



**City of Ketchum  
Planning & Building**

**STAFF REPORT  
KETCHUM PLANNING AND ZONING COMMISSION  
MEETING OF NOVEMBER 9, 2021**

**PROJECT:** 380 N 1<sup>st</sup> Ave Mixed-Use Building

**FILE NUMBERS:** P21-085

**APPLICATION:** Design Review

**REPRESENTATIVE:** Williams Partners Architects

**OWNER:** Corey Street Mass LLC

**LOCATION:** 380 N 1st Avenue (Ketchum Townsite: Block 37: Lot 5)

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

**OVERLAY:** None

**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 subdivision on October 20<sup>th</sup>, 2021. The public hearing notice was published in the Idaho Mountain Express the on October 20<sup>th</sup>, 2021. A notice was posted on the City's website on October 20<sup>th</sup>, 2021. The public hearing notice was posted on the project site on November 2<sup>nd</sup>, 2021.

**380 N 1<sup>ST</sup> AVE MIXED-USE BUILDING**

The 380 N 1<sup>st</sup> Ave Mixed-Use Building project is a 5,095-square-foot addition to the McAtee House — a historic log cabin that was constructed in the 1930s. The McAtee House was most recently occupied by the Taste of Thai restaurant. The historic cabin will be repurposed as commercial office space and the new addition will accommodate two residential units, common area, and parking garages. The project is subject to Design Review pursuant to Ketchum Municipal Code 17.96.010 for the development of the mixed-use addition.

The McAtee House is one of the 24 structures on the City's Historic Building List. The project is subject to Historic Preservation Commission (HPC) review pursuant to Section 1.C.1 of Interim Historic Preservation Ordinance No. 1216. HPC review is required for all requests for partial or total demolitions, exterior alterations, and additions to all structures on the Historic Building List. The HPC reviewed the McAtee House Addition project on July 7<sup>th</sup>, 2021 and unanimously approved the applicant's request to alter the historic building. The HPC's Findings of Fact, Conclusions of Law, and Decision for the historic building addition is attached to the Staff Report as Exhibit C.

The McAtee House is a 744-square-foot log cabin that was constructed in the 1930s. The single-story rectangular building is approximately 17 feet in height and includes a gable roof. The original log cabin is representative of traditional residential architecture associated with Ketchum's early settlement period. The design characteristics of these early homes reflected their natural alpine surroundings. Many of the residences built during this time were one- and two-story rectangular structures constructed with logs cut from the surrounding forest or milled lumber from local sawmills. Common architectural features included gable roofs, overhanging eaves, and low horizontal massing.

The proposed exterior alterations to the historic building include re-finishing and staining the logs, installing new windows, and replacing the existing wood-shingles with a standing seam metal roof to comply with Fire Department requirements. These improvements will not only restore the historic integrity of the original log cabin but also help maintain the historic structure over time, improve the development's energy-efficiency, and upgrade the building to comply with current code standards.

The original log cabin will be relocated approximately 4 feet west and 4 feet north towards the corner of 1st Avenue and 4th Street. Structures are required to be setback an average of 5 feet from front and street side property lines in the CC-2 Zone (Ketchum Municipal Code §17.12.040). The relocated McAtee House will be setback approximately 10 feet from 1st Avenue and approximately 9 feet from 4th Street. Echoing traditional single-family yard areas, these proposed setbacks accommodate light and air creating a feeling of openness at the street corner.

The proposed 5,095-square-foot addition is sited at the rear of the property stepping up from the historic structure. The portion of the addition that directly borders the historic log cabin is only one-story with a maximum height of 12'-6", which is approximately 4 feet lower than the original McAtee House. This portion of the addition maintains an ample setback area along 4th Street. The addition then steps up to two-stories towards the rear of the lot by the alley and has a maximum height of 35 feet, which is 7 feet less than the maximum height permitted in the CC-2 Zone (Ketchum Municipal Code §17.12.040). This portion of the addition spans the width of the lot. The rectangular mass of the addition echoes the original log cabin's building form. The addition has flat roofing forms with projecting canopy elements. The flat roof elements highlight the preserved gable roof of the McAtee House. This project achieves compatibility without mimicry. The addition complements the historic cabin and sensitively responds to its context while maintaining its own unique design style. The project successfully distinguishes between the old and the new balancing their distinctive characteristics into one cohesive design.

Both relocating the original log cabin towards the street corner as well as concentrating the bulk of the addition towards the rear of the lot highlight the historical significance of the McAtee House. The project's scale, proportion, and site orientation complement the surrounding built environment within this downtown neighborhood. The mixed-use building will help retain Ketchum's community character by protecting the historic integrity of the McAtee House and enhancing downtown's pedestrian-oriented streetscape.

## STAFF RECOMMENDATION

After considering the project plans, Staff’s analysis, the applicant’s presentation, and public comment, Staff recommends the Planning & Zoning Commission move to approve the 380 N 1<sup>st</sup> Ave Mixed-Use Building Design Review application. Should the Planning & Zoning Commission support the approval, Staff would return with findings and conditions reflecting the Commission’s decision. The following analysis explains Staff’s recommendation by summarizing the project’s compliance with zoning code and design review standards.

## ANALYSIS

Staff’s comprehensive analysis is provided in Tables 1 through 3 including: (1) compliance with zoning and dimensional standards, (2) evaluation of Design Review criteria, and (3) Community Core Design Review standards analysis.

**TABLE 1: ZONING AND DIMENSIONAL STANDARDS ANALYSIS**

Zoning and Dimensional Standards Analysis				
Compliant			Standards and Staff Comments	
Yes	No	N/A	Ketchum Municipal Code Section	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	<b>Minimum Lot Area</b>
			<b>Staff Comments</b>	<b>Required:</b> 5,500 square feet minimum <b>Ketchum Townsite Block 37 Lot 5:</b> 5,505 square feet
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.040	<b>Floor Area Ratios and Community Housing</b>
			<b>Staff Comments</b>	<b>Permitted</b> Gross FAR in Community Core Subdistrict 2 (CC-2): 1.0 Gross FAR with Inclusionary Housing Incentive: 2.25  <b>Proposed</b> Gross Floor Area: 5,845 gross square feet  Pursuant to the definition of gross floor area (KMC §17.08.020), four parking stalls for developments on single Ketchum Townsite lots of 5,600 sq ft or less are not included in the gross floor area calculation. The applicant has provided six parking spaces on-site. Staff has discounted 3 parking stalls [3 x parking stall dimension pursuant to KMC §17.125.030(9 x 18)= 486 square feet] from the gross floor area calculation for the 3 parking spaces provided on site.  Gross Floor Area with Parking Discount: 5,359 square feet Lot Area: 5,505 square feet Proposed FAR: 0.97 (5,359 gross sq ft/5,505 sq ft lot area)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	<b>Minimum Building Setbacks</b>
			<b>Staff Comments</b>	<b>Required</b> Front & Street Side: 5’ average Rear Side Adjacent to an Alleyway: 3’ Interior Side: 0’

				<p>Cantilevered decks and overhangs: 0'</p> <p>Non-habitable Structures/Fixed Amenities/Solar and Mechanical Equipment Affixed to the Roof from all Building Facades: 10'</p> <p><b>Proposed Building Setbacks</b></p> <p>The applicant has indicated the proposed setbacks on Sheet A2.1 of the project plans.</p> <p>Front (First Avenue): 10'-6" to 72'-3"</p> <p>Street Side: (4<sup>th</sup> Street): 0' to 55'</p> <p>Rear Side (adjacent to alleyway): 3'-3"</p> <p>Interior Side: 0'</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.12.040</b>	<b>Maximum Building Heights</b>
			<b>Staff Comments</b>	<p><b>Maximum Permitted Building Height:</b> 42 feet</p> <p><b>Proposed Maximum Building Height:</b> 35 feet</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.125.030H</b>	<b>Curb Cut</b>
			<b>Staff Comments</b>	<p><b>Permitted</b></p> <p>A total of 35% of the linear footage of any street frontage can be devoted to access to off street parking. Corner lots that front two or more streets may select either or both streets as access but shall not devote more than 35% of the total linear footage of street frontage to access off street parking.</p> <p><b>Proposed</b></p> <p>The parking area is located off the Block 37 alley. No curb cuts along 4<sup>th</sup> Street or 1<sup>st</sup> Avenue are proposed.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.125.040</b>	<b>Parking Spaces</b>
			<b>Staff Comments</b>	<p><b>Required (KMC §17.125.040)</b></p> <p>Multi-Family Dwelling Units in CC Zone</p> <p>Units 750 square feet or less: 0 parking spaces</p> <p>Units 751 square feet to 2,000 square feet: 1 parking space</p> <p>Units 2,001 square feet and above: 2 parking spaces</p> <p>Non-residential: 1 parking space per 1,000 gross square feet (refer to definition of gross floor area with additional exclusion of common and public areas)</p> <p><b>Project Parking Demand</b></p> <p>Residential Unit 1 (750 square feet): 0 parking spaces</p> <p>Residential Unit 2 (2,164 square feet): 2 parking spaces</p> <p>Office (848 square feet): 1 parking space</p> <p>Total Parking Demand: 3 Parking Spaces (2 residential &amp; 1 commercial)</p> <p><b>Proposed Off-Street Parking</b></p> <p>3 parking spaces, including 1 ADA van accessible, spaces are provided on-site within enclosed garages accessed from the alley.</p>

TABLE 2: DESIGN REVIEW STANDARDS ANALYSIS

Design Review Improvements and Standards (KMC §17.96.060)				
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.A1 Streets	The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development.
			Staff Comments	The subject property has existing street frontage along 4 <sup>th</sup> Street and 1 <sup>st</sup> Avenue.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.A2 Streets	All street designs shall be approved by the City Engineer.
			Staff Comments	No changes to the lanes of travel or the streets design are proposed with this project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.B1 Sidewalks	All projects under 17.96.010(A) that qualify as a “Substantial Improvement” shall install sidewalks as required by the Public Works Department.
			Staff Comments	The applicant has proposed to install new heated, paver sidewalks along 4 <sup>th</sup> Street and 1 <sup>st</sup> Avenue (Project Plans: Sheets C1.1 and C.12).  Final civil drawings for all associated ROW improvements shall be submitted with the building permit application to be verified, reviewed, and approved by the City Engineer and Streets Department.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.B2 Sidewalks	Sidewalk width shall conform to the City’s right-of-way standards, however the City Engineer may reduce or increase the sidewalk width and design standard requirements at their discretion.
			Staff Comments	The applicant will install new heated, paver sidewalks along both 1 <sup>st</sup> Avenue and 4 <sup>th</sup> Street.  Final civil drawings for all associated ROW improvements shall be submitted with the building permit application to be verified, reviewed, and approved by the City Engineer and Streets Department.  <u>Applicant’s Design Review Standards Evaluation Comments</u> <i>The sidewalk along Fourth Street is proposed to be 12’ wide to meet the Fourth Street Pedestrian Corridor Standards, which match the project under construction at the southwest corner of 1st and 4th. The sidewalk along First Avenue is proposed to be 8’ wide to meet City Street Standards. A bulb-out at First Avenue also mimics the bulb-out designed for the project under construction to the west.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B3 Sidewalks	Sidewalks may be waived if one of the following criteria is met: a. The project comprises an addition of less than 250 square feet of conditioned space. b. The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.

			<b>Staff Comments</b>	N/A as sidewalks are required for this project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.B4 Sidewalks</b>	<b>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.</b>
			<b>Staff Comments</b>	The proposed sidewalk improvements are equal to the length of property's street frontages along 1 <sup>st</sup> Avenue and 4 <sup>th</sup> Street.  <u>Applicant's Design Review Standards Evaluation Comments</u> <i>The length of sidewalk improvements is equal to the length of the subject property lines. The 12' sidewalk width at Fourth Street tapers down to meet the adjacent curb line at the alley and in front of Board Bin within the length of the subject property line. The 8' sidewalk width at First Street tapers down to meet the adjacent curb line in front of The Open Room beyond the length of the subject property line.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.B5 Sidewalks</b>	<b>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.</b>
			<b>Staff Comments</b>	The proposed sidewalk design connects with existing sidewalks along 1 <sup>st</sup> Avenue and 4 <sup>th</sup> Street.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.96.060.B6 Sidewalks</b>	<b>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.</b>
			<b>Staff Comments</b>	N/A. Staff does not recommend a voluntary cash contribution in-lieu of improvements for this project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.C1 Drainage</b>	<b>All storm water shall be retained on site.</b>
			<b>Staff Comments</b>	All storm water shall be retained on site. Sheets C1.1 and L-2.0 of the project plans indicate the proposed drainage improvements. The drainage plan is comprised of a system of catch basins and drywells.  <u>Applicant's Design Review Standards Evaluation Comments</u> <i>All drainage at the roofs and upper floor terraces will be collected via roof drains and gutters and hard piped to the two drywells shown on site. Channel drains at the alley apron and paver areas will also hard pipe to the on-site drywells. Landscaped areas slope to three on-site catch basins.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.C2 Drainage	<b>Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.</b>
			Staff Comments	Drainage improvements shall be equal to the length of the property lines along 1 <sup>st</sup> Avenue and 4 <sup>th</sup> Street. See above analysis for Ketchum Municipal Code §17.96.060.C1. All drainage improvements are required to be constructed City standards.  Final civil drawings for all drainage improvements shall be submitted with the building permit application to be verified, reviewed, and approved by the City Engineer.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.C3 Drainage	<b>The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.</b>
			Staff Comments	The City Engineer will determine if the drainage improvements are sufficient after reviewing the final civil drawings submitted with the building permit application. The City Engineer may require additional drainage improvements if necessary.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.C.4 Drainage	<b>Drainage facilities shall be constructed per City standards.</b>
			Staff Comments	All drainage facilities within the project site and the public right-of-way shall meet City standards. Final drainage specifications must be included with the civil drawings submitted with the Building Permit application to be reviewed and approved by the City Engineer & Streets Department.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.D1 Utilities	<b>All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.</b>
			Staff Comments	All utilities necessary for the project shall be improved and installed at the sole expense of the applicant.  The applicant has provided letters from Intermountain Gas Company and Idaho Power verifying the availability of existing infrastructure to serve the development.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.D2 Utilities	<b>Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.</b>
			Staff Comments	All utilities within the development site shall be underground and concealed from public view. Sheet A4.2 shows that the electric and gas meters are located at the rear façade within an alcove.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.D3 Utilities	<b>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.</b>
			Staff Comments	The subject property is served by high-speed internet. If an extension is needed, then the applicant will work with the City Engineer to identify the location of a fiber line to serve the project.

☒	☐	☐	17.96.060.E1 Compatibility of Design	The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.
			Staff Comments	<p>The materials board is included on Sheet A5.2 of the project plans. The proposed exterior materials include:</p> <ul style="list-style-type: none"> <li>• natural/warm beige stucco</li> <li>• board-formed concrete site walls</li> <li>• black aluminum clad windows</li> <li>• tan/grey EPDM flat roof</li> <li>• grey standing seam metal sloped roof</li> <li>• natural wood soffit</li> <li>• light tan wood rainscreen siding</li> <li>• tan/grey stone veneer walls</li> <li>• black steel</li> </ul> <p>The proposed exterior alterations to the historic building include re-finishing and staining the logs, installing new windows, and replacing the existing wood-shingles with a standing seam metal roof to comply with Fire Department requirements. These improvements will not only restore the historic integrity of the original log cabin but also help maintain the historic structure over time, improve the development's energy-efficiency, and upgrade the building to comply with current code standards.</p> <p>The addition's exterior materials complement the historic log cabin and are compatible with the surrounding built environment.</p> <p><u>Applicant's Design Review Standards Evaluation Comments</u>  <i>The project's materials and colors are complementary with the townscape, surrounding neighborhoods, and adjoining structures. The existing cabin will be refinished from a painted finish to a natural stain, which is likely the original finish of the cabin. The roof will be replaced with a medium grey standing seam metal roof. The addition contains four primary materials, which include a horizontal wood rainscreen siding with a natural wood finish, stone veneer, black steel accents, and a portion of medium grey standing seam roof. The proposed palette at the addition seeks to mimic the tones and character of the horizontal logs, utilizing traditional materials such as wood and stone. Signing on site will be minimal, limited to building addressing and vinyl window signs at each of the two entries. The surrounding neighborhood is primarily 1- to 3-story stucco or wood-sided buildings of tan colors. The adjacent Open Room building is wood lap siding currently painted blue. The adjacent Board Bin building is board and batten siding also currently painted blue.</i></p>
☒	☐	☐	17.96.060.E2 Compatibility of Design	Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives



				<b>historical and/or cultural importance to the neighborhood and/or community.</b>
			<b>Staff Comments</b>	The McAtee House is one of the 24 structures on the City’s Historic Building List. The project is subject to Historic Preservation Commission (HPC) review pursuant to Section 1.C.1 of Interim Historic Preservation Ordinance No. 1216. HPC review is required for all requests for partial or total demolitions, exterior alterations, and additions to all structures on the Historic Building List. The Historic Preservation Commission reviewed the McAtee House Addition project on July 7 <sup>th</sup> , 2021 and unanimously approved the applicant’s request to alter the historic building. The addition project will restore and repurpose the McAtee House.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.E3 Compatibility of Design</b>	<b>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.</b>
			<b>Staff Comments</b>	This project achieves compatibility without mimicry. The addition complements the historic cabin and sensitively responds to its context while maintaining its own unique design style. The project successfully distinguishes between the old and the new balancing their distinctive characteristics into one cohesive design.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.F1 Architectural</b>	<b>Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.</b>
			<b>Staff Comments</b>	The main entrance to the office is located at the front façade of the McAtee House. The entrance leads to a heated, paver pathway connecting to the sidewalk along 4 <sup>th</sup> Street. The entrance to the repurposed historic cabin is defined by a gable roof element. An additional entrance to the mixed-use building is provided along 1 <sup>st</sup> Avenue. This entrance leads to a common area corridor with entrances to the office and the first-floor residential unit. The entrance along 1 <sup>st</sup> Avenue is defined by a flat, projecting roof.  <u>Applicant’s Design Review Standards Evaluation Comments</u> <i>The building has two pedestrian entrances, which are each flanked by two 6- foot long board-formed site walls. The main entry to the office space in the existing McAtee cabin will be off of First Avenue. The entry door is defined by a small gable form. The common area entry is located off of Fourth Street, which will access both of the residential units and the office space. The entry door is defined and protected by a flat, projecting roof.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.F2 Architectural</b>	<b>The building character shall be clearly defined by use of architectural features.</b>
			<b>Staff Comments</b>	The McAtee House is a 744-square-foot log cabin that was constructed in the 1930s. The single-story rectangular building is approximately 17 feet in height and includes a gable roof. The original log cabin is representative of traditional residential architecture associated with Ketchum’s early settlement period. The design characteristics of these early homes reflected their natural alpine

				<p>surroundings. Many of the residences built during this time were one- and two-story rectangular structures constructed with logs cut from the surrounding forest or milled lumber from local sawmills. Common architectural features included gable roofs, overhanging eaves, and low horizontal massing.</p> <p>The rectangular mass of the addition echoes the original log cabin's building form. The addition has flat roofing forms with projecting canopy elements. The flat roof elements highlight the preserved gable roof of the McAtee House. This project achieves compatibility without mimicry. The addition complements the historic cabin and sensitively responds to its context while maintaining its own unique design style. The project successfully distinguishes between the old and the new balancing their distinctive characteristics into one cohesive design.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.F3 Architectural</b>	<b>There shall be continuity of materials, colors and signing within the project.</b>
			<b>Staff Comments</b>	This project achieves compatibility without mimicry. The addition complements the historic cabin and sensitively responds to its context while maintaining its own unique design style. The project successfully distinguishes between the old and the new balancing their distinctive characteristics into one cohesive design.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.F4 Architectural</b>	<b>Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.</b>
			<b>Staff Comments</b>	<p>The iron fence panels and concrete site walls provide a sense of privacy while still cultivating an inviting streetscape.</p> <p><u>Applicant's Design Review Standards Evaluation Comments</u>  <i>A fence around the west and north sides of the property line will be similar to the existing wrought iron fence panels along the First Avenue property line. Board-formed concrete site walls define the two entries, melding the traditional nature of the fence with a more contemporary site wall. Both styles complement the building.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.F5 Architectural</b>	<b>Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.</b>
			<b>Staff Comments</b>	<p>The original log cabin will be relocated approximately 4 feet west and 4 feet north towards the corner of 1st Avenue and 4th Street. Structures are required to be setback an average of 5 feet from front and street side property lines in the CC-2 Zone (Ketchum Municipal Code §17.12.040). The relocated McAtee House will be setback approximately 10 feet from 1st Avenue and approximately 9 feet from 4th Street. Echoing traditional single-family yard areas, these proposed setbacks accommodate light and air creating a feeling of openness at the street corner.</p> <p>The proposed 5,095-square-foot addition is sited at the rear of the property stepping up from the historic structure. The portion of the addition that directly borders the historic log cabin is only one-story</p>

				with a maximum height of 12'-6", which is approximately 4 feet lower than the original McAtee House. This portion of the addition maintains an ample setback area along 4th Street. The addition then steps up to two-stories towards the rear of the lot by the alley and has a maximum height of 35 feet, which is 7 feet less than the maximum height permitted in the CC-2 Zone (Ketchum Municipal Code §17.12.040). This portion of the addition spans the width of the lot.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.F6 Architectural</b>	<b>Building(s) shall orient towards their primary street frontage.</b>
			<b>Staff Comments</b>	<p>The original log cabin will be relocated approximately 4 feet west and 4 feet north towards the corner of 1st Avenue and 4th Street. Structures are required to be setback an average of 5 feet from front and street side property lines in the CC-2 Zone (Ketchum Municipal Code §17.12.040). The relocated McAtee House will be setback approximately 10 feet from 1st Avenue and approximately 9 feet from 4th Street. Echoing traditional single-family yard areas, these proposed setbacks accommodate light and air creating a feeling of openness at the street corner.</p> <p>Both relocating the original log cabin towards the street corner as well as concentrating the bulk of the addition towards the rear of the lot highlight the historical significance of the McAtee House. The project's scale, proportion, and site orientation complement the surrounding built environment within this downtown neighborhood. The mixed-use building will help retain Ketchum's community character by protecting the historic integrity of the McAtee House and enhancing downtown's pedestrian-oriented streetscape.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.F7 Architectural</b>	<b>Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.</b>
			<b>Staff Comments</b>	The garbage and recycling area is proposed to be located at the rear of the building and will be accessed from the alley. The applicant has provided a letter from Clear Creek Disposal approving the proposed garbage disposal configuration.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.F8 Architectural</b>	<b>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.</b>
			<b>Staff Comments</b>	<p>The historic cabin's gable roofs include snow retention devices and gutters. The flat, projecting roof provides weather protection at the building's 1<sup>st</sup> Avenue entrance.</p> <p><u>Applicant's Design Review Standards Evaluation Comments</u>  <i>The gable roof of the cabin will include the addition of snow retention bars and gutters at the eaves. The flat roofs of the addition will not shed snow or drip water outside of the building perimeter. The drainage of these flat roofs will happen internally via roof drains hard-piped to on-site drywells. The low-slope roof above the second floor</i></p>

				<i>residential unit's terrace will also have snow retention bars and gutters at the eaves.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.G1 Circulation Design</b>	<b>Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.</b>
			<b>Staff Comments</b>	This standard has been met by the proposed sidewalk improvements. The new sidewalks will connect to existing sidewalks along 4 <sup>th</sup> Street and 1 <sup>st</sup> Avenue, which extend to the downtown pedestrian network.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.96.060.G2</b>	<b>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.</b>
			<b>Circulation Design</b>	N/A. No awnings extending over public sidewalks are proposed with the project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.G3 Circulation Design</b>	<b>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.</b>
			<b>Staff Comments</b>	Vehicle access to the enclosed garages is provided from the alleyway. This circulation configuration complies with the Ketchum Traffic Authority's recommendation that no curb cuts be permitted if there is alley access available to serve the development. No curb cuts are proposed along 4 <sup>th</sup> Street or 1 <sup>st</sup> Avenue, which enhances safety as driveways intersecting sidewalks may increase congestion and create safety hazards for pedestrians and bicyclists.  Pedestrian and bicycle access to the building is provided from an internal circulation system of concrete pathways that connect to the public sidewalks along 4 <sup>th</sup> Street and 1 <sup>st</sup> Avenue.  Prior to issuance of a building permit for the project, the City Engineer and Streets Department shall review the civil drawings to ensure adequate sight distances and proper signage for the proposed development.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.96.060.G4 Circulation Design</b>	<b>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.</b>
			<b>Staff Comments</b>	N/A as no curb cuts or driveway entrances are proposed along 4 <sup>th</sup> Street or 1 <sup>st</sup> Avenue.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.G5 Circulation Design</b>	<b>Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.</b>
			<b>Staff Comments</b>	Unobstructed access for emergency vehicles, snowplows, and garbage trucks is provided from the Block 37 alley, 4 <sup>th</sup> Street, and 1 <sup>st</sup> Avenue. The applicant has submitted a letter from Clear Creek Disposal approving the garbage disposal configuration.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.H1 Snow Storage	<b>Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas.</b>
			Staff Comments	All improved parking and pedestrian circulation areas are heated, which is permitted as an alternative to providing a snow storage areas on site by KMC §17.96.060.H4.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.H2 Snow Storage	<b>Snow storage areas shall be provided on-site.</b>
			Staff Comments	The applicant has proposed to snowmelt all hardscape areas, which is permitted as an alternative to providing a snow storage area by KMC §17.96.060.H4.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.H3 Snow Storage	<b>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.</b>
			Staff Comments	N/A as no snow storage areas have been provided on-site. The applicant has proposed snowmelt in lieu of providing any snow storage areas on site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.H4 Snow Storage	<b>In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.</b>
			Staff Comments	All improved hardscape areas are proposed to be heated with a snowmelt system instead of providing snow storage areas on site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I1 Landscaping	<b>Landscaping is required for all projects.</b>
			Staff Comments	The landscape plan is indicated on Sheet L-3.0 of the project plans.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I2 Landscaping	<b>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.</b>
			Staff Comments	<p>Landscape vegetation types include:</p> <ul style="list-style-type: none"> <li>• evergreen trees (Subalpine Fir and Tannenbaum Pine)</li> <li>• Russian Hawthorns</li> <li>• Shrubs</li> <li>• Perennials</li> <li>• Ornamental grasses</li> <li>• Fescue lawn</li> <li>• Red Rocket Maple street trees</li> </ul> <p>The proposed landscaping will beautify the open space within the project site and complement the surrounding neighborhood.</p> <p>The landscape plan shall meet requirements for microclimate, soil conditions, orientation, and aspect.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I3 Landscaping	<b>All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.</b>
			Staff Comments	All trees, shrubs, grasses, and perennials shall be drought tolerant. Native plants are recommended.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I4 Landscaping	Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.
			Staff Comments	The subject property is surrounded by compatible uses within the Community Core Zone. The vegetation will enhance the pedestrian-friendly streetscape.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.J1 Public Amenities	Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.
			Staff Comments	Benches are provided within the sidewalks along 1 <sup>st</sup> Avenue and 4 <sup>th</sup> Street.  All amenities proposed within the right-of-way must be reviewed and approved by the City Engineer and, if approved, will require an Encroachment Permit issued by the City.  Final civil drawings for all associated ROW and street improvements shall be submitted with the building permit application to be verified, reviewed, and approved by the City Engineer and Streets Department.

Table 3: Community Core Design Review Standards Analysis

Community Core Design Review Improvements and Standards (KMC 17.96.070)				
Yes	No	N /A	Ketchum Municipal Code Section	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070A(1)	Street trees, street lights, street furnishings, and all other street improvements shall be installed or constructed as determined by the Public Works Department.
			Staff Comments	The placement of all street trees, streetlights, and street furnishings requires review and approval by the City Engineer.  6 feet of clearance must be provided around all obstacles within the right-of-way, including street trees, grates, and lights. All amenities within the public right-of-way must be reviewed and approved by the City Engineer and, if approved, will require an Encroachment Permit issued by the City.  Final civil drawings for all associated ROW and street improvements shall be submitted with the building permit application to be verified, reviewed, and approved by the City Engineer and Streets Department.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(A)(2) Streets	Street trees with a minimum caliper size of three (3") inches, shall be placed in tree grates.

			<b>Staff Comments</b>	Sheet L-3.0 specifies that the proposed Red Rocket Maple street trees will be 4-inches caliper and installed within tree grates.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.070(A)(3)</b>	<b>Due to site constraints, the requirements if this subsection 17.96.070(A) may be modified by the Public Works Department.</b>
			<b>Staff Comments</b>	Preliminary plans submitted with Design Review are reviewed by the City Engineer and Streets Department in concept only. Modification to the requirements of KMC §17. 96.070.A may be recommended by the City Engineer and Streets Department following review of the civil drawings submitted with the building permit application. The final civil drawings, including the streetscape, sidewalk, utilities, and drainage plans, shall be reviewed and approved by the City Engineer, Streets Department prior to issuance of a building permit for the project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.070(B)(1)</b>	<b>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.</b>
			<b>Staff Comments</b>	<u>Applicant's Design Review Standards Evaluation Comments</u> <i>All three facades facing the street and alley are designed with both solid surfaces and window openings to avoid the creation of blank walls. Protruding steel accents frame some of the windows and doors and add depth to the facades. Horizontal wood rainscreen siding is meant to complement the horizontal logs of the existing McAtee cabin in both orientation and color tone. A medium grey standing seam metal roof is proposed to be installed at both the existing cabin and the second floor terrace overhang at the addition.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.070(B)(2)</b>	<b>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.</b>
			<b>Staff Comments</b>	<u>Applicant's Design Review Standards Evaluation Comments</u> <i>The office use that will take place in the McAtee cabin will not incorporate storefront windows in order to maintain the integrity of the historic structure. The existing windows and doors will be replaced with a like style.</i>  <i>The new common area entry accessed from Fourth Street will employ a 9' tall x 15'-3" wide section of glazing, consisting of a fully glazed door and two windows at each side of the door. Muntin bars are proposed in the windows to match the style of the double-hung windows at the cabin. Both entries incorporate ground-level planting beds.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.070(B)(3)</b>	<b>For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows.</b>
			<b>Staff Comments</b>	<u>Applicant's Design Review Standards Evaluation Comments</u>

				<i>The office use that will take place in the McAtee cabin will not incorporate storefront windows in order to maintain the integrity of the historic structure. The existing windows and doors will be replaced with a like style. The existing design of the front façade of the cabin does not obscure views into the windows.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.070(B)(4)</b>	<b>Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited.</b>
			<b>Staff Comments</b>	The addition has flat roofing forms with projecting canopy elements. The flat roof elements highlight the preserved gable roof of the McAtee House. This project achieves compatibility without mimicry. The addition complements the historic cabin and sensitively responds to its context while maintaining its own unique design style. The project successfully distinguishes between the old and the new balancing their distinctive characteristics into one cohesive design.  <u>Applicant's Design Review Standards Evaluation Comments</u> <i>A medium grey standing seam metal roof will replace the existing wood shake roof at the McAtee cabin. The metal roof will be a class 'A' roof to meet Ketchum Fire requirements and to create a more fire-wise structure. The gabled roofing form will remain. Flat roofs cover a majority of the addition, which will be covered in rock ballast. A low-slope roof form will cover a portion of the terrace at the second floor residential unit. This roof will incorporate the same medium grey standing seam metal roof material of the cabin. A material sample will be provided. While this material is metal, I do not believe it to be especially reflective.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.070(B)(5)</b>	<b>All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters, and downspouts.</b>
			<b>Staff Comments</b>	The historic cabin's gable roofs include snow retention devices with gutters and downspouts.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.96.070(B)(6)</b>	<b>Roof overhangs shall not extend more than three (3') feet over a public sidewalk. Roof overhangs that extend over the public sidewalk shall be approved by the Public Works Department.</b>
			<b>Staff Comments</b>	N/A as no overhangs are proposed to encroach over the property line into the adjacent ROW.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.96.070(B)(7)</b>	<b>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.</b>
			<b>Staff Comments</b>	N/A as no front porches or stoops are proposed on the ground level.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.070(C)(1)</b>	<b>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.</b>
			<b>Staff Comments</b>	The trash disposal area is located at the rear of the building and accessed from the alley. The trash and recycling area will be located



				within an alcove that screens the garbage disposal area from public view.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(C)(2)	<b>Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design.</b>
			Staff Comments	<u>Applicant's Design Review Standards Evaluation Comments</u> <i>Electrical and gas meters are located within alcoves off the alley. Any roof-mounted equipment will be screened from public view with a screen compatible with the overall building design.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(D)(1)	<b>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.</b>
			Staff Comments	<u>Applicant's Design Review Standards Evaluation Comments</u> <i>See sheet L-1.0 and L-3.0. A crabapple and chokecherry tree will be removed along the First Avenue property line. Two spruce and a grouping of (2) aspen will be removed along the Fourth Street property line. They are proposed to be replaced with four Red Rocket Maple street trees and (8) trees on site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(D)(2)	<b>Trees that are placed within a courtyard, plaza, or pedestrian walkway shall be placed within tree wells that are covered by tree grates.</b>
			Staff Comments	The applicant has proposed 3 street trees within the ROW along 4 <sup>th</sup> Street and 1 street tree within the ROW along First Avenue. The street trees are proposed to be installed in tree wells with Silva Cells and covered by tree grates. Streetscape improvements must be indicated on civil plans submitted with the building permit application for final review and approval by the City Engineer and Streets Department.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(D)(3)	<b>The city arborist shall approve all parking lot and replacement trees.</b>
			Staff Comments	No surface parking lot is proposed with this project.  The applicant shall coordinate with the City Arborist regarding the placement of the replacement trees.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(E)(1)	<b>Surface parking lots shall be accessed from off the alley and shall be fully screened from the street.</b>
			Staff Comments	N/A. No surface parking lot is proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(E)(2)	<b>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.</b>
			Staff Comments	N/A. The project does not include a surface parking lot. On-site parking is provided within enclosed garages accessed from the alley.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(E)(3)	<b>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.</b>

			<b>Staff Comments</b>	The landscape plan includes planting beds with perennials and ornamental grasses. The 4 street trees are proposed to be installed in tree wells and covered by grates.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.070(F)(1)</b>	<b>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.</b>
			<b>Staff Comments</b>	The development generates a parking demand of 3 spaces. 1 bike rack accommodating 2 bikes is required for the project. Two inverted U bike racks are located adjacent to the site walls along 1 <sup>st</sup> Avenue.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.96.070(F)(2)</b>	<b>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.</b>
			<b>Staff Comments</b>	1 bike rack is required. The fraction of the calculation is not equal to or greater than one-half.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.070(F)(3)</b>	<b>Bicycle racks shall be clearly visible from the building entrance they serve and not mounted less than fifty (50') feet from said entrance or as close as the nearest non-ADA parking space, whichever is closest. Bicycle racks shall be located to achieve unobstructed access from the public right-of-way and not in areas requiring access via stairways or other major obstacles.</b>
			<b>Staff Comments</b>	The 2 bike racks are visible from 1 <sup>st</sup> Avenue and have unobstructed access from the public right-of-way.

