City of Ketchum
Planning & Building

IN RE:	)
	)
The Perry Building	) KETCHUM PLANNING AND ZONING COMMISSION
Design Review	) FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Application File Number: P22-045C	) DECISION
	)
	)
Date: March 28, 2023	)

PROJECT:	The Perry Building
APPLICATION TYPE:	Design Review
FILE NUMBER:	P22-045C
ASSOCIATED APPLICATIONS:	Variance (Application File No. P22-045D) Lot Consolidation—Preliminary Plat (Application File No. P22-045A) Condominium Subdivision – Preliminary Plat (Application File No. P22-045B)
PROPERTY OWNER:	Carson Palmer and Broderick Smith, Managing Members, The Perry Building LLC
REPRESENTATIVE:	Tiina Ritval (Architect), GGLO
LOCATION:	131 W 4th Street and 471 & 431 N 1st Avenue (Ketchum Townsite: Block 56: Lots 2, 3A, and 4A)
ZONING:	Community Core – Subdistrict 2 – Mixed-Use Subdistrict (CC-2)
OVERLAY:	None

RECORD OF PROCEEDINGS

The Planning and Zoning Commission (the "Commission") considered The Perry Building Design Review Application File No. P22-045C during their meeting on March 14, 2023. The application was considered concurrently with Design Review Application File No. P22-045C, Lot Consolidation Preliminary Plat Application File No. P22-045A, and Condominium Subdivision Preliminary Plat Application File No. P22-045B and the public hearings were combined in accordance with Idaho Code §67-6522.

Public Hearing Notice & Public Comment

A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on February 22, 2023. The public hearing notice was published in the Idaho Mountain Express on February 22, 2023. A notice was posted on the project site and the city's website on January 30, 2023. The building corners were staked and the story pole was installed on the project site on February 27, 2023. After considering Staff's analysis, the applicant's presentation, and public comment, the Commission approved Design Review Application File No. P22-045C 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 53,756-gross-square-foot mixed-use building, called The Perry Building (the "project"), at the northwest corner of 4th Street and 1st Avenue (the "subject property") located within the Mixed-Use Subdistrict of the Community Core ("CC-2 Zone"). The project site is adjacent to: (a) the Westside Office Condominiums to the north on 1st Avenue, (b) the post office across the alley to the west, and (c) the Gail Severn Gallery building across 1st Avenue to the east. The 1st & 4th Mixed-Use Building is currently under construction across 4th Street south of the project site. The subject property is comprised of 3 lots within the original Ketchum townsite that was created in 1948. The corner lot is developed with an existing building that was originally constructed as a racquetball court in 1975 and was the home of Perry's Restaurant for 37 years and a variety of local businesses. The two interior lots are vacant.

As proposed, the project includes 5,929 square feet of retail space on the ground-level with frontage along both 4th Street and 1st Avenue and 23 multi-family dwelling units. Seven of these multi-family dwelling units will be deed-restricted as community housing rentals. The community housing units are one- and two-bedroom apartments ranging in size from 624 to 976 square feet located on the ground floor. The 16 market-rate multi-family dwelling units range in size from 648 to 3,751 square feet.

The seven community housing units are exempt from providing parking pursuant to KMC §17.125.040.C.1a. 5,500 square feet of the retail space is also exempt from providing parking pursuant to KMC §17.125.040.C.1c. One parking space is required for the remaining 429 square feet of retail. 22parking spaces are required for the market-rate multi-family dwelling units. The project is required to provide 23 total parking space on site to satisfy the retail and multi-family residential parking demand pursuant KMC §17.125.040.B. As shown on page 26 of the project plans, 29 spaces are proposed to be provided on site within the parking garage accessed from the alley to satisfy the demand.

The project is proposing to take advantage of the Floor Area Ratio (FAR) bonus in exchange for community housing, mitigating the additional floor area by dedicating seven on-site community housing units as deed-restricted rentals. The mixed-use building is 53,756 gross square feet and the proposed FAR is 2.18.

The project proposes to construct improvements to the public rights-of-way adjacent to the subject property, including: (a) grading and resurfacing the alley with asphalt, (b) installing a new heated, paver 8-foot-wide sidewalk along 1st Avenue, (c) installing a new heated, paver 12-foot-wide sidewalk along 4th Street, (d) constructing new curb and gutter with drainage facilities, and (e) providing new streetlights and street trees. The snowmelt system proposed for the new sidewalks will require a right-of-way encroachment permit approved by the Ketchum City Council. All final right-of-way improvements will be reviewed and approved by the City Engineer and Streets Department to ensure compliance with city standards prior to issuance of a building permit for the project.

The project to complies with all zoning code requirements, design review standards, variance criteria, and subdivision regulations.

FINDINGS REGARDING CONFORMANCE WITH ZONING AND DESIGN REVIEW STANDARDS

Before granting Design Review approval, the Commission must determine that the application meets two criteria: (1) the project doesn't jeopardize the health, safety, or welfare of the public, and (2) the project conforms to all design review standards and zoning regulations (KMC 17.96.050.A).

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

The 2014 Comprehensive Plan (the "comprehensive plan") contains the community's vision for Ketchum and sets goals and policies to guide future development. The vision is shaped by 10 core values identified by Ketchum residents as important to consider for all future land use decisions. This project supports the following community values:

- Vibrant Downtown. "Our downtown core is critical to the economic health and well-being of Ketchum. It functions as both an economic engine and the symbolic 'heart and soul' of the City. We will preserve this vibrant commercial area as a place where local businesses can thrive and where people can congregate. Downtown must be a place that people can reach easily by foot, bike, and transit. We will continue to reinforce the downtown as the City's primary business district, retail core, and key gathering place for residents and visitor for shopping, dining, and entertainment."
- A Strong and Diverse Economy. "We value a thriving year-round population of people who can work, live, and engage in a dynamic Ketchum community. We value and support local businesses that contribute to our uniqueness and vibrancy. We welcome new companies."
- A Variety of Housing Options. "Ketchum values a community where people who wish to work and live here can do so….In order to maintain a strong economy with a base of jobs and a diverse demographic of residents, it is important for the community to provide a varied supply of housing choices—both year-round workforce housing and second homes for seasonal residents."
- Community Character. "Geographically, downtown is a focal point and plays a key role in how our community looks and feels to locals and visitors. People value the opportunity to come together in the city's well-defined community spaces."

The subject property is designated as Mixed-Use Commercial on the future land use map of the comprehensive plan. The Mixed-Use Commercial designation is intended to promote a wide range of land uses. The comprehensive plan encourages mixed-use developments that integrate different uses, like retail, restaurants, residential, offices, and cultural or civic facilities, within a single building and that incorporate common public space to contribute to downtown's streetscape. The comprehensive

plan states, “New structures in existing mixed-use areas should be oriented to streets and sidewalks and contain a mix of activities. Mixed-use developments should contain common public space features that provide relief to the density and contribute to the quality of the street” (page 69). This infill and redevelopment project provides four ground-level retail units along 4th Street and 1st Avenue with large storefront windows that maximize pedestrian interaction with the building. Multiple outdoor public gathering spaces are incorporated along the street frontages, including three street-level terraces along 4th Street and a large interior courtyard along 1st Avenue. The terraces along 4th Street provide areas for outdoor seating with benches and site furniture. The interior courtyard includes a zen garden and sculpture to further animate the public gathering space. In addition to providing relief to building bulk and mass, these outdoor public gathering spaces will create an activated, pedestrian-friendly streetscape that will enliven this area of downtown by facilitating the social connections that build community.

The comprehensive plan identifies downtown as an appropriate place for housing density due to its proximity to jobs and transportation options. Policy H-1.4 of the comprehensive plan states that “housing should be integrated into the downtown core” (page 20), and Policy H-3.1 encourages the siting of housing in new developments near public transportation and retail districts (page 21).

The 2022 Housing Action Plan (“HAP”) emphasizes the importance of increasing the housing supply for Ketchum’s local workforce and year-round residents. Goal 1 of the HAP is to produce and preserve housing. Ketchum needs to build, preserve, or convert approximately 100 residential housing units per year to address the community’s urgent need and meet future demand. Local housing for a range of income levels is critical to maintain long-term vibrancy downtown and ensure the future viability of Ketchum’s economy. The HAP states, “Most of all, we must remember that this effort is about people and community, and creating opportunities for both to thrive. At the core of all the system, policy, engagement and project work outlined here is the motivation to support our livelihoods, our community amenities and services, and the connectedness of our community by supporting the people who are essential to it” (page 15).

The project will provide 23 new multi-family residential dwelling units located along the 4th Street pedestrian corridor in walking distance to jobs, retail shops, coffee shops, and restaurants in downtown Ketchum. Additionally, the project is located within walking distance to the Mountain Rides bus stop at Main & 4th streets and 1st Avenue & Sun Valley Road, providing access to all the major transit routes that can connect residents to the ski bases and other areas of Ketchum.

Compatibility with Surrounding Neighborhood

Policy CD-1.3 of the comprehensive plan states that “Infill and redevelopment projects should be contextually appropriate to the neighborhood and development in which they occur. Context refers to the natural and manmade features adjoining a development site; it does not imply a certain style”(page 26).

This area contains both smaller-scaled older buildings as well as new, larger-scaled developments like the mixed-use building currently under construction at the southwest corner of 1st Avenue and 4th Street. Older, historic buildings in the neighborhood are comprised of small one- and two-story rectangular structures. Gold Mine Consign, the Open Room, the commercial building located at 100 E 5th Street, and La Cabañita are all single-story structures approximately 1,500 square feet in size. Two

existing nonconforming residences located at 140 E 5th Street and 460 N 1st Avenue are single-story buildings less than 1,000 square feet in size. This area of downtown is quickly transitioning through recent redevelopment projects that are changing the character of the neighborhood from smaller-scaled historic buildings to larger mixed-used developments.

The project's total FAR is 2.18. The proposed floor area increase above the 1.0 FAR permitted by right is 29,033 square feet. The project is larger than the surrounding built environment but similar in size to newer downtown developments. The project is similar in scale to the 1st & 4th mixed-use building currently under construction to the south of the subject property across 4th Street.
The project proposes to consolidate 3 lots that were created by Ketchum's original townsite plat map in 1948. Blocks within the original townsite were historically platted into 55-foot-wide lots oriented towards the avenue rights-of-way that run north to south. The configuration of these townsite lots enriches Ketchum's urban fabric by providing opportunities to diversify the buildings along a block. This variety in building type, age, design and size contribute to Ketchum's authenticity. The comprehensive plan states, "New development in the downtown will continue the traditional lot and block pattern, oriented around sidewalks and pedestrian-friendly places" (page 64). The urban pattern created by the original townsite plat map is changing as Ketchum continues to grow with new infill and redevelopment projects.

The consolidated lot will have a total area of 24,723 square feet with 165 feet of frontage along 1st Avenue and 150 feet of frontage along 4th Street. The project employs a variety of design treatments to make the building more contextually compatible with the scale of the surrounding built environment and the traditional pattern of downtown development. On page 68 of the project plans, the applicant summarizes the modulation of building mass along 1st Avenue, stating:

> *Additional adjustments have been made to reduce overhangs and the overall scale of building massing along the façade. The revised prominent setback of the third floor at the building corners produces a variety in heights of the massing, and more prominent offsets of rooflines. This increases the variety of modulation and produces even smaller visual masses than the typical 55-foot lot, for a more dynamic frontage pattern along the street in keeping with the historic patterns of development.*

The carves in building mass and varying roof-plane heights along 1st Avenue minimize the perceived size of the development.

Criteria 2: Applicable Standards and Criteria

Conformance with Zoning Regulations

During city department review, planning staff reviewed the project for conformance with all applicable zoning code requirements including permitted uses, dimensional limitations, signage, parking, development standards, and dark skies. The Commission believes that these requirements are either: (a) met, (b) not applicable, or (c) have been addressed by conditions of approval.

Findings Regarding Compliance with Zoning Regulations

17.12.020 – District Use Matrix	Conformance
Zone District: Community Core Subdistrict 2– Mixed-Use (CC-2)	YES

Finding: The proposed development includes 4 ground-level retail units fronting 4th Street and 1st Avenue, 7 community housing units, and 16 market-rate multi-family dwelling units Retail and multi-family dwelling units are permitted in the CC-2 Zone pursuant to Ketchum Municipal Code §17.12.020.

17.12.040 – Dimensional Standards. CC District Matrix	Conformance
Minimum Lot Size	YES
Finding: Required: 5,500 square feet Proposed: 24,723 square feet	

17.12.040 – Dimensional Standards. CC District Matrix	Conformance
Minimum Lot Width	YES
Finding: Required: Minimum lot width of an average of 55 feet is required in the CC-2 zone district. Proposed: Lot 2A is 165 feet wide.	

17.12.040 – Dimensional Standards. CC District Matrix	Conformance
Minimum Building Setbacks	YES

Finding:

Required:

Front: 5 feet average
Street Side: 5 feet average
Interior Side: 0 feet
Adjacent to Alleyway: 3 feet

Non-habitable structures, fixed amenities, solar and mechanical equipment affixed to a roof must be setback 10 feet from all building facades.

Proposed:

The footprint of the mixed-use building is setback 4 feet from the front property line along 1st Avenue and 5 feet from the street-side property line along 4th Street. The zoning diagrams on page 20 provide the calculations for average setbacks based on the length of the facades at each floor level.

Proposed Setbacks for Mixed-Use Building

Front (1st Avenue/east)
- First Floor: 5.4’
- Second Floor: 5.9’
- Third Floor: 5.83’

Side (4th Street/south)
- First Floor: 5.5’
- Second Floor: 5.5’
- Third Floor: 5.5’

Side (interior/north): 0 feet
Rear (alley/west): 3'-1''

Rooftop Structures
The roof plan on page 29 of the project plans specifies the setback from the building facades to the nonhabitable access structures and the screened mechanical area. The primary stairwell and elevator overrun is setback 49 feet from the front façade along 1st Avenue, 10 feet from the 4th Street façade, and 38.5 feet from the rear façade. The secondary elevator overrun is setback 50.5 feet from the front façade along 1st Avenue, 37.5 feet from the interior side façade, and 48 feet from the rear façade. The screened rooftop mechanical equipment area is setback 49 feet from the front façade along 1st Avenue, 12.5 feet from the 4th Street façade, 23 feet from the interior side façade, and 39 feet from the rear façade.

17.12.040 – Dimensional Standards. CC District Matrix	Conformance
Maximum Building Heights	YES

Maximum Permitted Heights
Maximum Permitted Building Height: 42 feet

Ketchum Municipal Code §17.08.020. 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).

Nonhabitable Structures on Rooftops: 10 feet
Rooftop Mechanical Equipment: 5 feet

Proposed:
Average Grade Elevation at Front Property Line: 5822'
Top of Front Façade Elevation: 5864'
Height of Front Façade: 42 feet

Average Grade Elevation at Rear Property Line: 5811.75'
Top of Rear Façade Elevation: 5853.75'
Height of Rear Façade: 42 feet

Page 36 of the project plans shows that the side façades step up to the maximum height at the front façade 35 feet from the rear property line.

Nonhabitable Access Structures on Rooftop:

Primary Stairwell Shaft & Elevator Overrun: 7.6 feet
Secondary Elevator Overrun: 5.5 feet

Rooftop Mechanical Equipment: 5 feet

17.124.040 – Floor Area Ratios and Community Housing	Conformance
An increased FAR may be permitted subject to design review approval, and provided, that all conditions in KMC 17.124.040.B.2 are met.	YES Conditions #1 and #2

Finding:

Permitted:

Permitted FAR: 1.0
Permitted FAR with Community Housing: 2.25
Site Area: 24,723 square feet
Permitted Gross Floor Area (1.0 FAR): 24,723 square feet

Proposed:

The FAR calculation is provided on Sheet page 21 of the project plans.
Proposed Gross Floor Area: 53,756 square feet with variance exempting parking garage
Lot Area: 24,723 square feet
Proposed FAR: 2.18

Community Housing Mitigation Calculation:
Permitted Gross Floor Area (1.0 FAR): 2**4,723** square feet
Proposed Gross Floor Area: 53,756 square feet with variance exempting parking garage
Increase Above Permitted FAR: 29,033 square feet
20% of Increase: 5,087 square feet
Net Livable (15% Reduction): 4,936 square feet
Total On-Site Community Housing: 5,014 square feet

The applicant has proposed providing 7 total community housing units on the ground-floor of the mixed-use building as follows:

- One-Bedroom: 625 square feet
- One-Bedroom: 625 square feet
- One-Bedroom: 625 square feet
- One-Bedroom: 625 square feet
- One-Bedroom: 624 square feet
- Two-Bedroom: 914 square feet
- One-Bedroom: 976 square feet

Total Community Housing: 5,014 square feet

The design review is subject to Variance Application File No. P22-045D pursuant to condition #1. Pursuant to condition #2, 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.

