



**City of Ketchum
Planning & Building**

IN RE:)
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140 West 2nd) KETCHUM PLANNING AND ZONING COMMISSION
Design Review) FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Application File Number: P24-092) DECISION
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)
Date: March 12, 2024)

PROJECT: 140 West 2nd

APPLICATION TYPE: Design Review

FILE NUMBER: P24-092

ASSOCIATED APPLICATIONS: Pre-Application Design Review P24-070

PROPERTY OWNER: 140 West 2nd Street LLC

REPRESENTATIVE: Michael Doty Associates, Architects

LOCATION: 140 W 2nd Street (Ketchum Townsite: Block 59: Amended Lot 1A)

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

OVERLAY: None

RECORD OF PROCEEDINGS

The Planning and Zoning Commission (the “Commission”) considered the 140 West 2nd Design Review Application File No. P24-092 during their meeting on March 25, 2025. A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site on March 5, 2025. The public hearing notice was published in the Idaho Mountain Express on March 5, 2025. A notice was posted on the project site on March 17, 2025 and on the city’s website on March 19, 2025. After considering Staff’s analysis, the applicant’s presentation, and public comment, the Commission approved Design Review Application File No. P24-092 subject to conditions.

FINDINGS OF FACT

The Commission having reviewed the entire 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:

The applicant is proposing to develop a new 9,363-gross-square-foot mixed-use building located at 140 W 2nd Street (the “subject property”) in the Mixed-Use Subdistrict of the Community Core (“CC-2 Zone”). The project includes an art gallery and showroom space on the ground level, two multi-family dwelling units on the second floor, and a residential penthouse on the third floor. Four off-street parking spaces are provided on site and accessed off the block 59 alleyway. The project plans are included as Exhibit A.

The subject property is an existing nonconforming lot with substandard width and size. The lot is 45 feet wide and has a total area of 4,946 square feet. Blocks within Ketchum’s original townsite were historically platted into 55-foot-wide lots oriented towards avenue rights-of-way that run north to south with rear property lines along alleyways. Unlike these historically platted townsite lots, the nonconforming subject property orients towards the corner of 2nd Street and the Block 59 alleyway. The subject property is improved with an existing residential building that was developed in 1960 that is proposed to be demolished to accommodate the proposed mixed-use development.

The project is proposing to take advantage of the Floor Area Ratio (FAR) bonus in exchange for community housing. The total FAR for the mixed-use development is 1.89, and the project exceeds the 1.0 FAR permitted by-right in the CC-2 Zone by 4,417 square feet. The applicant proposes to mitigate the additional floor area by either making a community housing in-lieu fee payment of \$450,600 or dedicating one of the second-floor apartments as a deed-restricted community housing unit. Both the construction of deed-restricted community housing on site and payment of the community housing in-lieu fee are options to fulfill the community housing contribution pursuant to KMC §17.124.040.B2c.

Findings Regarding Conformance with Zoning and Design Review Standards

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

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

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

Future Land Use

The subject property is designated as Mixed-Use Commercial on the future land map of the 2104 Comprehensive Plan (“2014 Plan”). The Mixed-Use Commercial future land use designation is intended to promote a wide range of land uses, including commercial and residential uses, within mixed-use buildings. The 2014 Plan states, “New structures in existing mixed-use areas should be oriented to streets and sidewalks and contain a mix of activities. Mixed-use developments should contain common public space features that provide relief to the density and contribute to the quality of the street” (page 69).

140 West 2nd is an infill, mixed-use development with an art gallery and showroom space on the ground-level that orients towards 2nd Street and the block 59 alleyway. The project incorporates a landscaped area and benches in the front setback area by the gallery entrance. The public open space

features, pedestrian amenities, and art gallery use will help create an active streetscape and add vibrancy to this area of downtown.

Housing

The 2014 Plan identifies downtown as an appropriate place for housing density due to its proximity to jobs and transportation options. Policy H-1.4 of the comprehensive plan states that, “housing should be integrated into the downtown core” (page 20), and Policy H-3.1 encourage the siting of housing in new developments near public transportation and retail districts (page 21). The project will provide three new housing units located within the downtown core within walking distance to the Mountain Rides bus stop at 1st Avenue & Sun Valley Road, which provides access to all major transit routes connecting riders to other areas of Ketchum and the Wood River Valley.

Compatibility with Surrounding Neighborhood

The 2014 Plan provides the following policies regarding design and compatibility with the surrounding neighborhood:

- Policy CD-1.3: “Infill and redevelopment projects should be contextually appropriate to the neighborhood and development in which they occur. Context refers to the natural and manmade features adjoining a development site; it does not imply a certain style” (page 26).
- Policy CD-1.4: “Each new project should be well-designed and attractive, and should complement surrounding land uses and existing neighborhood character”(page 26).

This area of downtown contains both smaller-scaled, older buildings as well as larger-scaled developments. The subject property is directly adjacent to two buildings that front 1st Avenue—the Galena Building and the Davies Reid Building. The Galena Building was built in 1950 and is a 4,806-square-foot mixed-use development clad in dark brown wood siding. The Davies Reid Building is a mixed-use development that was constructed in 1998 and has a total FAR of 1.85. The Davies Reid Building’s exterior materials include sandstone, stucco, teak, and natural wood with earth tone colors.

An non-conforming, single-family residence, the Mindbender Condominiums, and the 120 Building are located to the west of the project across the alley. The adjacent non-conforming single-family residence is the smallest-scaled building on the block with a total floor area 1,323 square feet. The Mindbender Condominiums is a multi-family residential building clad in dark brown cedar siding that was constructed in 2019. The 42-foot-tall Mindbender Building has a total FAR of 1.94. The 120 Building was constructed in 2000 and is a brick mixed-use building with green awnings that front 2nd Avenue. The 120 Building has a maximum height of 40 feet and a total FAR of 1.82.

The Pines multi-family residential buildings and the Chilali Condominiums are the project’s direct neighbors to the north across 2nd Street. The Pines/Jenkins Condominiums is comprised of two, two-story multi-family residential buildings that were constructed in 1971. The Chilali Condominiums, which was constructed in 2007, is a 25-unit multi-family residential building that fronts 2nd Avenue and extends from Sun Valley Road to 2nd Street on the west half of block 58. The 71,355-square-foot Chilali Building is three stories with a total FAR of 1.75. The Chilali Building’s exterior materials include stone veneer, light-brown painted board and batten siding, and stained cedar shingle siding.

The project has a total FAR is 1.89 and contains three floors that extend to a maximum height of 39'-8". The project is larger in scale than older buildings in the surrounding neighborhood, like the Galena Building, but comparable in size to newer developments like the Mindbender Condominiums, 120 Building, and the Chilali Condominiums. The proposed exterior materials include a regionally-sourced Oakley stone, Accoya resawn timber wood-siding with light brown and gray color tones, dark brown stucco, natural wood-toned soffits. The natural materials and earthtone colors will complement the adjacent buildings and surrounding buildings. The project provides a high-quality design that complements adjacent buildings and is contextually appropriate for this area of downtown

Criteria 3: Conformance with Applicable Standards and Criteria

The 140 West 2nd project complies with all zoning code regulations, dimensional standards required for buildings in the CC-2 Zone, Design Review standards, and Community Core project requirements.

Findings Regarding Compliance with Zoning Regulations

17.12.020 – District Use Matrix	Conformance
<i>Zone District: Mixed-Use Subdistrict of the Community Core (CC-2)</i>	YES
<p>Commission Findings</p> <p>The mixed-use development includes a ground-floor art gallery and showroom space. The basement includes a showroom space for private clients. The art gallery and showroom space are qualified as a retail trade establishment. KMC §17.08.020 defines retail trade as:</p> <p><i>An establishment which provides the final step in the retailing process for the distribution of goods and commodities to customers. Retailers are organized to sell or rent merchandise in small quantities to the general public and operate a fixed point of sale location designed to attract a high volume of walk-in customers. Typical uses include, but are not limited to, grocery stores, establishments selling office supplies and equipment, building materials, plumbing supply, antiques or consignment items, home improvement and garden supplies, books and educational material, clothing, sporting goods, pharmaceuticals, medical devices, health and fitness supplies, art and associated material and household pet supplies. Motor vehicle sales are not included in this definition.</i></p> <p>Retail trade establishments are permitted in the CC-2 Zone pursuant to KMC §17.12.020. The upper levels of the building contain three multi-family dwelling units—two on the second floor and one on the third floor. Multi-family dwelling units are permitted in the CC-2 Zone pursuant to KMC §17.12.020.</p>	

17.12.040 – Dimensional Standards. CC District Matrix	Conformance
<i>Minimum Lot Size</i>	NO—existing nonconforming lot
<p>Commission Findings</p> <p><u>Required:</u> 5,500 square feet</p> <p>Pursuant to the supplementary lot area regulations specified in KMC §17.128.010.A, "Where an individual lot was held in separate ownership from adjoining properties or was platted in a recorded subdivision approved by the City Council prior to April 21, 1966, or was in such a condition at the time the lot was subsequently annexed to the City, or was of legal area and dimensions when held in separate ownership from adjoining properties or when platted in a recorded subdivision, such a lot may be occupied according to the permitted uses provided for the district in which the lot is located,</p>	

provided the proposed uses, building construction and all other regulations in regard to setbacks, supplemental yard regulations and parking areas are strictly adhered to and complied with.”

Existing Nonconforming Lot Area: 4,946 square feet

The subject property—lot 1A within block 59 of the original Ketchum townsite—was created in 1991 through Lot Line Shift Application File No. 91-01. This Lot Line Shift application combined two existing smaller, substandard lots to bring Lot 1A into closer conformance with city standards.

17.12.040 – Dimensional Standards. CC District Matrix	Conformance
<i>Minimum Lot Width</i>	NO—existing nonconforming lot
Commission Findings <u>Required:</u> Minimum lot width of an average of 55 feet is required in the CC-2 zone district. <u>Existing Nonconforming Lot Width:</u> 45 feet	

17.12.040 – Dimensional Standards. CC District Matrix	Conformance
<i>Minimum Building Setbacks</i>	YES
Commission Findings <u>Required:</u> <ul style="list-style-type: none">• Front (West 2nd Street/north): 5’ average• Side (Block 59 Alleyway/west): 3’• Side (interior/east): 0’• Rear (interior/south): 0’ Setback for Fourth Floor: 10 feet Non-habitable structures, permanently affixed deck amenities, solar panels visible above roof ridge or parapet, and mechanical equipment and screening affixed to a roof from all building facades: 10 feet <u>Proposed:</u> <i>Setbacks for Mixed-Use Building</i> <ul style="list-style-type: none">• Front (West 2nd Street/north): 9’-6” avg at first floor, 11’-3” avg at second floor, 16’-10” avg at third floor• Side (Block 59 Alleyway/west): 3’-1”• Side (interior/east): 2”• Rear (interior/south): 8” <i>Fourth-Floor Setbacks:</i> N/A. The project does not include a fourth floor. <i>Rooftop Structures</i> As shown on sheet A-204 of the project plans, the mechanical area on the roof, including the roof access hatch, and associated screening comply with the 10-foot minimum required setback from all building facades. The elevator, chimney, and roof-deck guardrail are under the 42-foot-maximum height limit	

17.12.040 – Dimensional Standards. CC District Matrix	Conformance
<i>Maximum Building Heights</i>	YES
Commission Findings <i>Maximum Permitted</i> 42 feet Height of building/CC District: The greatest vertical distance of a building in the community core district measured by determining the average elevation of the front property line and rear property line. Draw a line from the average front or rear elevation up to the maximum building height allowed, and then draw a line at that height parallel to the front or rear property line. The resulting line establishes the highest elevation of the front or rear facade. The front or rear facade shall not extend above this line. Side facades may be stepped up or down to transition from the highest elevation of the front facade height to the highest elevation of the rear facade. One or multiple steps along the side facades are allowed, except no step shall occur within 40 feet of the front elevation or within 35 feet of the rear facade. The City shall establish the elevation points used to calculate the average elevation of the front and rear property lines (see illustration A on file in the office of the City Clerk). <i>Non-habitable Structures Located on Building Rooftops:</i> 10 feet <i>Perimeter Walls Enclosing Rooftop Deck and Structures:</i> 4 feet above roof surface height. Perimeter roof top walls are required to be at least 75% transparent. <i>Rooftop Solar & Mechanical Equipment Above Roof Surface:</i> 5 feet <u>Proposed</u> <i>Maximum Height</i> Average Grade Elevation at Front Property Line (north/2 nd Street): 5822.4' Top of Front Façade Elevation: 5862.07' Height of Front Façade—Top of Roof: 39'-8" Average Grade Elevation at Rear Property Line: 5823.6' Top of Rear Façade Elevation: 5862' Height of Rear Façade—Top of Roof: 38'-5" Height of Rear Façade—Top of Roof Deck Guardrail: 41'-7" <i>Non-habitable Structures Located on Building Rooftops</i> Elevator Overrun: 2 feet (under 42-foot maximum height limit) <i>Perimeter Walls Enclosing Rooftop Deck and Structures</i> Roof Deck Guardrail: 3'-7"	

17.124.040 – Floor Area Ratios and Community Housing	Conformance
<i>An increased FAR may be permitted subject to design review approval provided that all conditions in KMC 17.124.040.B.2 are met.</i>	YES Condition #2
Commission Findings <u>Required</u>	

140 West 2nd Design Review P24-092

Findings of Fact, Conclusions of Law, and Decision

Planning and Zoning Commission Meeting of April 8, 2025

- Permitted FAR: 1.0
- Permitted FAR with Community Housing: 2.25

Proposed:

The FAR calculation is provided on Sheet A-010 of the project plans.

- Total Gross Floor Area: 9,363 square feet
- Lot Area: 4,946 square feet
- FAR: 1.89

Community Housing Mitigation Calculation:

- Permitted Gross Floor Area (1.0 FAR): 4,946 square feet
- Proposed Gross Floor Area: 9,363 square feet
- Increase Above Permitted FAR: 4,417 square feet
- 20% of Increase: 883 square feet
- Net Livable (15% Reduction): 751 square feet
- Community Housing In-Lieu Fee (FY 2025: \$600/square foot): \$450,600

The applicant has proposed fulfilling the community housing contribution by either paying the community housing fee in-lieu or deed-restricting one of the apartments on the second floor as a community housing unit. Pursuant to condition of approval #2, as a voluntary contribution, in exchange for an increase in FAR, a total community housing contribution of 751 square feet is required. A FAR Exceedance Agreement between the applicant and the City to memorialize the community housing contribution shall be signed and recorded prior to issuance of a building permit for the project.

17.124.180 Minimum Residential Densities and Commercial Requirements				Conformance
Minimum Residential Densities and Commercial Requirements				YES
Commission Findings				
<u>Required</u>				
A. <i>General requirements.</i> New development projects or expansions of existing buildings that exceed a total floor area ratio (FAR) of 1.0 within Subdistrict 1 and Subdistrict 2 of the CC Zone District and 0.5 FAR in the T, T-3000, T-4000, and GR-H zone districts must provide a minimum number of residential units as follows:				
Zone District	Minimum Residential Density Required			
CC Subdistricts 1 and 2	100% Residential Development			
	5 units per Ketchum Townsite lot as originally platted			
	Mixed Use Development			
	≤ 30% Commercial 4 units per Ketchum Townsite lot as originally platted	31—60% Commercial 3 units per Ketchum Townsite lot as originally platted	61—80% Commercial 2 units per Ketchum Townsite lot as originally platted	≥ 80% Commercial No Minimum except when residential units are provided, there shall be a minimum of 2 units

- B. *Commercial calculation.* For purposes of calculating commercial area for minimum residential densities, commercial square footage shall include all permitted and conditionally permitted uses identified in section 17.12.020, district use matrix, under the categories of "Commercial" or "Public and Institutional".
1. Commercial area shall be calculated by dividing the net floor area of commercial square footage by the total net floor area for the project.
- C. *Minimum commercial.* Mixed-use developments in the CC-1 Zone and for properties located from the alley west of Main Street to N 2nd Avenue between 2nd and 5th Streets within the CC-2 Zone shall have a minimum of 35 percent of the gross floor area, as defined in section 17.08.020, of the ground floor be commercial use(s).
- D. *Restaurant incentive.* The minimum residential density requirements shall be reduced by one dwelling unit for new developments proposing restaurants that include necessary utility infrastructure for commercial kitchens, such as but not limited to commercial hood and grease traps.

Proposed

Commercial Calculation

Project net and gross floor area calculations are provided on sheet A-010 of the project plans.

Basement Commercial B Net Floor Area: 452 square feet

Ground-Floor Commercial 1 Net Floor Area: 2,270 square feet

Total Commercial Net Floor Area: 2,722 square feet

Project Net Floor Area: 8,433 square feet

Percent Commercial: 32%

Minimum Residential Density Required for 31-60% Commercial: 3 units

Proposed Residential Density: 3 units

Minimum Commercial

N/A as the subject property is on the west side of 2nd Street and outside the area in the CC-2 Zone where 35% of the gross floor area of the ground floor must be commercial use.

Restaurant Incentive

N/A as no restaurant is proposed within the mixed-use development.

17.04.030 – No Net Loss of Dwelling Units	Conformance
<i>Ketchum Municipal Code §17.04.030.D. Applications: no net loss of units: Development of property, in any zone district, may not result in the net loss of dwelling units. Total number of dwelling units shall be calculated including all listed or defined dwelling unit uses and terms in this Code such as, but not limited to, "dwelling, one-family", "dwelling, multi-family", "dwelling unit, accessory", and "work/live unit".</i>	YES
Commission Findings <u>Existing:</u> The property is developed with a single-family dwelling unit. <u>Proposed:</u> The project proposes three multi-family dwelling units.	

17.125.030 - Off Street Parking and Loading 17.125.040 – Off Street Parking and Loading Calculations 17.125.050 – Community Core District Off Street Parking and Loading Calculations	Conformance
<i>Pursuant to Ketchum Municipal Code 17.125.020.A1, all new development must comply with the off street vehicle parking requirements.</i>	YES
Commission Findings <u>Required (KMC §17.125.040)</u> <i>Multi-Family Dwelling Units in CC Zone</i> <ul style="list-style-type: none"> Units 750 square feet or less: 0 parking spaces Units 751 square feet to 2,000 square feet: 1 parking space Units 2,001 square feet and above: 2 parking spaces <i>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)</i> <i>Exemptions in CC Zone</i> <ul style="list-style-type: none"> Community housing Food service The first 5,500 gross square feet of retail trade The first 5,500 gross square feet of assembly uses <i>Project Parking Demand</i> Art Galley—Retail Trade (3,337 gross sq ft): Exempt Multi-Family Dwelling Units: <ul style="list-style-type: none"> Unit 201: 992 square feet—1 parking space Unit 202: 1,914 square feet—1 parking space Unit 301: 2,805 square feet—2 parking spaces <i>Total Parking Demand:</i> 5 Parking Spaces <u>Proposed</u> The applicant has provided 4 parking spaces—1 covered parking space, a single-car parking garage, and a tandem-stall parking garage—accessed from the alley.	

17.125.060 – Bicycle Parking	Conformance
<i>Ketchum Municipal Code §17.125.060.B: All uses, other than one family dwellings, are required to provide one bicycle rack, able to accommodate at least two bicycles, for every four parking spaces required by the proposed use.</i>	YES
Commission Findings <u>Required:</u> 1 bike rack, accommodating at least two bicycles, is required based on the project parking demand. <u>Proposed:</u> 1 bike rack accommodating two bicycles is provided on site in the alcove along the alleyway.	

17.127 – Signage	Conformance
<i>Master Signage Plan for New Construction</i>	YES
Commission Findings: The master signage plan is specified on sheet A-321. The applicant has proposed one wall sign for the art gallery. The sign has steel plate backing with raise bronze lettering and is proposed to be recessed into the stone wall by the art gallery entrance along 2 nd Street. Pursuant to KMC §17.127.050, 1 square foot of signage for every 3 linear feet of street frontage (not to exceed 60 feet) is permitted. Based on the 45-foot lot width of the subject property, the maximum permitted wall sign area is 15 feet. The proposed wall sign has a total area of 1.36 square feet.	

17.132 – Dark Skies	Conformance
<i>Compliance with Section 17.132 – Dark Skies.</i>	YES
Commission Findings: The exterior lighting plan is provided on sheets A-511 & A-512. The exterior lighting fixtures include recessed downlights, path lights, and wall sconces. All exterior lighting is compliant with KMC §17.132.030.H1 as the three fixtures are full cutoff with the light source fully shielded. The light sources used for all three fixtures have a color temperature of 2700 Kelvin, which complies with KMC §17.132.030.A. The photometric study for the on-site exterior lighting shows minimal light trespass along the alley. The light trespass over the west property line along the alley ranges from 0.1 to a maximum of 0.5 footcandles. The light trespass along the alley is consistent with the city’s standards for right-of-way lighting, which requires that the footcandles illuminating the sidewalk shall not exceed an average of 0.2 footcandles and shall not exceed 5 footcandles.	

FINDINGS REGARDING COMPLIANCE WITH DESIGN REVIEW STANDARDS

17.96.060.A.1 - Streets	Conformance
<i>The applicant shall be responsible for all costs associated with providing a connection from an existing City street to their development.</i>	YES Condition #4
Commission Findings: The project is located at the southeast corner of 2 nd Street and the block 59 alleyway. As shown on sheet C1.10 of the project plans, the alley is proposed to be graded and resurfaced with asphalt. Alley drainage improvements include the installation of a new drywell and catch basin. All improvements to the right-of-way will be at the expense of the applicant. The City Engineer has conducted a preliminary review of the project plans and believes the proposed right-of-way improvements comply with city standards. The applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all right-of-way improvements, including sidewalks, alley asphalt, streetlights, utilities, and drainage facilities, for review and approval by the City Engineer, Streets Department, Utilities Department, and Planning Department prior to issuance of a building permit for the project pursuant to condition of approval #4.	

17.96.060.A.2 - Streets	Conformance
<i>All street designs shall be approved by the City Engineer.</i>	YES Condition #4
Commission Findings: No new streets or changes to the travel lanes or street designs are proposed with this project. Final civil drawings for all associated right-of-way improvements shall be submitted with the building permit application to be verified, reviewed, and approved by the City Engineer and	

Streets Department. Final review of all right-of-way improvements will be completed prior to issuance of a building permit for the project pursuant to condition of approval #4.

17.96.060.B.1 - Sidewalks	Conformance
<i>All projects under subsection 17.96.010.A of this chapter that qualify as a "substantial improvement" shall install sidewalks as required by the Public Works Department.</i>	YES
Commission Findings: Ketchum Municipal Code 17.124.140 outlines the zone districts where sidewalks are required when substantial improvements are made, which include the CC, all tourist zone districts, and all light industrial districts. As the project is within the CC-2 zone district, sidewalks are required and included in the project plans. The applicant has proposed to install new 8-foot-wide sidewalk along 2 nd Street	

17.96.060.B.2 - Sidewalks	Conformance
<i>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>	YES Condition #4
Commission Findings: The applicant has proposed installing a new 8-foot-wide, concrete sidewalk along 2 nd Street. The City Engineer and Streets Department have conducted a preliminary review of the project plans and believe the proposed right-of-way improvements comply with city standards. The applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all right-of-way improvements, including sidewalks, alley asphalt, streetlights, utilities, and drainage facilities, for review and approval by the City Engineer, Streets Department, Utilities Department, and Planning Department prior to issuance of a building permit for the project pursuant to condition of approval #4.	

17.96.060.B.3 - Sidewalks	Conformance
<i>Sidewalks may be waived if one of the following criteria is met:</i> <ul style="list-style-type: none"> a) <i>The project comprises an addition of less than 250 square feet of conditioned space.</i> b) <i>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.</i> 	N/A
Commission Findings: N/A. Sidewalks are required for the project. The applicant has not requested, nor has the City Engineer granted, a waiver to the sidewalk requirement for the project.	

17.96.060.B.4 - Sidewalks	Conformance
<i>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>	YES
Commission Findings: The proposed sidewalk improvements are equal to the length of the frontage along 2 nd Street.	

17.96.060.B.5 – Sidewalks	Conformance
<i>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.</i>	YES
Commission Findings: The new sidewalk will connect to the existing sidewalk along 2 nd Street and the pedestrian pathways on the subject private property that lead to the art gallery and residential entryways.	

17.96.060.B.6 - Sidewalks	Conformance
<i>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 110 percent 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.</i>	N/A
Commission Findings: The applicant has not requested relief from the requirement to construct sidewalks nor has the City granted any such request.	

17.96.060.C.1 - Drainage	Conformance
<i>All stormwater shall be retained on site.</i>	YES Condition #4
<p>Commission Findings: On-site stormwater drainage will be directed through internal roof drains to on-site drywells. The drainage improvements are specified on sheet C1.10 of the project plans. All storm water shall be retained on site, including water from roof drains. All roof drain locations must be shown on the project plans submitted with the building permit application for final review and approval by the City Engineer.</p> <p>Pursuant to condition of approval #4, the applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all drainage improvements, for review and approval by the City Engineer and Streets Department prior to issuance of a building permit for the project.</p>	

17.96.060.C.2 - Drainage	Conformance
<i>Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.</i>	YES Condition #4
Commission Findings: The project proposes to construct drainage improvements along the length of the subject property, including curb and gutter, along 2 nd Street. The drainage improvements are shown on Sheet C1.10 of the project plans. All drainage improvements are required to be constructed City standards. Pursuant to condition of approval #4, the applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all drainage improvements, for review and approval by the City Engineer and Streets Department prior to issuance of a building permit for the project.	

17.96.060.C.3 - Drainage	Conformance
<i>The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.</i>	YES Condition #4
Commission Findings: 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. Pursuant to condition of approval #4, the applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all drainage improvements, for review and approval by the City Engineer and Streets Department prior to issuance of a building permit for the project.	

17.96.060.C.4 - Drainage	Conformance
<i>Drainage facilities shall be constructed per City standards.</i>	YES Condition #4
Commission Findings: Based on review of the project plans by the City Engineer during department review, all drainage facilities meet city standards. The City Engineer and Streets Department have conducted a preliminary review of the project plans and believe the proposed right-of-way improvements comply with city standards. Pursuant to condition of approval #4, the applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all drainage improvements, for review and approval by the City Engineer and Streets Department prior to issuance of a building permit for the project.	

17.96.060.D.1 - Utilities	Conformance
<i>All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.</i>	YES
Commission Findings: All project costs associated with the development, including the installation of utilities, are the responsibility of the applicant. The applicant has not made requests for funding to the city for utility improvements. No funds have been provided by the city for the project.	

17.96.060.D.2 - Utilities	Conformance
<i>Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.</i>	YES
Commission Findings: Sheet C1.10 shows the location of the gas and electrical meters. The gas meters are screened from public view in an alcove along the alleyway. The electrical meters are installed on the west side of wall of the building within the covered parking stall accessed along the alley. No new transformer is required to serve the project.	

17.96.060.D.3 - Utilities	Conformance
<i>When extension of utilities is necessary all developers will be required to pay for and install two-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.</i>	N/A
Commission Findings: The location of the subject property is already served by fiber optic cable and therefore no conduit is required in this location.	

17.96.060.E.1 – Compatibility of Design	Conformance
<i>The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.</i>	YES
Commission Findings: The proposed exterior materials include a regionally-sourced Oakley stone, Accoya resawn timber wood-siding with light brown and gray color tones, dark brown stucco, natural wood-toned soffits. The natural materials and earthtone colors will complement the adjacent buildings and surrounding buildings. The project provides a high-quality design that complements adjacent buildings and is contextually appropriate for this area of downtown.	

17.96.060.E.2 – Compatibility of Design	Conformance
<i>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.</i>	N/A
Commission Findings: The subject property is not listed as a historical or cultural landmark on the city of Ketchum's Historical Building/Site List, therefore this standard does not apply. The existing single-family home is proposed to be demolished.	

17.96.060.E.3 – Compatibility of Design	Conformance
<i>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.</i>	N/A
Commission Findings: N/A. The subject property is developed with an existing building that is proposed to be demolished.	

17.96.060.F.1 – Architectural	Conformance
<i>Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.</i>	YES
Commission Findings: The primary building entrances are well defined and provide unobstructed access to the sidewalk.	

17.96.060.F.2 – Architectural	Conformance
<i>The building character shall be clearly defined by use of architectural features.</i>	YES

Commission Findings: The building character is defined by the twin stone walls that frame the entrances to the art gallery and orient towards the corner of 2nd Street and the alleyway. These walls are comprised of Oakley stone, which is regionally sourced. Planters are incorporated along the second- and third-floor decks, which soften the building malls. Glazing is incorporated at the building corner, which provides a sense of transparency and lightness.

17.96.060.F.3 – Architectural	Conformance
<i>There shall be continuity of materials, colors and signing within the project.</i>	YES

Commission Findings: The project uses an integrated palette of high-quality exterior materials. The dark bronze steel sign with light bronze lettering matches the earthtone, natural colors of the stone and wood exterior materials.

17.96.060.F.4 – Architectural	Conformance
<i>Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.</i>	YES

Commission Findings: The project features raised dark bronze steel planters and outdoor built-in benches comprised of wood and steel. The landscaping and seating matches and complements the principal building.

17.96.060.F.5 – Architectural	Conformance
<i>Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.</i>	YES

Commission Findings: The building modulates horizontally and vertically through steps in the vertical wall plane, the setback of the third floor, and the erosion of building mass at the corner of 2nd Street and the alley. The coupling of wall-plane variations with changes in exterior materials enhances the effectiveness of the building modulation and provides visual interest that animates the façades along 2nd Street and the alley.

17.96.060.F.6 – Architectural	Conformance
<i>Building(s) shall orient toward their primary street frontage.</i>	YES

Commission Findings: The subject property is an existing nonconforming lot with substandard width and size. The lot is 45 feet wide and has a total area of 4,946 square feet. Blocks within Ketchum's original townsite were historically platted into 55-foot-wide lots oriented towards avenue rights-of-way that run north to south with rear property lines along alleyways. Unlike these historically platted townsite lots, the nonconforming subject property orients towards the corner of 2nd Street and the Block 59 alleyway.

17.96.060.F.7 – Architectural	Conformance
<i>Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.</i>	YES Condition #3

Commission Findings: Sheet A-201 of the project plans shows the trash room serving the mixed-use development is accessed from the covered parking area and the art gallery. The garbage disposal area contains four trash bins. Garbage disposal areas in new downtown developments are

encouraged to utilize a consolidated dumpster so that individual trash bins are not left lingering within the public right-of-way after Clear Creek Disposal service. Trash bins may be acceptable provided that the property owner maintains the special service provided by Clear Creek Disposal to transport the bins to and from the garbage disposal room. Pursuant to condition of approval no. 3, "The owner must utilize and maintain the special service provided by Clear Creek Disposal to transport the waste bins to and from the residential garbage room, as shown on sheet A-201 of Exhibit A, at all times. The waste bins must always be stored within the residential garbage room except for when Clear Creek Disposal transports the carts to and from the residential garbage room for servicing. If Clear Creek Disposal's special services are discontinued in the future, the owner must provide evidence of similar transport services."

No satellite receivers are proposed to be installed for the project.

17.96.060.F.8 – Architectural	Conformance
<i>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.</i>	YES
Commission Findings: All flat roof elements include internal drains routed to drywells. The recessed building entrances and flat roof elements provide weather protection to pedestrians entering/exiting the art gallery/residential units.	

17.96.060.G.1 – Circulation Design	Conformance
<i>Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.</i>	YES
Commission Findings: The new sidewalk will connect to the existing concrete sidewalks along 2 nd Street. The proposed sidewalk connects to pathways on the project site providing safe pedestrian access to and around the building.	

17.96.060.G.2 – Circulation Design	Conformance
<i>Awnings extending over public sidewalks shall extend five feet or more across the public sidewalk but shall not extend within two feet of parking or travel lanes within the right-of-way.</i>	N/A
Commission Findings: N/A. All projecting flat roof elements terminate at the property line and no awnings are proposed to extend over the property line.	

17.96.060.G.3 – Circulation Design	Conformance
<i>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.</i>	YES
Commission Findings: Vehicle access to the project is provided along 2 nd Street and the alley. All off-street parking is accessed along the alley. The proposed alley access will allow traffic to flow safely within the project and onto 2 nd Street. The new sidewalk will connect to walkways on the subject property providing safe pedestrian access to and around the building.	

17.96.060.G.4 – Circulation Design	Conformance
<i>Curb cuts and driveway entrances shall be no closer than 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.</i>	N/A
Commission Findings: No curb cuts or driveway entrances are proposed along 2nd Street. The off-street parking is accessed from the alley.	

17.96.060.G.5 – Circulation Design	Conformance
<i>Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.</i>	YES
Commission Findings: Unobstructed access for emergency vehicles, snowplows, garbage trucks, and similar service vehicles is provided to all necessary locations within the project from 2 nd Street and the alley.	

17.96.060.H.1 – Snow Storage	Conformance
<i>Snow storage areas shall not be less than 30 percent of the improved parking and pedestrian circulation areas.</i>	YES
Commission Findings: The proposed snow storage area is 149 square feet or 32% of the uncovered parking and pedestrian circulation areas.	

17.96.060.H.2 – Snow Storage	Conformance
<i>Snow storage areas shall be provided on site.</i>	YES
Commission Findings: The proposed snow storage area is 149 square feet or 32% of the uncovered parking and pedestrian circulation areas.	

17.96.060.H.3 – Snow Storage	Conformance
<i>A designated snow storage area shall not have any dimension less than five feet and shall be a minimum of 25 square feet.</i>	YES
Commission Findings: The proposed snow storage area is 149 square feet with a minimum dimension of 5 feet.	

17.96.060.H.4 – Snow Storage	Conformance
<i>In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed.</i>	N/A
Commission Findings: N/A—snow storage areas are provided on site.	

17.96.060.I.1 – Landscaping	Conformance
<i>Landscaping is required for all projects.</i>	YES

Commission Finding: Landscaping is provided at each level of the mixed-use building. The ground-level landscape plan along the 2nd Street frontage includes drought-tolerant ornamental grasses and Weeping Norway spruce trees. The upper-level planters will be planted with grasses and flowers.

17.96.060.I.2 – Landscaping	Conformance
<i>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>	YES

Commission Findings:

The ground-level landscape plan along the 2nd Street frontage includes drought-tolerant ornamental grasses and Weeping Norway spruce trees. The upper-level planters will be planted with grasses and flowers. The landscaping will complement the surrounding neighborhood and beautify the streetscape.

17.96.060.I.3 – Landscaping	Conformance
<i>All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.</i>	YES

Commission Findings: The ground-level landscape plan along the 2nd Street frontage includes drought-tolerant ornamental grasses and Weeping Norway spruce trees. The upper-level planters will be planted with grasses and flowers.

17.96.060.I.4 – Landscaping	Conformance
<i>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>	YES

Commission Findings: Landscaping is provided at each level of the mixed-use building. The ground-level landscape plan along the 2nd Street frontage includes drought-tolerant ornamental grasses and Weeping Norway spruce trees. The upper-level planters will be planted with grasses and flowers.

17.96.060.J.1 – Public Amenities	Conformance
<i>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.</i>	YES

Finding: Benches are provided within the on-site open public gathering space along 2nd Street.

17.96.060.K.1 – Underground Encroachments	Conformance
<i>Encroachments of below grade structures into required setbacks are subject to subsection 17.128.020.K of this title and shall not conflict with any applicable</i>	N/A

<i>easements, existing underground structures, sensitive ecological areas, soil stability, drainage, other sections of this Code or other regulating codes such as adopted International Code Council Codes, or other site features concerning health, safety, and welfare.</i>	
Commission Findings: N/A	

17.96.060.K.2 – Underground Encroachments	Conformance
<i>No below grade structure shall be permitted to encroach into the riparian setback.</i>	N/A
Commission Findings: N/A	

FINDINGS REGARDING CONFORMANCE WITH COMMUNITY CORE PROJECT REQUIREMENTS

17.96.070.A.1 – Streets	Conformance
<i>Street trees, streetlights, street furnishings, and all other street improvements shall be installed or constructed as determined by the Public Works Department.</i>	YES Condition #4

Commission Findings: The project will construct right-of-way improvements, including a new sidewalk, alley asphalt, drainage facilities, streetlights, in accordance with city standards. The City Engineer, Streets Department, and Planning Department have conducted a preliminary review of the project plans and believe the proposed right-of-way improvements comply with city standards. The City Engineer, Streets Department, and Planning Department will conduct a final review of the proposed right-of-way improvements prior to issuance of a building permit for the project.

17.96.070.A.2 – Streets	Conformance
<i>Street trees with a minimum caliper size of three inches, shall be placed in tree grates.</i>	N/A
Commission Findings: N/A—no street trees are proposed.	

17.96.070.A.3 – Streets	Conformance
<i>Due to site constraints, the requirements of this subsection A may be modified by the Public Works Department.</i>	YES Condition #4
Commission Findings: The City Engineer and Streets Department have conducted a preliminary review of the project plans and believe the proposed right-of-way improvements comply with city standards. The City Engineer, Streets Department, and Planning Department will conduct a final review of the proposed right-of-way improvements prior to issuance of a building permit for the project.	

17.96.070.B.1 - Architectural	Conformance
<i>Facades facing a street or alley or located more than five feet from an interior side property line shall be designed with both solid surfaces and window openings to avoid the creation of blank walls and employ similar architectural elements, materials, and colors as the front facade.</i>	YES

Commission Findings: The materials and detailing along the front 2nd Street façade wrap around the building corners and extend the length of the alley frontage, a portion of the rear south façade, and the visible portion of the east side wall.

17.96.070.B.2 - Architectural	Conformance
<i>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.</i>	YES

Commission Findings: As noted in the applicant’s narrative response to the Design Review standards, “Nearly 40% of the length of the West Second Street façade at the ground level is comprised of clear glass extending from the floor to a height of 11 or 12-feet. A landscape zone is provided in the setback area between the sidewalk and building comprised of native and drought tolerant ground cover, ornamental grasses, and weeping Norway spruce trees.”

17.96.070.B.3 - Architectural	Conformance
<i>For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows.</i>	YES

Commission Findings: As noted in the applicant’s narrative response to the Design Review standards, “Nearly 40% of the length of the West Second Street façade at the ground level is comprised of clear glass extending from the floor to a height of 11 or 12-feet. A landscape zone is provided in the setback area between the sidewalk and building comprised of native and drought tolerant ground cover, ornamental grasses, and weeping Norway spruce trees.”

17.96.070.B.4 - Architectural	Conformance
<i>Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited.</i>	YES

Commission Findings: The flat roofs, overhangs, and natural wood soffit are compatible with the overall style and character of the proposed mixed-use building. The roofs are comprised of non-reflective membranes covered with stone ballast.

17.96.070.B.5 - Architectural	Conformance
<i>All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters, and downspouts.</i>	N/A

Commission Findings: N/A—the project does not include pitched roofs.

17.96.070.B.6 - Architectural	Conformance
<i>Roof overhangs shall not extend more than three feet over a public sidewalk. Roof overhangs that extend over the public sidewalk shall be approved by the Public Works Department.</i>	N/A

Commission Findings: N/A—all roof overhangs are contained on the subject property.

17.96.070.B.7 - Architectural	Conformance
<i>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.</i>	N/A
Commission Findings: The project does not include front porches or stoops on the front façade of the building.	

17.96.070.C.1 – Service Areas and Mechanical/Electrical Equipment	Conformance
<i>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.</i>	YES Condition #3
Commission Findings: Sheet A-201 of the project plans shows the trash room serving the mixed-use development is accessed from the covered parking area and the art gallery. The garbage disposal area contains four trash bins. Garbage disposal areas in new downtown developments are encouraged to utilize a consolidated dumpster so that individual trash bins are not left lingering within the public right-of-way after Clear Creek Disposal service. Trash bins may be acceptable provided that the property owner maintains the special service provided by Clear Creek Disposal to transport the bins to and from the garbage disposal room. Pursuant to condition of approval no. 3, “The owner must utilize and maintain the special service provided by Clear Creek Disposal to transport the waste bins to and from the residential garbage room, as shown on sheet A-201 of Exhibit A, at all times. The waste bins must always be stored within the residential garbage room except for when Clear Creek Disposal transports the carts to and from the residential garbage room for servicing. If Clear Creek Disposal’s special services are discontinued in the future, the owner must provide evidence of similar transport services.”	

17.96.070.C.2 – Service Areas and Mechanical/Electrical Equipment	Conformance
<i>Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design.</i>	YES
Commission Findings: Roof-mounted mechanical and electrical equipment will be fully screened by black perforated steel panels. The screening panels are compatible with the project’s steel elements. All ground-level electrical and mechanical equipment is screened from the public view along the alley.	

17.96.070.D.1 - Landscaping	Conformance
<i>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.</i>	YES
Commission Findings: The demolition plan on sheet C0.90 shows one tree that is proposed to be removed from the subject property. All other trees proposed to be removed are within the adjacent public right-of-way along the alley. The Weeping Norway spruce trees shown on the landscape plan satisfy the replacement tree requirement.	

17.96.070.D.2 - Landscaping	Conformance
<i>Trees that are placed within a courtyard, plaza, or pedestrian walkway shall be placed within tree wells that are covered by tree grates.</i>	N/A
Commission Findings: N/A—no trees are proposed in courtyard plazas or within pedestrian walkways.	