### STAFF RECOMMENDATION

After considering the project plans, Staff's analysis, the applicant's presentation, and public comment, Staff recommends the Planning & Zoning Commission move to approve the 380 N 1<sup>st</sup> Ave Mixed-Use Building Design Review application. Should the Planning & Zoning Commission support the approval, Staff would return with findings and conditions reflecting the Commission's decision.

### RECOMMENDED CONDITIONS OF APPROVAL

1. This Design Review approval is subject to all comments and conditions as described in Tables 1, 2, and 3.
2. This Design Review approval is based on the plans and information presented and approved at the meeting on the date noted herein. Building Permit plans for all on-site improvements must conform to the approved Design Review plans unless otherwise approved in writing by the Planning and Zoning Commission or Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to removal.
3. All governing ordinances, requirements, and regulations of the Fire Department (2018 International Fire Code and local Fire Protection Ordinance No.1217), Building Department (2018 International Building Code, the 2018 International Residential Code, and Title 15 of Ketchum Municipal Code), Utilities Department, Street Department (Title 12 of Ketchum Municipal Code), and the City Engineer shall be met prior to Certificate of Occupancy.

4. The applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho to include specification for the ROW, circulation design, utilities, and drainage improvements to be reviewed and approved by the City Engineer, Streets, and Utilities departments prior to issuance of a Building Permit for the project.
5. Prior to issuance of a Certificate of Occupancy for the project, the applicant shall secure a Right-of-Way Encroachment Permit from the City for the proposed pavers and snowmelt system within the public right-of-way. The ROW Encroachment Permit requires review by the Streets Department and City Engineer and final approval by the Ketchum City Council.
6. The term of Design Review approval shall be twelve (12) months from the date that the Findings of Fact, Conclusions of Law, and Decision are adopted by the Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations (KMC §17.96.090).
7. All Design Review elements shall be completed prior to issuance of a Certificate of Occupancy for the mixed-use development.
8. All exterior lighting on the property shall comply with Ketchum Municipal Code, Chapter 17.132, Dark Skies, and shall be inspected by Planning Staff and approved prior the issuance of a Certificate of Occupancy for the building.
9. Prior to issuance of a Building Permit for the project, the applicant shall submit a construction management plan, which addresses each of the standards as set forth in Ketchum Municipal Code, Chapter 15.06 Construction Activity Standards for review and approval by the Building, Planning, Streets, Utilities, and Fire departments.
10. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.

**EXHIBITS:**

- A. 380 N 1<sup>st</sup> Ave Mixed-Use Building Project Plans
- B. Design Review Application & Supplemental Materials (Idaho Power, Clear Creek Disposal, and Intermountain Gas Letters & Applicant's Design Review Standards Evaluation Comments)
- C. HPC Findings of Fact, Conclusions of Law, and Decision
- D. Public Comment

Exhibit A  
380 N 1st Ave  
Mixed-Use Building  
Project Plans

# 380 N. 1ST AVE. MIXED-USE BUILDING

**Owner:**  
 Corey Streey Mass, LLC  
 11361 Farlin Street  
 Los Angeles, California 90049

**Architect:**  
 Williams | Partners Architects  
 Jeff Williams: jeff@williams-partners.com  
 P.O. Box 4373  
 Ketchum, ID 83340  
 Ph. 208.726.0020  
 Fax 208.726.0019

**Landscape Architect:**  
 Landwork Studio LLC  
 Rob King: rob@landworkstudio.com  
 P.O. Box 300  
 Ketchum, ID 83340  
 Ph. 208.726.5331

**Civil Engineer:**  
 Galena Engineering, Inc  
 Sean Flynn: sflynn@galena-engineering.com  
 317 N. River Street  
 Hailey, ID 83333  
 Ph. 208.788.1705

**Electrical Consultant:**  
 Systems West  
 Ross Williams: ross@syswest.com  
 1157 Shoreline Drive  
 San Mateo, CA 94404

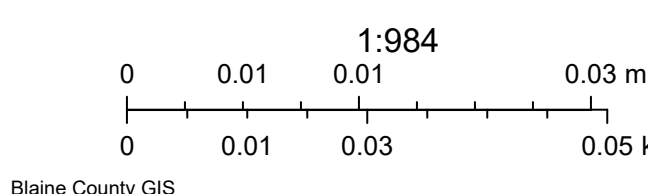
**General Contractor:**  
 Grabher Construction  
 P.O. Box 507  
 Sun Valley, ID 83353  
 Ph. 208.726.3916  
 Fax 208.726.9081



March 18, 2021

## Satellite View

380 North First Avenue; Ketchum, Idaho



Blaine County GIS

Made by: Blaine County GIS

## Land Use Information Map

## PROJECT INFORMATION

<b>LEGAL DESCRIPTION:</b>	LOT 5, BLOCK 37 KETCHUM
<b>ADDRESS:</b>	380 NORTH FIRST AVENUE KETCHUM, ID 83340
<b>ZONING:</b>	CC, SD 2 (COMMUNITY CORE, SUBDISTRICT 2: MIXED USE)
<b>SETBACKS:</b>	FRONT AND STREET SIDE: 5' AVERAGE INTERIOR SIDE: 0' ADJACENT TO ALLEYWAY: 3'
<b>MAX BUILDING HEIGHT:</b>	42' [AVERAGE FRONT PROPERTY LINE ELEVATION = 5827.2' AVERAGE REAR PROPERTY LINE ELEVATION = 5827.05' MAX HEIGHT = 42' + 5827.05' = 5869.05']
<b>CONSTRUCTION TYPE:</b>	V-B (IBC SECTION 602.5)
<b>OCCUPANCY:</b>	OFFICE: BUSINESS GROUP B (IBC 304.1), (2) RESIDENTIAL UNITS (APARTMENTS): RESIDENTIAL GROUP R-3 (IBC 310.4), GARAGES: UTILITY AND MISCELLANEOUS GROUP U (IBC 312) *BUILDING WILL NOT BE CONDOMINIUMIZED.

## PROJECT INFORMATION

<b>BUILDING AREA:</b>	<b>FIRST FLOOR</b>	
	EXISTING (OFFICE):	742 S.F.
	NEW (OFFICE):	106 S.F.
	NEW COMMON SPACE:	442 S.F.
	NEW COMMON PARKING:	774 S.F.
	NEW UNIT 1 LIVING:	750 S.F.
	NEW UNIT 2 GARAGE:	490 S.F.
	NEW UNIT 2 LIVING:	175 S.F.
	<b>SUB-TOTAL:</b>	<b>3,479 S.F.</b>
	<b>SUB-TOTAL TOWARDS F.A.R.:</b>	<b>THREE PARKING STALLS FOR DEVELOPMENTS ON SINGLE KETCHUM TOWN SITE LOTS OF 5,600 S.F. IN SIZE OR LESS ARE NOT INCLUDED IN THE GROSS FLOOR AREA CALCULATION [3,479 S.F. - (3 x (9 x 18)) = 2,993 S.F.]</b>

<b>SECOND FLOOR</b>	
UNIT 2 LIVING:	1,951 S.F.
TERRACE:	710 S.F.
<b>THIRD FLOOR</b>	
UNIT 2 LIVING:	38 S.F.
COMMON MECHANICAL:	377 S.F.
TERRACE:	792 S.F.

<b>TOTAL REMODEL (EXISTING CABIN):</b>	742 S.F.
<b>TOTAL NEW:</b>	5,103 S.F.
<b>TOTAL G.S.F. (INCLUDING GARAGES):</b>	5,845 S.F.
<b>TOTAL TOWARDS F.A.R.:</b>	5,359 S.F.
	[5,359 / 5,505 = 0.97 F.A.R.]

**SITE AREA:** 0.126 ACRES (5,505 S.F.)

<b>PARKING ROOMS:</b>	UNIT 1 (750 S.F. OR LESS):	0 SPACES
	UNIT 2 (2,001 S.F. AND ABOVE):	2 SPACES
	OFFICE (1 SPACE PER 1,000 G.S.F.):	1 SPACE

**CODES:** 2018 INTERNATIONAL BUILDING CODE (IBC)  
 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)  
 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

**JURISDICTIONS:** CITY OF KETCHUM PLANNING & BUILDING DEPARTMENTS  
 CITY OF KETCHUM FIRE DEPARTMENT

## DRAWING INDEX

**COVER SHEET**  
 CS COVER SHEET

**SURVEY**  
 TOPO CIVIL SURVEY  
 C 0.1 COVER & CONSTRUCTION NOTES  
 C 1.0 SITE GEOMETRY PLAN  
 C 1.1 GRADING & DRAINAGE PLAN  
 C 1.2 DETAIL SHEET

**LANDSCAPE**  
 L-1.0 SITE PLAN  
 L-2.0 GRADING PLAN  
 L-3.0 LANDSCAPE PLAN  
 L-3.1 LANDSCAPE MATERIALS PLAN  
 L-4.0 CONSTRUCTION MANAGEMENT PLAN

**EXISTING CONDITIONS PHOTOS**  
 A 1.0a EXISTING CONDITIONS PHOTOS  
 A 1.0b EXISTING CONDITIONS PHOTOS

**PLANS**  
 A 2.1 FLOOR PLANS  
 A 2.2 FLOOR PLANS  
 A 2.3 FLOOR PLANS  
 A 2.4 FLOOR PLANS  
 A 2.5 AREA CALCS  
 A 2.6 PROPOSED MASTER SIGNAGE PLAN

**BUILDING SECTIONS**  
 A 3.1 BUILDING SECTIONS

**EXTERIOR ELEVATIONS**  
 A 4.1 EXTERIOR ELEVATIONS - EXISTING  
 A 4.2 EXTERIOR ELEVATIONS - PROPOSED

**3D VIEWS**  
 A 5.1 3D VIEWS  
 A 5.2 MATERIALS BOARD

**ELECTRICAL**  
 E 1.1 FIRST FLOOR EXTERIOR LIGHTING  
 E 1.2 SECOND FLOOR EXTERIOR LIGHTING  
 E 1.3 THIRD FLOOR EXTERIOR LIGHTING  
 E 1.4 SITE LIGHTING PHOTOMETRIC STUDY  
 E 2.0 EXTERIOR LIGHTING FIXTURE SPECIFICATIONS

380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

**WILLIAMS PARTNERS**

**ARCHITECTS**

MAIL P.O. B. 4373  
 KETCHUM, IDAHO  
 83340  
 PHONE 208.726.0020  
 FAX 208.726.0019  
 WWW WILLIAMS-PARTNERS.COM

**DRAWINGS**  
 DATE: 05/12/2021  
 ISSUED: CON SCHEMATIC PRESENTATION  
 06/10/2021 CON HPC REVIEW  
 09/30/2021 DESIGN REVIEW

**REVISIONS**  
 NUMBER: DATE:

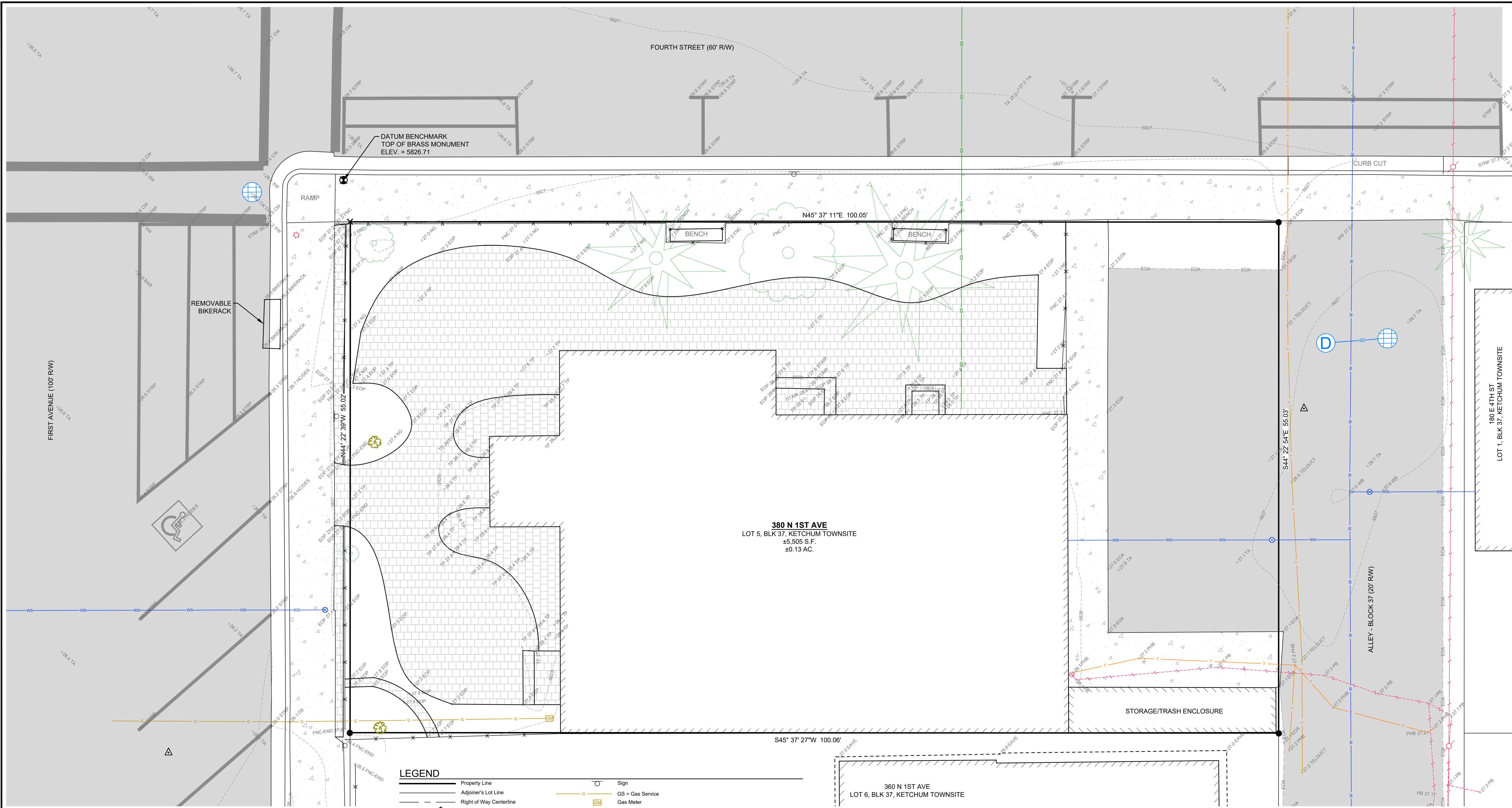
**CS**

COVER SHEET

OWNERSHIP OF DOCUMENTS:  
 THE INSTRUMENTS OF SERVICE HEREIN ARE SOLELY FOR THE USE OF THE CLIENT. WILLIAMS | PARTNERS ARCHITECTS, P.C. AND THE ARCHITECTS' CONSULTANTS SHALL BE HELD BY THE ARCHITECTS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.



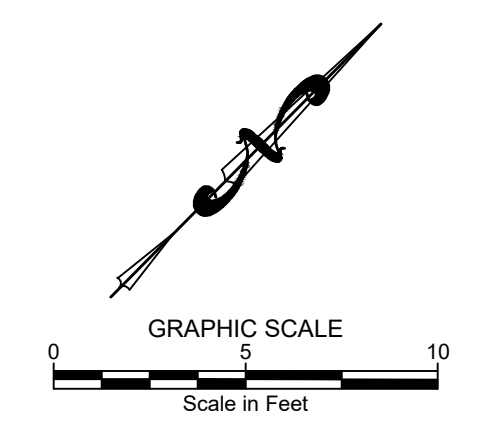
REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any project or extension of this project except by agreement in writing with Galena Engineering, Inc.



**LEGEND**

	Property Line		Sign
	Adjoiner's Lot Line		GS = Gas Service
	Right of Way Centerline		Gas Meter
	Found Brass Monument in Concrete		PHB = Buried Telephone Line
	Found 5/8" Rebar		Telephone Riser
	Nail & Tack		PB = Buried Power Line
	Survey Control		Overhead Power Line
	Set 5/8" Rebar		Light
	5' Contour Interval		Power Meter
	1' Contour Interval		Power Pole
	Curb & Gutter		Sewer Main
	FNC = Fence Line		Storm Drain
	Building Eave		Catch Basin
	Building		Dry Well
	Asphalt		WB = Water Main
	Concrete Sidewalk		Water Service
	Pavers		Water Valve
	Conifer Tree		CW = Crosswalk
	Deciduous Tree		HC = Handicap
	Stump		EOA = Edge of Asphalt
	Handicap Decal / Paint		EOP = Edge of Pavers
	Parking Stripe		STRP = Stripe
			TA = Top of Asphalt
			TP = Top of Pavers

- NOTES**
- The purpose of this map is to show topographical information as it existed on the date the field survey was performed. Changes may have occurred to site conditions since survey date (10/01/2020).
  - Boundary information is based on Found Monumentation. Please refer to the Official Map of the Village of Ketchum, Instr# 302967, records of Blaine County, Idaho.
  - Underground utility locations are based on above ground appurtenances / utilities visible at the time of the survey, underground utility locates, and City Maps. Utilities should be located prior to any excavation.
  - Benchmark is top of brass monument in the sidewalk near the intersection of 1st Avenue North and 4th Street East, elevation = 5826.71. Point elevations shown are truncated (i.e. 19.2 is 5819.2). Vertical Datum is NAVD 1988.



**PURPOSE:** A TOPOGRAPHIC MAP SHOWING LOT 5, BLOCK 37, KETCHUM TOWNSITE 380 N 1ST AVE

LOCATED WITHIN SECTION 13, T.4N., R.1E., & SECTION 18, T.4N., R.1E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
PREPARED FOR WILLIAM J. MACGROW

PROJECT INFORMATION  
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**PROFESSIONAL LAND SURVEYOR**  
LICENSED  
16670  
09/17/21  
STATE OF IDAHO  
MARK E. PHILLIPS

MEP  
DRAWN BY  
SMF  
CHECKED BY

**GALENA ENGINEERING, INC.**  
Civil Engineers & Land Surveyors  
317 N. River Street  
Halley, Idaho 83333  
(208) 768-1705  
email: galena@galena-engineering.com

NO.	DATE	BY	REVISIONS

**TOPO**

# 380 N. 1ST AVE. MIXED-USE BUILDING SEPTEMBER 2021

## CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPMC) AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPMC AND CITY OF KETCHUM STANDARDS ON SITE DURING CONSTRUCTION.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING AND DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL DIGLINE (1-800-342-1585) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS IN ADVANCE OF EXCAVATION.
- CONTRACTOR SHALL COORDINATE RELOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) WITH THE APPROPRIATE UTILITY FRANCHISE.
- THE CONTRACTOR SHALL CLEAN UP THE SITE AFTER CONSTRUCTION SO THAT IT IS IN A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION (THIS MAY INCLUDE ENCROACHMENT PERMITS AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT (CGP) PERMIT COVERAGE).
- ALL CLEARING & GRUBBING SHALL CONFORM TO ISPMC SECTION 201.
- ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPMC SECTION 202. SUBGRADE SHALL BE EXCAVATED AND SHAPED TO LINE, GRADE, AND CROSS-SECTION SHOWN ON THE PLANS. THE SUBGRADE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-698. THE CONTRACTOR SHALL WATER OR AERATE SUBGRADE AS NECESSARY TO OBTAIN OPTIMUM MOISTURE CONTENT. IN-LIEU OF DENSITY MEASUREMENTS, THE SUBGRADE MAY BE PROOF-ROLLED TO THE APPROVAL OF THE ENGINEER.
  - **PROOF-ROLLING:** AFTER EXCAVATION TO THE SUBGRADE ELEVATION AND PRIOR TO PLACING COURSE GRAVEL, THE CONTRACTOR SHALL PROOF ROLL THE SUBGRADE WITH A 5-TON SMOOTH DRUM ROLLER, LOADED WATER TRUCK, OR LOADED DUMP TRUCK, AS ACCEPTED BY THE ENGINEER. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF UNSUITABLE SUBGRADE MATERIAL AREAS, AND/OR AREAS NOT CAPABLE OF COMPACTION ACCORDING TO THESE SPECIFICATIONS. UNSUITABLE OR DAMAGED SUBGRADE IS WHEN THE SOIL MOVES, PUMPS AND/OR DISPLACES UNDER ANY TYPE OF PRESSURE INCLUDING FOOT TRAFFIC LOADS.
  - IF, IN THE OPINION OF THE ENGINEER, THE CONTRACTOR'S OPERATIONS RESULT IN DAMAGE TO, OR PROTECTION OF, THE SUBGRADE, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR THE DAMAGED SUBGRADE BY OVER-EXCAVATION OF UNSUITABLE MATERIAL TO FIRM SUBSOIL, LINE EXCAVATION WITH GEOTEXTILE FABRIC, AND BACKFILL WITH PIT RUN GRAVEL.
- ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPMC 802, TYPE II (ITD STANDARD 703.04, 2"), SHALL BE PLACED IN CONFORMANCE WITH ISPMC SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.
- ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPMC 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPMC SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
- ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPMC SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPMC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPMC SECTION 805.
- ASPHALT SAWCUTS SHALL BE AS INDICATED ON THE DRAWINGS, OR 24" INCHES FROM EDGE OF EXISTING ASPHALT, IF NOT INDICATED OTHERWISE SO AS TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED. PRIOR TO REPLACING ASPHALT, THE UNDERLYING SURFACE INCLUDING VERTICAL SAWCUT JOINTS SHALL BE CLEANED OF ALL DEBRIS AND A TACK COAT SHALL BE APPLIED TO ALL CURBS, SAWCUTS, OR OVERLAY SURFACES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PER THE CURRENT EDITION OF THE US DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL CONCRETE WORK SHALL CONFORM TO ISPMC SECTIONS 701, 703, AND 705. ALL CONCRETE SHALL BE 3,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPMC SECTION 703, TABLE 1. IMMEDIATELY AFTER PLACEMENT PROTECT CONCRETE BY APPLYING MEMBRANE-FORMING CURING COMPOUND, TYPE 2, CLASS A PER ASTM C 309-94. APPLY CURING COMPOUND PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
- ALL TRENCHING SHALL CONFORM TO ISPMC STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
- PER IDAHO CODE § 55-1613, THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS; ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED AND RE-MONUMENTED, AT THE EXPENSE OF THE AGENCY OR PERSON CAUSING THEIR LOSS OR DISTURBANCE AT THEIR ORIGINAL LOCATION OR BY SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT BENCHMARK OR CONTROL POINT, BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.
- CONSTRUCTION OF WATER MAINS AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC), IDAPA 56.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE CITY OF KETCHUM UTILITIES DEPARTMENT STANDARDS.
- CONTRACTOR SHALL PRESSURE TEST, DISINFECT, AND CONDUCT BIOLOGICAL TESTING IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE PRESSURE TESTING, DISINFECTION, AND MICROBIOLOGICAL TESTING PROCEDURES.
- ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL BE ANS/NSF STD. 61 COMPLIANT.
- ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL COMPLY WITH THE LOW LEAD ACT REQUIRING ALL MATERIALS TO HAVE A LEAD CONTENT EQUAL TO OR LESS THAN 0.25%.
- THE CONTRACTOR SHALL USE ANS/NSF STANDARD 60 CHEMICALS AND COMPOUNDS DURING INSTALLATION & DISINFECTION OF POTABLE WATER MAIN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A MATERIALS TESTING COMPANY DURING CONSTRUCTION TO VERIFY ALL COMPACTION AND MATERIAL PLAN AND SPECIFICATION REQUIREMENTS ARE MET. QUALITY CONTROL DOCUMENTATION OF TESTING FOR WORK IN RIGHT-OF-WAY MEETING CITY OF KETCHUM CODE SECTION 12.04.040 (CONCRETE, AGGREGATE BASE COMPACTION, ASPHALT COMPACTION) WILL BE NECESSARY FOR CERTIFICATE OF OCCUPANCY.
- EXISTING SITE CONDITIONS SHOWN HEREON ARE PER A FIELD SURVEY BY GALENA ENGINEERING DATED 12/04/20.



VICINITY MAP  
N.T.S.