17.125.030 - 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
Pursuant to Ketchum Municipal Code 17.125.020.A1, all new development must comply with the off street vehicle parking requirements.	YES

Permitted:

Required (KMC §17.125.040)

Multi-Family Dwelling Units in CC Zone

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

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)

Exemptions in CC Zone

- Community housing
- The first 5,500 gross square feet of retail trade

Project Parking Demand

Multi-Family Dwelling Unit Parking Demand

Table 1: The Perry Building Multi-Family Residential Dwelling Units & Parking

Unit No.	Multi-Family Residential Unit Type	Floor Level	Floor Area (net livable square feet)	Required Parking (KMC §17.125.040)
U104	Community Housing: One Bedroom	Ground Floor	573	Exempt
U107	Community Housing: One Bedroom	Ground Floor	575	Exempt
U103	Community Housing: One Bedroom	Ground Floor	572	Exempt
U105	Community Housing: One Bedroom	Ground Floor	572	Exempt
U102	Community Housing: One Bedroom	Ground Floor	575	Exempt
U106	Community Housing: One Bedroom	Ground Floor	836	Exempt
U109	Community Housing: One Bedroom	Ground Floor	910	Exempt
U101	Market-Rate: One Bedroom	Ground Floor	593	0
U108	Market-Rate: One Bedroom	Ground Floor	731	0
U110	Market-Rate: One Bedroom	Ground Floor	916	1
U111	Market-Rate: One Bedroom	Ground Floor	845	1
U201	Market-Rate: Three Bedroom	Second Floor	2,495	2
U202	Market-Rate: Three Bedroom	Second Floor	2,920	2
U203	Market-Rate: One Bedroom	Second Floor	1,423	1
U204	Market-Rate: One Bedroom	Second Floor	1,929	1
U205	Market-Rate: One Bedroom	Second Floor	1,325	1
U206	Market-Rate: One Bedroom	Second Floor	1,567	1
U207	Market-Rate: One Bedroom	Second Floor	2,020	2
U208	Market-Rate: Three Bedroom	Second Floor	2,892	2
U301	Market-Rate: Three Bedroom	Third Floor	3,096	2
U302	Market-Rate: Four Bedroom	Third Floor	3,541	2
U303	Market-Rate: Three Bedroom	Third Floor	2,880	2
U304	Market-Rate: Three Bedroom	Third Floor	2,854	2
Total	16 multi-family dwelling units		36,640 square feet	22

The seven community housing units are exempt from providing parking pursuant to KMC §17.125.040.C.1a. 22 parking spaces are required for the market-rate multi-family dwelling units.

Commercial Parking Demand
5,500 square feet of the retail space is exempt from providing parking pursuant to KMC §17.125.040.C.1c. One parking space is required for the remaining 429 square feet of retail.

Project Total Parking Demand
The project is required to provide 23 total parking space on site to satisfy the retail and multi-family residential parking demand pursuant KMC §17.125.040.B.

Proposed
As shown on page 26 of the project plans, 29 spaces are proposed to be provided on site within the parking garage accessed from the alley to satisfy the demand.

17.125.060 – Bicycle Parking	Conformance
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.	YES

Finding:
Required: One bicycle rack, able to accommodate at least two bicycles, shall be provided for every four parking spaces as required by the proposed use.

Proposed: The project is required to provide 6 bike racks. As shown on page 16 of the project plans, 6 bike racks are provided near the building entrances on the 4th Street terraces, along 1st Avenue, and within the covered courtyard.

17.127 – Signage	Conformance
Master Signage Plan for New Construction	YES Condition #8

Finding: The renderings indicate that projecting blade signs are proposed for the commercial units. Pages 30 and 31 specify the locations for the signs proposed building walls fronting 1st Avenue and 4th Street. The master signage plan on page 59 shows the types, locations, and materials for all proposed signs. Pursuant to condition #8, separate sign permits shall be required for all new signs prior to installation.

17.132 – Dark Skies	Conformance
Compliance with Section 17.132 – Dark Skies.	YES Condition #3

Finding: The project plans include two site photometric studies that show the illumination from all exterior lighting fixtures and the lighting within the covered courtyard. The proposed exterior lighting fixtures are pictured on pages 49 and 50 of the project plans and the manufacturer's specification sheets are provided on pages 56 through 58. The proposed exterior lighting fixtures include recessed downlights and shielded wall sconces.

The applicant has provided two site photometric studies on pages 53 and 54 of the project plans. The photometric study on page 53 measures the light levels at the ground plane. The photometric study on page 54 measures the light levels 60 inches above the ground plane. Pursuant to KMC §17.132.030.B1, "all lighting emitting from any zoning lot shall not cause the light level along any property line, as measured at a height of 60 inches above grade in a plane at any angle of inclination, to exceed the limitations listed in figure 1, 'Light Trespass and Overlighting Matrix,' of this subsection." The light trespass and overlighting matrix does not provide maximum foot-candle limits for light trespass in the Community Core.

The light levels at the front and street side property lines along 1st Avenue and 4th Street are less than 0.5 footcandles. Staff believes and the Commission agrees that this complies with the intent of the Dark Skies ordinance to minimize direct glare and excessive lighting and prevent light trespass.

The recessed garage door lighting illuminates the parking garage entrance up to 2.3 footcandles at the alley property line. The Commission and Staff are concerned that this fixture may cause glare along the alley. In order to both protect against direct glare while providing safe lighting for the garage entrance, the Commission determined that the garage door lighting should comply with the city's right-of-way lighting standards. Pursuant to condition #3, the applicant shall revise the garage door lighting and submit an updated photometric study that shows an average of 0.2 footcandles at the rear property line for Planning staff to verify that the fixture does cause glare along the alley prior to issuance of building permit.

The lighting proposed within the interior courtyard includes LED marker lights to enhance wayfinding, recessed uplighting that illuminates the wood-slat partition walls, and soft glowing orbs in the zen garden. The proposed courtyard lighting does not comply with KMC §17.132.030.H1, which requires that, "all exterior lighting fixtures shall be full cutoff fixtures with the light source fully shielded." The site photometric studies on pages 53 and 54 shows that no light is trespassing from the covered courtyard. While the proposed fixtures do not comply with KMC §17.132.030.H1, Staff believes and the Commission agrees the lighting complies with the intent of the Dark Skies ordinance as the lighting is contained within the enclosed courtyard and the photometric study shows that no light trespasses outside of the courtyard.

Conformance with Design Review Improvements and Standards

During department review, city staff reviewed the project for conformance with all design review standards and required improvements specified in KMC §17.96.060 and requirements for developments within the Community Core specified in KMC §17.96.070. Additionally, staff reviewed the project for conformance with all city code requirements for right-of-way improvements, including but not limited to sidewalks, streetlights, and drainage. The Commission believes that these requirements are either: (a) met, (b) not applicable, or (c) have been addressed by conditions of approval.

Findings Regarding Compliance with Design Review Standards

17.96.060.A.1 - Streets	Conformance
The applicant shall be responsible for all costs associated with providing a connection from an existing City street to their development.	YES Condition #5

Finding: All improvements to the right-of-way are at the expense of the applicant.

The project is located at the northwest corner of 4th Street and 1st Avenue. As shown on page 13 of the project plans, the alley is proposed to be graded and resurfaced with asphalt. No changes are proposed to the street design or travel-land widths along 4th Street or 1st Avenue.

northeast corner of Main and 4th streets. As shown on Sheet C1.0, the applicant proposes to improve the asphalt roadway adjacent to the property along Main and 4th Street. The private residential garages area accessed from the alley. The applicant will improve the full width of the 20-foot-wide alleyway. The alley apron is proposed to be improved with heated pavers.

Final civil drawings for all associated right-of-way and alley improvements shall be submitted with the building permit application to be verified, reviewed, and approved by the City Engineer and the Streets Department. Final review of all right-of-way improvements to the right-of-way will be completed prior to issuance of a building permit for the project pursuant to condition of approval #5.

17.96.060.A.2 - Streets	Conformance
All street designs shall be approved by the City Engineer.	YES Condition #5

Finding: 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 #5.

17.96.060.B.1 - Sidewalks	Conformance
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.	YES

Finding: 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 heated, paver sidewalks along 1st Avenue and 4th Street.

17.96.060.B.2 - Sidewalks	Conformance
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.	YES Conditions #5 & #6

Finding: The project plans provide details for the new sidewalks with the design review application, which were reviewed by the City Engineer. Preliminary review of the project plans indicates that all city right-of-way standards for width and construction are met. Final review of all right-of-way improvements will be completed prior to issuance of a building permit for the project per condition of approval #6.

The applicant has proposed to install a new: (1) 8-foot wide, heated, paver sidewalks within the right-of-way along 1st Avenue and (2) 12-foot wide, heated, paver sidewalk along 4th Street. The applicant has also proposed to construct a new heated paver bulb-out at the street corner.

The project requires a Right-of-Way Encroachment Permit for the snowmelt system that will be installed for the new sidewalks. The City Council has the authority to review and approval all permanent encroachments within the public right-of-way associated with a development project pursuant to Ketchum Municipal Code §17.96.030.C. Pursuant to condition #6, the applicant shall submit the ROW Encroachment Permit application for review and approval by the City Council prior to issuance of building permit.

17.96.060.B.3 - Sidewalks	Conformance
Sidewalks may be waived if one of the following criteria is met: *a) The project comprises an addition of less than 250 square feet of conditioned space.* b) *The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.*	N/A
Finding: 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
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.	YES
Finding: The proposed sidewalk improvements are equal to the length of the property's street frontages along 1st Avenue and 4th street.	

17.96.060.B.5 – Sidewalks	Conformance
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.	YES
Finding: The new heated, paver sidewalks will connect to the existing concrete sidewalks along 1st Avenue and 4th Street. The proposed sidewalks connect to heated pathways on the project site providing safe pedestrian access to and around the building.	

17.96.060.B.6 - Sidewalks	Conformance
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.	N/A
Finding: 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
All stormwater shall be retained on site.	YES Condition #5
Finding: The drainage improvements are shown on page 13 of the project plans. The drainage system is comprised of catch basins, drywells, and storm drain pipes. 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 Pursuant to condition #5, the applicant shall submit final civil drawings for all drainage improvements with the building permit application to be verified, reviewed, and approved by the City Engineer and Streets Department. The final project plans submitted with the building permit application must specify the location of all roof drains.	

17.96.060.C.2 - Drainage	Conformance
Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.	YES Condition #5
Finding: See above analysis for Ketchum Municipal Code §17.96.060.C1. All drainage improvements are required to be constructed to comply with city standards. As shown on page 13 of the project plans, all stormwater is retained on site. The project proposes to construct drainage improvements along the length of the subject property, including curb and gutter, along 1st Avenue, 4th Street, and the alley. Pursuant to condition #5, the applicant shall submit final civil drawings for all drainage improvements with the building permit application to be verified, reviewed, and approved by the City Engineer and Streets Department.	

17.96.060.C.3 - Drainage	Conformance
The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.	YES Condition #5
Finding: 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 #6, the applicant shall submit final civil drawings for all drainage improvements with the building permit application to be verified, reviewed, and approved by the City Engineer and Streets Department.

17.96.060.C.4 - Drainage	Conformance
Drainage facilities shall be constructed per City standards.	YES Condition #5

Finding:
Based on review of the project plans by the City Engineer during department review, all drainage facilities meet city standards. Final design of drainage facilities will be reviewed and approved by the City Engineer prior to issuance of a building permit per condition #5.

17.96.060.D.1 - Utilities	Conformance
All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.	YES

Finding: 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
Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.	YES Conditions #4 and #5

Finding: The grading, drainage, and utility plan on page 13 indicates that a new transformer will be installed within the building at the northwest corner of the property by the alley. The rear elevation on page 33 of the project plans shows that the new transformer will be sited within the building and fully screened from public view. An existing power box that serves adjacent buildings encroaches within the alley right-of-way adjacent to the subject property. The applicant is required to improve the alley right-of-way to city standards, which prohibit above-grade utilities, and must relocate the existing power box onto private property. Note U06 on page 13 states that the existing power box will be relocated and that the final location will be determined by the utility franchise, however, the new location is not specified on the project plans. The applicant has provided recent email communications from Idaho Power stating that the existing power box may be relocated onto the subject property in the same location as the new transformer that will be installed to serve the project.

Pursuant to condition #4, prior to issuance of building permit, the applicant shall submit written confirmation that Idaho Power has reviewed and approved the proposed siting and screening of: (1) the new transformer that will be installed to serve the project and (2) the existing power box that will be removed from the alley and relocated onto the subject property. Pursuant to condition #5, the applicant shall submit final civil drawings for all drainage improvements with the building permit application to be verified, reviewed, and approved by the City Engineer, Streets Department, and Utilities Department.

17.96.060.D.3 - Utilities	Conformance
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.	N/A
Finding: 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
The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.	YES

Finding:

The renderings indicate that projecting blade signs are proposed for the commercial units. Pages 30 and 31 specify the locations for the signs proposed building walls fronting 1st Avenue and 4th Street. The master signage plan on page 59 shows the types, locations, and materials for all proposed signs. Pursuant to condition #8, separate sign permits shall be required for all new signs prior to installation. Projecting blade signs for the retail tenants extend down from the wood beams framing the commercial units and are oriented perpendicular to pedestrian traffic to increase visibility. These design treatments highlight the retail unit at the building corner and animate the design of the ground level to create a more engaging, visually interesting, and vibrant pedestrian experience.

The exterior materials have been called out on the colored renderings on pages 30 through 33 of the project plans and include black metal panels with open joints and exposed fasteners, exposed CLT and Glulam structure in a white stain, dark gray stained wood (Kebony with Hewn Krakatoan Finish), glass, and board-formed concrete.

The older, smaller structures in the surrounding neighborhood are primarily comprised of stucco or wood siding painted various colors. The Open Room building is painted blue and La Cabañita is painted red. New redevelopment projects in the surrounding neighborhood include both traditional materials characteristic of Ketchum's local vernacular as well as more contemporary materials. The Sun Valley & First Condominiums located at 311 N 1st Avenue is comprised of wood, black metal panels, and stone. The primary materials used on the exterior walls of the office building currently under construction at the northeast corner of 1st Avenue and Sun Valley Road are brick and bronze vertical metal siding. The canopy overhangs that project from the front and street side facades along 1st Avenue and Sun Valley Road are comprised of timber beams and bronze metal fascia. The 380 N 1st Avenue mixed-use building, which has received design review approval and will be under construction this spring, is the first addition project approved under the city's new historic preservation standards. The 380 N 1st Avenue Mixed-Use Building's exterior materials include a grey standing seam metal roof, horizontal wood rainscreen siding, stone veneer, and black steel accents. During their review of the Pre-Application, the Commission expressed concerns with the project's similarities with the adjacent 1st & 4th Mixed-Use Building currently under construction to the south across 4th Street. The 1st & 4th Mixed-Use Building's materials include Thermo Ash Burned & Brushed Midnight Black siding, black grey Stonewood panels, and Western Reveal Corten Metal Panels. The

Commission requested the applicant incorporate design features and exterior materials that differentiate The Perry Building development. The applicant has provided a comparison of two mixed-use developments on pages 70 through 72 of the project plans. The applicant explains on page 70 of the project plans, "While our exterior finish materials complement the adjacent 1st and 4th project, they are distinctly different in their color and detailing. The primary material of the adjacent property is very dark in comparison to our Kebony wood cladding." During their review of the final design review application, the Commission determined that the similarities of the two mixed-use developments will provide congruency along the streetscape.

The Commission determine that the proposed exterior materials are appropriate for the CLT structure and that the project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.

17.96.060.E.2 – Compatibility of Design	Conformance
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.	N/A
Finding: 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.	

17.96.060.E.3 – Compatibility of Design	Conformance
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.	N/A
Finding: The corner lot is developed with an existing building that was originally constructed as a racquetball court in 1975 and was the home of Perry's Restaurant for 37 years and is proposed to be demolished. The two interior lots are vacant.	

