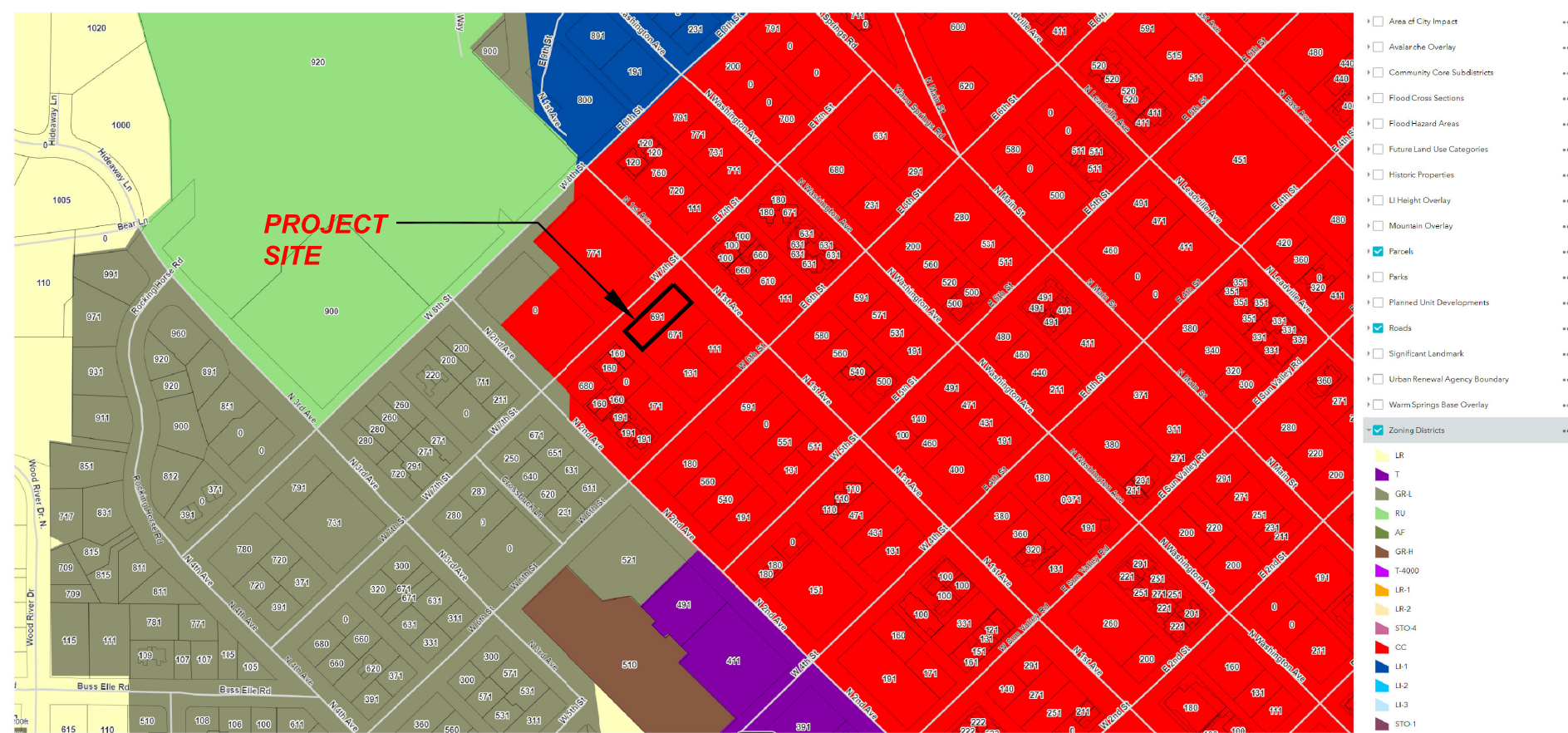
SITE VICINITY

KETCHUM LOT 1 BLK 54, 691 N 1st AVE, KETCHUM, ID



SITE VICINITY ZONING

KETCHUM LOT 1 BLK 54, 691 N 1st AVE, KETCHUM, ID



GENERAL NOTES

- 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.
- THESE DRAWINGS, TOGETHER WITH THE SPECIFICATION, AIA GENERAL CONDITIONS DOCUMENT A-201, 1988 EDITION, REPRESENT THE CONTRACT DOCUMENTS.
- 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.
- 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.
- 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.
- 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.
- WRITTEN DIMENSIONS TAKE PRECEDENCE. **DO NOT SCALE DRAWINGS.**
- ALL DIMENSIONS WHEN SHOWN IN PLAN ARE TO FACE OF EXTERIOR WALL SHEATHING, FACE OF CMU, OR FACE OF INTERIOR STUD, U.N.O.
- ALL DIMENSIONS ARE TO TOP OF FINISHED FLOOR IN SECTION OR ELEVATION, U.N.O.
- 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.
- THE GENERAL CONTRACTOR SHALL COORDINATE ALL WORK WITH EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO IRRIGATION SYSTEMS, ELECTRICAL CONDUIT, WATER LINES, SEWER & STORMWATER LINES, GAS LINES, ETC.
- ALL STAIRS WITH MORE THAN 3 RISERS SHALL HAVE ONE (1) 1-1/4" x 2" DIA. HANDRAIL w/ 1 1/2" CLEARANCE FROM THE WALL. ALL RAILS SHALL BE BETWEEN 34" & 38" ABOVE NOSING OF THE TREAD & BE CONTINUOUS FROM THE TOP OF THE RISER TO THE BOTTOM RISER - 2018 IBC SEC. 1012.

- THE GENERAL CONTRACTOR SHALL PROTECT ALL EXISTING SITE CONDITIONS TO REMAIN, INCLUDING TREES & SHRUBS, PAVING, FENCES, WALLS, ETC.
- DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
- VERIFY ALL ARCHITECTURAL DETAILS WITH THE STRUCTURAL DRAWINGS PRIOR TO THE ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.
- INSTALL ALL EQUIPMENT & MATERIALS PER MANUFACTURER'S RECOMMENDATIONS.
- VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES, ETC. PRIOR TO ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.
- SEALANT, CAULKING & FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS ARE NOT INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS & STANDARD INDUSTRY & BUILDING PRACTICES.
- 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.
- THE GENERAL CONTRACTOR SHALL PROVIDE SOLID BLOCKING AS REQUIRED FOR THE INSTALLATION OF ALL EQUIPMENT, CASEWORK, CABINETS, WOOD TRIM, ACCESSORIES, HANDRAILS, ETC.
- FOR ALL FINISHES AT FLOORS, WALLS, & CEILINGS, REFER TO CLIENT OR INTERIORS.
- 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.
- THE GENERAL CONTRACTOR SHALL ADHERE TO ALL APPLICABLE BUILDING CODES, AS WELL AS VALLEY CLUB HOA/ARDC, CITY, COUNTY, & STATE BUILDING REGULATIONS.
- GUARDRAILS SHALL BE A MINIMUM OF 42" IN HEIGHT AND DESIGNED IN SUCH THAT A 4" SPHERE CANNOT PASS THROUGH ANY OPENING - 2018 IBC SEC. 1013.
- FIREBLOCKING & DRAFTSTOPPING SHALL BE PROVIDED IN ALL LOCATIONS IN ACCORDANCE W/ 2018 IBC SEC. 717.
- HEARTH'S SHALL EXTEND 20" IN FRONT AND 12" BEYOND EACH SIDE OF FIREPLACE OPENING.
- FIREPLACE SHALL HAVE OUTSIDE AIR INTAKE WITH DAMPER AND CONTROL.
- ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED.

PROJECT DIRECTORY

CLIENT & OWNER-BUILDER
 JIM HELFRICH/GARY McCARTHY
 691 N 1st AVE
 KETCHUM, ID 83340
CONTACT ARCHITECT FOR ALL CLIENT COMMUNICATIONS

ARCHITECT
HOLLIS PARTNERS ARCHITECTS, AIA
 PO BOX 1769 (POST)
 SUN VALLEY, ID 83353
 220 RIVER ST. E. (COURIER)
 KETCHUM, ID 83340
 P: 208.721.7160
 E: Daniel@hp-architects.com & JJ@hp-architects.com

CONTRACTOR
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 E: cody@peakvg.com / david@peakvg.com

LAND SURVEYOR
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STRUCTURAL / MEP ENGINEERS
DC ENGINEERING
 1411 N. COLLEGE RD, STE 100
 TWIN FALLS, ID 83301
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 E: rewing@dcengineering.net

GEOTECHNICAL ENGINEER
BUTLER ASSOCIATES, INC
 BOX 1034,
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CIVIL ENGINEER
OPAL ENGINEERING, PLLC
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 E: sam@opal-engineering.com

CODE COMPLIANCE
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 E: dsullivan@cyberport.net

COM-CHECK
JOHN REUTER, GREENWORKS
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 E: john@idahogreenworks.com

LANDSCAPE ARCHITECT
NS CONSULTING, PLLC
 380 E. HIGHWAY 26
 SHOSHONE, ID 83352
 P: 208.320.2911
 E: nathanwschutte@gmail.com

PROJECT DATA

LEGAL OWNER JIM HELFRICH/GARY McCARTHY
OWNER'S ADDRESS 12 COFFIN STREET
 NANTUCKET, MA 02554

SITE INFORMATION

LEGAL DESCRIPTION: KETCHUM LOT 1, BLK 54

CODE: 2018

ZONING: CC2: COMMUNITY CORE (2)

CURRENT USE: RESIDENTIAL HOUSE

PROPOSED USE: RESIDENTIAL : GROUP R-2

LOT SIZE: 8,241 SF (0.19 ACRES)

SETBACKS REQUIRED:
 FRONT (EAST): AVERAGE 5'-0" (5' PROPOSED)
 NORTH SIDE (E 7th ST): AVERAGE 5'-0" (5' PROPOSED)
 SOUTH SIDE: 0'-0" (4" - 3'-3" PROPOSED)
 REAR (WEST): 3'-0" (3'-0" PROPOSED)

HT LIMITATION: 42' (PROPOSED 36'-0" PLUS ROOF TERRACE)

CONST. TYPE V-B (SPRINKLERED)

CODE COMPLIANCE: IBC 2018
 IRC 2018

IECC 2018
 CMEC 2018
 IPCM 2018
 IFC 2018

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 CFM 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	8,241 SF
PROPOSED 1st FLR AREA	3,837 SF
PROPOSED 2nd FLR AREA	6,135 SF
PROPOSED 3rd FLR AREA	6,026 SF
PROPOSED DECK / PATIO AREA	1,510 SF
NET RESIDENTIAL AREA	12,447 SF
TOTAL GROSS BUILDING AREA	15,998 SF