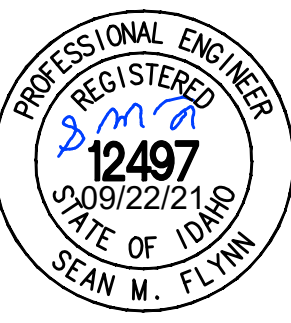
## SHEET INDEX

SHEET#	DESCRIPTION
C0.1	COVER SHEET
C1.0	SITE GEOMETRY PLAN
C1.1	GRADING AND DRAINAGE PLAN
C1.2	DETAIL SHEET

## LEGEND

EXISTING ITEMS	PROPOSED ITEMS
Property Line	Asphalt
Adjoiner's Lot Line	Concrete Sidewalk
Right of Way Centerline	Road/Parking Striping
Curb & Gutter	No Parking Striping
Fence Line	ADA Parking Striping
Building	ADA Parking Symbol
EOA	ADA Parking Sign
EOA	Typical Sign
Concrete Sidewalk	Tree Well, See Landscape Plan
Parking Stripe	Street Light
Sign	6" Vertical Curb And Gutter
Spot Elevation	Typical Curb Transition (6"cf To 0"cf)
Fiber Optic Line	Zero Reveal Curb And Gutter (0"cf)
Gas Service	High Reveal Vertical Curb & Gutter
Buried Telephone Line	High Reveal Curb Transition (6"cf To 7"cf)
Telephone Riser	Detectable Warning Plate
Buried Power Line	Spot Elevation
Overhead Power Line	Grade
Light	
Power Pole	
Sewer Main	
Sewer Service	
Sewer Manhole	
Storm Drain	
Catch Basin	
Dry Well	
KCW 12" Ketchum City Water Line (12")	
KSW 4" Ketchum Spring Line (4")	
WS Water Service	
Water Valve	

380 N. 1ST AVE. MIXED-USE BUILDING  
COVER AND CONSTRUCTION NOTES  
LOCATED WITHIN SECTION 13, T.4N., R.17E., & SECTION 18, T.4N., R.18E.B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
PREPARED FOR WILLIAMS PARTNERS  
PROJECT INFORMATION  
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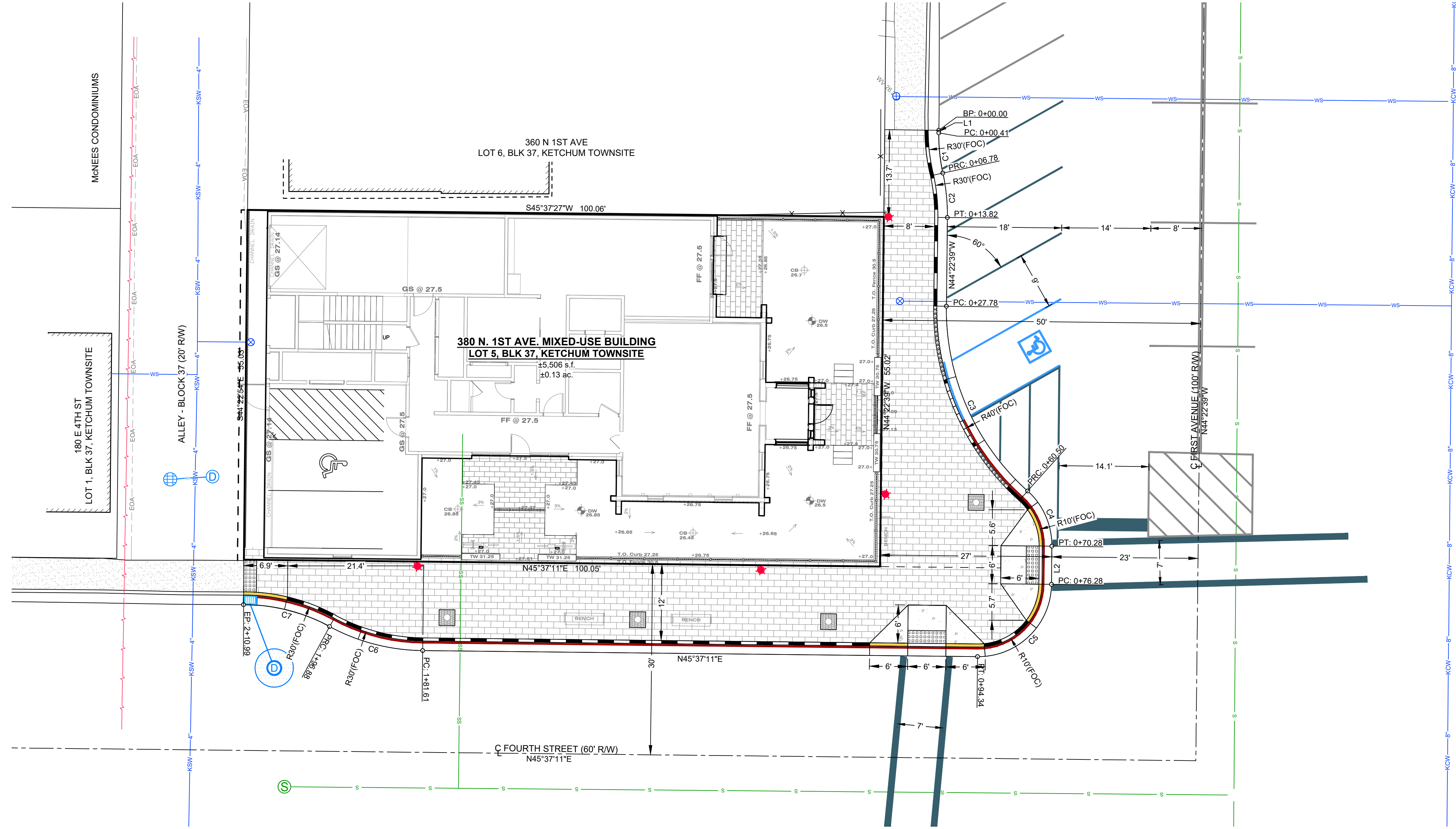
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CT  
DRAWN BY  
SMF  
CHECKED BY

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Civil Engineers & Land Surveyors  
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Hailey, Idaho 83433  
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email: galena@galena-engineering.com

PURPOSE:	NO.	DATE	BY	REVISIONS

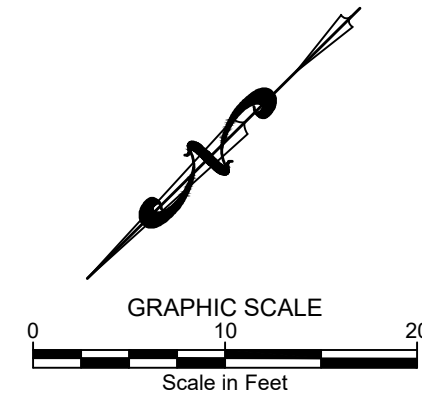
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Line	Direction	Length
L1	N44° 22' 22"W	0.41'
L2	N44° 22' 39"W	6.00'

Curve	Radius	Length	Delta	Chord Direction	Chord Length
C1	28.50'	6.37'	12° 48' 16"	N50° 46' 30"W	6.36'
C2	31.50'	7.04'	12° 47' 59"	N50° 46' 38"W	7.02'
C3	38.50'	32.72'	48° 42' 00"	N68° 43' 39"W	31.75'
C4	11.50'	9.77'	48° 42' 00"	N68° 43' 39"W	9.48'
C5	11.50'	18.06'	89° 59' 49"	N00° 37' 16"E	16.26'
C6	31.50'	15.27'	27° 46' 59"	N59° 30' 40"E	15.13'
C7	28.50'	14.11'	28° 21' 36"	N59° 13' 22"E	13.96'



PURPOSE:

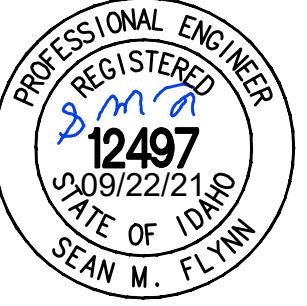
NO. DATE BY

REVISIONS

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CHECKED BY



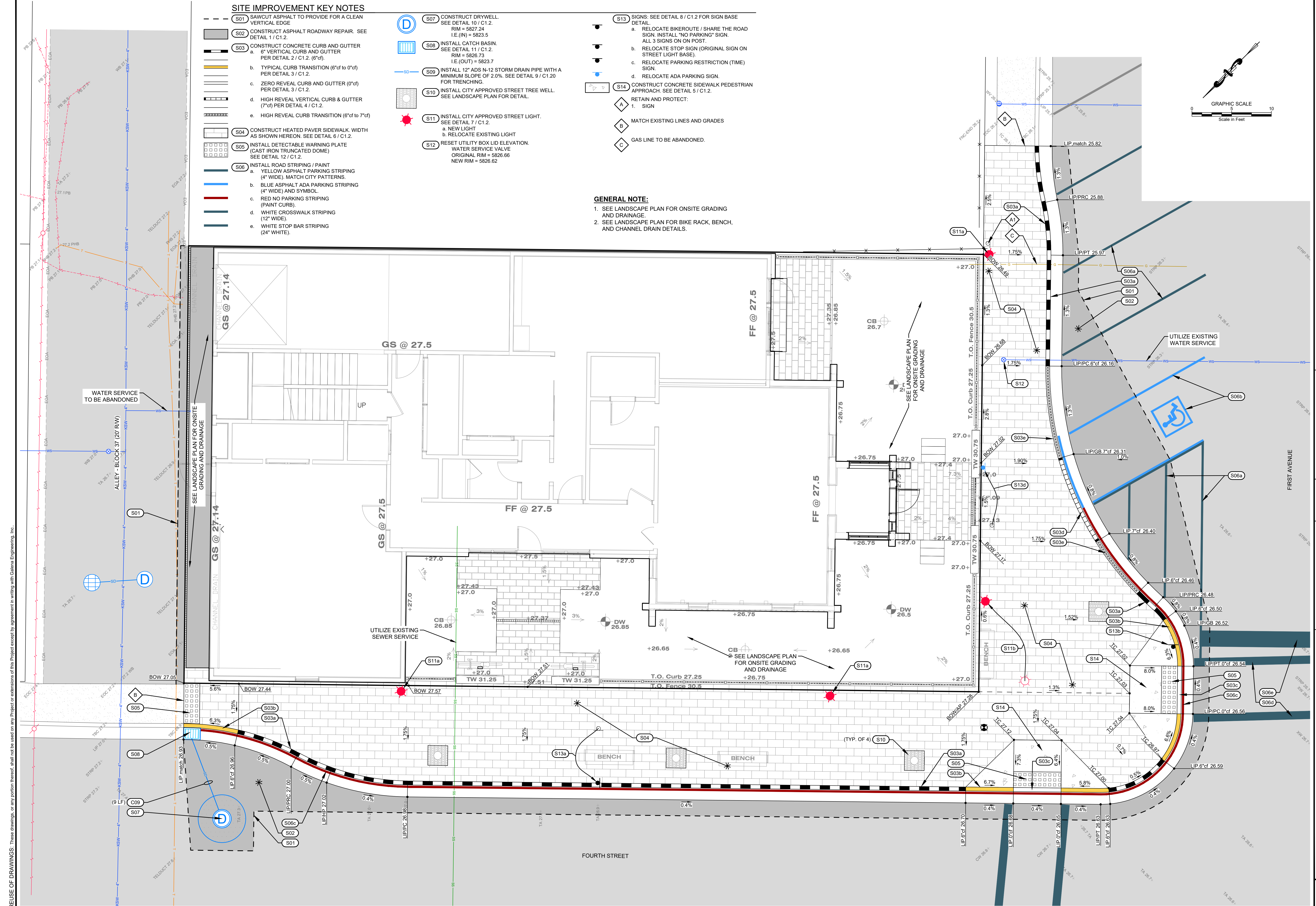
**380 N. 1ST AVE. MIXED-USE BUILDING**  
**SITE GEOMETRY PLAN**

LOCATED WITHIN SECTION 13, T.4N., R.17E., & SECTION 18, T.4N., R.18E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PROJECT INFORMATION  
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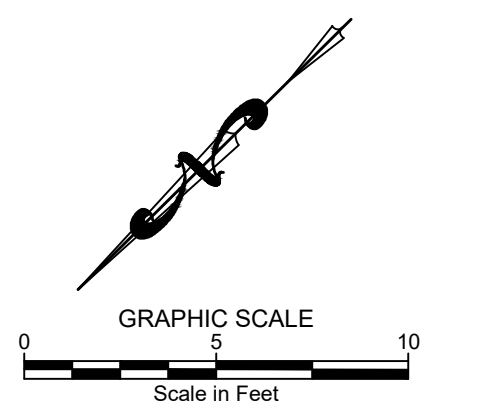
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**SITE IMPROVEMENT KEY NOTES**

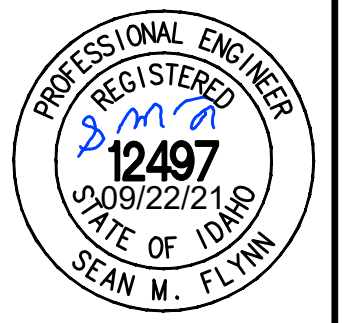
- (S01) SAWCUT ASPHALT TO PROVIDE FOR A CLEAN VERTICAL EDGE
- (S02) CONSTRUCT ASPHALT ROADWAY REPAIR. SEE DETAIL 1 / C1.2
- (S03) CONSTRUCT CONCRETE CURB AND GUTTER
  - a. 6" VERTICAL CURB AND GUTTER PER DETAIL 2 / C1.2. (6"cf)
  - b. TYPICAL CURB TRANSITION (6"cf to 0"cf) PER DETAIL 3 / C1.2
  - c. ZERO REVEAL CURB AND GUTTER (0"cf) PER DETAIL 3 / C1.2
  - d. HIGH REVEAL VERTICAL CURB & GUTTER (7"cf) PER DETAIL 4 / C1.2
  - e. HIGH REVEAL CURB TRANSITION (6"cf to 7"cf)
- (S04) CONSTRUCT HEATED PAVER SIDEWALK, WIDTH AS SHOWN HEREON. SEE DETAIL 6 / C1.2
- (S05) INSTALL DETECTABLE WARNING PLATE (CAST IRON TRUNCATED DOME) SEE DETAIL 12 / C1.2
- (S06) INSTALL ROAD STRIPING / PAINT
  - a. YELLOW ASPHALT PARKING STRIPING (4" WIDE). MATCH CITY PATTERNS.
  - b. BLUE ASPHALT ADA PARKING STRIPING (4" WIDE) AND SYMBOL.
  - c. RED NO PARKING STRIPING (PAINT CURB).
  - d. WHITE CROSSWALK STRIPING (12" WIDE).
  - e. WHITE STOP BAR STRIPING (24" WHITE).
- (S07) CONSTRUCT DRYWELL. SEE DETAIL 10 / C1.2. RIM = 5827.24 I.E.(IN) = 5823.5
- (S08) INSTALL CATCH BASIN. SEE DETAIL 11 / C1.2. RIM = 5826.73 I.E.(OUT) = 5823.7
- (S09) INSTALL 12" ADS N-12 STORM DRAIN PIPE WITH A MINIMUM SLOPE OF 2.0%. SEE DETAIL 9 / C1.20 FOR TRENCHING.
- (S10) INSTALL CITY APPROVED STREET TREE WELL. SEE LANDSCAPE PLAN FOR DETAIL.
- (S11) INSTALL CITY APPROVED STREET LIGHT. SEE DETAIL 7 / C1.2.
  - a. NEW LIGHT
  - b. RELOCATE EXISTING LIGHT
- (S12) RESET UTILITY BOX LID ELEVATION. WATER SERVICE VALVE ORIGINAL RIM = 5826.66 NEW RIM = 5826.62
- (S13) SIGNS: SEE DETAIL 8 / C1.2 FOR SIGN BASE DETAIL.
  - a. RELOCATE BIKEROUTE / SHARE THE ROAD SIGN. INSTALL "NO PARKING" SIGN. ALL 3 SIGNS ON ON POST.
  - b. RELOCATE STOP SIGN (ORIGINAL SIGN ON STREET LIGHT BASE).
  - c. RELOCATE PARKING RESTRICTION (TIME) SIGN.
  - d. RELOCATE ADA PARKING SIGN.
- (S14) CONSTRUCT CONCRETE SIDEWALK PEDESTRIAN APPROACH. SEE DETAIL 5 / C1.2.
  - 1. SIGN
  - 2. MATCH EXISTING LINES AND GRADES
  - 3. GAS LINE TO BE ABANDONED.

**GENERAL NOTE:**  
 1. SEE LANDSCAPE PLAN FOR ONSITE GRADING AND DRAINAGE.  
 2. SEE LANDSCAPE PLAN FOR BIKE RACK, BENCH, AND CHANNEL DRAIN DETAILS.



**380 N. 1ST AVE. MIXED-USE BUILDING GRADING AND DRAINAGE PLAN**

LOCATED WITHIN SECTION 13, T.4N., R.18E.B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
 PROJECT INFORMATION: P:\shelton\5157\02\eng\5157-02\_ENG 2021-08-17.dwg 08/22/21 8:17:15 AM  
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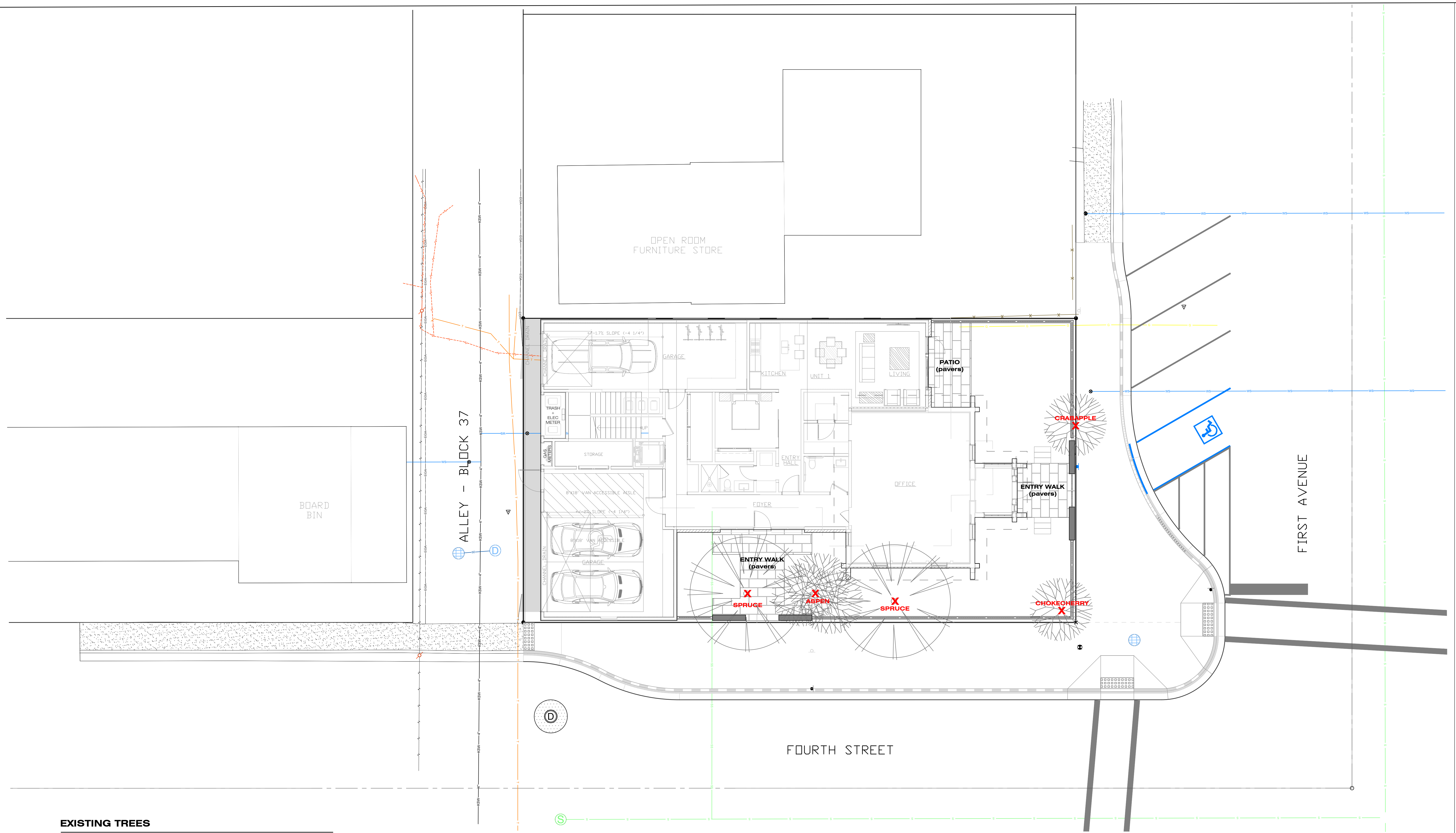
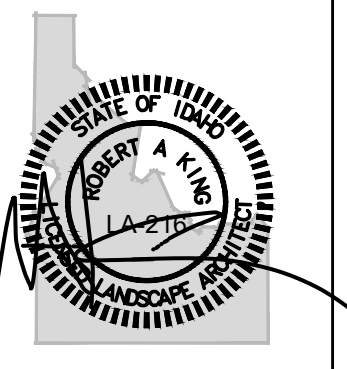
DESIGNED BY: \_\_\_\_\_  
 CT  
 DRAWN BY: \_\_\_\_\_  
 SMF  
 CHECKED BY: \_\_\_\_\_

**GALENA ENGINEERING, INC.**  
 Civil Engineers & Land Surveyors  
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 Halley, Idaho 83333  
 (208) 768-1705  
 email: galena@galena-engineering.com

NO.	DATE	BY	REVISIONS

PURPOSE: \_\_\_\_\_



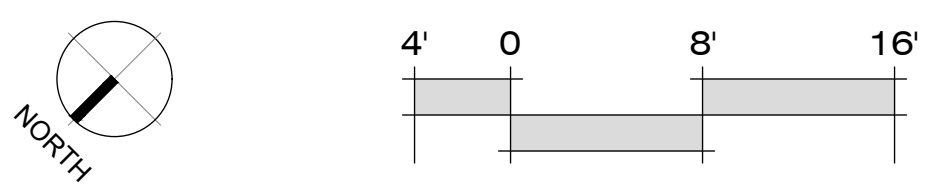


**EXISTING TREES**

Quantity	Description
5	<b>EXISTING TREES TO BE REMOVED</b>
1	QUAKING ASPEN, <i>Populus tremuloides</i> (*Multi-stem - 3 trunks)
1	CHOKECHERRY, <i>Prunus sp.</i>
1	CRABAPPLE, <i>Malus sp.</i>
2	COLORADO SPRUCE, <i>Picea pungens</i>

- GENERAL NOTES**
- DRAWINGS OF EXISTING FACILITIES ARE BASED ON TOPOGRAPHICAL SURVEY PROVIDED BY OTHERS ALONG WITH ON-SITE MEASUREMENTS - AND ARE ONLY APPROXIMATE. EXACT LOCATIONS SHALL BE FIELD VERIFIED. REFER TO CIVIL DRAWINGS FOR MORE INFORMATION.
  - REFER TO ALL LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION AND SPECIFICATIONS.
  - REFER TO ARCHITECTURAL DRAWINGS FOR FINAL BUILDING DIMENSIONS AND DETAILS.
  - REFER TO ENGINEERING DRAWINGS FOR FINAL CIVIL AND MECHANICAL DETAILS.
  - ALL WORK SHALL BE PERFORMED IN FULL ACCORDANCE WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO THE UNIFORM BUILDING CODE AND UNIFORM FIRE CODE, AS ADOPTED BY THE CITY OF KETCHUM, IDAHO.

**SITE PLAN**  
 SCALE: 1/8" = 1'-0"



**380 N FIRST AVE**  
 380 N FIRST AVE  
 LOT 5 BLOCK 37  
 CITY OF KETCHUM

DATE: 09/30/2021  
 DESIGN REVIEW SET

SITE PLAN  
**L-1.0**

**GRADING + DRAINAGE LEGEND**

- EXISTING CONTOURS
- PROPOSED CONTOURS
- LIMIT OF DISTURBANCE
- CONSTRUCTION SILT FENCE
- DIRECTION OF DRAINAGE
- FF 00.00** FINISH FLOOR ELEVATION
- GS 00.00** GARAGE SLAB ELEVATION
- +00.00** SPOT ELEVATION - FINISH GRADE
- TW 00.00** TOP OF WALL ELEVATION
- BW 00.00** BOTTOM OF WALL ELEVATION
- DRYWELL - 2 @ 24"**  
Refer to Geotech/Civil plans and specifications
- DRYWELL - 3 @ 12"**  
Refer to Geotech/Civil plans and specifications
- CATCHBASIN - 3 @ 12"**  
Tie into drywells or foundation drainage system  
Refer to Geotech/Civil plans and specifications
- DOWNSPOUT**  
Tie into drywells or foundation drainage system
- 4" ADS DRAINLINES**  
Connect to catch basins/drywells or foundation drainage system.
- CHANNEL DRAIN**  
ALLEY: Vehicular Rated - TBD.  
PEDESTRIAN IN PAVERS:  
NDS MINI CHANNEL TRENCH DRAIN  
IRON AGE DESIGNS DECORATIVE GRATE  
FRAM 31 x 12"  
OIL RUBBED FINISH

**GRADING + DRAINAGE NOTES:**

1. ALL SITE INFORMATION IS APPROXIMATE ONLY. REFER TO CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION. ALL ELEVATIONS TO BE FIELD VERIFIED ACCORDINGLY.
2. REFER TO GEOTECH REPORT FOR INFORMATION REGARDING SOIL AND SUB-SURFACE CONDITIONS. UNFORSEEN SOIL OR SUB-SURFACE CONDITIONS (INCLUDING BEDROCK, POOR SOIL STRUCTURE, SUB-SURFACE WATER, UTILITIES, ETC.) MAY REQUIRE FIELD ADJUSTMENTS TO THE PROPOSED DESIGN INCLUDING GRADING AND DRAINAGE SYSTEMS.
3. PROPOSED WORK TO INCORPORATE ALL APPLICABLE BEST MANAGEMENT PRACTICES (BMPs) TO PROTECT RESOURCE VALUES AND TO ENSURE COMPLIANCE WITH LOCAL, STATE AND FEDERAL REGULATORY REQUIREMENTS AND WATER QUALITY STANDARDS.
4. SILT FENCE TO BE INSTALLED ALONG MHW AND RIPARIAN SETBACK PRIOR TO EXCAVATION WORK.
5. UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE LOCATED AND VERIFIED IN THE FIELD PRIOR TO ANY EXCAVATION WORK.
6. ALL PLANTING AREAS TO BE AERATED AFTER CONSTRUCTION AND PRIOR TO INSTALLATION OF PLANT MATERIALS.
7. FINISH GRADE TO SLOPE AWAY FROM BUILDING IN ALL CASES, AND DIRECTED TO DRAINAGE PATTERNS OR SYSTEMS AS SHOWN.
8. ALL DRAINAGE WITHIN THE PROJECT BOUNDARIES TO BE COLLECTED ON-SITE OR DIRECTED TO EXISTING DRAINAGE PATTERNS AS DEPICTED ON THE GRADING PLAN AND/OR CIVIL ENGINEERING DRAWINGS. NO ADDITIONAL DRAINAGE TO BE DIRECTED ONTO NEIGHBORING PROPERTIES.

**HARDSCAPES**

- SITE WALL/SEAT WALL**  
BOARD FORM CONCRETE
- CONCRETE CURB/RETAINING**  
BOARD FORM CONCRETE
- IRON FENCE**  
MATERIALS AND DETAILS TBD
- BIKE RACK**  
TBD
- PAVERS - ENTRIES AND PATIO**  
CASTORN - OLYMPIC PAVER  
12" x 36", Charcoal
- PAVERS - UPPER TERRACES**  
MUTUAL MATERIALS - VANCOUVER BAY SERIES  
12" x 24" / Gray
- ALLEY DRIVEWAY - ASPHALT**

**LEGEND - R.O.W.**

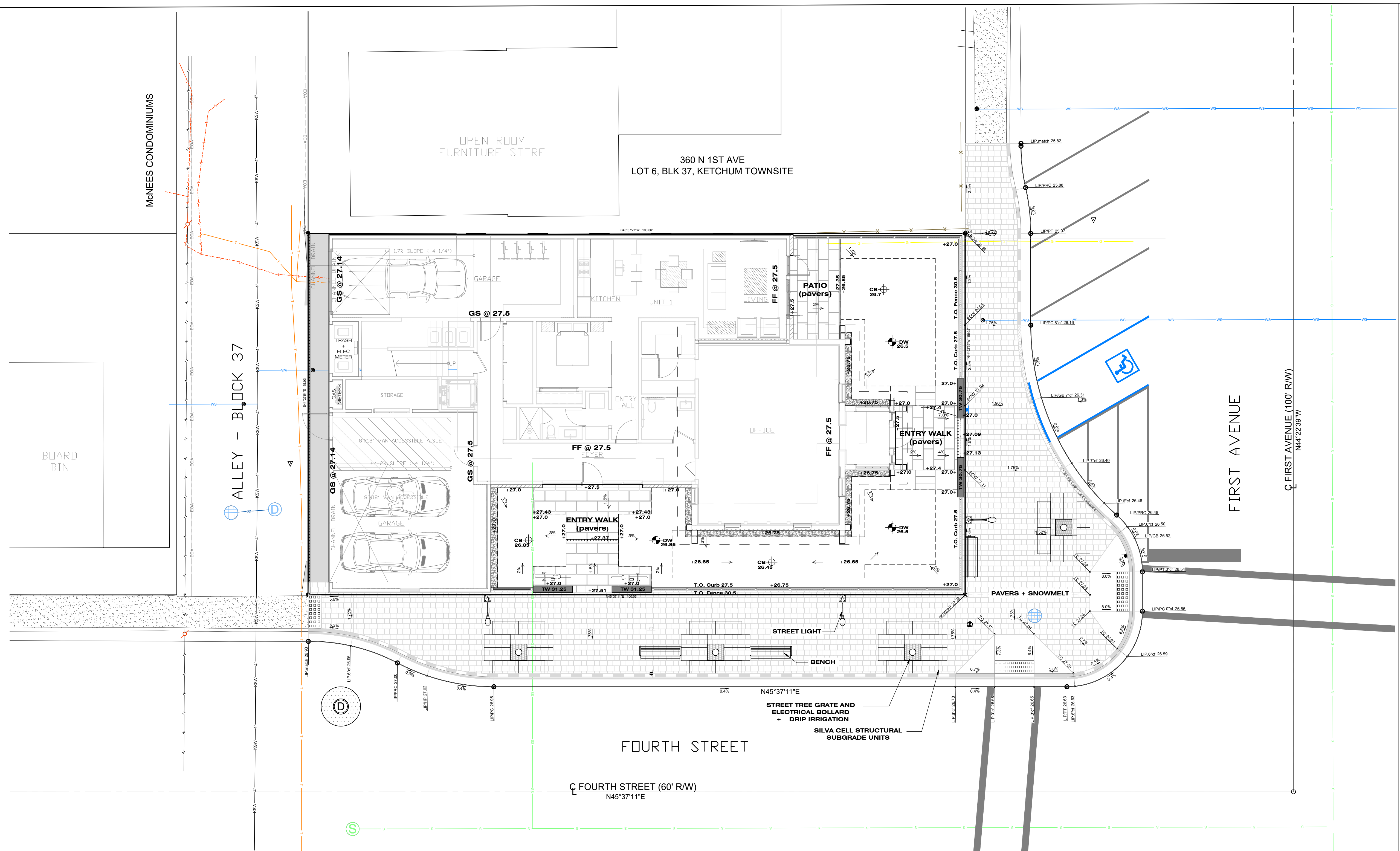
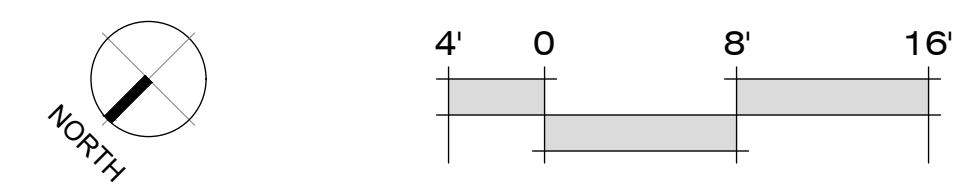
- 4**  
30" x 30"  
**STREET TREE GRATE, ELECTRICAL OUTLET BOLLARD, AND IRRIGATION**  
PER CITY STANDARD - TREE WELL DETAIL 1:  
NEENAH R-8704 with 12" diameter opening (Or Approved Equal)
- 4**  
**STREET LIGHT**  
PER CITY STANDARD - STREET LIGHT 14:  
SOLARONE RFS DESIGN 158 LFP (Or Approved Equal)
- 2125 sf**  
**CONCRETE PAVERS + SNOWMELT**  
PER CITY STANDARD:  
ABBOTSFORD - CALIFORNIA 6x12, Natural  
(Or Approved Equal)
- 3**  
**BENCH**  
PER CITY STANDARD:  
TBD
- DECORATIVE GRAVEL**  
MATERIAL - TO BE DETERMINED  
1" DEPTH OVER 4" COMPACTED ROADMIX BASE
- STEEL EDGING/RETAINING**  
3/4" x 4" - 3/8" x 8" PLATE STEEL  
24" REBAR - VERTICAL @ 30" O.C.
- LANDSCAPE LIGHTING**  
Refer to Architectural plans and specs.
- 32**  
**DEEPROOT - SILVA CELL STRUCTURAL SUBGRADE UNITS**  
PER CITY STANDARD - TREE WELL DETAIL 2:  
2X UNITS: 24" x 48 X 30.9"  
8 Units per Street Tree  
Final layout per manufacturer design engineer specifications.

**SNOW REMOVAL/STORAGE**

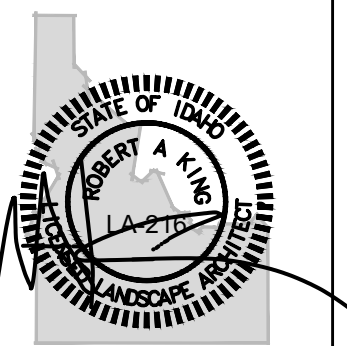
1. SIDEWALKS, STEPS, RAMPS, TERRACES, AND ALLEY TO BE SNOWMELTED.

**GRADING PLAN**

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



LANDWORK STUDIO LLC  
LANDSCAPE ARCHITECTURE + DESIGN  
110 5TH STREET SUITE 103  
PO BOX 755 KETCHUM IDAHO 83840  
208.726.5511 WWW.LANDWORKSTUDIO.COM



**380 N FIRST AVE**  
380 N FIRST AVE  
LOT 5 BLOCK 37  
CITY OF KETCHUM

DATE: 09/30/2021  
DESIGN REVIEW SET

GRADING PLAN  
**L-2.0**

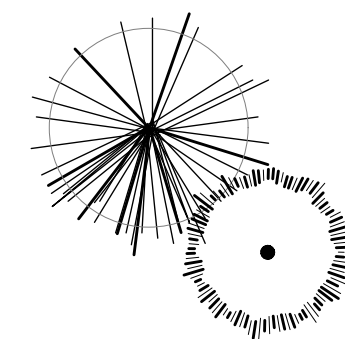
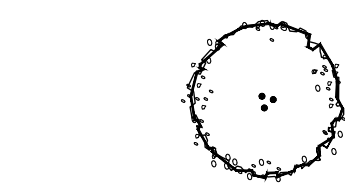
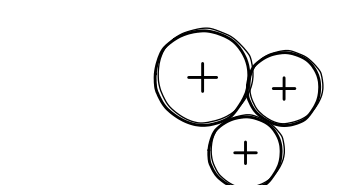
**LANDSCAPE + PLANTING NOTES**

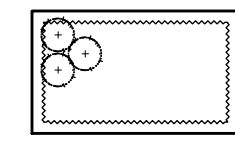


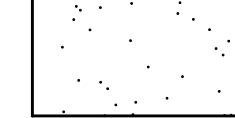
1. LOCATIONS OF PROPOSED PLANT MATERIALS ARE APPROXIMATE AND MUST BE FIELD VERIFIED PRIOR TO INSTALLATION..
2. UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE LOCATED AND VERIFIED IN THE FIELD PRIOR TO ANY EXCAVATION WORK INCLUDING INSTALLATION OF PLANT MATERIALS.
3. ALL PLANTING AREAS TO BE AERATED AFTER CONSTRUCTION AND PRIOR TO INSTALLATION OF PLANT MATERIALS.
4. ALL PLANT MATERIALS TO COMPLY WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
5. ALL EXISTING PLANTS THAT ARE IDENTIFIED TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES AS NECESSARY TO PROTECT AGAINST COMPACTION OF ROOT ZONES, SOIL CONTAMINANTS, AND INJURY TO BRANCHES.
6. REFER TO IRRIGATION PERFORMANCE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
7. REFER TO CITY STANDARDS FOR ALL PLANTING AND IRRIGATION SPECS FOR IMPROVEMENTS WITHIN THE R.O.W.