17.96.060.F.1 – Architectural	Conformance
Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.	YES
Finding: The primary building entrances are well defined and provide unobstructed access to the sidewalk. Multiple outdoor public gathering spaces are incorporated along the street frontages by the building entrances, including three street-level terraces along 4th Street and a large interior courtyard along 1st Avenue. The ground-level design includes large storefront windows that provide views into the retail spaces from the sidewalk to create an engaging pedestrian environment. Warm wood beams frame the storefront windows along the street frontages. Projecting blade signs for the retail tenants extend down from these wood beams and are oriented perpendicular to pedestrian traffic to increase visibility. These design treatments highlight the retail unit at the building corner and animate the design of the ground level to create a more engaging, visually interesting, and vibrant pedestrian experience.	

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

Finding: This infill and redevelopment project provides four ground-level retail units along 4th Street and 1st Avenue with large storefront windows that maximize pedestrian interaction with the building. Multiple outdoor public gathering spaces are incorporated along the street frontages, including three terraces along 4th Street and an interior courtyard along 1st Avenue. The terraces along 4th Street provide areas for outdoor seating with benches and site furniture. The interior courtyard includes a zen garden and sculpture to further animate the public gathering space. In addition to providing relief to building bulk and mass, these outdoor public gathering spaces will create an activated, pedestrian-friendly streetscape that will enliven this area of downtown by facilitating the social connections that build community.

The mixed-use building's interior stairwell at the east elevation is setback 10 feet from the 4th Street façade and is distinguished with large rectangular windows and board-formed concrete walls. This design accentuates the stairwell as a unique architectural feature that contributes to the visual character of the mixed-use building. The interior stairwell connecting the 3 above-grade floor levels successfully breaks up the mass of the building along 4th Street.

During their review of the Pre-Application, the Commission commented that this project has an opportunity to contribute more vibrancy to this revitalized downtown neighborhood and emphasized the importance of providing an activated, pedestrian-friendly experience at the street corner. Activated ground-floors are transparent and permeable connecting the public realm along the sidewalk to the inner uses within the building to create an engaging, inviting, and pedestrian-friendly streetscape. Due to the site's steep slopes, the ground-level finished-floor elevation is slightly below the sidewalk grade at the street corner. Black metal panels and the prominent roof overhang emphasized the dominance of the upper-level residential floors further undermining the visual presence of the retail unit at the street corner. The Commission requested that the applicant modify the design of the building at the street corner to activate the streetscape and enhance vibrancy.

The applicant has addressed the design of the building corner on pages 73 and 74 of the project plans. The applicant's summary of the proposed design changes states:

> *We agree that activation of the intersection at 1st and 4th is a priority. The design includes large expanses of glazing on both frontages, providing openness and views of active commercial spaces from the street, while also providing ample daylighting and views from the interior. In order to provide accessible entrances to both retail and residential spaces in the building, it is necessary that the floor level at the building corner is slightly lower than the sidewalk grade. This difference flattens out as you move along the sidewalk, and is significantly less than the existing condition which provided a highly vibrant and active former use. Tall ceilings and tall operable glazed walls further enhance the connection between the interior and exterior, visually and spatially blending the activities. Additionally, the balcony railing above the corner retail space has been re-proportioned giving additional clearance height to the retail below. The façade language on 1st Avenue has been revised to carry the warm, human-scaled wood beam expression consistently across retail storefronts, framing the large windows. Retail signage has been added at these been locations to further elevate the prominence of the retail at the corner. Note: Roof overhangs at this corner have also*

been adjusted in response to this recommendation. They have been adjusted to reduce the present of the residential levels above.

Staff believes and the Commission agrees the applicant's design modifications to the building corner provide a human-scale, distinguish the ground-floor retail unit, and create a more pedestrian-friendly environment. Pursuant to KMC §17.96.070, "For nonresidential portions of buildings, front facades and facades fronting a pedestrian walkway shall be designed with ground floor storefront windows and doors with clear transparent glass." The ground-level design includes large storefront windows that provide views into the retail spaces from the sidewalk to create an engaging pedestrian environment. Warm wood beams frame the storefront windows along the street frontages. Projecting blade signs for the retail tenants extend down from these wood beams and are oriented perpendicular to pedestrian traffic to increase visibility. These design treatments highlight the retail unit at the building corner and animate the design of the ground level to create a more engaging, visually interesting, and vibrant pedestrian experience.

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

Finding: The project consistently uses black metal panels, stained wood siding, glazing, and board-formed concrete across all facades. The ground-level design includes large storefront windows that provide views into the retail spaces from the sidewalk to create an engaging pedestrian environment. Warm wood beams frame the storefront windows along the street frontages. Projecting blade signs for the retail tenants extend down from these wood beams and are oriented perpendicular to pedestrian traffic to increase visibility. These design treatments highlight the retail unit at the building corner and animate the design of the ground level to create a more engaging, visually interesting, and vibrant pedestrian experience.

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

Finding: No accessory structures are proposed; however, the project contains landscape planters along 1st Avenue and 4th Street. While buildings may have an average 5-foot setback from front and street-side property lines in the CC-2 Zone, the footprint of the mixed-use building is setback 4 feet from the front property line along 1st Avenue and 5 feet from the street-side property line along 4th Street. The zoning diagrams on page 20 provide the calculations for average setbacks based on the length of the facades at each floor level.

Proposed Setbacks for Mixed-Use Building
Front (1st Avenue/east)
- First Floor: 5.4'
- Second Floor: 5.9'
- Third Floor: 5.83'

Side (4th Street/south)
- First Floor: 5.5'
- Second Floor: 5.5'

Third Floor: 5.5'

Board-formed concrete landscape planters have been provided within the setback area creating a buffer from the building and the sidewalk. The integration of landscape planters enhance the quality of the pedestrian experience along 1st Avenue and 4th Street

The renderings indicate that projecting blade signs are proposed for the commercial units. Pages 30 and 31 specify the locations for the signs proposed building walls fronting 1st Avenue and 4th Street. The master signage plan on page 59 shows the types, locations, and materials for all proposed signs. Pursuant to condition #8, separate sign permits shall be required for all new signs prior to installation. Projecting blade signs for the retail tenants extend down from the wood beams framing the commercial units and are oriented perpendicular to pedestrian traffic to increase visibility. These design treatments highlight the retail unit at the building corner and animate the design of the ground level to create a more engaging, visually interesting, and vibrant pedestrian experience.

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

Finding: The project proposes to consolidate 3 lots that were created by Ketchum's original townsite plat map in 1948. Blocks within the original townsite were historically platted into 55-foot-wide lots oriented towards the avenue rights-of-way that run north to south. The configuration of these townsite lots enriches Ketchum's urban fabric by providing opportunities to diversify the buildings along a block. This variety in building type, age, design and size contribute to Ketchum's authenticity. The comprehensive plan states, "New development in the downtown will continue the traditional lot and block pattern, oriented around sidewalks and pedestrian-friendly places" (page 64). The urban pattern created by the original townsite plat map is changing as Ketchum continues to grow with new infill and redevelopment projects.

The consolidated lot will have a total area of 24,723 square feet with 165 feet of frontage along 1st Avenue and 150 feet of frontage along 4th Street. The project employs a variety of design treatments to make the building more contextually compatible with the scale of the surrounding built environment and the traditional pattern of downtown development. On page 68 of the project plans, the applicant summarizes the modulation of building mass along 1st Avenue, stating:

> *Additional adjustments have been made to reduce overhangs and the overall scale of building massing along the façade. The revised prominent setback of the third floor at the building corners produces a variety in heights of the massing, and more prominent offsets of rooflines. This increases the variety of modulation and produces even smaller visual masses than the typical 55-foot lot, for a more dynamic frontage pattern along the street in keeping with the historic patterns of development.*

The carves in building mass and varying roof-plane heights along 1st Avenue minimize the perceived size of the development.

During their review of the Pre-Application, the Commission commented that the roof overhangs along 1st Avenue appeared disproportionally heavy exacerbating the visual appearance of building

bulk along 1st Avenue. The dominant roof overhangs diminished the effectiveness of the recessions in mass created by the upper-level balconies at the building corners. The applicant has provided a response to the Commission's comments about the roof overhangs on pages 62 through 64. The applicant has removed the roof overhangs at the building corners along 1st Avenue. The removal of the roof overhangs enhances the effectiveness of the building-mass recessions at the third-level balconies and minimizes the perceived mass of the building. Staff believes and the Commission agrees this change adds a human scale to the building corners and creates a more pedestrian-friendly streetscape.

During their review of the Pre-Application, the Commission commented that the uniform roof plane along 1st Avenue diminished the effectiveness of the carve in building mass created by the courtyard. The Commission recommended that the applicant vary the design and height of the roof plane along 1st Avenue. The applicant's response to this comment is provided on pages 65 and 68 of the project plans. The applicant states:

> *The setback of the floor and roof above the courtyard effectively provides relief to the overall massing of the building. The roof overhangs have been reduced significantly at both corners of the building, providing a more prominent pattern of offsets to the roofline. Viewed from various perspectives at street level a varied roofline is created reflective of the building's massing setbacks.*

The removal of the projecting overhangs along 1st Avenue adds variety to roof-plane heights and emphasizes the recessions in building mass at the upper-level balconies. Aligning the roof form with these recessions reduces the perceived height and mass of the building.

The exposed parking garage wall at the interior side façade is comprised of board-formed concrete with no window openings or exterior material differentiation. During their review of the Pre-Application, the Commission requested that the applicant provide an exhibit showing the interior side wall within the context of the adjacent Westside Office Condominiums. The exhibit provided on page 66 of the project plans shows that the West Side Office Condominiums building covers most of the parking garage wall leaving only 14 linear feet exposed (See Figure 5). The applicant has proposed installing Virginia Creeper vines to soften the exposed parking garage wall

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

Finding: The project proposes to consolidate 3 lots that were created by Ketchum's original townsite plat map in 1948. Blocks within the original townsite were historically platted into 55-foot-wide lots oriented towards the avenue rights-of-way that run north to south. The configuration of these townsite lots enriches Ketchum's urban fabric by providing opportunities to diversify the buildings along a block. This variety in building type, age, design and size contribute to Ketchum's authenticity. The comprehensive plan states, "New development in the downtown will continue the traditional lot and block pattern, oriented around sidewalks and pedestrian-friendly places" (page 64). The urban pattern created by the original townsite plat map is changing as Ketchum continues to grow with new infill and redevelopment projects. The consolidated lot will have a total area of 24,723 square feet with 165 feet of frontage along 1st Avenue and 150 feet of frontage along 4th Street. The project

continues the traditional lot and block pattern of downtown development. 1st Avenue is considered the front property line and the alley is considered the rear property line for the development parcel. The project orients toward the primary street frontage along 1st Avenue.

17.96.060.F.7 – Architectural	Conformance
Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.	YES
Finding: The basement floor plan on page 18 of the project plans shows the trash room will be located within the parking garage accessed from the alleyway and fully screened from public view. Clear Creek Disposal has provided a letter dated October 27, 2022 stating that they can adequately serve the development. No satellite receivers are proposed to be installed for the project.	

17.96.060.F.8 – Architectural	Conformance
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.	YES
Finding: The site plan on page 19 shows that the terraces along 4th Street are covered by the second floor above. The portions of the terrace that are uncovered, including the concrete stairs, will include be heated. Snowmelt will reduce icy conditions on the terrace stairs and enhance safety for pedestrians accessing the commercial unit. During their review of the Pre-Application, the Commission expressed concerns with the proposed roof overhangs extending over the sidewalk along 1st Avenue and commented that roof overhangs can create snow cornices during winter that create safety hazards for pedestrians on the sidewalks below. The applicant reduced the extent of the roof overhangs along 1st Avenue, removing the roof overhang projects from the building corners, which mitigated this safety concern. All roof drainage must be retained on site. The grading, drainage, and utility plan on page 13 shows drywells that connect to the roof drain system will be installed in the parking garage.	

17.96.060.G.1 – Circulation Design	Conformance
Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.	YES
Finding: As indicated on page 13 of the project plans, the new heated, paver sidewalks will connect to the existing concrete sidewalks along 1st Avenue and 4th Street. The proposed sidewalks connect to heated pathways on the project site providing safe pedestrian access to and around the building.	

17.96.060.G.2 – Circulation Design	Conformance

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.	YES Condition #6

Finding: Pages 28 and 29 of the project plans specify that the roof overhangs extend 3 inches and 1'-1'' over the sidewalk into the 1st Avenue public right-of-way. Pursuant to condition #6, a Right-of-Way Encroachment Agreement must be review and approved by the City Council prior to issuance of a building permit for the project.

During their review of the Pre-Application, the Commission commented that the uniform roof plane along 1st Avenue diminished the effectiveness of the carve in building mass created by the courtyard. The Commission recommended that the applicant vary the design and height of the roof plane along 1st Avenue. The applicant's response to this comment is provided on pages 65 and 68 of the project plans. The applicant states:

> *The setback of the floor and roof above the courtyard effectively provides relief to the overall massing of the building. The roof overhangs have been reduced significantly at both corners of the building, providing a more prominent pattern of offsets to the roofline. Viewed from various perspectives at street level a varied roofline is created reflective of the building's massing setbacks*.

The removal of the projecting overhangs along 1st Avenue adds variety to roof-plane heights and emphasizes the recessions in building mass at the upper-level balconies. Aligning the roof form with these recessions reduces the perceived height and mass of the building.

17.96.060.G.3 – Circulation Design	Conformance
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.	YES Condition #5

Finding: Vehicle access to the project is provided along 1st Avenue, 4th Street, and the alley. The parking garage is accessed from the alley. The proposed alley access will allow traffic to flow safely within the project and onto 4th Street. The new sidewalks will connect to walkways on the subject property providing safe pedestrian access to and around the building. As shown on page 16 of the project plans, 6 bike racks are provided near the building entrances on the 4th Street terraces, along 1st Avenue, and within the covered courtyard.

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 #5.

17.96.060.G.4 – Circulation Design	Conformance
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	N/A

the right-of-way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.	
Finding: The subject property is a corner lot with street frontage along 1st Avenue and 4th Street. No curb cuts or driveway entrances are proposed along 1st Avenue or 4th Street. The parking garage is accessed from the alley.	

17.96.060.G.5 – Circulation Design	Conformance
Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.	YES
Finding: Unobstructed access for emergency vehicles, snowplows, garbage trucks, and similar service vehicles is provided to the project from 1st Avenue, 4th Street, and the alley.	

17.96.060.H.1 – Snow Storage	Conformance
Snow storage areas shall not be less than 30 percent of the improved parking and pedestrian circulation areas.	N/A
Finding: Page 12 of the project plans indicates that the new sidewalks, curb, and gutter along 1st Avenue and 4th Street and all on-site pedestrian and vehicular circulation areas will include a snowmelt system. All improved parking and pedestrian circulation areas are heated, which is permitted as an alternative to providing on-site snow storage areas by Ketchum Municipal Code §17.96.060.H4.	

17.96.060.H.2 – Snow Storage	Conformance
Snow storage areas shall be provided on site.	N/A
Finding: The applicant has proposed to snowmelt all parking and pedestrian circulation areas, which is permitted as an alternative to providing on-site snow storage area by Ketchum Municipal Code §17.96.060.H4.	

17.96.060.H.3 – Snow Storage	Conformance
A designated snow storage area shall not have any dimension less than five feet and shall be a minimum of 25 square feet.	N/A
Finding: N/A as no snow storage areas have been provided on-site. The applicant has proposed snowmelt in lieu of providing any snow storage areas on site.	

17.96.060.H.4 – Snow Storage	Conformance
In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed.	YES Condition #6
Finding: Page 12 of the project plans indicates that the new sidewalks, curb, and gutter along 1st Avenue and 4th Street and all on-site pedestrian and vehicular circulation areas will include a snowmelt system. All improved parking and pedestrian circulation areas are heated.	

The project requires a Right-of-Way Encroachment Permit for the snowmelt system proposed to be installed for the new sidewalks along 1st Avenue and 4th Street. Pursuant to condition #6, the applicant shall submit the ROW Encroachment Application for review and approval by the City Council prior to issuance of building permit.

17.96.060.I.1 – Landscaping	Conformance
Landscaping is required for all projects.	YES
Finding: The vegetation species, types, and sizes for the landscaping proposed within the concrete planters along 1st Avenue and 4th Street has been specified on page 18.	

17.96.060.I.2 – Landscaping	Conformance
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.	YES
Finding: The landscaping will complement the surrounding neighborhood and beautify the streetscape. Concrete landscape planters have been provided within the setback areas at the ground level creating a buffer from the building and the sidewalk. The landscape planters frame the building entrances. The integration of landscape planters enhance the quality of the pedestrian experience along 4th Street. Vegetation proposed for the planters includes, Hummingbird Mint, Yarrow, Avens, Catmint, Beadtongues, Culinary Sage, Stonecrop, Speedwell, Woodbine, Autumn Moor Grass, Blue Grama, Juncus, Side Oats Grama, and Switchgrass. The landscape plan is readily adaptable to the site's microclimate, soil conditions, orientation, and aspect.	