DRAWING INDEX

GENERAL	
A0.0	PROJECT DATA / GENERAL NOTES / INDEX
A0.1	BUILDING MODEL MASSING IMAGES
A0.2	BUILDING MODEL MASSING IMAGES
A0.3	BUILDING MODEL MASSING IMAGES
A0.4	BUILDING MODEL MASSING IMAGES
A0.5	CONCEPTUAL EXTERIOR MATERIALS SAMPLE BOARD
A0.5	STAGING AND CONSTRUCTION MGMT PLAN
A0.7	EXISTING SITE IMAGES
SURVEY PLAN	
C	TOPOGRAPHICAL & SITE INFORMATION (PHILLIPS)
LANDSCAPE	
L1	LANDSCAPE SITE PLAN
L3	LANDSCAPE PLAN
ARCHITECTURAL	
A1.1	ARCHITECTURAL SITE PLAN (FOOTPRINT)
A1.2	SITE PLAN - FLOOR PLAN
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	THIRD FLOOR PLAN
A2.4	ROOF PLAN
A2.5	AVERAGE 5'-0" SETBACK 1st FLOOR
A2.6	AVERAGE 5'-0" SETBACK 2nd FLOOR
A2.7	AVERAGE 5'-0" SETBACK 3rd FLOOR
A3.1	EXTERIOR ELEVATIONS (NORTH & EAST)
A3.2	EXTERIOR ELEVATIONS (SOUTH & WEST)

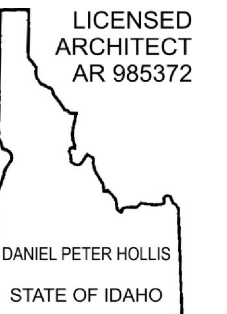
SYMBOLS LEGEND

①	GRID NO.	10	WALL TYPE
A		GWB-1	FIN. CLNG MAT.
D 17	DOOR NO.	WOOD	FIN. FLR MAT.
W 14	WINDOW NO.	EF	CEILING MOUNTED EXHAUST FAN
SD	INTERCONNECTED, HARDWIRED, BATT. BACKUP SMOKE ALARM / DETECTOR	101/A5.X	ROOM NO. / ENLARGED PLAN & INT. ELEVATION SHEET NO.
13 A.21	ELEV. KEY	⊙	ELEVATION MARKER
13 A.21	SECT. KEY		
A 13 A.21	INT. ELEV. KEY		



PO BOX 1769 (post)
 SUN VALLEY, ID 83353
 220 RIVER ST. E (courier)
 KETCHUM, ID 83343

V.208.721.7160 / V.208.721.0633



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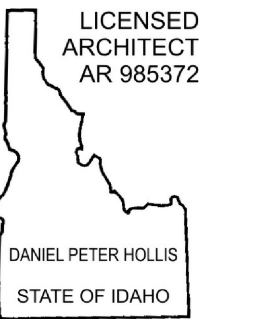
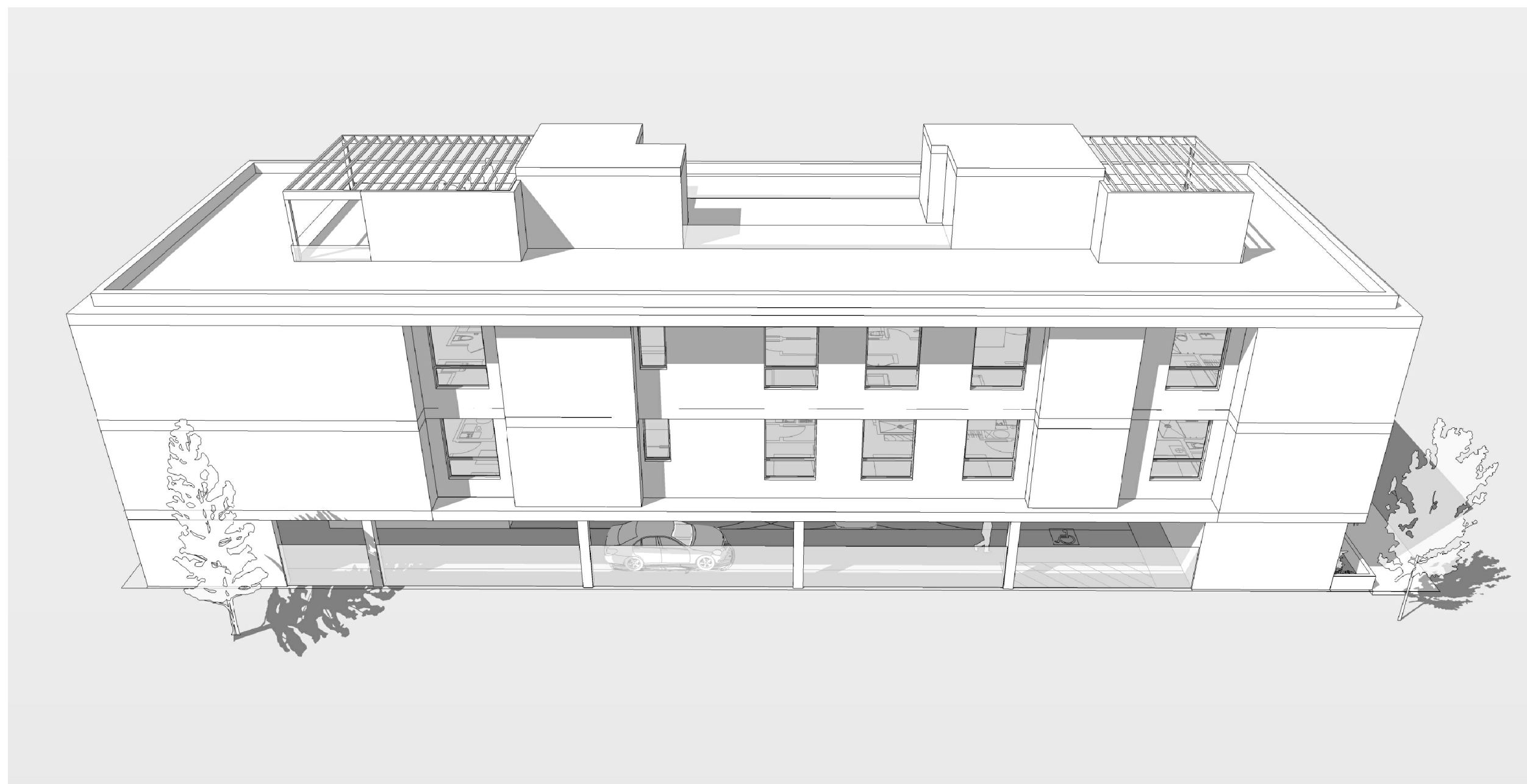
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	DRAWN BY	DPH / JUR	
	CHECKED BY	DPH / JUR	
	DATE	03/12/24	
	JOB NO.	1098	

THE RESIDENCES @ 691 1st

691 N 1st AVE
 KETCHUM, IDAHO

PROJECT DATA GENERAL NOTES

A CATEGORY **0.0** SEQUENCE



Daniel P. Hollis

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THE RESIDENCES
@ 691 1st

691 N 1st AVE
 KETCHUM, IDAHO

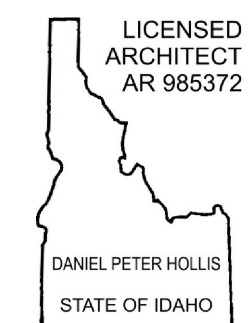
BUILDING
MASSING MODEL



1 BUILDING MASSING MODEL
A0.2

PO BOX 1769 [post]
 SUN VALLEY, ID 83353
 220 River St. E [courier]
 KETCHUM, ID 83343

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REVISION DATE	

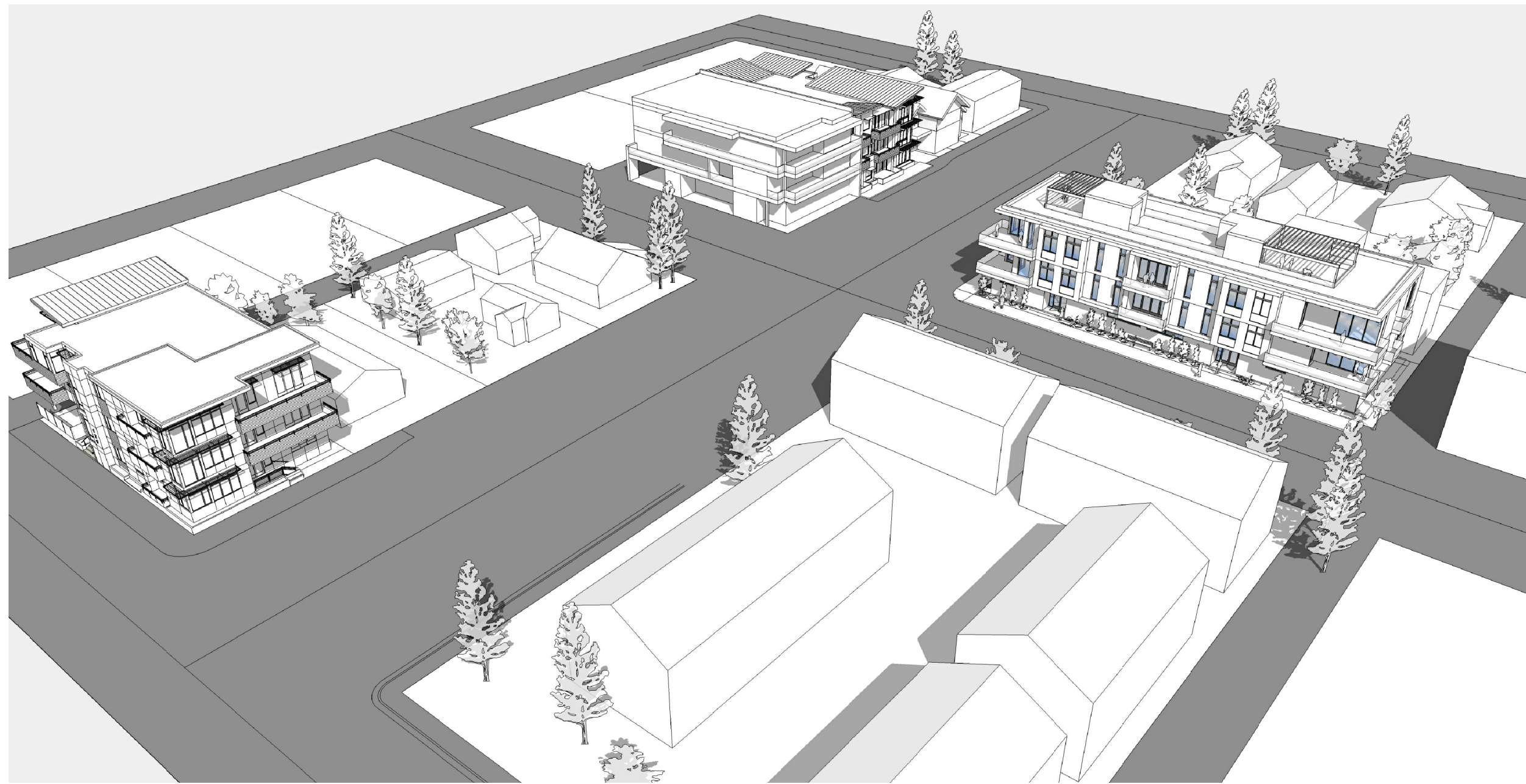
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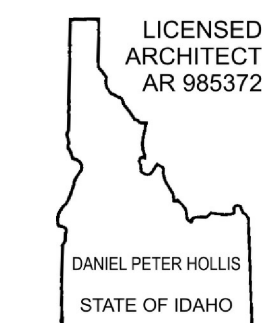
691 N 1st AVE
 KETCHUM, IDAHO