**IRRIGATION NOTES**

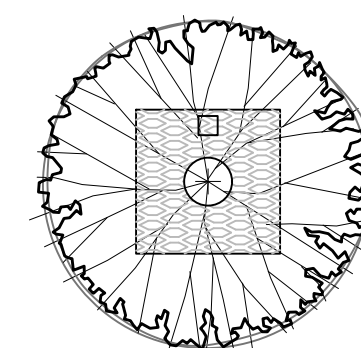
- 1) ALL PLANTING BEDS TO BE IRRIGATED BY SUBSURFACE DRIP LINES.
- 2) TOTAL AREA OF LANDSCAPING AND PERMANENT IRRIGATION = 1,150 sf

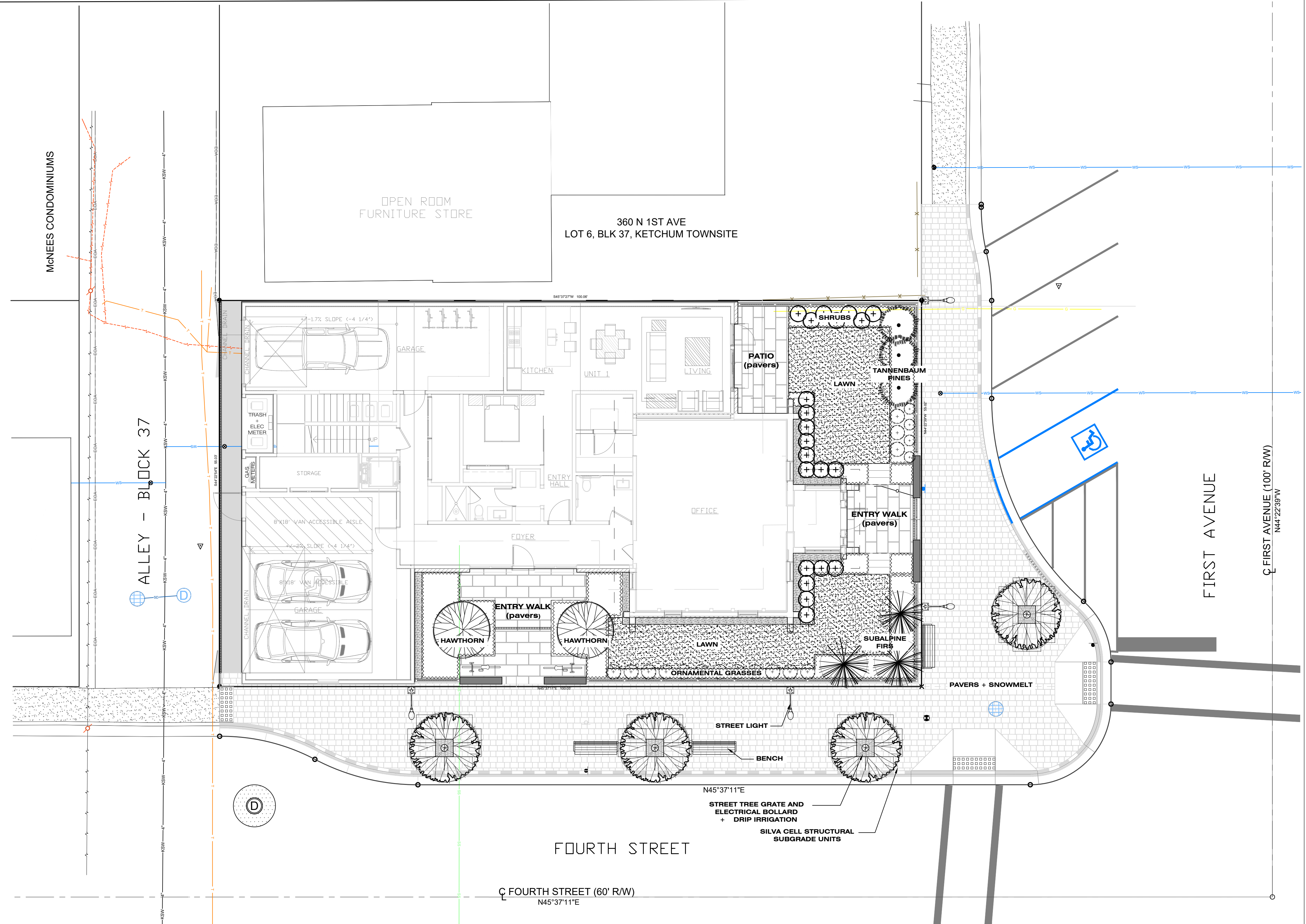
**PLANTING LEGEND**

	<b>6</b> EVERGREEN TREES 3 @ 14'-18" 3 @ 10'-12"	SUBALPINE FIR, <i>Abies lasiocarpa</i> TANNENBAUM PINE, <i>Pinus mugo</i> 'Tannenbaum'
	<b>2</b> DECIDUOUS TREES 2 @ B+B	RUSSIAN HAWTHORN, <i>Crataegus ambigua</i>
	<b>25</b> SHRUBS VARIETIES AND SIZES TBD	

	<b>600 SF</b>	<b>PLANTING BEDS</b> Beds Prepared with Planting Mix Consisting of 50% Compost/50% Top-Soil
	<b>250 SF</b> 1 gal @ 18" O.C.	<b>PERENNIALS + GROUNDCOVERS</b>
	<b>100 SF</b> 1 gal @ 18" O.C.	<b>ORNAMENTAL GRASSES</b>
	<b>550 SF</b>	<b>FESCUE LAWN - SOD</b> SCOTTISH LINKS FINE FESCUE MIX

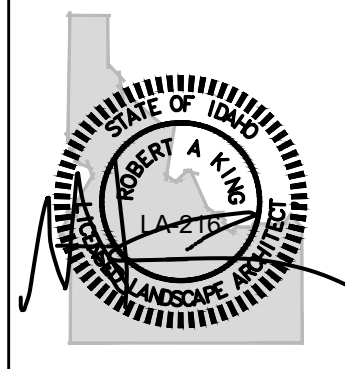
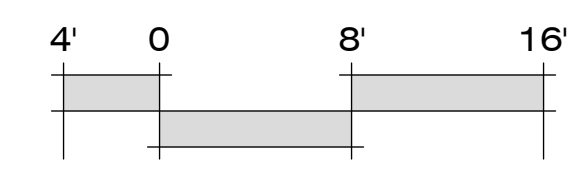
**PLANTING LEGEND - ROW**

	<b>4</b> 4' cal.	<b>STREET TREES</b> RED ROCKET MAPLE, <i>Acer rubrum</i> 'Red Rocket'
---	---------------------	--



**LANDSCAPE PLAN**

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



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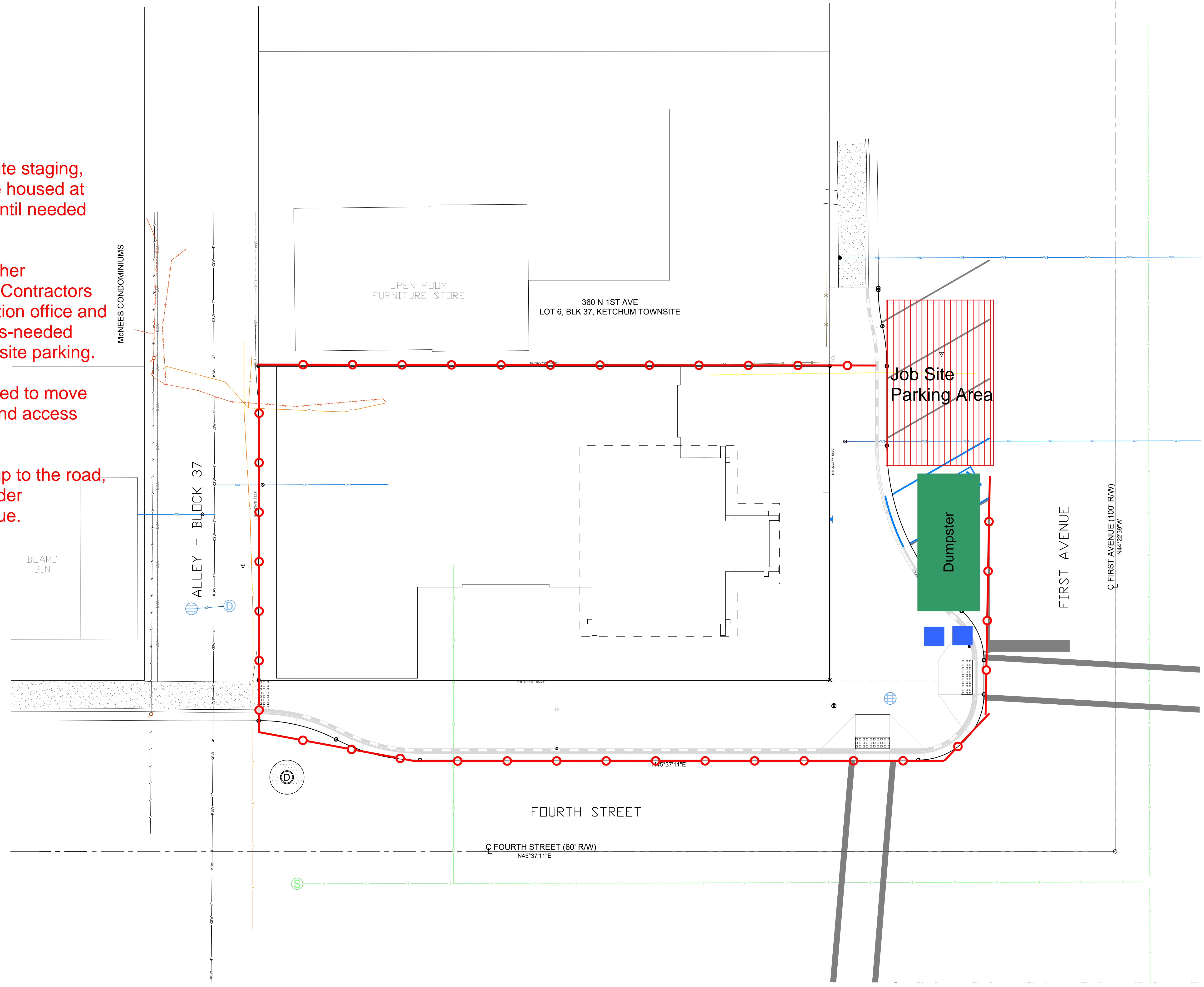
**Notes:**

Due to limited space, all job site staging, materials and stockpile will be housed at 1310 Citation Way in Hailey until needed on site.

Limited on site parking - Grabher Construction Employees/Sub Contractors will park at Grabher Construction office and be shuttled to job site on an as-needed basis to limit unnecessary on site parking.

Dumpster/Blue Rooms will need to move around as site is developed and access changes.

Entire job site will be fenced up to the road, similar to job site currently under construction across first avenue.

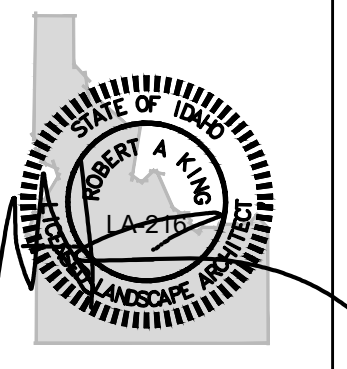


**KEY**

- Site Fence -
- Dumpster -
- Blue Rooms -
- Job Site Parking -

**CONSTRUCTION ACTIVITY PLAN**

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



**380 N FIRST AVE**  
 380 N FIRST AVE  
 LOT 5 BLOCK 37  
 CITY OF KETCHUM

DATE: 09/21/2021  
 PRELIMINARY

CONSTRUCTION ACTIVITY PLAN  
**L-4.0**

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VIEW LOOKING SOUTHEAST

3



VIEW LOOKING NORTHEAST

1



VIEW LOOKING EAST

2

# 380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

**WILLIAMS PARTNERS**

**ARCHITECTS**

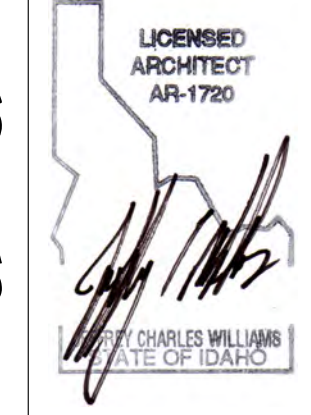
MAIL P.O.B. 4373  
KETCHUM, IDAHO  
83340  
PHONE 208.726.0020  
FAX 208.726.0019  
WWW WILLIAMS-PARTNERS.COM

DRAWINGS  
DATE: 05/12/2021  
ISSUED: COX SCHEMATIC PRESENTATION  
06/10/2021 COX HPC REVIEW  
09/30/2021 DESIGN REVIEW

REVISIONS  
NUMBER: DATE:

**A 1.0a**

EXISTING CONDITIONS PHOTOS



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VIEW LOOKING SOUTH

4



VIEW LOOKING EAST

2



VIEW LOOKING SOUTHEAST

3



VIEW LOOKING NORTHEAST

1

# 380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

**WILLIAMS PARTNERS**

**ARCHITECTS**

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REVISIONS  
NUMBER: DATE:

**A 1.0b**

EXISTING CONDITIONS PHOTOS

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# 380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

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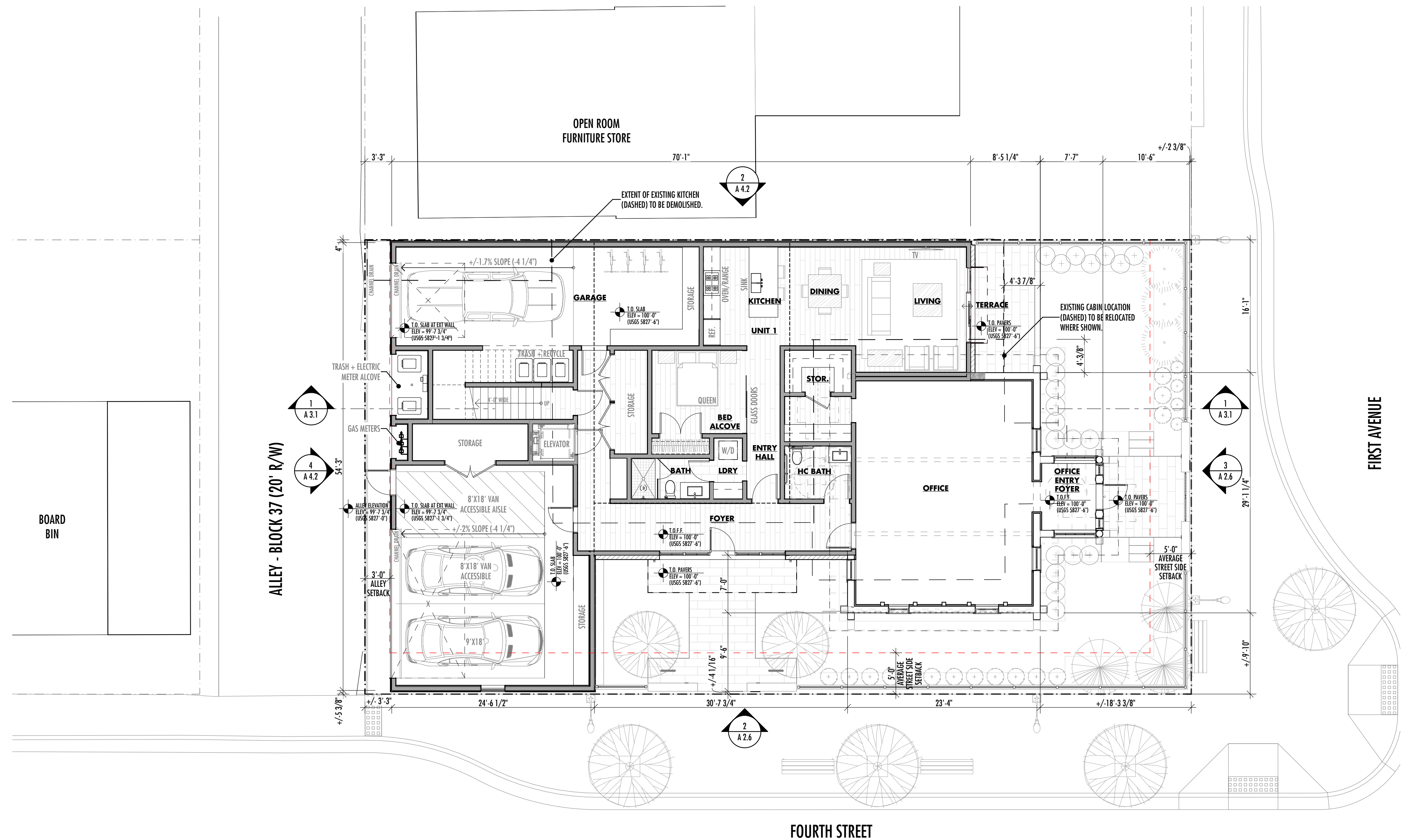
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ISSUED: CON SCHEMATIC PRESENTATION  
06/10/2021 CON HPC REVIEW  
09/30/2021 DESIGN REVIEW

REVISIONS  
NUMBER: DATE:

**A 2.1**

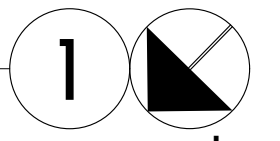
PLANS

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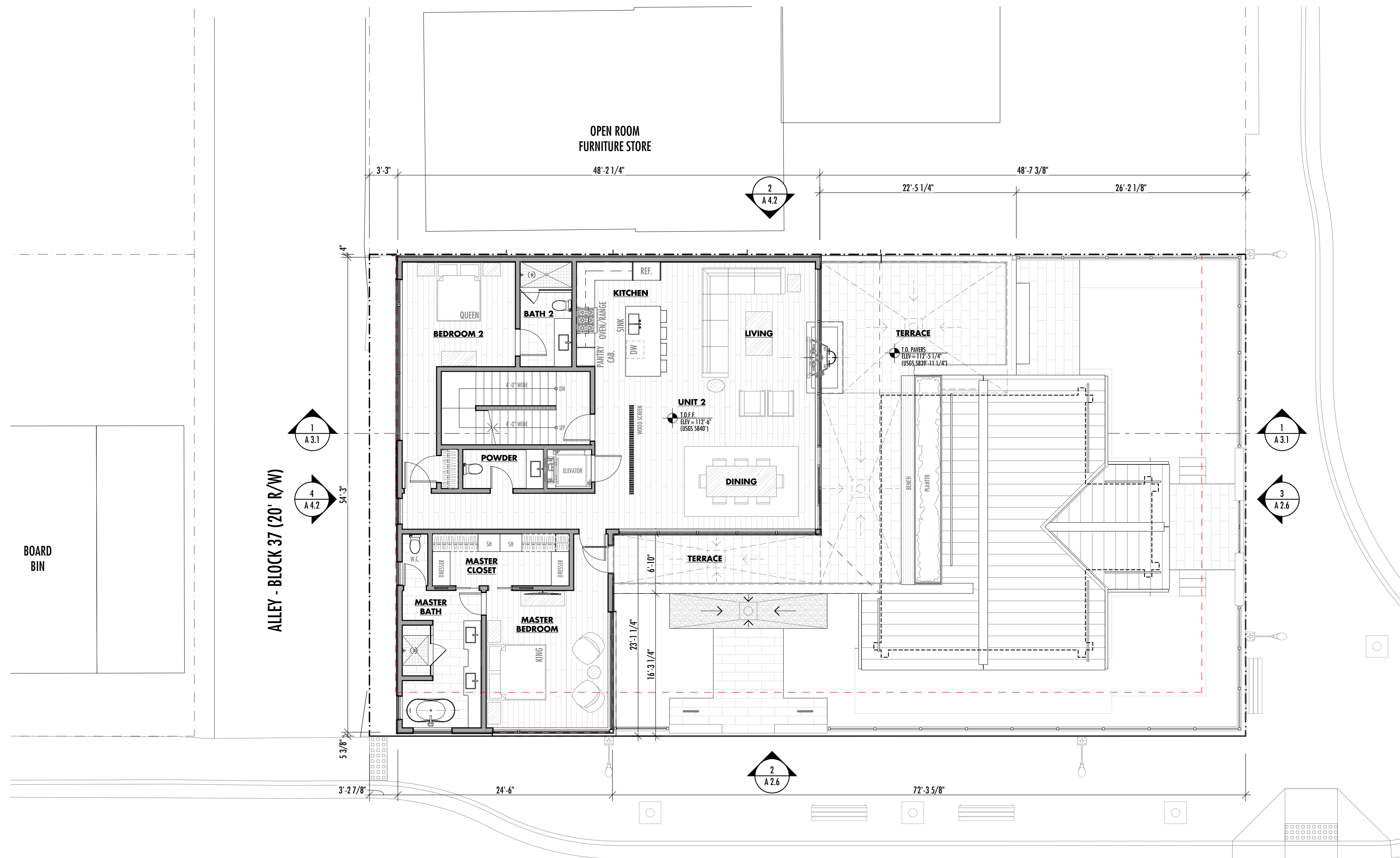


FIRST FLOOR PLAN - PROPOSED

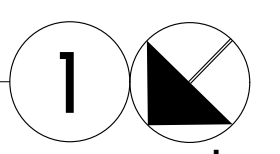
SCALE: 1/8" = 1'-0"



Y:\McMorrow\04 - BIM Project Files\MCMORROW MIXED USE v24.pln



SECOND FLOOR PLAN - PROPOSED  
SCALE: 1/8" = 1'-0"



# 380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

**WILLIAMS PARTNERS**

**ARCHITECTS**

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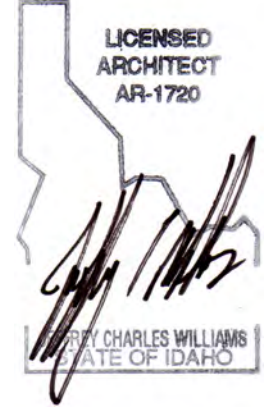
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DATE: 05/12/2021  
ISSUED: COK SCHEMATIC PRESENTATION  
06/10/2021 COK HPC REVIEW  
09/30/2021 DESIGN REVIEW

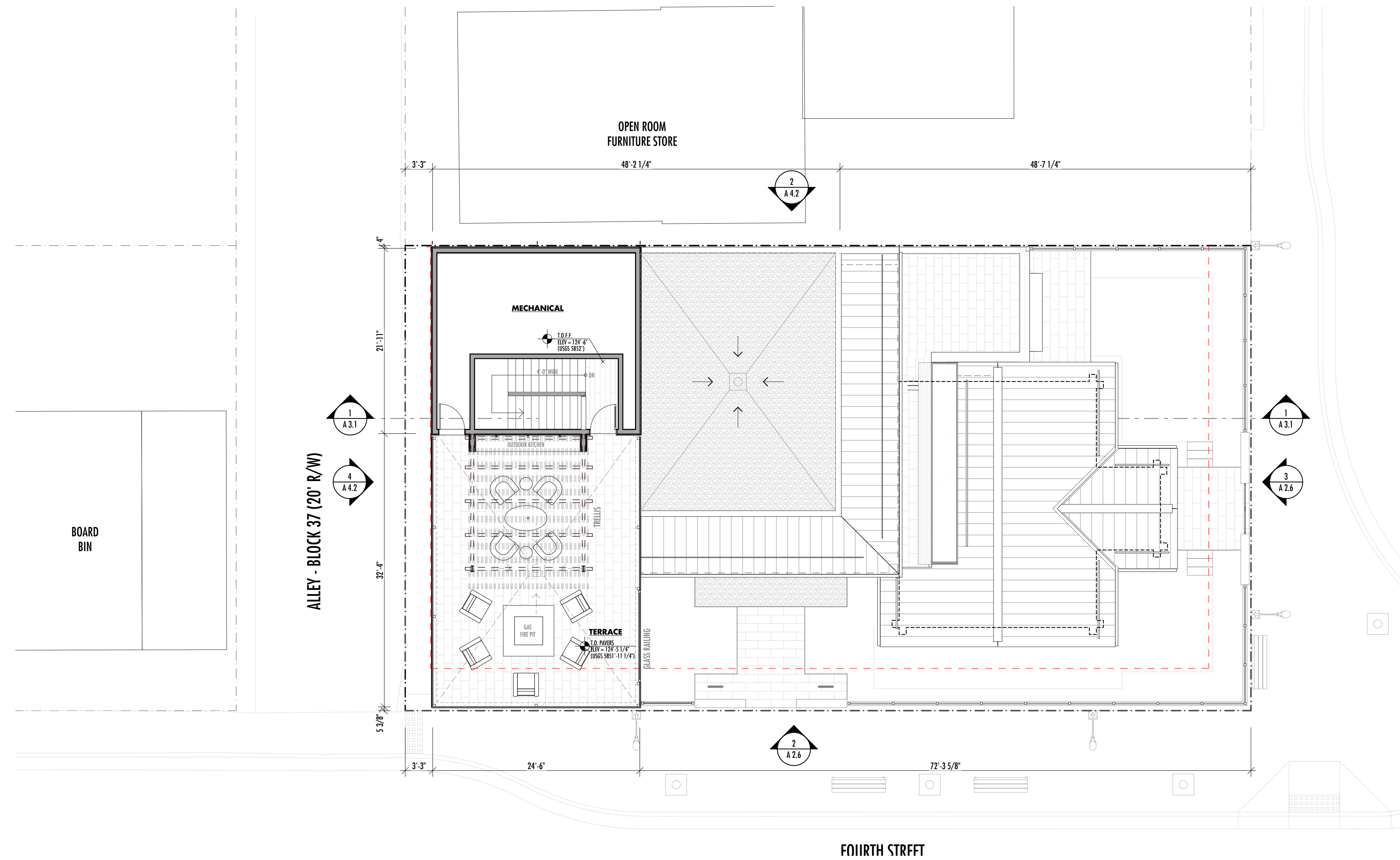
REVISIONS  
NUMBER: DATE:

**A 2.2**

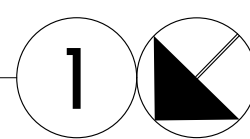
PLANS

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THIRD FLOOR PLAN - PROPOSED  
SCALE: 1/8" = 1'-0"



Y:\McMorrow\04 - BIM Project Files\MCMORROW MIXED USE v24.pln north

# 380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

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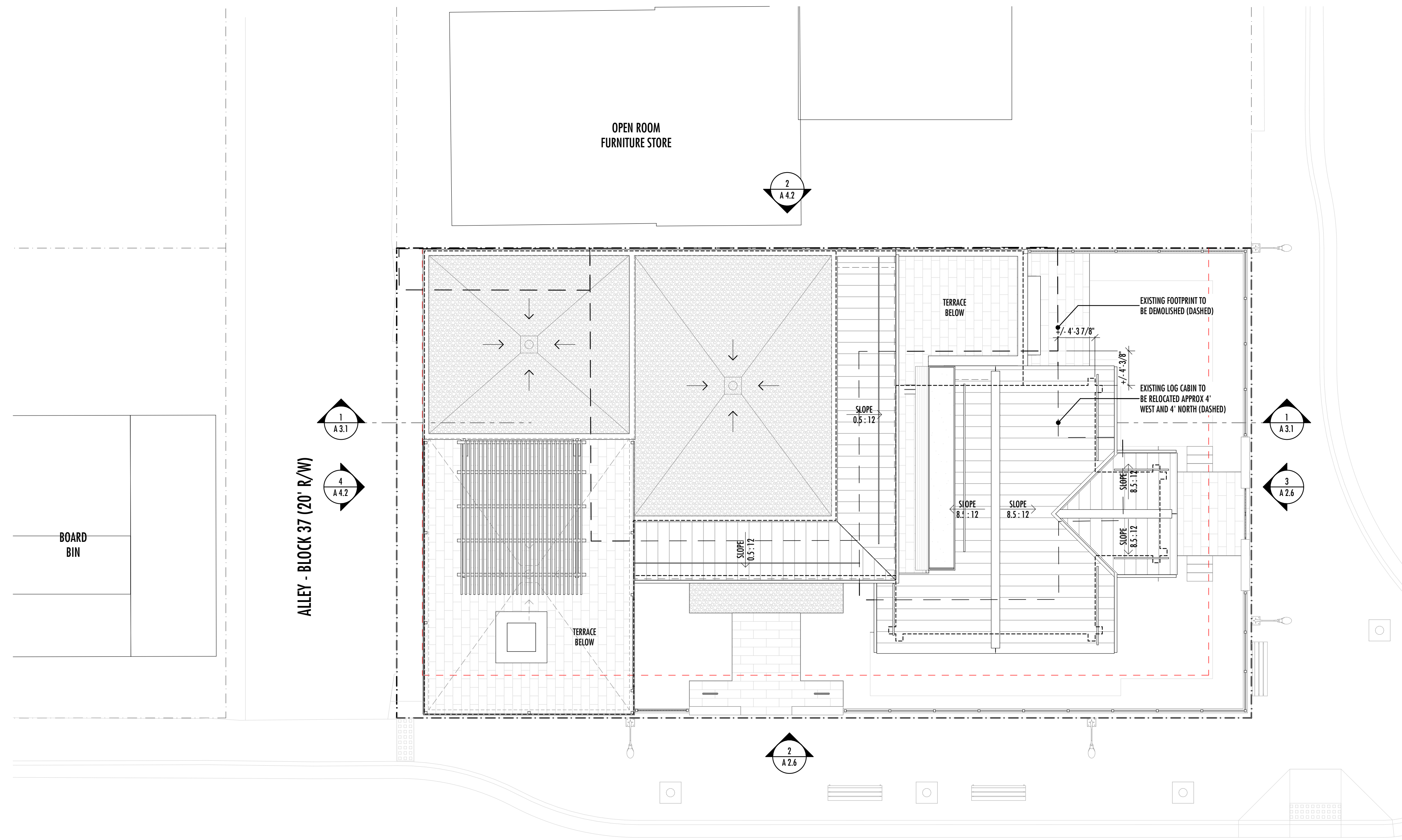
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DATE: 05/12/2021  
ISSUED: CON SCHEMATIC PRESENTATION  
06/10/2021 CON HPC REVIEW  
09/30/2021 DESIGN REVIEW

REVISIONS  
NUMBER: DATE:

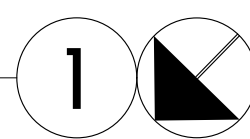
**A 2.3**  
PLANS

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ROOF PLAN - PROPOSED  
SCALE: 1/8" = 1'-0"



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# 380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

**WILLIAMS PARTNERS**

**ARCHITECTS**

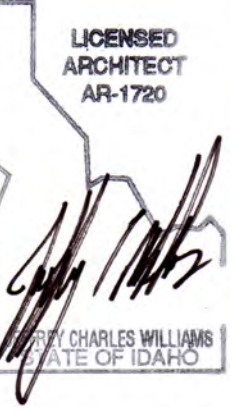
MAIL P.O. B. 4373  
KETCHUM, IDAHO  
83340  
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FAX 208.726.0019  
WWW WILLIAMS-PARTNERS.COM

DRAWINGS  
DATE: 05/12/2021  
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06/10/2021 COX HPC REVIEW  
09/30/2021 DESIGN REVIEW

REVISIONS  
NUMBER: DATE:

**A 2.4**  
PLANS

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### NET SQUARE FOOTAGE

FIRST FLOOR:	1,678 S.F.
SECOND FLOOR:	1,465 S.F.
THIRD FLOOR:	0 N.S.F.
<b>TOTAL N.S.F.:</b>	<b>3,143 S.F.</b>

[FLOOR AREA, NET: THE SUM OF THE 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.]