17.96.060.I.3 – Landscaping	Conformance
All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.	YES
Finding: The autumn blaze maple tree is often used as a street tree as it provides visual interest in the fall. Although not native to the region, the maple tree and tall grasses proposed are considered to have a high drought tolerance. Final selection of the proposed street trees must be reviewed and approved by the City Arborist prior to issuance of a building permit for the project. All trees, shrubs, grasses, and perennials shall be drought tolerant. Native species are recommended.	

17.96.060.I.4 – Landscaping	Conformance
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.	YES
Finding: The subject property is surrounded by compatible uses within the Community Core Zone. The vegetation will enhance the pedestrian-friendly streetscape.	

17.96.060.J.1 – Public Amenities	Conformance

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.	YES Condition #5
Finding: Multiple outdoor public gathering spaces are incorporated along the street frontages, including three terraces along 4th Street and an interior courtyard along 1st Avenue. The terraces along 4th Street provide areas for outdoor seating with benches and site furniture. The interior courtyard includes a zen garden and sculpture to further animate the public gathering space. In addition to providing relief to building bulk and mass, these outdoor public gathering spaces will create an activated, pedestrian-friendly streetscape that will enliven this area of downtown by facilitating the social connections that build community. The placement of all street trees and streetlights require final review and approval by the City Engineer, the Streets Department, and the City arborist. Adequate clearance must be provided around all obstacles within the right-of-way, including street trees and streetlights. Final drawings prepared by an Idaho-licensed engineer 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, City Arborist, and Streets Department pursuant to condition #5. Final review of all improvements to the right-of-way will be completed prior to issuance of a building permit for the project.	

17.96.060.K.1 – Underground Encroachments	Conformance
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 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.	N/A
Finding: N/A	

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

Findings Regarding Compliance with Design Review Standards – Community Core

17.96.070.A.1 – Streets	Conformance
Street trees, streetlights, street furnishings, and all other street improvements shall be installed or constructed as determined by the Public Works Department.	YES Conditions #5 & #6
Finding: The placement of all street trees and streetlights require final review and approval by the City Engineer, the Streets Department, and the City arborist. Adequate clearance must be provided around all obstacles within the right-of-way, including street trees and streetlights. Final drawings prepared by an Idaho-licensed engineer 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, City	

Arborist, and Streets Department pursuant to condition #5. Final review of all improvements to the right-of-way will be completed prior to issuance of a building permit for the project.

The project requires a Right-of-Way Encroachment Permit for the snowmelt system proposed to be installed for the new sidewalks along 1st Avenue and 4th Street. Pursuant to condition #6, the applicant shall submit the ROW Encroachment Application for review and approval by the City Council prior to issuance of building permit.

17.96.070.A.2 – Streets	Conformance
Street trees with a minimum caliper size of three inches, shall be placed in tree grates.	YES
Finding: City Departments have internally reviewed the right-of-way standard requiring tree grates for all street trees. The City Arborist prefers that street trees on sloped sidewalks be installed in raised planters to support healthy vegetation. Pursuant to KMC §17.96.070.A.3, due to site constraints, the requirements of subsection A may be modified by the Public Works Department. The City Arborist recommends that the 3 new street trees proposed along the 4th Street sidewalk be installed within planters. The planters shall not exceed 6'' in height at the upslope side. The width and length of the planters should not exceed 4 feet. The first 6-feet of the sidewalk adjacent to the property line must remain free of obstructions to provide a clear path for pedestrians. Six feet of clearance is required around all planters. Planning staff and the City Arborist recommend that the street trees installed within the planters along 4th Street be larger in size (caliper size of approximately 6 inches). Larger street trees will help soften the building wall along 4th Street. The City Arborist will review the final specifications for the street trees prior to issuance of building permit.	

17.96.070.A.3 – Streets	Conformance
Due to site constraints, the requirements of this subsection A may be modified by the Public Works Department.	YES
Finding: City Departments have internally reviewed the right-of-way standard requiring tree grates for all street trees. The City Arborist prefers that street trees on sloped sidewalks be installed in raised planters to support healthy vegetation. Pursuant to KMC §17.96.070.A.3, due to site constraints, the requirements of subsection A may be modified by the Public Works Department. The City Arborist recommends that the 3 new street trees proposed along the 4th Street sidewalk be installed within planters. The planters shall not exceed 6'' in height at the upslope side. The width and length of the planters should not exceed 4 feet. The first 6-feet of the sidewalk adjacent to the property line must remain free of obstructions to provide a clear path for pedestrians. Six feet of clearance is required around all planters.	

17.96.070.B.1 - Architectural	Conformance
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.	YES

Finding: All four facades facing 1st Avenue, 4th Street, the alley, and interior side are designed with both solid surfaces and window openings to avoid the creation of blank walls. The project design incorporates black metal panels, wood siding, concrete, and glazing on all facades of the building.

17.96.070.B.2 - Architectural	Conformance
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.	YES

Finding: The ground-level design includes large storefront windows that provide views into the retail spaces from the sidewalk to create an engaging pedestrian environment. Warm wood beams frame the storefront windows along the street frontages. Projecting blade signs for the retail tenants extend down from these wood beams and are oriented perpendicular to pedestrian traffic to increase visibility. These design treatments highlight the retail unit at the building corner and animate the design of the ground level to create a more engaging, visually interesting, and vibrant pedestrian experience.

While buildings may have an average 5-foot setback from front and street-side property lines in the CC-2 Zone, the footprint of the mixed-use building is setback 4 feet from the front property line along 1st Avenue and 5 feet from the street-side property line along 4th Street. The zoning diagrams on page 20 provide the calculations for average setbacks based on the length of the facades at each floor level.

Proposed Setbacks for Mixed-Use Building
Front (1st Avenue/east)
- First Floor: 5.4'
- Second Floor: 5.9'
- Third Floor: 5.83'

Side (4th Street/south)
- First Floor: 5.5'
- Second Floor: 5.5'
- Third Floor: 5.5'

Board-formed concrete landscape planters have been provided within the setback area creating a buffer from the building and the sidewalk. The integration of landscape planters enhance the quality of the pedestrian experience along 1st Avenue and 4th Street.

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

Finding: See above analysis for Ketchum Municipal Code §17.96.070.B2. The project provides four ground-level retail units along 4th Street and 1st Avenue with large storefront windows that maximize pedestrian interaction with the building. The ground-level design includes large storefront windows that provide views into the retail spaces from the sidewalk to create an engaging pedestrian

environment. Warm wood beams frame the storefront windows along the street frontages. Projecting blade signs for the retail tenants extend down from these wood beams and are oriented perpendicular to pedestrian traffic to increase visibility. These design treatments highlight the retail unit at the building corner and animate the design of the ground level to create a more engaging, visually interesting, and vibrant pedestrian experience.

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

Finding: During their review of the Pre-Application, the Commission commented that the roof overhangs along 1st Avenue appeared disproportionally heavy exacerbating the visual appearance of building bulk along 1st Avenue. The dominant roof overhangs diminished the effectiveness of the recessions in mass created by the upper-level balconies at the building corners. The applicant has provided a response to the Commission's comments about the roof overhangs on pages 62 through 64. The applicant has removed the roof overhangs at the building corners along 1st Avenue. The removal of the roof overhangs enhances the effectiveness of the building-mass recessions at the third-level balconies and minimizes the perceived mass of the building. This change adds a human scale to the building corners and creates a more pedestrian-friendly streetscape.

During their review of the Pre-Application, the Commission commented that the uniform roof plane along 1st Avenue diminished the effectiveness of the carve in building mass created by the courtyard. The Commission recommended that the applicant vary the design and height of the roof plane along 1st Avenue. The applicant's response to this comment is provided on pages 65 and 68 of the project plans. The applicant states:

> *The setback of the floor and roof above the courtyard effectively provides relief to the overall massing of the building. The roof overhangs have been reduced significantly at both corners of the building, providing a more prominent pattern of offsets to the roofline. Viewed from various perspectives at street level a varied roofline is created reflective of the building's massing setbacks.*

The removal of the projecting overhangs along 1st Avenue adds variety to roof-plane and emphasizes the recessions in building mass at the upper-level balconies. Aligning the roof form with these recessions reduces the perceived height and mass of the building.

No reflective materials are proposed.

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

Finding: The project does not include pitched roofs. The roof overhangs slope back towards internal roof drains at the interior of the property.

17.96.070.B.6 - Architectural	Conformance
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.	YES Condition #6
Finding: Pages 28 and 29 of the project plans specify that the roof overhangs extend 3 inches and 1'-1'' over the sidewalk into the 1st Avenue public right-of-way. Pursuant to condition #6, a Right-of-Way Encroachment Agreement must be review and approved by the City Council prior to issuance of a building permit for the project. During their review of the Pre-Application, the Commission commented that the roof overhangs along 1st Avenue appeared disproportionally heavy exacerbating the visual appearance of building bulk along 1st Avenue. The dominant roof overhangs diminished the effectiveness of the recessions in mass created by the upper-level balconies at the building corners. The applicant has provided a response to the Commission's comments about the roof overhangs on pages 62 through 64. The applicant has removed the roof overhangs at the building corners along 1st Avenue. The removal of the roof overhangs enhances the effectiveness of the building-mass recessions at the third-level balconies and minimizes the perceived mass of the building. This change adds a human scale to the building corners and creates a more pedestrian-friendly streetscape.	

17.96.070.B.7 - Architectural	Conformance
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.	N/A
Finding: 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
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.	YES
Finding: The basement floor plan on page 18 of the project plans shows the trash room will be located within the parking garage accessed from the alleyway and fully screened from public view. Clear Creek Disposal has provided a letter dated October 27, 2022 stating that they can adequately serve the development.	

17.96.070.C.2 – Service Areas and Mechanical/Electrical Equipment	Conformance
Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design.	YES Conditions #4 and #5
Finding: The roof plan on page 29 includes a note that states the rooftop mechanical equipment area will be screened with perforated metal panels. The location and height of the mechanical screening is shown on the front and rear elevations on pages 34 and 25. Pages 30 through 33 include a colored	

exterior material sample image of the black, perforated metal screening proposed to screen the rooftop mechanical and electrical equipment.

The grading, drainage, and utility plan on page 13 indicates that a new transformer will be installed within the building at the northwest corner of the property by the alley. The rear elevation on page 33 of the project plans shows that the new transformer will be sited within the building and fully screened from public view. An existing power box that serves adjacent buildings encroaches within the alley right-of-way adjacent to the subject property. The applicant is required to improve the alley right-of-way to city standards, which prohibit above-grade utilities, and must relocate the existing power box onto private property. Note U06 on page 13 states that the existing power box will be relocated and that the final location will be determined by the utility franchise, however, the new location is not specified on the project plans. The applicant has provided recent email communications from Idaho Power stating that the existing power box may be relocated onto the subject property in the same location as the new transformer that will be installed to serve the project.

Pursuant to condition #4, prior to issuance of building permit, the applicant shall submit written confirmation that Idaho Power has reviewed and approved the proposed siting and screening of: (1) the new transformer that will be installed to serve the project and (2) the existing power box that will be removed from the alley and relocated onto the subject property. Pursuant to condition #5, the applicant shall submit final civil drawings for all drainage improvements with the building permit application to be verified, reviewed, and approved by the City Engineer, Streets Department, and Utilities Department.
Pursuant to condition #4, the applicant shall submit written confirmation that Idaho Power has reviewed and approved the proposed siting and screening of: (1) the new transformer that will be installed to serve the project and (2) the existing power box that will be removed from the alley and relocated onto the subject property prior to issuance of building permit.

Pursuant to condition #5, the applicant shall submit final civil drawings for all drainage improvements with the building permit application to be verified, reviewed, and approved by the City Engineer, Streets Department, and Utilities Department.

17.96.070.D.1 - Landscaping	Conformance
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.	N/A
Finding: The existing site survey on page 11 of the project plans shows 5 existing trees on the subject property. These trees are proposed to be removed to accommodate the mixed-use development. The City Arborist conducted a site inspection on January 25, 2023 and determined that the existing trees are not healthy or mature, and therefore, do not require replacement.	

17.96.070.D.2 - Landscaping	Conformance
Trees that are placed within a courtyard, plaza, or pedestrian walkway shall be placed within tree wells that are covered by tree grates.	Requirement Modified Per KMC §17.96.070.A.3

Finding: City Departments have internally reviewed the right-of-way standard requiring tree grates for all street trees. The City Arborist prefers that street trees on sloped sidewalks be installed in raised planters to support healthy vegetation. Pursuant to KMC §17.96.070.A.3, due t site constraints, the requirements of subsection A may be modified by the Public Works Department. The trees within the courtyard are proposed to be installed within a raised concrete planter The City Arborist recommends that the 3 new street trees proposed along the 4th Street sidewalk be installed within planters. The planters shall not exceed 6'' in height at the upslope side. The width and length of the planters should not exceed 4 feet. The first 6-feet of the sidewalk adjacent to the property line must remain free of obstructions to provide a clear path for pedestrians. Six feet of clearance is required around all planters. Planning staff and the City Arborist recommend that the street trees installed within the planters along 4th Street and trees installed within the courtyard be larger in size (caliper size of approximately 6 inches). Larger street trees will help soften the building wall along 4th Street. The City Arborist will review the final specifications for the street trees prior to issuance of building permit.

17.96.070.D.3 - Landscaping	Conformance
The City arborist shall approve all parking lot and replacement trees.	N/A
Finding: N/A as no replacement trees are required (see analysis for KMC §17.96.070.D1 above) and the project does not propose a surface-parking lot.	

17.96.070.E.1 – Surface Parking Lots	Conformance
Surface parking lots shall be accessed from off the alley and shall be fully screened from the street.	N/A
Finding: N/A. No surface parking lot is proposed.	

17.96.070.E.2 – Surface Parking Lots	Conformance
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.	N/A
Finding: N/A. The project does not include a surface parking lot. On-site parking is provided within the enclosed garage accessed from alley.	

17.96.070.E.3 – Surface Parking Lots	Conformance
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.	N/A
Finding: N/A as no surface parking lots are proposed for the project.	

17.96.070.F.1 – Bicycle Parking	Conformance
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.	YES
Finding: Six bike racks accommodating at least two bicycles are required to be provided for the project. As shown on page 16 of the project plans, 6 bike racks are provided near the building entrances on the 4th Street terraces, along 1st Avenue, and within the covered courtyard.	

17.96.070.F.2 – Bicycle Parking	Conformance
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.	YES
Finding: 25 parking spaces are required to be provided on-site to satisfy the project's parking demand and six bike racks are required.	

17.96.070.F.3 – Bicycle Parking	Conformance
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.	YES
Finding: As shown on page 16 of the project plans, 6 bike racks are provided near the building entrances on the 4th Street terraces, along 1st Avenue, and within the covered courtyard.	

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 Perry Building Design Review Application File No. P22-045C 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. P22-045C this Tuesday, March 14th, 2023 subject to the following conditions of approval.

CONDITIONS OF APPROVAL

1. The design review approval is subject to Variance Application File No. P22-045D, Lot Consolidation Preliminary Plat Application File No. P22-045A, and Condominium Subdivision Preliminary Plat Application File No. P22-045B. All associated conditions of approval shall apply to the project.
2. As a voluntary contribution, in exchange for an increase in FAR, a total community housing contribution 4,936 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.
3. The applicant shall revise the garage door lighting and submit an updated photometric study that shows an average of 0.2 footcandles at the rear property line for Planning staff to verify that the fixture does cause glare along the alley prior to issuance of building permit.
4. Prior to issuance of building permit, the applicant shall submit written confirmation that Idaho Power has reviewed and approved the proposed siting and screening of: (1) the new transformer that will be installed to serve the project and (2) the existing power box that will be removed from the alley and relocated onto the subject property.
5. The applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for the right-of-way, circulation design, utilities, and drainage improvements to be reviewed and approved by the City Engineer, Streets, and Utilities departments prior to issuance of building permit.
6. The project requires a Right-of-Way Encroachment Permit for the pavers and snowmelt system proposed to be installed for the new sidewalks along 4th Street and 1st Avenue as well as the roof overhang extending over the sidewalk along 1st Avenue. The ROW Encroachment Permit shall be reviewed and approved by the Ketchum City Council prior to issuance of a building permit for the project.
7. Pursuant to Ketchum Municipal Code §17.127.030.B, separate sign permits shall be required for all new signs prior to installation.
8. The applicant shall utilize stairwell lighting design strategy 2 detailed on page 52, which includes: (1) indirect lighting focused on the back stairwell wall that illuminates the stair landings and treads to create a soft-glowing lantern effect and (2) an automatic dimming control that raises and lowers the light levels based on occupancy within the stairwell. Strategy 2 produces 1.3 footcandles of light trespass at the property line along 4th Street. The Commission recommends the applicant explore including glass film treatments on the stairwell's glazed surfaces to further reduce light trespass.
9. This Design Review approval is based on the plans dated February 16, 2023 and attached as Exhibit A as well as the information presented and approved at the March 14, 2023 Planning and Zoning Commission Meeting. The project plans for all on-site improvements submitted for

the building permit 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.