17.96.070.D.3 - Landscaping	Conformance
<i>The City arborist shall approve all parking lot and replacement trees.</i>	YES
Commission Findings: The City Arborist has approved the Weeping Norway spruce trees that satisfies the requirement to replace the one tree that is proposed to be removed from the project site.	

17.96.070.E.1 – Surface Parking Lots	Conformance
<i>Surface parking lots shall be accessed from off the alley and shall be fully screened from the street.</i>	N/A
Commission Findings: N/A. A surface parking lot is not proposed.	

17.96.070.E.2 – Surface Parking Lots	Conformance
<i>Surface parking lots shall incorporate at least one tree and one additional tree per ten on site 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.</i>	N/A
Commission Findings: N/A. The project does not include a surface parking lot.	

17.96.070.E.3 – Surface Parking Lots	Conformance
<i>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.</i>	YES
Commission Findings: N/A. The project does not include a surface parking lot.	

17.96.070.F.1 – Bicycle Parking	Conformance
<i>One bicycle rack, able to accommodate at least two bicycles, shall be provided for every four parking spaces as required by the proposed use. At a minimum, one bicycle rack shall be required per development.</i>	YES
Commission Findings: One bike rack is required for the proposed development. The project's parking demand is four spaces. One bike rack is required for the development. The project proposes to install one bike rack, accommodating two bicycles, adjacent to the entrance to the building along the alley.	

17.96.070.F.2 – Bicycle Parking	Conformance
<i>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 shall be adjusted to the next highest whole number.</i>	YES
Commission Findings: One bike rack is required for the proposed development.	

17.96.070.F.3 – Bicycle Parking	Conformance
<i>Bicycle racks shall be clearly visible from the building entrance they serve and not mounted less than 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.</i>	YES
Commission Findings: The project proposes to install one bike rack, accommodating two bicycles, adjacent to the entrance to the building along the alley.	

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 is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code and pursuant to Chapters 3, 9 and 13 of Title 50 Idaho Code to enact the ordinances and regulations, which ordinances are codified in the Ketchum Municipal Code (“KMC”) and are identified in the Findings of Fact and which are herein restated as Conclusions of Law by this reference and which City Ordinances govern the applicant’s Design Review application for the development and use of the project site.
2. The Commission has authority to hear the applicant’s Design Review Application pursuant to Chapter 17.96 of Ketchum Municipal Code Title 17.
3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Ketchum Municipal Code §17.96.080.
4. The Design Review application is governed under Ketchum Municipal Code Chapters 17.96, 17.124, 17.08, 17.12, 17.18, and 17.128.
5. The 140 West 2nd Design Review Application File No. P24-092 meets all applicable standards specified in Title 17 of Ketchum Municipal Code.

DECISION

THEREFORE, the Ketchum Planning and Zoning Commission **approves** this Design Review Application File No. P24-092 this Tuesday, April 8, 2025 subject to the following conditions of approval.

CONDITIONS OF APPROVAL

1. This Design Review approval is based on the plans dated January 31, 2025 and information presented and approved at the March 25, 2025 Planning and Zoning Commission Meeting

included as Exhibit A. The building permit plans must conform to the approved Design Review plans unless otherwise approved in writing by the Planning and Zoning Commission or Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to removal.

2. As a voluntary contribution, in exchange for an increase in FAR, a total community housing contribution of 751 square feet or payment of the associated \$450,600 in-lieu fee is required. A FAR Exceedance Agreement between the applicant and the City to memorialize the community housing contribution shall be reviewed and approved by City Council, signed, and recorded prior to issuance of a building permit for the project
3. The owner must utilize and maintain the special service provided by Clear Creek Disposal to transport the waste bins to and from the residential garbage room, as shown on sheet A-201 of Exhibit A, at all times. The waste bins must always be stored within the residential garbage room except for when Clear Creek Disposal transports the carts to and from the residential garbage room for servicing. If Clear Creek Disposal's special services are discontinued in the future, the owner must provide evidence of similar transport services.
4. At time of building permit, the applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all right-of-way improvements, including sidewalks, alley asphalt, streetlights, utilities, and drainage facilities, for final review and approval by the City Engineer, Streets Department, Utilities Department, and Planning Department.
5. Pursuant to Ketchum Municipal Code §17.127.030.B, separate sign permits shall be required for all new signs prior to installation.
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 Planning and Zoning Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations (KMC §17.96.090). Any extension shall comply with KMC §17.96.090.
7. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws

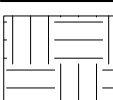


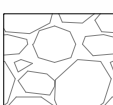

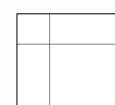
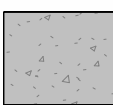
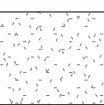
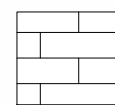
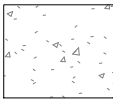
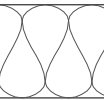
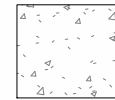
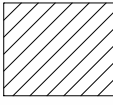
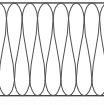

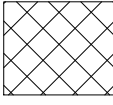
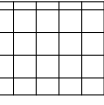

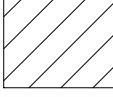

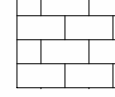
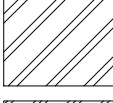
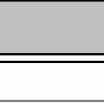
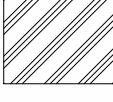


Findings of Fact **adopted** this 8th day of April 2025.

Neil Morrow, Chair
City of Ketchum
Planning and Zoning Commission

Exhibit A



MATERIAL SYMBOLS

PLAN AND SECTION		ELEVATION			
	EARTH / TOP SOIL		PLYWOOD		SIDING - WOOD
	WASHED ROCK		FINISH WOOD		SIDING - FIBER CEMENT PANEL/PHENOLIC CORE PANEL
	ASPHALT PAVING / ROADBED MATL.		SAND, PLASTER, GYPSUM BOARD		BRICK
	CONCRETE		BATT INSULATION		CONCRETE
	BRICK		BIBS INULATION		STUCCO
	CONCRETE MASONRY UNIT		RIGID INSULATION		GLASS
	CUT STONE		SPRAY FOAM INSULATION		CONCRETE MASONRY UNIT
	STEEL		WALL - NEW CONSTRUCTION		
	ALUMINUM		WALL - EXISTING TO REMAIN		
			WALL - TO BE DEMOLISHED		

PROJECT TEAM

OWNER:	140 West 2nd Street, LLC PO Box 9000 Ketchum, Idaho 83340 billgriffinsv@gmail.com	CIVIL ENGINEER:	Opal Engineering, PLLC Samantha Stalhnecker, PE P.O. Box 2530 Hailey, Idaho 83333 (208) 720-9608 sam@opal-engineering.com
ARCHITECT:	Michael Doty Associates, Architects, PC PO Box 2792 371 Washington Avenue North Ketchum, Idaho 83340 (208) 726-4228 mike@mda-arc.com		
GENERAL CONTRACTOR:	Lee Gilman Builders, Inc. Matt Spence PO Box 5348 Ketchum, Idaho 83340 (208) 928-7810 matt@leegilman.com	GEOTECHNICAL ENGINEER:	Butler & Associates, Inc. Steve Butler P.O. Box 1034 280 Spruce Avenue North Ketchum, Idaho 83340 (208) 720-6432 svgeotech@gmail.com
STRUCTURAL ENGINEER:	Vector Structural Engineers Brendan Sines, PE 1478 West Ustick Road, Suite 110 Meridian, Idaho 83646 (208) 996-0303 brendan.sines@vectorse.com		

PROJECT DATA

LEGAL DESCRIPTION:	PARCEL NUMBER: RPK0000059001B KETCHUM AM LOT 1A BLK 59 140 WEST 2ND STREET KETCHUM, IDAHO 83340
ZONING:	CC-2: COMMUNITY CORE, SUB-DISTRICT 2
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	R-2, B
BUILDING AREA (GROSS):	9,386 SF
FIRE SPRINKLER SYSTEM:	NFPA 13
SITE AREA:	±4,946 SQ. FT. (±0.11 ACRES)
CODES:	2018 INTERNATIONAL BUILDING CODE (2018 IBC) AS ADOPTED AND AMMENDED BY CITY OF KETCHUM BUILDING DEPT.
JURISDICTIONS:	KETCHUM PLANNING AND BUILDING DEPARTMENT KETCHUM FIRE DEPARTMENT

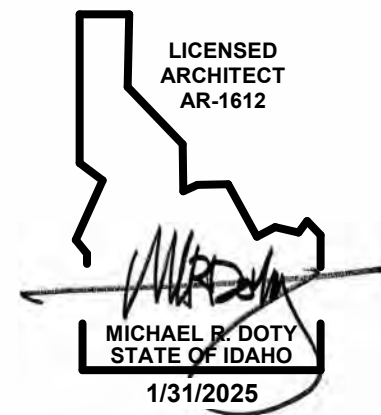
SHEET INDEX

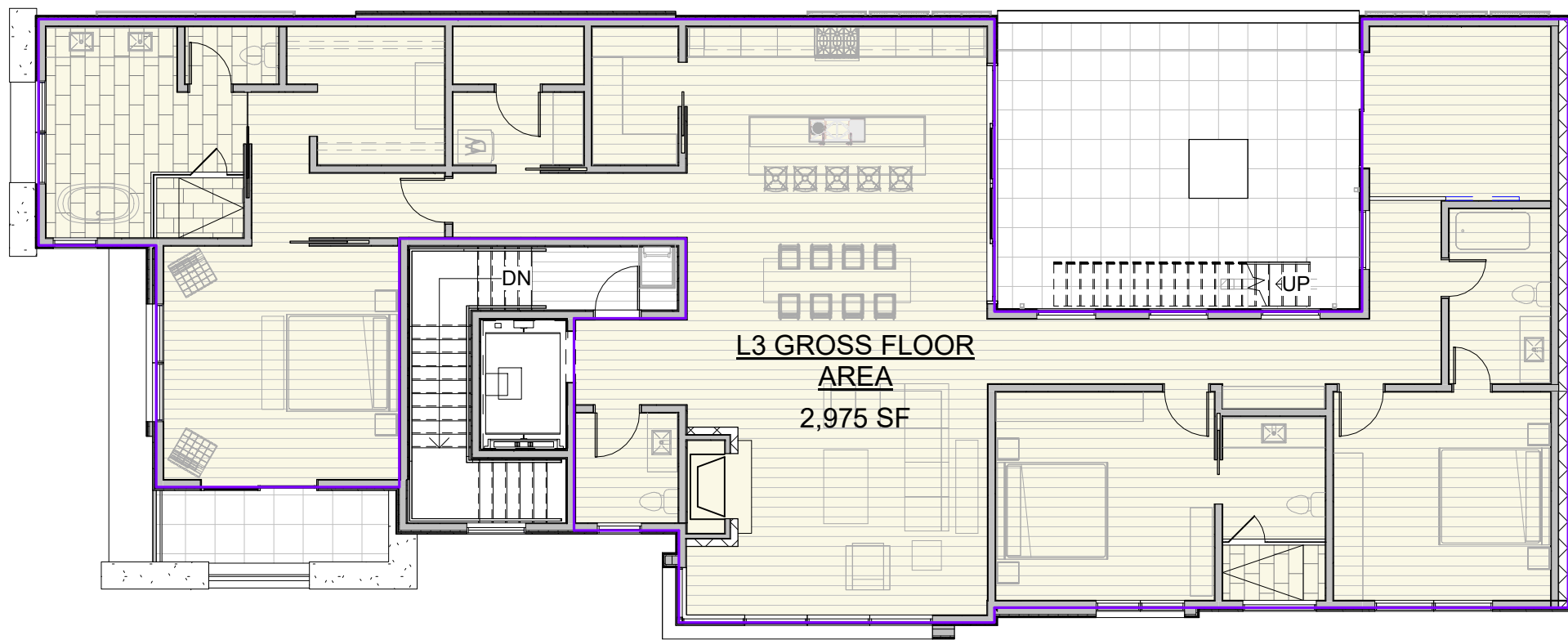
ARCHITECTURAL	
A-001	DESIGN REVIEW COVER
A-002	VICINITY MAP
A-010	AREA PLANS AND CALCULATIONS
A-020	IMMEDIATE NEIGHBORHOOD CONTEXT
A-021	EXPANDED NEIGHBORHOOD CONTEXT
A-101	ARCHITECTURAL SITE PLAN
A-102	LANDSCAPE PLAN
A-200	BASEMENT FLOOR PLAN
A-201	GROUND FLOOR PLAN
A-202	SECOND FLOOR PLAN
A-203	THIRD FLOOR PLAN
A-204	ROOF PLAN
A-301	EXTERIOR FINISHES
A-311	WEST (ALLEY) ELEVATION
A-312	NORTH AND SOUTH ELEVATIONS
A-313	EAST ELEVATION - DESIGN REVIEW
A-321	PROPOSED BUILDING SIGNAGE
A-411	BUILDING SECTIONS
A-412	BUILDING SECTIONS
A-511	EXTERIOR LIGHTING PLANS AND SPECIFICATIONS
A-512	EXTERIOR LIGHTING PHOTOMETRIC CALCULATIONS
A-601	EXTERIOR RENDERINGS
A-602	EXTERIOR RENDERINGS
A-603	EXTERIOR RENDERINGS
A-604	EXTERIOR RENDERINGS
A-605	EXTERIOR RENDERINGS
A-606	EXTERIOR RENDERINGS
Total Sheets: 27	

140 WEST 2nd

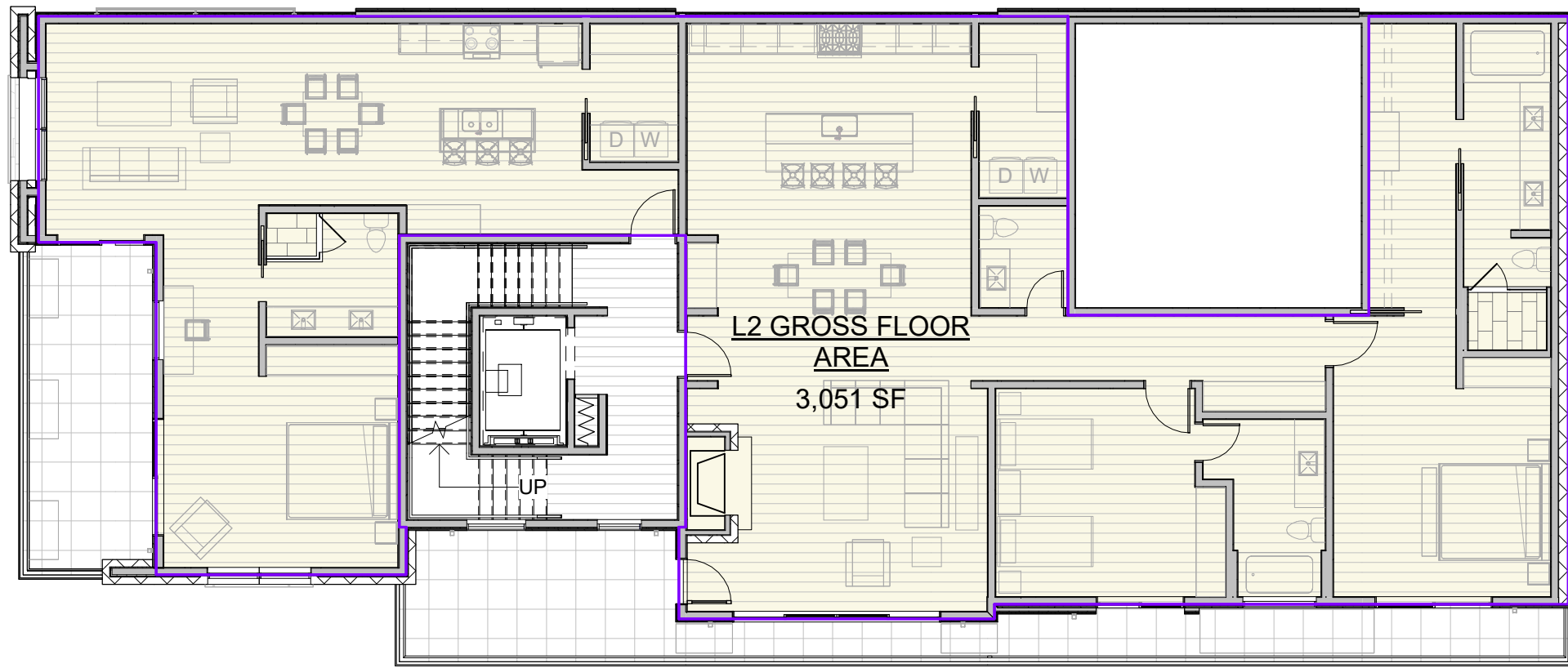
140 W 2nd STREET
KETCHUM, IDAHO 83333

DESIGN REVIEW
1/31/2025

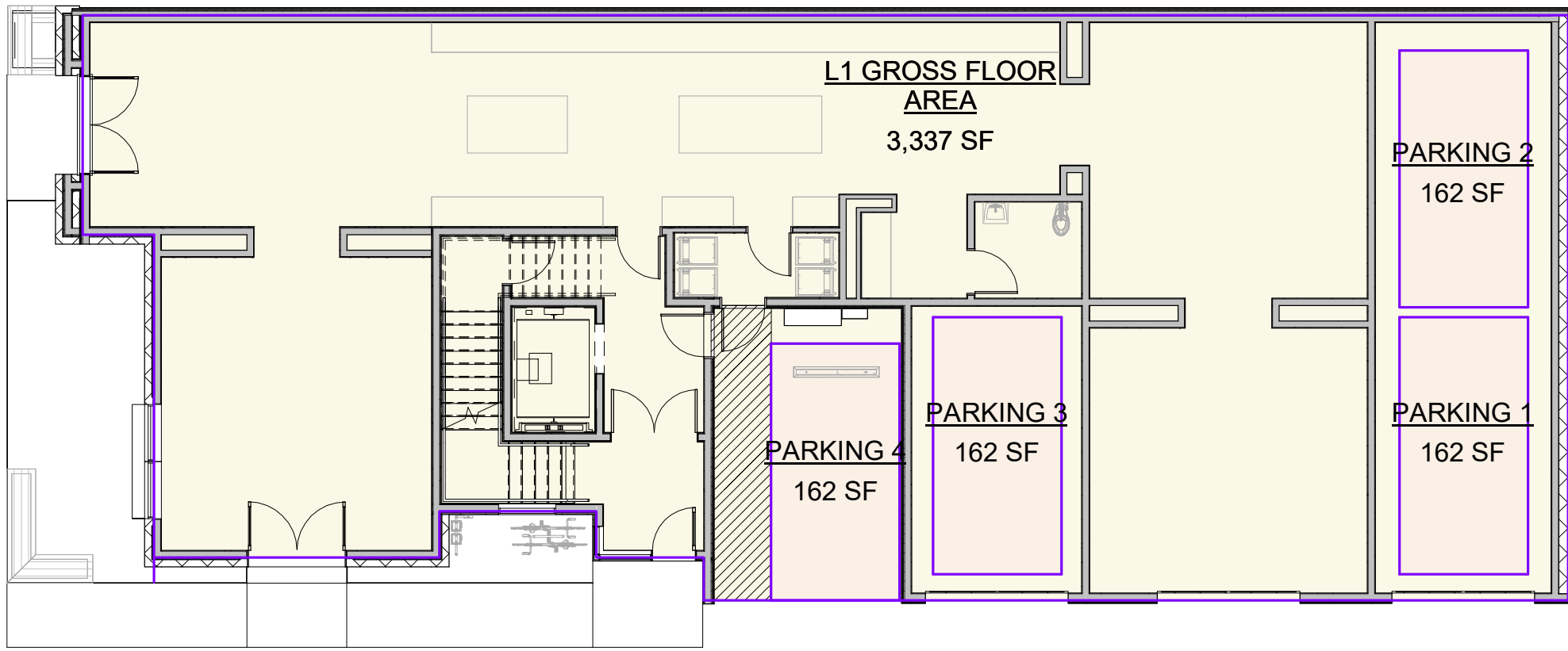




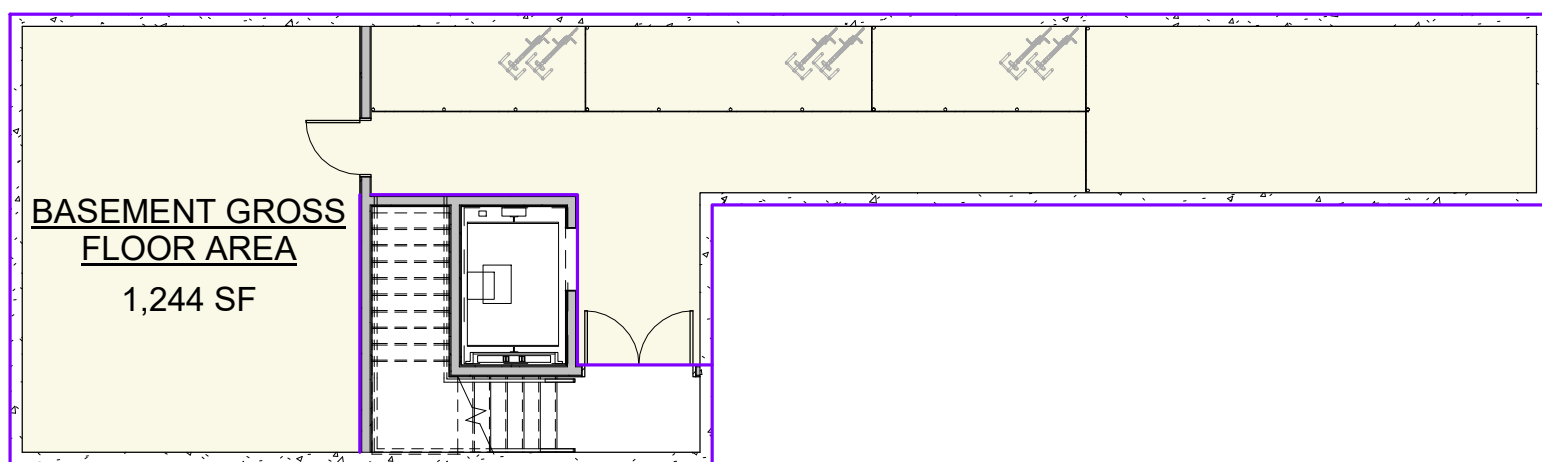
THIRD FLOOR - GROSS AREA



SECOND FLOOR - GROSS AREA



GROUND FLOOR - GROSS AREA

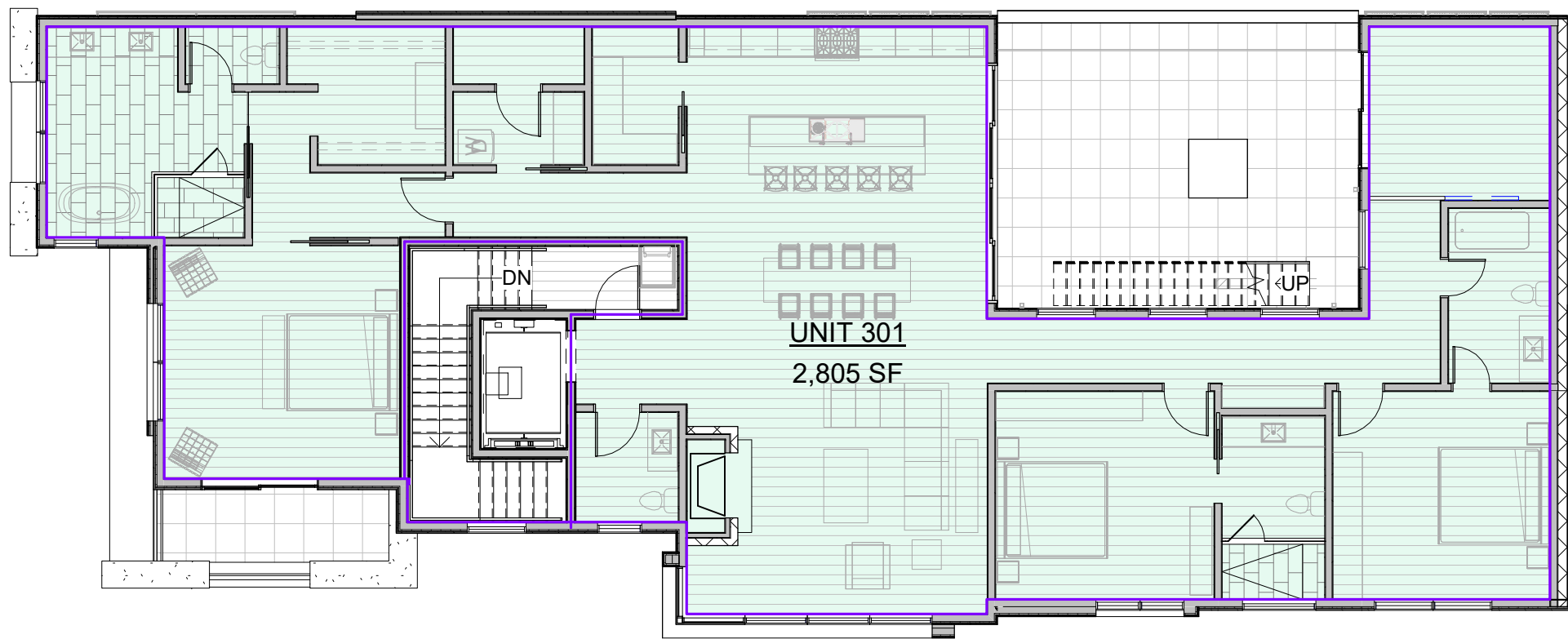


BASEMENT - GROSS AREA

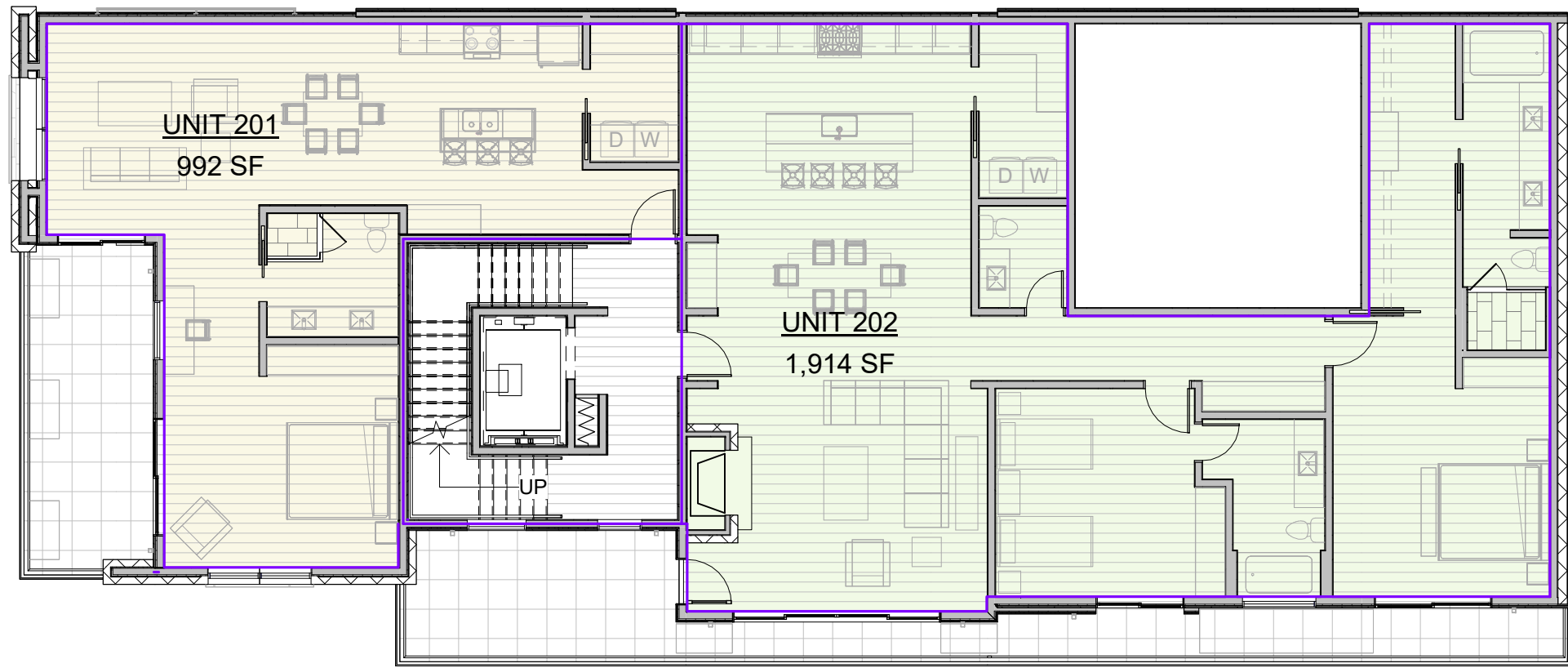
AREA SCHEDULE (GROSS)	
AREA NAME	SQUARE FEET
BASEMENT GROSS FLOOR AREA	1,244 SF
L1 GROSS FLOOR AREA	3,337 SF
PARKING 1	162 SF
PARKING 2	162 SF
PARKING 3	162 SF
PARKING 4	162 SF
L2 GROSS FLOOR AREA	3,051 SF
L3 GROSS FLOOR AREA	2,975 SF
TOTAL FLOOR AREA	11,255 SF

F.A.R. SCHEDULE	
AREA NAME	SQUARE FEET
L1 GROSS FLOOR AREA	3,337 SF
L2 GROSS FLOOR AREA	3,051 SF
L3 GROSS FLOOR AREA	2,975 SF
TOTAL GROSS FLOOR AREA*	9,363 SF

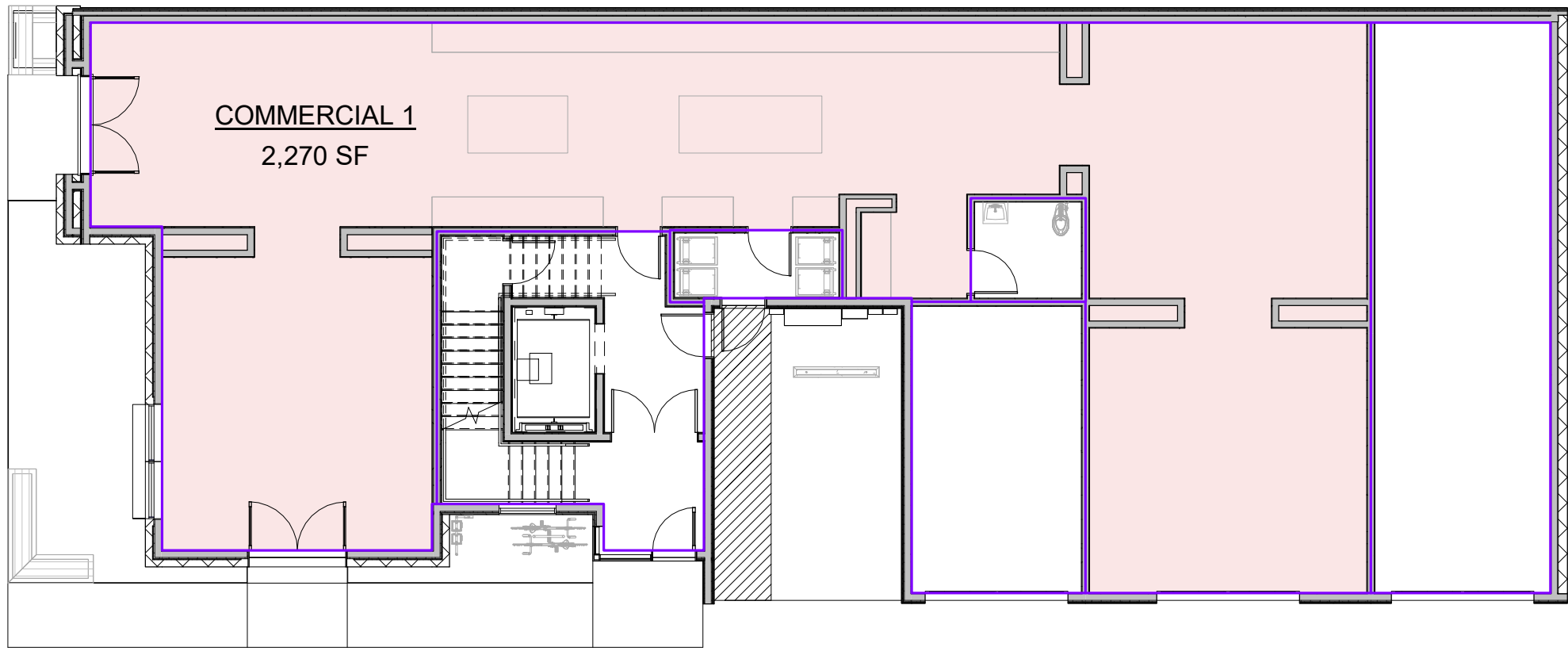
* PER CITY OF KETCHUM DEFINITION: FLOOR AREA, GROSS
LOT AREA: 4,946 SF
F.A.R. = 9,363 ÷ 4,946 = 1.89
BUILDING GROSS AREA OVER 1.0 FAR: 4,417 SF
REQUIRED AREA OF DEED RESTRICTED HOUSING:
(4,399 SF X 20%)-15% = 751 SF
IN-LIEU FACE BASED ON 751 SF: 751 X \$600 = \$450,600



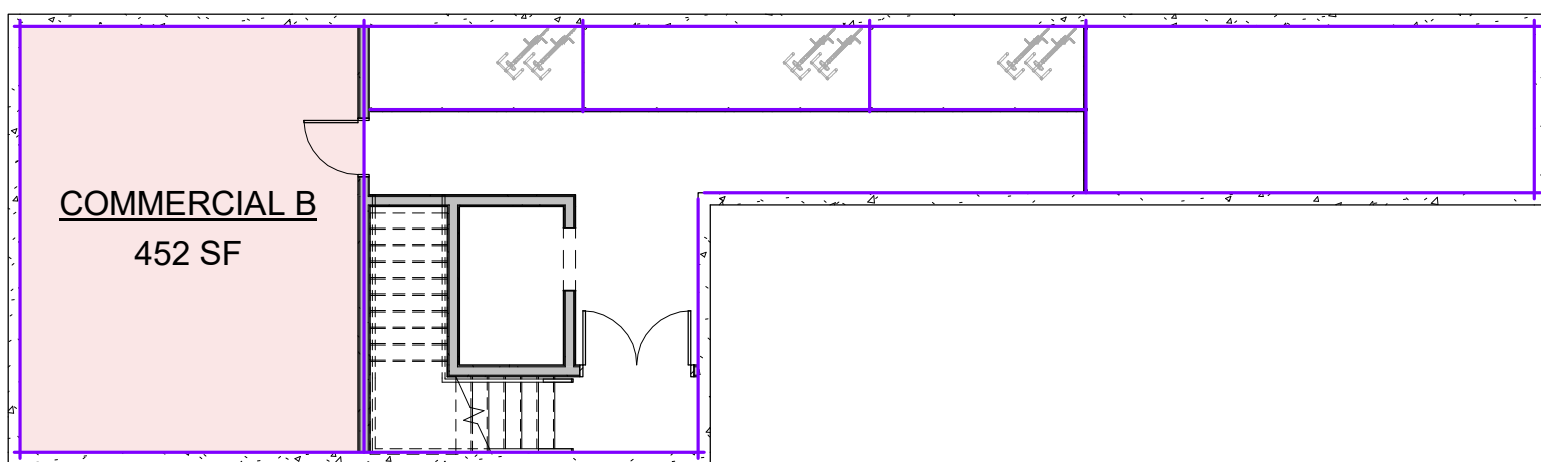
THIRD FLOOR - NET AREA



SECOND FLOOR - NET AREA



GROUND FLOOR - NET AREA



BASEMENT NET AREA

AREA SCHEDULE (NET)	
AREA NAME	SQUARE FEET
TRASH	0 SF
COMMERCIAL B	452 SF
COMMERCIAL 1	2,270 SF
UNIT 201	992 SF
UNIT 202	1,914 SF
UNIT 301	2,805 SF
TOTAL NET FLOOR AREA*	8,433 SF

* PER CITY OF KETCHUM DEFINITION: FLOOR AREA, NET

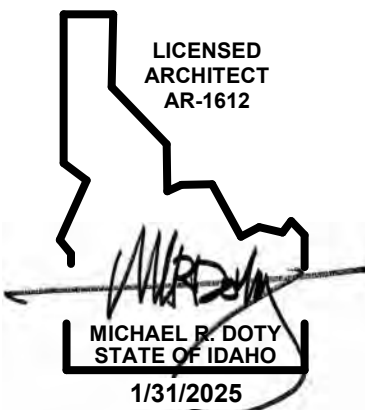
AREA SCHEDULE (COMMERCIAL)	
AREA NAME	SQUARE FEET
COMMERCIAL B	452 SF
COMMERCIAL 1	2,270 SF
TOTAL COMMERCIAL FLOOR AREA	2,722 SF

MINIMUM HOUSING DENSITY:
TOTAL COMMERCIAL AREA: 2,722 SF
TOTAL BUILDING NET FLOOR AREA: 8,433 SF
PERCENTAGE OF COMMERCIAL AREA: 32.2%
RESIDENTIAL UNITS REQUIRED: 3
RESIDENTIAL UNITS PROVIDED: 3

PARKING REQUIREMENTS:
COMMERCIAL SPACE:
RETAIL TRADE - ART SALES, 2,722 SF: 0 SPACES REQUIRED
RESIDENTIAL SPACES:
UNIT 201, 992 SF: 1 SPACE REQUIRED
UNIT 202, 1,914 SF: 1 SPACE REQUIRED
UNIT 301, 2,805 SF: 2 SPACES REQUIRED
TOTAL PARKING SPACES REQUIRED: 4
TOTAL PARKING SPACES PROVIDED: 4

AREA PLANS AND CALCULATIONS

SCALE: 3/32" = 1'-0"



140 WEST 2nd

140 W 2nd STREET
KETCHUM, IDAHO 83333

DESIGN REVIEW
1/31/2025



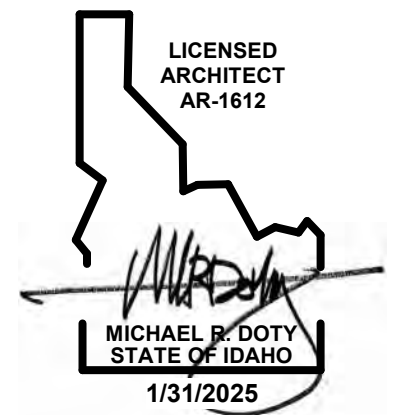


IMMEDIATE NEIGHBORHOOD CONTEXT

140 WEST 2nd

140 W 2nd STREET
KETCHUM, IDAHO 83333

DESIGN REVIEW
1/31/2025



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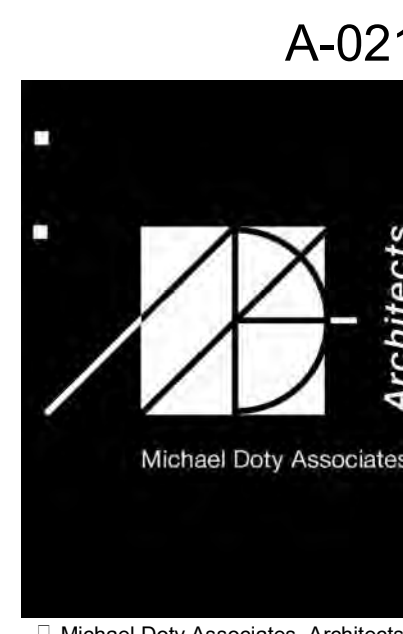
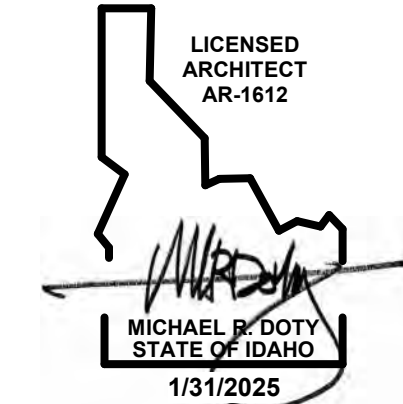