### GROSS SQUARE FOOTAGE

FIRST FLOOR	
EXISTING (OFFICE):	742 S.F.
NEW (OFFICE)	106 S.F.
NEW COMMON SPACE:	442 S.F.
NEW COMMON PARKING/TRASH/METERS:	774 S.F.
NEW UNIT 1 LIVING:	750 S.F.
NEW UNIT 2 GARAGE:	490 S.F.
NEW UNIT 2 LIVING:	175 S.F.
<b>FIRST FLOOR SUB-TOTAL:</b>	<b>3,479 S.F.</b>

FIRST FLOOR SUB-TOTAL TOWARDS F.A.R.:  
THREE PARKING STALLS FOR DEVELOPMENTS ON SINGLE KETCHUM TOWN SITE LOTS OF 5,600 S.F. IN SIZE OR LESS ARE NOT INCLUDED IN THE GROSS FLOOR AREA CALCULATION  
[3,479 S.F. - (3 x (9 x 18)) = 2,993 S.F.]

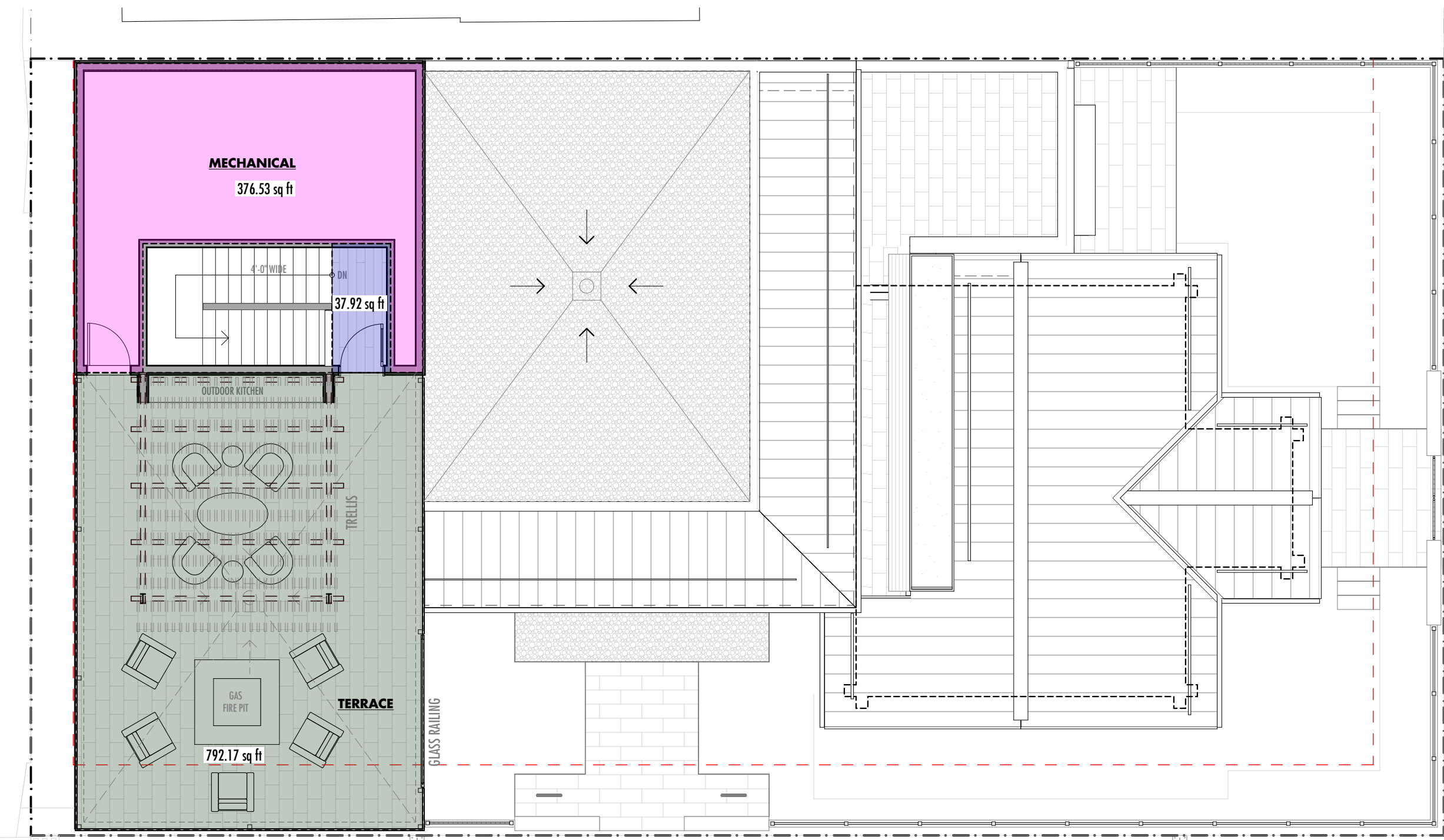
SECOND FLOOR	
UNIT 2 LIVING:	1,952 S.F.
TERRACE:	710 S.F.
THIRD FLOOR	
UNIT 2 LIVING:	38 S.F.
COMMON MECHANICAL:	377 S.F.
TERRACE:	792 S.F.

TOTAL REMODEL (EXISTING CABIN): 742 S.F.  
TOTAL NEW: 5,103 S.F.

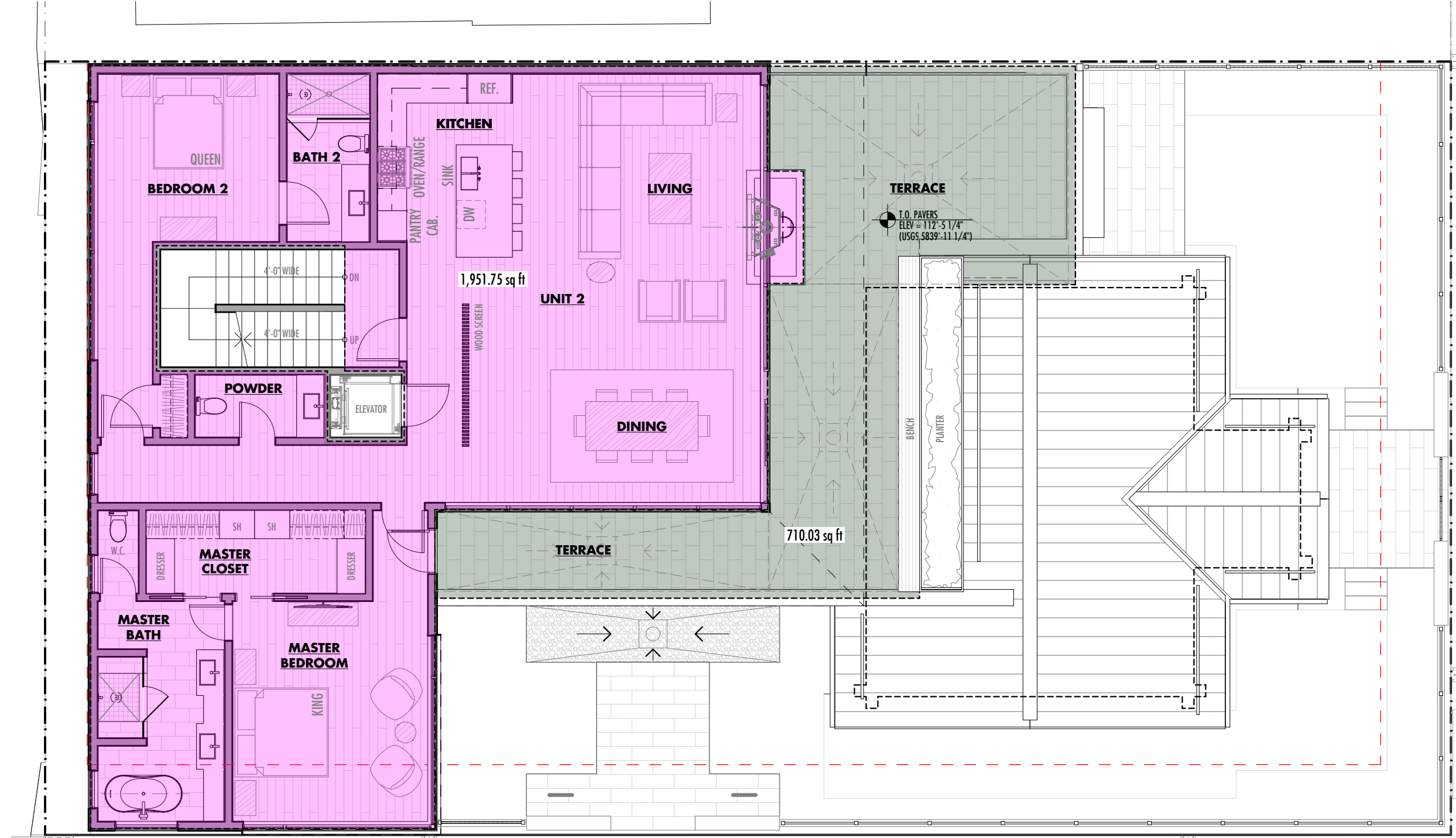
TOTAL G.S.F. (INCLUDING GARAGES): 5,845 S.F.

TOTAL TOWARDS F.A.R.: 5,359 S.F.  
[5,359 / 5,505 = 0.97 F.A.R.]

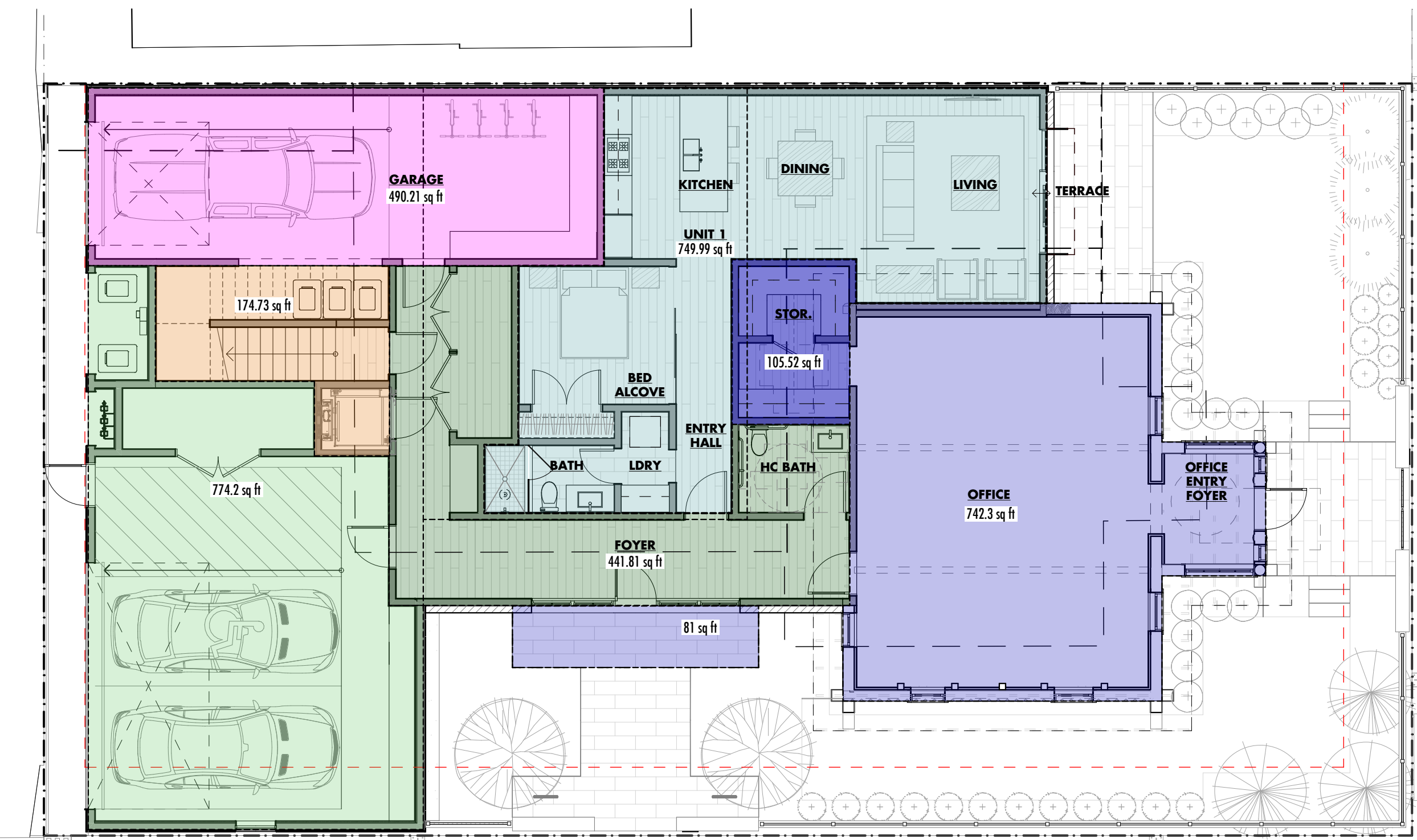
[FLOOR AREA, GROSS: THE SUB OF THE HORIZONTAL AREA OF THE BUILDING MEASURED ALONG THE OUTSIDE WALLS OF EACH FLOOR OF A BUILDING OR PORTION OF A BUILDING, INCLUDING STAIR TOWERS AND ELEVATORS ON THE GROUND FLOOR ONLY, AND FIFTY PERCENT OF ATRIUMS OVER EIGHTEEN FEET PLATE HEIGHT, BUT NOT INCLUDING BASEMENTS, 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 SHITE LOTS OF 5,600 SF IN SIZE OR LESS ARE NOT INCLUDED IN THE GROSS FLOOR AREA CALCULATION.]



THIRD FLOOR AREA CALCS (GROSS SF) 3



SECOND FLOOR AREA CALCS (GROSS SF) 2



FIRST FLOOR AREA CALCS (GROSS SF)

# 380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

**WILLIAMS PARTNERS**

### ARCHITECTS

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PHONE 208.726.0020  
FAX 208.726.0019  
WWW WILLIAMS-PARTNERS.COM

DRAWINGS  
DATE: 05/12/2021  
ISSUED: 06/10/2021  
COX HPC PRESENTATION  
09/30/2021  
DESIGN REVIEW

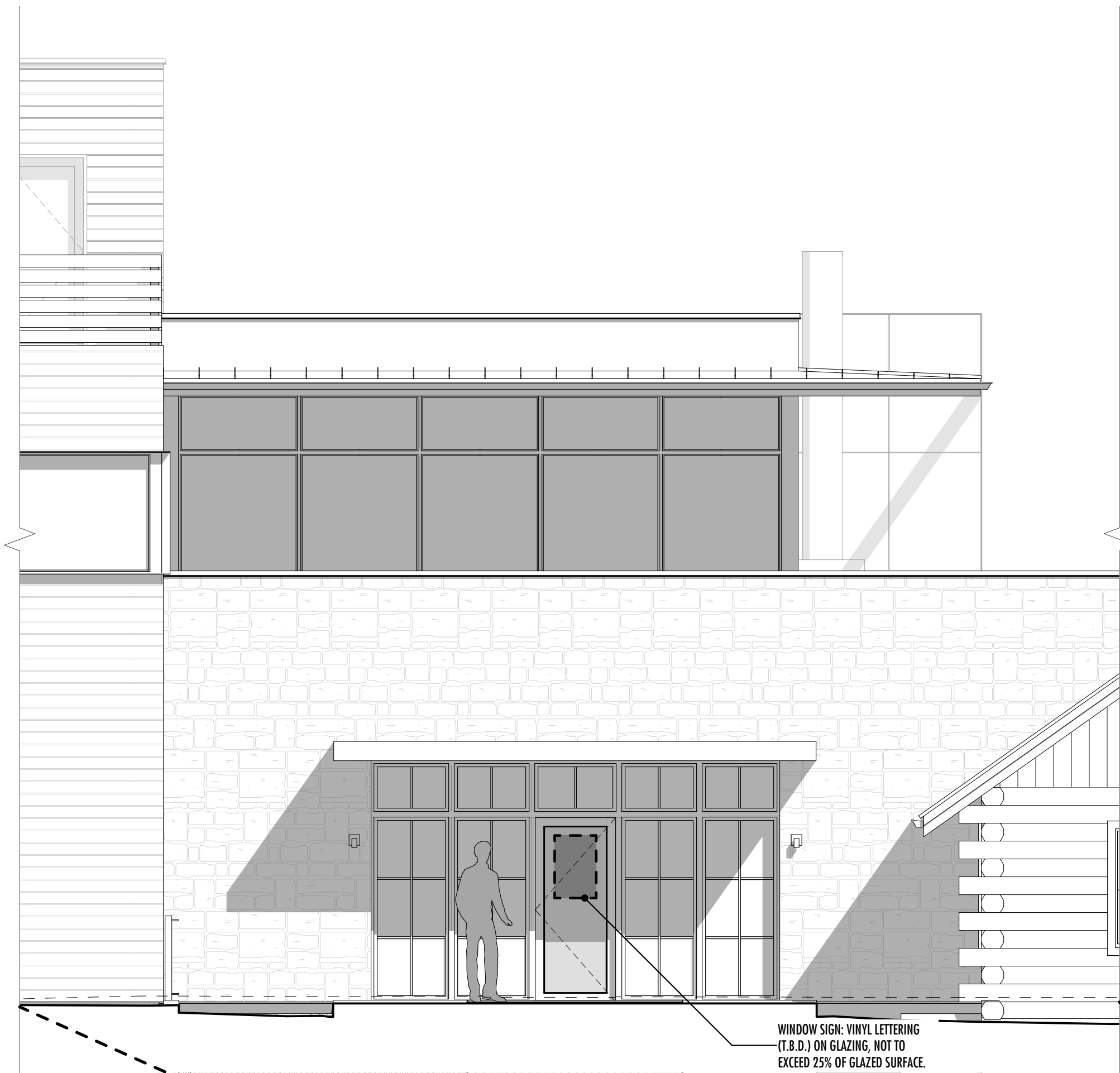
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NUMBER: DATE:

# A 2.5

PLANS

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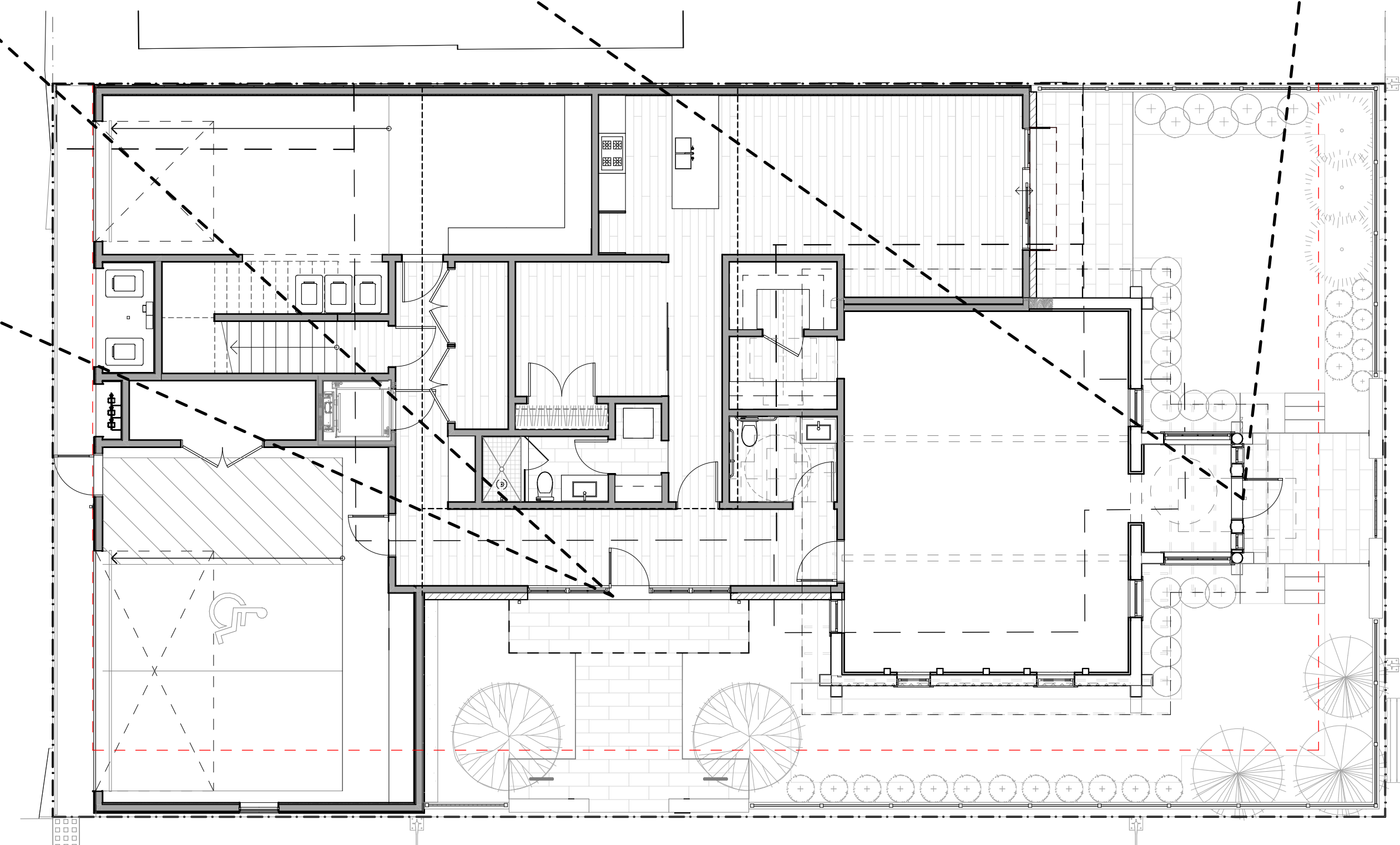
NORTH ELEVATION - PROPOSED SIGNAGE **2**

WINDOW SIGN: VINYL LETTERING (T & D.) ON GLAZING, NOT TO EXCEED 25% OF GLAZED SURFACE.



WEST ELEVATION - PROPOSED SIGNAGE **3**

WINDOW SIGN: VINYL LETTERING (T & D.) ON GLAZING, NOT TO EXCEED 25% OF GLAZED SURFACE.



PROPOSED MASTER SIGNAGE PLAN **1**

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

Y:\McMorrow\04 - BIM Project Files\MCMORROW MIXED USE v24.pln

# 380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

**WILLIAMS PARTNERS**

**ARCHITECTS**

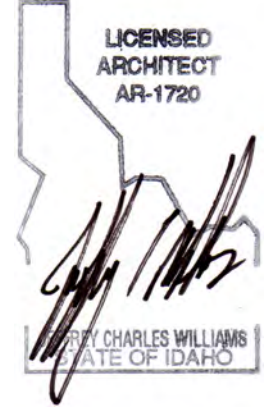
MAIL: P.O. B. 4373  
KETCHUM, IDAHO  
83340  
PHONE: 208.726.0020  
FAX: 208.726.0019  
WWW: WILLIAMS-PARTNERS.COM

DRAWINGS  
DATE: 05/12/2021  
ISSUED: CON SCHEMATIC PRESENTATION  
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09/30/2021 DESIGN REVIEW

REVISIONS  
NUMBER: DATE:

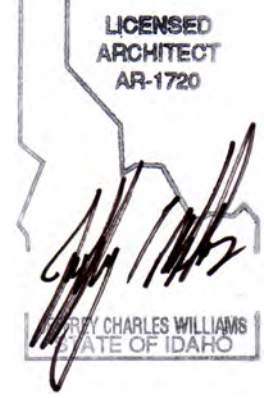
**A 2.6**  
PLANS

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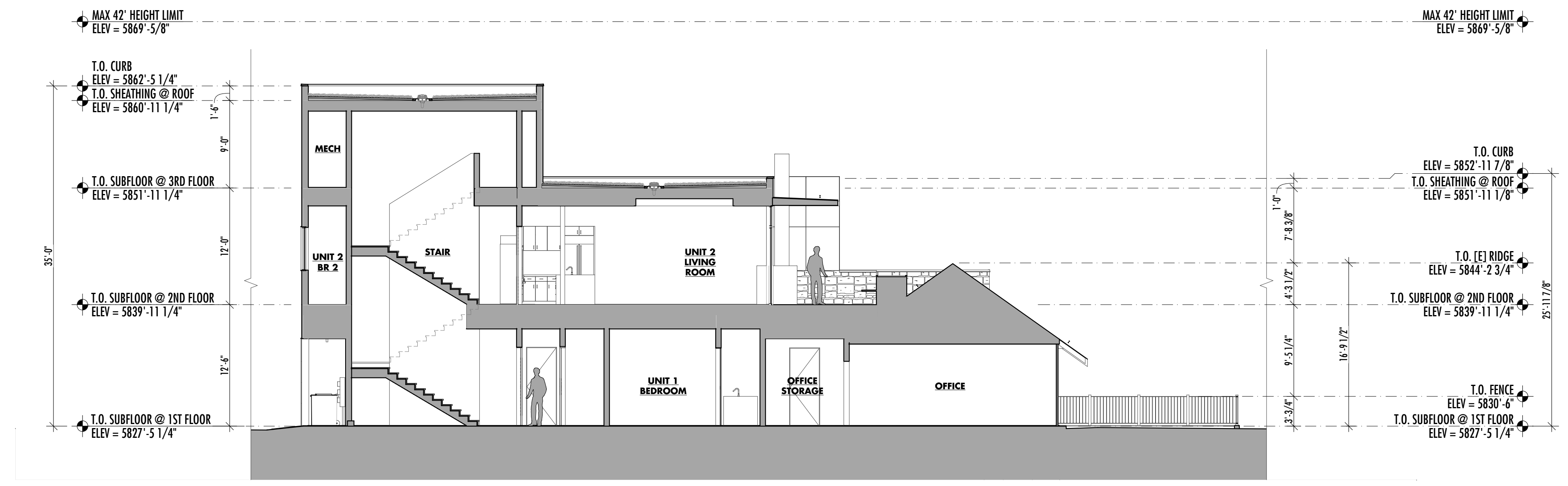


# 380 N. 1st Ave. Mixed-Use Building

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**BUILDING SECTION A** 1  
 SCALE: 1/8" = 1'-0"

**WILLIAMS PARTNERS**

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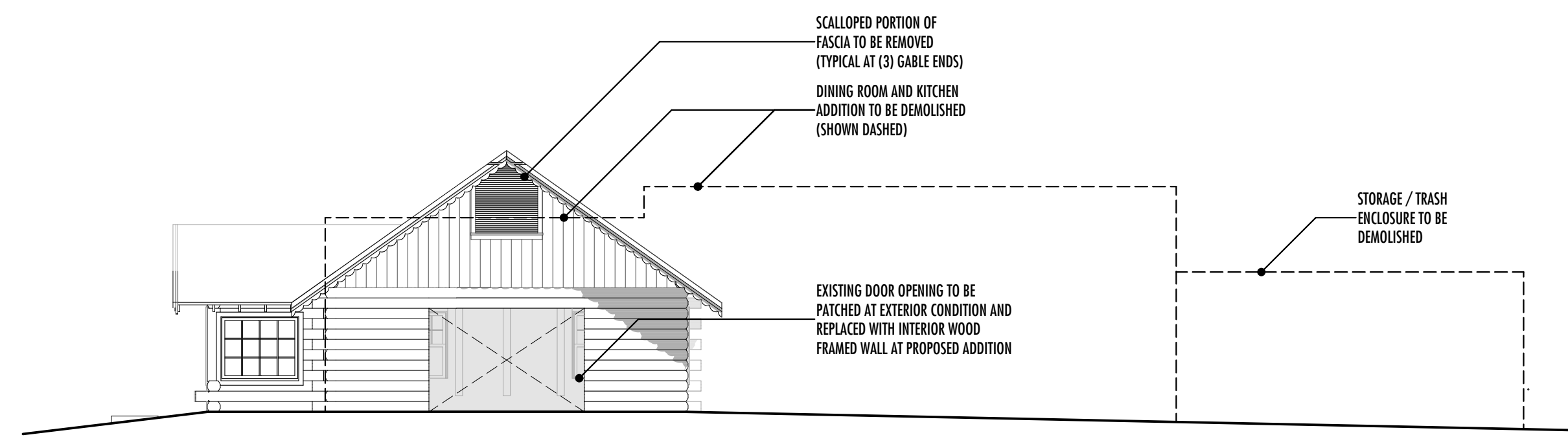
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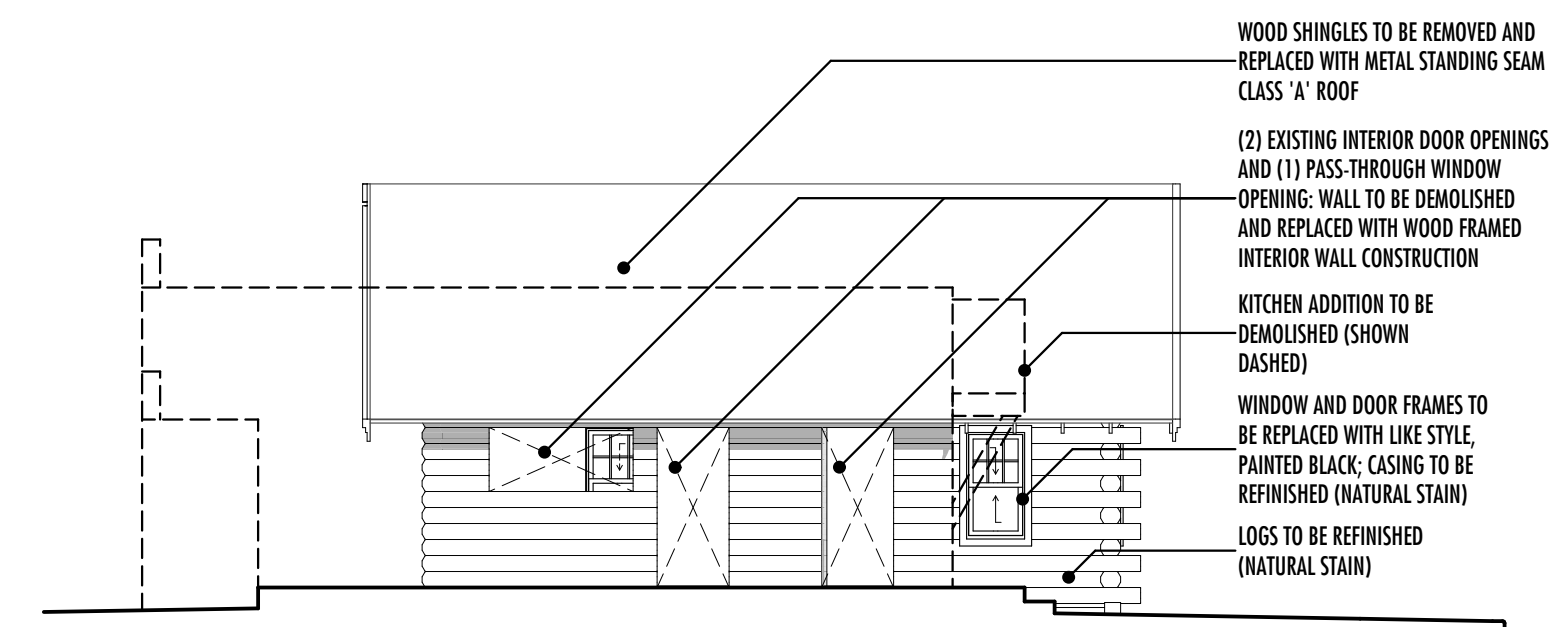
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BUILDING SECTIONS