10. The term of Design Review approval shall be twelve (12) months from the date that the Findings of Fact, Conclusions of Law, and Decision are adopted by the Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations (KMC §17.96.090). Any extension shall comply with KMC 17.96.090.
11. 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 28th day of March 2023.

Neil Morrow, Chair
City of Ketchum
Planning and Zoning Commission

Exhibit A

Design Review Application

File No. P22-045C

Plan Set

THE PERRY
Ketchum, ID

GGLO
The Perry Building LLC
Design Review Package
February 16, 2023

SILENTWATER
REAL ESTATE

Carson Palmer & Broderick Smith
The Perry Building LLC

THE PERRY
131 4TH STREET WEST
KETCHUM, ID, 83340

GGLO
Architecture | Interior Design
Landscape Architecture | Urban Design
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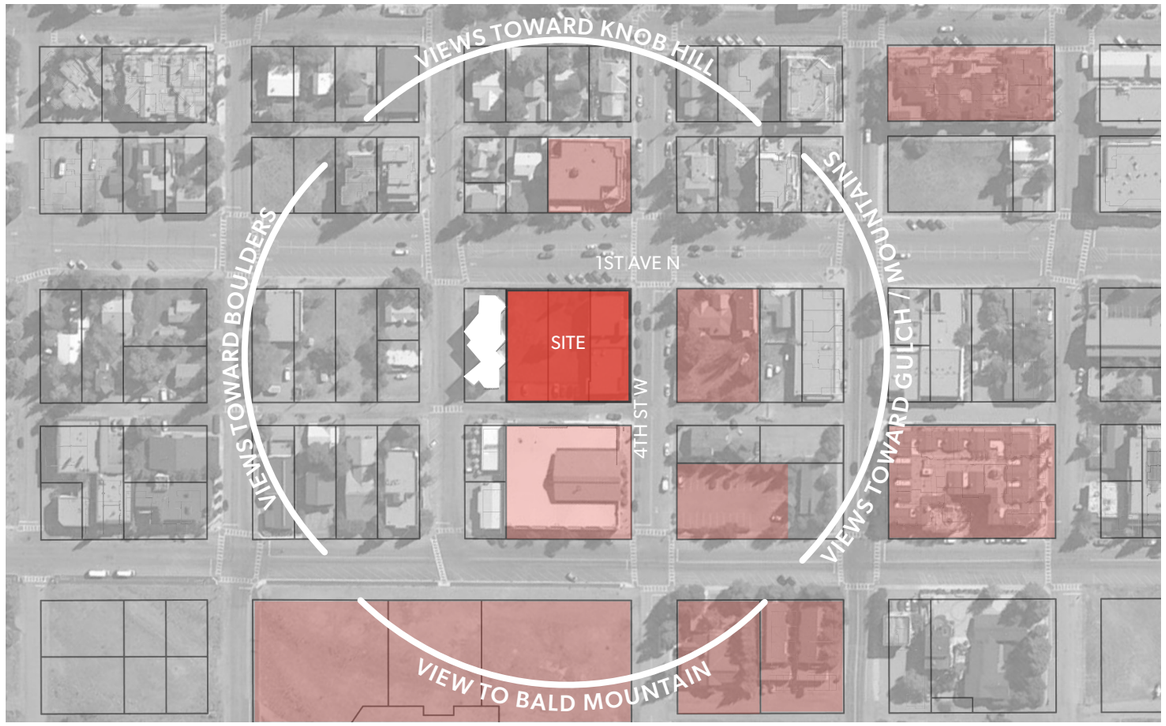


VICINITY PLAN

PROJECT SITE

The site is located in the Community Core of Ketchum, a mountain region primarily accessed via HWY-75. Prominent views of Bald Mountain to the West, and Griffin Butte and Boulder Mountains to the North. The project site is directly bounded by an existing condo to the NW. The town's Post Office is adjacent SW of the site, directly across the Alley.

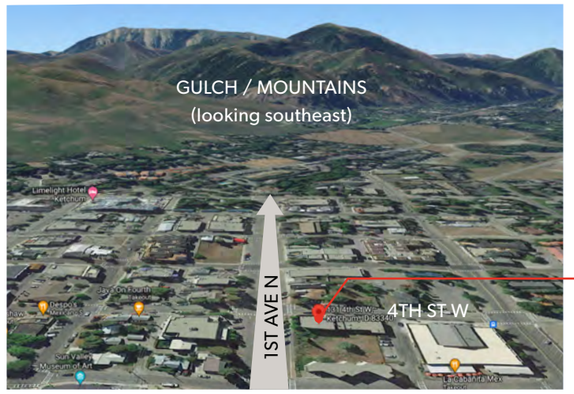
SITE

SURROUNDING SITE CONTEXT

- Prominent views of Bald Mountain directly southwest
- Big Wood River runs north-south, west of the site
- Views of surrounding mountain ranges are seen towards The Gulch to the southeast
- Additional mountain ranges and peek-a-boo views of Boulder Mountain to the North

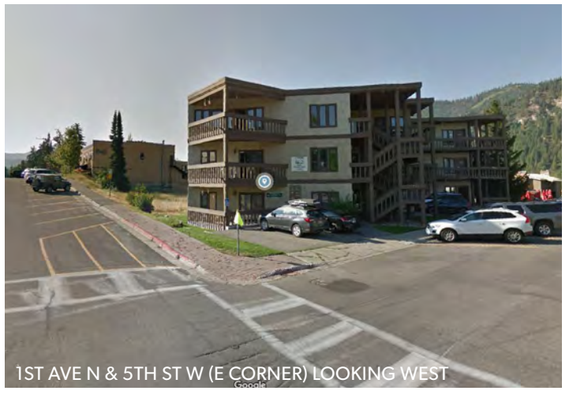
SITE ADJACENCIES

- Site slopes to the south. High point is located at 1st Ave N and 4th ST W.
- The Post Office is located adjacent southwest across the Alley.
- Existing Condo on the northwest end of the project site.
- Mildest existing grade at Alley



SITE

SITE



PROJECT KEY GOALS

Residential Refuge with Focus on Views and Light

The residences will be designed with a focus on views to the surrounding mountain ranges. The experience is one of retreat and privacy, although the residences are situated in proximity to the town core activity, they will offer close respite.

Celebration of Indoor and Outdoor living

Mountain town lifestyle encourages a connection to the immediate outdoors. The interior will explore the ideas of seamless threshold, biophilic design strategies, and a celebration of private, climate comfortable outdoor spaces.

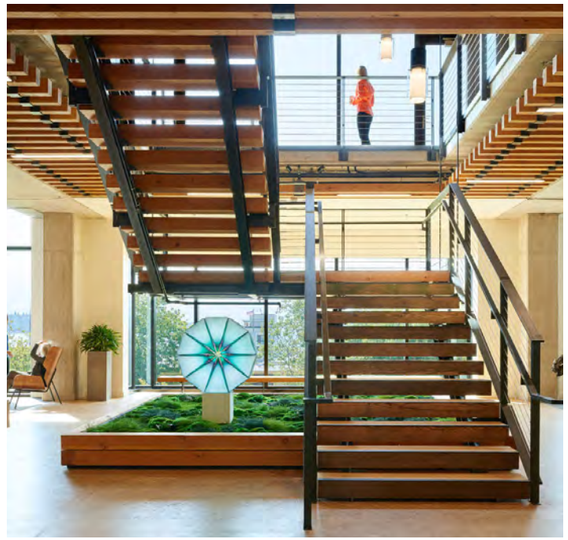
Contribution to Community Core

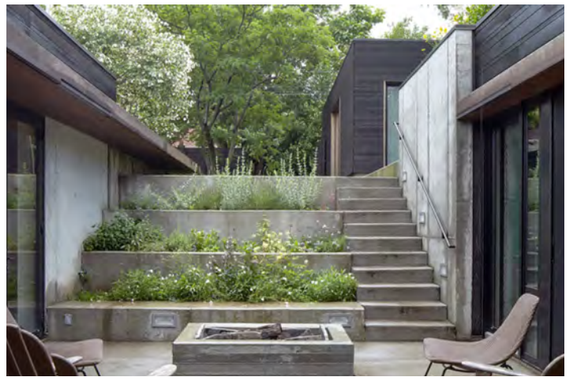
The unique offerings of the project: In-town residences, Workforce housing, and Activated Commercial and Retail all combine to offer a micro community focused on longevity and a purpose of feeding the community core.

Contextually Positive Design

The design seeks to distill an architecture and site design that is rooted in historical and cultural understanding, but focused on creating the future context.

PROJECT DESIGN LANGUAGE





Biophilic Properties

Strong vertical rhythm, slender members of wood or metal create infill for the larger more expansive timber structural grid. Properties of this language are distilled from the characteristics of Aspen groves.

Large vision glass creates a connection with the view that brings the serenity of the mountain context inside.

Emphasis on Primary Structural Members

Heavy structural members are expressed through Mass Timber building techniques. The local vernacular of cross span bridges inform the language of the building. Slim secondary members create a lattice support.

Site Response

Responding to the natural slope of the site creates more individualized experiences.

ARCHITECTURAL MATERIALS

Wood

Wood patinas softly and evenly to a beautifully neutral expression of wood siding.

Mass Timber has inherent finish properties that create a warm glow of the interior that can be seen from the street.

Board Form Concrete

Board form concrete with punched openings, and blackened steel accents.

Blackened Steel Metal Panels and Cable Rail

Blackened steel panel exterior accent panels, and cable rail railings that allow for a more unobstructed view to the surrounding mountains.

Aluminum Storefront and Large, Operable Windows

A mix of high-performance residential windows and multi-panel sliding glass doors with a focus on views from the residences offer a seamless indoor outdoor experience.

KETCHUM CONTEXT

Warfield
Main & Sun Valley Rd

Kneebone
E 5th and Washington

The Limelight
Main & River St

Ketchum Starbucks
East & Sun Valley Rd

First and Fourth
1st Ave and 4th Street

The Lofts
660 Main

Bigwood Residence
East & Sun Valley Rd

Sun Valley Lodge
Sun Valley Rd & Lodge Entry Ln

COMMUNITY CORE CHARACTER

Overview and Purpose

In order to establish the right development guidance for the community Core, it was paramount to understand what the community of Ketchum liked and disliked. This was accomplished in two parts. Part one included a series of existing images from around Ketchum's Community Core and the question: "What do you like or dislike about these images?". Part two included an exercise where several images from other communities were presented and the community was asked to choose the ones that best represented the overall vision of the Community Core and those that did not in addition to describing why each image was chosen. The following three pages reflect the results of those outreach efforts.

The Character of the Community Core IS...

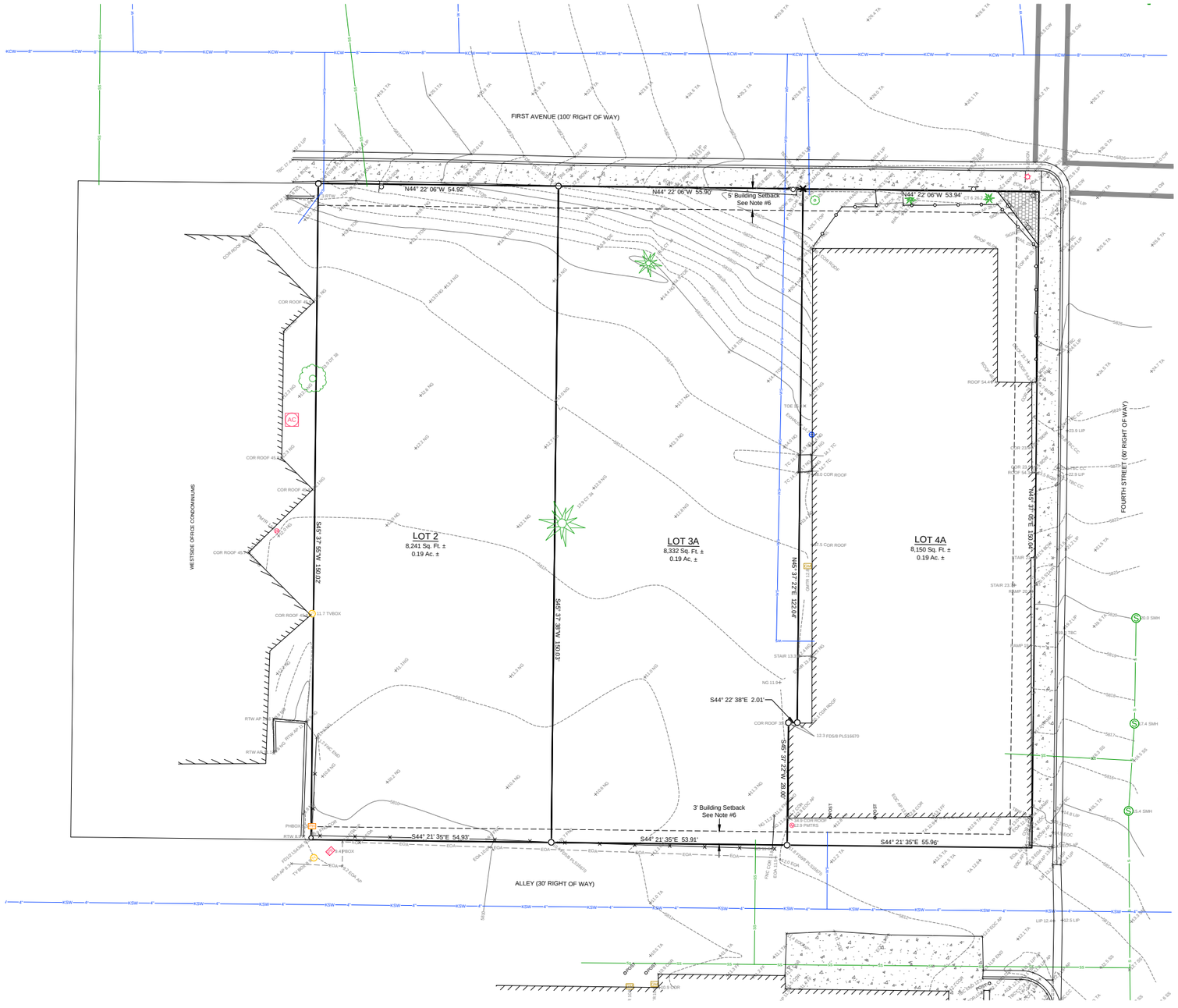
- Wood, brick, and stone
- One to three story building height
- Upper floor step backs
- A mix of flat and pitched roofs

What We Heard From the Community...

The existing character of Ketchum's Community Core has been described as unique, western, a "hodge-podge" of architectural styles, reflective of its mining town roots. Buildings such as the Pioneer Saloon, Warfield and Picket Fence were chosen time and time again as the top choice for what represented the true character of Ketchum. Each of these buildings represents more of the historic fabric cf the Community Core. Additionally, the Kneebone Building was identify by many residents as a good example of architecture. Public spaces such as Maude's were mentioned as a good example of using street bump outs to create additional space to gather.