BUILDING MASSING MODEL

A **0.2**
 CATEGORY SEQUENCE



1 BUILDING MASSING MODEL
A0.3



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**THE RESIDENCES
@ 691 1st**

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KETCHUM, IDAHO

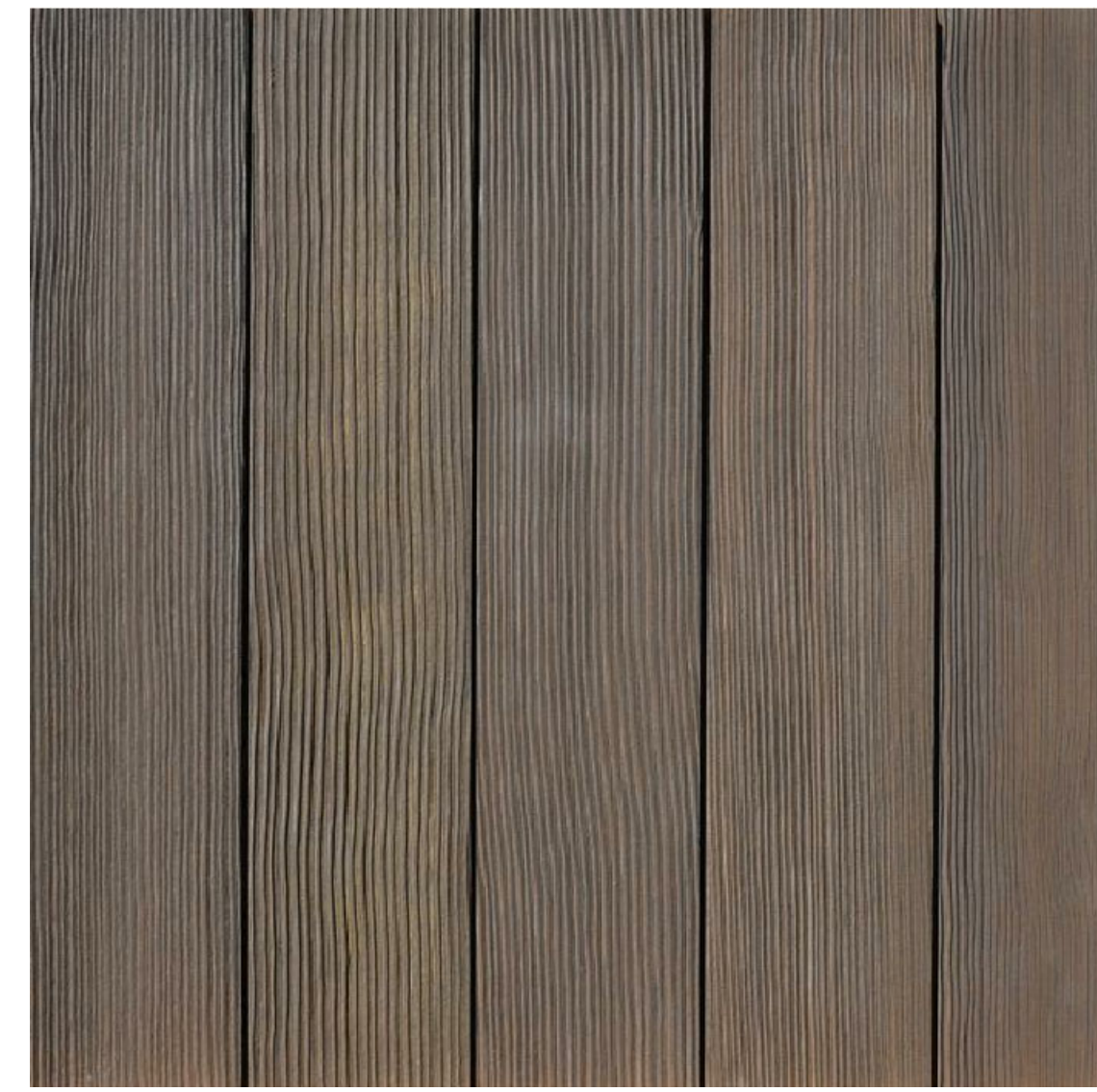
**BUILDING
MASSING MODEL**



FINISHED GRAY METAL SIDING AND DETAILS



ROOF TOP TERRACE TRELLIS



WIRE BRUSHED STAINED EXTERIOR WOOD SIDING



GLASS BALCONY HANDRAILS



WOOD T&G CEILING AND SOFFIT



WOOD LINTEL EXPRESSION ABOVE OPENINGS



STAINED SOFFIT BEAMS



METAL CLAD DOORS AND WINDOWS



NATURAL STONE EXTERIOR CLADDING

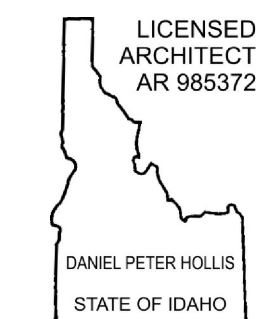
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DATE			
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KETCHUM, IDAHO

EXT. MATERIALS &
COLORS SAMPLE



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BIRDS EYE VIEW OF SITE LOOKING SOUTH WEST



PLAN VIEW FROM ABOVE THE SITE



PLAN VIEW WITH CONTEXT OF EXISTING SITE CONDITIONS



VIEW OF SITE FROM 1st AVENUE



LOOKING AT NORTH WEST CORNER OF SITE FROM 7th STREET



LOOKING TOWARDS SOUTH WEST FROM 7th STREET

NOT FOR CONSTRUCTION

REVISION DATE	_____

ISSUE/DATE	_____
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**THE RESIDENCES
 @ 691 1st**

691 N 1st AVE
 KETCHUM, IDAHO

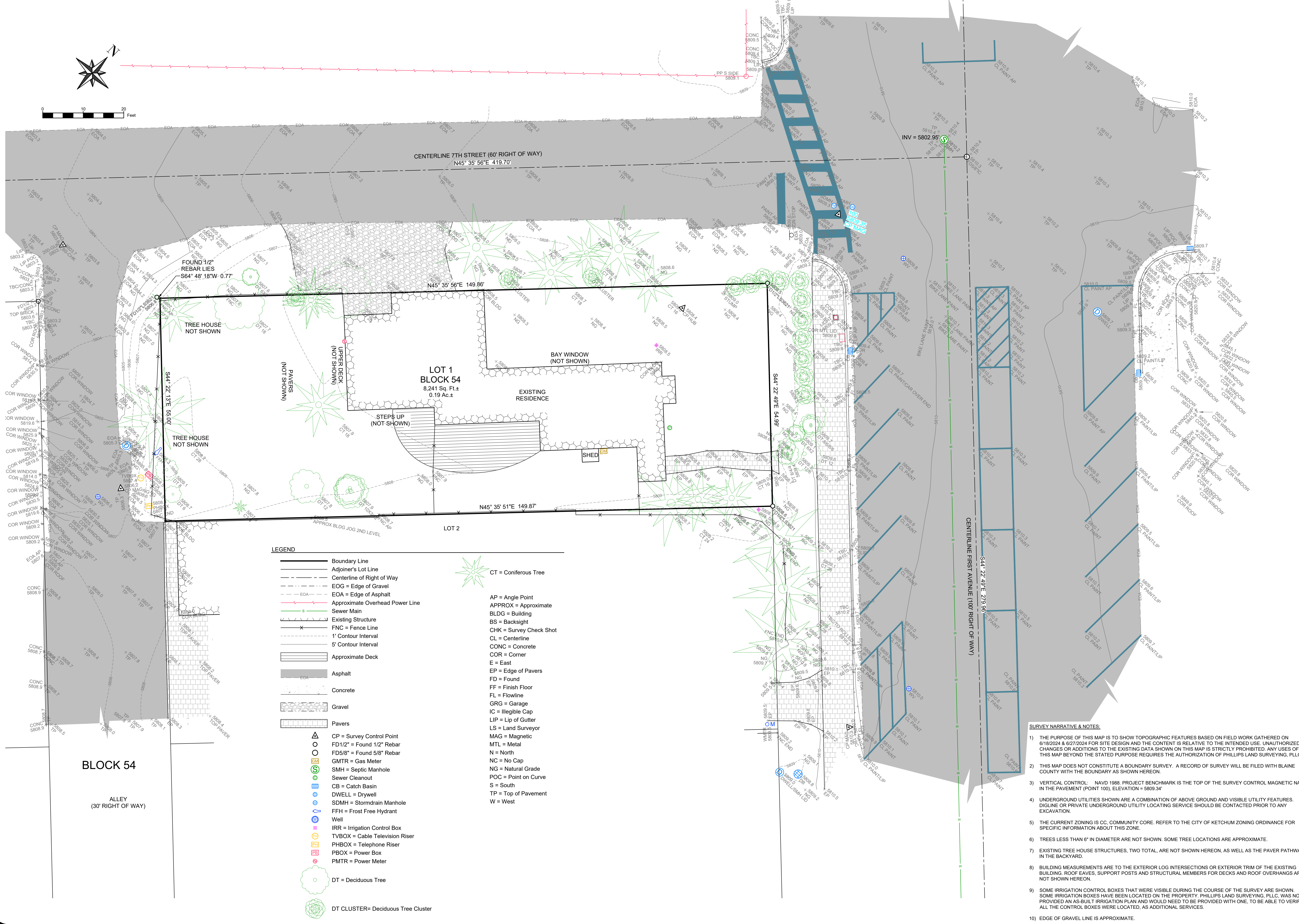
EXISTING
 SITE PICTURES

A **0.7**
CATEGORY SEQUENCE

NO	DATE	BY	REVISIONS

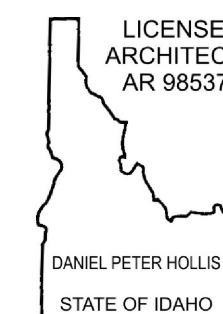
PHILLIPS LAND SURVEYING, PLLC
 HAILEY, IDAHO
 Phone: (208) 720 - 3760
 Email: pls16670.id@gmail.com