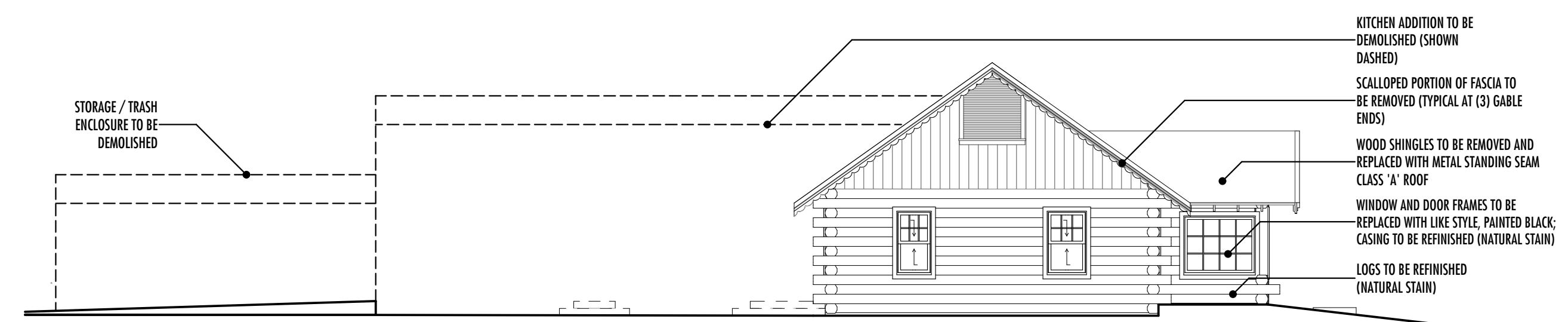




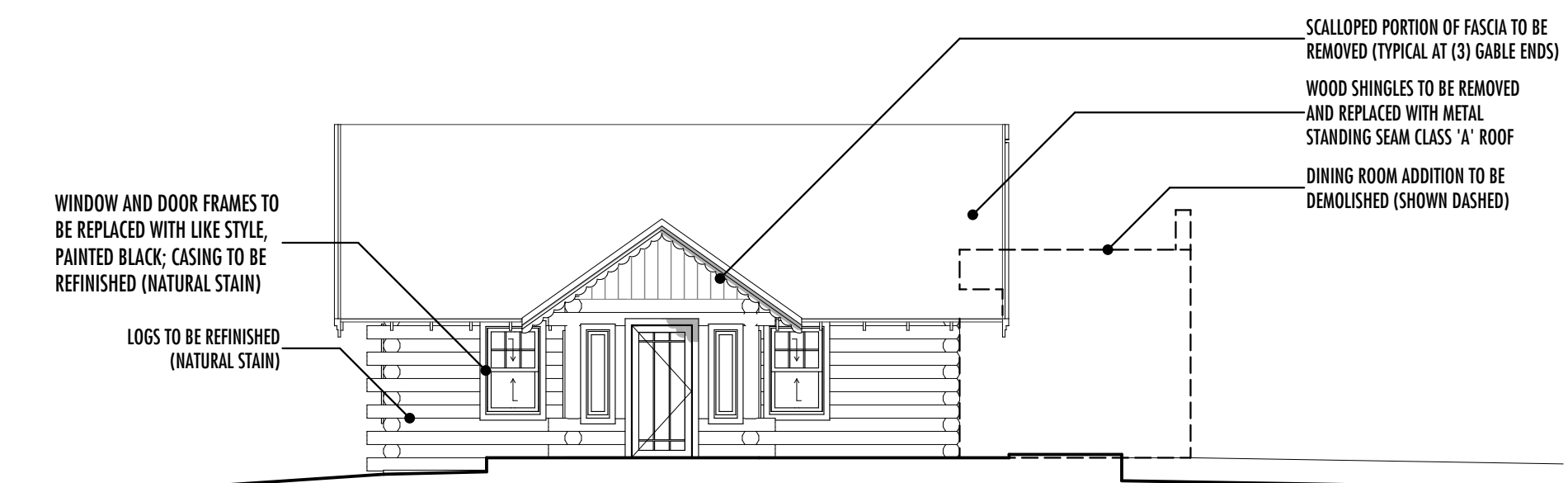
SOUTH ELEVATION - EXISTING 4



EAST ELEVATION - EXISTING 2



NORTH ELEVATION - EXISTING 3



WEST ELEVATION - EXISTING 1

# 380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340



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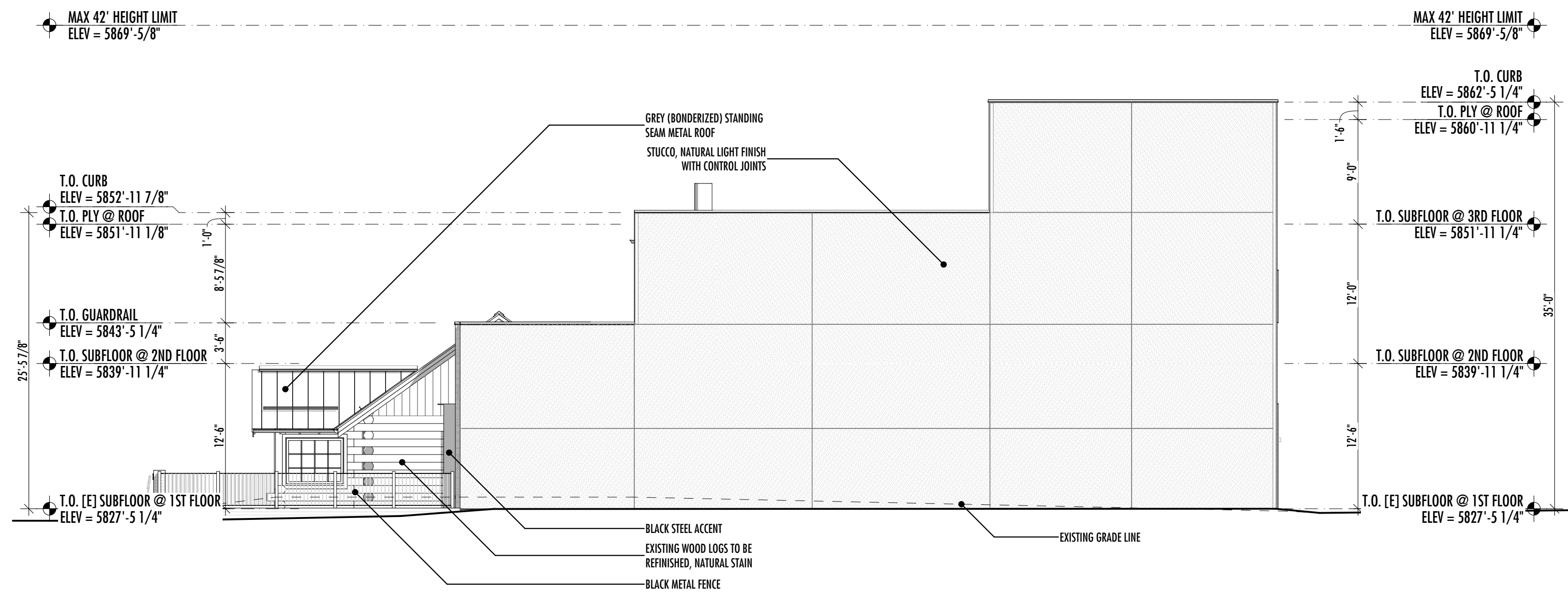
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83340  
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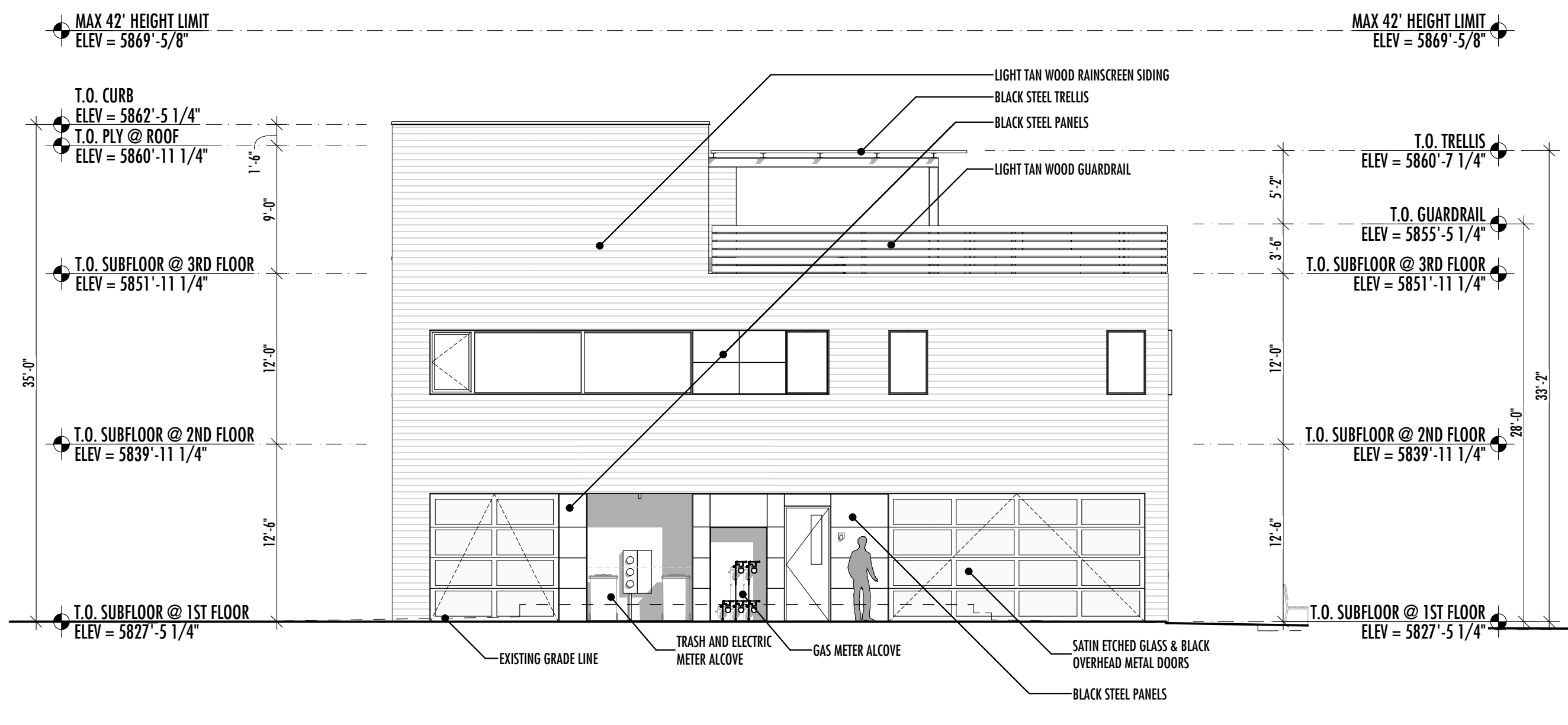
**REVISIONS**  
DATE:  
NUMBER:

**A 4.1**

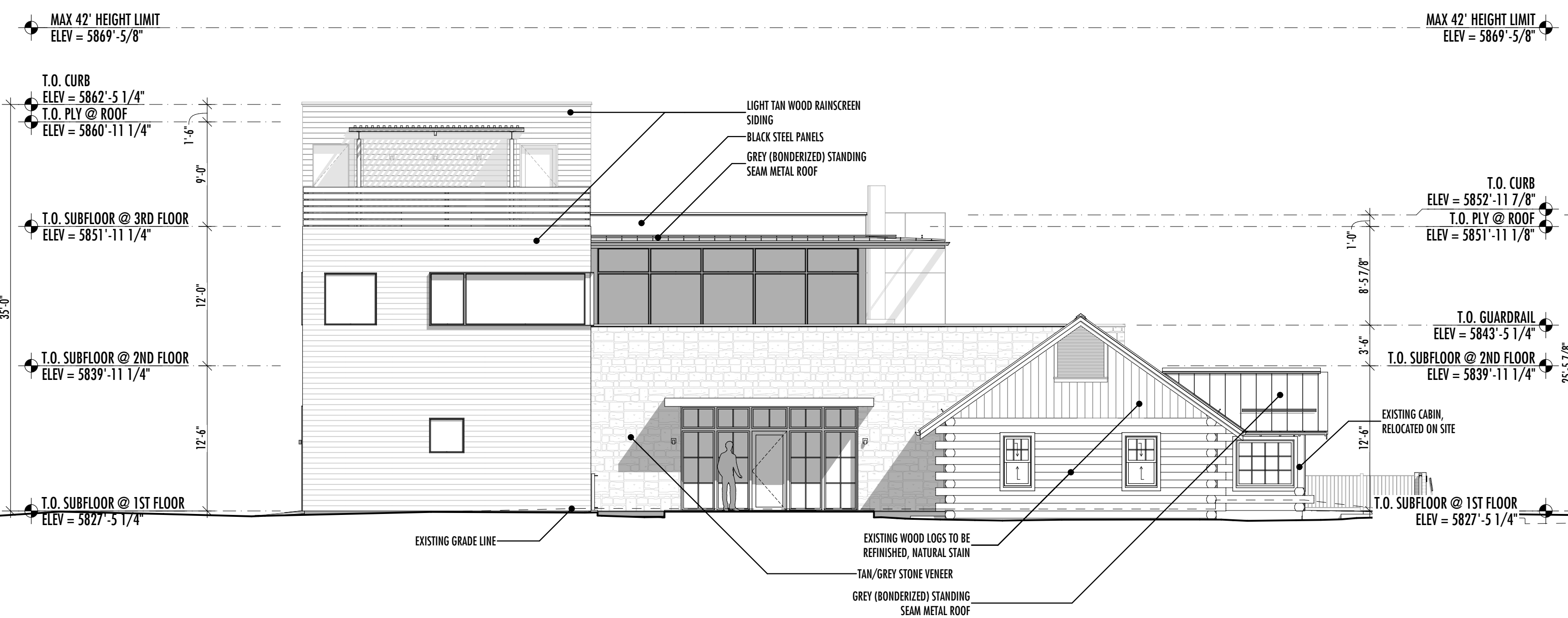
EXTERIOR ELEVATIONS



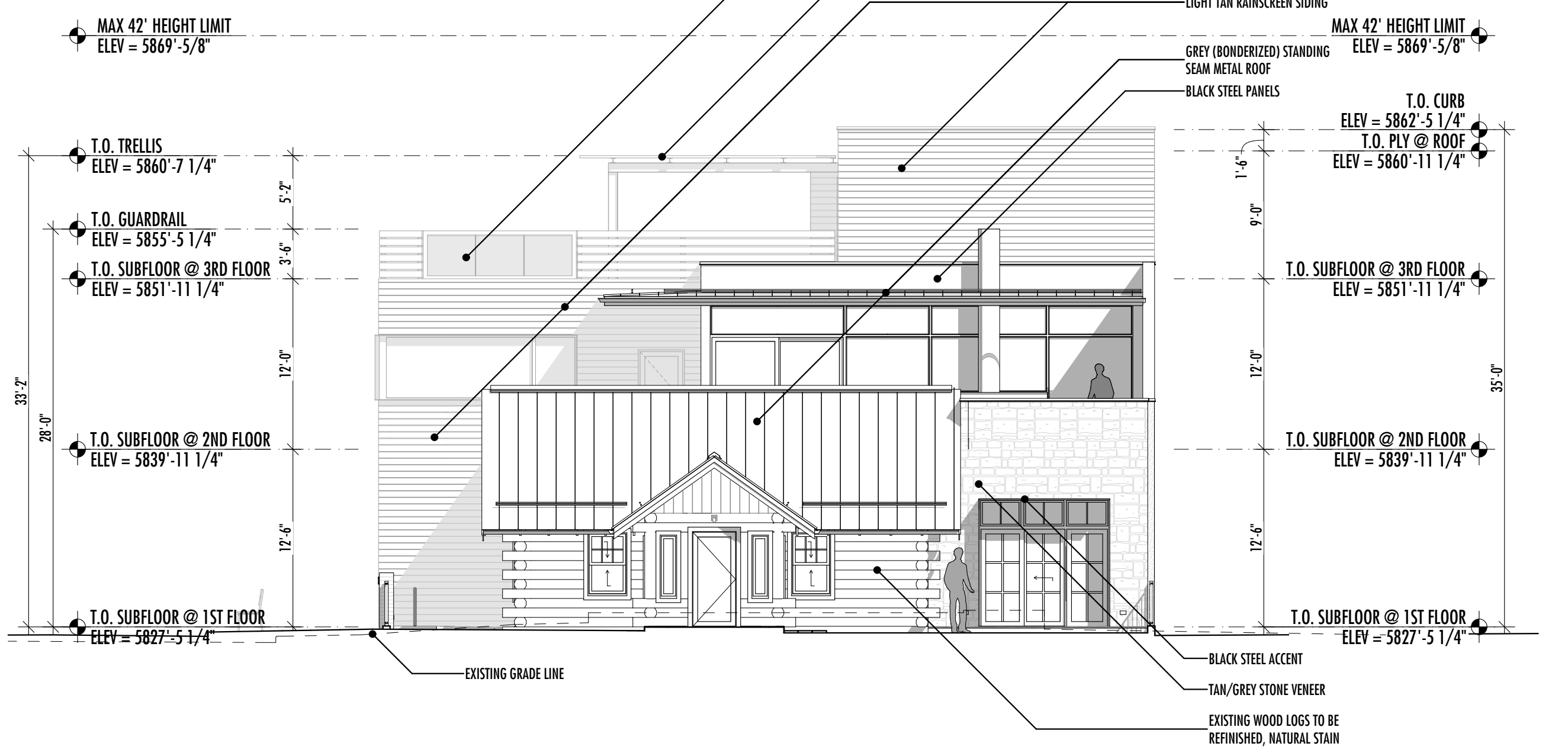
**SOUTH ELEVATION - PROPOSED**  
SCALE: 1/8" = 1'-0" **2**



**EAST ELEVATION - PROPOSED**  
SCALE: 1/8" = 1'-0" **4**



**NORTH ELEVATION - PROPOSED**  
SCALE: 1/8" = 1'-0" **3**



**WEST ELEVATION - PROPOSED**  
SCALE: 1/8" = 1'-0" **1**

# 380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340



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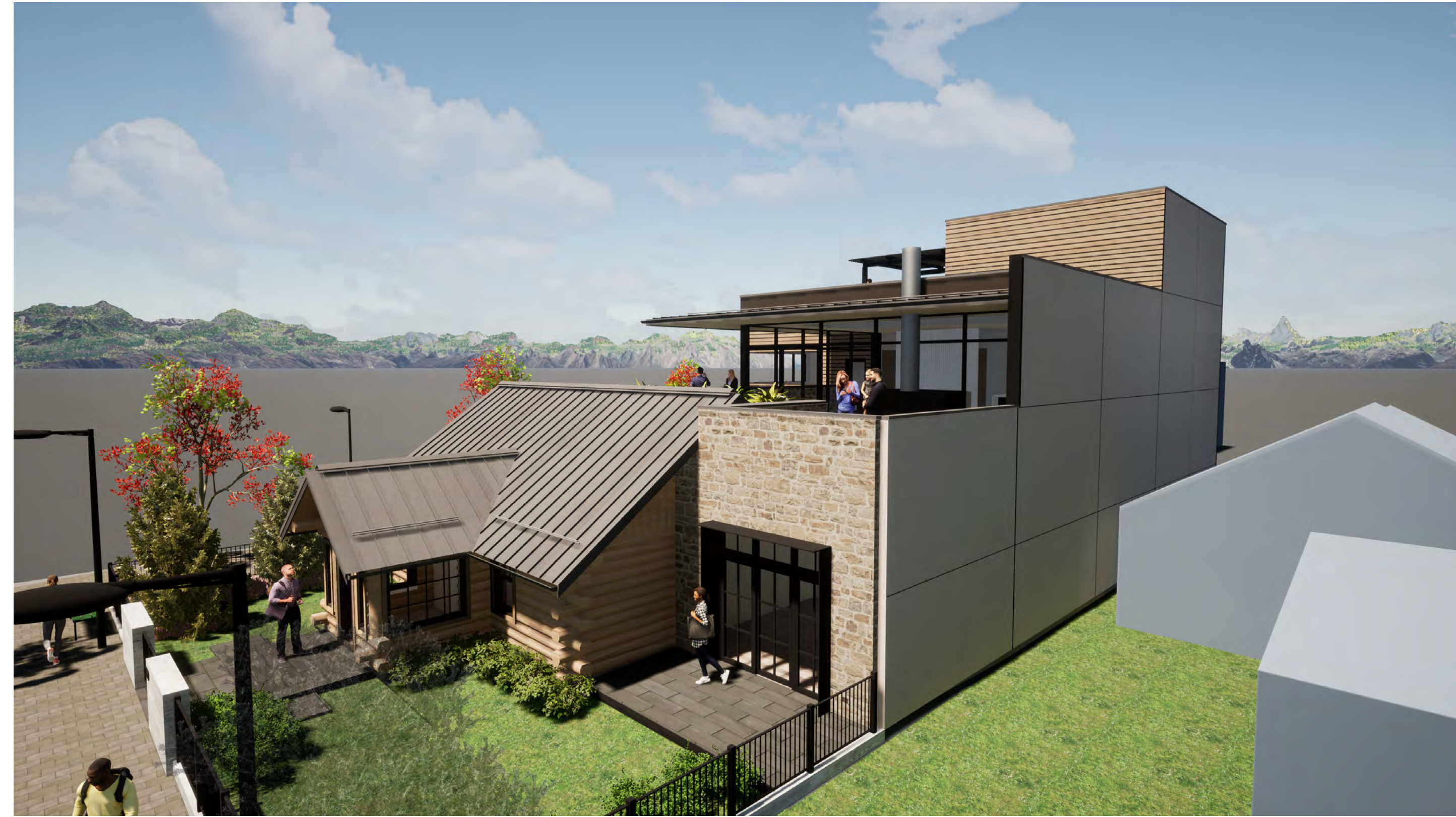
**A 4.2**

EXTERIOR ELEVATIONS

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VIEW LOOKING SOUTH 1



VIEW LOOKING NORTH 2



VIEW LOOKING SOUTHEAST 3



VIEW LOOKING NORTHEAST 4

# 380 N. 1st Ave. Mixed-Use Building

Lot 5, Block 37, Ketchum, Idaho 83340

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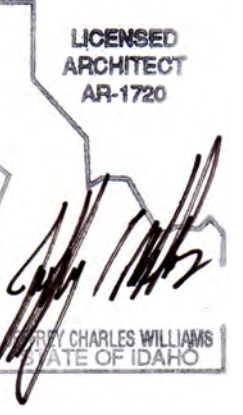
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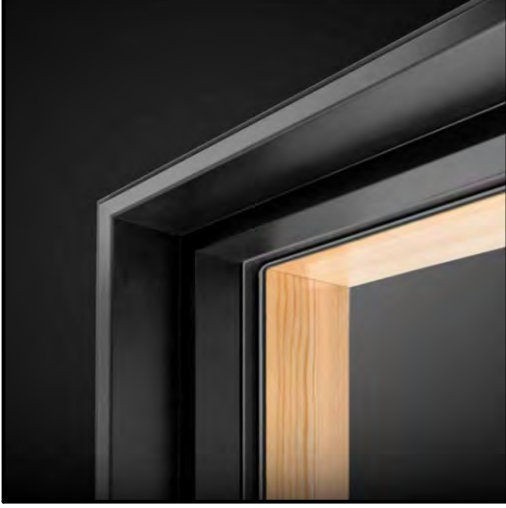
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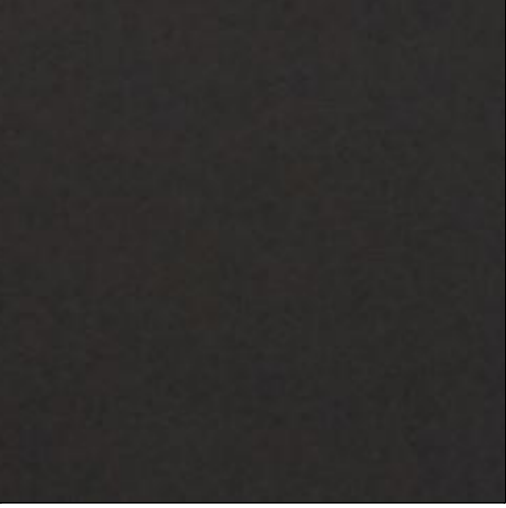
3D VIEWS

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# MATERIALS BOARD

HARDSCAPE		<b>PAVERS</b> ELEMENT Terraces	<u>MATERIAL</u> Concrete Pavers	<u>COLOR / FINISH</u> Grey	<u>NOTES</u> Mutual Pavers - Vancouver Bay Series
		<b>PAVERS</b> ELEMENT Entries/ Patio /	<u>MATERIAL</u> Concrete Pavers	<u>COLOR / FINISH</u> Grey	<u>NOTES</u> Castohn - Olympic Paver
		<b>STUCCO</b> ELEMENT Stucco South Wall	<u>MATERIAL</u> Stucco	<u>COLOR / FINISH</u> Natural/Warm Beige	<u>NOTES</u>
		<b>CONCRETE SITE WALLS</b> ELEMENT Site walls	<u>MATERIAL</u> Concrete	<u>COLOR / FINISH</u> Grey	<u>NOTES</u> Board formed
		<b>WINDOWS</b> ELEMENT Window	<u>MATERIAL</u> Aluminum Clad Wood	<u>COLOR / FINISH</u> Black cladding	<u>NOTES</u> Loewen (or similar); at cabin: style to match existing window style

ADDITION ONLY		<b>ROOF</b> ELEMENT Flat Roof	<u>MATERIAL</u> EPDM Membrane (Ballasted Roof)	<u>COLOR / FINISH</u> Tan/Grey	<u>NOTES</u>
		<b>ROOF / FASCIA / FLASHING</b> ELEMENT Sloped Roofs Fascia / flashing / parapet caps	<u>MATERIAL</u> Standing seam metal Metal (24 Gauge)	<u>COLOR / FINISH</u> Grey (Bonderized) Grey (Bonderized)	<u>NOTES</u>
		<b>SOFFIT</b> ELEMENT Soffit	<u>MATERIAL</u> Wood	<u>COLOR / FINISH</u> Natural	<u>NOTES</u>
		<b>LOGS</b> ELEMENT Logs at cabin	<u>MATERIAL</u> Wood	<u>COLOR / FINISH</u> Natural	<u>NOTES</u>
		<b>SIDING</b> ELEMENT Rainscreen Siding	<u>MATERIAL</u> Wood	<u>COLOR / FINISH</u> Light Tan	<u>NOTES</u> Light wire-brush, T&G with 1/8" reveal
		<b>STONE VENEER</b> ELEMENT Stone veneer walls	<u>MATERIAL</u> Stone	<u>COLOR / FINISH</u> Tan / Grey	<u>NOTES</u>
		<b>METAL ACCENTS</b> ELEMENT Steel, steel accents	<u>MATERIAL</u> Steel	<u>COLOR / FINISH</u> Black	<u>NOTES</u> Painted

## 380 N. 1st Ave. Mixed-Use Building

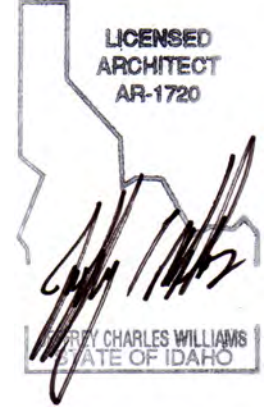
Lot 5, Block 37, Ketchum, Idaho 83340

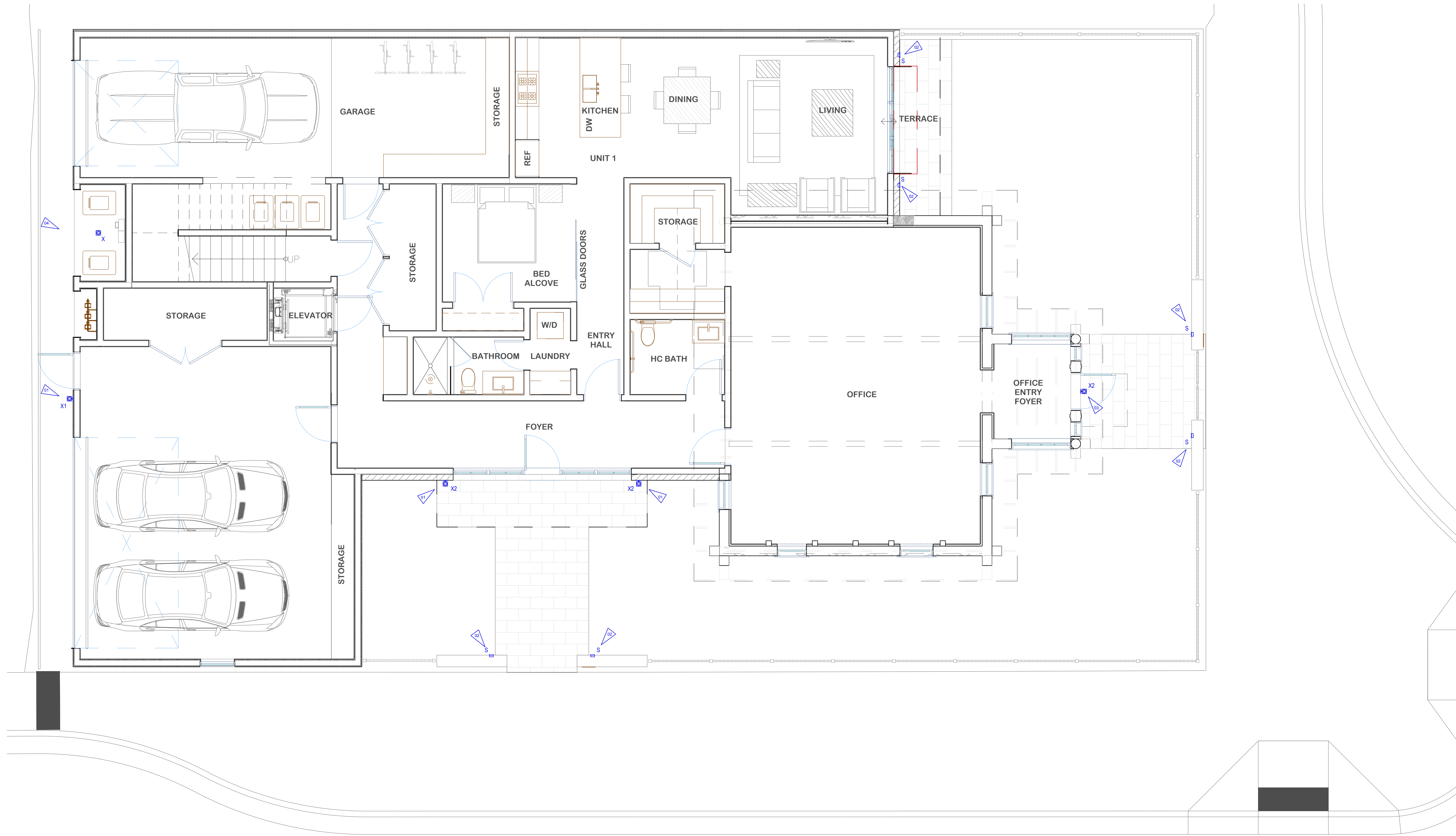
### WILLIAMS PARTNERS

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 DATE: 05/12/2021  
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# A 5.2