The character of the Community Core should be:

- Spaces for pedestrian gathering, both at the ground level and on rooftop or upper floor step backs – people contribute to the character of the community
- Wood and brick materials
- Landscaping, especially trees
- Pedestrian-oriented signage that is integrated into the buildings and streetscape
- A balance of glass and other building materials
- Definition at the roof line for flat roofs
- Mining town, outdoor vibe
- Building height at street no more than three stories
- Creative use of architecture and spaces, authentic design



LEGEND

- Property Line
- Adjoiner's Lot Line
- Building Setback
- FNC = Fence Line
- EOA = Edge of Asphalt
- BOW = Back of Walk
- Guardrail / Handrail
- 5' Contour Interval
- 1' Contour Interval
- Retaining Wall
- Curb & Gutter
- Concrete
- Pavers
- Building
- CW = Crosswalk
- KCW = Ketchum City Water
- KSW = Ketchum SpringLine Water
- W = Water Service
- S / SM= Sewer Main
- SS = Sewer Service
- FD1/2 = Found 1/2" Rebar
- FD 5/8 = Found 5/8" Rebar
- Found Magnail w/ Washer
- Bollard
- CT = Coniferous Tree
- DT = Deciduous Tree
- GMTR = Gas Meter
- TVBOX = Cable TV Riser
- PHBOX = Telephone Riser
- PBOX = Power Box
- PMTR = Power Meter
- Water Valve
- Sewer Manhole
- SGN = Sign
- Exhaust Vent
- AC = Air Conditioning unit
- DWELL = Dry Well
- Light

AP = Angle Point
CC = Curb Cut
EOC = Edge of Concrete
EOP = Edge of Pavers
EOW = Edge of Walk
FF = Finished Floor
LIP = Lip of Gutter
NG = Natural Ground
TA = Top of Asphalt
TBC = Top Back of Curb
TOE = Toe of Slope
TW = Top of Wall

NOTES

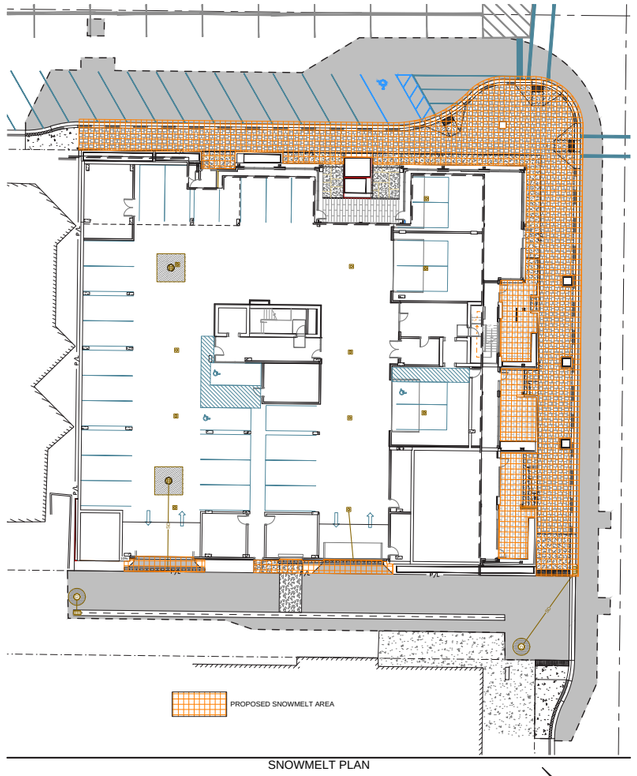
1. The purpose of this map is to show topographical information as it existed on the date the field survey was performed. Changes may have occurred to site conditions since survey date (08/24/2021).
2. Boundary information is based on Found and Set Monumentation as recorded on that certain Record of Survey by Phillips recorded as Instrument Number 678114, Blaine County, Idaho records. Refer to the Plat Notes, Conditions, Covenants, and Restrictions on Original Plat of Ketchum Townsite.
3. Underground utility locations are based on above ground appurtenances / utilities visible at the time of the survey and City maps. Utilities should be located prior to any excavation.
4. Galena Engineering Inc. has not received a Title Policy from the client and has not been requested to obtain one. Relevant information that may be contained within a Title Policy may therefore not appear on this map and may affect items shown hereon. It is the responsibility of the client to determine the significance of the Title Policy information and determine whether it should be included. If the client desires for the information to be included they must furnish said information to Galena Engineering, Inc. and request it be added to this map.
5. Benchmark is top of Magnetic Nail with Washer stamped LS16670, located at the Eastern-most corner of Lot 3A, elevation = 5826.2', Vertical Datum is NAVD 1988. Point elevations shown are truncated (i.e. 19.2 is 5819.2).
6. Setbacks shown hereon are per City of Ketchum Code: 17.12.040, CC District, Subdistrict 2.

GRAPHIC SCALE
0 10 20
Scale in Feet

PROFESSIONAL LAND SURVEYOR
LICENSED
16670
09/15/2021
STATE OF IDAHO
MARK E. PHILLIPS

MARK E. PHILLIPS, P.L.S. 16670

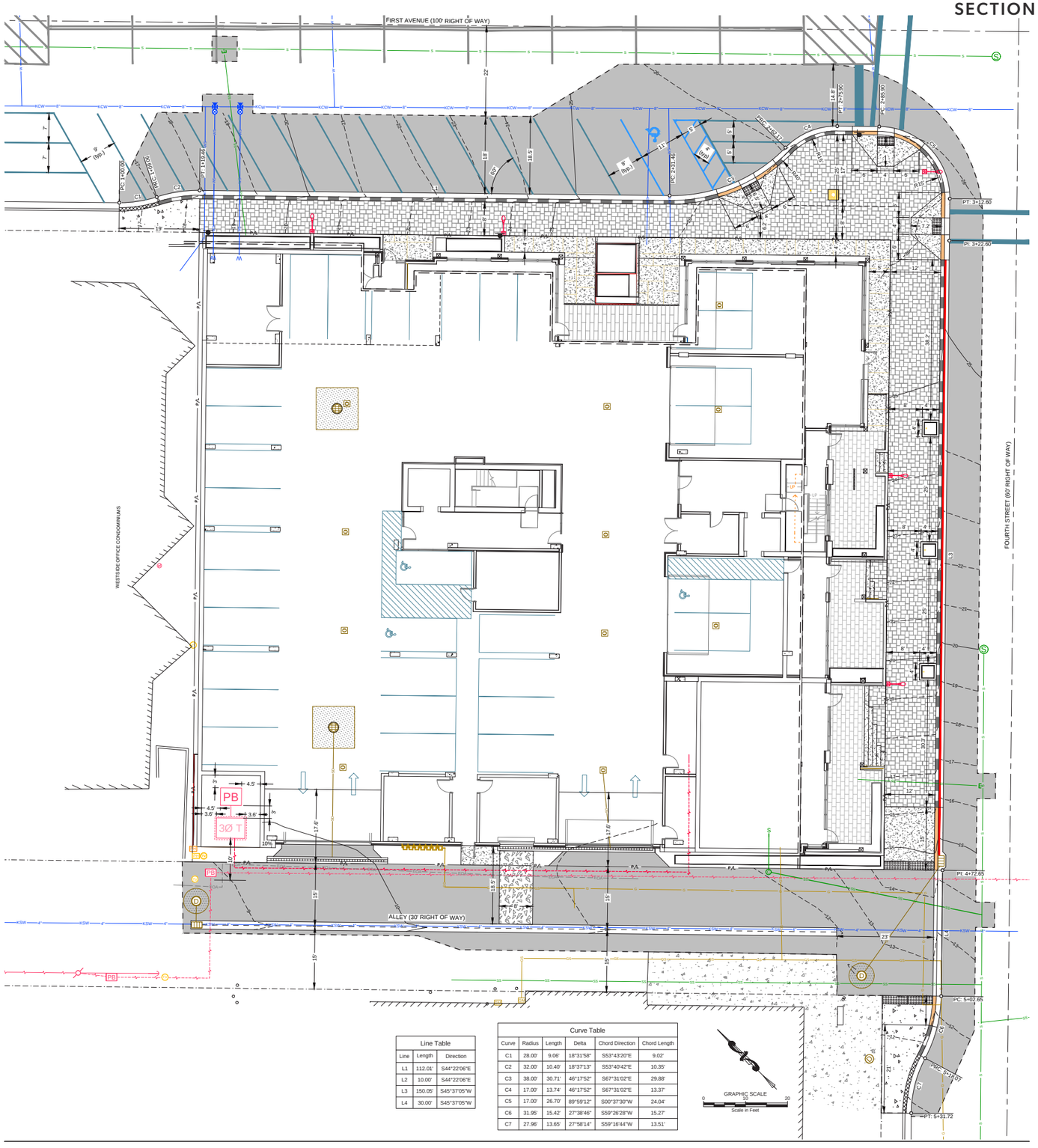
EXISTING SITE CONDITIONS



SNOWMELT PLAN

LEGEND

Property Line	GMTR = Gas Meter
Adjoiner's Lot Line	TVBOX = Cable TV Riser
Building Setback	PHBOX = Telephone Riser
FNC = Fence Line	PBOX = Power Box
EOA = Edge of Asphalt	PMTR = Power Meter
BOW = Back of Walk	Water Valve
Guardrail / Handrail	Sewer Manhole
5' Contour Interval	SGN = Sign
1' Contour Interval	Exhaust Vent
Retaining Wall	Air Conditioning unit
Curb & Gutter	DWELL = Dry Well
Concrete	Light
Pavers	AP = Angle Point CC = Curb Cut EOC = Edge of Concrete EOP = Edge of Pavers EOW = Edge of Walk FF = Finished Floor LIP = Lip of Gutter NG = Natural Ground TA = Top of Asphalt TBC = Top Back of Curb TOE = Toe of Slope TW = Top of Wall
Building	
CW = Crosswalk	
KCW = Ketchum City Water	
KSW = Ketchum SpringLine Water	
W = Water Service	
S / SM= Sewer Main	
SS = Sewer Service	
Bollard	
CT = Coniferous Tree	
DT = Deciduous Tree	



Line Table

Line	Length	Direction
L1	112.01'	S44°22'06"E
L2	10.00'	S44°22'06"E
L3	150.05'	S45°37'05"W
L4	30.00'	S45°37'05"W

Curve Table

Curve	Radius	Length	Delta	Chord Direction	Chord Length
C1	28.00'	9.06'	18°31'58"	S53°43'20"E	9.02'
C2	32.00'	10.40'	18°37'13"	S53°40'42"E	10.35'
C3	38.00'	30.71'	46°17'52"	S67°31'02"E	29.88'
C4	17.00'	13.74'	46°17'52"	S67°31'02"E	13.37'
C5	17.00'	26.70'	89°59'12"	S00°37'30"W	24.04'
C6	31.95'	15.42'	27°38'46"	S59°26'28"W	15.27'
C7	27.96'	13.65'	27°58'14"	S59°16'44"W	13.51'

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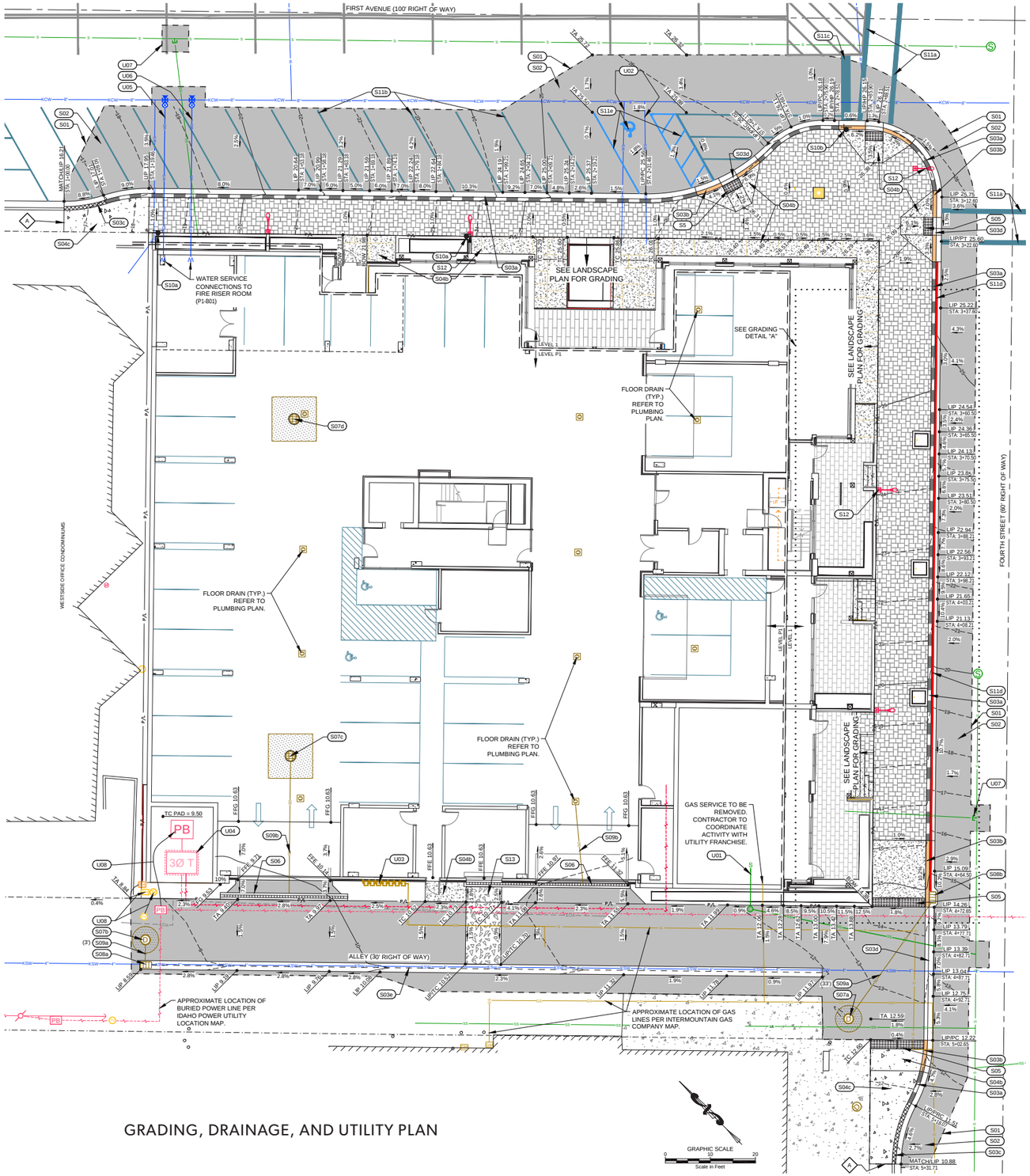
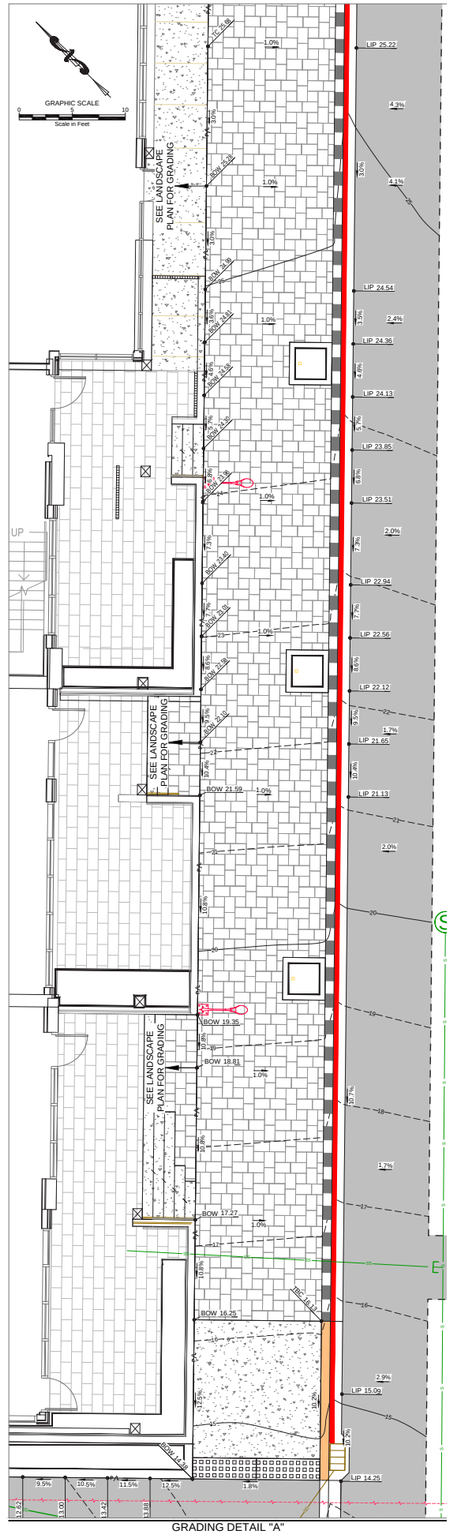
GEOMETRY PLAN



GRADING, DRAINAGE, AND UTILITY PLAN



GRADING DETAIL "A"

SITE IMPROVEMENT KEY NOTES

- S01 SAWCUT EXISTING ASPHALT TO PROVIDE FOR A CLEAN VERTICAL EDGE.
- S02 CONSTRUCT ASPHALT ROADWAY / ASPHALT REPAIR. SEE DETAIL 1 / C1.10.
- S03 CONSTRUCT CONCRETE CURB AND GUTTER
  - a. 6" ROLLED C&G PER DETAIL 2 / C1.10.
  - b. CURB TRANSITION FROM 6" ROLLED TO ZERO REVEAL PER DETAIL 3 / C1.10.
  - c. CURB TRANSITION FROM 6" VERTICAL TO 6" ROLLED.
  - d. ZERO REVEAL CURB AND GUTTER PER DETAIL 3 / C1.10.
  - e. 24" WIDE CONCRETE VALLEY GUTTER PER DETAIL 6 / C1.10.
- S04 CONSTRUCT CONCRETE SIDEWALK. WIDTH AS SHOWN HEREON.
  - a. PAVER SIDEWALK, SEE DETAIL 5 / C1.10.
  - b. CONCRETE SIDEWALK, SEE DETAIL 4 / C1.10.