A TOPOGRAPHIC MAP SHOWING
LOT 1, BLOCK 54,
KETCHUM TOWNSITE
 LOCATED WITHIN SECTION 13, T.4 N., R.17 E., B.M.,
 CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR HOLLIS PARTNERS ARCHITECTS



- LEGEND**
- Boundary Line
 - Adjoiner's Lot Line
 - Centerline of Right of Way
 - EOG = Edge of Gravel
 - EOA = Edge of Asphalt
 - Approximate Overhead Power Line
 - Sewer Main
 - Existing Structure
 - FNC = Fence Line
 - 1' Contour Interval
 - 5' Contour Interval
 - Approximate Deck
 - Asphalt
 - Concrete
 - Gravel
 - Pavers
 - CP = Survey Control Point
 - FD1/2" = Found 1/2" Rebar
 - FD5/8" = Found 5/8" Rebar
 - GMTR = Gas Meter
 - SMH = Septic Manhole
 - Sewer Cleanout
 - CB = Catch Basin
 - DWELL = Drywell
 - SDMH = Stormdrain Manhole
 - FFH = Frost Free Hydrant
 - Well
 - IRR = Irrigation Control Box
 - TVBOX = Cable Television Riser
 - PHBOX = Telephone Riser
 - PBOX = Power Box
 - PMTR = Power Meter
 - DT = Deciduous Tree
 - DT CLUSTER= Deciduous Tree Cluster
 - CT = Coniferous Tree
 - AP = Angle Point
 - APPROX = Approximate
 - BLDG = Building
 - BS = Backsight
 - CHK = Survey Check Shot
 - CL = Centerline
 - CONC = Concrete
 - COR = Corner
 - E = East
 - EP = Edge of Pavers
 - FD = Found
 - FF = Finish Floor
 - FL = Flowline
 - GRG = Garage
 - IC = Illegible Cap
 - LIP = Lip of Gutter
 - LS = Land Surveyor
 - MAG = Magnetic
 - MTL = Metal
 - N = North
 - NC = No Cap
 - NG = Natural Grade
 - POC = Point on Curve
 - S = South
 - TP = Top of Pavement
 - W = West

- SURVEY NARRATIVE & NOTES:**
- THE PURPOSE OF THIS MAP IS TO SHOW TOPOGRAPHIC FEATURES BASED ON FIELD WORK GATHERED ON 6/18/2024 & 6/27/2024 FOR SITE DESIGN AND THE CONTENT IS RELATIVE TO THE INTENDED USE. UNAUTHORIZED CHANGES OR ADDITIONS TO THE EXISTING DATA SHOWN ON THIS MAP IS STRICTLY PROHIBITED. ANY USES OF THIS MAP BEYOND THE STATED PURPOSE REQUIRES THE AUTHORIZATION OF PHILLIPS LAND SURVEYING, PLLC.
 - THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. A RECORD OF SURVEY WILL BE FILED WITH BLAINE COUNTY WITH THE BOUNDARY AS SHOWN HEREON.
 - VERTICAL CONTROL: NAVD 1988. PROJECT BENCHMARK IS THE TOP OF THE SURVEY CONTROL MAGNETIC NAIL IN THE PAVEMENT (POINT 100), ELEVATION = 5809.34'
 - UNDERGROUND UTILITIES SHOWN ARE A COMBINATION OF ABOVE GROUND AND VISIBLE UTILITY FEATURES. DIGLINE OR PRIVATE UNDERGROUND UTILITY LOCATING SERVICE SHOULD BE CONTACTED PRIOR TO ANY EXCAVATION.
 - THE CURRENT ZONING IS CC, COMMUNITY CORE. REFER TO THE CITY OF KETCHUM ZONING ORDINANCE FOR SPECIFIC INFORMATION ABOUT THIS ZONE.
 - TREES LESS THAN 6" IN DIAMETER ARE NOT SHOWN. SOME TREE LOCATIONS ARE APPROXIMATE.
 - EXISTING TREE HOUSE STRUCTURES, TWO TOTAL, ARE NOT SHOWN HEREON, AS WELL AS THE PAVER PATHWAYS IN THE BACKYARD.
 - BUILDING MEASUREMENTS ARE TO THE EXTERIOR LOG INTERSECTIONS OR EXTERIOR TRIM OF THE EXISTING BUILDING. ROOF EAVES, SUPPORT POSTS AND STRUCTURAL MEMBERS FOR DECKS AND ROOF OVERHANGS ARE NOT SHOWN HEREON.
 - SOME IRRIGATION CONTROL BOXES THAT WERE VISIBLE DURING THE COURSE OF THE SURVEY ARE SHOWN. SOME IRRIGATION BOXES HAVE BEEN LOCATED ON THE PROPERTY. PHILLIPS LAND SURVEYING, PLLC, WAS NOT PROVIDED AN AS-BUILT IRRIGATION PLAN AND WOULD NEED TO BE PROVIDED WITH ONE, TO BE ABLE TO VERIFY ALL THE CONTROL BOXES WERE LOCATED, AS ADDITIONAL SERVICES.
 - EDGE OF GRAVEL LINE IS APPROXIMATE.



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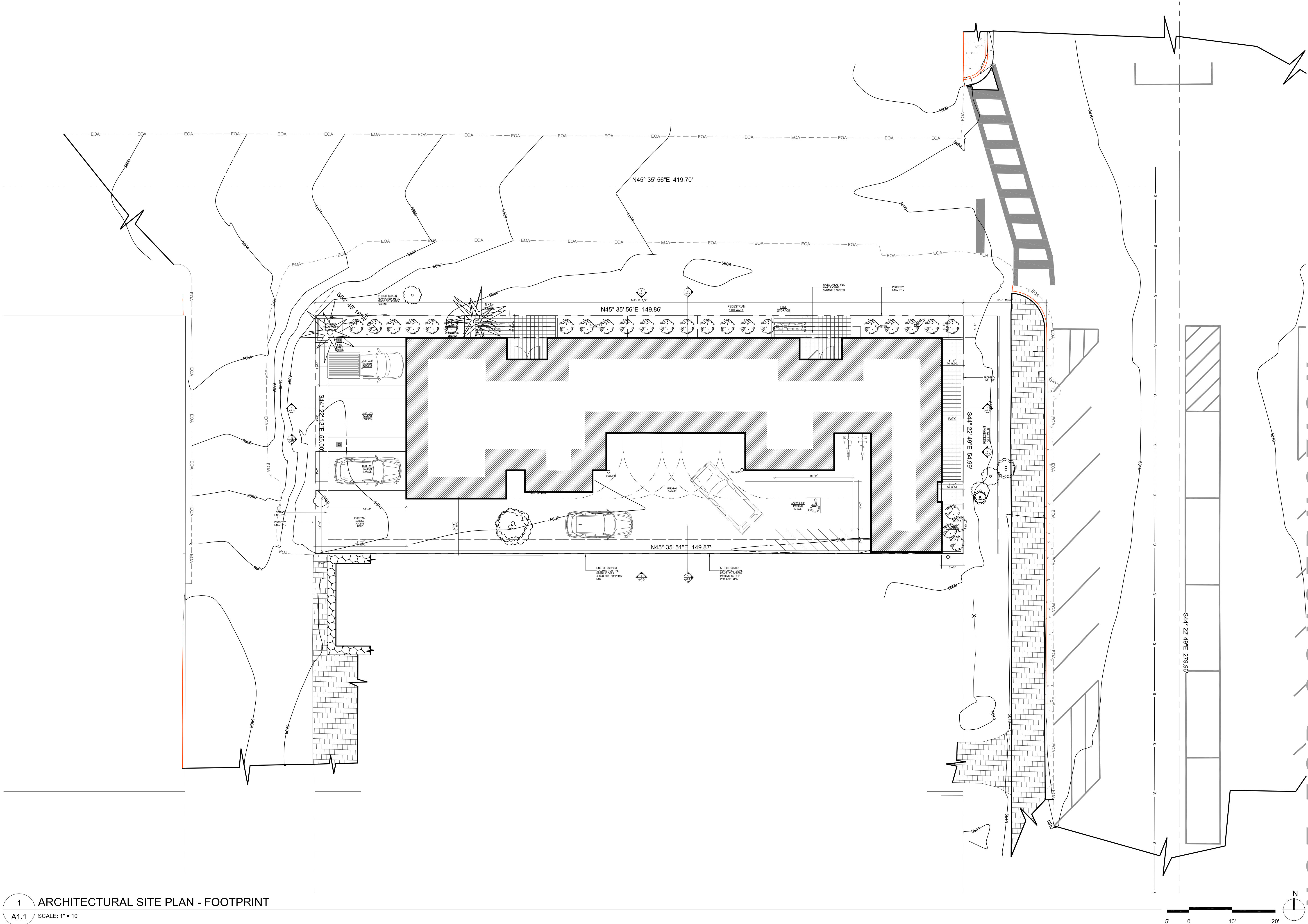
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	DATE	03/12/24	
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THE RESIDENCES
@ 691 1st