EXPANDED NEIGHBORHOOD CONTEXT

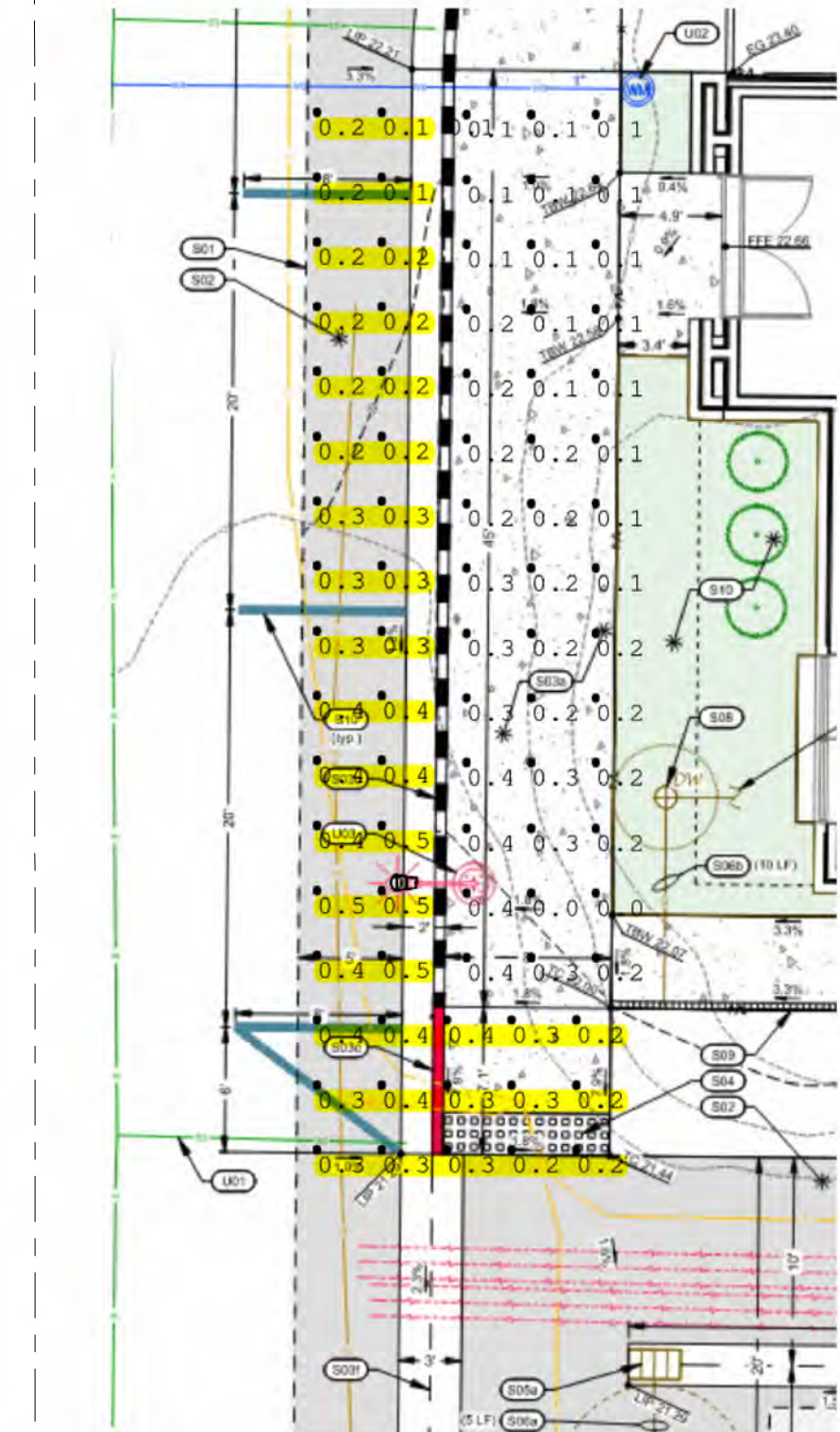
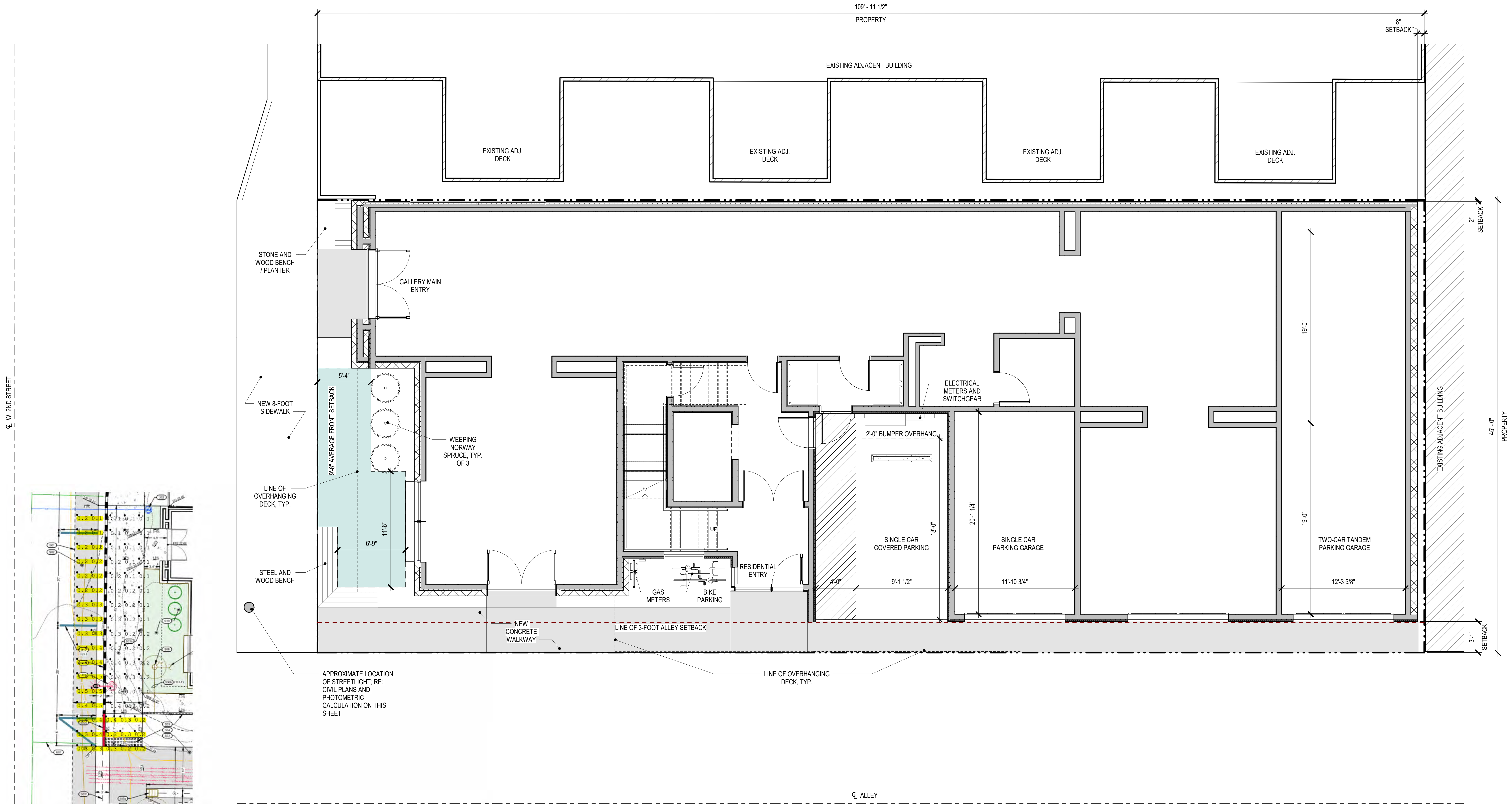
140 WEST 2nd

140 W 2nd STREET
KETCHUM, IDAHO 83333

DESIGN REVIEW
1/31/2025



A-021



Footcandle Schedule	Symbol	Qty	Arrangement	Description	Foot	LF	Footcandle	Footcandle	Total
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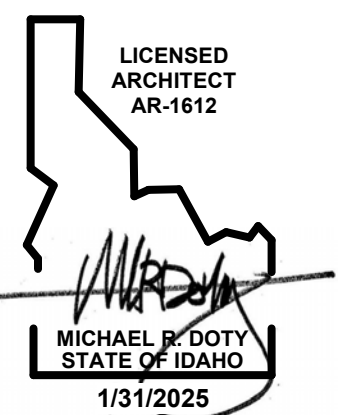
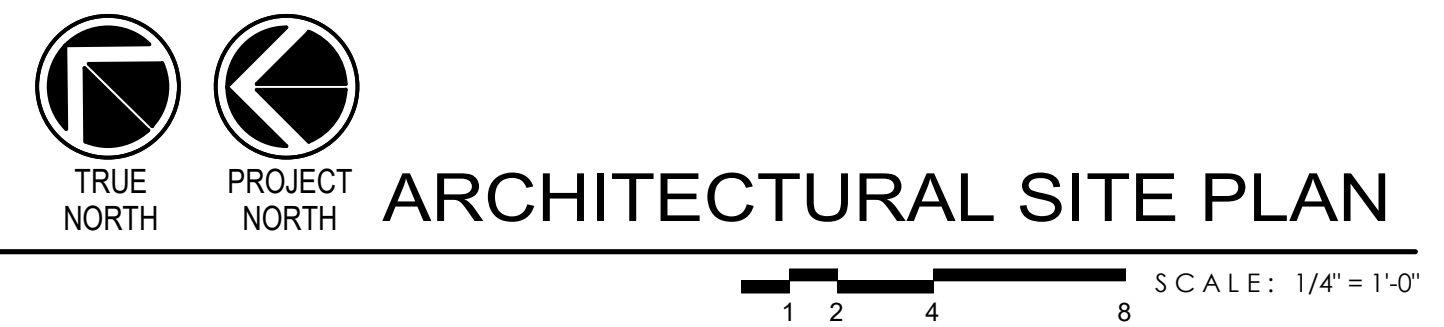
STREETLIGHT PHOTOMETRIC CALCULATION
PREPARED BY MH COMPANIES

ZONING

ZONING: CC-2 COMMUNITY CORE, MIXED USE
SETBACKS:
FRONT: 5-FOOT AVERAGE REQUIRED
9'-0" AVERAGE PROVIDED @ 1st
11'-3" AVERAGE PROVIDED @ 2nd
16'-10" AVERAGE PROVIDED @ 3rd
ALLEY: 3-FOOT REQUIRED
3'-1" PROVIDED
REAR: 0 REQUIRED
7" PROVIDED
SIDE: 0 REQUIRED
2 1/2" PROVIDED

SNOW STORAGE CALCULATION

PEDESTRIAN CIRCULATION AREA: 471 SF
30% SNOW STORAGE REQUIREMENT: 141 SF
SNOW STORAGE AREA PROVIDED: 144 SF



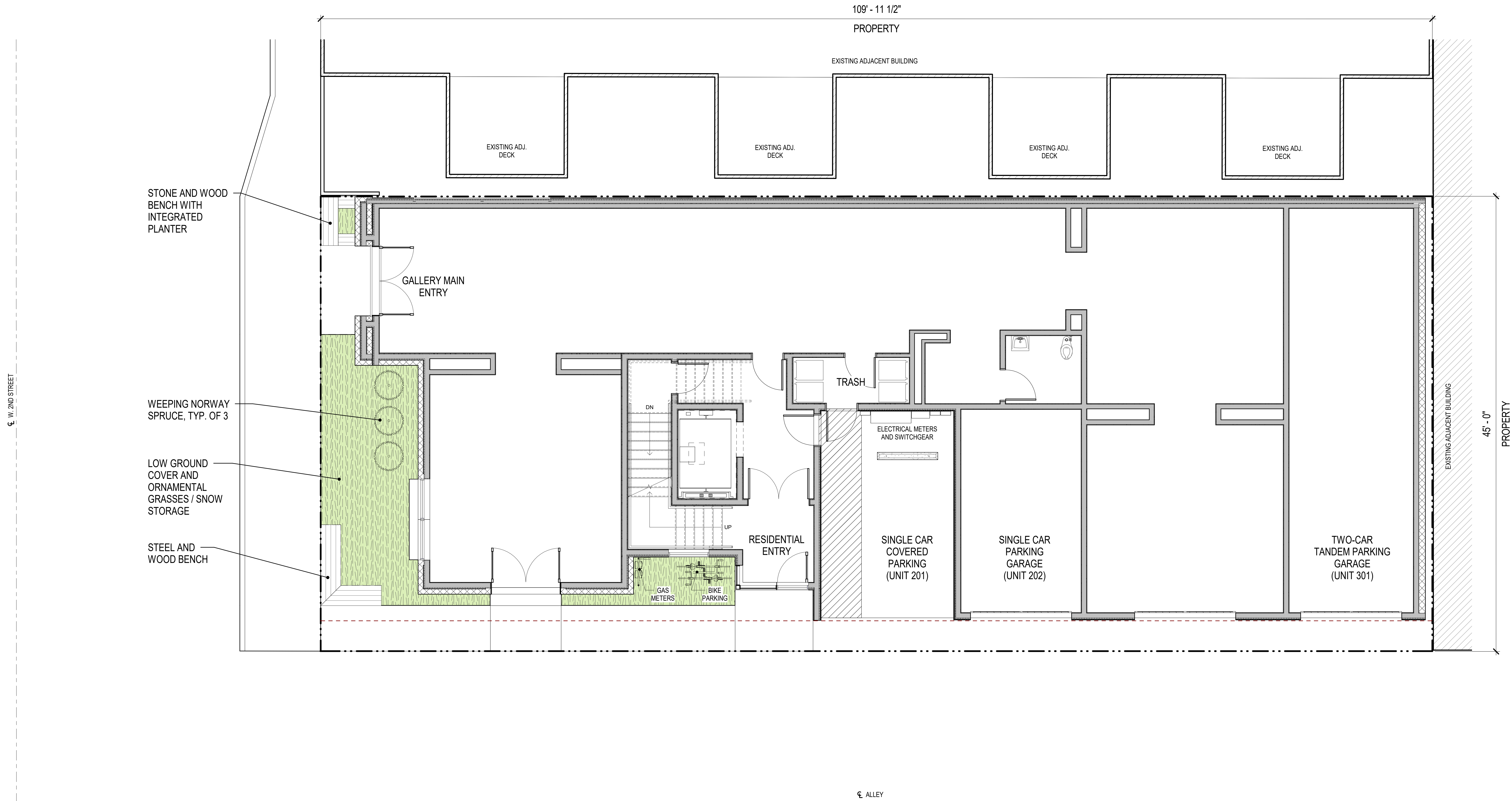
140 WEST 2nd

140 W 2nd STREET
KETCHUM, IDAHO 83333

DESIGN REVIEW
1/31/2025



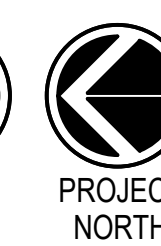
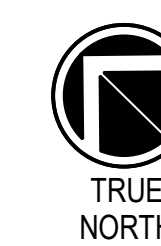
Michael Doty Associates, Architects PC



ZONING

ZONING: CC-2 COMMUNITY CORE, MIXED USE
SETBACKS:

FRONT: 5-FOOT AVERAGE REQUIRED
9'-0" AVERAGE PROVIDED @ 1st
11'-3" AVERAGE PROVIDED @ 2nd
16'-10" AVERAGE PROVIDED @ 3rd
ALLEY: 3-FOOT REQUIRED
3'-1" PROVIDED
REAR: 0 REQUIRED
7" PROVIDED
SIDE: 0 REQUIRED
2 1/2" PROVIDED



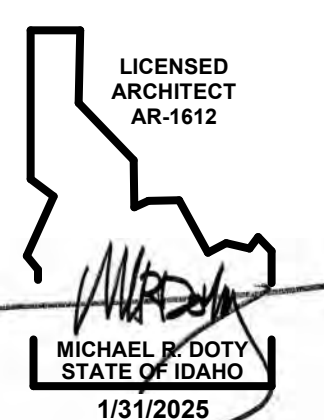
LANDSCAPE PLAN

1 2 4 8 SCALE: 1/4"=1'-0"

140 WEST 2nd

140 W 2nd STREET
KETCHUM, IDAHO 83333

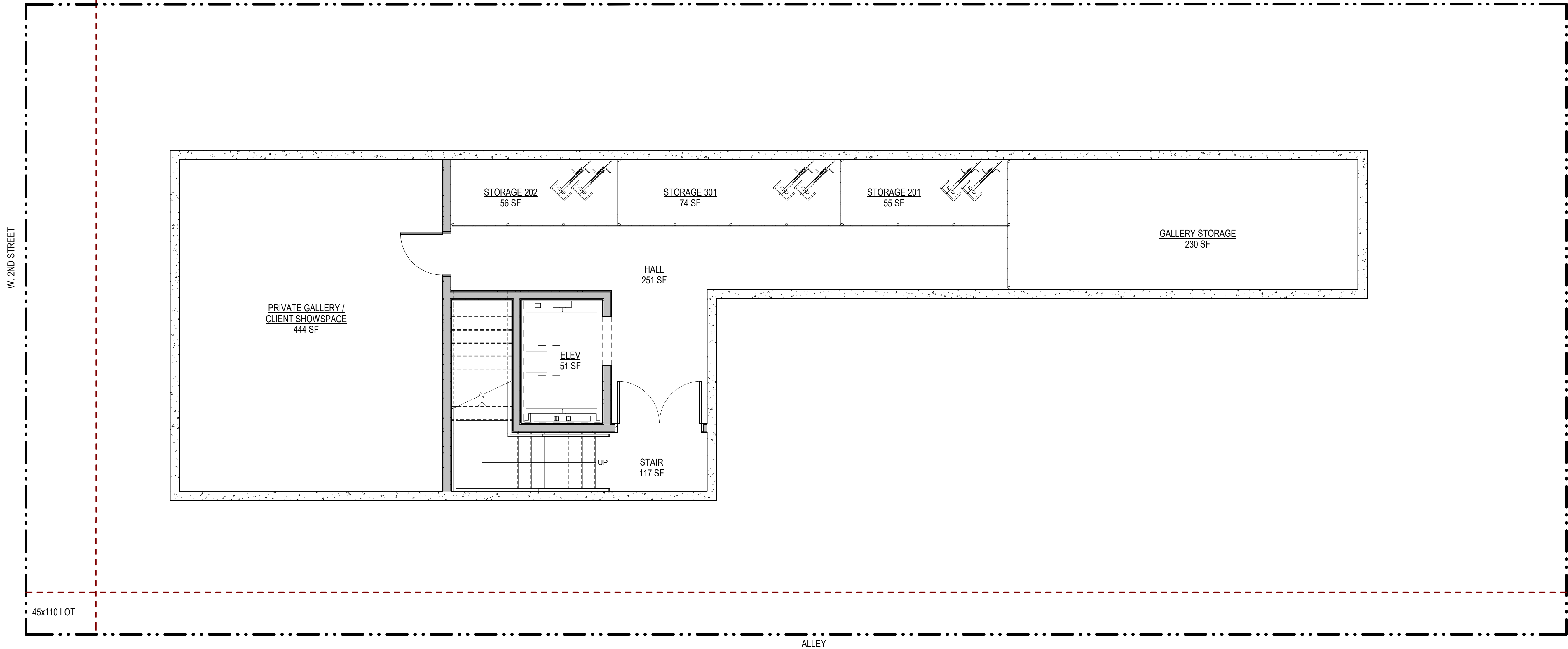
DESIGN REVIEW
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A-102



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BASEMENT FLOOR PLAN

1 2 4 8 SCALE: 1/4"=1'-0"

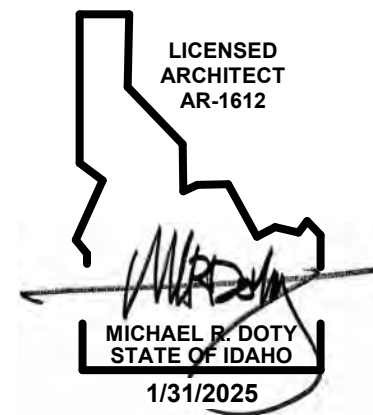
ZONING

ZONING: CC-2 COMMUNITY CORE, MIXED USE
SETBACKS:
FRONT: 5-FOOT AVERAGE REQUIRED
9'-0" AVERAGE PROVIDED @ 1st
11'-3" AVERAGE PROVIDED @ 2nd
16'-10" AVERAGE PROVIDED @ 3rd
ALLEY: 3-FOOT REQUIRED
3'-1" PROVIDED
REAR: 0 REQUIRED
7" PROVIDED
SIDE: 0 REQUIRED
2 1/2" PROVIDED

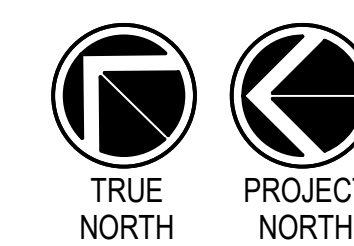
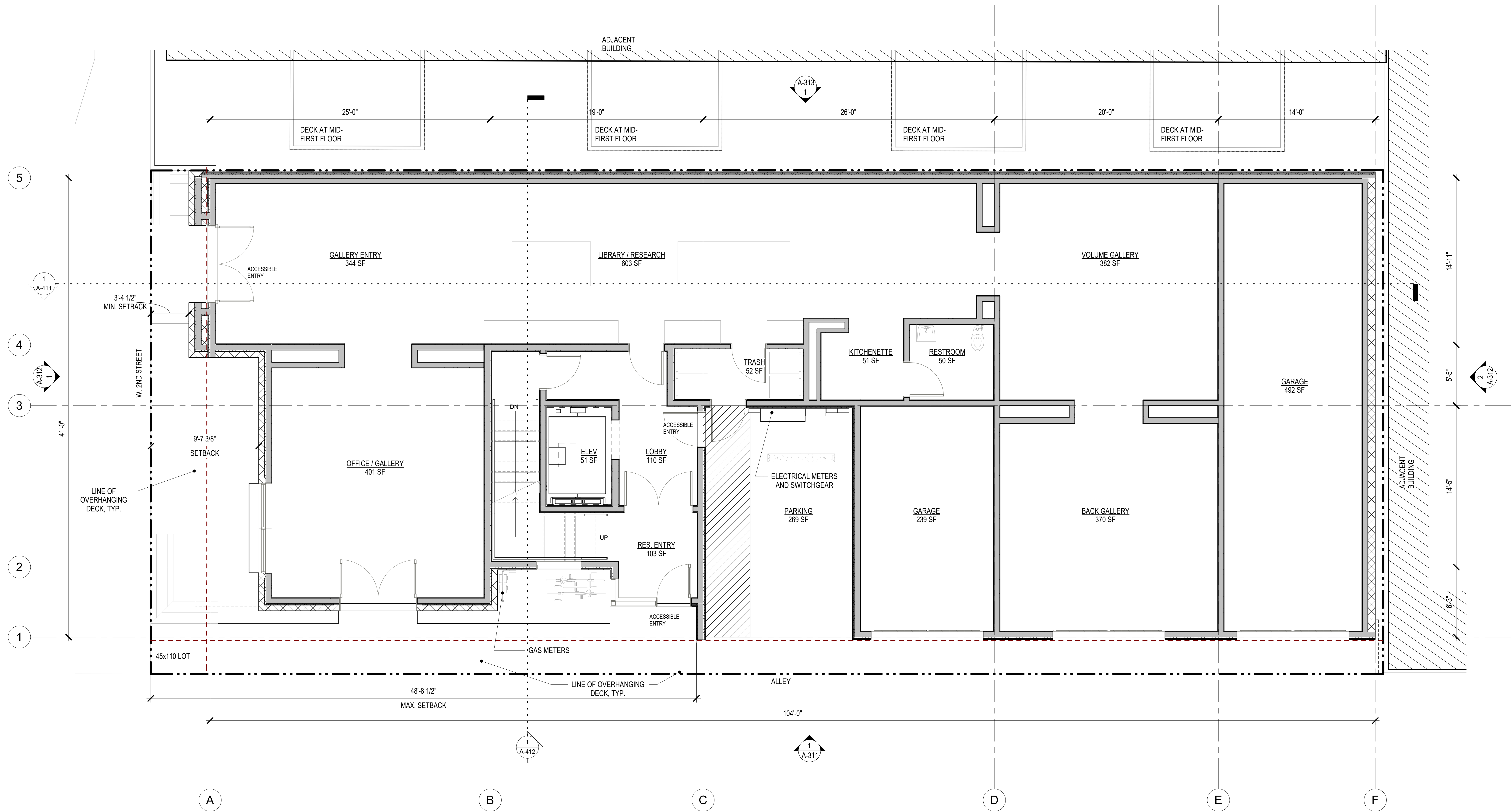
140 WEST 2nd

140 W 2nd STREET
KETCHUM, IDAHO 83333

DESIGN REVIEW
1/31/2025



Michael Doty Associates, Architects PC



GROUND FLOOR PLAN

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

ZONING

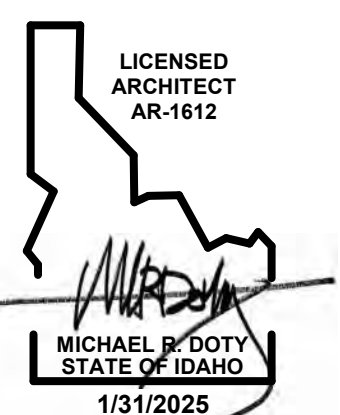
ZONING: CC-2 COMMUNITY CORE, MIXED USE
SETBACKS:

FRONT: 5-FOOT AVERAGE REQUIRED
9'-0" AVERAGE PROVIDED @ 1st
11'-3" AVERAGE PROVIDED @ 2nd
16'-10" AVERAGE PROVIDED @ 3rd

ALLEY: 3-FOOT REQUIRED
3'-1" PROVIDED

REAR: 0 REQUIRED
7" PROVIDED

SIDE: 0 REQUIRED
2 1/2" PROVIDED

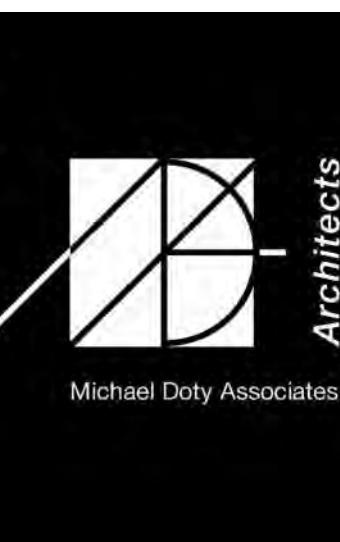


A-201

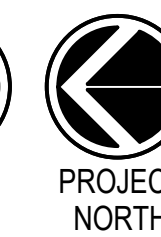
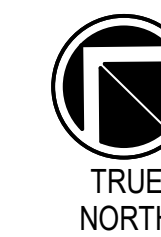
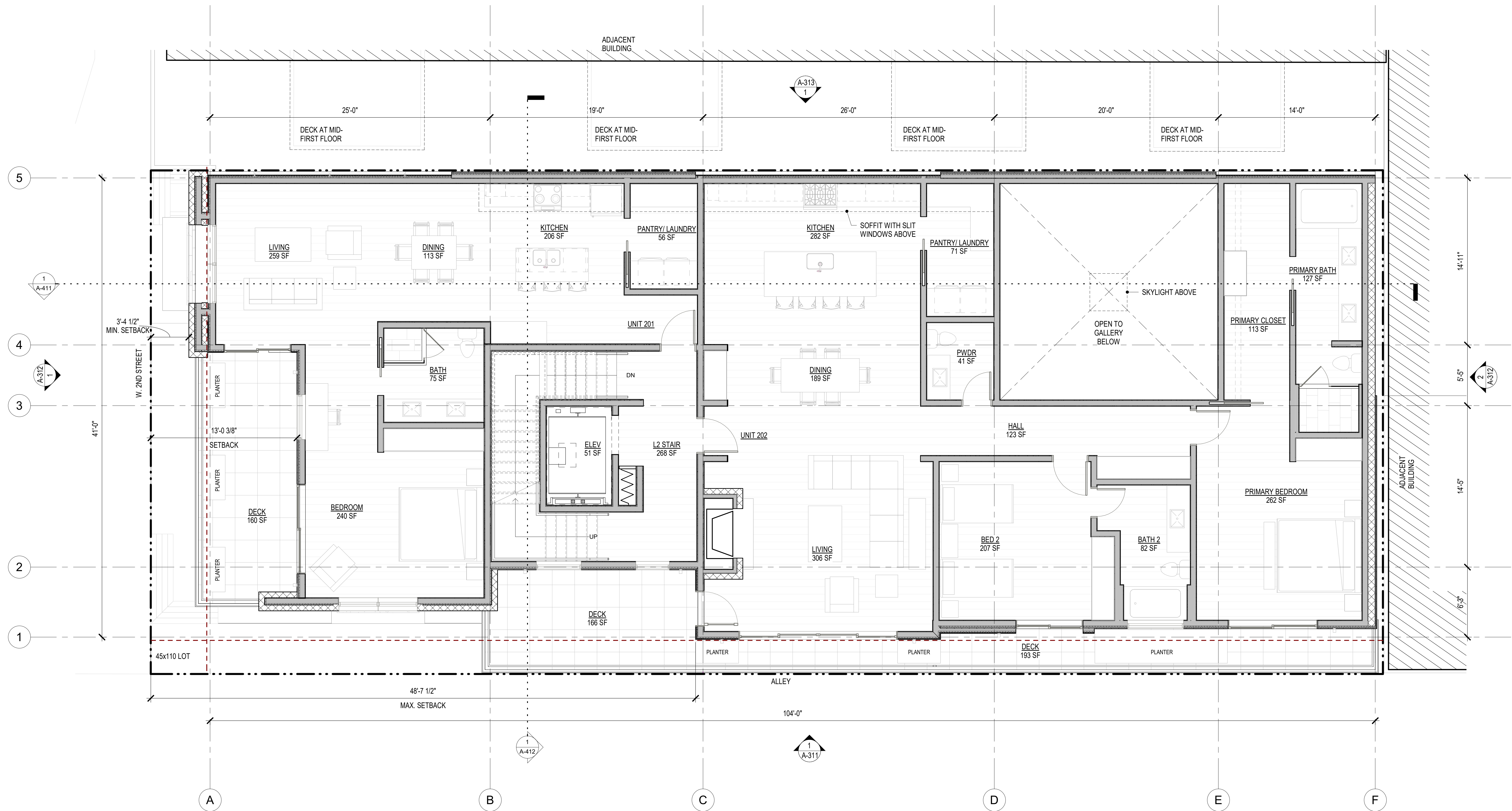
140 WEST 2nd

140 W 2nd STREET
KETCHUM, IDAHO 83333

DESIGN REVIEW
1/31/2025



Michael Doty Associates, Architects PC



SECOND FLOOR PLAN

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

ZONING

ZONING: CC-2 COMMUNITY CORE, MIXED USE
SETBACKS:

FRONT: 5-FOOT AVERAGE REQUIRED
9'-0" AVERAGE PROVIDED @ 1st
11'-3" AVERAGE PROVIDED @ 2nd
16'-10" AVERAGE PROVIDED @ 3rd

ALLEY: 3-FOOT REQUIRED
3'-1" PROVIDED

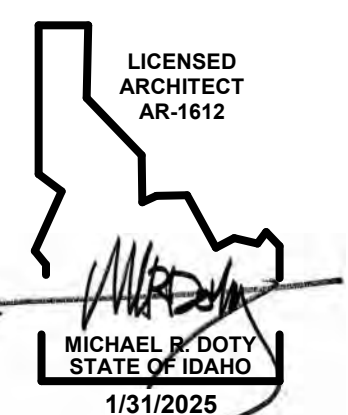
REAR: 0 REQUIRED
7" PROVIDED

SIDE: 0 REQUIRED
2 1/2" PROVIDED

140 WEST 2nd

140 W 2nd STREET
KETCHUM, IDAHO 83333

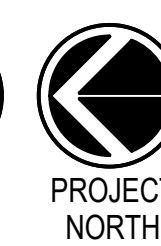
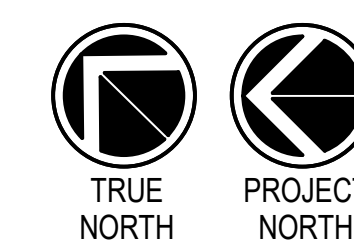
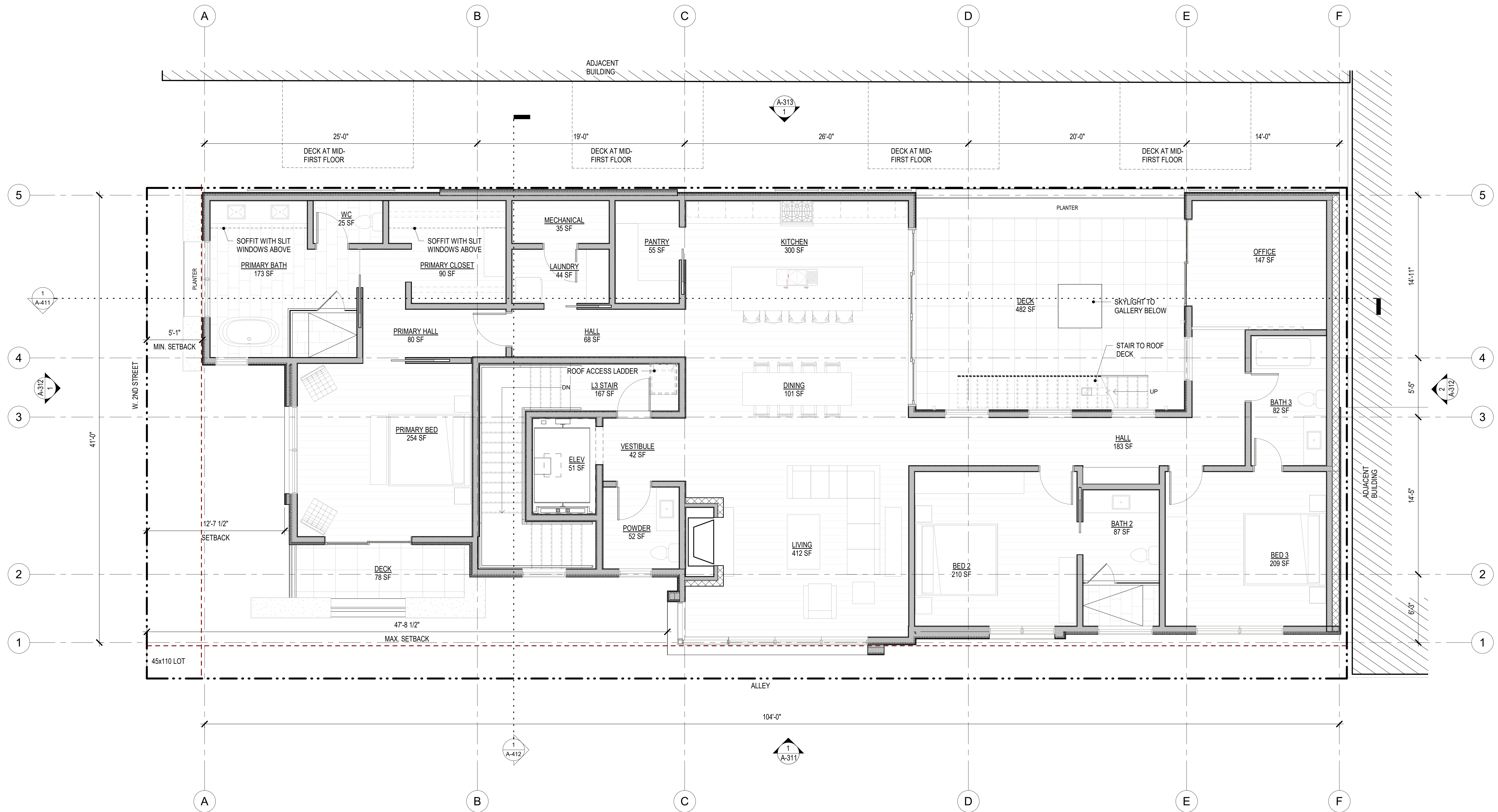
DESIGN REVIEW
1/31/2025



A-202



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THIRD FLOOR PLAN

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

ZONING

ZONING: CC-2 COMMUNITY CORE, MIXED USE
SETBACKS:

FRONT: 5-FOOT AVERAGE REQUIRED
9'-0" AVERAGE PROVIDED @ 1st
11'-3" AVERAGE PROVIDED @ 2nd
16'-10" AVERAGE PROVIDED @ 3rd

ALLEY: 3-FOOT REQUIRED
3'-1" PROVIDED

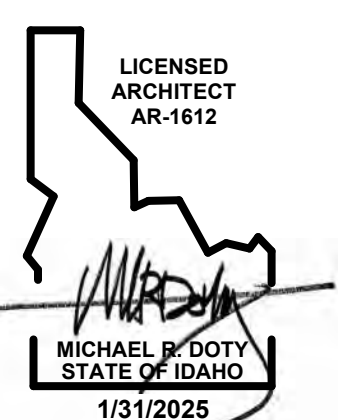
REAR: 0 REQUIRED
7" PROVIDED

SIDE: 0 REQUIRED
2 1/2" PROVIDED

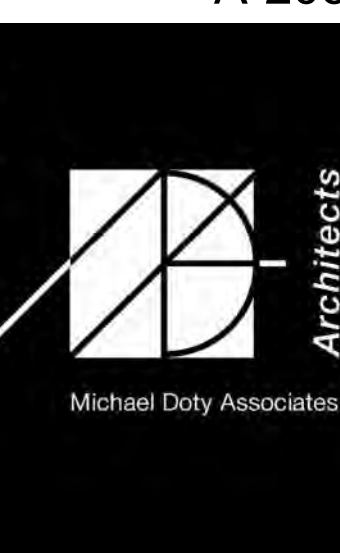
140 WEST 2nd

140 W 2nd STREET
KETCHUM, IDAHO 83333

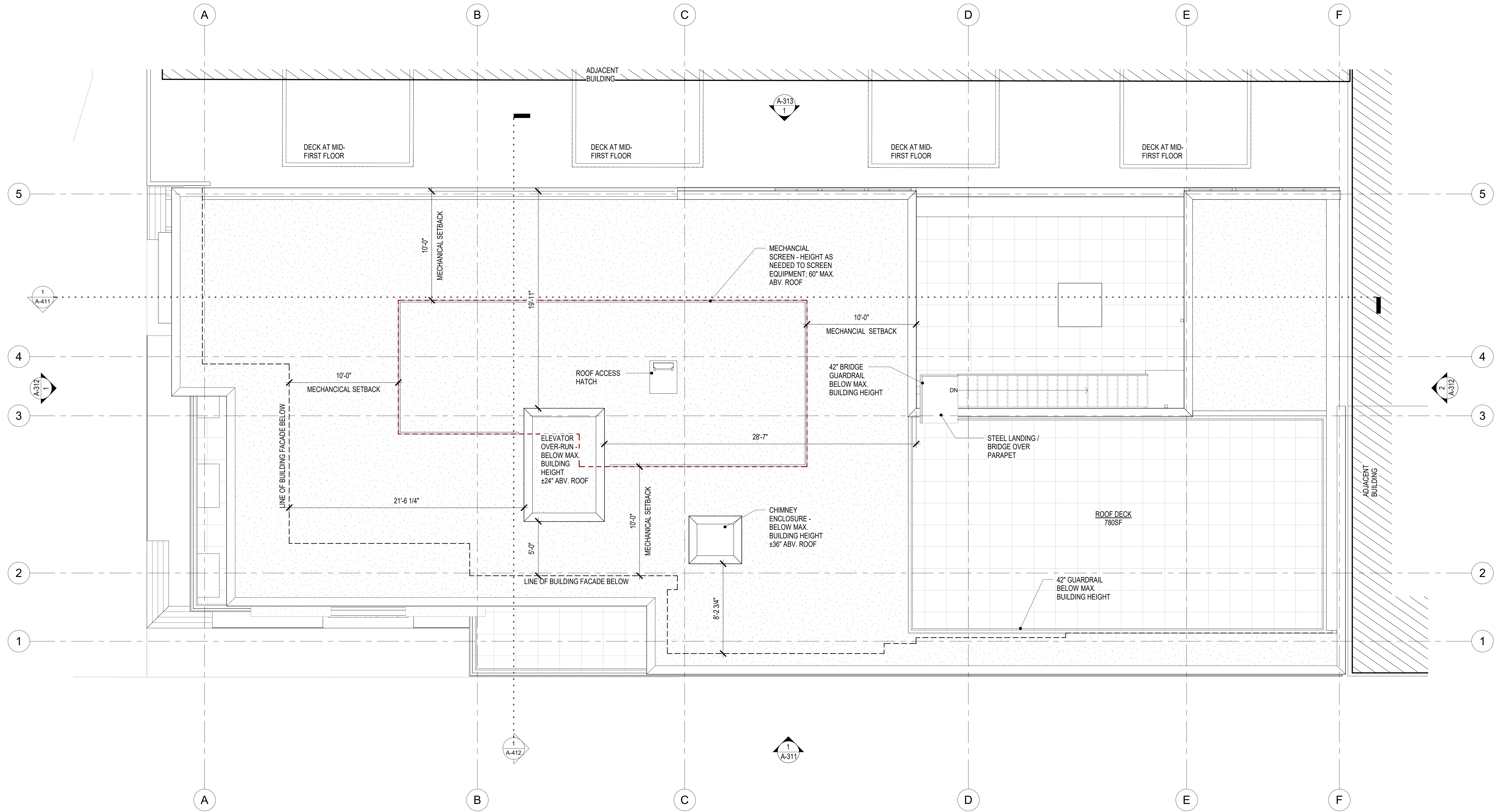
DESIGN REVIEW
1/31/2025



A-203



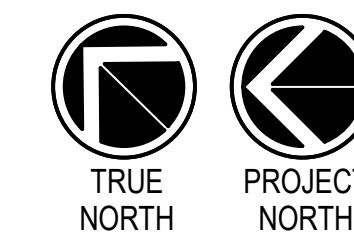
Michael Doty Associates, Architects PC



ZONING

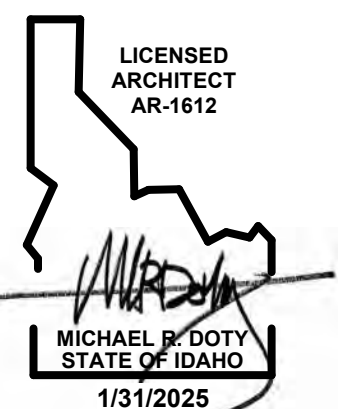
ZONING: CC-2 COMMUNITY CORE, MIXED USE
SETBACKS:

FRONT: 5-FOOT AVERAGE REQUIRED
9'-0" AVERAGE PROVIDED @ 1st
11'-3" AVERAGE PROVIDED @ 2nd
16'-10" AVERAGE PROVIDED @ 3rd
ALLEY: 3-FOOT REQUIRED
3'-1" PROVIDED
REAR: 0 REQUIRED
7" PROVIDED
SIDE: 0 REQUIRED
2 1/2" PROVIDED



ROOF PLAN

1 2 4 8 SCALE: 1/4"=1'-0"



140 WEST 2nd

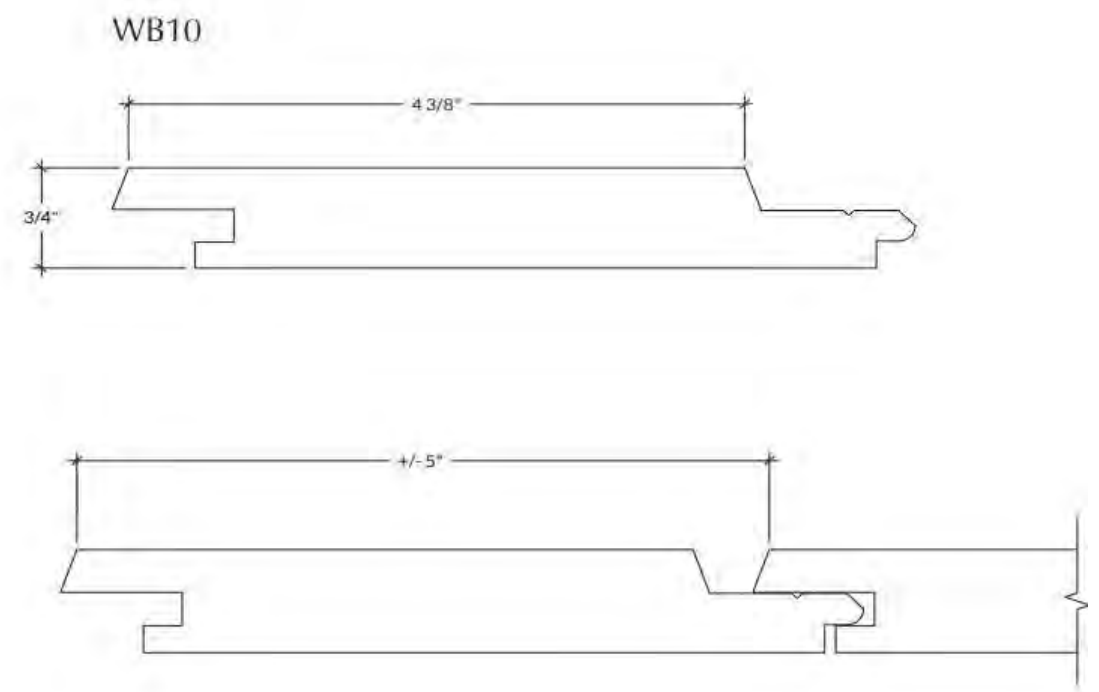
140 W 2nd STREET
KETCHUM, IDAHO 83333

DESIGN REVIEW
1/31/2025





EXTERIOR FINISH 1 (EF-1):
WOOD SIDING.
RESAWN TIMBER CO.
ACCOYA BROADMOORE 1C, WB-10 PROFILE



EXTERIOR FINISH 1 SIDING PROFILE (EF-1):
WOOD SIDING.
RESAWN TIMBER CO.
ACCOYA PALAWAN 1C, WB-10 PROFILE



EXTERIOR FINISH 5 (EF-5):
EXTERIOR WOOD SOFFIT.
RESAWN TIMBER CO.
VERTICAL GRAIN WESTERN HEMLOCK



EXTERIOR FINISH 2 (EF-2):
SMOOTH TROWEL STUCCO.
BENJAMIN MOORE CC-512 - MARSHLANDS



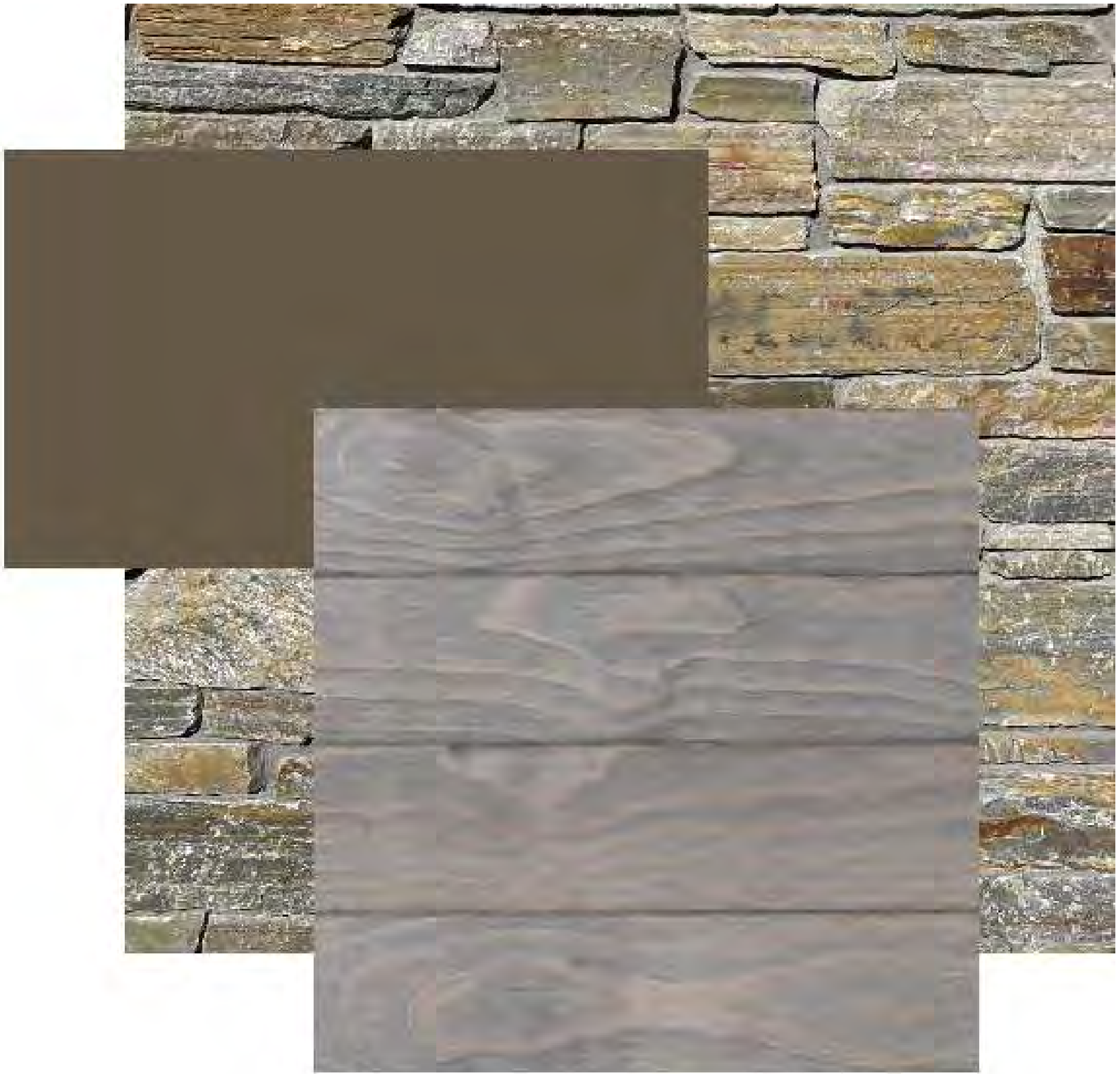
WINDOW AND DOOR SYSTEM:
THERMALLY BROKEN ALUMINUM.
WEATHERSHIELD ESPRESSO METALLIC



EXTERIOR FINISH 3 (EF-3):
NATURAL STACKED STONE VENEER.
OAKLEY STONE

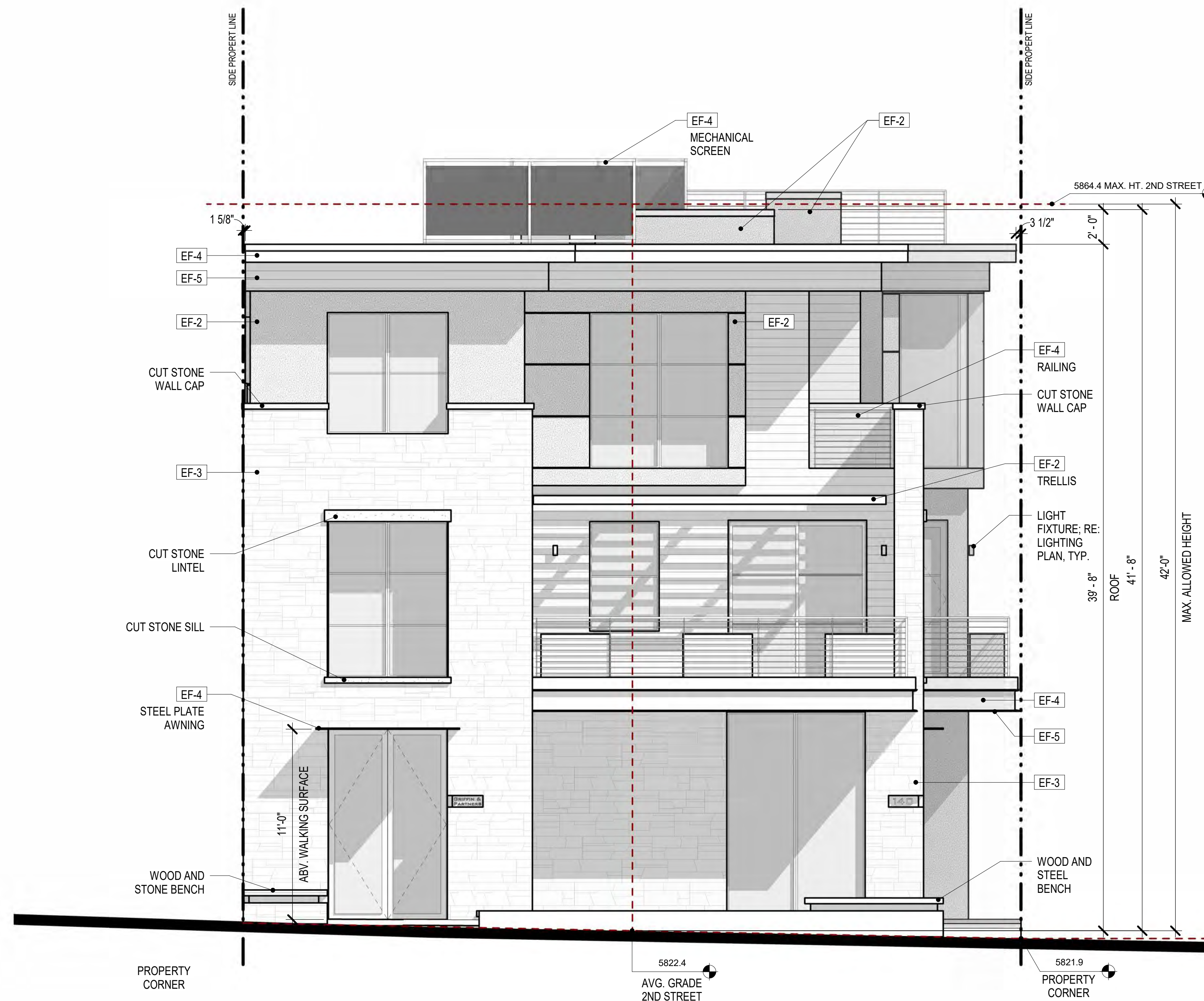


EXTERIOR FINISH 4 (EF-4):
PAINTED STEEL ACCENTS, RAILINGS, AND
FLASHING.
COLOR MATCH WINDOW AND DOOR SYSTEM

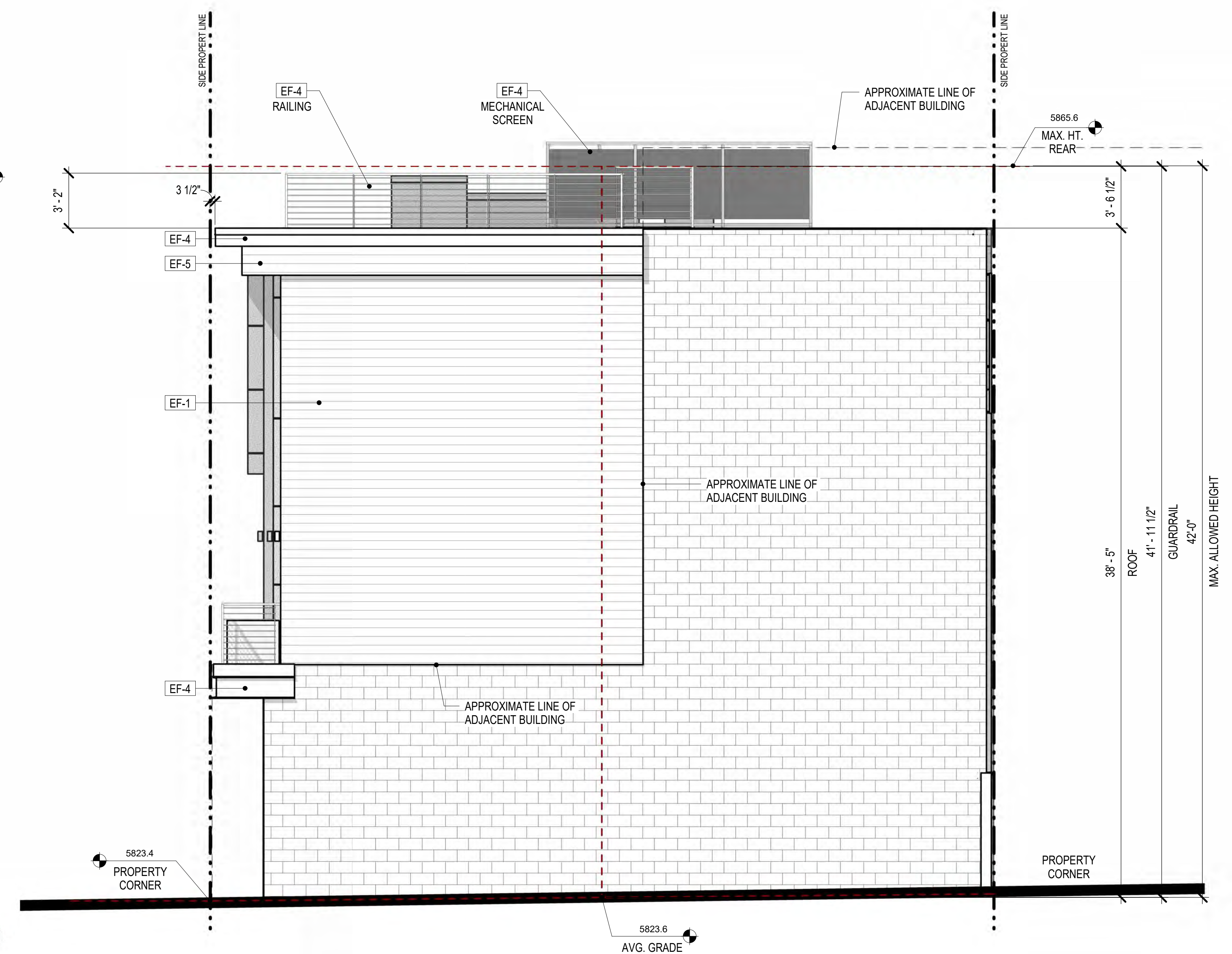


EXTERIOR FINISHES





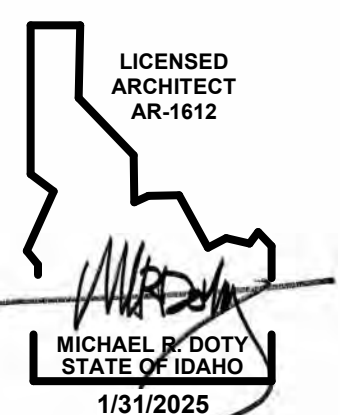
NORTH (2nd STREET) ELEVATION



SOUTH (PROPERTY LINE) ELEVATION

NORTH AND SOUTH ELEVATIONS

1 2 4 8 SCALE: 1/4"=1'-0"



140 WEST 2nd

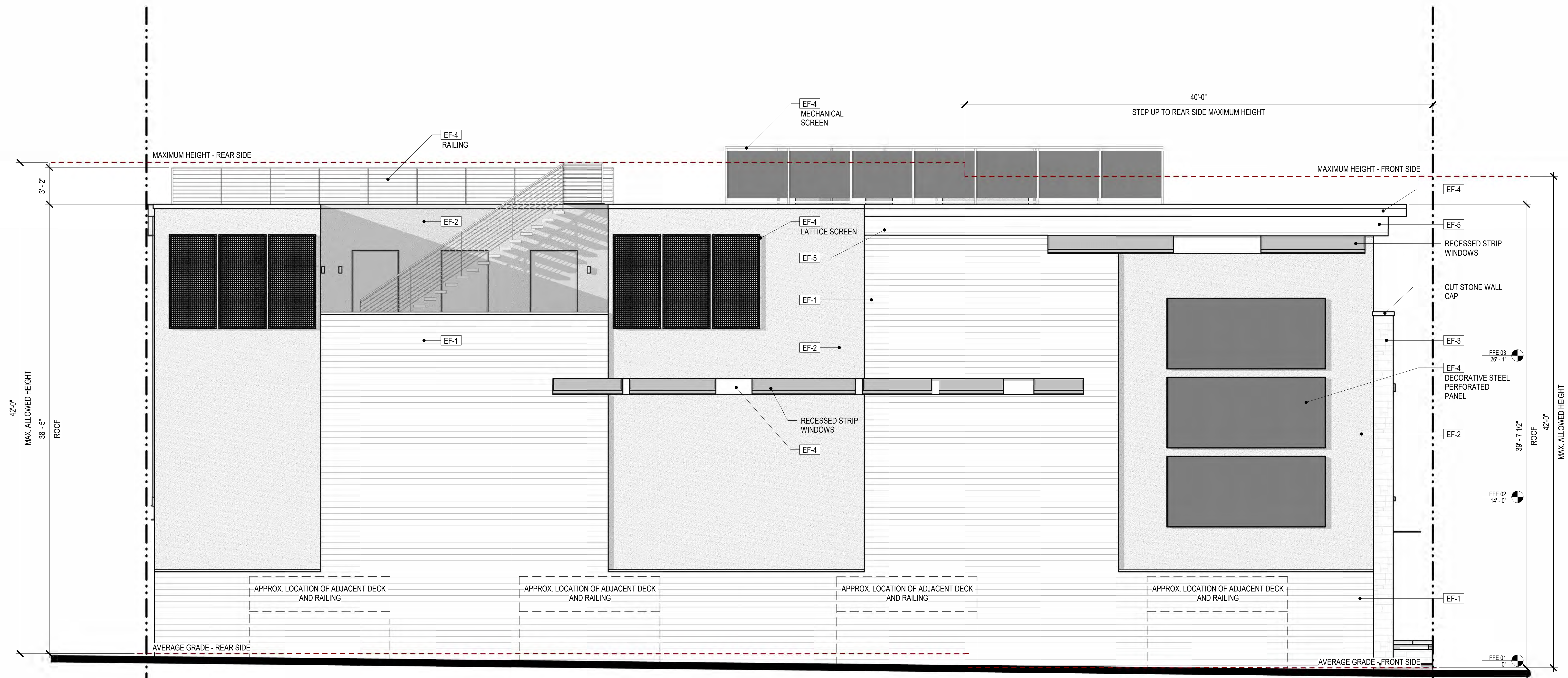
140 W 2nd STREET
KETCHUM, IDAHO 83333

DESIGN REVIEW
1/31/2025

A-312

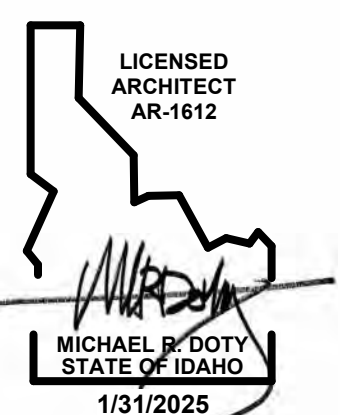


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EAST ELEVATION - DESIGN REVIEW

1 2 4 8 SCALE: 1/4"=1'-0"

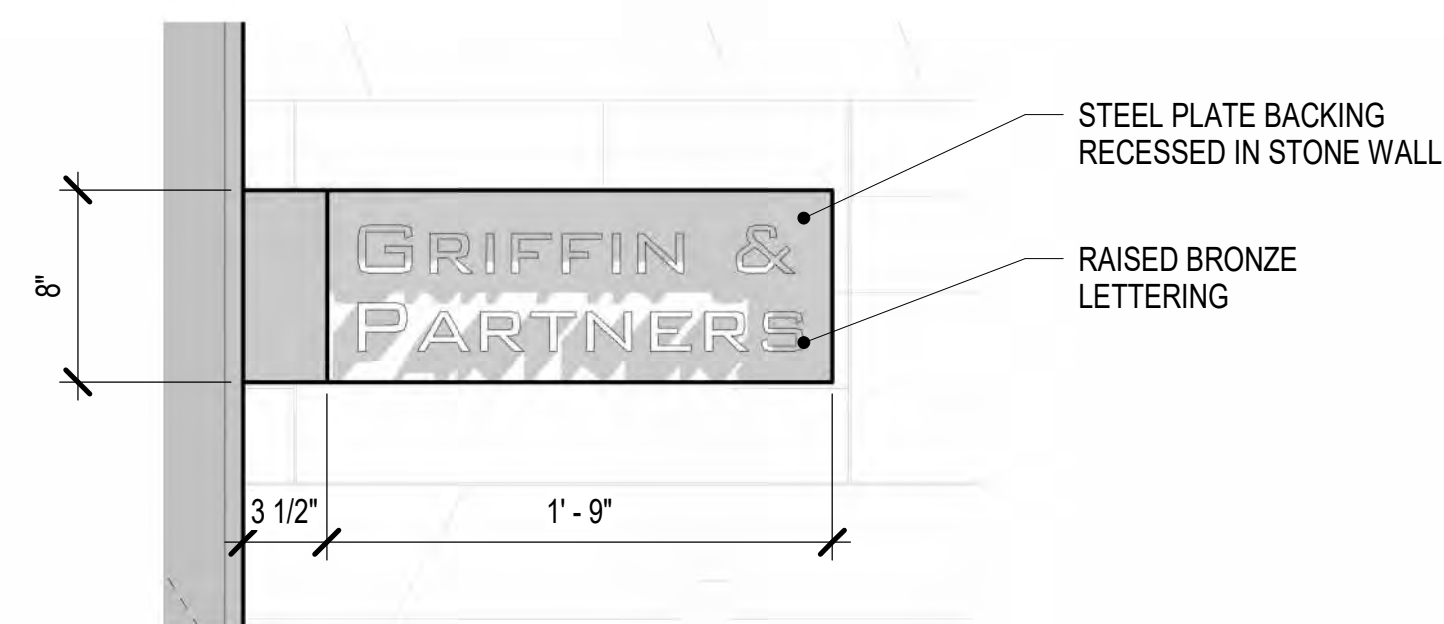


140 WEST 2nd

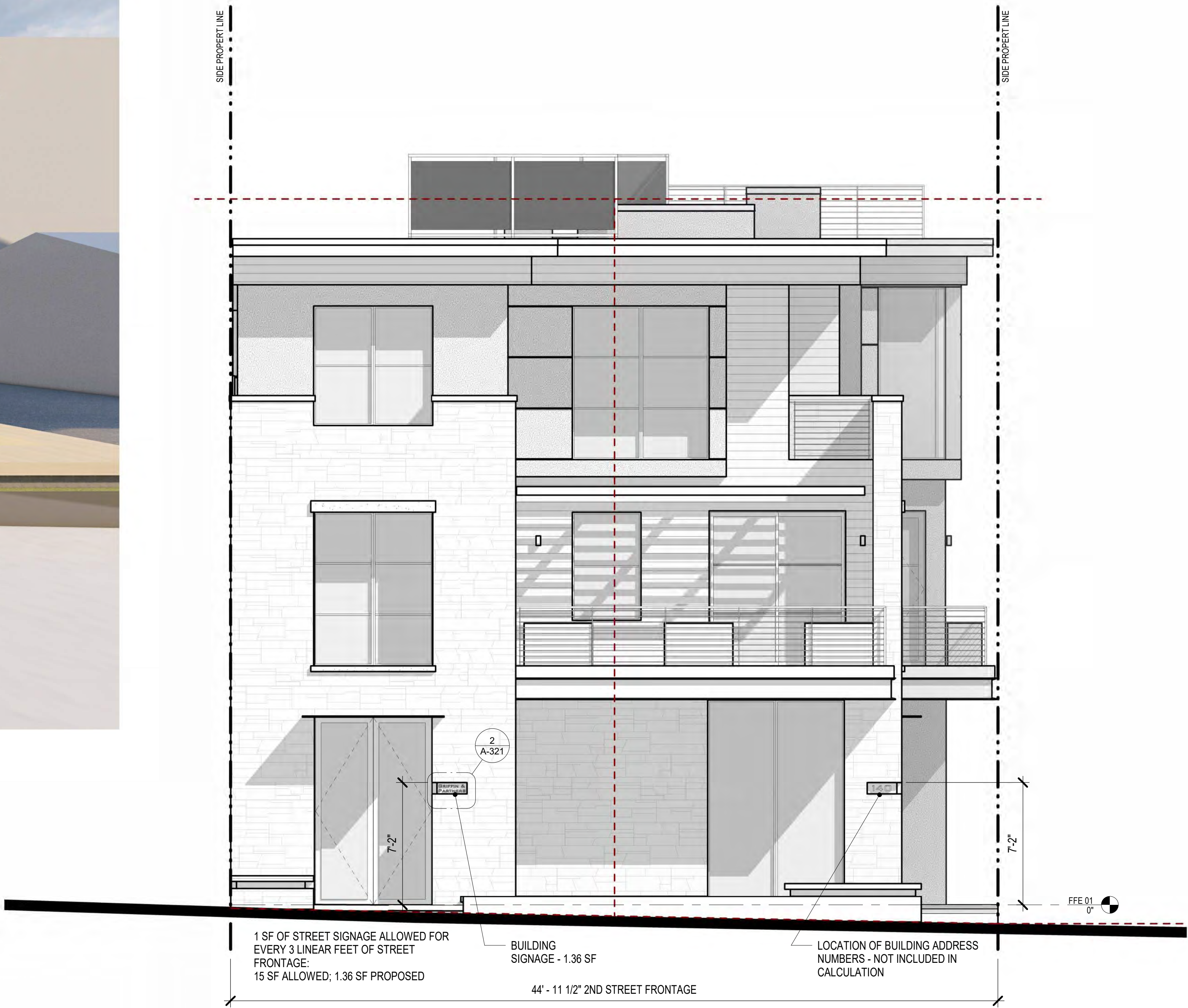
140 W 2nd STREET
KETCHUM, IDAHO 83333

DESIGN REVIEW
1/31/2025



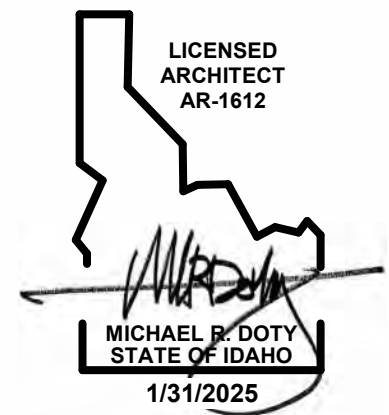


BUILDING SIGNAGE 2
1 1/2" = 1'-0"



NORTH (2ND STREET) ELEVATION - EXT. SIGNAGE 1
1/4" = 1'-0"

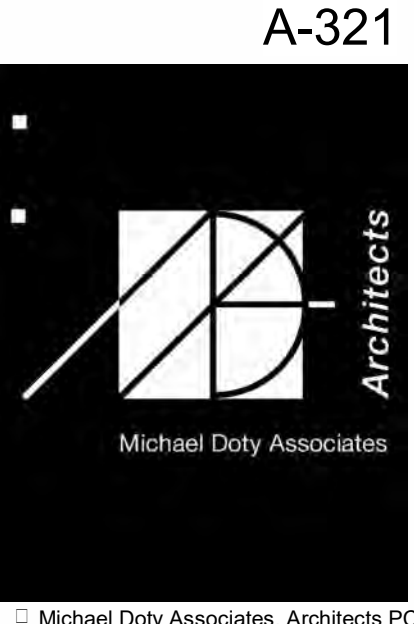
PROPOSED BUILDING SIGNAGE
SCALE: AS INDICATED
1 2 4 8

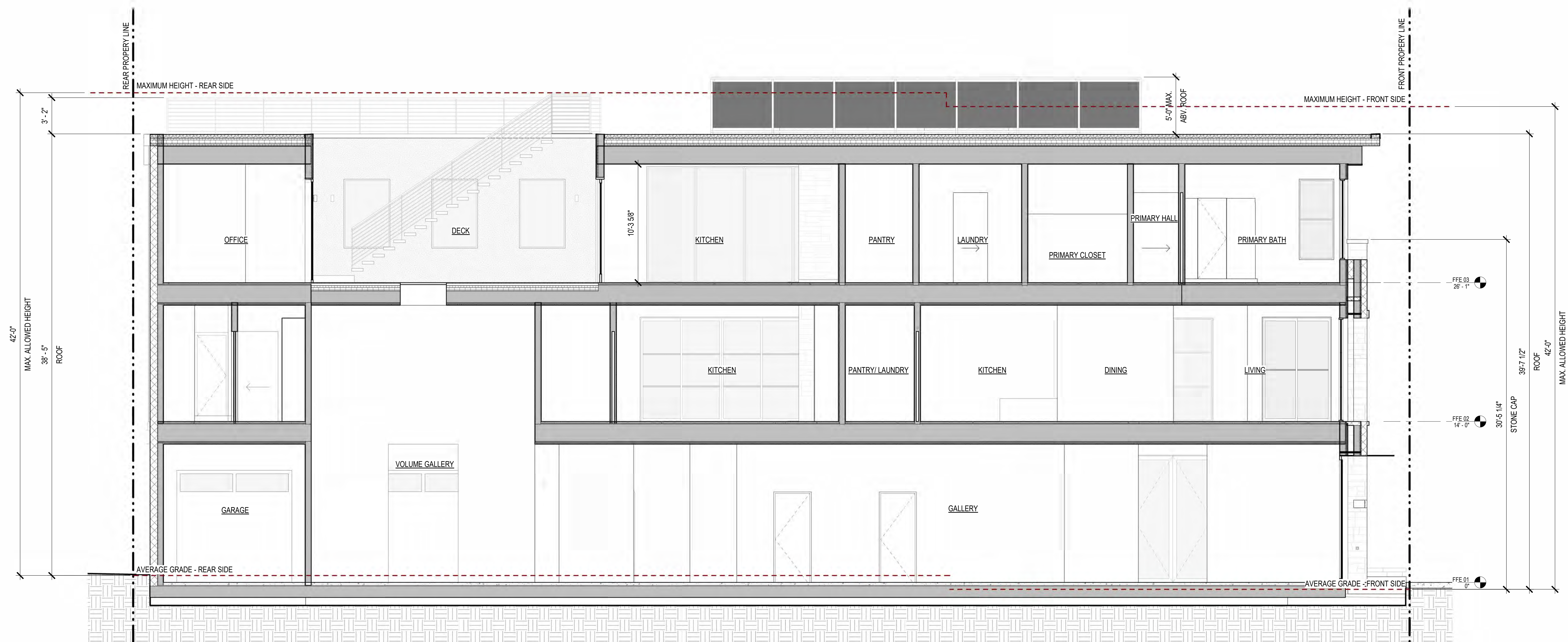


140 WEST 2nd

140 W 2nd STREET
KETCHUM, IDAHO 83333

DESIGN REVIEW
1/31/2025

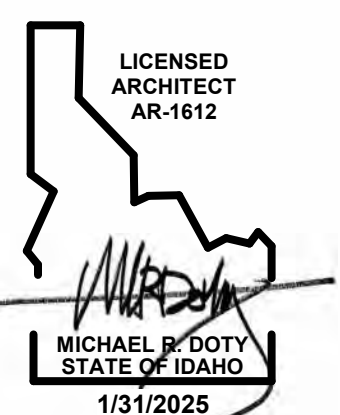




LONGITUDINAL SECTION 1

1/4" = 1'-0"

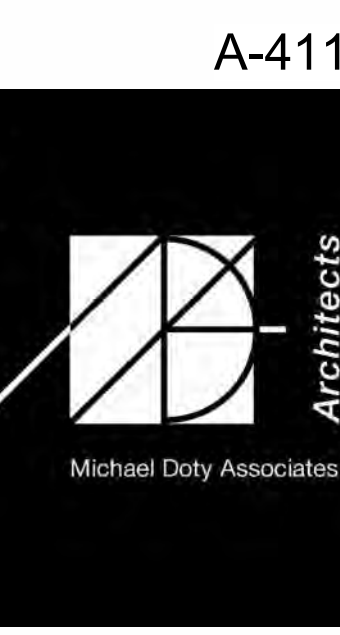
BUILDING SECTIONS



140 WEST 2nd

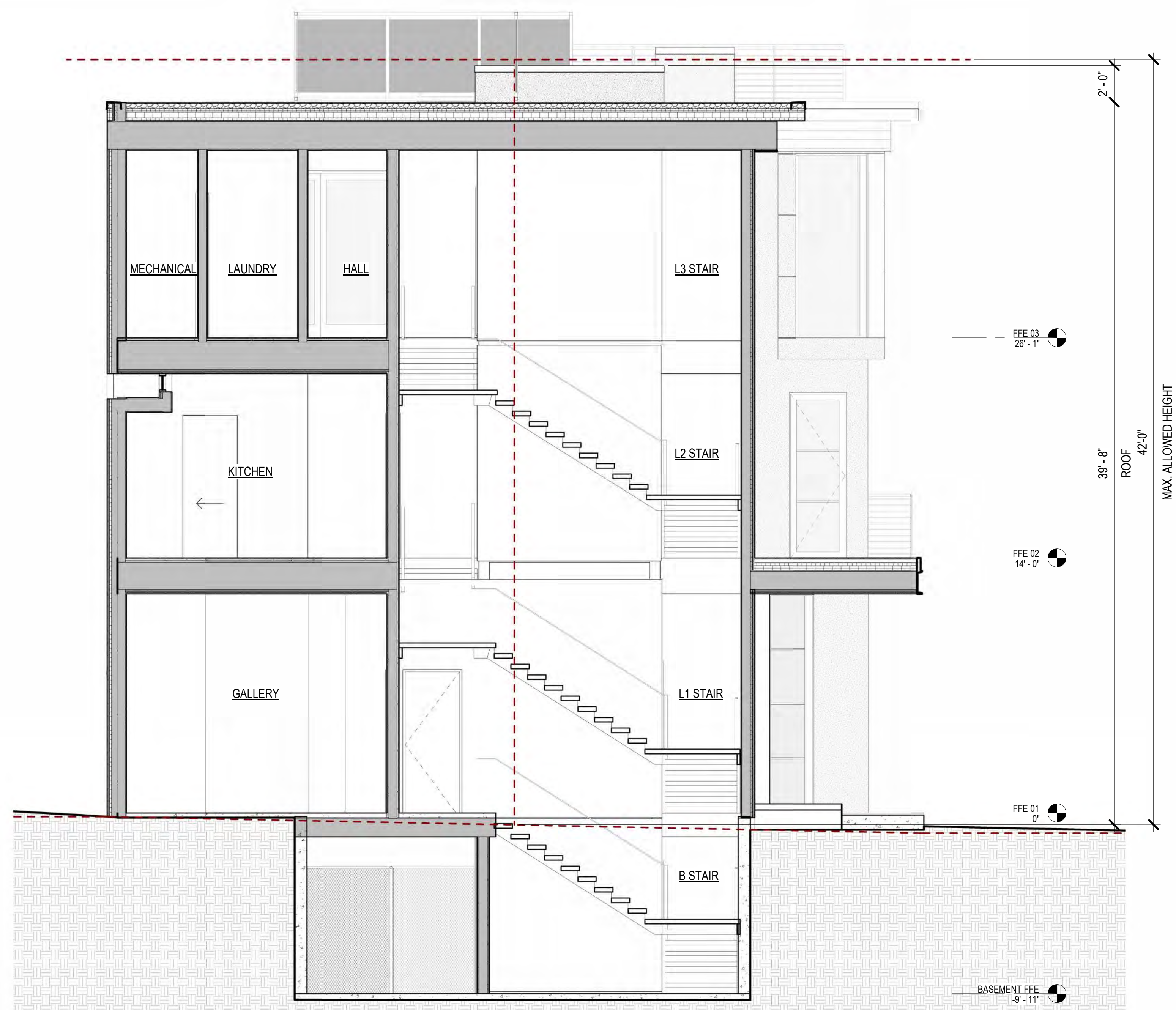
140 W 2nd STREET
KETCHUM, IDAHO 83333

DESIGN REVIEW
1/31/2025



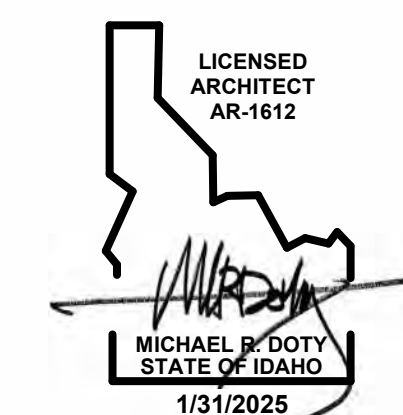
A-411

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

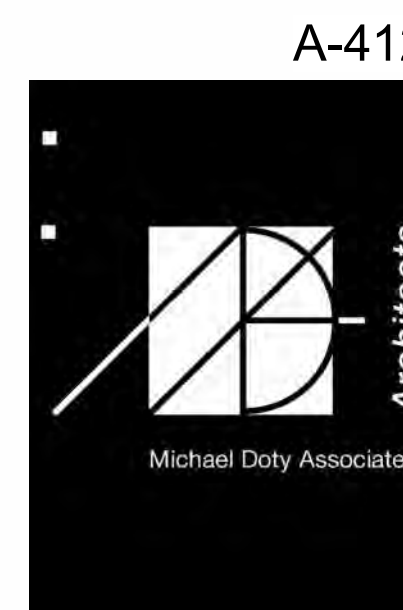
BUILDING SECTIONS



140 WEST 2nd

140 W 2nd STREET
KETCHUM, IDAHO 83333

DESIGN REVIEW
1/31/2025



A-412

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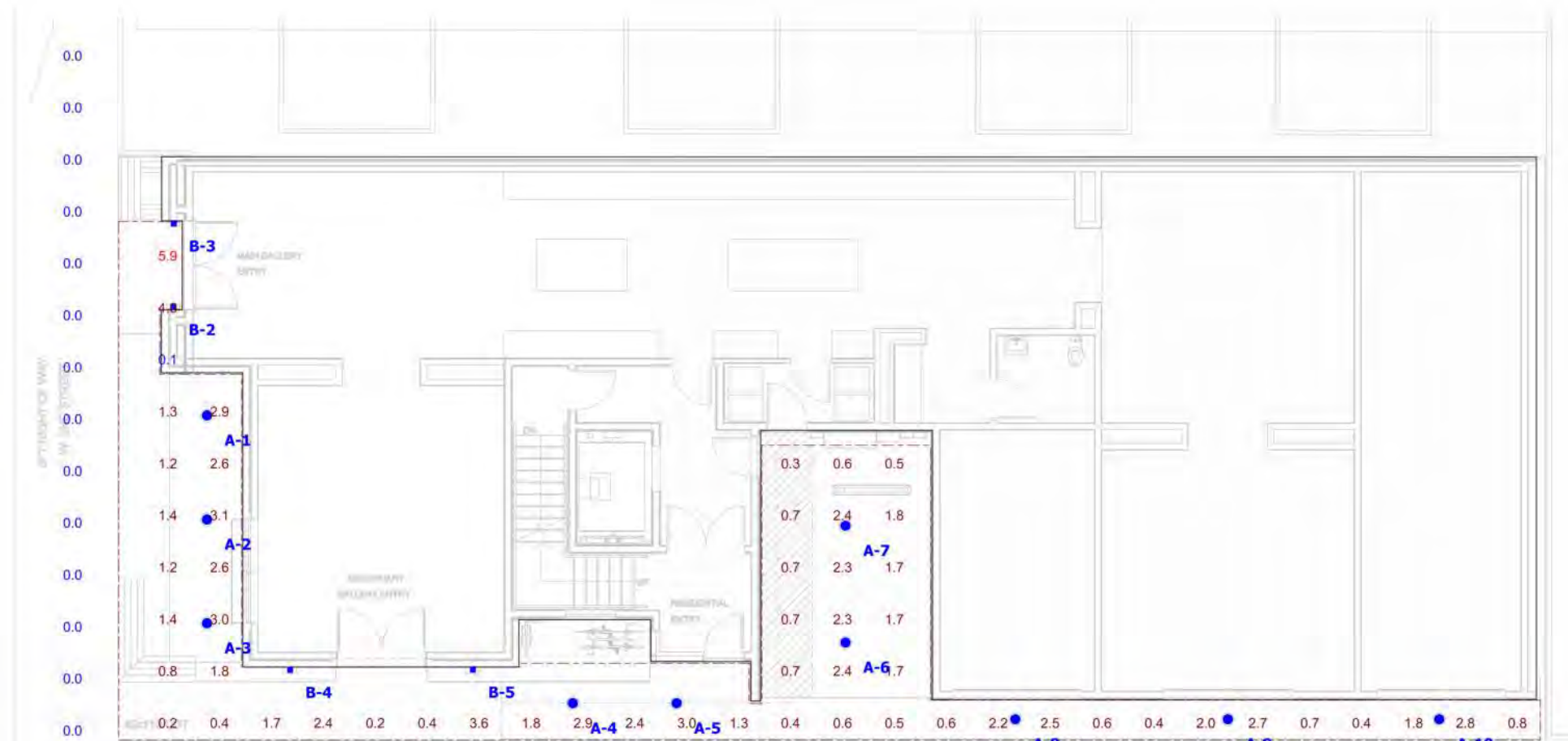
RECESSED DOWNLIGHT ('A')
MOUNTING HEIGHT 12'-0" A.F.F. U.O.N.