  **NOTE: ALL SIDEWALK WITHIN RIGHT-OF-WAY AND ALONG SUBJECT PROPERTY IS HEATED.
  - c. RECONSTRUCT CONCRETE SIDEWALK WITHOUT SNOWMELT TUBE.
- S05 INSTALL CITY OF KETCHUM APPROVED CAST IRON TRUNCATED DOME DETECTABLE WARNING INSERT. SEE DETAIL 2 / C1.11.
- S06 INSTALL TRENCH DRAIN. SEE DETAIL 7 / C1.10. CONNECT TO BUILDING STORM DRAIN SYSTEM.
- S07 INSTALL DRYWELL.
  - a. SEE DETAIL 9 / C1.10 RIM = 5811.88 I.E.(IN) = 5808.88
  - b. SEE DETAIL 9 / C1.10 RIM = 5806.74 I.E.(IN) = 5805.29
  - c. SEE DETAIL 6 / C1.11 RIM = 5810.46 CONNECT ROOF DRAIN SYSTEM INTO THIS DRYWELL.
  - d. SEE DETAIL 6 / C1.11 RIM = 5810.46 CONNECT ROOF DRAIN SYSTEM INTO THIS DRYWELL.
- S08 INSTALL CATCH BASIN WITH MINIMUM SUMP DEPTH OF 12", SEE DETAIL 8 / C1.10.
  - a. RIM = 5808.39 I.E.(OUT) = 5805.39
  - b. RIM = 5814.16 I.E.(OUT) = 5811.16
- S09 (LF) INSTALL STORM DRAIN PIPE WITH A MINIMUM SLOPE OF 2.0%. REFER TO DETAIL 1 / C1.11 FOR TRENCHING AND DETAIL 7 / C1.11 FOR POTABLE / NON-POTABLE WATER LINE SEPARATION.
  - a. 12" ADS N-12 or 12"Ø D3034 PVC PIPE
  - b. 6"Ø D3034 PVC PIPE
- S10 SIGNS: SEE DETAIL 3 / C1.11 FOR SIGN BASE DETAIL.
  - a. INSTALL PARKING REGULATORY SIGN. COORDINATE TYPE AND FINAL LOCATION WITH CITY OF KETCHUM.
  - b. INSTALL STOP / STREET SIGN.
- S11 INSTALL THERMOPLASTIC ROAD STRIPING / PAINT.
  - a. WHITE 12" WIDE CROSSWALK STRIPING.
  - b. YELLOW 4" WIDE ASPHALT PARKING STRIPING. MATCH CITY PATTERNS.
  - c. WHITE 24" WIDE STOP BAR STRIPING.
  - d. RED "NO PARKING" STRIPING ON CURB. MATCH CITY PATTERNS.
  - e. BLUE ADA PARKING STRIPE AND SYMBOL.
- S12 INSTALL STREET LIGHT. LOCATIONS SHOWN HEREON ARE FOR GRAPHICAL REPRESENTATION ONLY. ARCHITECT SHALL SUBMIT AN ILLUMINATION ANALYSIS FROM MH COMPANIES TO VERIFY STREET LIGHT PLACEMENTS. REFER TO THE CITY OF KETCHUM STANDARD STREET LIGHT DETAIL.
- S13 CONSTRUCT CONCRETE APRON. SEE DETAIL 10 / C1.10.
- A MATCH EXISTING LINES AND GRADES

UTILITY IMPROVEMENT KEY NOTES

- U01 INSTALL 6" PVC SEWER SERVICE WITH TRAFFIC RATED CLEANOUT. CONNECT TO 8" CONCRETE SEWER MAIN. SEE DETAIL 1 / C1.11 FOR TRENCHING AND DETAIL 7 / C1.11 FOR POTABLE / NON-POTABLE WATER LINE SEPARATION. REFER TO ISPWC STANDARD DETAIL SD-506A FOR CLEANOUT DETAIL.
- U02 REMOVE AND DISPOSE OF EXISTING WATER SERVICE AT WATER MAIN. TURN OFF CORP STOP.
- U03 INSTALL GAS METER ASSEMBLY. CONTRACTOR TO COORDINATE ACTIVITY WITH UTILITY FRANCHISE.
- U04 INSTALL NEW POWER BOX AND SERVICE. BY OTHERS. REFER TO ELECTRICAL PLAN. WORK TO BE COORDINATED WITH IDAHO POWER COMPANY.
- U05 INSTALL 6" PVC C-900 DOMESTIC WATER SERVICE WITH 8"x6" STAINLESS STEEL TAPPING SADDLE AND 6" GATE VALVE. REFER TO DETAIL 1 / C1.11 FOR TRENCHING STANDARDS AND DETAIL 5 / C1.11 FOR THRUST BLOCKING.
- U06 INSTALL 6" PVC C-900 FIRE SERVICE WITH 8"x6" STAINLESS STEEL TAPPING SADDLE AND 6" GATE VALVE. REFER TO DETAIL 1 / C1.11 FOR TRENCHING STANDARDS AND DETAIL 5 / C1.11 FOR THRUST BLOCKING.
- U07 EXISTING SEWER SERVICE TO BE EXPOSED TO SEWER MAIN CUT AND PLUGGED.
- U08 EXISTING UTILITY RISERS TO BE RELOCATED. FINAL LOCATION TO BE COORDINATED WITH AND DETERMINED BY UTILITY FRANCHISE.

ABBREVIATIONS

BOW = BACK OF WALK
BS = BOTTOM OF STEP
BW = BOTTOM OF WALL
EG = EXISTING GRADE
FF = FINISHED FLOOR
FFE = FINISHED FLOOR AT ENTRY
FG = FINISHED GRADE
LF = LINEAL FEET
LIP = LIP OF GUTTER
HP = HIGH POINT
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVE
POC = POINT ON CURVE
PT = POINT OF TANGENT
TA = TOP OF ASPHALT
TBC = TOP BACK OF CURB
TC = TOP OF CONCRETE
TP = TOP OF PAVERS
TG = TOP OF GRATE
TW = TOP OF WALL

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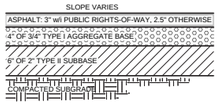
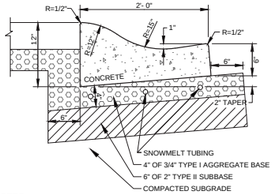


NOTES:
1. SUBBASE CAN BE 2" TYPE II OR ¾" TYPE I CRUSHED AGGREGATE BASE COURSE.
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

1 C1.10 **TYPICAL STREET ASPHALT SECTION**
N.T.S.



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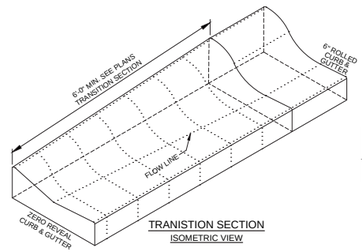
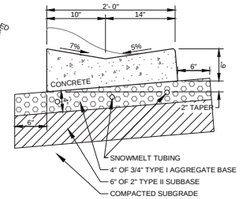
4. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
5. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET W/SIDEWALK).
6. SEE MECHANICAL DRAWINGS FOR FINAL SNOWMELT SYSTEM LAYOUT.

2 C1.10 **HEATED 6" CONCRETE ROLLED CURB & GUTTER**
N.T.S.



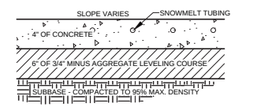
TRANISTION SECTION
ISOMETRIC VIEW



ZERO REVEAL CURB & GUTTER

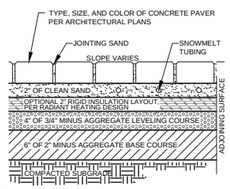
NOTES:
1. SUBBASE CAN BE 2" TYPE II OR ¾" TYPE I CRUSHED AGGREGATE BASE COURSE.
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
4. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
5. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET W/SIDEWALK).
6. SEE MECHANICAL DRAWINGS FOR FINAL SNOWMELT SYSTEM LAYOUT.

3 C1.10 **TYPICAL HEATED ROLLED CURB TRANSITION DETAIL**
N.T.S.

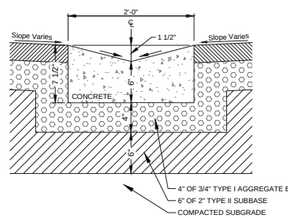


NOTES:
1. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
2. CONTINUOUS PLACEMENT PREFERRED. SCORE AT INTERVALS TO MATCH WIDTH OF WALK NOT TO EXCEED 5 FEET SPACING.
3. 1/2" TRANSVERSE PREFORMED BITUMINOUS JOINTS AT THE TERMINUS POINTS FOR CURVE AND WHERE SIDEWALK IS PLACED BETWEEN TWO PERMANENT FOUNDATIONS.
4. MATERIALS AND CONSTRUCTION IN COMPLIANCE WITH ISPWC SPECIFICATIONS.

4 C1.10 **TYPICAL CONCRETE SIDEWALK SECTION**
N.T.S.



5 C1.10 **HEATED PAVER DETAIL**
N.T.S.



NOTES:
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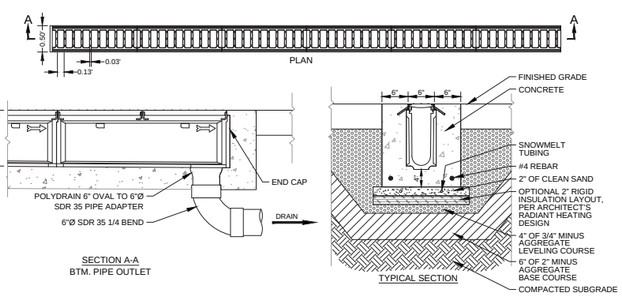
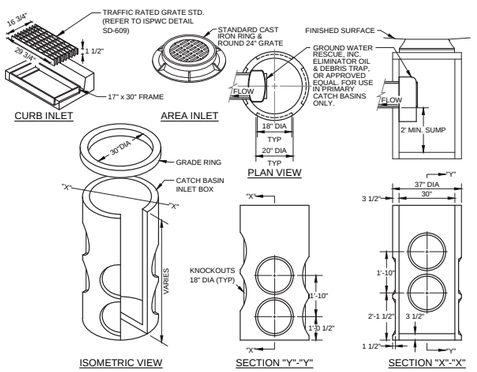
5. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET W/SIDEWALK).

6 C1.10 **24" WIDE CONCRETE VALLEY GUTTER**
N.T.S.



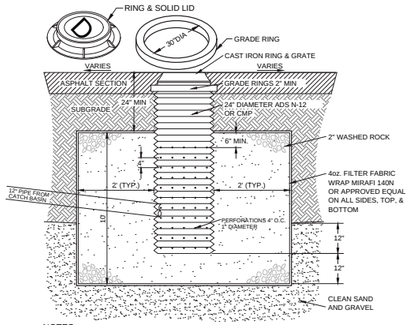
NOTES
1. LINE DRAIN IS SUITABLE FOR APPLICATIONS FOR CONTROLLING SPREAD IN GUTTER FLOW CONDITIONS OR TO INTERCEPT SHEET FLOW. TYPICAL APPLICATION IS AT THE STREET CURB OR BARRIER.
2. THE FRAME AND GRATE IS SUITABLE FOR PEDESTRIAN AND BICYCLE TRAFFIC AND RATED FOR H-25 AND HS-25 LOADS.
3. CONCRETE THICKNESS, TYPE, AND AMOUNT OF REINFORCEMENT TO BE SAME AS ADJACENT PAVEMENT OR GREATER. PERFORM STRUCTURAL ANALYSIS TO DETERMINE REQUIREMENTS FOR APPLICATION.
4. TOP OF GRATE TO BE INSTALLED FLUSH TO 1/8 IN BELOW FINISHED GRADE. BEVEL CONCRETE TO TOP OF GRATE IF BELOW FLUSH.

7 C1.10 **TRENCH DRAIN DETAIL**
(ABT INTERCEPTOR LINE DRAIN OR APPROVED EQUAL)
N.T.S.



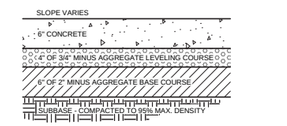
CATCH BASIN INSTALLATION NOTES:
1. A PRIMARY CATCH BASIN IS DEFINED AS THE FIRST STORM STRUCTURE UPSTREAM OF A DRYWELL. A SATELLITE CATCH BASIN IS DEFINED AS THE STORM STRUCTURE UPSTREAM OF THE PRIMARY CATCH BASIN.
2. THE OIL & DEBRIS TRAP SHALL BE INSTALLED ON THE OUTLET OF THE PRIMARY CATCH BASIN ONLY,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

8 C1.10 **30" DIAMETER CATCH BASIN**
N.T.S.



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

9 C1.10 **DRYWELL DETAIL (6' Ø)**
N.T.S.



NOTES:
1. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
2. CONTINUOUS PLACEMENT PREFERRED. SCORE AT INTERVALS TO MATCH WIDTH OF WALK NOT TO EXCEED 5 FEET SPACING.
3. 1/2" TRANSVERSE PREFORMED BITUMINOUS JOINTS AT THE TERMINUS POINTS FOR CURVE AND WHERE SIDEWALK IS PLACED BETWEEN TWO PERMANENT FOUNDATIONS.
4. MATERIALS AND CONSTRUCTION IN COMPLIANCE WITH ISPWC SPECIFICATIONS.

10 C1.10 **TYPICAL CONCRETE APRON SECTION**
N.T.S.

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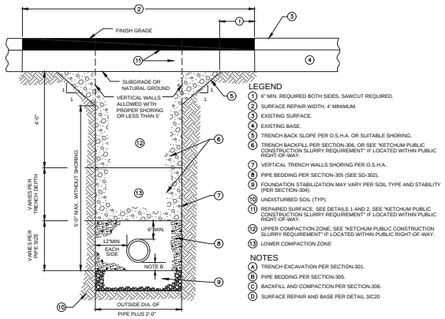


LEGEND

1. 8" MIN. REQUIRED BOTH SIDES, SAWCUT REQUIRED.
2. SURFACE REPAIR WIDTH, 4' MINIMUM.
3. EXISTING SURFACE.
4. EXISTING BASE.
5. TRENCH BACK SLOPE PER O.S.H.A. OR SUITABLE SHORING.
6. TRENCH BACKFILL PER SECTION-306, OR SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
7. VERTICAL TRENCH WALLS SHORING PER O.S.H.A..
8. PIPE BEDDING PER SECTION-305 (SEE SD-302).
9. FOUNDATION STABILIZATION MAY VARY PER SOIL TYPE AND STABILITY (PER SECTION-304).
10. UNDISTURBED SOIL (TYP).
11. REPAIRED SURFACE, SEE DETAILS 1 AND 2. SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
12. UPPER COMPACTION ZONE. SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
13. LOWER COMPACTION ZONE

NOTES

A. TRENCH EXCAVATION PER SECTION-301.
B. PIPE BEDDING PER SECTION-305.
C. BACKFILL AND COMPACTION PER SECTION-306.
D. SURFACE REPAIR AND BASE PER DETAIL 3/C20

KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT

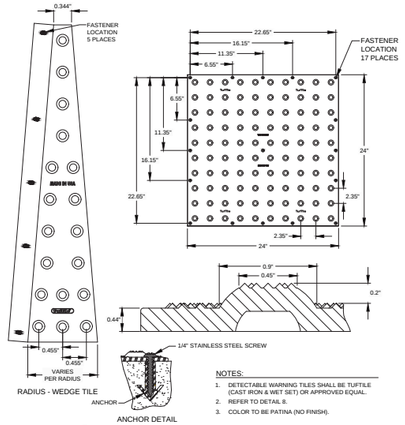
IN AREAS WHERE IT IS NECESSARY TO CUT THE ASPHALT PAVEMENT AND DIG A TRENCH FOR BURIAL OF CONDUIT CABLE OR OTHER CITY UTILITY, THE TRENCH SHALL BE BACKFILLED WITH A LEAN CONCRETE MIX TO THE BOTTOM OF FINISH SURFACE MATERIAL WITH THE FOLLOWING PROPORTIONS OF MATERIALS:

COARSE AGGREGATE (3/8" 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.