691 N 1st AVE
 KETCHUM, IDAHO

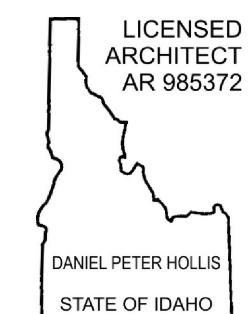
ARCHITECTURAL
SITE PLAN

A **1.1**
CATEGORY SEQUENCE



1 ARCHITECTURAL SITE PLAN - FOOTPRINT
 A1.1 SCALE: 1" = 10'





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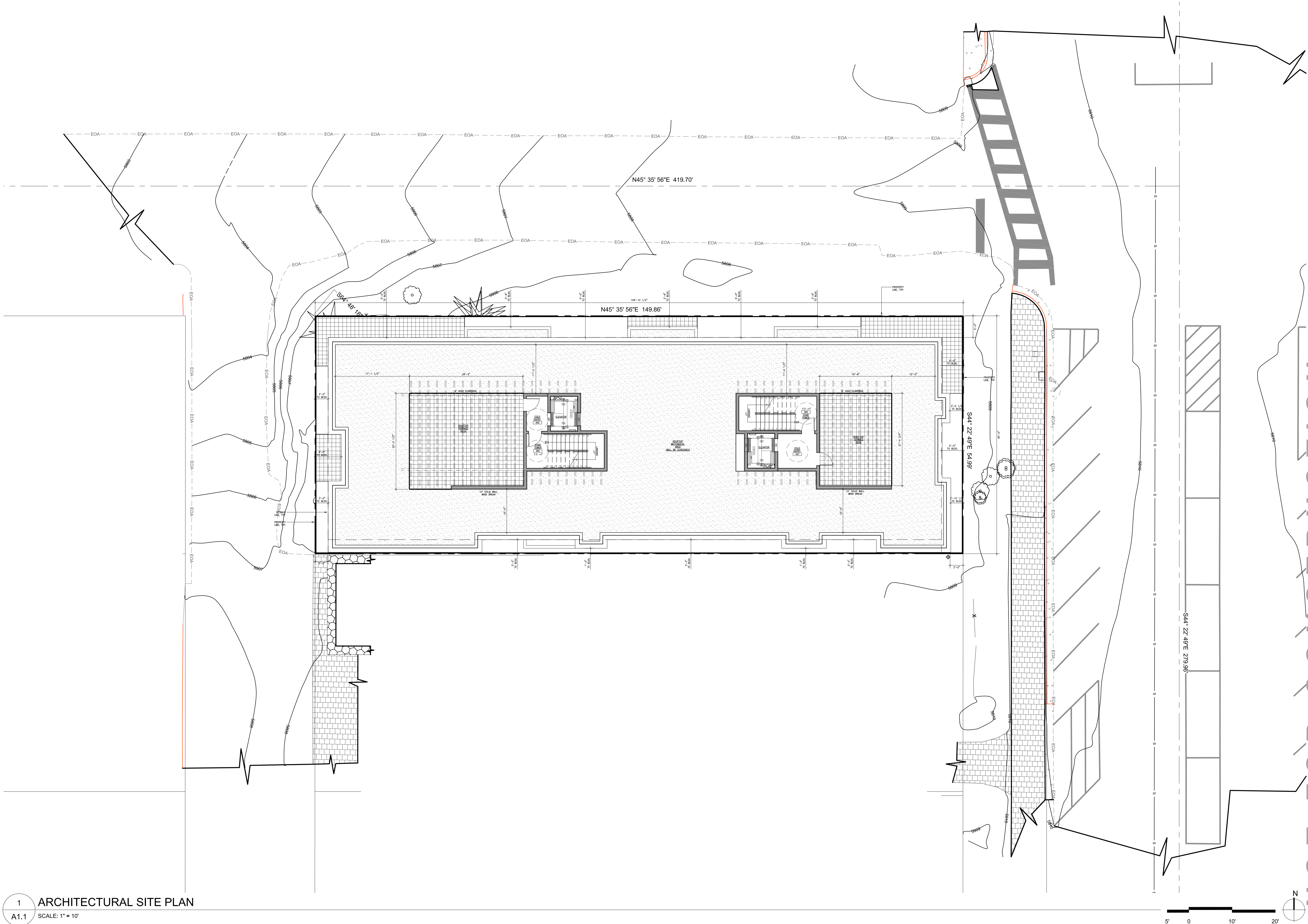
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THE RESIDENCES
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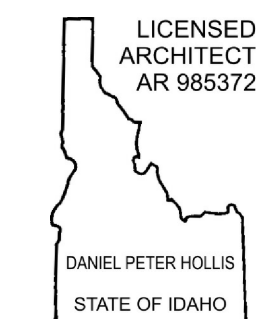
691 N 1st AVE
 KETCHUM, IDAHO

ARCHITECTURAL
SITE PLAN

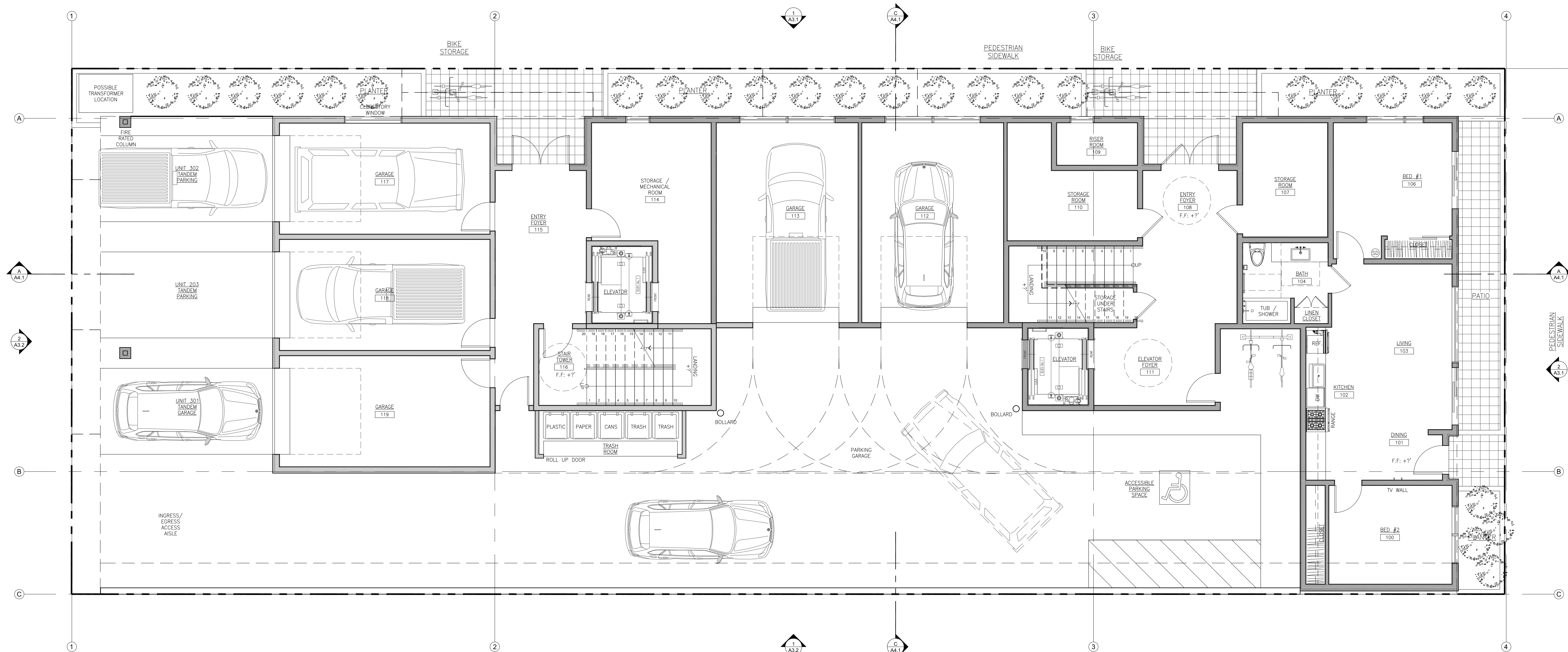
A **1.2**
 CATEGORY SEQUENCE



1 ARCHITECTURAL SITE PLAN
 A1.1 SCALE: 1" = 10'



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DATE		03/12/24
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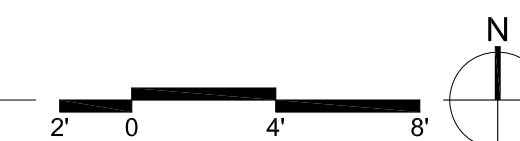
THE RESIDENCES
 @ 691 1st

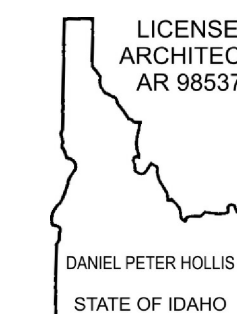
691 N 1st AVE
 KETCHUM, IDAHO

ARCHITECTURAL
FLOOR PLAN

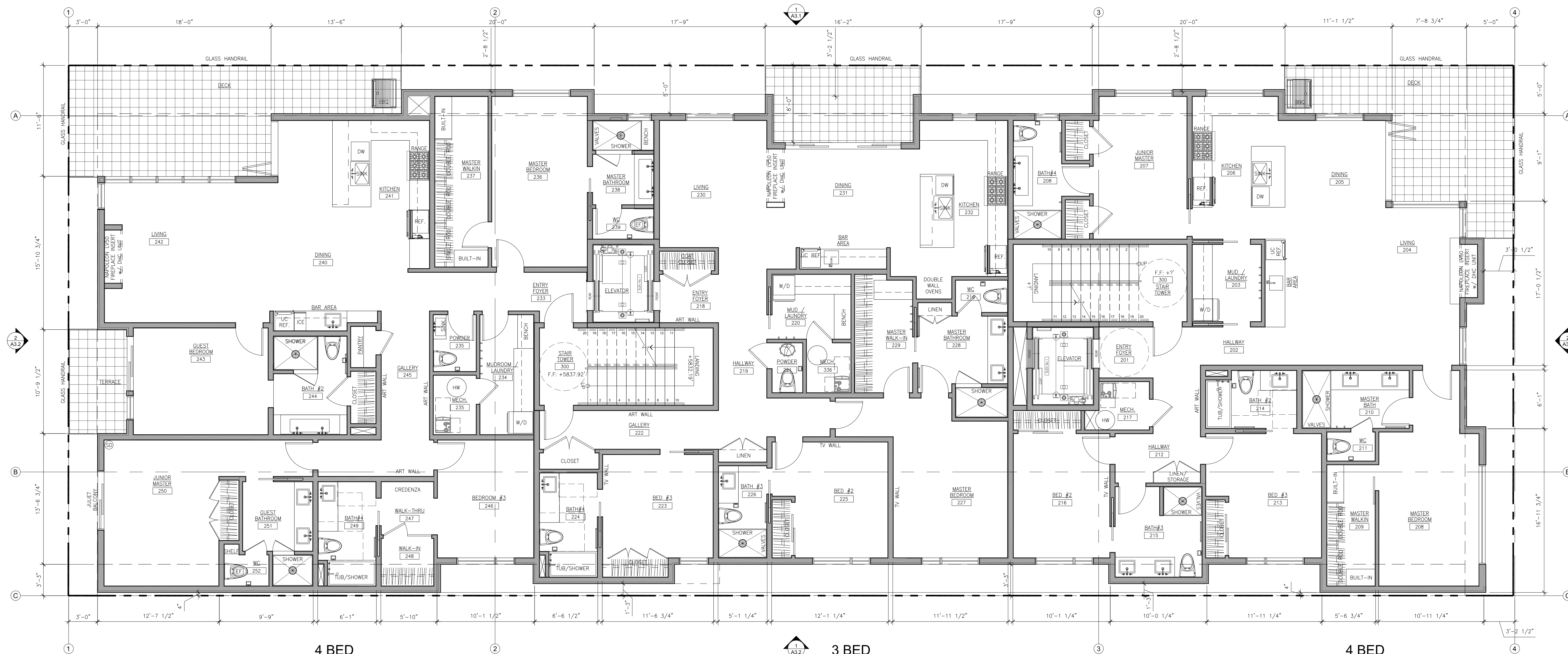
A **2.1**
CATEGORY SEQUENCE

1 ARCHITECTURAL FIRST FLOOR PLAN
 A2.1 SCALE: 3/16" = 1'-0"





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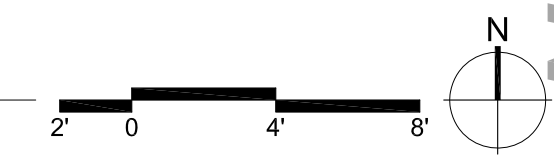