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SYMBOL LEGENDS					
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	ELECTRIC METER		JUNCTION BOX		PUSH BUTTON
	ELECTRICAL PANEL		SMOKE DETECTOR		THERMOSTAT
	TELECOM WIRING CABINET		CARBON MONOXIDE DETECTOR		DOORBELL CHIME
	DUPLEX RECEPTACLE		COMBO SMOKE/CARBON MONOXIDE		LINEAR FIXTURE
	DUPLEX RECEPTACLE, HALF SWITCHED		MOTOR OR FAN CONNECTION		SURFACE FIXTURE - CEILING
	DOUBLE DUPLEX RECEPTACLE		SINGLE POLE SWITCH		SURFACE FIXTURE - WALL ROUND
	FLUSH FLOOR OUTLET		DOUBLE POLE SWITCH		SURFACE FIXTURE - WALL SQUARE
	SINGLE RECEPTACLE		THREE WAY SWITCH		RECESSED FIXTURE - ROUND
	SPECIAL PURPOSE OUTLET/POWER POINT		FOUR WAY SWITCH		RECESSED FIXTURE - ADJUSTABLE
	TELEPHONE OUTLET (WALL)		DIMMER		RECESSED SMALL FIXTURE - ROUND
	TELEPHONE OUTLET (FLOOR)		DIMMER, THREE OR 4 WAY		RECESSED FIXTURE - SQUARE
	DATA OUTLET (WALL)		SWITCH WITH BUILT IN ON/OFF TIMER		RECESSED FIXTURE - ADJUSTABLE
	DATA OUTLET (FLOOR)		SWITCH WITH BUILT IN OFF DELAY TIMER		RECESSED MINI FIXTURE - SQUARE
	COAX TELEVISION OUTLET		MOTION SENSOR (OCCUPANCY) SWITCH		RECESSED STEP LIGHT FIXTURE
					ARC FAULT CIRCUIT INTERRUPTER
					GFCI FAULT CIRCUIT INTERRUPTER
					WEATHER PROOF
					INSTALL UNDER COUNTER LEVEL
					INSTALL ABOVE COUNTER LEVEL
					POP UP RECEPTACLE IN COUNTER
					MOUNT RECEPTACLE HORIZONTALLY
					INSTALL RECEPTACLE UNDER BENCH
					INSTALL RECEPTACLE IN CUBBIE/CABINET
					SWITCH WITH PILOT INDICATOR
					RECEPTACLE WITH NIGHT LIGHT
					RECEPTACLE WITH USB CHARGER
					FED BY SOLAR/BATTERY INVERTER
					FED BY GENERATOR/BATTERY PANEL

**1** FIRST FLOOR EXTERIOR LIGHTING  
 SCALE: 1/4" = 1'0"  
 NORTH

See Sheet E1.2 For Fixture Schedule

See Sheet E1.2 For Flag Notes

# 380 N. 1st Avenue

380 North First Avenue, Ketchum, Idaho 83340

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DRAWINGS  
 DATE: ISSUED:  
 August 8, 2021 Project Start

REVISIONS  
 NUMBER: DATE:  
 R01 08.30.21

# E 1.1

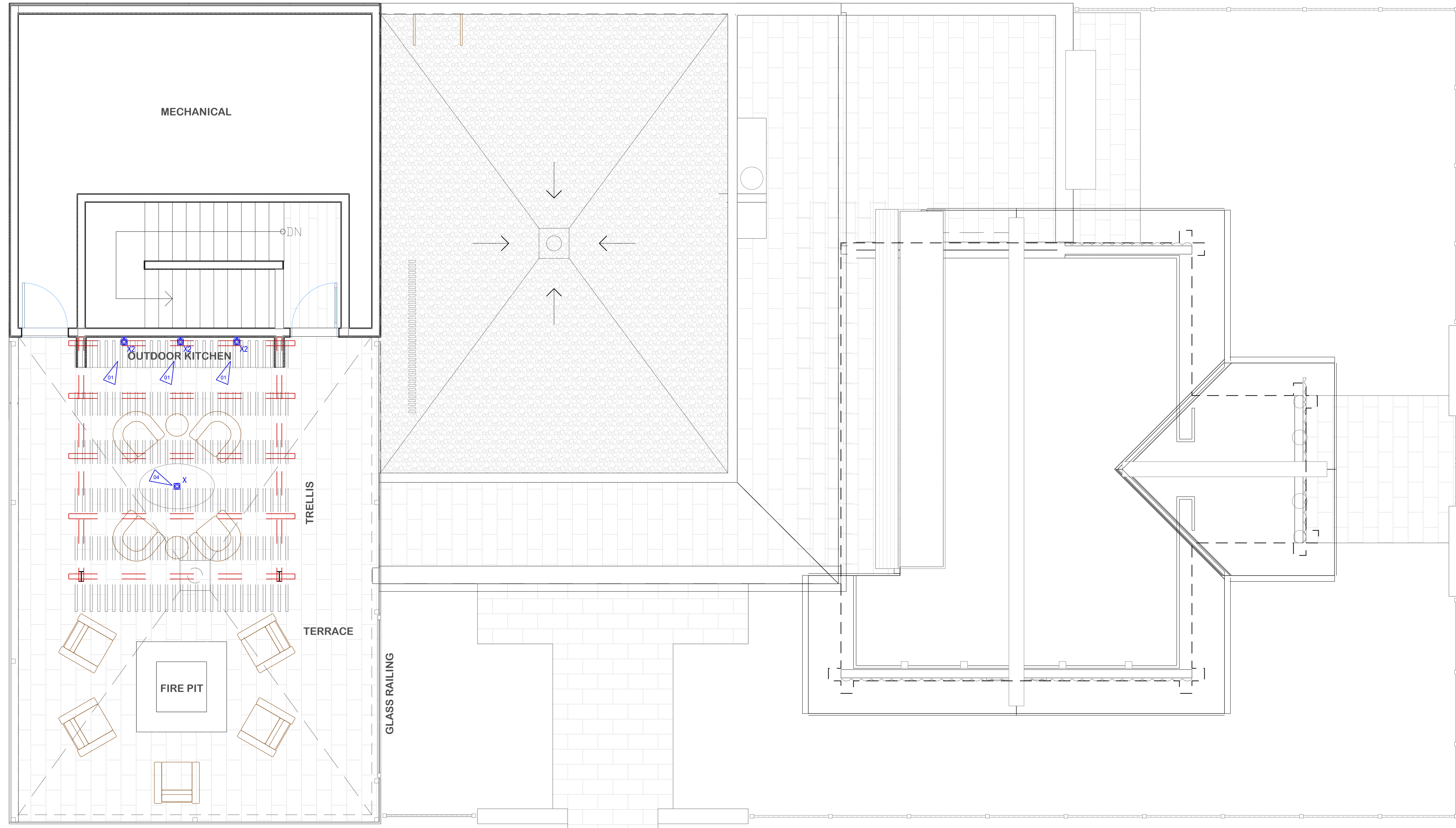
Electrical

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**SysWest**  
 16031 North Shore Dr  
 Leavenworth, WA 98826  
 509.835.9999  
 syswest.com

Lighting & Electrical Systems





SYMBOL LEGENDS							
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	ABBREVIATIONS
	ELECTRIC METER		JUNCTION BOX		PUSH BUTTON		ARC FAULT CIRCUIT INTERRUPTER
	ELECTRICAL PANEL		SMOKE DETECTOR		THERMOSTAT		GFCI FAULT CIRCUIT INTERRUPTER
	TELECOM WIRING CABINET		CARBON MONOXIDE DETECTOR		DOORBELL CHIME		WEATHER PROOF
	DUPLEX RECEPTACLE		COMBO SMOKE/CARBON MONOXIDE		LINEAR FIXTURE		INSTALL UNDER COUNTER LEVEL
	DUPLEX RECEPTACLE, HALF SWITCHED		MOTOR OR FAN CONNECTION		SURFACE FIXTURE - CEILING		INSTALL ABOVE COUNTER LEVEL
	DOUBLE DUPLEX RECEPTACLE		SINGLE POLE SWITCH		SURFACE FIXTURE - WALL ROUND		POP UP RECEPTACLE IN COUNTER
	FLUSH FLOOR OUTLET		DOUBLE POLE SWITCH		SURFACE FIXTURE - WALL SQUARE		MOUNT RECEPTACLE HORIZONTALLY
	SINGLE RECEPTACLE		THREE WAY SWITCH		RECESSED FIXTURE - ROUND		INSTALL RECEPTACLE UNDER BENCH
	SPECIAL PURPOSE OUTLET/POWER POINT		FOUR WAY SWITCH		RECESSED FIXTURE - ADJUSTABLE		INSTALL RECEPTACLE IN CUBBIE/CABINET
	TELEPHONE OUTLET (WALL)		DIMMER		RECESSED SMALL FIXTURE - ROUND		SWITCH WITH PILOT INDICATOR
	TELEPHONE OUTLET (FLOOR)		DIMMER, THREE OR 4 WAY		RECESSED FIXTURE - SQUARE		RECEPTACLE WITH NIGHT LIGHT
	DATA OUTLET (WALL)		SWITCH WITH BUILT IN ON/OFF TIMER		RECESSED FIXTURE - ADJUSTABLE		RECEPTACLE WITH USB CHARGER
	DATA OUTLET (FLOOR)		SWITCH WITH BUILT IN OFF DELAY TIMER		RECESSED MINI FIXTURE - SQUARE		FED BY SOLAR/BATTERY INVERTER
	COAX TELEVISION OUTLET		MOTION SENSOR (OCCUPANCY) SWITCH		RECESSED STEP LIGHT FIXTURE		FED BY GENERATOR/BATTERY PANEL

**1** THIRD FLOOR EXTERIOR LIGHTING  
SCALE: 1/4" = 1'0"  
NORTH

See Sheet E1.2 For Fixture Schedule

See Sheet E1.2 For Flag Notes

# 380 N. 1st Avenue

380 North First Avenue, Ketchum, Idaho 83340

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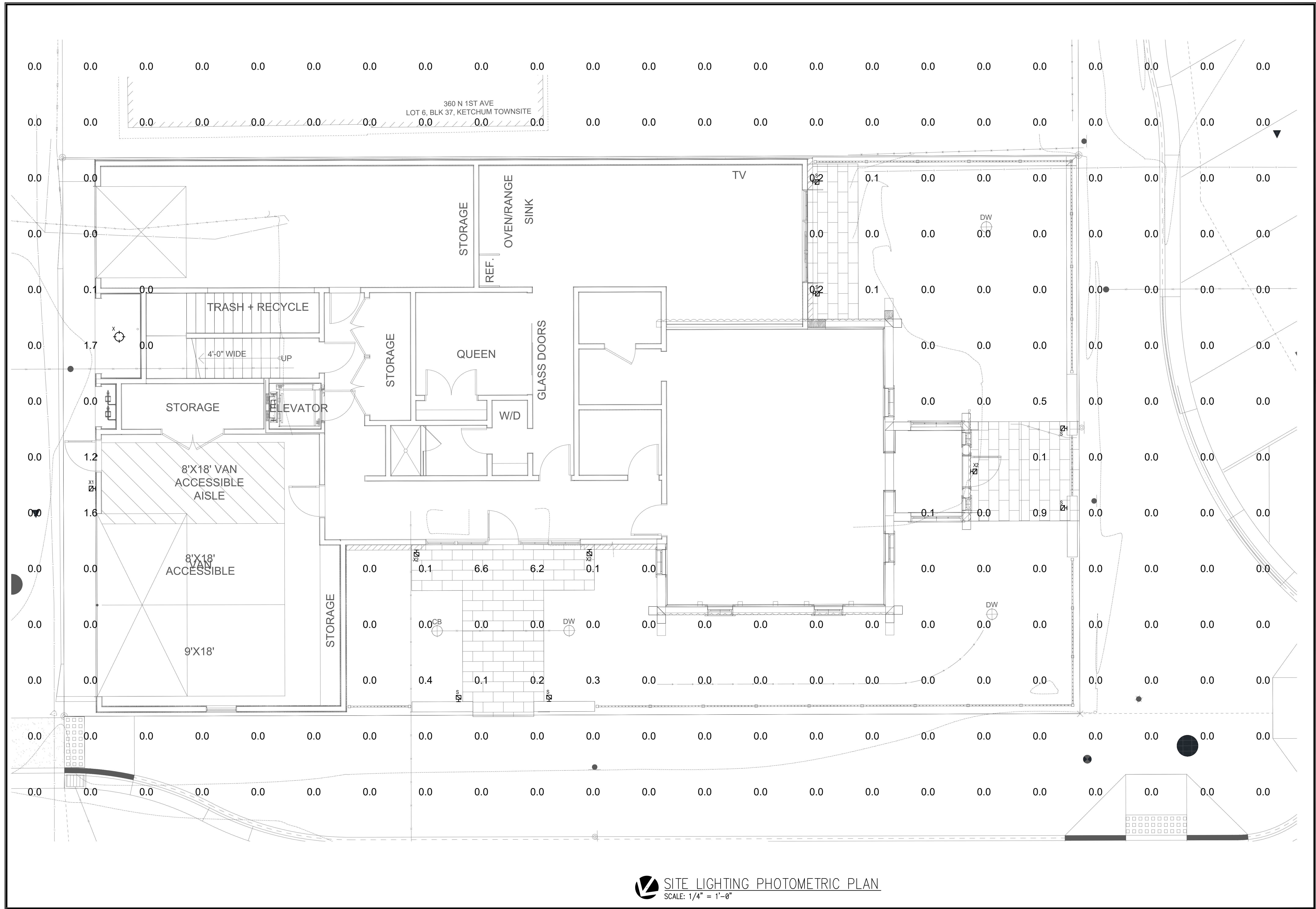
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R01 08.30.21

# E 1.3

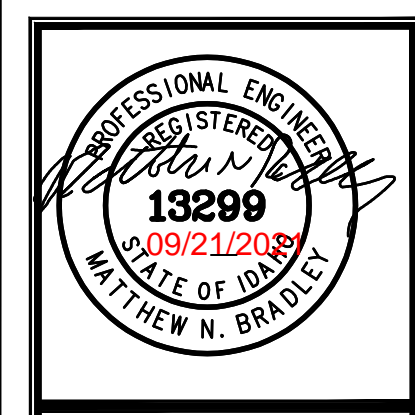
Electrical

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rosasyswest.com  
Lighting & Electrical Systems



NO.	REVISIONS	DATE



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 2345 West Valley Road, ID 83705  
 208.384.1055  
 645 West 2nd Street, Idaho Falls, ID 83402  
 www.musgrovepa.com

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**380 N. 1ST AVE  
 KETCHUM, IDAHO 83340**

PROJECT	21-414
DRAWN	CCJ
CHECKED	MNB
DATE	09-21-2021
SCALE	PER PAGE
SHEET	

**E1.4**

**SITE LIGHTING PHOTOMETRIC PLAN**  
 SCALE: 1/4" = 1'-0"



McMorrow Project      Fixture Type X      Exterior Square Surface Downlight, 180 Lumens

### SPECIFICATIONS

**DESCRIPTION:**  
Compact square surface mount MR16 accent fixture with a machined mounting plate. Suitable for wet/damp/dry location installations.

**MATERIAL:**  
Standard overall material is 6061 aluminum.  
**HL-330S** - Machined Aluminum

**FINISH:**  
AA - Anodized Satin Aluminum  
AP - Powder Coat Aluminum  
BK - Powder Coat Black  
BZ - Powder Coat Bronze  
WT - Powder Coat White

**HALOGEN LAMPING OPTION:**  
Lamp Type - 12V halogen MR16 lamp, bi-pin GX5.3 base, 50W max, not included (standard).

**LED OPTIONS**  
Integral high output LED, warm white 85 CRI (3000K CCT) standard, others available.  
**3LED - 3W LED - 180 lumens**  
**3LED - 8W LED - 300 lumens**  
**8LED-E - 8.4W LED - 565 lumens**

**OPTICS**  
3LED and 8LED:  
SP - Spot, 12°  
NF - Narrow Flood, 24°  
FL - Flood, 36°  
8LED-E:  
SP - Spot 14°  
NF - Narrow Flood, 25°  
MF - Medium Flood, 30°  
FL - Flood, 40°

**VOLTAGE:**  
12 - 12 VAC output transformer required, not included.

**MOUNTING:**  
Fixture is equipped with a 4.75" square mounting plate and (2) mounting screws.

**OPTIONS:**  
Lenses/Louvers/Color Filters  
LA-1 - Hexcell Louver (Black)  
LA-2 - Prismatic lens  
LA-3 - Linear spread lens  
LA-4 - Soft focus lens (diffused)  
LA-5 - Moonlight lens  
LA-6 - Blue lens  
See fixture accessories for more information.

**RATING:**  
Wet/damp/dry location.

**MADE IN THE USA**

ORDER SPECIFICATION: HL-330S - BK - 3LED-FL - 12 - LA-4

PROJECT: McMorrow Project      **HEVI LITE, INC.**  
9714 Variel Ave, Chatsworth, CA 91311  
Tel. (818) 341-8091 - Fax (818) 998-1986  
Web Site http://www.hevilitelighting.com

APPROVED: \_\_\_\_\_

NOTE: With Remote Power Supply

TYPE: Fixture Type X      CATALOG NUMBER: **HL-330S**

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McMorrow Project      Fixture Type X2      Exterior LED Wall Fixture

### SPECIFICATIONS

**DESCRIPTION:**  
Wall mount square MR16 accent fixture. Suitable for wet/damp/dry location installations.

**MATERIAL:**  
Standard overall material is 6061 aluminum.  
**HL-340S** - Machined Aluminum (Standard)

**FINISH:**  
AA - Anodized Satin Aluminum  
AP - Powder Coat Aluminum  
BK - Powder Coat Black  
BZ - Powder Coat Bronze  
WT - Powder Coat White

**HALOGEN LAMPING OPTION:**  
Lamp Type - 12V halogen MR16 lamp, bi-pin GX5.3 base, 50W max, not included (standard).

**LED OPTIONS**  
Integral high output LED, warm white 85 CRI (3000K CCT) standard, others available.  
**3LED - 3W LED - 180 lumens**  
**3LED - 8W LED - 300 lumens**  
**8LED-E - 8.4W LED - 565 lumens**

**OPTICS**  
3LED and 8LED:  
SP - Spot, 12°  
NF - Narrow Flood, 24°  
FL - Flood, 36°  
8LED-E:  
SP - Spot 14°  
NF - Narrow Flood, 25°  
MF - Medium Flood, 30°  
FL - Flood, 40°

**VOLTAGE:**  
12 - 12 VAC output transformer required, not included.

**MOUNTING:**  
Fixture is equipped with a 4.75" mounting plate and (2) mounting screws.

**OPTIONS:**  
Lenses/Louvers/Color Filters  
LA-1 - Hexcell Louver (Black)  
LA-2 - Prismatic lens  
LA-3 - Linear spread lens  
LA-4 - Soft focus lens (diffused)  
LA-5 - Moonlight lens  
LA-6 - Blue lens  
See fixture accessories for more information.

**SAMPLE ORDER SPECIFICATION:**  
HL-340S-AA-12-LA-6

**RATING:**  
Wet/damp/dry location.

**MADE IN THE USA**

ORDER SPECIFICATION: HL-340S - BK - 8LED-FL - 12 - LA-4

PROJECT: McMorrow Project      **HEVI LITE, INC.**  
9714 Variel Ave, Chatsworth, CA 91311  
Tel. (818) 341-8091 - Fax (818) 998-1986  
Web Site http://www.hevilitelighting.com

APPROVED: \_\_\_\_\_

NOTE: With Remote Power Supply

TYPE: Type X2      CATALOG NUMBER: **HL-340S**

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McMorrow Project      Fixture Type X1      Exterior LED Wall Fixture

### SPECIFICATIONS

**DESCRIPTION:**  
Wall mount square MR16 accent fixture. Suitable for wet/damp/dry location installations.

**MATERIAL:**  
Standard overall material is 6061 aluminum.  
**HL-340S** - Machined Aluminum (Standard)

**FINISH:**  
AA - Anodized Satin Aluminum  
AP - Powder Coat Aluminum  
BK - Powder Coat Black  
BZ - Powder Coat Bronze  
WT - Powder Coat White

**HALOGEN LAMPING OPTION:**  
Lamp Type - 12V halogen MR16 lamp, bi-pin GX5.3 base, 50W max, not included (standard).

**LED OPTIONS**  
Integral high output LED, warm white 85 CRI (3000K CCT) standard, others available.  
**3LED - 3W LED - 180 lumens**  
**3LED - 8W LED - 300 lumens**  
**8LED-E - 8.4W LED - 565 lumens**

**OPTICS**  
3LED and 8LED:  
SP - Spot, 12°  
NF - Narrow Flood, 24°  
FL - Flood, 36°  
8LED-E:  
SP - Spot 14°  
NF - Narrow Flood, 25°  
MF - Medium Flood, 30°  
FL - Flood, 40°

**VOLTAGE:**  
12 - 12 VAC output transformer required, not included.

**MOUNTING:**  
Fixture is equipped with a 4.75" mounting plate and (2) mounting screws.

**OPTIONS:**  
Lenses/Louvers/Color Filters  
LA-1 - Hexcell Louver (Black)  
LA-2 - Prismatic lens  
LA-3 - Linear spread lens  
LA-4 - Soft focus lens (diffused)  
LA-5 - Moonlight lens  
LA-6 - Blue lens  
See fixture accessories for more information.

**SAMPLE ORDER SPECIFICATION:**  
HL-340S-AA-12-LA-6

**RATING:**  
Wet/damp/dry location.

**MADE IN THE USA**

ORDER SPECIFICATION: HL-340S - BK - 3LED-FL - 12 - LA-4

PROJECT: McMorrow Project      **HEVI LITE, INC.**  
9714 Variel Ave, Chatsworth, CA 91311  
Tel. (818) 341-8091 - Fax (818) 998-1986  
Web Site http://www.hevilitelighting.com

APPROVED: \_\_\_\_\_

NOTE: With Remote Power Supply

TYPE: Type X1      CATALOG NUMBER: **HL-340S**

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McMorrow Project      Fixture Type S      Exterior Steplight

### Model: WL-LED100

LEDme® Step Light

WAC LIGHTING  
Responsible Lighting®

Fixture Type: **Type S**

Catalog Number: **WL-LED100 C BK**

Project: McMorrow Project

Location: Exterior

**PRODUCT DESCRIPTION**  
Horizontal rectangle LEDme® Step Light. Designed for safety and style on stairways, patios, decks, balcony areas, walkways and building perimeters.

Features an architectural design. Energy efficient for long-lasting indoor and outdoor lighting solutions. Creates an attractive, romantic impression at night.

**FEATURES**

- Solid diecast brass, corrosion resistant aluminum alloy, or cast stainless steel construction
- Direct wiring, no driver needed
- Low profile, flush to wall aesthetics with no visible hardware
- 34,000 hour rated life
- Balanced lighting, free of shadows with minimum glare
- IP66 rated. Protected against high-pressure water jets
- Up to 200 fixtures can be connected in parallel
- 5 year WAC Lighting product warranty

**SPECIFICATIONS**

**Construction:** Die-cast aluminum or 316 marine grade cast stainless steel

**Power:** Direct wiring, no remote driver needed. Input voltage: 120V or 277VAC 50/60Hz

**Light Source:** 3000K CCT Samsung HV-AC High Power LED, CRI 90  
Optional color lenses. Total power consumption of 3.5W

**Mounting:** Fits into 2" x 4" J-Box with minimum inside dimensions of 3" L x 2 7/8" x 2 1/4"  
Includes bracket for J-Box mount.

**Dimming:** Dim to 10% with electronic low voltage (ELV) dimmer  
Approved dimmers: Lutron Nova-T NTELV-300 & NTELV-600, Lutron Metri-TELV-600, Lutron Dva DVELV-300P, Lutron Skylark SELV-300P, Lutron Maestro MAELV-600

**Standards:** IP66, UL & cUL Listed for wet locations, Title 24 J88-2016 Compliant.

**ORDER NUMBER**

Model #	Light Color	Finish
WL-LED100	120V White 3000K	BR Black on Aluminum
WL-LED100F	277V Amber 610nm	BN* Brushed Nickel on Aluminum
	Red 640nm	BZ Bronze on Aluminum
	Blue 450nm	GM Graphite on Aluminum
		SS Stainless Steel
		WT White on Aluminum
WL-LED100	120V White 3000K	BBR Bronze on brass
	Amber 610nm	

\*Brushed Nickel Finish is for interior use only

WL-LED-100 - C - BK

Example: WL-LED100F-BL-SS

wacighting.com      Headquarters/Eastern Distribution Center      Central Distribution Center      Western Distribution Center  
Phone (800) 526-2588      44 Harbor Park Drive      1600 Distribution Ct      1750 Archibald Avenue  
Fax (800) 526-2585      Port Washington, NY 11050      Lithia Springs, GA 30122      Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. OCT 2018

Symbol	Lamp	Fixture Description	Manufacturer	Catalog Number	Voltage	Finish/Color	Notes
X	3 WATT LED, 85 CRI 2700K 180 LUMENS	2.25" SQUARE EXTERIOR CEILING MOUNT LED DOWNLIGHT - 36 DEGREE FLOOD OPTICS WITH SOFT FOCUS LENS	HEVI LITE, INC. hevilitelighting.com	*HL-330S-BK-3LED-FL-12-LA-4	12	BLACK	ORDER WITH 2700 DEGREE COLOR TEMPERATURE - SURFACE MOUNT, SQUARE PLATE
X1	3 WATT LED, 85 CRI 2700K 180 LUMENS	2.25" SQUARE EXTERIOR WALL MOUNT LED DOWNLIGHTS - 36 DEGREE FLOOD OPTICS WITH SOFT FOCUS LENS	HEVI LITE, INC. hevilitelighting.com	*HL-340S-BK-3LED-FL-12-LA-4	12	BLACK	ORDER WITH 2700 DEGREE COLOR TEMPERATURE - SURFACE MOUNT, SQUARE PLATE
X2	8 WATT LED, 85 CRI 2700K 300 LUMENS	2.25" SQUARE EXTERIOR WALL MOUNT LED DOWNLIGHTS - 36 DEGREE FLOOD OPTICS WITH SOFT FOCUS LENS	HEVI LITE, INC. hevilitelighting.com	*HL-340S-BK-8LED-FL-12-LA-4	12	BLACK	ORDER WITH 2700 DEGREE COLOR TEMPERATURE - SURFACE MOUNT, SQUARE PLATE
S	3.9 WATT LED, 3000K 68 LUMENS	EXTERIOR DIE-CAST STEP LIGHT FOR MASONRY INSTALLATION - BLACK PAINT FINISH	WAC LIGHTING wacighting.com	*WL-LED100 C BK	120	BLACK	Fits into 2" x 4" J-Box with minimum inside dimensions of 3"L x 2"W x 2"H

FIXTURE CATALOG NUMBERS THAT ARE PRECEDED WITH A \* ARE ENERGY STAR COMPLIANT

McMorrow Project      Fixture Type X, X1 & X2      Power Supply

### SPECIFICATIONS

**DESCRIPTION:**  
Magnetic class 2 transformers in Nema 3R enclosures for use with low voltage lighting fixtures and dimmable LEDs. Fully compatible with low voltage dimmers. In contrast to voltage mode drivers that balance the voltage in the system and prevent the dimmer from working. For Commercial or residential use. Suitable for wet location installations.

**MODELS AVAILABLE:**  
HLT-20M - 20W Size A  
HLT-40M - 40W Size A  
HLT-50M - 50W Size A  
HLT-60M - 60W Size B  
HLT-100M - 100W, Size B, 277v = 9.8"x3"x3".