PATH LIGHT ('B')
MOUNTING HEIGHT 3'-0" A.F.F. U.O.N.




SCONCE LIGHT ('C')
MOUTING HEIGHT 7'-6" A.F.F. U.O.N.



1 2 4 8 SCALE: 1/8" = 1'-0"



Plan View
Scale - 1" = 12ft

Schedule								
Symbol	Label	Quantity	Description	Manufacturer	Catalog Number	Lamp	Lumens Per Lamp	Wattage
	A	12	2" SQUARE SLIM DOWNLIGHT	LUCIFER LTG CO.	A2SS W 2 BB BB FD IC 9007D 27 35 4	2700K	455	15.74
	B	4	PATHLIGHT	LUCIFER LTG CO.	ISL1 2 AB 90L04B 27	2700K	127	4.08
	C	11	SQUILINDER DOWNLIGHT	LUCIFER LTG CO.	SW2 DF 2 BB BB 90S11A 27 40 4	2700K	1026	11

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
GROUND FLOOR	+	1.6 fc	5.9 fc	0.1 fc	59.0:1	16.0:1
SECOND FLOOR	+	7.9 fc	42.1 fc	0.1 fc	421.0:1	79.0:1
THIRD FLOOR - BEDROOM DECK	+	3.2 fc	3.4 fc	2.9 fc	1.2:1	1.1:1
THIRD FLOOR - PATIO	+	3.2 fc	31.3 fc	0.0 fc	N/A	N/A
RIGHT-OF-WAY	+	0.1 fc	0.5 fc	0.0 fc	N/A	N/A

[illegible]

RECESSED DOWNLIGHT ('A')
ROUTING HEIGHT 12'-0" A.F.F. U.O.N.



PATHLIGHTS

STEAHLER and IMPACT®

Low glare path lights lead the way through the out of doors, as built-ins or from freestanding brackets.

ORDERING INFORMATION AND DRAWINGS

Send \$50 Product. All rough openings also allow 1/2" gap in quarters of 100.

FIGURE	RATING	FLANGE FINISH	CR1 / WATGAGE PATTERN	CCT
SL2 <i>Small Steahler</i>  SL2 <i>Large Steahler</i> 	1 Day Warm 2 Day Warm 3 Day Warm 4 Day Warm 5 Day Warm 6 Day Warm 7 Day Warm 8 Day Warm 9 Day Warm 10 Day Warm 11 Day Warm 12 Day Warm 13 Day Warm 14 Day Warm 15 Day Warm 16 Day Warm 17 Day Warm 18 Day Warm 19 Day Warm 20 Day Warm 21 Day Warm 22 Day Warm 23 Day Warm 24 Day Warm 25 Day Warm 26 Day Warm 27 Day Warm 28 Day Warm 29 Day Warm 30 Day Warm 31 Day Warm 32 Day Warm 33 Day Warm 34 Day Warm 35 Day Warm 36 Day Warm 37 Day Warm 38 Day Warm 39 Day Warm 40 Day Warm 41 Day Warm 42 Day Warm 43 Day Warm 44 Day Warm 45 Day Warm 46 Day Warm 47 Day Warm 48 Day Warm 49 Day Warm 50 Day Warm 51 Day Warm 52 Day Warm 53 Day Warm 54 Day Warm 55 Day Warm 56 Day Warm 57 Day Warm 58 Day Warm 59 Day Warm 60 Day Warm 61 Day Warm 62 Day Warm 63 Day Warm 64 Day Warm 65 Day Warm 66 Day Warm 67 Day Warm 68 Day Warm 69 Day Warm 70 Day Warm 71 Day Warm 72 Day Warm 73 Day Warm 74 Day Warm 75 Day Warm 76 Day Warm 77 Day Warm 78 Day Warm 79 Day Warm 80 Day Warm 81 Day Warm 82 Day Warm 83 Day Warm 84 Day Warm 85 Day Warm 86 Day Warm 87 Day Warm 88 Day Warm 89 Day Warm 90 Day Warm 91 Day Warm 92 Day Warm 93 Day Warm 94 Day Warm 95 Day Warm 96 Day Warm 97 Day Warm 98 Day Warm 99 Day Warm 100 Day Warm 101 Day Warm 102 Day Warm 103 Day Warm 104 Day Warm 105 Day Warm 106 Day Warm 107 Day Warm 108 Day Warm 109 Day Warm 110 Day Warm 111 Day Warm 112 Day Warm 113 Day Warm 114 Day Warm 115 Day Warm 116 Day Warm 117 Day Warm 118 Day Warm 119 Day Warm 120 Day Warm 121 Day Warm 122 Day Warm 123 Day Warm 124 Day Warm 125 Day Warm 126 Day Warm 127 Day Warm 128 Day Warm 129 Day Warm 130 Day Warm 131 Day Warm 132 Day Warm 133 Day Warm 134 Day Warm 135 Day Warm 136 Day Warm 137 Day Warm 138 Day Warm 139 Day Warm 140 Day Warm 141 Day Warm 142 Day Warm 143 Day Warm 144 Day Warm 145 Day Warm 146 Day Warm 147 Day Warm 148 Day Warm 149 Day Warm 150 Day Warm 151 Day Warm 152 Day Warm 153 Day Warm 154 Day Warm 155 Day Warm 156 Day Warm 157 Day Warm 158 Day Warm 159 Day Warm 160 Day Warm 161 Day Warm 162 Day Warm 163 Day Warm 164 Day Warm 165 Day Warm 166 Day Warm 167 Day Warm 168 Day Warm 169 Day Warm 170 Day Warm 171 Day Warm 172 Day Warm 173 Day Warm 174 Day Warm 175 Day Warm 176 Day Warm 177 Day Warm 178 Day Warm 179 Day Warm 180 Day Warm 181 Day Warm 182 Day Warm 183 Day Warm 184 Day Warm 185 Day Warm 186 Day Warm 187 Day Warm 188 Day Warm 189 Day Warm 190 Day Warm 191 Day Warm 192 Day Warm 193 Day Warm 194 Day Warm 195 Day Warm 196 Day Warm 197 Day Warm 198 Day Warm 199 Day Warm 200 Day Warm 201 Day Warm 202 Day Warm 203 Day Warm 204 Day Warm 205 Day Warm 206 Day Warm 207 Day Warm 208 Day Warm 209 Day Warm 210 Day Warm 211 Day Warm 212 Day Warm 213 Day Warm 214 Day Warm 215 Day Warm 216 Day Warm 217 Day Warm 218 Day Warm 219 Day Warm 220 Day Warm 221 Day Warm 222 Day Warm 223 Day Warm 224 Day Warm 225 Day Warm 226 Day Warm 227 Day Warm 228 Day Warm 229 Day Warm 230 Day Warm 231 Day Warm 232 Day Warm 233 Day Warm 234 Day Warm 235 Day Warm 236 Day Warm 237 Day Warm 238 Day Warm 239 Day Warm 240 Day Warm 241 Day Warm 242 Day Warm 243 Day Warm 244 Day Warm 245 Day Warm 246 Day Warm 247 Day Warm 248 Day Warm 249 Day Warm 250 Day Warm 251 Day Warm 252 Day Warm 253 Day Warm 254 Day Warm 255 Day Warm 256 Day Warm 257 Day Warm 258 Day Warm 259 Day Warm 260 Day Warm 261 Day Warm 262 Day Warm 263 Day Warm 264 Day Warm 265 Day Warm 266 Day Warm 267 Day Warm 268 Day Warm 269 Day Warm 270 Day Warm 271 Day Warm 272 Day Warm 273 Day Warm 274 Day Warm 275 Day Warm 276 Day Warm 277 Day Warm 278 Day Warm 279 Day Warm 280 Day Warm 281 Day Warm 282 Day Warm 283 Day Warm 284 Day Warm 285 Day Warm 286 Day Warm 287 Day Warm 288 Day Warm 289 Day Warm 290 Day Warm 291 Day Warm 292 Day Warm 293 Day Warm 294 Day Warm 295 Day Warm 296 Day Warm 297 Day Warm 298 Day Warm 299 Day Warm 300 Day Warm 301 Day Warm 302 Day Warm 303 Day Warm 304 Day Warm 305 Day Warm 306 Day Warm 307 Day Warm 308 Day Warm 309 Day Warm 310 Day Warm 311 Day Warm 312 Day Warm 313 Day Warm 314 Day Warm 315 Day Warm 316 Day Warm 317 Day Warm 318 Day Warm 319 Day Warm 320 Day Warm 321 Day Warm 322 Day Warm 323 Day Warm 324 Day Warm 325 Day Warm 326 Day Warm 327 Day Warm 328 Day Warm 329 Day Warm 330 Day Warm 331 Day Warm 332 Day Warm 333 Day Warm 334 Day Warm 335 Day Warm 336 Day Warm 337 Day Warm 338 Day Warm 339 Day Warm 340 Day Warm 341 Day Warm 342 Day Warm 343 Day Warm 344 Day Warm 345 Day Warm 346 Day Warm 347 Day Warm 348 Day Warm 349 Day Warm 350 Day Warm 351 Day Warm 352 Day Warm 353 Day Warm 354 Day Warm 355 Day Warm 356 Day Warm 357 Day Warm 358 Day Warm 359 Day Warm 360 Day Warm 361 Day Warm 362 Day Warm 363 Day Warm 364 Day Warm 365 Day Warm 366 Day Warm 367 Day Warm 368 Day Warm 369 Day Warm 370 Day Warm 371 Day Warm 372 Day Warm 373 Day Warm 374 Day Warm 375 Day Warm 376 Day Warm 377 Day Warm 378 Day Warm 379 Day Warm 380 Day Warm 381 Day Warm 382 Day Warm 383 Day Warm 384 Day Warm 385 Day Warm 386 Day Warm 387 Day Warm 388 Day Warm 389 Day Warm 390 Day Warm 391 Day Warm 3			

PATH LIGHT ('B')
MOUNTING HEIGHT 3'-0" A.F.F. U.O.N.

WALL SCONCE

CYLINDER & SQUILINDER®

Exceptional availability and performance in classic and modern interiors that must seamlessly and invisibly tie the wall.

ORDERING INFORMATION JAB-2022 INDICATED BY SHADING

SUITE	TYPE	RATING	BODY FINISH	RAFFLE FINISH	CEILING / WATTAGE PACKAGE	CCT	LOWER DIMENSIONS	UPPER DIMENSIONS	COVER	LOWER MEDIA	UPPER MEDIA
			2								
002 Cylinder 003 Squilinder	Type 1 Type 2	Dimmable Non-Dimmable	WH White No Cast Nonmetallic	WH White No Cast Nonmetallic	DOWNLIGHT IS1 STAYC WHITE DOWNLIGHT IS1-100W, 150W, 200W, 250W, 300W, 350W, 400W, 450W, 500W, 550W, 600W, 650W, 700W, 750W, 800W, 850W, 900W, 950W, 1000W, 1050W, 1100W, 1150W, 1200W, 1250W, 1300W, 1350W, 1400W, 1450W, 1500W, 1550W, 1600W, 1650W, 1700W, 1750W, 1800W, 1850W, 1900W, 1950W, 2000W, 2050W, 2100W, 2150W, 2200W, 2250W, 2300W, 2350W, 2400W, 2450W, 2500W, 2550W, 2600W, 2650W, 2700W, 2750W, 2800W, 2850W, 2900W, 2950W, 3000W, 3050W, 3100W, 3150W, 3200W, 3250W, 3300W, 3350W, 3400W, 3450W, 3500W, 3550W, 3600W, 3650W, 3700W, 3750W, 3800W, 3850W, 3900W, 3950W, 4000W, 4050W, 4100W, 4150W, 4200W, 4250W, 4300W, 4350W, 4400W, 4450W, 4500W, 4550W, 4600W, 4650W, 4700W, 4750W, 4800W, 4850W, 4900W, 4950W, 5000W, 5050W, 5100W, 5150W, 5200W, 5250W, 5300W, 5350W, 5400W, 5450W, 5500W, 5550W, 5600W, 5650W, 5700W, 5750W, 5800W, 5850W, 5900W, 5950W, 6000W, 6050W, 6100W, 6150W, 6200W, 6250W, 6300W, 6350W, 6400W, 6450W, 6500W, 6550W, 6600W, 6650W, 6700W, 6750W, 6800W, 6850W, 6900W, 6950W, 7000W, 7050W, 7100W, 7150W, 7200W, 7250W, 7300W, 7350W, 7400W, 7450W, 7500W, 7550W, 7600W, 7650W, 7700W, 7750W, 7800W, 7850W, 7900W, 7950W, 8000W, 8050W, 8100W, 8150W, 8200W, 8250W, 8300W, 8350W, 8400W, 8450W, 8500W, 8550W, 8600W, 8650W, 8700W, 8750W, 8800W, 8850W, 8900W, 8950W, 9000W, 9050W, 9100W, 9150W, 9200W, 9250W, 9300W, 9350W, 9400W, 9450W, 9500W, 9550W, 9600W, 9650W, 9700W, 9750W, 9800W, 9850W, 9900W, 9950W, 10000W, 10050W, 10100W, 10150W, 10200W, 10250W, 10300W, 10350W, 10400W, 10450W, 10500W, 10550W, 10600W, 10650W, 10700W, 10750W, 10800W, 10850W, 10900W, 10950W, 11000W, 11050W, 11100W, 11150W, 11200W, 11250W, 11300W, 11350W, 11400W, 11450W, 11500W, 11550W, 11600W, 11650W, 11700W, 11750W, 11800W, 11850W, 11900W, 11950W, 12000W, 12050W, 12100W, 12150W, 12200W, 12250W, 12300W, 12350W, 12400W, 12450W, 12500W, 12550W, 12600W, 12650W, 12700W, 12750W, 12800W, 12850W, 12900W, 12950W, 13000W, 13050W, 13100W, 13150W, 13200W, 13250W, 13300W, 13350W, 13400W, 13450W, 13500W, 13550W, 13600W, 13650W, 13700W, 13750W, 13800W, 13850W, 13900W, 13950W, 14000W, 14050W, 14100W, 14150W, 14200W, 14250W, 14300W, 14350W, 14400W, 14450W, 14500W, 14550W, 14600W, 14650W, 14700W, 14750W, 14800W, 14850W, 14900W, 14950W, 15000W, 15050W, 15100W, 15150W, 15200W, 15250W, 15300W, 15350W, 15400W, 15450W, 15500W, 15550W, 15600W, 15650W, 15700W, 15750W, 15800W, 15850W, 15900W, 15950W, 16000W, 16050W, 16100W, 16150W, 16200W, 16250W, 16300W, 16350W, 16400W, 16450W, 16500W, 16550W, 16600W, 16650W, 16700W, 16750W, 16800W, 16850W, 16900W, 16950W, 17000W, 17050W, 17100W, 17150W, 17200W, 17250W, 17300W, 17350W, 17400W, 17450W, 17500W, 17550W, 17600W, 17650W, 17700W, 17750W, 17800W, 17850W, 17900W, 17950W, 18000W, 18050W, 18100W, 18150W, 18200W, 18250W, 18300W, 18350W, 18400W, 18450W, 18500W, 18550W, 18600W, 18650W, 18700W, 18750W, 18800W, 18850W, 18900W, 18950W, 19000W, 19050W, 19100W, 19150W, 19200W, 19250W, 19300W, 19350W, 19400W, 19450W, 19500W, 19550W, 19600W, 19650W, 19700W, 19750W, 19800W, 19850W, 19900W, 19950W, 20000W, 20050W, 20100W, 20150W, 20200W, 20250W, 20300W, 20350W, 20400W, 20450W, 20500W, 20550W, 20600W, 20650W, 20700W, 20750W, 20800W, 20850W, 20900W, 20950W, 21000W, 21050W, 21100W, 21150W, 21200W, 21250W, 21300W, 21350W, 21400W, 21450W, 21500W, 21550W, 21600W, 21650W, 21700W, 21750W, 21800W, 21850W, 21900W, 21950W, 22000W, 22050W, 22100W, 22150W, 22200W, 22250W, 22300W, 22350W, 22400W, 22450W, 22500W, 22550W, 22600W, 22650W, 22700W, 22750W, 22800W, 22850W, 22900W, 22950W, 23000W, 23050W, 23100W, 23150W, 23200W, 23250W, 23						

SCONCE LIGHT ('C')
MOUTING HEIGHT 7'-6" A.F.F. U.O.N.

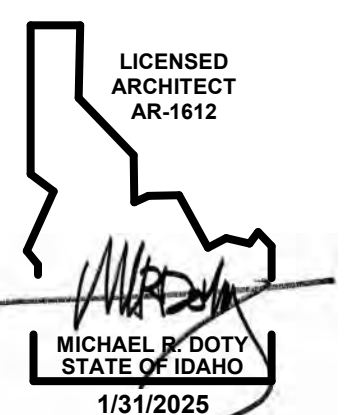


EXTERIOR RENDERINGS

140 WEST 2nd

140 W 2nd STREET
KETCHUM, IDAHO 83333

DESIGN REVIEW
1/31/2025



A-601



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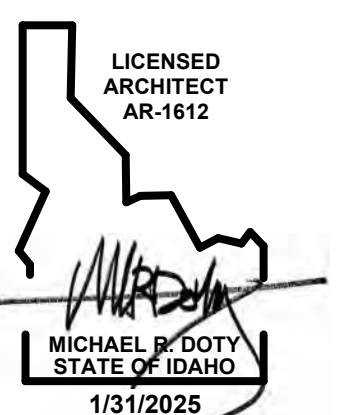


EXTERIOR RENDERINGS

140 WEST 2nd

140 W 2nd STREET
KETCHUM, IDAHO 83333

DESIGN REVIEW
1/31/2025



A-602



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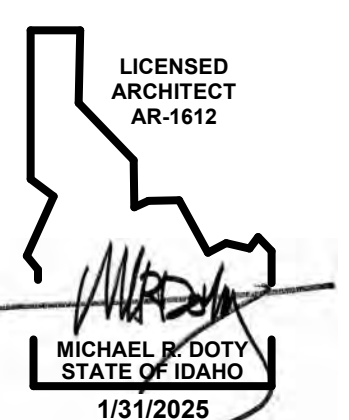


EXTERIOR RENDERINGS

140 WEST 2nd

140 W 2nd STREET
KETCHUM, IDAHO 83333

DESIGN REVIEW
1/31/2025



A-603



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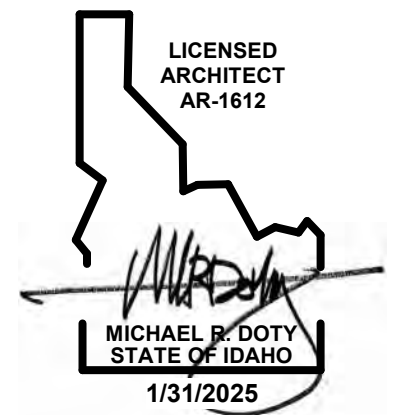


EXTERIOR RENDERINGS

140 WEST 2nd

140 W 2nd STREET
KETCHUM, IDAHO 83333

DESIGN REVIEW
1/31/2025



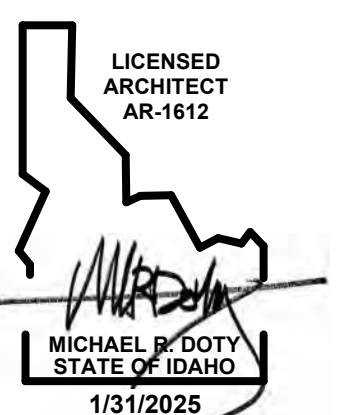


EXTERIOR RENDERINGS

140 WEST 2nd

140 W 2nd STREET
KETCHUM, IDAHO 83333

DESIGN REVIEW
1/31/2025



A-605



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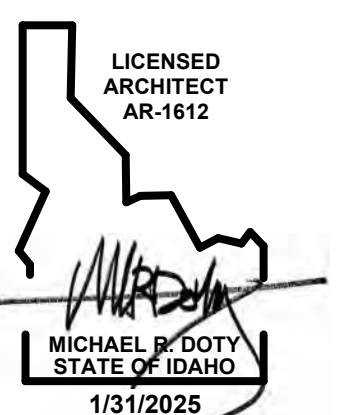


EXTERIOR RENDERINGS

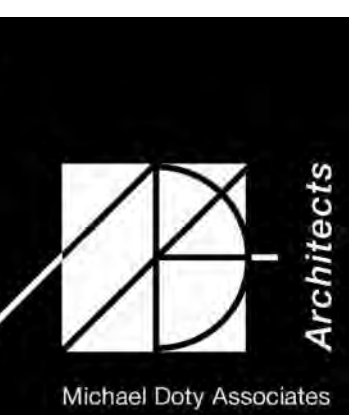
140 WEST 2nd

140 W 2nd STREET
KETCHUM, IDAHO 83333

DESIGN REVIEW
1/31/2025



A-606



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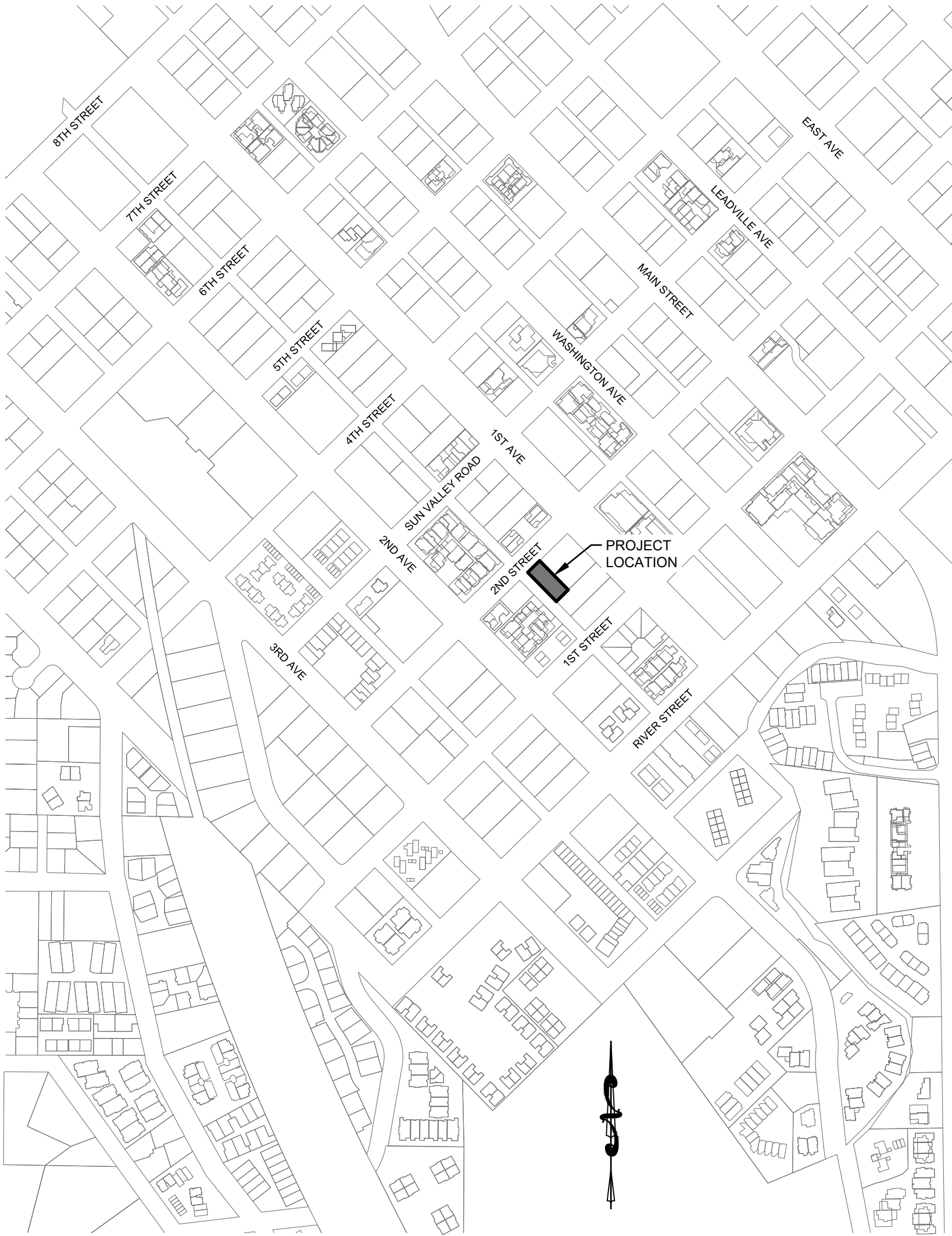
140 W 2ND STREET

KETCHUM, IDAHO

NOVEMBER 2024

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.
- OPAL ENGINEERING, PLLC IS NOT RESPONSIBLE FOR IDAHO POWER OR OTHER DRY UTILITY SERVICE REQUESTS.
- 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 INCLUDES, BUT IS NOT LIMITED TO, 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-81.
- 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.
- 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 4,000 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.
- TOPOGRAPHIC, SITE, AND BOUNDARY SURVEYS SHOWN HEREON WERE CONDUCTED BY ALPINE ENTERPRISES INC, 12/22/2010 AND 02/14/2024. REFER TO TOPOGRAPHIC MAP FOR NOTES. THESE SURVEYS WERE SUPPLEMENTED BY 2017 BLAINE COUNTY LIDAR.
- 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 FOR ALL CONSTRUCTION WITHIN THE PUBLIC RIGHTS-OF-WAY.



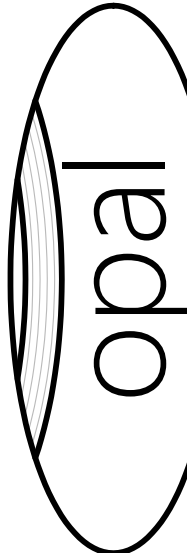
VICINITY MAP

N.T.S.

SHEET INDEX

SHEET#	DESCRIPTION
C0.10	COVER SHEET
1 OF 1	EXISTING SITE CONDITIONS by ALPINE ENTERPRISES
C0.90	DEMOLITION PLAN
C1.00	DETAIL SHEET
C1.01	STORM WATER / DRYWELL SIZING CALCULATIONS
C1.10	SITE IMPROVEMENT PLAN

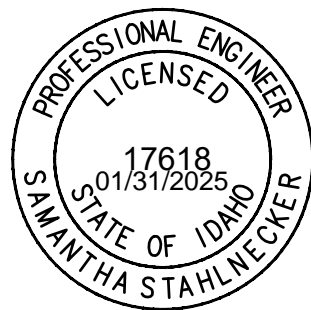
CIVIL ENGINEER
SAMANTHA STAHLNECKER, PE
OPAL ENGINEERING, PLLC
416 S. MAIN STREET SUITE 204
PO BOX 2530
HAILEY, IDAHO 83333



OPAL ENGINEERING, PLLC
PO BOX 2530 - HAILEY, ID 83333
WWW.OPAL-ENGINEERING.COM

PURPOSE: ISSUE FOR DESIGN REVIEW (11/20/2024)

REVISION NO.	DATE	DESCRIPTION
1	11/20/24	REVISIONS PER CITY COMMENTS
2	01/31/25	REVISIONS PER CITY COMMENTS



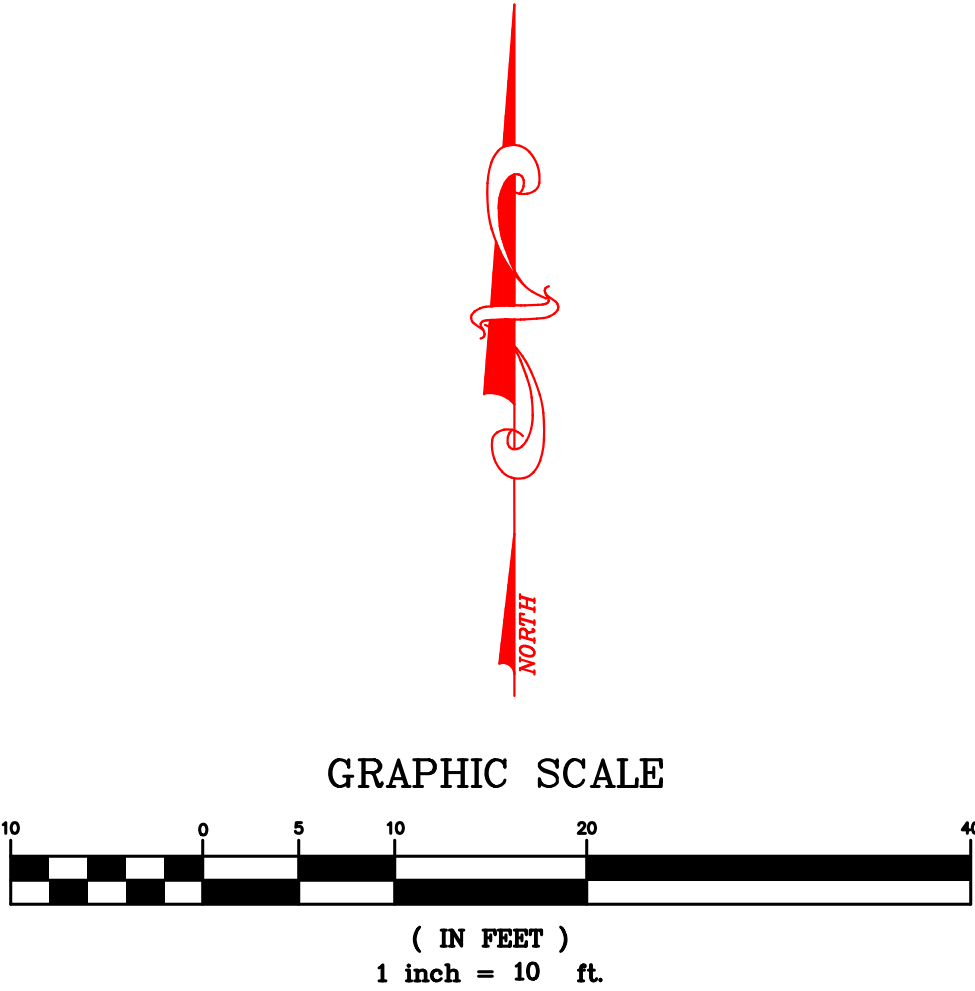
PRELIMINARY
NOT FOR
CONSTRUCTION

COVER SHEET

140 W 2ND STREET KETCHUM, ID
PREPARED FOR: BILL GRIFFIN

24022
PROJECT NUMBER

C0.10



LEGEND

- Subject Boundary
--- Centerline Right-of-Way
--- Adjoiner Lot Lines
--- EOA — Edge of Asphalt
--- Existing Building/Structure
--- RTW — Retaining Wall
--- Rock Wall
--- Existing Fence
--- Underground Power Line
--- TV — Underground Cable Line
--- GS — Gas Service
--- GAS — Gas Main
--- SS — Sewer Service
--- SWR — Sewer Main
--- WS — Water Service Line
--- WTR — Water Main
--- PH — Underground Phone Line
- △ CNTRL — Survey Control
○ FND — Found 1/2" Rebar as Shown
○ Found 5/8" Rebar as Shown
○ Found Aluminum Cap as Shown
PBOX — Power Box
PHBOX — Phone Box
SCO — Sewer Cleanout
SMH — Sewer Manhole
AC — Air Conditioning Unit
TVBOX — Cable Box
FH — Fire Hydrant
WMTR — Water Meter
WV — Water Valve
GMTR — Gas Meter
DT — Deciduous Tree
CT — Coniferous Tree
- [] Record Bearing and Distance, Inst. No. 302967
[[]] Record Bearing and Distance, Inst. No. 631906

NOTES

- 1) Basis of Bearings is Grid North per Idaho State Plane Coordinate System, Central Zone, NAD83, (1992), at Grid in US Survey Feet. Ground Distances will be slightly longer. Vertical Datum is NAVD1988.
- 1) Boundary Information used or considered includes:
- Official Map of the Village of Ketchum, Instrument Number 302967;
- A Replat showing the S.W. 1/4 of Lots 1 & 2, Block 59, Creating Lot 1A, Block 59, City of Ketchum, Instrument Number 330772;
- 120 Building Condominiums, Instrument Number 460151;
- Record of Survey showing the East Half and the West Half of Lot 5, Blk 59, Ketchum Townsite, Instrument Number 631906;
- Mindbender Condominiums, Instrument Number 677311;
- all Records of Blaine County, Idaho.
- 2) Please refer to the Plat Notes, Easements, Reservations, Dedications, Conditions, Covenants, and Restrictions on the original plat, subsequent surveys, and other documents that may affect the Subject Property.
- 3) Utility Locations shown are based on visual surface evidence and previous surveys on the Subject Block. Utility Locations should always be verified by Digline Locate before any excavation may occur on the Subject Property.
- 4) The Subject Property appears to be within the City of Ketchum Community Core District, (CC). Please refer to City of Ketchum Code of Ordinances for more information about this zone including Building Setbacks.
- 5) Not all trees and vegetation are shown, some locations are approximate.
- 6) Aerial Imagery, if shown, is from Nearmap 2023.

PROJECT PATH AND PRINT DATE U:\LandProjects2004\1120_Blk59_Ketchum\dwg\1120_Ketchum_Blk59_1120.dwg 02/14/2024 11:55:29 AM MST

REVISIONS

NO	DATE	BY

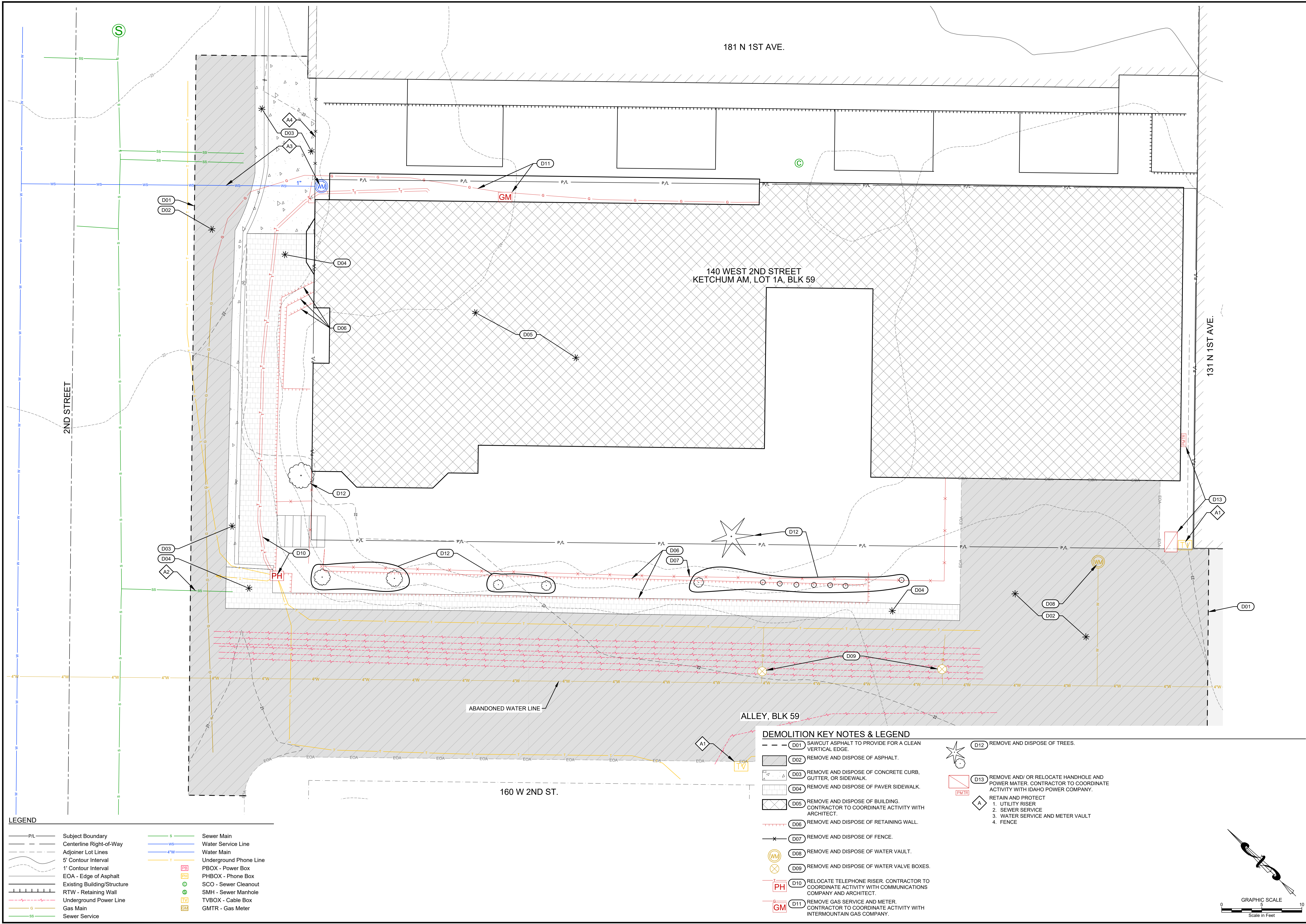
ALPINE ENTERPRISES INC.

Surveying, Mapping, Civil Engineering,
and Natural Hazards Consulting
660 Bell Dr., Unit 1
P.O. Box 2037, Ketchum, ID 83340 USA
(208) 727-1988
email: bsam@alpineenterprises.com

PROFESSIONAL LAND SURVEYOR
7048
14FEB24
STATE OF IDAHO
BRUCE STUBBS

SHEET 1 OF 1

A SITE PLAN SHOWING
LOT 1A, BLOCK 59, KETCHUM TOWNSITE
WITHIN S18, T.4N., R.18E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR BILL GRIFFIN



LEGEND

P/L

Centerline Right-of-Way

Adjoiner Lot Lines

5' Contour Interval

1' Contour Interval

EOA - Edge of Asphalt

Existing Building/Structure

RTW - Retaining Wall

Underground Power Line

Gas Main

Sewer Service

S

WS

Water Main

Underground Phone Line

PBOX - Power Box

PHBOX - Phone Box

SCO - Sewer Cleanout

SMH - Sewer Manhole

TVBOX - Cable Box

GMTR - Gas Meter

DEMOLITION KEY NOTES & LEGEND

D01

SAWCUT ASPHALT TO PROVIDE FOR A CLEAN VERTICAL EDGE.

D02

REMOVE AND DISPOSE OF ASPHALT.

D03

REMOVE AND DISPOSE OF CONCRETE CURB, GUTTER, OR SIDEWALK.

D04

REMOVE AND DISPOSE OF PAVEMENT SIDEWALK.

D05

REMOVE AND DISPOSE OF BUILDING. CONTRACTOR TO COORDINATE ACTIVITY WITH ARCHITECT.

D06

REMOVE AND DISPOSE OF RETAINING WALL.

D07

REMOVE AND DISPOSE OF FENCE.

D08

REMOVE AND DISPOSE OF WATER VAULT.

D09

REMOVE AND DISPOSE OF WATER VALVE BOXES.

D10

RELOCATE TELEPHONE RISER. CONTRACTOR TO COORDINATE ACTIVITY WITH COMMUNICATIONS COMPANY AND ARCHITECT.

D11

REMOVE GAS SERVICE AND METER. CONTRACTOR TO COORDINATE ACTIVITY WITH INTERMOUNTAIN GAS COMPANY.

D12

REMOVE AND DISPOSE OF TREES.

D13

REMOVE AND/OR RELOCATE HANDHOLE AND POWER METER. CONTRACTOR TO COORDINATE ACTIVITY WITH IDAHO POWER COMPANY.

A

RETAIN AND PROTECT

1.

UTILITY RISER

2.

SEWER SERVICE

3.

WATER SERVICE AND METER VAULT

4.

FENCE

opai

OPAL ENGINEERING, PLLC

PO BOX 2530 - HAILEY, ID 83333

WWW.OPAL-ENGINEERING.COM

PURPOSE: ISSUE FOR DESIGN REVIEW (11/20/2024)

REVISION NO.