4 BED RES UNIT
 (2,125 +sf)
 2 car space

3 BED RES UNIT
 (1,770 +sf)
 1 car space

4 BED RES UNIT
 (1,933 +sf)
 1 car space

1 ARCHITECTURAL SECOND FLOOR PLAN
 A2.2 SCALE: 3/16" = 1'-0"



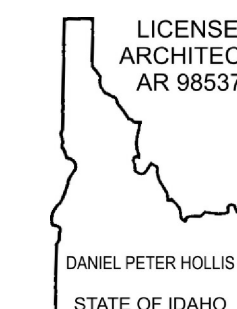
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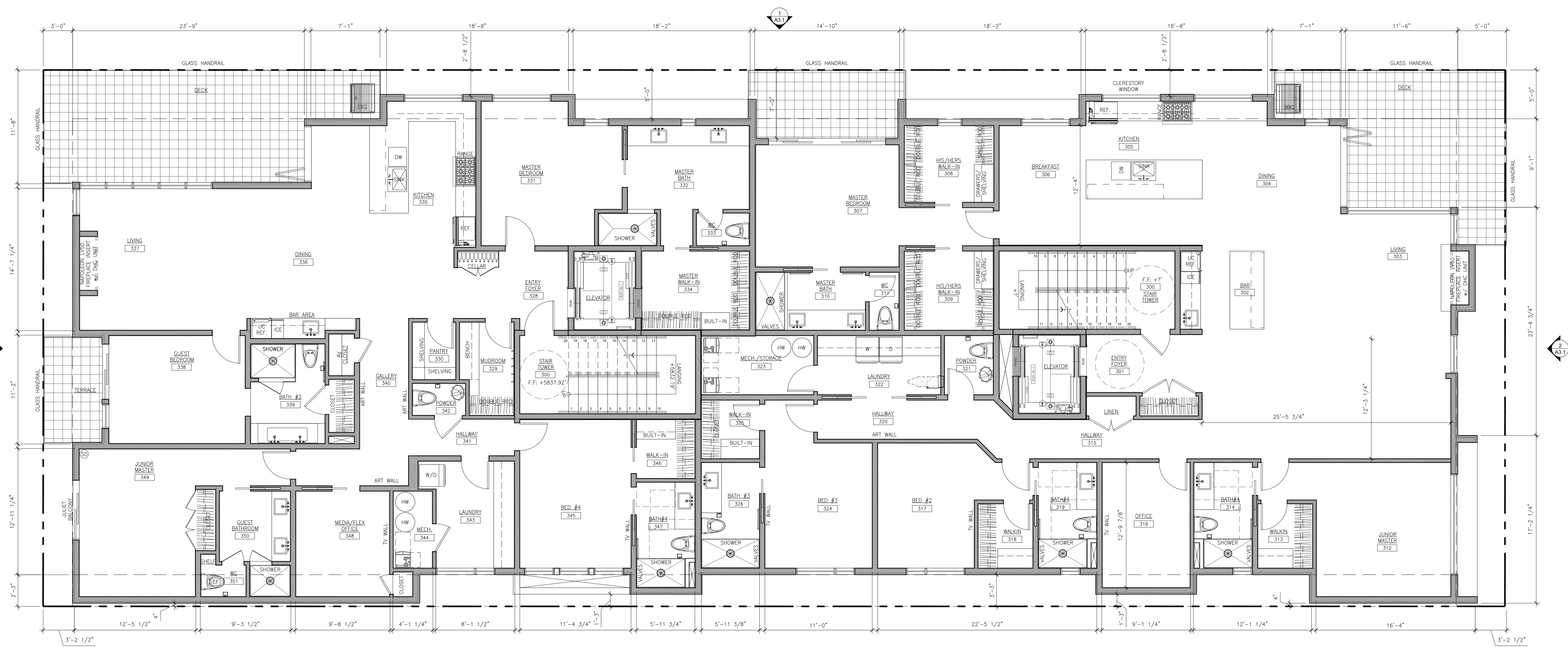
THE RESIDENCES
 @ 691 1st

691 N 1st AVE
 KETCHUM, IDAHO

ARCHITECTURAL FLOOR PLAN



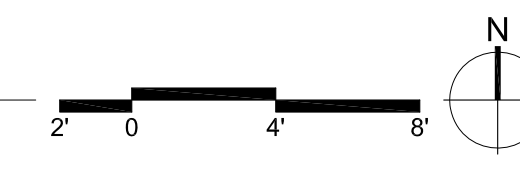
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**4 BED+
 RES UNIT
 (2,727 +sf)
 2 car spaces**

**4 BED
 RES UNIT
 (3,143 +sf)
 2 car spaces**

1 ARCHITECTURAL THIRD FLOOR PLAN
 A2.3 SCALE: 3/16" = 1'-0"



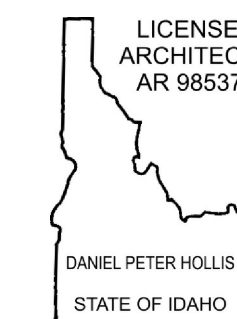
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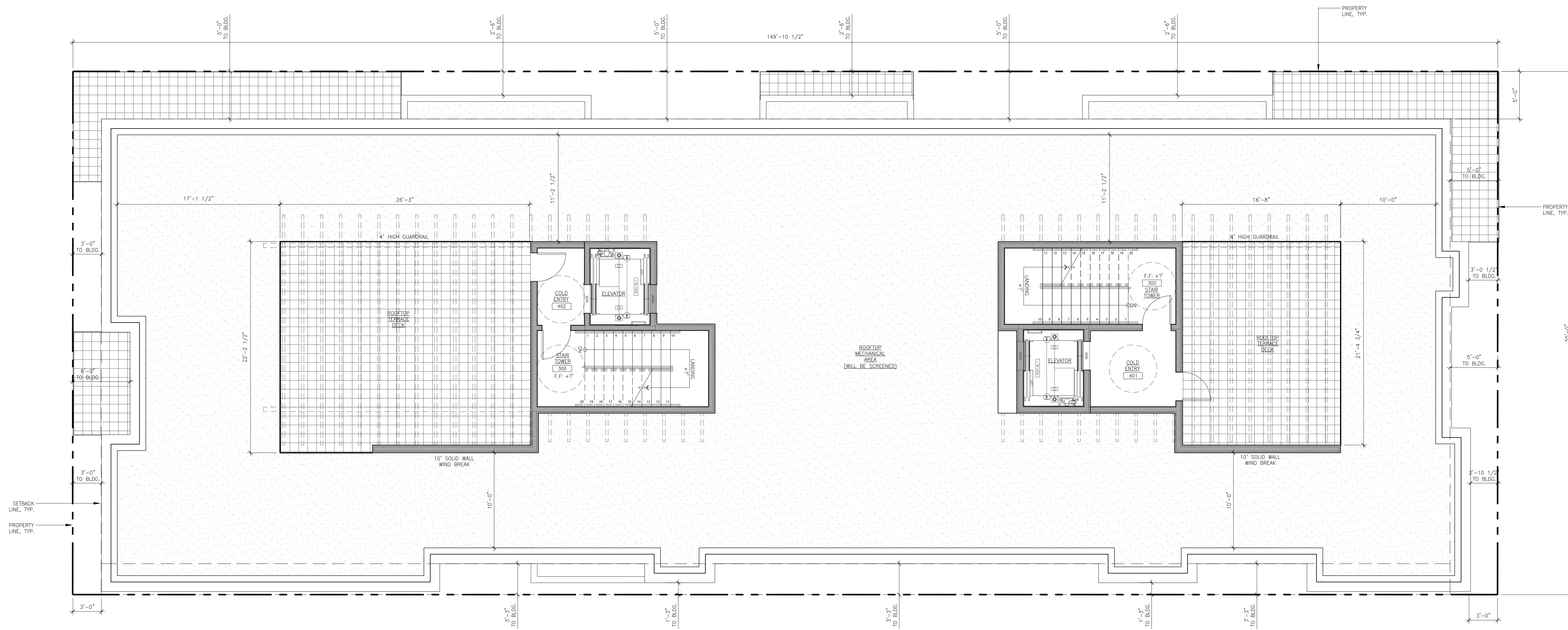
**THE RESIDENCES
 @ 691 1st**

691 N 1st AVE
 KETCHUM, IDAHO

**ARCHITECTURAL
 FLOOR PLAN**



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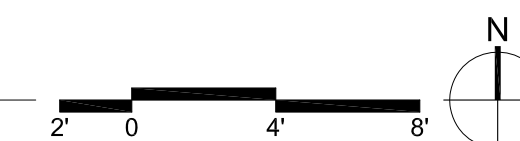
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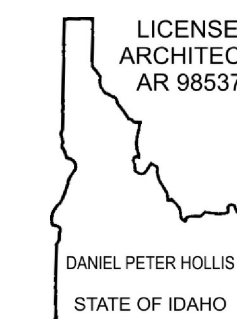
THE RESIDENCES
@ 691 1st