**VOLTAGE:**  
All transformers include auto-reset breakers, one on the input and one on the output.  
120 - 120 VAC input/12 VAC output  
277 - 277 VAC input/12 VAC output

**MOUNTING:**  
Nema 3R rated metal housing equipped with mounting holes and (2) 1/2" knock-outs.

**SAMPLE ORDER SPECIFICATION:**  
HLT-40M-120

**RATING:**  
ETL listed and certified to CSA standard.

ORDER SPECIFICATION: \_\_\_\_\_

PROJECT: McMorrow Project      **HEVI LITE, INC.**  
9714 Variel Ave, Chatsworth, CA 91311  
Tel. (818) 341-8091 - Fax (818) 998-1986  
Web Site http://www.hevilitelighting.com

APPROVED: \_\_\_\_\_

NOTE: Size Power Supply For Load + 20%

TYPE: HLT-xxM      CATALOG NUMBER: **HLT-XXM**

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NO.	DATE	REVISIONS

PROFESSIONAL ENGINEER  
REGISTERED STATE OF IDAHO  
13299  
09/21/2009  
MATT HEW N. BRADLEY

MUSGROVE ENGINEERING, P.A.  
2348 N. Valley Way  
Boise, ID 83709  
208.384.0358  
645 West 23rd Street  
Idaho Falls, ID 83402  
www.musgrovepa.com

OVER 40 YEARS OF EXCELLENCE

380 N. 1ST AVE  
KETCHUM, IDAHO 83340

PROJECT	21-414
DRAWN	CCJ
CHECKED	MNB
DATE	09-21-2021
SCALE	PER PAGE
SHEET	

E2.0

Exhibit B

Design Review Application  
&  
Supplemental Materials



City of Ketchum  
Planning & Building

Design Review Application

OFFICIAL USE ONLY
File Number:
Date Received:
By:
Pre-Application Fee Paid:
Design Review Fee Paid:
Approved Date:
Denied Date:
By:
ADRE: Yes <input type="checkbox"/> No <input type="checkbox"/>

APPLICANT INFORMATION			
Project Name:380 North First Avenue	Phone:		
Owner:Corey Street Mass, LLC	Mailing Address: 11361 Farlin Street, Los Angeles, CA 90049		
Email:WMcMorrow@kennedywilson.com			
Architect/Representative:William Partners Architects, Jeff Williams	Phone:208.726.0020		
Email:jeff@williams-partners.com	Mailing Address: P.O. Box 4373. Ketchum, ID 83340		
Architect License Number:AR-1720			
Engineer of Record:	Phone:		
Email:	Mailing Address:		
Engineer License Number:			
<i>All design review plans and drawings for public commercial projects, residential buildings containing more than four (4) dwelling units and development projects containing more than four (4) dwelling units shall be prepared by an Idaho licensed architect or an Idaho licensed engineer.</i>			
PROJECT INFORMATION			
Legal Land Description:Lot 5, Block 37, Ketchum Townsite			
Street Address:380 N. First Avenue			
Lot Area (Square Feet):5,505 S.F. (0.13 Acres)			
Zoning District:CC, SD 2			
Overlay District:	<input type="checkbox"/> Floodplain <input type="checkbox"/> Avalanche <input type="checkbox"/> Mountain		
Type of Construction:	<input type="checkbox"/> New <input checked="" type="checkbox"/> Addition <input checked="" type="checkbox"/> Remodel <input type="checkbox"/> Other		
Anticipated Use:841 SF Office Space, (2) residential apartments	Number of Residential Units:(2): one @ 750 S.F., one @ 2,654 S.F.		
TOTAL FLOOR AREA			
	<b>Proposed</b>	<b>Existing</b>	
Basements	0 Sq. Ft.	656 (to be removed) Sq. Ft.	
1 <sup>st</sup> Floor	2,731 Sq. Ft.	2,034 (744 to remain, 1,290 to be demo'd) Sq. Ft.	
2 <sup>nd</sup> Floor	1,952 Sq. Ft.	-- Sq. Ft.	
3 <sup>rd</sup> Floor	413 Sq. Ft.	-- Sq. Ft.	
Mezzanine	-- Sq. Ft.	-- Sq. Ft.	
Total	5,096 Sq. Ft.	2,690 (744 to be remodeled / remain) Sq. Ft.	
FLOOR AREA RATIO			
Community Core:0.97	Tourist:	General Residential-High:	
BUILDING COVERAGE/OPEN SPACE			
Percent of Building Coverage:63.3% (3,486.24 S.F. / 5,505 S.F.)			
DIMENSIONAL STANDARDS/PROPOSED SETBACKS			
Front:5' Average	Side:5' Average @ 4th St.	Side:0' @ int. P.L.	Rear:3'
Building Height:35'			
OFF STREET PARKING			
Parking Spaces Provided:3			
Curb Cut:0 Sq. Ft.	0 %		
WATER SYSTEM			
<input type="checkbox"/> Municipal Service	<input type="checkbox"/> Ketchum Spring Water		

Improvements and Standards				
Compliant				
Yes	No	N/A	City Code	City Standards
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.A1 Streets	The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development. <i>Applicant will be responsible for the costs associated with providing the necessary connections and improvements. Applicant may request URA funds for improvements, especially at the Fourth Street Pedestrian corridor.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.A2 Streets	All street designs shall be approved by the City Engineer. <i>Applicant will work with the City Engineer to meet City Street Standards.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.B1 Sidewalks	All projects under 17.96.010(A) that qualify as a “Substantial Improvement” shall install sidewalks as required by the Public Works Department. <i>Applicant will install snowmelted, paver sidewalks along Fourth Street and First Avenue.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.B2 Sidewalks	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. <i>The sidewalk along Fourth Street is proposed to be 12’ wide to meet the Fourth Street Pedestrian Corridor Standards, which match the project under construction at the southwest corner of 1<sup>st</sup> and 4<sup>th</sup>. The sidewalk along First Avenue is proposed to be 8’ wide to meet City Street Standards. A bulb-out at First Avenue also mimics the bulb-out designed for the project under construction to the west.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B3 Sidewalks	Sidewalks may be waived if one of the following criteria is met: a. The project comprises an addition of less than 250 square feet of conditioned space. b. The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.B4 Sidewalks	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. <i>The length of sidewalk improvements is equal to the length of the subject property lines. The 12’ sidewalk width at Fourth Street tapers down to meet the adjacent curb line at the alley and in front of Board Bin within the length of the subject property line. The 8’ sidewalk width at First Street tapers down to meet the adjacent curb line in front of The Open Room beyond the length of the subject property line.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.B5 Sidewalks	<p>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.</p> <p>See above. In addition, two pedestrian curb ramps will be installed at the corner of First and Fourth to access the striped pedestrian street crossing. A pedestrian curb ramp will also be installed at the end of the sidewalk to cross the alley.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B6 Sidewalks	<p>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.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.C1 Drainage	<p>All storm water shall be retained on site.</p> <p>All drainage at the roofs and upper floor terraces will be collected via roof drains and gutters and hard piped to the two drywells shown on site. Channel drains at the alley apron and paver areas will also hard pipe to the on-site drywells. Landscaped areas slope to three on-site catch basins.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.C2 Drainage	<p>Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.</p> <p>Drainage improvements are equal to the length of subject property lines. A new catch basin at the curb gutter and drywell within the street is proposed at the west property line, adjacent to the alley.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.C3 Drainage	<p>The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.C.4 Drainage	<p>Drainage facilities shall be constructed per City standards.</p> <p>See sheet C1.1 and C1.2. Drainage is designed and detailed to meet City standards.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.D1 Utilities	<p>All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.</p> <p>Utilities for the development shall be improved and installed at the expense of the applicant.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.D2 Utilities	<p>Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.</p> <p>Utilities shall be located underground and screened from public view. Power will come from the existing power line pole with existing pole-mounted transformer located in the alley.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.D3 Utilities	<p>When extension of utilities is necessary all developers will be required to pay for and install two (2") inch SDR11 fiber optical conduit. The</p>

				<p>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.</p> <p>Applicant will work with the City to determine the current location of fiber conduit. Applicant will pay for installation of conduit in accordance with City of Ketchum standards if none currently exists.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>17.96.060.E1 Compatibility of Design</b></p>	<p><b>The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.</b></p> <p>The project's materials and colors are complementary with the townscape, surrounding neighborhoods, and adjoining structures. The existing cabin will be refinished from a painted finish to a natural stain, which is likely the original finish of the cabin. The roof will be replaced with a medium grey standing seam metal roof. The addition contains four primary materials, which include a horizontal wood rainscreen siding with a natural wood finish, stone veneer, black steel accents, and a portion of medium grey standing seam roof. The proposed palette at the addition seeks to mimic the tones and character of the horizontal logs, utilizing traditional materials such as wood and stone. Signing on site will be minimal, limited to building addressing and vinyl window signs at each of the two entries. The surrounding neighborhood is primarily 1- to 3-story stucco or wood-sided buildings of tan colors. The adjacent Open Room building is wood lap siding currently painted blue. The adjacent Board Bin building is board and batten siding also currently painted blue.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>17.96.060.E2 Compatibility of Design</b></p>	<p><b>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.</b></p> <p>See memo submitted for the June 15 HPC meeting. The original McAtee cabin will be preserved, with proposed modifications and improvements. The applicant proposes relocating the cabin approximately 4 feet towards First Avenue and 4 feet towards Fourth Avenue, in addition to the proposed finish modifications outlined in the memo and on sheet A4.1.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>17.96.060.E3 Compatibility of Design</b></p>	<p><b>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.</b></p> <p>The addition to the existing cabin contains four primary materials, which include a horizontal wood rainscreen siding, stone veneer, black steel accents, and a portion of medium grey standing seam roof. The proposed palette at the addition seeks to mimic the tones and character of the horizontal logs, utilizing traditional materials such as wood and stone.</p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.F1 Architectural</b>	<p><b>Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.</b></p> <p>The building has two pedestrian entrances, which are each flanked by two 6-foot long board-formed site walls. The main entry to the office space in the existing McAtee cabin will be off of First Avenue. The entry door is defined by a small gable form. The common area entry is located off of Fourth Street, which will access both of the residential units and the office space. The entry door is defined and protected by a flat, projecting roof.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.F2 Architectural</b>	<p><b>The building character shall be clearly defined by use of architectural features.</b></p> <p>The building is broken into three main parts to moderate scale and integrate the existing cabin with the addition. The form of the cabin is maintained by offsetting it from the wall planes of the addition. The center element along the Fourth Street property line -- as well as the west façade of the first floor residential unit -- is defined by stone veneer from the ground plane up to the railing height of the second floor terrace. The east-most element is a taller mass, defined by a horizontal wood open-joint rainscreen siding of a finish to closely match the log finish at the McAtee cabin.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.F3 Architectural</b>	<p><b>There shall be continuity of materials, colors and signing within the project.</b></p> <p>See above. The finish of the wood rainscreen siding proposed on the addition will closely match the finish of the logs at the McAtee cabin. The stone veneer seeks to break up the cabin at the west of the site and the main mass of the addition at the east end of the site. Overall, traditional materials such as the wood and stone offer continuity of materials and color. Steel accents seek to break up continuous planes along the facades of the addition.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.F4 Architectural</b>	<p><b>Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.</b></p> <p>A fence around the west and north sides of the property line will be similar to the existing wrought iron fence panels along the First Avenue property line. Board-formed concrete site walls define the two entries, melding the traditional nature of the fence with a more contemporary site wall. Both styles complement the building.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.F5 Architectural</b>	<p><b>Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.</b></p> <p>See above #2. The McAtee cabin is offset from the wall planes of the addition, allowing it to address the street corner with prominence. The stone veneer of the common entry area on Fourth Street and the façade of the first floor residential unit steps back from the street-side facades of the McAtee cabin to create this prominence. The east-most volume seeks to ground to the building, yet is set back from the street at the second and third floor terrace areas. Protruding steel accents frame some of the windows and doors and add depth to the facades.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.F6 Architectural</b>	<p><b>Building(s) shall orient towards their primary street frontage.</b></p> <p>The McAtee cabin orients towards First Avenue. A secondary common</p>

				entrance is accessed off of Fourth Street, but is less prominent than the First Avenue entrance, which is defined by the gable form of the cabin.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F7 Architectural	<p><b>Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.</b></p> <p>An alcove for storage of trash carts is located off of the alley to conceal it from public view from the street. Other garbage carts will be located within the garages and rolled out to the alley on the pick-up day. No satellite receiver is being contemplated for this project.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F8 Architectural	<p><b>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.</b></p> <p>The gable roof of the cabin will include the addition of snow retention bars and gutters at the eaves. The flat roofs of the addition will not shed snow or drip water outside of the building perimeter. The drainage of these flat roofs will happen internally via roof drains hard-piped to on-site drywells. The low-slope roof above the second floor residential unit's terrace will also have snow retention bars and gutters at the eaves.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G1 Circulation Design	<p><b>Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.</b></p> <p>Pedestrian access to the building is located off of both the Fourth Street and First Avenue sidewalks. Two bike racks are located behind the site walls marking the Fourth Street entry. New pedestrian curb ramps are located at the corner of First and Fourth to connect to adjacent street corners via pedestrian crosswalk striping.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G2	<p><b>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.</b></p> <p>No awnings or projections extend over the property line, sidewalks, or travel lanes.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G3 Circulation Design	<p><b>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.</b></p> <p>See sheet C1.1 for the Civil right-of-way design. The project team will work with the City Engineer to ensure safe traffic flow, adequate sight distances, and proper signage.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G4 Circulation Design	<p><b>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.</b></p> <p>No new curb cuts are proposed. Parking is located off of the existing alley.</p>



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G5 Circulation Design	Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project. <i>See sheet C1.1 for the Civil right-of-way design. Unobstructed access is provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.H1 Snow Storage	Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.H2 Snow Storage	Snow storage areas shall be provided on-site.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.H3 Snow Storage	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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.H4 Snow Storage	In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed. <i>All hardscape areas are proposed to be snowmelted in lieu of providing snow storage areas.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I1 Landscaping	Landscaping is required for all projects. <i>See landscaping shown on sheet L-3.0.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I2 Landscaping	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. <i>See landscaping shown on sheet L-3.0. Plantings shown are readily adaptable to the local climate, soil conditions, orientation, and aspect and enhance and complement the neighborhood and townscape.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I3 Landscaping	All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required. <i>See landscaping shown on sheet L-3.0. Plantings shown are drought tolerance and native species.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I4 Landscaping	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. <i>The landscaping along the north and west sides of the property provides a substantial buffer to the sidewalk with the inclusion of trees, shrubs, and perennial beds. Four street trees further buffer the site from the street and create shading.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.J1 Public Amenities	Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.

				Applicant will work with the Public Works Department to finalize pedestrian amenities within the sidewalk. Two benches are shown along Fourth Street and one bench is shown along First Avenue. Four street trees and street lights are also shown within the right-of-way. Public art could also be installed at the 12-foot wide sidewalk of the Fourth Street pedestrian corridor. Public works may also want to locate a trash receptacle at the bulb-out adjacent to the bench facing First Avenue.
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**IMPROVEMENTS AND STANDARDS: 17.96.070 - Community Core (CC) Projects**

Yes	No	N/A	Ketchum Municipal Code Section	City Standards
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070A.1	<p><b>Street trees, street lights, street furnishings, and all other street improvements shall be installed or constructed as determined by the Public Works Department.</b></p> <p>Applicant will work with the Public Works Department to finalize placement and installation of street trees, street lights, street furnishings and other street improvements to meet City Standards.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070.A.2 Streets	<p><b>Street trees with a minimum caliper size of three (3") inches, shall be placed in tree grates.</b></p> <p>See sheet L-3.0. Four 4" caliper Red Rocket Maples are proposed to be installed in tree grates within the sidewalk within the City's right-of-way.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(A)(3)	<p><b>Due to site constraints, the requirements if this subsection 17.96.070(A) may be modified by the Public Works Department.</b></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(B)(1)	<p><b>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.</b></p> <p>All three facades facing the street and alley are designed with both solid surfaces and window openings to avoid the creation of blank walls. Protruding steel accents frame some of the windows and doors and add depth to the facades. Horizontal wood rainscreen siding is meant to complement the horizontal logs of the existing McAtee cabin in both orientation and color tone. A medium grey standing seam metal roof is proposed to be installed at both the existing cabin and the second floor terrace overhang at the addition.</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.96.070(B)(2)	<p><b>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.</b></p> <p>The office use that will take place in the McAtee cabin will not incorporate storefront windows in order to maintain the integrity of the historic structure. The existing windows and doors will be replaced with a like style.</p>

				<p>The new common area entry accessed from Fourth Street will employ a 9' tall x 15'-3" wide section of glazing, consisting of a fully glazed door and two windows at each side of the door. Muntin bars are proposed in the windows to match the style of the double-hung windows at the cabin. Both entries incorporate ground-level planting beds.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(B)(3)	<p><b>For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows.</b></p> <p>The office use that will take place in the McAtee cabin will not incorporate storefront windows in order to maintain the integrity of the historic structure. The existing windows and doors will be replaced with a like style. The existing design of the front façade of the cabin does not obscure views into the windows.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(B)(4)	<p><b>Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited.</b></p> <p>A medium grey standing seam metal roof will replace the existing wood shake roof at the McAtee cabin. The metal roof will be a class 'A' roof to meet Ketchum Fire requirements and to create a more fire-wise structure. The gabled roofing form will remain. Flat roofs cover a majority of the addition, which will be covered in rock ballast. A low-slope roof form will cover a portion of the terrace at the second floor residential unit. This roof will incorporate the same medium grey standing seam metal roof material of the cabin. A material sample will be provided. While this material is metal, I do not believe it to be especially reflective.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(B)(5)	<p><b>All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters, and downspouts.</b></p> <p>All pitched roofs will incorporate snow retention, with gutters and downspouts hard-piped to on-site drywells.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(B)(6)	<p><b>Roof overhangs shall not extend more than three (3') feet over a public sidewalk. Roof overhangs that extend over the public sidewalk shall be approved by the Public Works Department.</b></p> <p>Roof overhangs do not extend over public sidewalks.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(B)(7)	<p><b>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.</b></p> <p>Front porches and stoops are not enclosed on the ground floor by permanent or temporary walls, windows, window screens, or plastic or fabric materials.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(C)(1)	<p><b>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.</b></p> <p>An alcove for storage of trash carts is located off of the alley to conceal it from public view from the street. Other garbage carts will be located within the garages and rolled out to the alley on the pick-up day.</p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(C)(2)	<p>Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design.</p> <p>Electrical and gas meters are located within alcoves off the alley. Any roof-mounted equipment will be screened from public view with a screen compatible with the overall building design.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(D)(1)	<p>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. See sheet L-1.0 and L-3.0. A crabapple and chokecherry tree will be removed along the First Avenue property line. Two spruce and a grouping of (2) aspen will be removed along the Fourth Street property line. They are proposed to be replaced with four Red Rocket Maple street trees and (8) trees on site.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(D)(2)	<p>Trees that are placed within a courtyard, plaza, or pedestrian walkway shall be placed within tree wells that are covered by tree grates.</p> <p>The four street trees are proposed to be placed within tree wells with Silva Cells and covered with tree grates.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(D)(3)	<p>The city arborist shall approve all parking lot and replacement trees. Applicant will work with the City Arborist to finalize the replacement trees.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(E)(1)	<p>Surface parking lots shall be accessed from off the alley and shall be fully screened from the street.</p> <p>No surface parking is proposed. All parking will be within two garages access off of the alley.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(E)(2)	<p>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.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(E)(3)	<p>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.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(F)(1)	<p>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.</p> <p>The proposed project has a parking load of three parking spaces (see Cover Sheet CS for parking calcs), so one bike rack is required. Two inverted "U" bike racks are located just inside the site walls denoting the Fourth Street common area entry.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(F)(2)	<p>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.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(F)(3)	<p>Bicycle racks shall be clearly visible from the building entrance they serve and not mounted less than fifty (50') feet from said entrance or</p>

				<p>as close as the nearest non-ADA parking space, whichever is closest. Bicycle racks shall be located to achieve unobstructed access from the public right-of-way and not in areas requiring access via stairways or other major obstacles.</p> <p>Bike racks are visible from the common area entry, as well as from the First Avenue entry. Bike racks can be accessed without obstructions, stairways, or other major obstacles.</p>
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To: City of Ketchum Historic Preservation Commission

Date: June 10, 2021

Re: 380 First Avenue North, McAtee House

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The applicant is proposing to alter the historic structure located at 380 North First Avenue, known as the McAtee House. The original 744 square foot cabin was previously altered to become Felix's Restaurant in the year 2000. The cabin became a dining space, while an addition created added dining space, a ground floor kitchen, and basement storage. The applicant proposes to remove the addition and to re-use the original cabin structure as a commercial office space. Two residential units, associated common area, and parking will be added at the rear of the original cabin. In order to improve the efficiency of the lot and to offset the original cabin from the new addition, the applicant proposes to relocate the cabin approximately 4 feet towards First Avenue and 4 feet towards Fourth Street.

The original McAtee House log structure will be maintained; however, the applicant proposes modifications and improvements to the existing structure that will ensure the longevity of the building and help it blend with the proposed addition. The green, painted logs are proposed to be re-finished to a natural stain that will match the wood siding of the proposed addition. It is unclear what the original finish of the McAtee Cabin was. The windows will be replaced with energy-efficient windows that will match the style of the windows that exist to-date; however, the color is proposed to be revised from brick red to black. The red shutters and scalloped fascia on the gable ends are proposed to be removed. The existing wood shingle roof material will be replaced with a standing seam metal roof and improved to be a class 'A' roof as required by the Fire Department for new construction.

The siting of the proposed addition at the rear of the McAtee House preserves the integrity of the open space at the front of the lot and helps to differentiate between the new and existing structures. The proposed alteration of the McAtee House retains its integrity to convey its historic and architectural significance of the property within the Community Core while the addition seeks to balance the scale and language of the historic cabin.





451 Alan Dr. Jerome Idaho 83338 • (208) 737-6300 FAX (208)737-6342  
[www.intgas.com](http://www.intgas.com)

Williams Partners Architects, P.C.  
Brenda Moczygamba  
P.O. Box 4373  
Ketchum Idaho 834340  
208-726-0020

Date: August 8<sup>th</sup>, 2021

RE: 380 N 1<sup>ST</sup> Ave. Ketchum Idaho 83340. Lot 5 Block 37. Commercial/ Residential

This letter is to serve as verification of the availability of natural gas currently to the above referenced project in Ketchum Idaho.

The total estimated cost of extending our natural gas infrastructure and satisfying current tariffs in order to serve the above entity is the responsibility of the contractor/ owner of said project and must be paid in advance of construction.

Extensions of our natural gas mains and services will be provided and installed in accordance with our current tariffs, guidelines, policies and provisions on file with the Idaho Public Utilities Commission.

If you need further information regarding this project, please call me at 208-737-6314.

Sincerely,

*Lance D. McBride*

Lance D. McBride  
Energy Services Representative Sr.  
[lance.mcbride@intgas.com](mailto:lance.mcbride@intgas.com)  
208-737-6314



September 1, 2021

To whom it may concern,

Thank you for your inquiry about electrical service at 380 N 1St Ave  
Ketchum, Id 83340

This property is located within Idaho Power's service area in the state of Idaho .

Idaho Power will provide electrical service to this location once any required easement or right of way are obtained by Idaho Power and/or the Customer, and in compliance with the statutes of the State of Idaho/Oregon and the Idaho Power tariffs on file with our regulators. Tariffs include the General Rules and Regulations that covers new service attachments and distribution line installations or alterations.

To start new service or obtain more information about new service, visit our website:  
<https://www.idahopower.com/service-and-billing/> . You may also contact Idaho Power's Customer Care Team at 208-388-2323, or 1-800-488-6151 (outside the Treasure Valley).

Sincerely,

Cyndi Bradshaw  
Distribution Designer  
Cbradshaw@Idahopower.Com  
208-788-8002



# C L E A R   C R E E K   D I S P O S A L

PO Box 130 • Ketchum, ID 83340 • Phone 208.726.9600 • Fax: 208.726.8041

August 24, 2021

Planning & Zoning  
City of Ketchum  
P O Box 2315  
Ketchum, ID 83340-2315

Re: 380 1<sup>st</sup> Ave N

To whom it may concern,

Please allow this letter to serve that Brenda Moczygemba AIA of Williams Partners Architects has engaged in conversations with me, regarding the new building mentioned above.

This building will house two single family homes and one commercial unit and will utilize carts for garbage service. *There is room for some carts, however given the nature of commercial space there may be a need for multiple service days to accommodate adequate service needs.* Service will be provided at the alley or the street and should the future owners/HOA choose to not place the carts at the alley or street for service, they will need contract for moving carts to the alley or street for pickup and return to the enclosure as an additional special service. Clear Creek Disposal will not accept responsibility for any damage to building and/or vehicles from the movement of carts.

If you have any questions regarding this project, please don't hesitate to call.

Sincerely,



Mike Goitiandia  
Clear Creek Disposal

.380 1<sup>st</sup> Ave N



# Exhibit C

## HPC

### Findings of Fact, Conclusions of Law, and Decision



**City of Ketchum  
Planning & Building**

IN RE: )  
 )  
**380 N 1st Ave. Mixed-Use Building** ) **KETCHUM HISTORIC PRESERVATION COMMISSION**  
**McAtee House** ) **FINDINGS OF FACT, CONCLUSIONS OF LAW, AND**  
**Request to Alter a Historic Structure** ) **DECISION**  
 )  
**Date: August 3, 2021** )  
 )  
**File Numbers: P21-050** )

**PROJECT:** 380 N 1st Ave. Mixed-Use Building

**FILE NUMBER:** H21-050

**APPLICATION TYPE:** Request to Alter a Historic Structure

**ARCHITECT:** Williams Partners Architects

**PROPERTY OWNER:** Corey Street Mass LLC

**REQUEST:** Exterior alterations and an addition to the McAtee House

**LOCATION:** 380 N 1st Avenue (Ketchum Townsite: Block 37: Lot 5)

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

**RECORD OF PROCEEDINGS**

The Historic Preservation Commission considered the Request to Alter a Historic Structure for proposed alterations and an addition to the McAtee House to accommodate the 380 N 1st Avenue Mixed-Use Building project during their meeting on July 7<sup>th</sup>, 2021. After considering the project plans, staff’s analysis, and the applicant’s presentation and holding the required public hearing, the Historic Preservation Commission unanimously approved the request.

Public Hearing Notice

The public hearing notice was published in the Idaho Mountain Express on June 16<sup>th</sup>, 2021. A public hearing notice was mailed to adjacent properties within 300 feet of the project site on June 16<sup>th</sup>, 2021. A public hearing notice was posted on the project site and the City’s website on June 30<sup>th</sup>, 2021.

## FINDINGS OF FACT

The Historic Preservation Commission having reviewed the project record, provided notice, and conducted the required public hearing does hereby make and set forth these Findings of Fact, Conclusions of Law, and Decision as follows:

### Findings Regarding Project Background

The applicant, Williams Partners Architects on behalf of property owner Corey Street Mass LLC, submitted a Request to Alter a Historic Structure located at 380 N 1st Avenue (Ketchum Townsite: Block 37: Lot 5) within the Mixed-Use Subdistrict of the Community Core (CC-2) Zone. The request proposes exterior alterations and an addition to the McAtee House—a historic log cabin that was constructed in the 1930s. The historic cabin will be repurposed as commercial office space and the new addition will accommodate two residential units, common area, and parking.

The project is subject to Historic Preservation Commission (HPC) review pursuant to Section 1.C.1 of Interim Historic Preservation Ordinance No. 1216. HPC review is required for all requests for partial or total demolitions, exterior alterations, and additions to all structures on the Historic Building List. The review criteria for requests to alter or demolish a historic building is specified in Section 3.A of Interim Historic Preservation Ordinance No. 1216.

### Findings Regarding Review Criteria for Request to Alter a Historic Structure

*Is the structure of historic or architectural value or significance and does it contribute to the historic significance of the property within the Community Core?*

The McAtee House is one of the 26 structures on the Historic Building List. The 2005 Walsworth Associates Windshield Survey identified the McAtee House as a locally significant historical resource. Additionally, this historic building was recommended for designation as a heritage site in 2006. The McAtee House is a 744-square-foot log cabin that was constructed in the 1930s. The single-story rectangular building is approximately 17 feet in height and includes a gable roof. The original log cabin is representative of traditional residential architecture associated with Ketchum's early settlement period. The design characteristics of these early homes reflected their natural alpine surroundings. Many of the residences built during this time were one- and two-story rectangular structures constructed with logs cut from the surrounding forest or milled lumber from local sawmills. Common architectural features included gable roofs, overhanging eaves, and low horizontal massing.

*Would the loss, alteration of, or addition to, the structure adversely affect the historic integrity of the structure, impact the significance of the structure within the Community Core, impact the architectural or aesthetic relationship to adjacent properties, or conflict with the Comprehensive Plan?*

The proposed exterior alterations to the historic building include re-finishing and staining the logs, installing new windows, and replacing the existing wood-shingles with a standing seam metal roof to comply with Fire Department requirements. These improvements will not only restore the historic integrity of the original log cabin but also help maintain the historic structure over time, improve the development's energy-efficiency, and upgrade the building to comply with current code standards.

The original log cabin will be relocated approximately 4 feet west and 4 feet north towards the corner of 1st Avenue and 4th Street. Structures are required to be setback an average of 5 feet from front and street side property lines in the CC-2 Zone (Ketchum Municipal Code §17.12.040). The relocated McAtee House will be setback approximately 10 feet from 1st Avenue and approximately 9 feet from 4th Street. Echoing traditional single-family yard areas, these proposed setbacks accommodate light and air creating a feeling of openness at the street corner.

The proposed 5,095-square-foot addition is sited at the rear of the property stepping up from the historic structure. The portion of the addition that directly borders the historic log cabin is only one-story with a maximum height of 12'-6", which is approximately 4 feet lower than the original McAtee House. This portion of the addition maintains an ample setback area along 4th Street. The addition then steps up to two-stories towards the rear of the lot by the alley and has a maximum height of 35 feet, which is 7 feet less than the maximum height permitted in the CC-2 Zone (Ketchum Municipal Code §17.12.040). This portion of the addition spans the width of the lot. The rectangular mass of the addition mimics the original log cabin. The addition has flat roofing forms with projecting canopy elements. The flat roof elements highlight the preserved gable roof of the McAtee House.

Both relocating the original log cabin towards the street corner as well as concentrating the bulk of the addition towards the rear of the lot highlight the historical significance of the McAtee House. The project's scale, proportion, and site orientation complement the surrounding built environment within this downtown neighborhood. The mixed-use building will help retain Ketchum's community character by protecting the historic integrity of the McAtee House and enhancing downtown's pedestrian-oriented streetscape.

*Does the structure retain the requisite integrity to convey its historic and/or architectural significance?*

The historic structure retains sufficient historic integrity with respect to design, materials, and workmanship. A 1,946-square-foot addition to the McAtee House was constructed in 2000 to accommodate Felix's Restaurant (Design Review CR00-012 and Building Permit 00-110). This project proposes to remove this addition and restore the original historic log structure. The 2000 addition project included painting the building olive brown and adding pomegranate red fascia and trim. This project will re-finish the logs with a natural stain restoring the historic integrity of the original log cabin.

*Does the proposed demolition or alteration adversely affect the historic significance or architectural distinction of the structure or the Community Core?*

The project enhances the historical significance and architectural distinction of the McAtee House as the improvements restore the original log cabin and relocate the structure to a more prominent location at the corner of 1<sup>st</sup> Avenue and 4<sup>th</sup> Street. The addition's scale and site orientation respect the historic significance of the McAtee House. The project's exterior materials and natural colors complement Ketchum's mountain-town character. The development's human-scale design will enhance vibrancy at this downtown street corner.

### Findings Regarding Commissioner Deliberations

The Commission appreciated the distinction between the new addition and the existing historic building. The Commission stated that removing the paint and re-staining the logs will restore the cabin and enhance its historic integrity. The Commission discussed the relocation of the cabin closer to the street corner and commented that this enhanced the presence of the historic building. The Historic Preservation Commission discussed the roof lines where the addition meets the existing historic building. Commissioner Cosgrove stated this connection may be more elegant as a one-story element at the ground level. Commissioner Reynolds recommended that asphalt roofing be utilized as this material is more like shingles. The Historic Preservation Commission unanimously approved the request.

### **CONCLUSIONS OF LAW**

1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and has exercised its authority pursuant to Chapter 46 of Title 67 of Idaho Code to establish a historic preservation program and enact ordinances, special conditions, or restrictions for the protection and preservation of historic properties. The regulations adopted through Interim Historic Preservation Ordinance No. 1216 are identified in the Findings of Fact and are herein restated as Conclusions of Law by reference.
2. The Historic Preservation Commission has the authority to hear the applicant's Request to Alter a Historic Structure application pursuant to Section 1.C.1 of Interim Historic Preservation Ordinance No. 1216. HPC review is required for all requests for partial or total demolitions, exterior alterations, and additions to all structures on the Historic Building List.
3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Section 2.B of Interim Historic Preservation Ordinance No. 1216 and Ketchum Municipal Code § 17.96.080.
4. This Request to Alter a Historic Structure application is governed under the regulations and review criteria specified in Interim Historic Preservation Ordinance No. 1216.
5. The alterations and addition to the McAtee House proposed with the 380 N 1<sup>st</sup> Avenue Mixed-Use Building project comply with the review criteria specified in Section 3.A of Interim Historic Preservation Ordinance No. 1216 as: (1) the McAtee House has historic value and significance within the Community Core, (2) the proposed alterations and addition to the McAtee House do not adversely impact the structure's historic integrity, significance within the Community Core, or architectural and aesthetic relationship to adjacent properties and the project does not conflict with the Comprehensive Plan, (3) the McAtee House will retain the requisite integrity to convey its historic significance, and (4) the proposed alterations and addition do not adversely affect the structure's historic significance.

**DECISION**

**THEREFORE**, the Ketchum Historic Preservation Commission **approves** the Request to Alter a Historic Structure (Application File No. H21-050) proposing alterations and an addition to the McAtee House for the 380 N 1<sup>st</sup> Avenue Mixed-Use Building project.

Findings of Fact **adopted** this 3<sup>rd</sup> day of August 2021.



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Mattie Mead, Chair  
City of Ketchum  
Historic Preservation Commission

Exhibit D  
Public Comment



-----Original Message-----

From: John Shetron <[johnshetron@yahoo.com](mailto:johnshetron@yahoo.com)>

Sent: Thursday, October 28, 2021 4:13 PM

To: Participate <[participate@ketchumidaho.org](mailto:participate@ketchumidaho.org)>

Subject: Design Review, Ketchum Planning and Zoning, 380 N 1st Ave, Ketchum

To whom it may concern,

I am writing in support of the proposed addition and alterations to the historic building located at 380 N 1st Ave, Ketchum.

I own the property next door at 360 N 1st Ave. I have spoke with Williams Partners Architects regarding the size and scope of the project and have seen all of the elevation drawings from all directions, and am very impressed with the proposed development.

They have retained the historic charm of the original building and blended the rear addition beautifully - a great improvement to both the property as well as the neighborhood.

I strongly support this development and encourage the Ketchum Planning and Zoning to approve this project.

Feel free to contact me if you have any questions.

Thank you.

Sincerely,

John Shetron  
360 N 1st Ave,  
Ketchum, ID 83340  
208/450-9332

Sent from my iPad