DATE

DESCRIPTION

1

11/20/24

REVISIONS PER CITY COMMENTS

2

01/31/25

REVISIONS PER CITY COMMENTS

PROFESSIONAL ENGINEER

17618

01/31/2025

STATE OF IDAHO

SAMANTHA STAHLMEYER

PRELIMINARY

NOT FOR

CONSTRUCTION

DEMOLITION PLAN

140 W 2ND STREET KETCHUM, ID

PREPARED FOR: BILL GRIFFIN

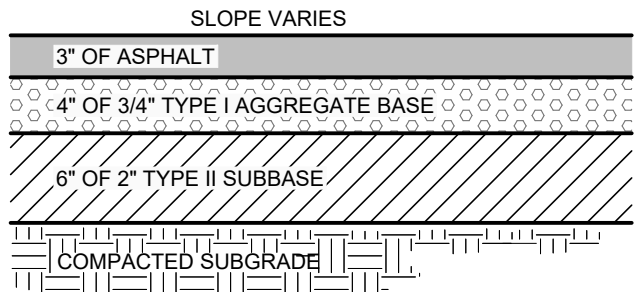
24022

PROJECT NUMBER

C0.90

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

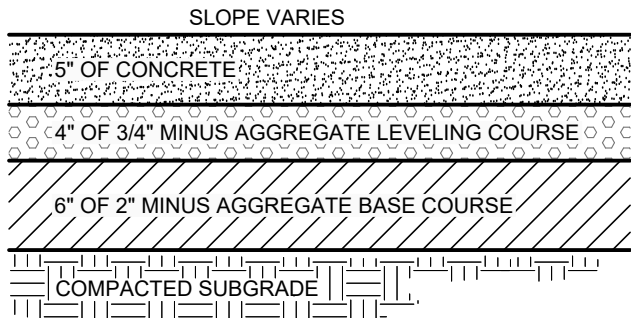


NOTES:

- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
- MATERIALS SHALL CONFORM WITH CURRENT ISPMC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
- PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
- REFER TO KETCHUM STANDARD DRAWINGS #3 AND #16.

1 C1.00 TYPICAL STREET AND ALLEY ASPHALT SECTION

N.T.S.

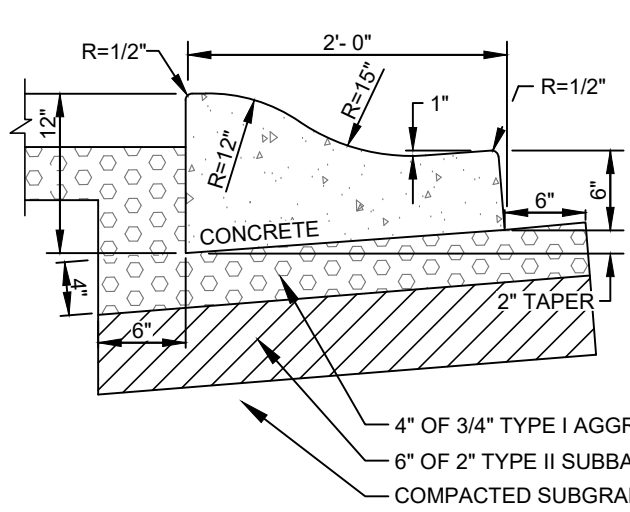


NOTES:

- INSTALL SCORE JOINTS AT INTERVALS TO MATCH WIDTH OF WALK NOT TO EXCEED 5 FEET SPACING IN BOTH THE LONGITUDINAL AND TRANSVERSE DIRECTION FOR SIDEWALK GREATER THAN 5 FEET IN WIDTH. INSTALL EXPANSION JOINTS EVERY 10 FEET IN LONGITUDINAL DIRECTION.
- 1/2" TRANSVERSE PREFORMED BITUMINOUS JOINTS AT THE TERMINUS POINTS FOR CURVE AND WHERE SIDEWALK IS PLACED BETWEEN TWO PERMANENT FOUNDATIONS OR ADJACENT TO THE STRUCTURE. PLACE 1/2" EXPANSION JOINT MATERIAL ALONG THE BACK OF WALK THE FULL LENGTH.
- SIDEWALK CONSTRUCTION JOINTS SHALL BE CONSTRUCTED APPROXIMATELY 1/2" WIDE, 3" IN DEPTH AND FINISHED AND EGED SMOOTH. A PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED EVERY 40' FOR NEW SIDEWALK CONSTRUCTION.
- WHEN TRANSITIONING NEW SIDEWALK TO EXISTING, A MINIMUM 5' TRANSITIONAL PANEL SHALL BE SEPARATED AND ISOLATED WITH EXPANSION MATERIAL.
- SIDEWALK ALIGNMENT TRANSITIONS SHALL HAVE A MINIMUM RADIUS OF 30' TO THE FACE OF CURB.
- MATERIALS SHALL CONFORM WITH CURRENT ISPMC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
- CONCRETE THICKNESS PER THIS DETAIL OR MATCH EXISTING, WHICHEVER IS GREATER.

2 C1.00 TYPICAL CONCRETE SECTION

N.T.S.

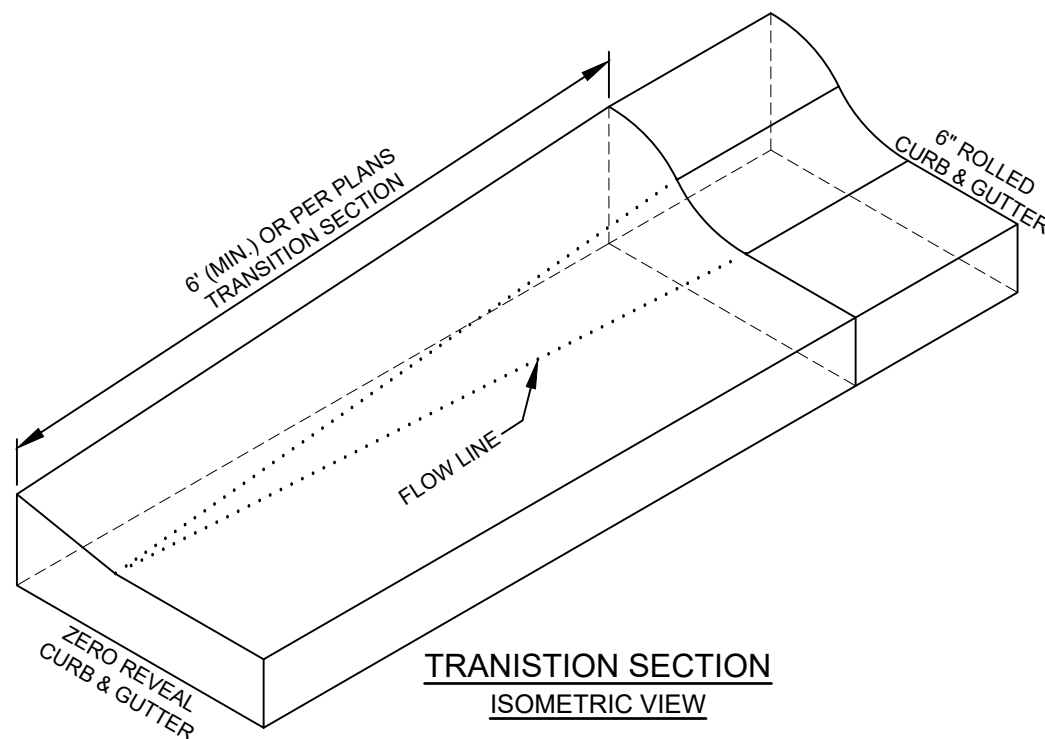


NOTES:

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- MATERIALS SHALL CONFORM WITH CURRENT ISPMC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
- PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
- 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADIUS.
- CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET WISIDEWALK).

3 C1.00 6" CONCRETE ROLLED CURB & GUTTER

N.T.S.



TRANSITION SECTION

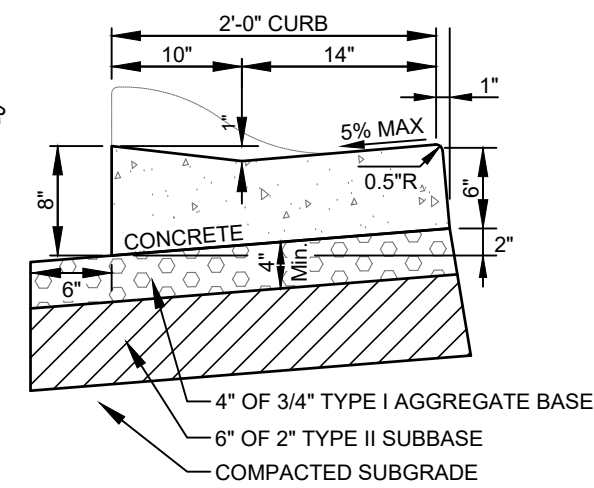
ISOMETRIC VIEW

NOTES:

- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
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- 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADIUS.
- CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET WISIDEWALK).

4 C1.00 TYPICAL CURB TRANSITION DETAIL

N.T.S.



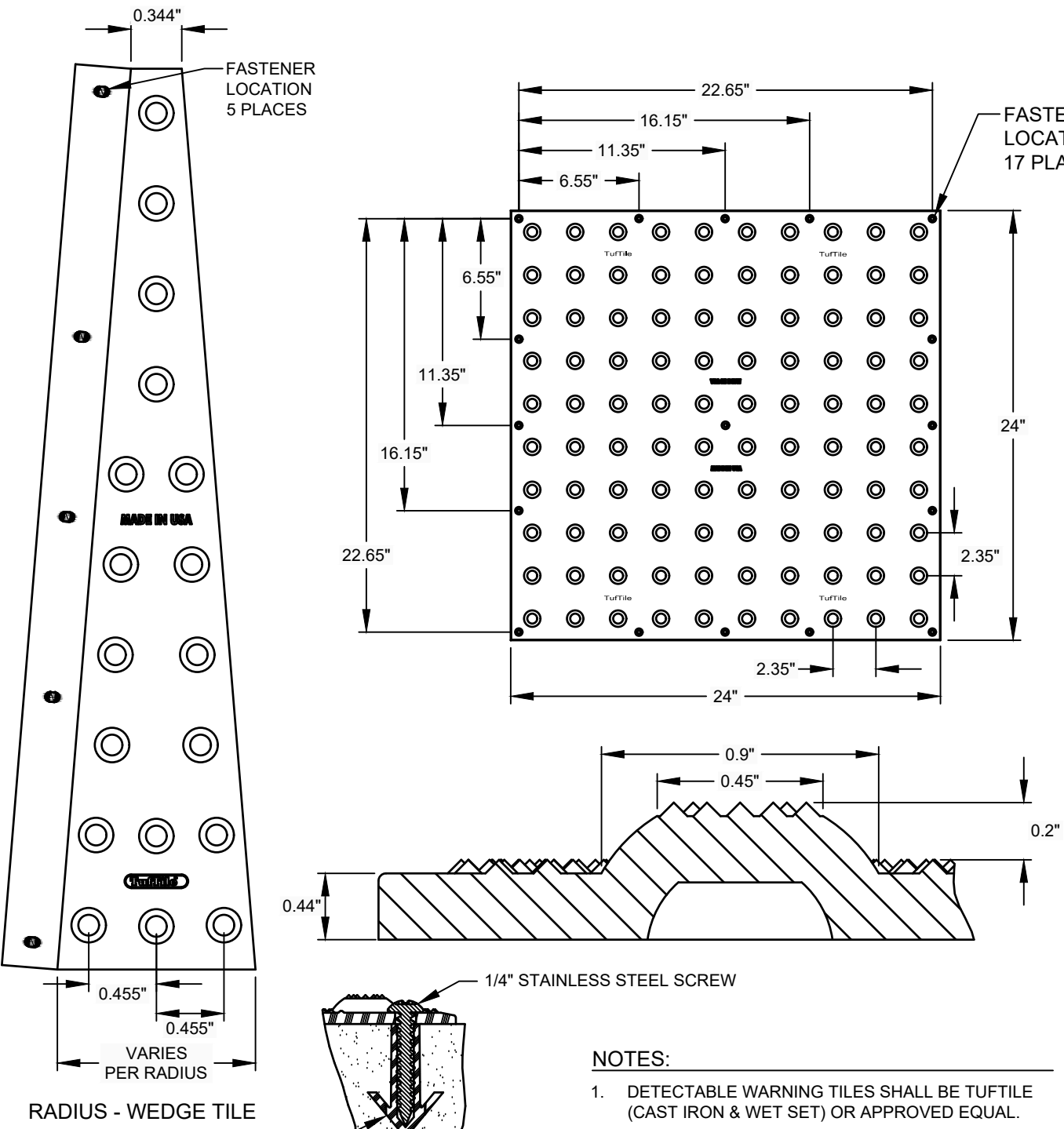
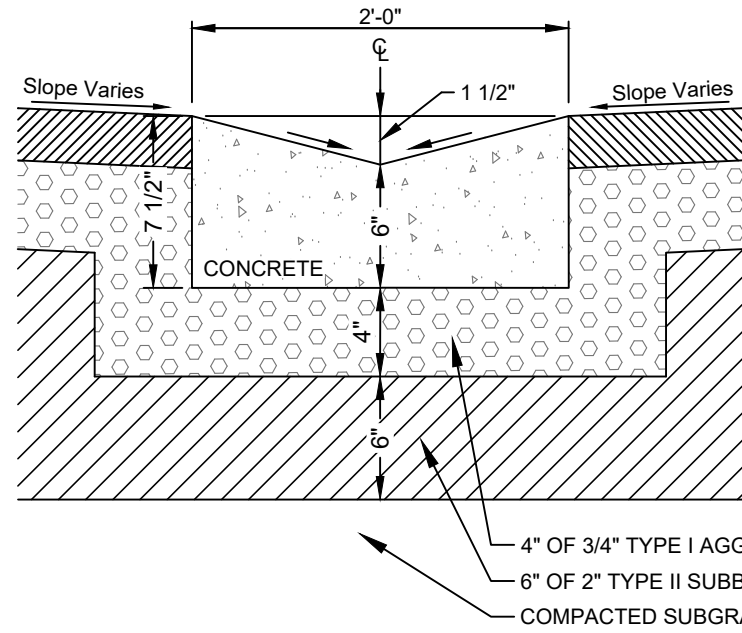
ZERO REVEAL CURB & GUTTER

NOTES:

- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
- MATERIALS SHALL CONFORM WITH CURRENT ISPMC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
- PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
- 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADIUS.
- CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET WISIDEWALK).

5 C1.00 24" WIDE CONCRETE VALLEY GUTTER

N.T.S.

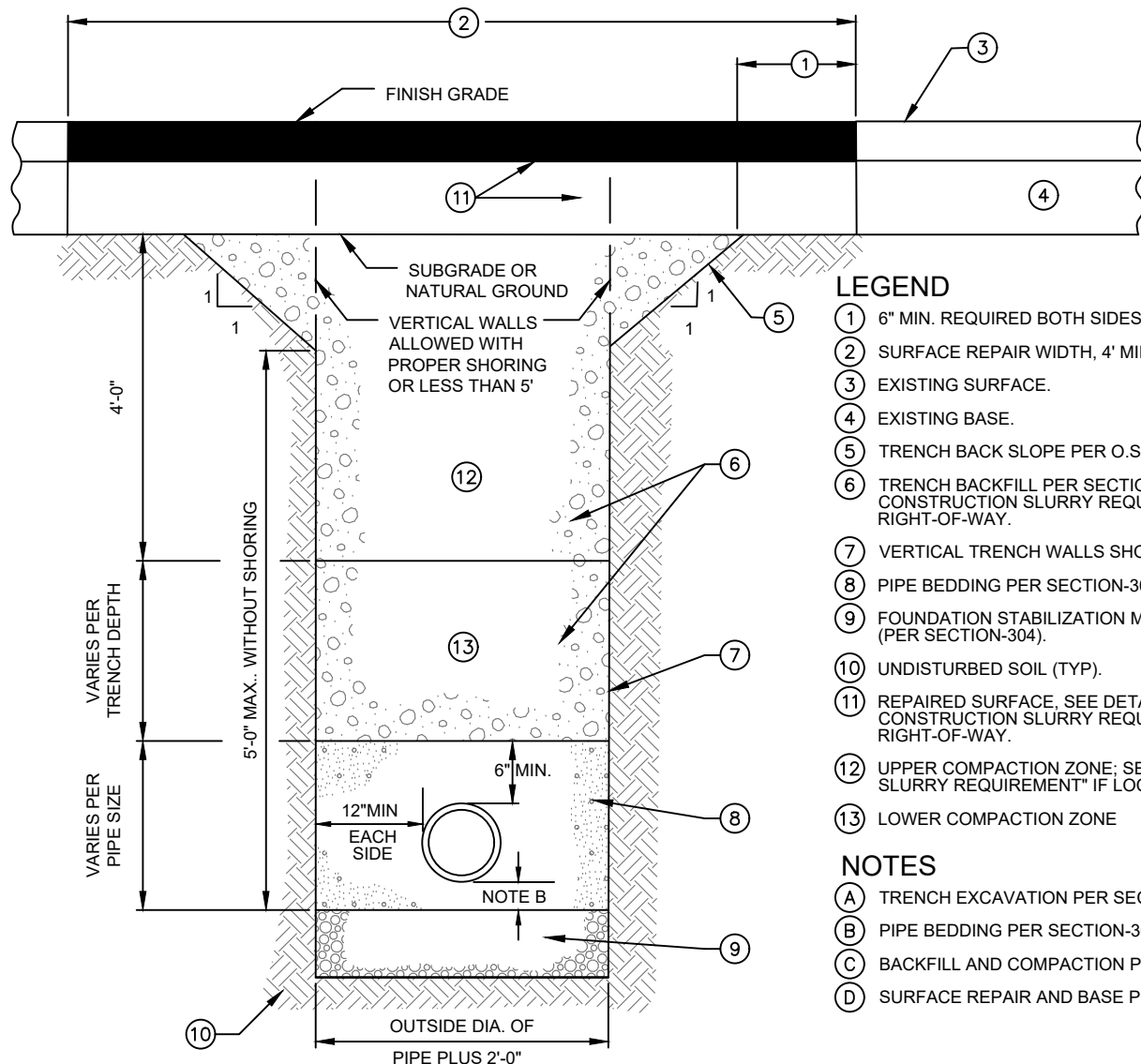


NOTES:

- DETECTABLE WARNING TILES SHALL BE TUFTLE (CAST IRON & WET SET) OR APPROVED EQUAL.
- REFER TO DETAIL 8.
- COLOR TO BE PATINA (NO FINISH).

6 C1.00 DETECTABLE WARNING PLATE

N.T.S.



LEGEND

- 6" MIN. REQUIRED BOTH SIDES, SAWCUT REQUIRED.
 - SURFACE REPAIR WIDTH, 4" MINIMUM.
 - EXISTING SURFACE.
 - EXISTING BASE.
 - TRENCH BACK SLOPE PER O.S.H.A. OR SUITABLE SHORING.
 - TRENCH BACKFILL PER SECTION-306, OR SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
 - VERTICAL TRENCH WALLS SHORING PER O.S.H.A.
 - PIPE BEDDING PER SECTION-305 (SEE SD-302).
 - FOUNDATION STABILIZATION MAY VARY PER SOIL TYPE AND STABILITY (PER SECTION-306).
 - UNDISTURBED SOIL (TYP).
 - REPAIRED SURFACE. SEE DETAILS 1 AND 2. SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
 - UPPER COMPACTION ZONE: SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
 - LOWER COMPACTION ZONE.
- NOTES
- TRENCH EXCAVATION PER SECTION-301.
 - PIPE BEDDING PER SECTION-305.
 - BACKFILL AND COMPACTION PER SECTION-306.
 - SURFACE REPAIR AND BASE PER DETAIL 3/C20

KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT

IN AREAS WHERE IT IS NECESSARY TO CUT THE ASPHALT PAVEMENT AND DIG A TRENCH FOR BURIAL OF CONDUIT CABLE OR OTHER CITY UTILITY, THE TRENCH SHALL BE BACKFILLED WITH A LEAN CONCRETE MIX TO THE BOTTOM OF FINISH SURFACE MATERIAL WITH THE FOLLOWING PROPORTIONS OF MATERIALS:

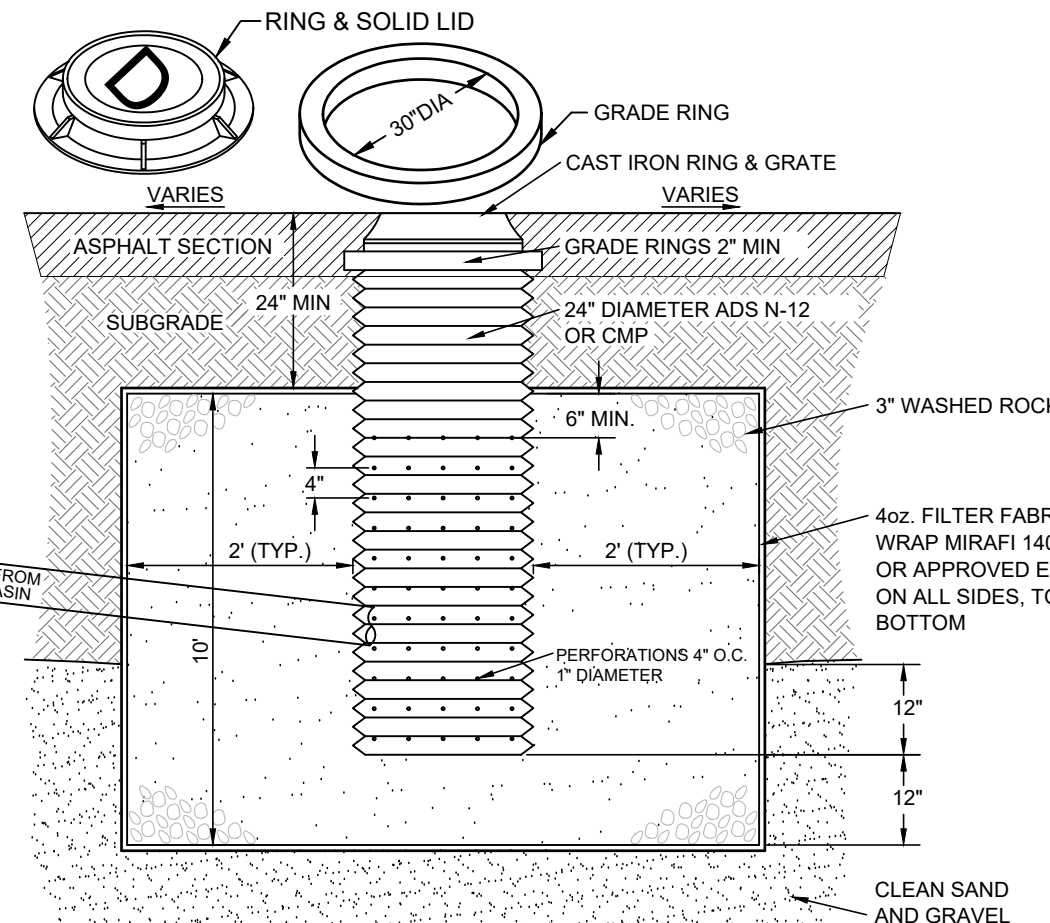
COARSE AGGREGATE (3/4" MINUS)	2,600 LBS.
SAND	800 LBS.
PORTLAND CEMENT	94 LBS.
WATER	11 GAL (MAX.)

WATER CONTENT IS MAXIMUM AND MAY BE REDUCING DOWNWARD. CARES SHALL BE TAKEN TO ASSURE THAT EXCESS WATER IS NOT PRESENT IN THE MIXING DRUM PRIOR TO CHARGING THE MIXER WITH MATERIALS. THOROUGH MIXING WILL BE REQUIRED PRIOR TO DISCHARGE.

NO COMPACTION, VIBRATION OR FINISHING IS REQUIRED. THE LEAN CONCRETE MIX SHALL BE STRUCK OFF AT OR BELOW THE ELEVATION OF THE PLANTMIX SURFACING WITH A SQUARE-NOSE SHOVEL OR SIMILAR HAND TOOL. THE BACKFILL MIX SHALL BE ALLOWED TO SET FOR A MINIMUM OF 2 HOURS BEFORE THE PERMANENT PLANTMIX SURFACING IS PLACED TO COMPLETE THE TRENCH REPAIR. TEMPORARY PLACEMENT OF ASPHALT COLD MIX SURFACING MAY BE NECESSARY TO ACCOMMODATE TRAFFIC WITHIN THE FIRST 2 HOURS OF BACKFILL PLACEMENT PRIOR TO COMPLETING THE PERMANENT REPAIR.

7 C1.00 TYPICAL TRENCH SECTION

N.T.S.

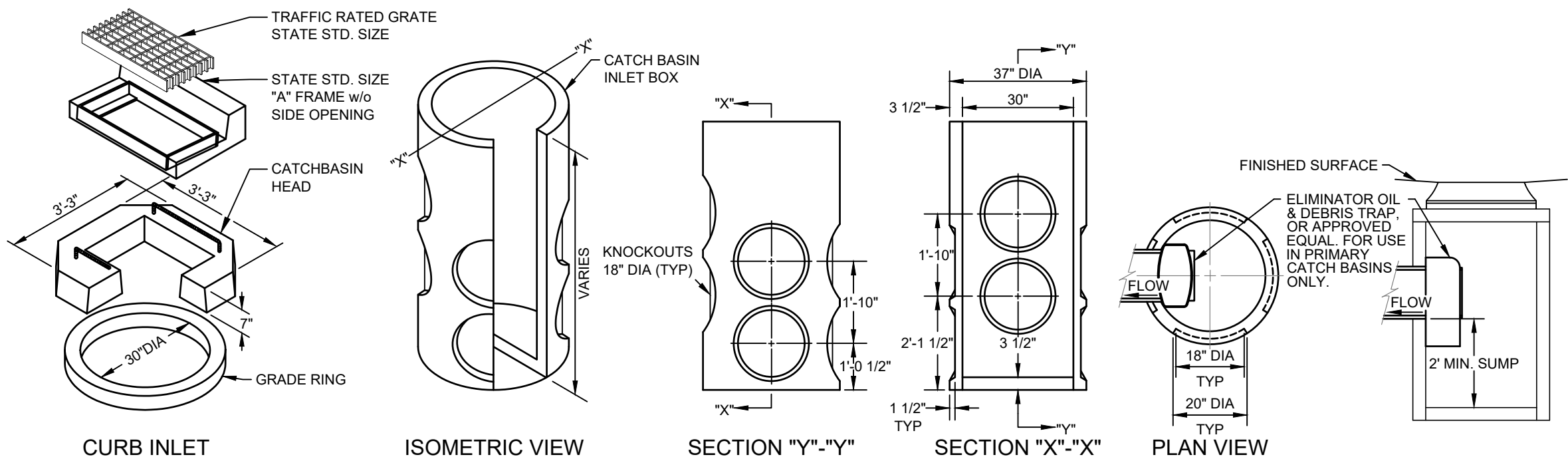


NOTES:

- THE BED SHALL BE EXCAVATED A MINIMUM OF 24" INTO CLEAN SAND AND GRAVEL.
- MAXIMUM DEPTH SHALL NOT EXCEED 12 FEET.
- IF CLEAN SAND AND GRAVEL IS NOT ENCOUNTERED WITHIN 12 FEET, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER.
- GRATE OR SOLID LID AS APPROVED BY CITY OF KETCHUM.

8 C1.00 DRYWELL DETAIL

N.T.S.

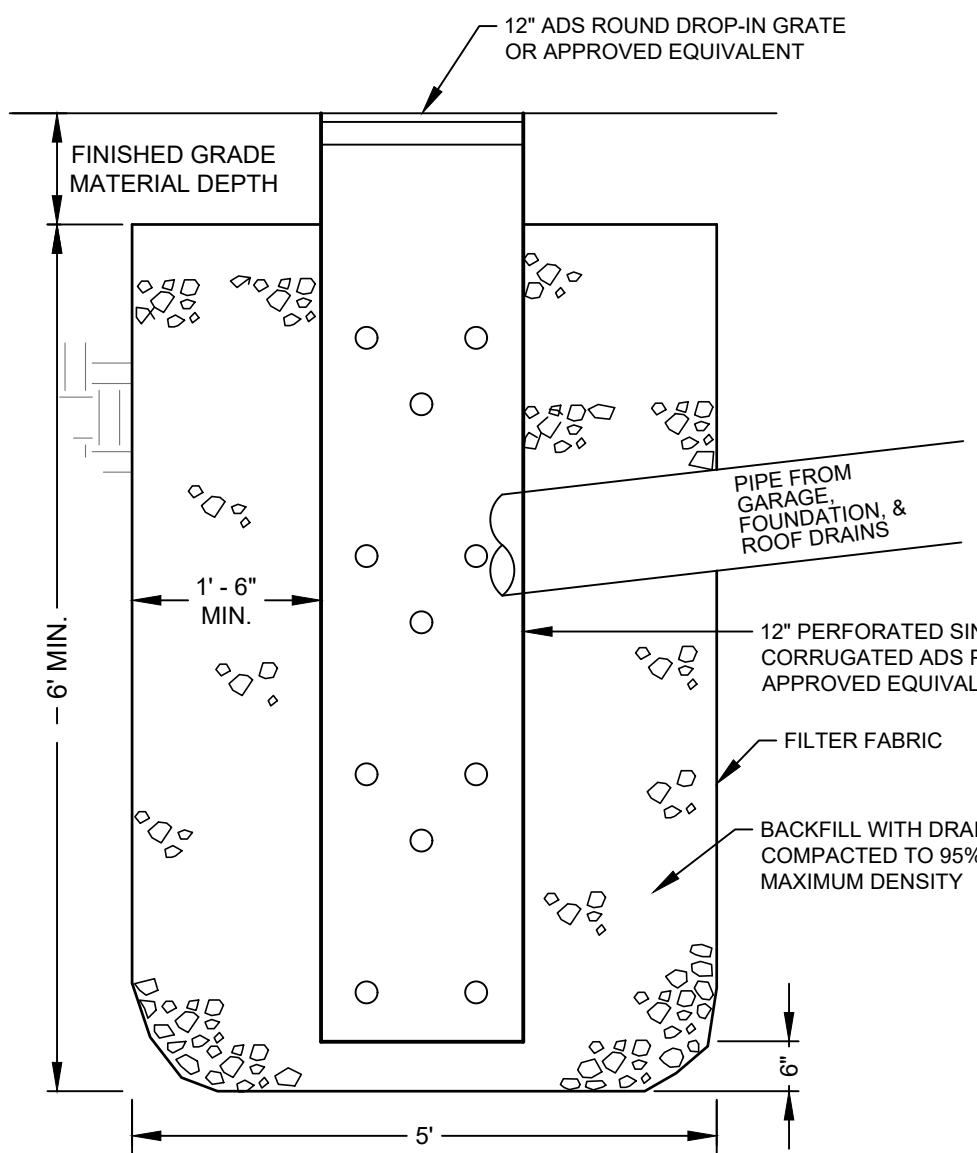


CATCH BASIN INSTALLATION NOTES:

- A PRIMARY CATCH BASIN IS DEFINED AS THE FIRST STORM STRUCTURE UPSTREAM OF A DRYWELL. A SATELLITE CATCH BASIN IS DEFINED AS THE STORM STRUCTURE UPSTREAM OF THE PRIMARY CATCH BASIN.
- THE OIL & DEBRIS TRAP SHALL BE INSTALLED ON THE OUTLET OF THE PRIMARY CATCH BASIN ONLY, NOT ON SATELLITE CATCH BASINS.
- PLACE A MINIMUM OF 4" OF COMPACTED BEDDING ON PREPARED SUBGRADE AS SPECIFIED IN ISPMC SECTION 305 - PIPE BEDDING. EXTEND BEDDING EITHER TO THE LIMITS OF THE EXCAVATION OR AT LEAST 12" OUTSIDE THE LIMITS OF THE BASE SECTION.
- FILL THE BALANCE OF THE EXCAVATED AREA WITH SELECT MATERIAL COMPACTED LEVEL TO THE TOP OF THE BEDDING.
- PROVIDE A SMOOTH AND LEVEL BEARING SURFACE ON THE BEDDING SURFACE.

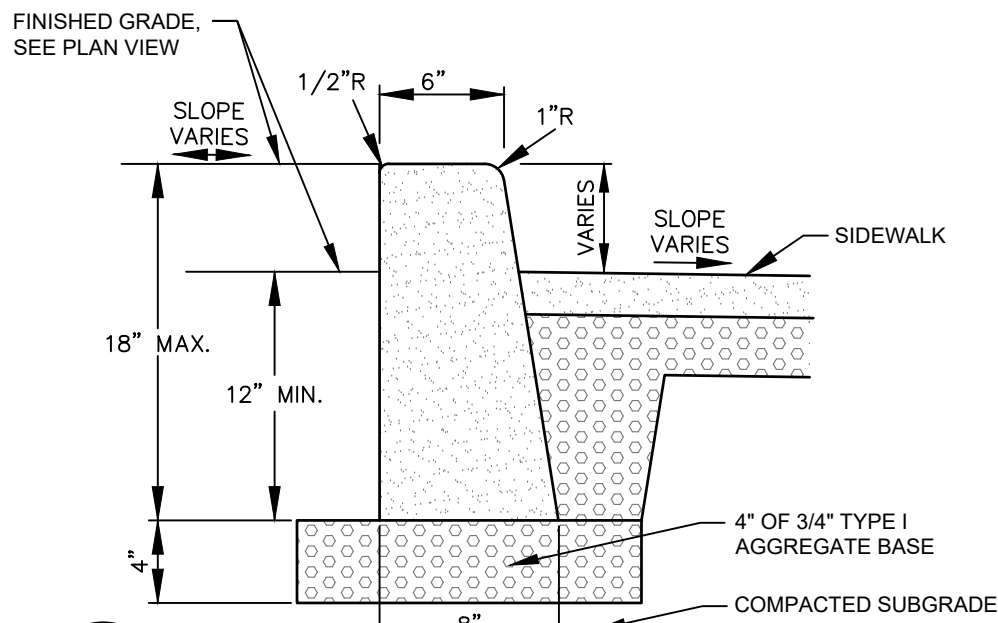
9 C1.00 30" DIAMETER PRIMARY CATCH BASIN

N.T.S.

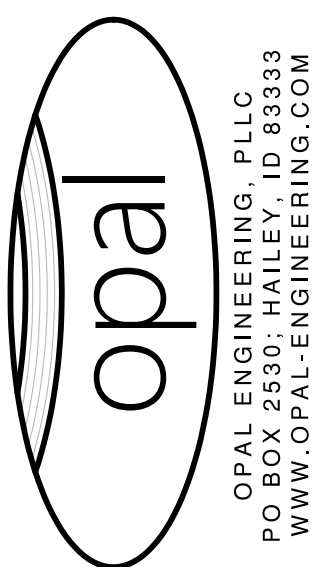


LANDSCAPE DRYWELL

N.T.S.

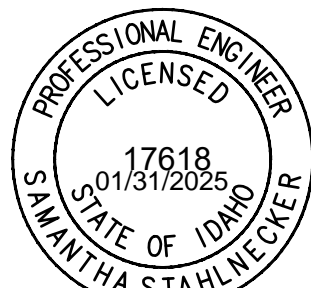


11 C1.00 6" CONCRETE VERTICAL CURB



PURPOSE: ISSUE FOR DESIGN REVIEW (11/20/2024)

REVISION NO.	DATE	DESCRIPTION
1	11/20/24	REVISIONS PER CITY COMMENTS
2	01/31/25	REVISIONS PER CITY COMMENTS



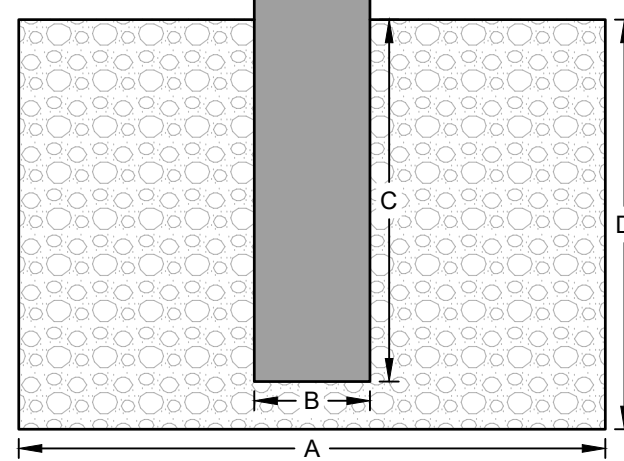
PRELIMINARY
NOT FOR
CONSTRUCTION

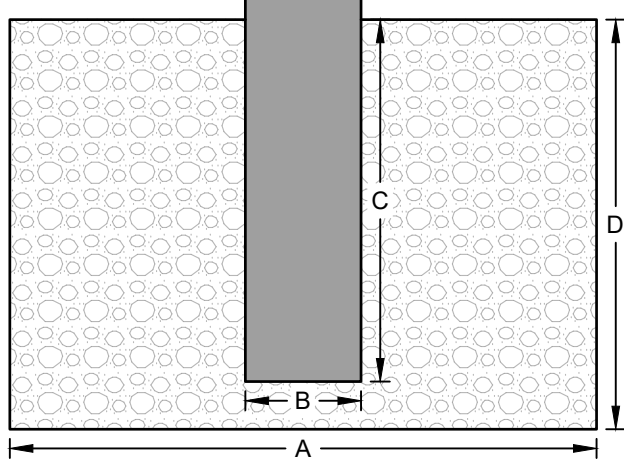
DETAIL SHEET

140 W 2ND STREET KETCHUM, ID
PREPARED FOR: BILL GRIFFIN

24022
PROJECT NUMBER

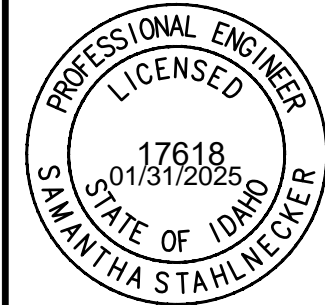
C1.00

Drywell:	S07	Refer to Detail 8 / C1.00			
Storm Duration =	1 hr				
Intensity =	1 in/hr				
Hardscape Data (pavement, etc.)					
Runoff Area =	0.41 Acres				
Runoff Area =	17,750 ft2				
Runoff Coefficient =	0.90				
Softscape Data (lawn, unimproved area)					
Runoff Area =	- Acres	Drywell Dimensions:			
Runoff Area =	- ft2				
Runoff Coefficient =	0.30				
Prorated Surface Coefficients					
Runoff Area =	0.41 Acres	A = 9 ft	Bottom Area (Ab) =	49.96 ft2	
Runoff Area =	17,750 ft2	B = 2 ft	Sidewall Area (As) =	244.27 ft2	
Runoff Coefficient =	0.90	C = 10 ft	Volume Rock =	518.20 ft2	
Drain Bed Voids =	35 %	D = 11 ft	Volume Pipe =	31.42 ft2	
Infiltration Rate =	120 in/hr				
Qpeak = C*I*A =		0.37 cfs			
Runoff Volume = Qpeak*Time =		1,331.25 ft3			
Perc Area = Ab*x*As =		123.25 ft2			
Perc Volume =		1,232.47 ft3			
Storage Required = Runoff Volume- Perc Volume =		98.78 ft3			
Storage Volume = (Vr*Void Ratio)+Vp =		212.79 ft3			
Storage Required - Storage Volume =		-114.01 ft3	must be less than zero		

Drywell:	S08	Refer to Detail 10 / C1.00				
Storm Duration =	1 hr					
Intensity =	1 in/hr					
Hardscape Data (pavement, etc.)						
Runoff Area =	0.11 Acres					
Runoff Area =	4,945 ft2					
Runoff Coefficient =	0.90					
Softscape Data (lawn, unimproved area)						
Runoff Area =	- Acres	Drywell Dimensions:				
Runoff Area =	- ft2					
Runoff Coefficient =	0.30					
Prorated Surface Coefficients						
Runoff Area =	0.11 Acres	A = 5 ft	Bottom Area (Ab) =	15.42 ft2		
Runoff Area =	4,945 ft2	B = 1 ft	Sidewall Area (As) =	74.02 ft2		
Runoff Coefficient =	0.90	C = 5.5 ft	Volume Rock =	88.21 ft2		
Drain Bed Voids =	35 %	D = 6 ft	Volume Pipe =	4.32 ft2		
Infiltration Rate =	120 in/hr					
Qpeak = C*I*A =		0.10 cfs				
Runoff Volume = Qpeak*Time =		370.91 ft3				
Perc Area = Ab*x*As =		33.93 ft2				
Perc Volume =		339.27 ft3				
Storage Required = Runoff Volume- Perc Volume =		31.64 ft3				
Storage Volume = (Vr*Void Ratio)+Vp =		35.19 ft3				
Storage Required - Storage Volume =		-3.55 ft3	must be less than zero			

PURPOSE: ISSUE FOR DESIGN REVIEW (11/20/2024)