691 N 1st AVE
 KETCHUM, IDAHO

ARCHITECTURAL
ROOF PLAN



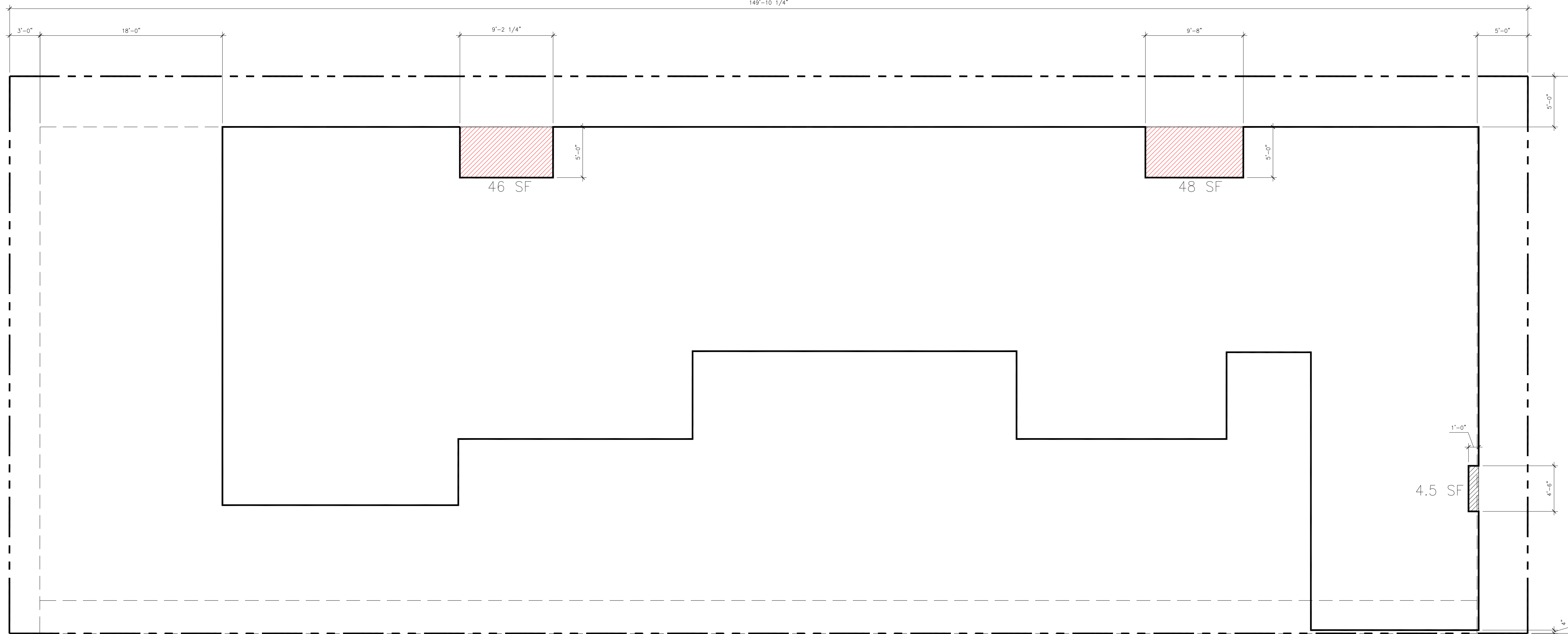
1 ARCHITECTURAL ROOF PLAN
 A2.4 SCALE: 3/16" = 1'-0"



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7th Street

149'-10 1/4"



1st FLOOR PLAN

CALCULATIONS:

1st AVE INTERIOR AREA = 4.5SF
 1st AVE EXTERIOR AREA = 0 SF

7th STREET INTERIOR AREA = 94.5 SF
 7th STREET EXTERIOR AREA = 0 SF

NOT FOR CONSTRUCTION

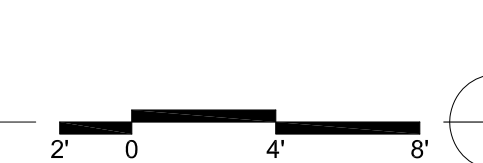
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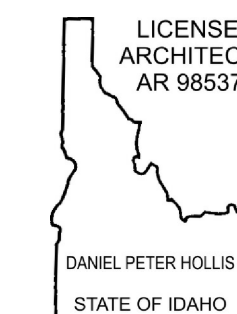
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THE RESIDENCES
 @ 691 1st

691 N 1st AVE
 KETCHUM, IDAHO

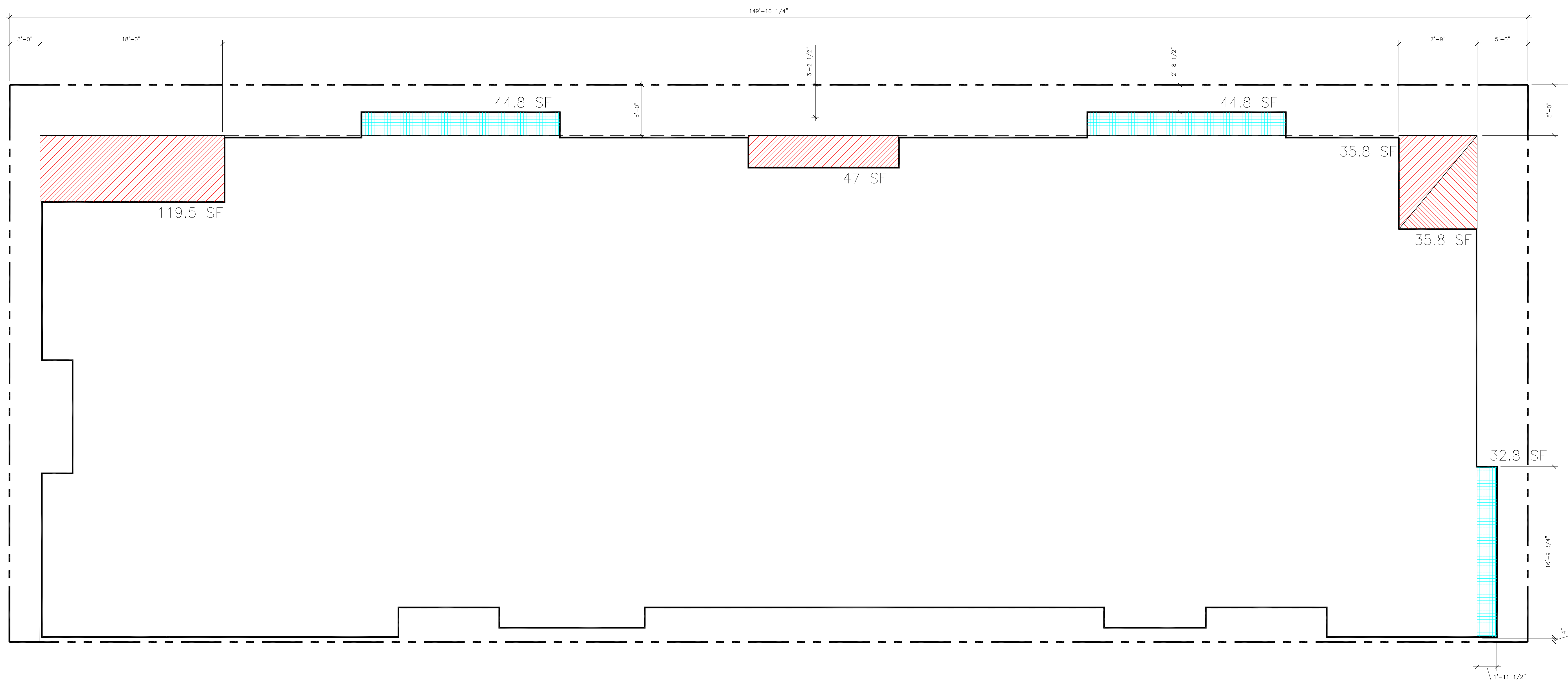
ARCHITECTURAL
 AVERAGE SETBACK
 FLOOR PLAN





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7th Street



2nd FLOOR PLAN

CALCULATIONS:

1st AVE INTERIOR AREA = 35.8SF
 1st AVE EXTERIOR AREA = 32.8 SF

7th STREET INTERIOR AREA = 202.3 SF
 7th STREET EXTERIOR AREA = 89.6 SF

NOT FOR CONSTRUCTION

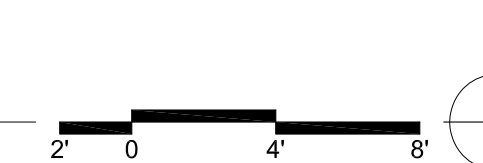
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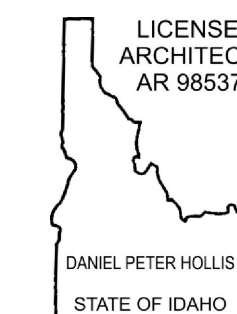
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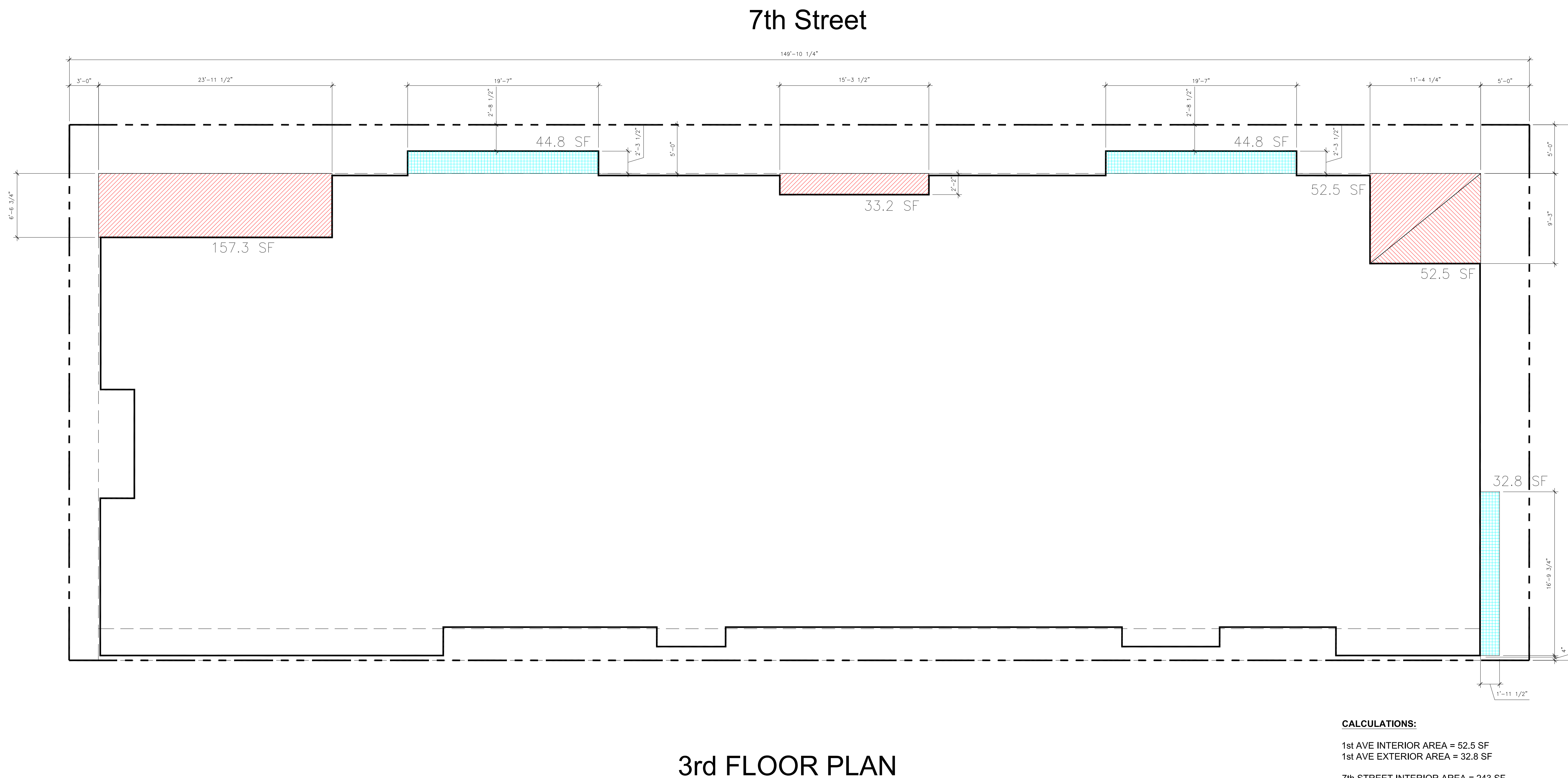
691 N 1st AVE
 KETCHUM, IDAHO