REVISION NO.	DATE	DESCRIPTION
1	11/20/24	REVISIONS PER CITY COMMENTS
2	01/31/25	REVISIONS PER CITY COMMENTS

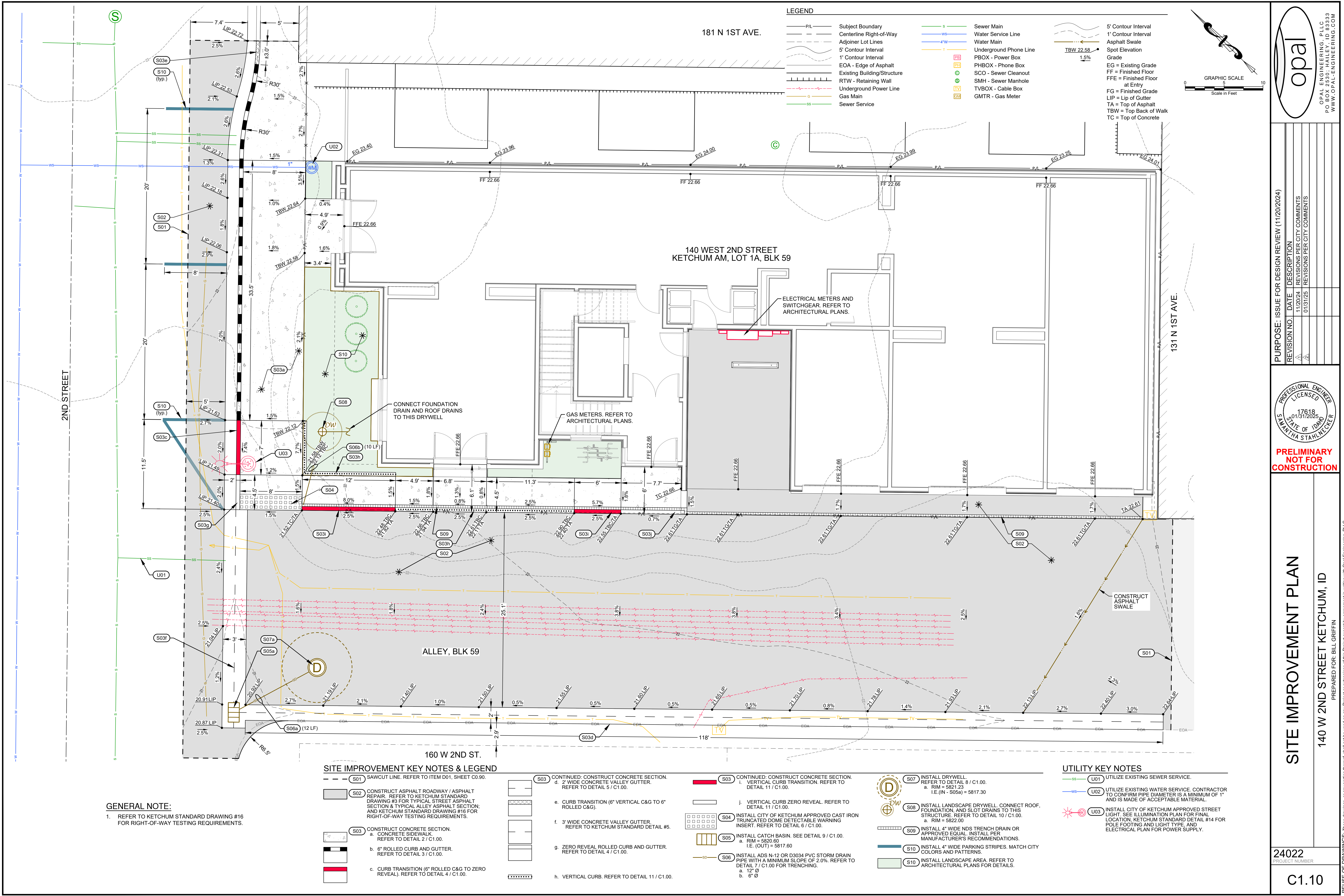


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CONSTRUCTION**

**STORM WATER / DRYWELL
SIZING CALCULATIONS**
140 W 2ND STREET KETCHUM, ID
PREPARED FOR: BILL GRIFFIN

24022
PROJECT NUMBER

C1.01



opai

OPAL ENGINEERING, PLLC
PO BOX 26300 • HAILEY, ID 83333
WWW.OPAL-ENGINEERING.COM

PURPOSE: ISSUE FOR DESIGN REVIEW (11/20/2024)

REVISION NO.	DATE	DESCRIPTION
1	11/20/24	REVISIONS PER CITY COMMENTS
2	01/31/25	REVISIONS PER CITY COMMENTS

PROFESSIONAL ENGINEER
LICENSED
17618
01/31/2025
STATE OF IDAHO
SAMANTHA STAHLMEYER

PRELIMINARY
NOT FOR
CONSTRUCTION

SITE IMPROVEMENT PLAN

140 W 2ND STREET KETCHUM, ID

PREPARED FOR: BILL GRIFFIN

24022

PROJECT NUMBER

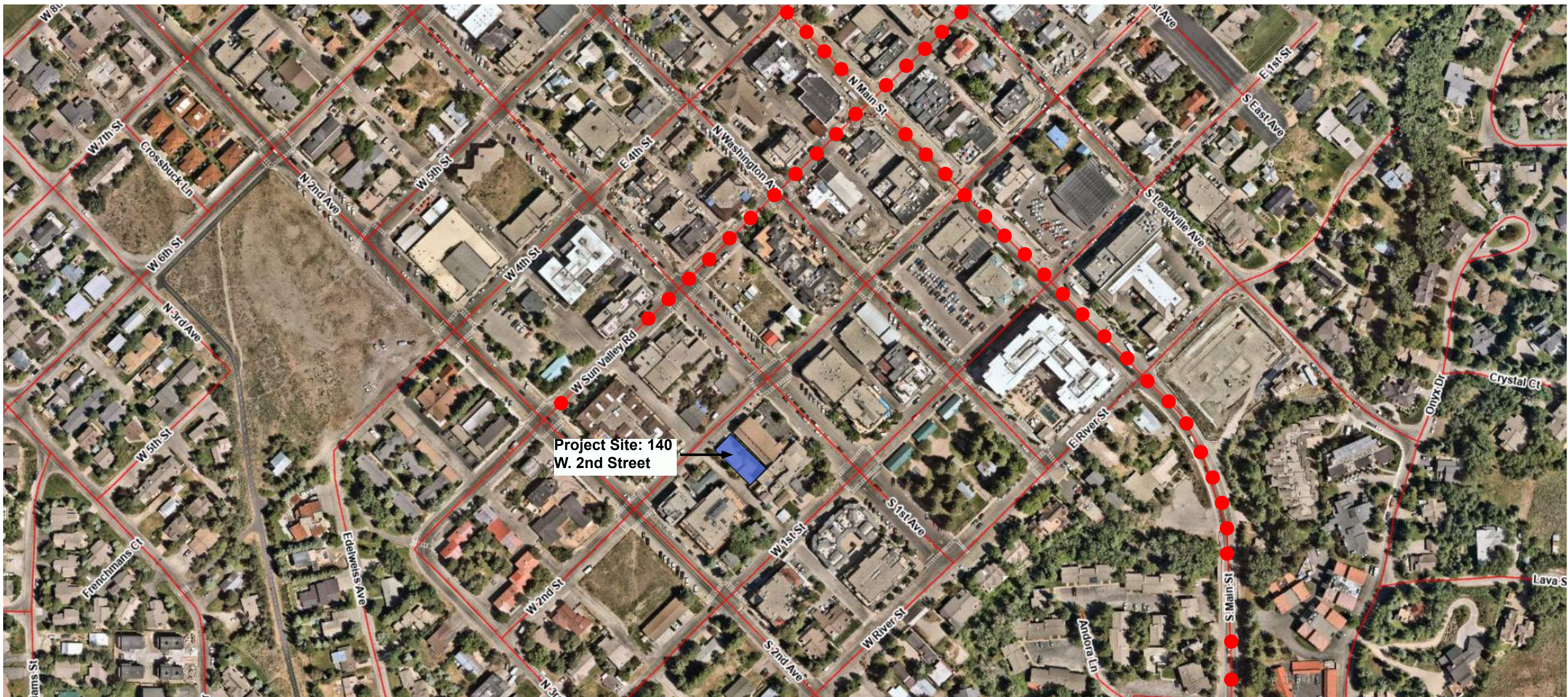
C1.10

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



140 WEST SECOND

DESIGN REVIEW
MARCH 25, 2024



1 4 0 W E S T S E C O N D

DESIGN REVIEW
MARCH 25, 2024





140 WEST SECOND

DESIGN REVIEW
MARCH 25, 2024



140 WEST SECOND

DESIGN REVIEW
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MARCH 25, 2024



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MARCH 25, 2024



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MARCH 25, 2024



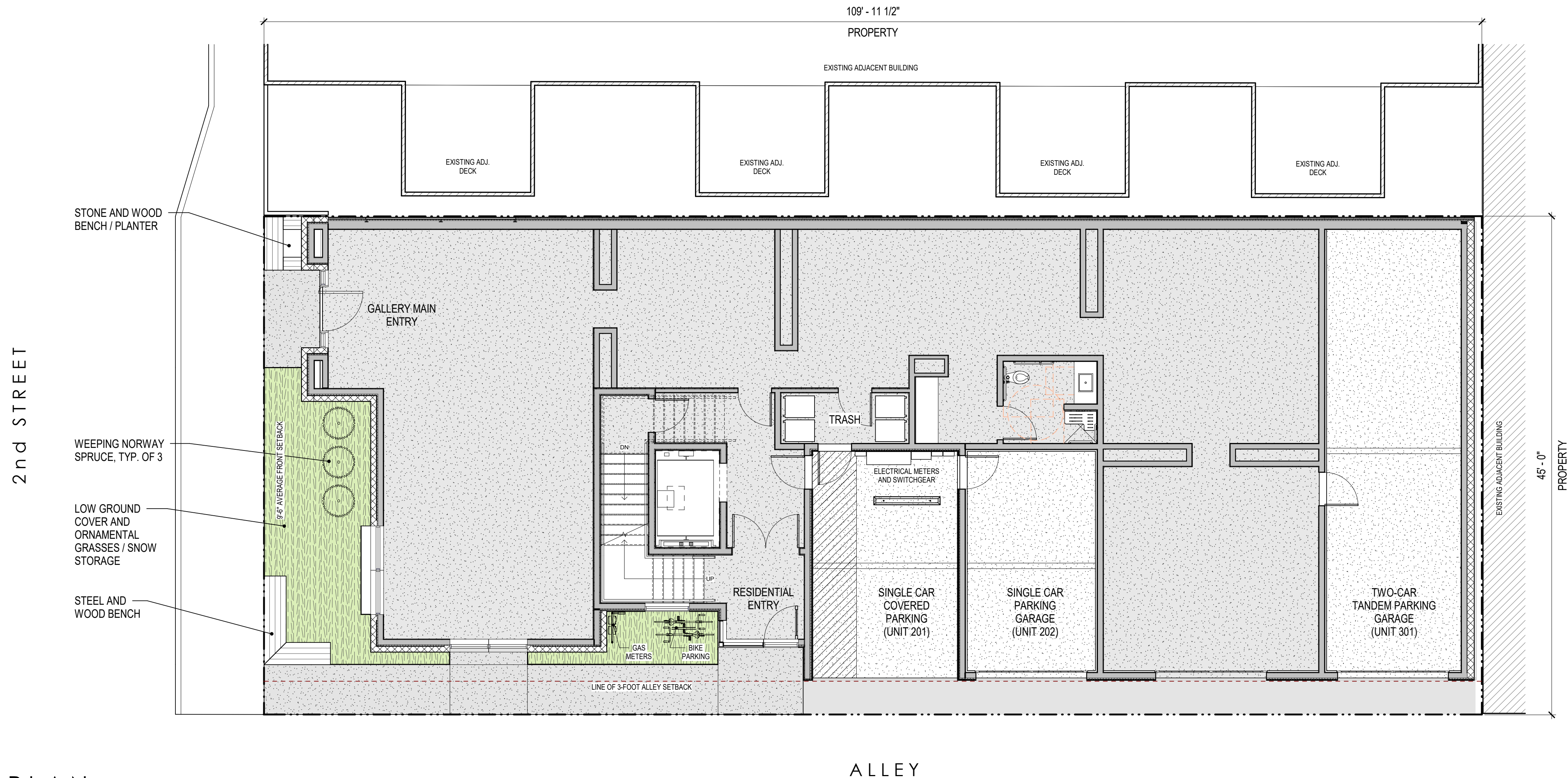
140 WEST SECOND

DESIGN REVIEW
MARCH 25, 2024



140 WEST SECOND

DESIGN REVIEW
MARCH 25, 2024



ZONING INFO:

GROSS FLOOR AREA:
9,363 SF

LOT AREA: 4,946 SF

FAR: 1.89

SETBACKS:
FRONT: 9'-6" AVG.
ALLEY: 3'-1"
REAR: 7"
SIDE: 2 1/2"

PARKING:
UNIT 201: 992 SF,
1 SPACE REQUIRED
UNIT 202: 1,914 SF,
1 SPACE REQUIRED
UNIT 301: 2,817 SF,
2 SPACES REQUIRED

BUILDING HEIGHT:
FRONT: 39'-8"
REAR: 38'-5"

SITE PLAN

140 WEST SECOND

DESIGN REVIEW
MARCH 25, 2024



2nd STREET / MAIN GALLERY ENTRY

140 WEST SECOND

DESIGN REVIEW
MARCH 25, 2024



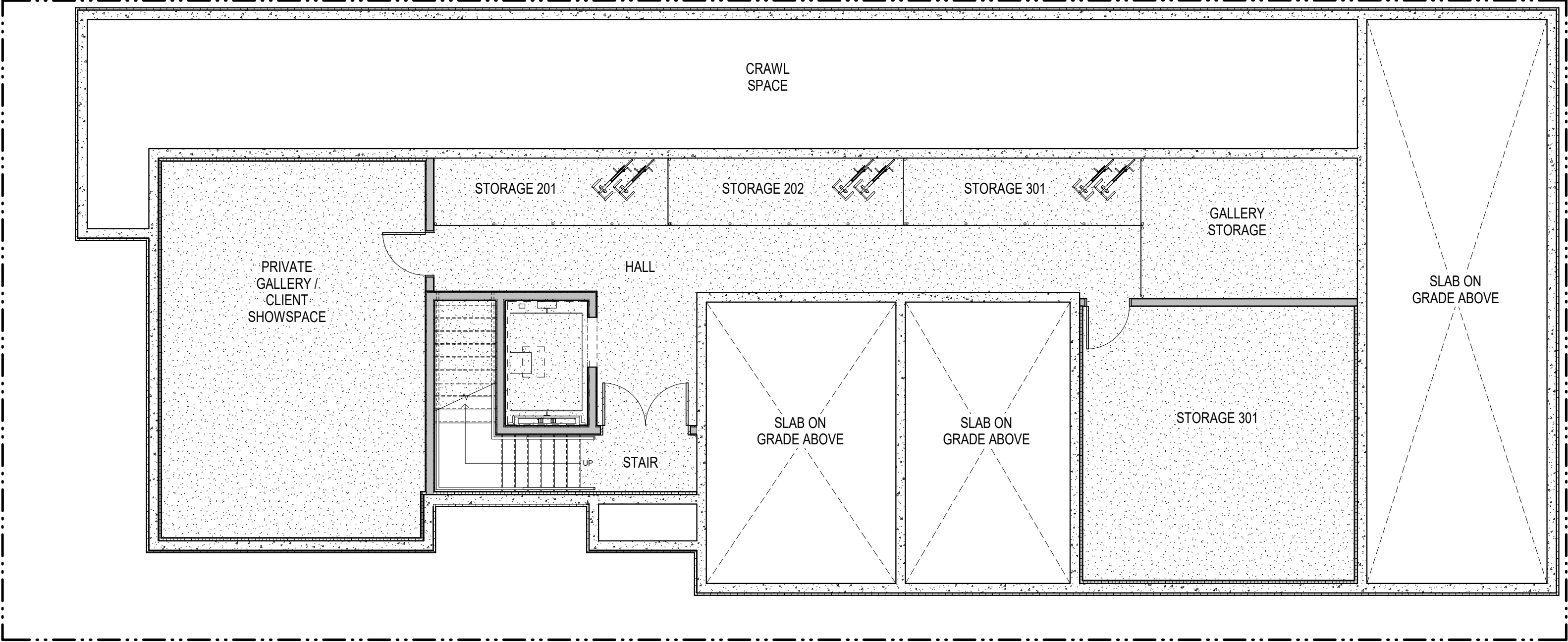
WEEPING NORWAY SPRUCE



RESIDENTIAL ENTRY

140 WEST SECOND

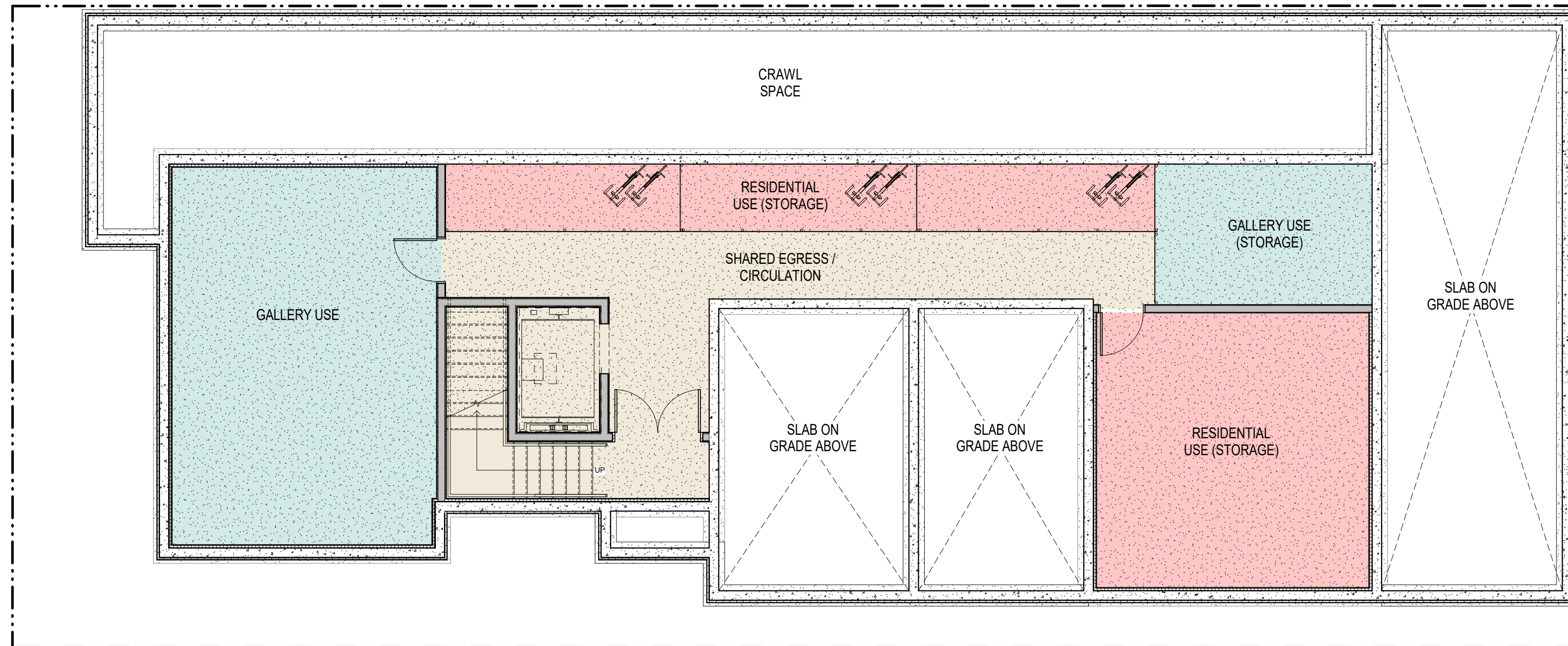
DESIGN REVIEW
MARCH 25, 2024



BASEMENT FLOOR PLAN

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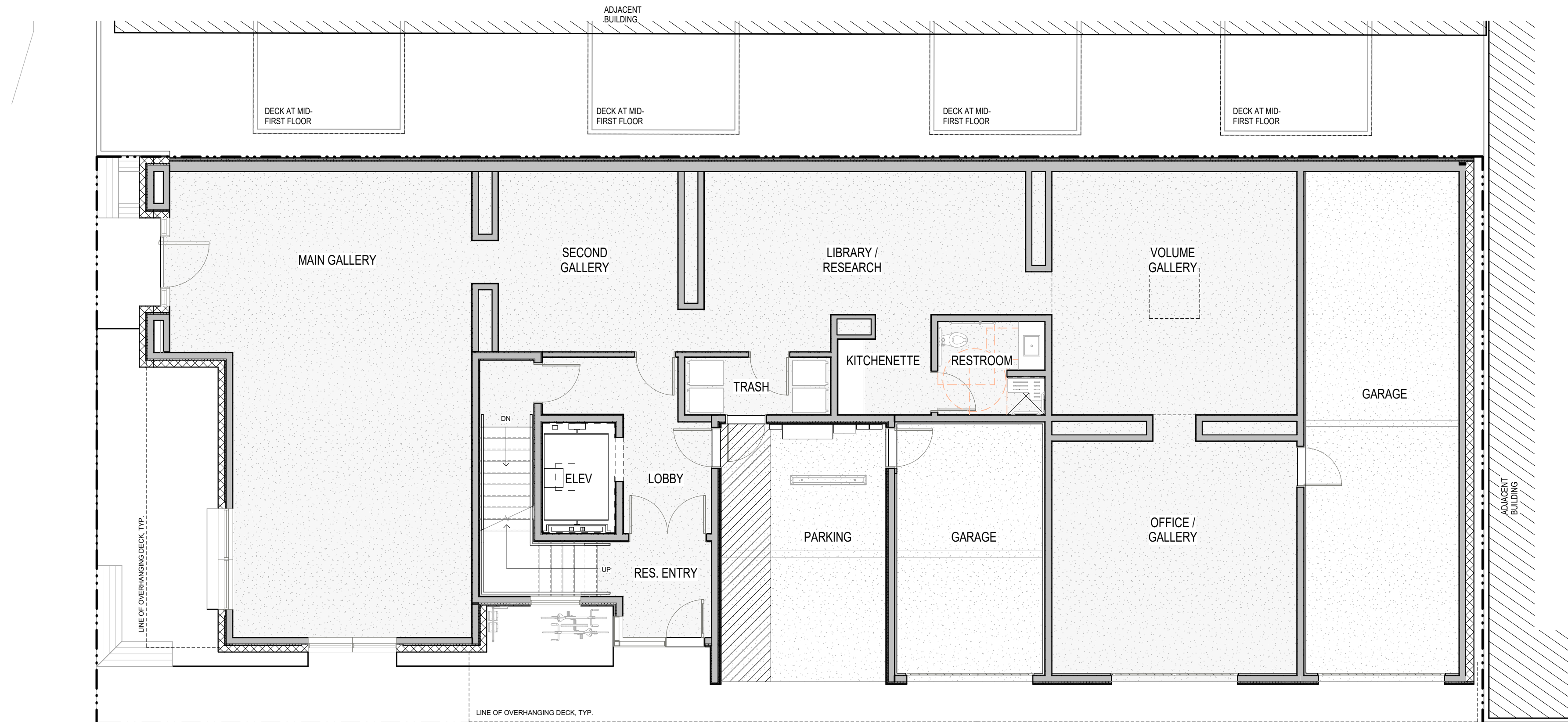
DESIGN REVIEW
MARCH 25, 2024



BASEMENT FLOOR PLAN

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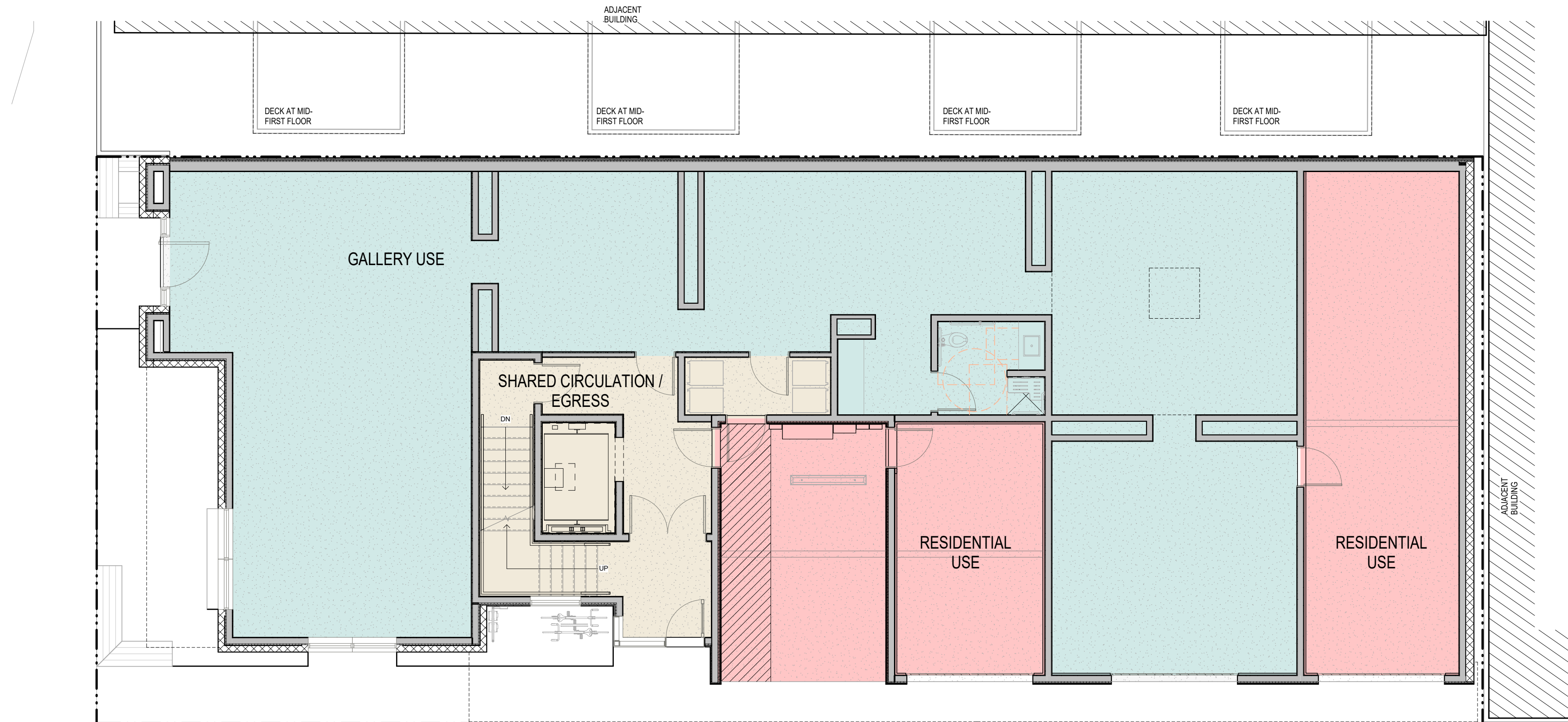
DESIGN REVIEW
MARCH 25, 2024



MAIN FLOOR PLAN

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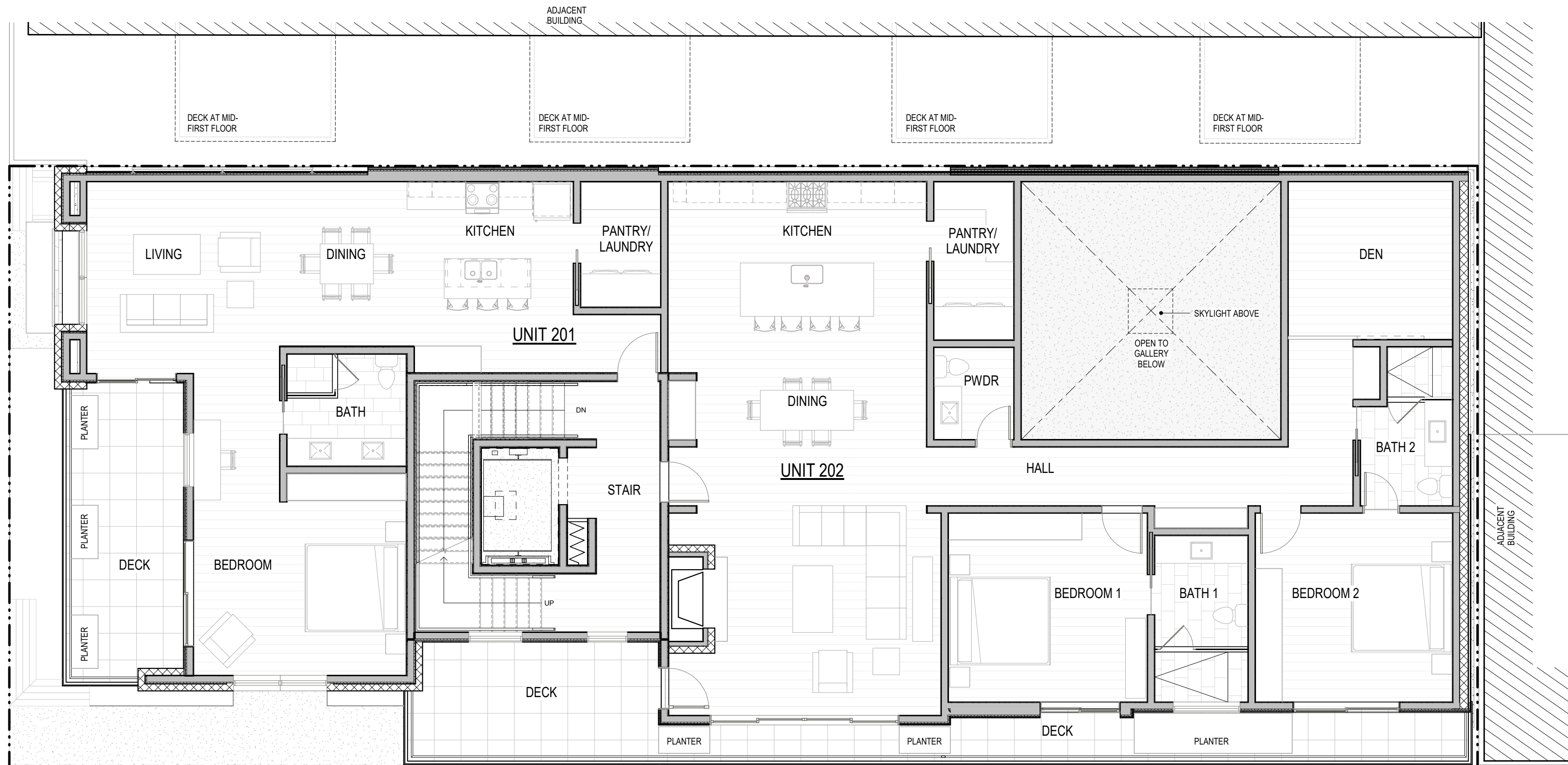
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MARCH 25, 2024



MAIN FLOOR PLAN

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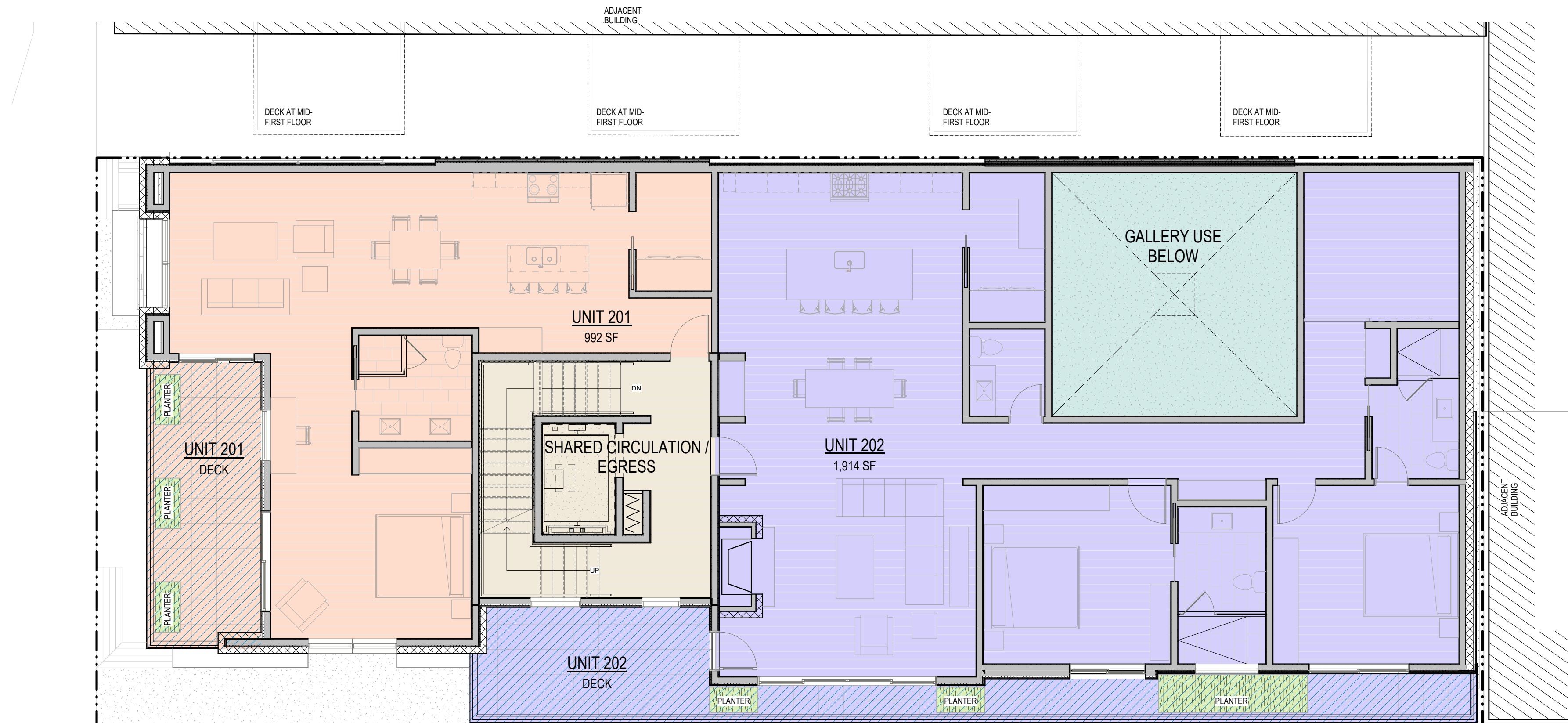
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MARCH 25, 2024



SECOND FLOOR PLAN

140 WEST SECOND

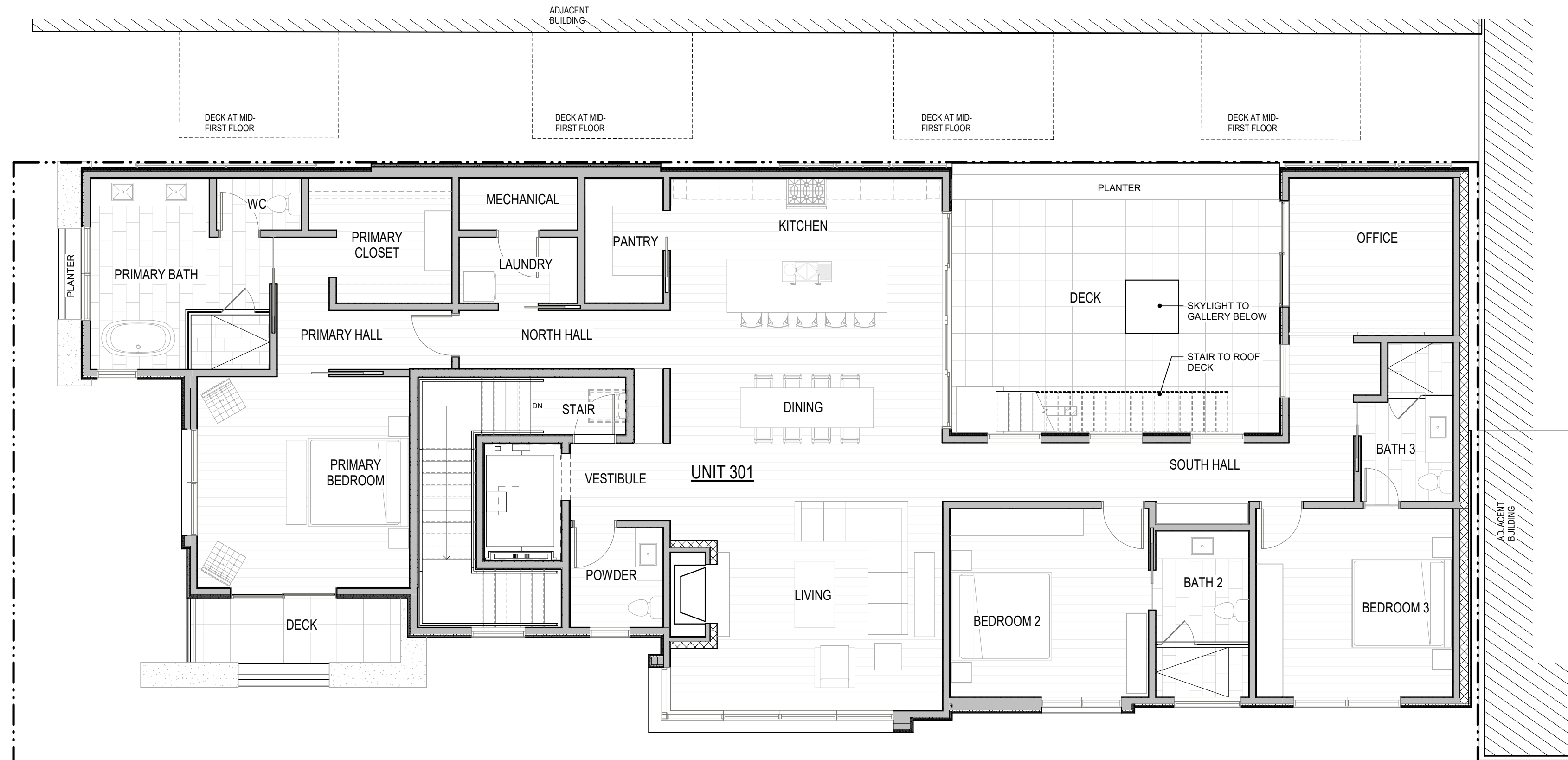
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SECOND FLOOR PLAN

140 WEST SECOND

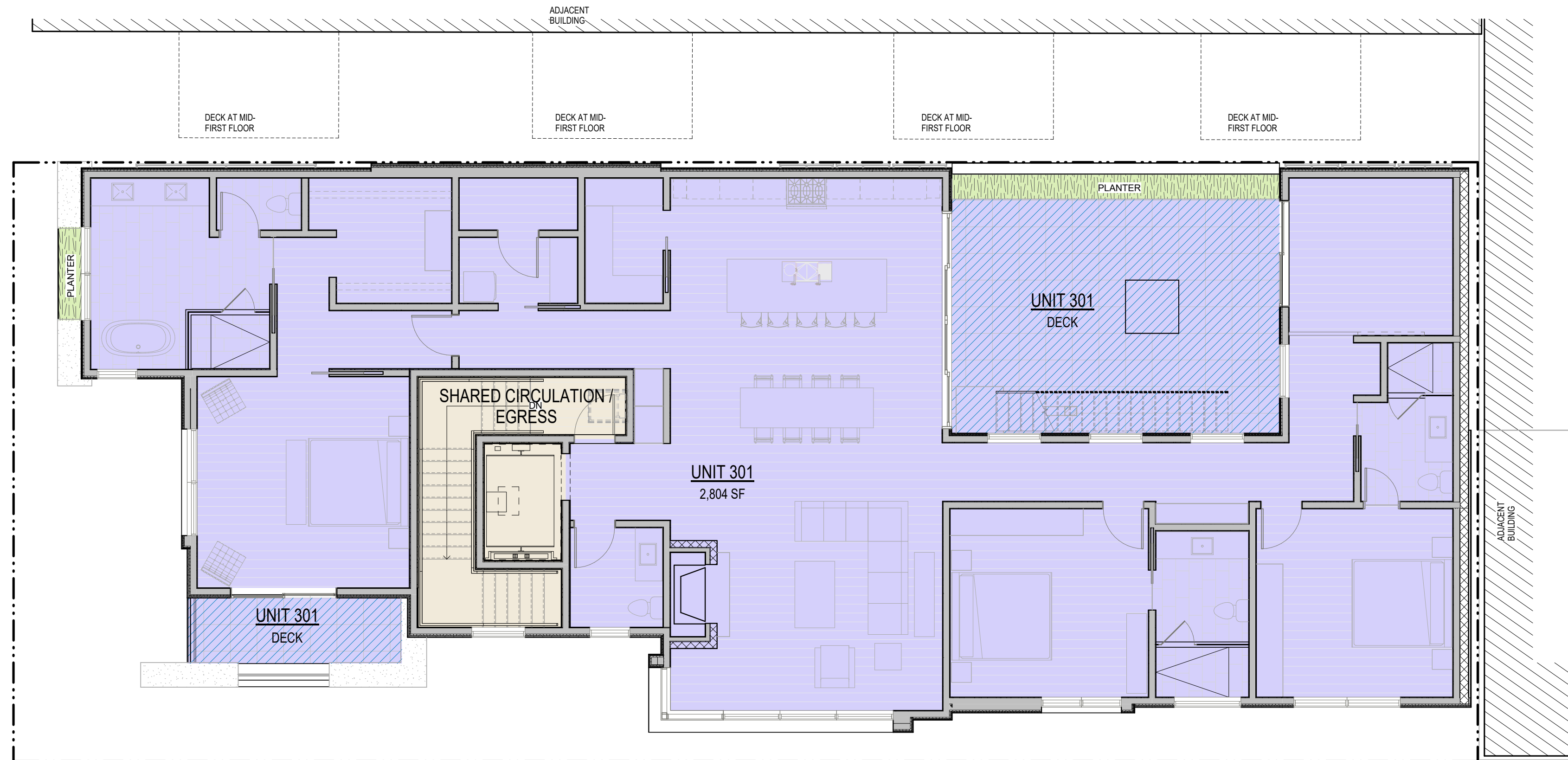
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THIRD FLOOR PLAN

140 WEST SECOND

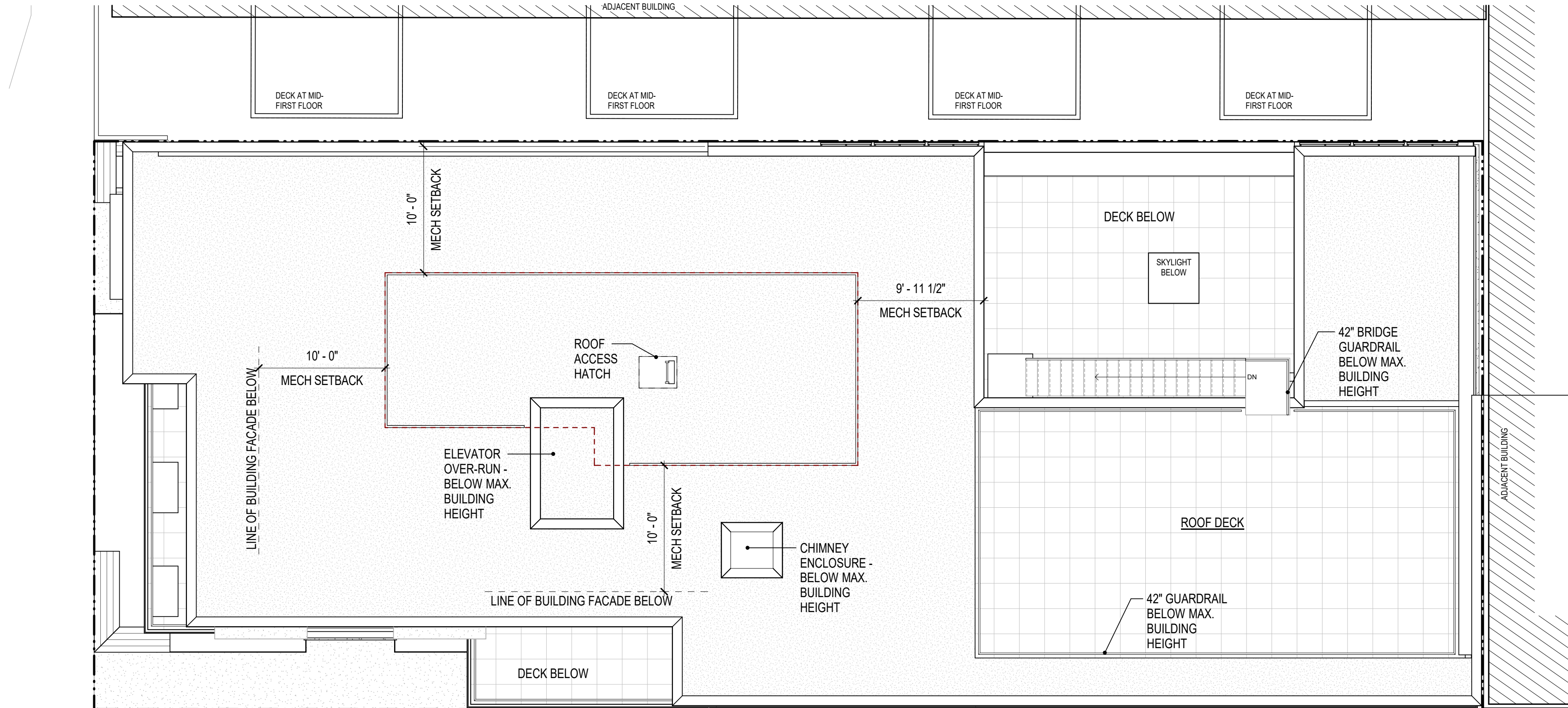
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MARCH 25, 2024



THIRD FLOOR PLAN

140 WEST SECOND

DESIGN REVIEW
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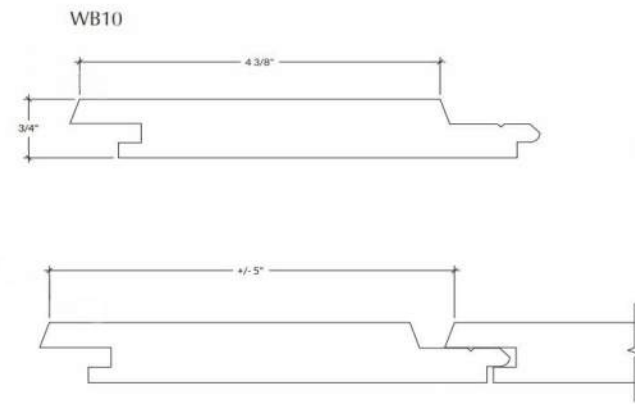
ROOF PLAN

140 WEST SECOND

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MARCH 25, 2024



EXTERIOR FINISH 1 (EF-1):
WOOD SIDING.
RESAWN TIMBER CO.
ACCOYA SHENOR, WB-10 PROFILE



EXTERIOR FINISH 1 SIDING PROFILE (EF-1):
WOOD SIDING.
RESAWN TIMBER CO.
ACCOYA PALAWAN 1C, WB-10 PROFILE



EXTERIOR FINISH 5 (EF-5):
EXTERIOR WOOD SOFFIT.
RESAWN TIMBER CO.
LEWIS WESTERN HEMLOCK



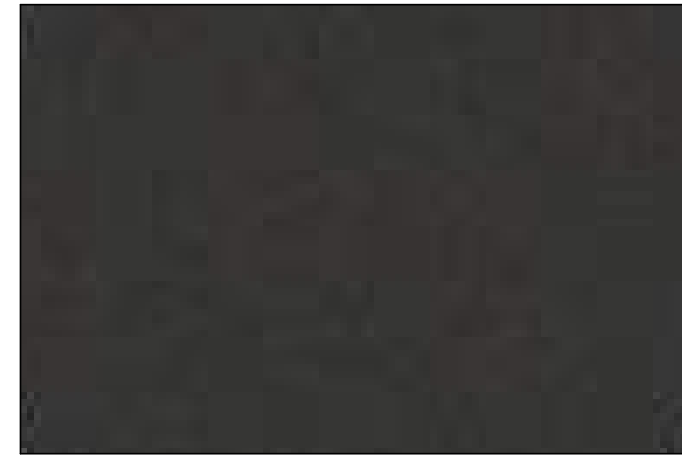
EXTERIOR FINISH 2 (EF-2):
SMOOTH TROWEL STUCCO.
BENJAMIN MOORE CC-512 - MARSHLANDS



WINDOW AND DOOR SYSTEM:
THERMALLY BROKEN ALUMINUM.
WEATHERSHIELD ESPRESSO METALLIC



EXTERIOR FINISH 3 (EF-3):
NATURAL STACKED STONE VENEER.
OAKLEY STONE



EXTERIOR FINISH 4 (EF-4):
PAINTED STEEL ACCENTS, RAILINGS, AND
FLASHING.
COLOR MATCH WINDOW AND DOOR SYSTEM



EXTERIOR FINISHES

140 WEST SECOND

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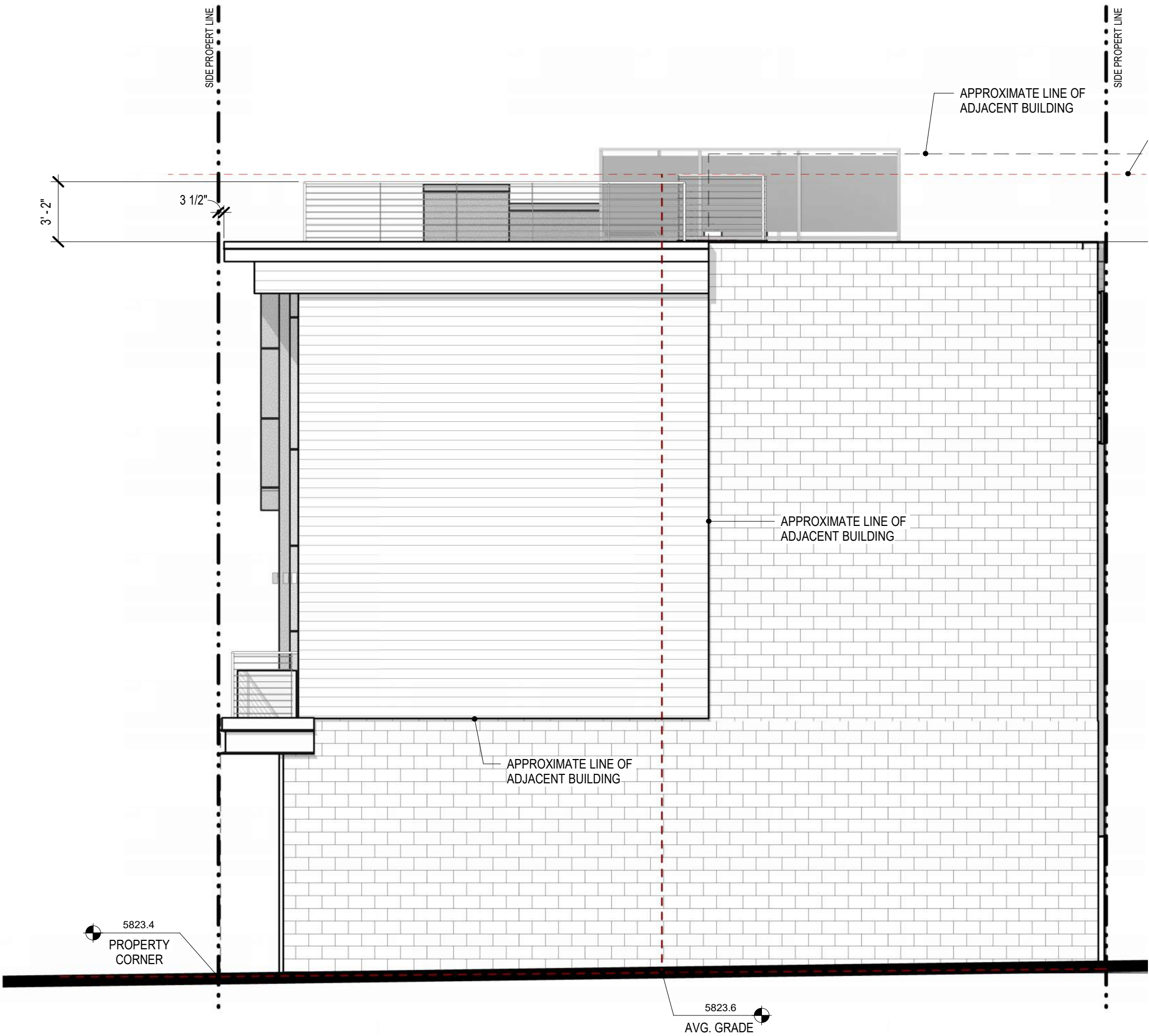
WEST (ALLEY) ELEVATION

140 WEST SECOND

DESIGN REVIEW
MARCH 25, 2024



NORTH (2nd STREET) ELEVATION



SOUTH (PROPERTY LINE) ELEVATION

140 WEST SECOND

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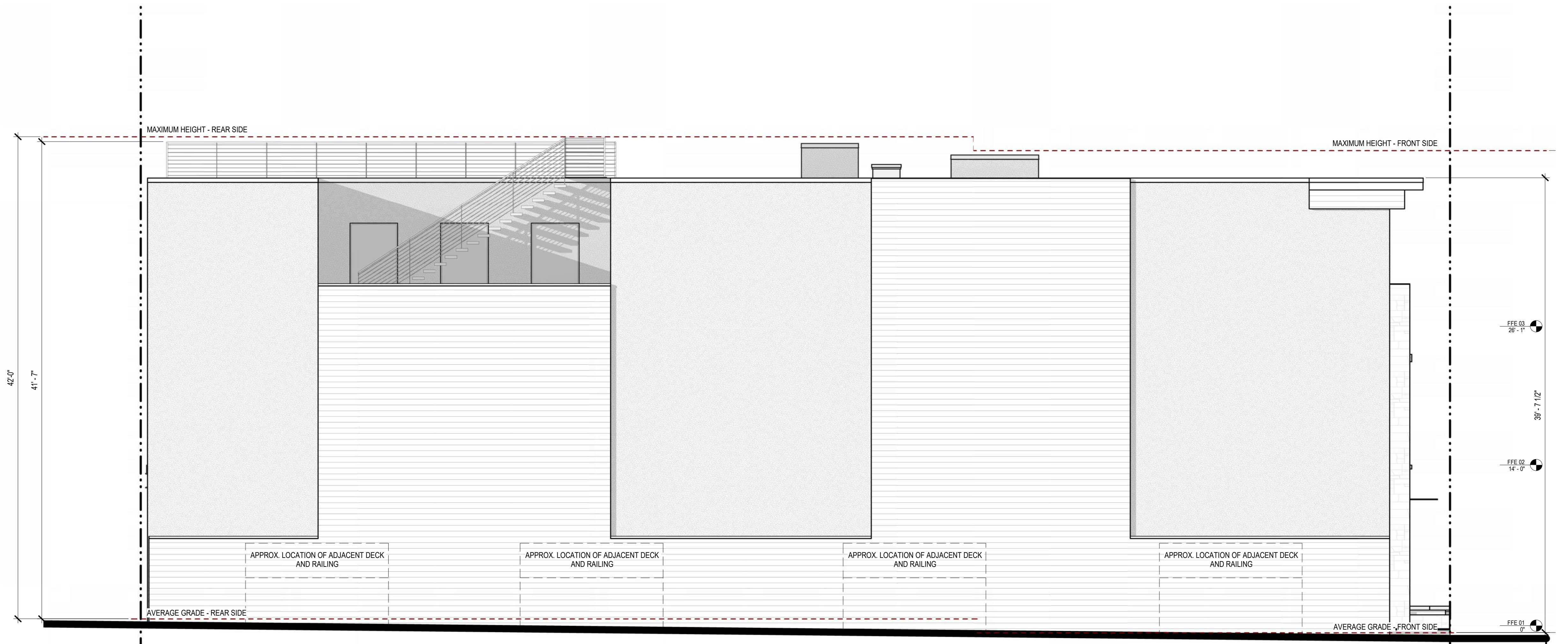
East Wall Comments from 11/12/2024 Pre-Application Hearing:

- Come back with more careful thought to animate east wall.
- Consider addition of horizontal windows or translucent panels.
- Interior lot lines are difficult.
- Be as creative as possible to break up wall.
- Consider extending roof fascia to wood siding.
- Third floor terrace erosion and planter are good things.
- Trees go a long way to soften wall.
- Hope for successful agreement to resolve courtyard.

1 4 0 W E S T S E C O N D

DESIGN REVIEW
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EAST (PROPERTY LINE) ELEVATION -- PRE-APPLICATION VERSION

140 WEST SECOND

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MARCH 25, 2024



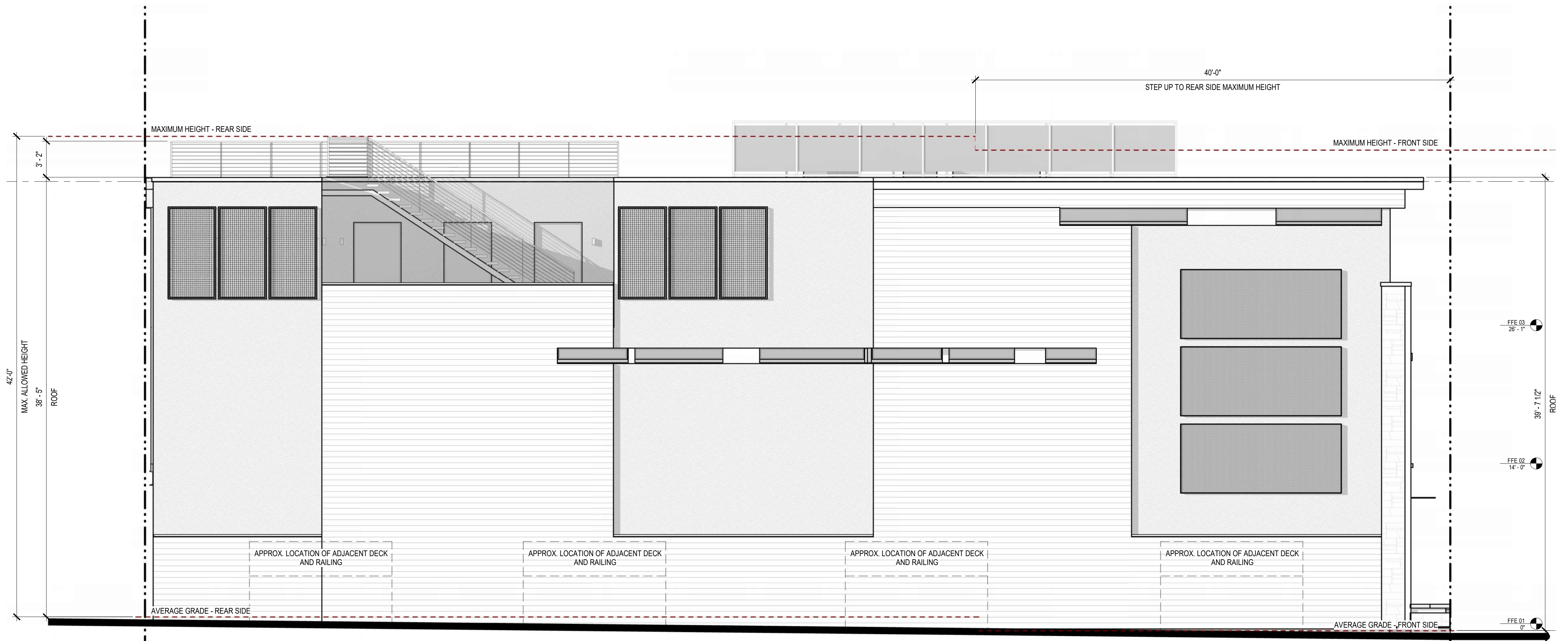
Proposed Revisions to East Wall:

- Added steel lattice on either side of the third-floor deck to facilitate plant coverage and greenery facing the Galena Building.
- Added decorative metal panels at the corner of Second Street to add visual interest and texture to elevation.
- Extended the Second Street roof detail farther inboard to extend nearly half of the length of the building, carrying the front elevation motif around the corner and unifying the front and side elevations.
- Added deeply recessed horizontal clerestory windows on the second and third floor to add visual interest and texture to the elevation.

1 4 0 W E S T S E C O N D

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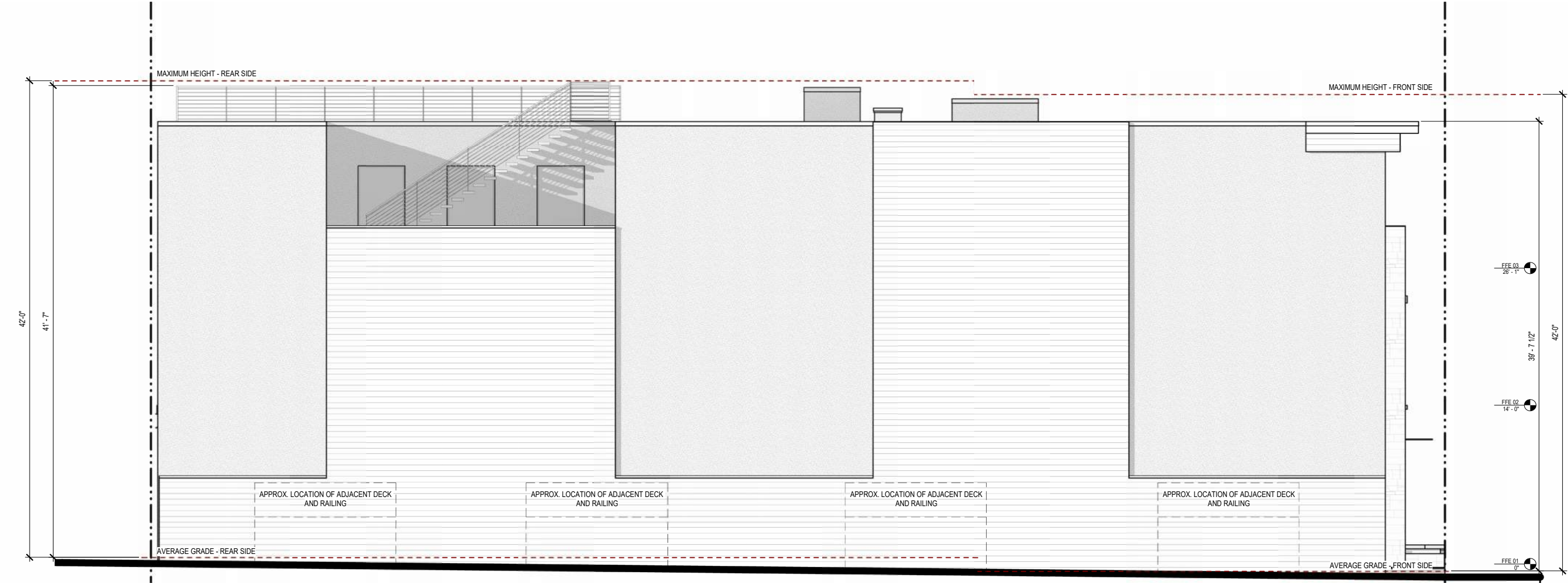


EAST (PROPERTY LINE) ELEVATION -- PROPOSED REVISIONS

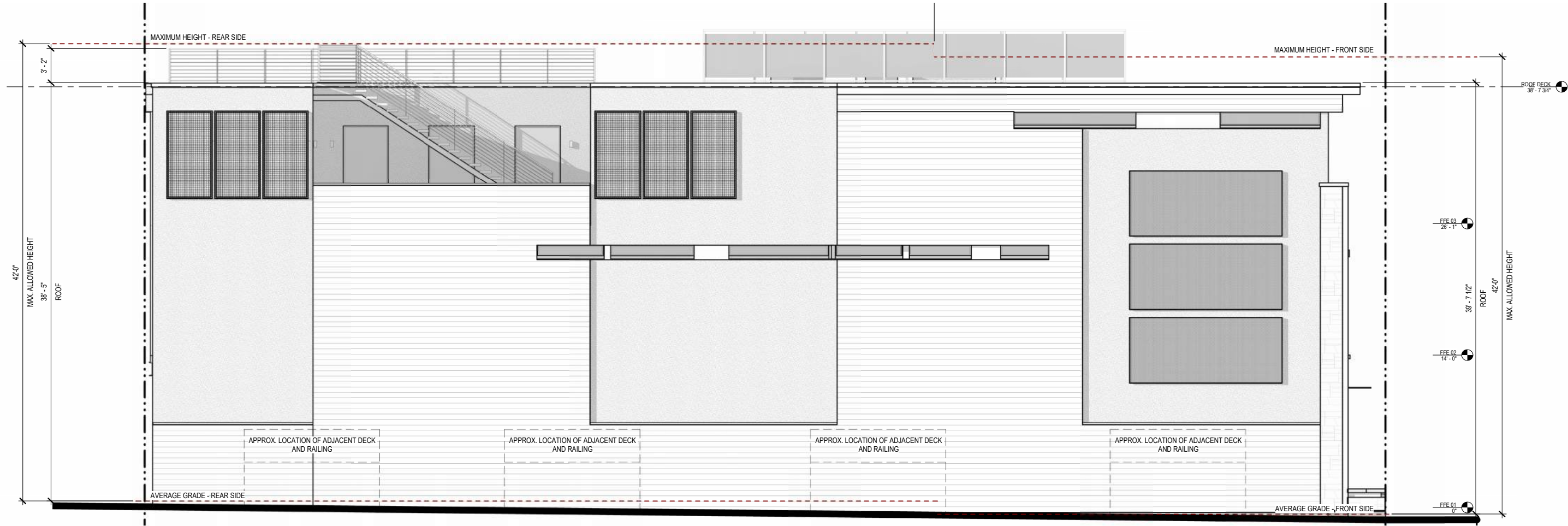
140 WEST SECOND

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PREVIOUS DESIGN



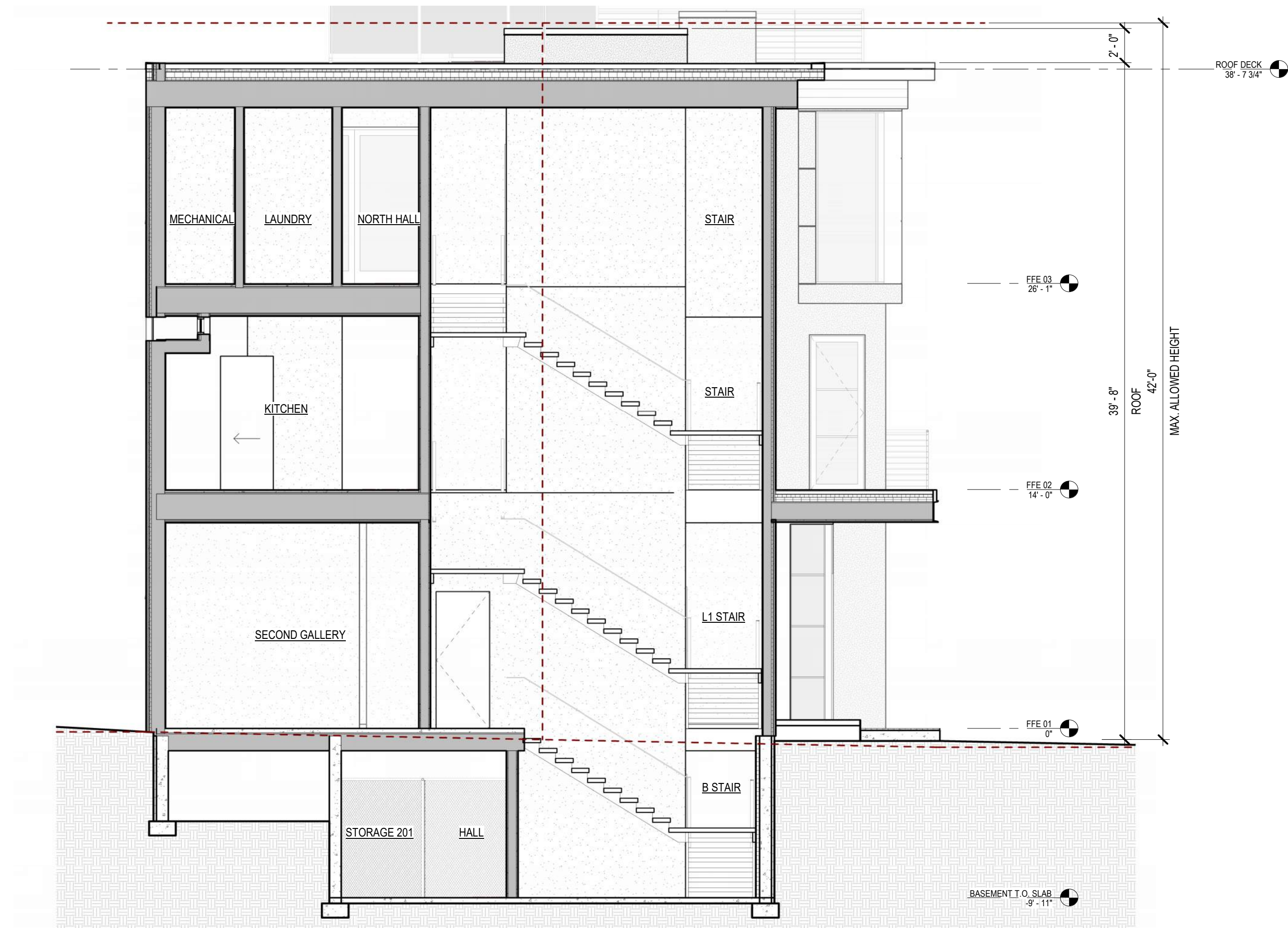
PROPOSED DESIGN



EAST (PROPERTY LINE) ELEVATION

140 WEST SECOND

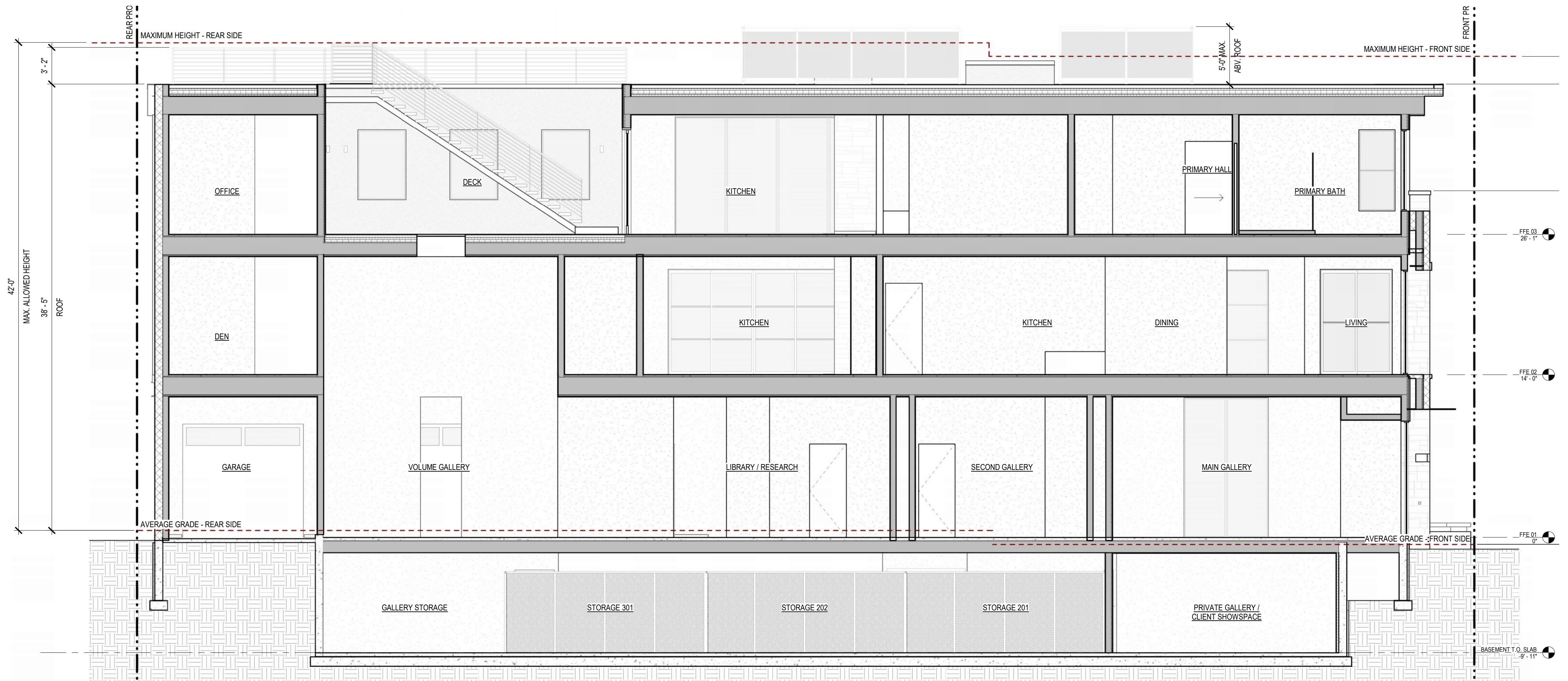
DESIGN REVIEW
MARCH 25, 2024



CONCEPTUAL BUILDING SECTION

140 WEST SECOND

DESIGN REVIEW
MARCH 25, 2024



CONCEPTUAL BUILDING SECTION

140 WEST SECOND

DESIGN REVIEW
MARCH 25, 2024



140 WEST SECOND

DESIGN REVIEW
MARCH 25, 2024



140 WEST SECOND

DESIGN REVIEW
MARCH 25, 2024



140 WEST SECOND

DESIGN REVIEW
MARCH 25, 2024



140 WEST SECOND

EAST WALL - PRE-APPLICATION VERSION

DESIGN REVIEW

MARCH 25, 2024



140 WEST SECOND

EAST WALL - PROPOSED REVISIONS
DESIGN REVIEW
MARCH 25, 2024



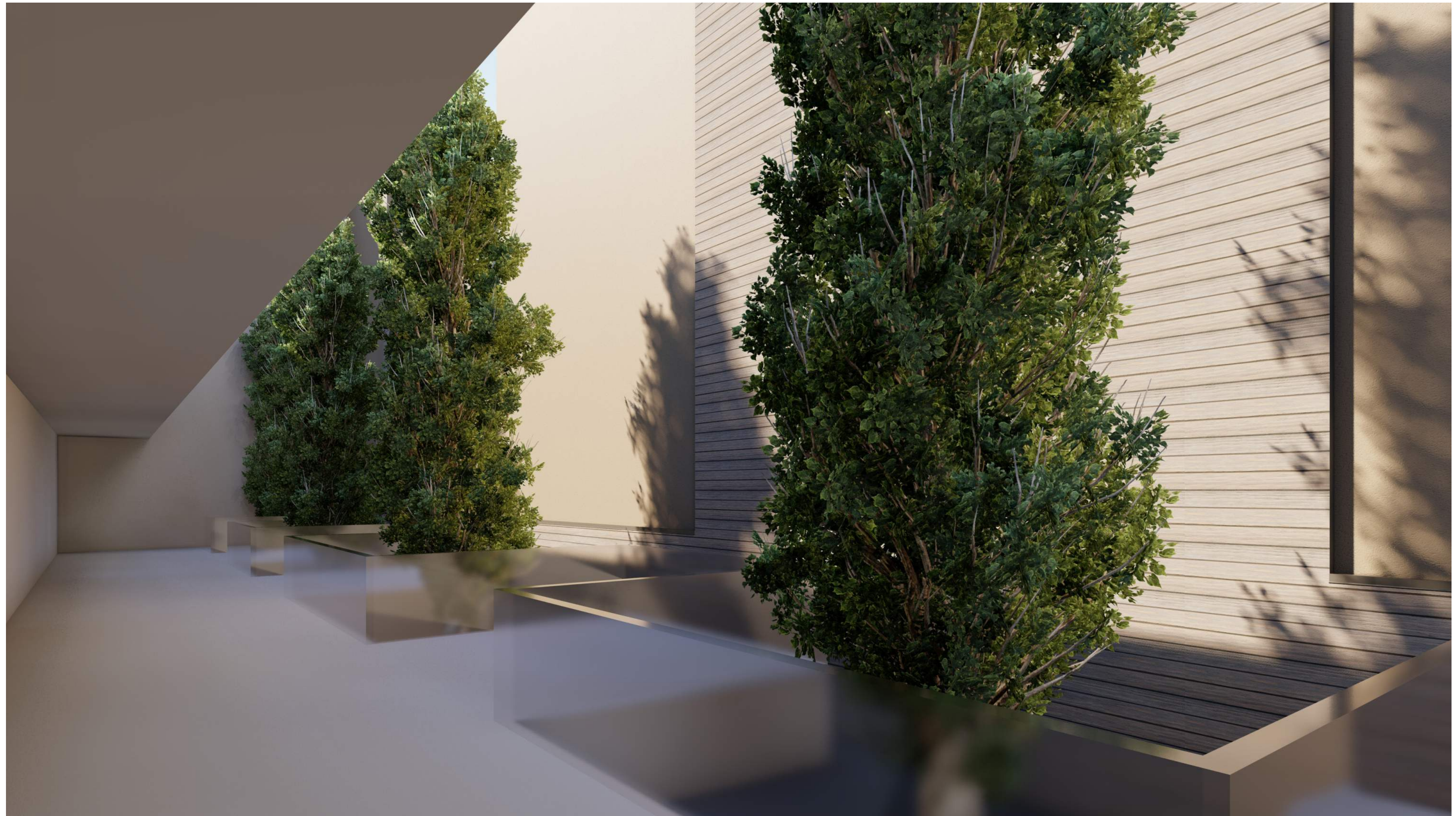
140 WEST SECOND

EAST WALL - PROPOSED REVISIONS
DESIGN REVIEW
MARCH 25, 2024



140 WEST SECOND

DESIGN REVIEW
MARCH 25, 2024



140 WEST SECOND

EAST WALL - PRE-APPLICATION VERSION

DESIGN REVIEW

MARCH 25, 2024



140 WEST SECOND

EAST WALL - PROPOSED REVISIONS
DESIGN REVIEW
MARCH 25, 2024



140 WEST SECOND

DESIGN REVIEW
MARCH 25, 2024



140 WEST SECOND

DESIGN REVIEW
MARCH 25, 2024



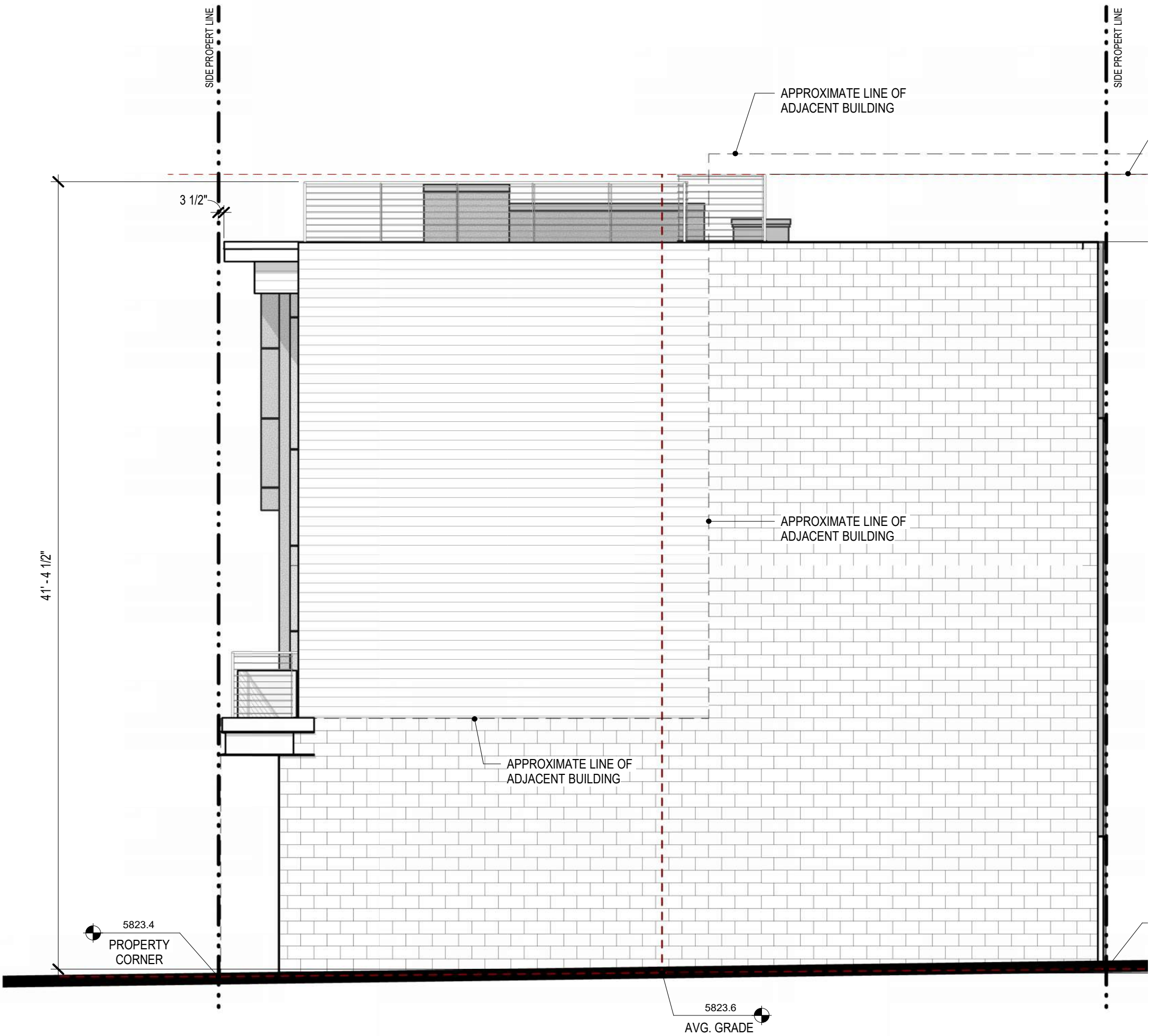
WEST (ALLEY) ELEVATION

140 WEST SECOND

DESIGN REVIEW
MARCH 25, 2024



NORTH (2nd STREET) ELEVATION



SOUTH (PROPERTY LINE) ELEVATION

140 WEST SECOND

DESIGN REVIEW
MARCH 25, 2024