ARCHITECTURAL
 AVERAGE SETBACK
 FLOOR PLAN





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3rd FLOOR PLAN

CALCULATIONS:
 1st AVE INTERIOR AREA = 52.5 SF
 1st AVE EXTERIOR AREA = 32.8 SF
 7th STREET INTERIOR AREA = 243 SF
 7th STREET EXTERIOR AREA = 89.6 SF

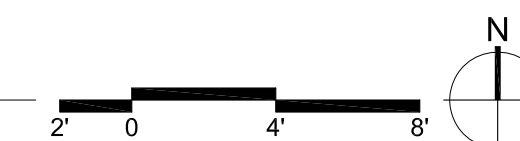
NOT FOR CONSTRUCTION

REVISION DATE	ISSUE/DATE	PRE-APP DR	7/30/24
	DRAWN BY	DPH / JJR	
	CHECKED BY	DPH / JJR	
	DATE	03/12/24	
	JOB NO.	1098	

**THE RESIDENCES
 @ 691 1st**

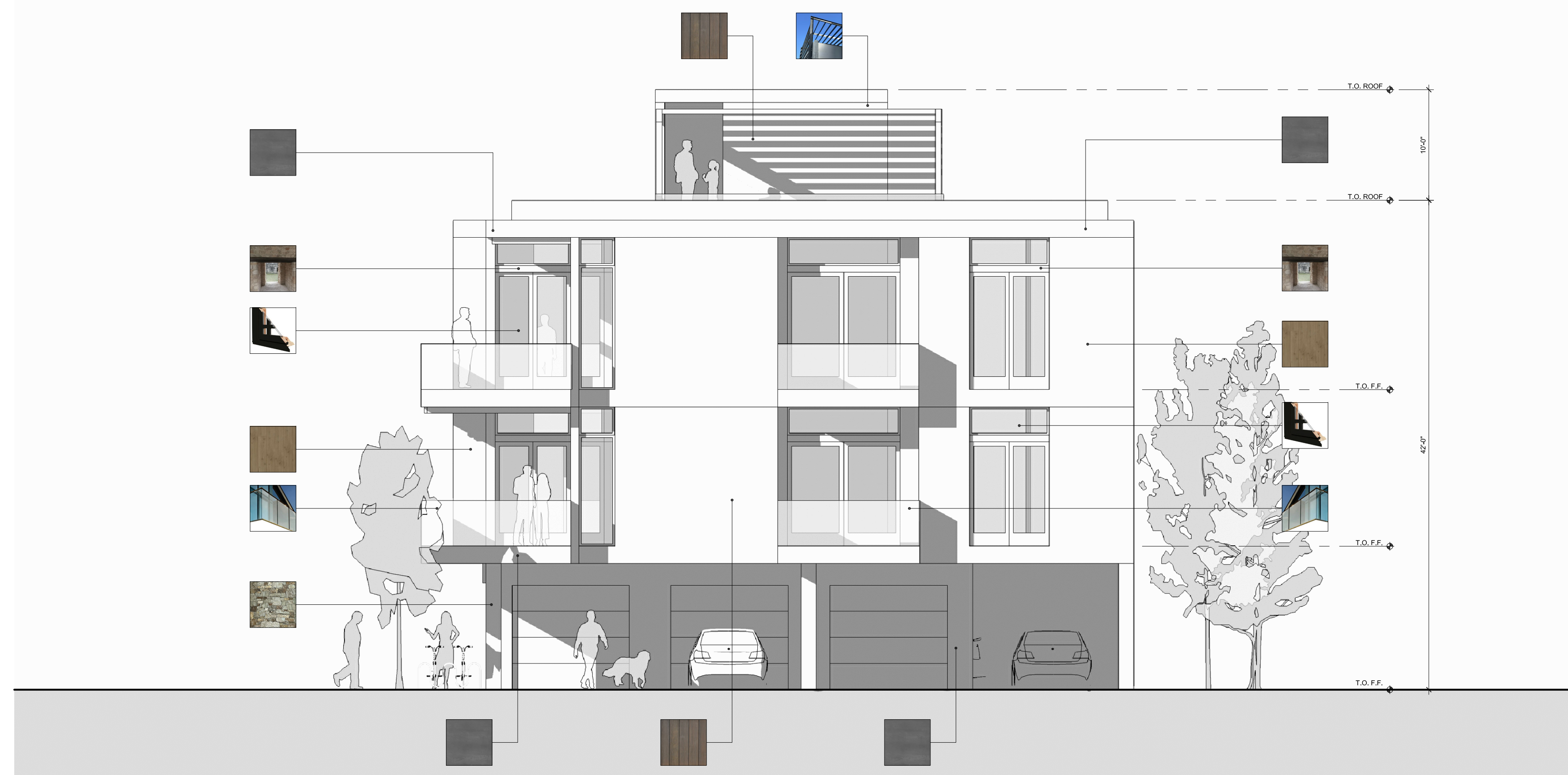
691 N 1st AVE
 KETCHUM, IDAHO

**ARCHITECTURAL
 AVERAGE SETBACK
 FLOOR PLAN**





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



2 WEST EXTERIOR BUILDING ELEVATION
 A3.2 SCALE: 3/16" = 1'-0"



1 SOUTH EXTERIOR BUILDING ELEVATION
 A3.2 SCALE: 3/16" = 1'-0"

NOT FOR CONSTRUCTION

REVISION DATE	ISSUE/DATE	PRE-APP DR	7/30/24
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THE RESIDENCES
 @ 691 1st

691 N 1st AVE
 KETCHUM, IDAHO

ARCHITECTURAL
 EXT. ELEVATIONS



Attachment B:
Public Comment

3 Sept 2023

Letter to Adam Crutcher, Associate City Planner

Re: Pre-Application for Design Review for the 691 First Ave Multifamily Project.

Dear Adam:

I am the neighbor to the south of the proposed project on Lot 2 Block 54 Ketchum Townsite. I am also a retired architect who has practiced in Ketchum for over 45 years. I'd like to bring to your attention some issues with the design and the submittal package for this project.

1. The height of the building on the elevations seems to be incorrect. The height is shown as 42' to the top of the 3rd floor, not including the roof level mechanical space and terraces. Please have applicant verify.
2. The submitted plans show the building to be on a flat lot. The lot slopes. Please have the applicant specify the height of the building as defined in the Ketchum Code *17.08 Definitions: Height of Building/CC District*
3. The windows shown on the south side of the 2nd and 3rd floor plans do not match the elevations or the 3D model. As a neighbor I would like to know how the window placement affects my property.
4. In the applicant's statement on how the design concept meets Ketchum's design guidelines the response to
5. 17.96.060 E 1. (page 2 of 8) appears to be incomplete and cut off.
6. The plans do not show the required sidewalk curb and gutter improvements in the right of way.

The following remarks concern the International Building Code 2018 as adopted by the city.

7. The wall openings on the south side must meet IBC Table 705.8. Windows in walls that are 3' to less than 5' from the property line can only be 15% of the wall area that is 3'-5' from the property line counted on a floor-by-floor basis. The elevations and 3d Model show a greater percentage.
8. The First Floor Plan shows an opening of the building 4" from the property line interrupted by columns. It is 122 feet long that has no wall and no protection. This is considered a building opening. Per Table 602 of the IBC this wall is required to wall is required to have a fire resistance rating and therefore no openings are permitted in this area per IBC Table 705.8.
9. IBC 1030.1 The sleeping rooms on the south on the 2nd and 3rd floors must provide emergency escape and rescue openings in Group R-2 occupancies with access to only one exit. (see floor plans...each unit has access to only one exit).
10. IBC 1030.1 also requires such openings to open directly into a public way or to a yard or court that opens to a public way. This is not provided since the first floor of the building is located 4" from property line. The only path of exit from the egress windows of the sleeping rooms is onto the adjacent lot.

11. IBC 1028.4.1 requires such yards or courts to be 44" in width. The exit path cannot reenter the building and must be separated from the building with rated wall.

Per Ketchum Municipal Code *17.08 Definitions Floor Area-Gross*, the first floor area of driveway and parking should be considered part of the gross floor area and calculated in the FAR. It should be included because it is enclosed on 3 or more sides-2 sides by the building. It should be considered closed on the south side because it is immediately adjacent to private property that can have wall built at the property line. This side should not be considered open.

The design of the first floor places a 125' long driveway with open parking, garage back out, and trash area a mere 4" from an interior lot line to an adjacent property with only a perforated metal screen. This creates an undo impact on the adjacent property. It creates a potential fire hazard, noise impact, exhaust pollution and vehicle danger. This is a significant Environmental Impact that should be addressed.

I respectfully request you consider the Ketchum Municipal Code issues and ask the building department to verify the IBC Code requirements. As these will require significant redesign of the building, I also suggest a withdrawal of the Pre-application submittal until these issues are addressed.

Thank you for your consideration,
Dale Bates
208-720-3609