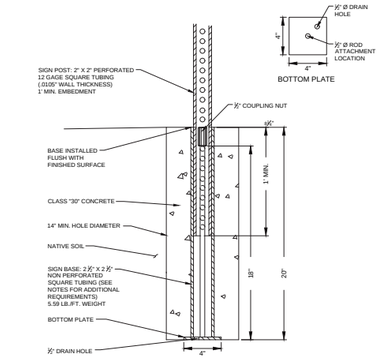
1 / C1.11 TYPICAL TRENCH SECTION
N.T.S.



NOTES:

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

2 / C1.11 DETECTABLE WARNING PLATE
N.T.S.

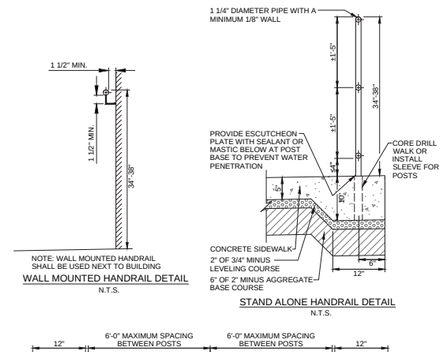


NOTES:

1. BASES SHALL BE INSTALLED TO BE FLUSH WITH SURFACE.
2. ALL INSTALLATIONS SHALL HAVE 14" Ø MINIMUM FOUNDATION OR GROUTED INTO SOLID ROCK.
3. ALL STREET SIGNS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE MUTCD.
4. SIGN PLACEMENT SHALL BE APPROVED BY THE CITY OF KETCHUM.
5. CITY TO PROVIDE BASES.

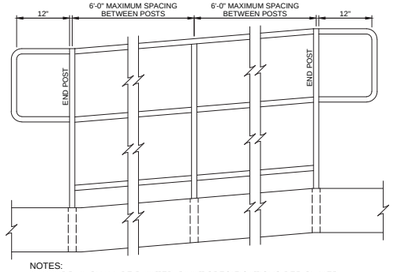
SIGN BASE MATERIAL & DIMENSION REQUIREMENTS
2 ½" OUTSIDE TUBE STEEL (20" LENGTH)
2 ¼" INSIDE TUBE STEEL
3/16" THICK
INTERNAL ROD MATERIAL & DIMENSION REQUIREMENTS
½" COLD ROLLED ROD (18" LENGTH)
½" COUPLING NUTS
BOTTOM PLATE MATERIAL & DIMENSION REQUIREMENTS
4" X 4" X ¼" STEEL STRAP

3 / C1.11 TYPICAL SIGN BASE
N.T.S.



WALL MOUNTED HANDRAIL DETAIL
N.T.S.

STAND ALONE HANDRAIL DETAIL
N.T.S.



NOTES:

1. HANDRAIL SHALL BE PAINTED. PAINT SPECIFICATIONS PER OWNER.
2. CLEAR WIDTH: THE CLEAR WIDTH OF A RAMP RUN AND, WHERE HANDRAILS ARE PROVIDED, THE CLEAR WIDTH BETWEEN HANDRAILS SHALL BE 36 INCHES MINIMUM PER ADA REQUIREMENTS (405.5)

4 / C1.11 TYPICAL HANDRAIL DETAIL
N.T.S.

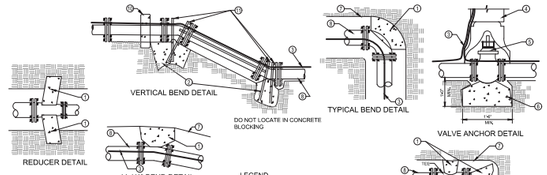


TABLE 1
THRUST AREA FOR HORIZONTAL BENDS***

	SOIL BEARING PRESSURE WORKING PRESSURE RATING SAFTEY FACTOR			= 2000 PSF = 150 PSI = 1.5
	MINIMUM SQUARE FEET OF THRUST AREA ONTO UNDISTURBED EARTH*			
PIPE SIZE	TEE, PLUG OF VALVE	90° BEND**	45° BEND	22.5°, 11.25° BENDS OR REDUCER
3"	0.8	1.1	0.6	0.3
4"	1.4	2.0	1.1	0.6
6"	3.2	4.5	2.4	1.2
8"	5.7	8.0	4.3	2.2
10"	8.8	12.5	6.8	3.4
12"	12.7	18.0	9.7	5.0
14"	17.3	24.6	13.3	6.8
16"	22.6	32.0	17.3	8.8
18"	28.6	40.5	21.9	11.2

* MUST BE INCREASED BASED ON DIFFERENT CONDITIONS (HIGHER WORKING PRESSURE OR LOWER SOIL BEARING STRENGTH).
** OR TEE ACTING AS A 90° BEND
***THRUST BLOCK DEPTH TO BE A MINIMUM PF 12" FOR PIPE SIZES 3"-8" AND 18" FOR PIPE SIZES 10"-18" OR THE SQUARE ROOT OF THE REQUIRED BEARING AREA, WHICHEVER IS GREATER.

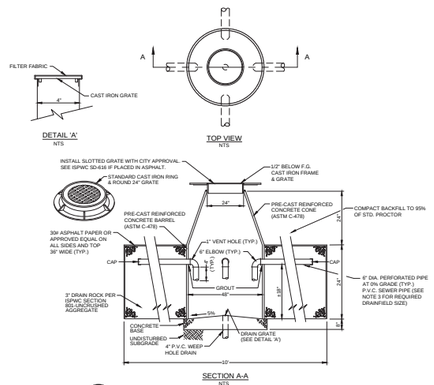
LEGEND

1. FOR HORIZONTAL PIPE BENDS, BEARING THRUST BLOCKS MUST PROVIDE 2500 PSI CONCRETE POURED AGAINST UNDISTURBED EARTH PER TABLE 1.
2. FOR VERTICAL PIPE BENDS, GRAVITY THRUST BLOCKS MUST PROVIDE A VOLUME OF CONCRETE POURED AGAINST UNDISTURBED EARTH WHICH IS SIZED FOR EXPECTED FORCES WITH A MINIMUM 1.5 FACTOR OF SAFETY.
3. NO. 12 COPPER FINDER WIRE, SEE SD-414 FOR SPLICING.
4. C.I. VALVE BOX WITH COVER.
5. C.I. GATE VALVE (M.J.).
6. PRECAST BLOCK FOR CUT IN TEE AND VALVE OR CAST IN PLACE WITH 2-1/2"Ø MIN REBAR.
7. TRENCH SIDE.
8. PIPE.
9. PLUG.
10. HAMMERHEAD THRUST BLOCKING.
11. ANCHOR BARS (1/2"Ø MIN)

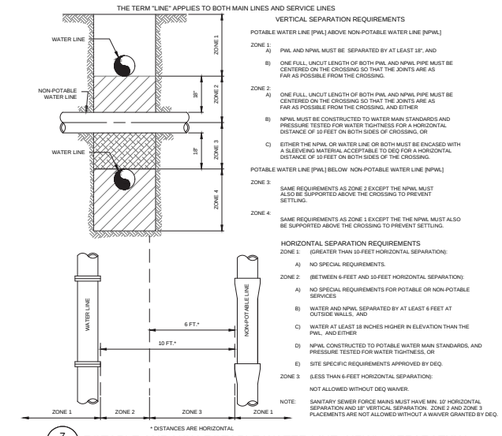
NOTES

A. ANCHOR ALL VALVES CONNECTED TO P.V.C. PIPE AS SHOWN.
B. COVER BOLTS AND FLANGES WITH PLASTIC TO PROTECT FROM CONCRETE ADHERENCE DURING CONSTRUCTION OF THRUST BLOCKS.
C. SEE CHART FOR MIN THRUST BLOCKS BEARING AREAS.
D. ALL CONCRETE TO BE 2500 P.S.I. STRENGTH POURED AGAINST UNDISTURBED EARTH.
E. PROVIDE 6 MIL POLYPROPYLENE BETWEEN FITTINGS AND CONCRETE.
F. NOTIFY ENGINEER FOR ANY CONDITION OR PIPE SIZE NOT INDICATED.
G. ALL BLOCKS TO BE CENTERED AROUND PIPE SPRING LINE.

5 / C1.11 THRUST BLOCK AND ANCHOR DETAILS
N.T.S.



6 / C1.11 MANHOLE STYLE DRYWELL DETAIL
N.T.S.



VERTICAL SEPARATION REQUIREMENTS

POTABLE WATER LINE [PWL] ABOVE NON-POTABLE WATER LINE [NPWL]

ZONE 1:
- A) PWL AND NPWL MUST BE SEPARATED BY AT LEAST 18", AND
- B) ONE FULL, UNCUT LENGTH OF BOTH PWL AND NPWL PIPE MUST BE CENTERED ON THE CROSSING SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE CROSSING.

ZONE 2:
- A) ONE FULL, UNCUT LENGTH OF BOTH PWL AND NPWL PIPE MUST BE CENTERED ON THE CROSSING SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE CROSSING, AND EITHER
- B) NPWL MUST BE CONSTRUCTED TO WATER MAIN STANDARDS AND PRESSURE TESTED FOR WATER TIGHTNESS FOR A HORIZONTAL DISTANCE OF 10 FEET ON BOTH SIDES OF CROSSING, OR
- C) EITHER THE NPWL OR WATER LINE OR BOTH MUST BE ENCASED WITH A SLEEVEING MATERIAL ACCEPTABLE TO DEQ FOR A HORIZONTAL DISTANCE OF 10 FEET ON BOTH SIDES OF THE CROSSING.

POTABLE WATER LINE [PWL] BELOW NON-POTABLE WATER LINE [NPWL]

ZONE 3: SAME REQUIREMENTS AS ZONE 2 EXCEPT THE NPWL MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLING.

ZONE 4: SAME REQUIREMENTS AS ZONE 1 EXCEPT THE THE NPWL MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLING.

HORIZONTAL SEPARATION REQUIREMENTS

- ZONE 1: (GREATER THAN 10-FEET HORIZONTAL SEPARATION):
  - A) NO SPECIAL REQUIREMENTS.
- ZONE 2: (BETWEEN 6-FEET AND 10-FEET HORIZONTAL SEPARATION)
  - A) NO SPECIAL REQUIREMENTS FOR POTABLE OR NON-POTABLE SERVICES
  - B) WATER AND NPWL SEPARATED BY AT LEAST 6 FEET AT OUTSIDE WALLS, AND
  - C) WATER AT LEAST 18 INCHES HIGHER IN ELEVATION THAN THE PWL, AND EITHER
  - D) NPWL CONSTRUCTED TO POTABLE WATER MAIN STANDARDS, AND PRESSURE TESTED FOR WATER TIGHTNESS, OR
  - E) SITE SPECIFIC REQUIREMENTS APPROVED BY DEQ.
- ZONE 3: (LESS THAN 6-FEET HORIZONTAL SEPARATION):
  - NOT ALLOWED WITHOUT DEQ WAIVER.

NOTE: SANITARY SEWER FORCE MAINS MUST HAVE MIN. 10' HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION. ZONE 2 AND ZONE 3 PLACEMENTS ARE NOT ALLOWED WITHOUT A WAIVER GRANTED BY DEQ.

7 / C1.11 POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPARATION
N.T.S.

PRELIMINARY FOR DESIGN REVIEW ONLY

PROFESSIONAL ENGINEER REGISTERED 7986 10/2/16/23 STATE OF IDAHO JEFF C. LOOMIS

NOT FOR CONSTRUCTION

DESIGNED BY
CT
DRAWN BY
JCL
CHECKED BY

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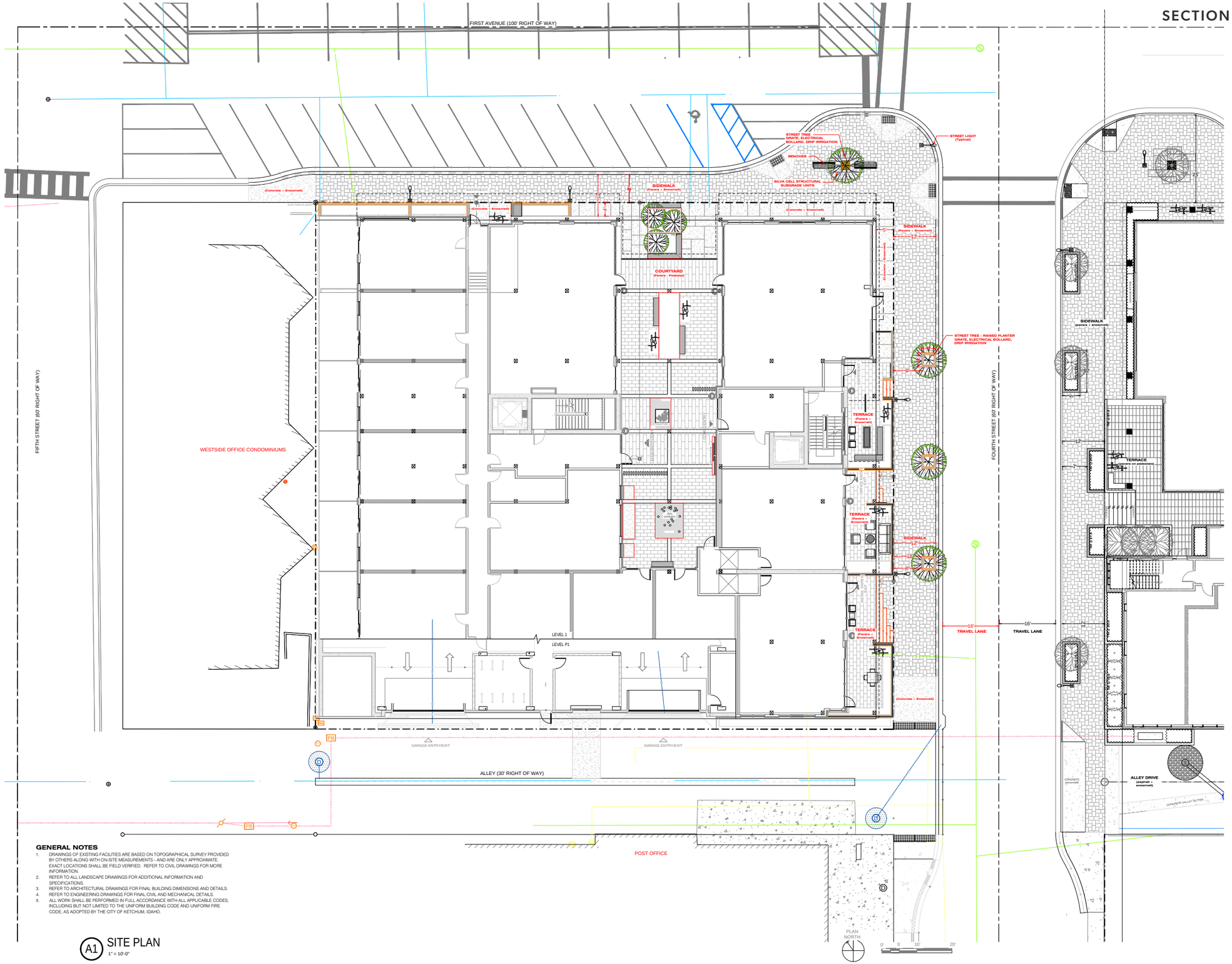
Civil Engineers & Land Surveyors
317 N. River Street
Hailey, Idaho 83333
(208) 788-1705
email galena@galena-engineering.com



GENERAL NOTES

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

A1 SITE PLAN
1" = 10'-0"

APPROVAL STAMPS

GRADING + DRAINAGE LEGEND

- PROPOSED CONTOURS
- FFE 00.00 — FINISH FLOOR ELEVATION
- GSE 00.00 — GARAGE SLAB ELEVATION
- +00.00 — SPOT ELEVATION - FINISH GRADE
- TW 00.00 — TOP OF WALL ELEVATION
- BW 00.00 — BOTTOM OF WALL ELEVATION
- 2.3% — PERCENTAGE OF SLOPE
- DIRECTION OF DRAINAGE

*Refer to Civil Plans and Specifications for additional information and details.

HARDSCAPES LEGEND

- **CONCRETE PLANTERS/CURBS** — Architectural Concrete - Board Form
- **STEEL PLANTERS** — Blackened Steel Patina - Dimensions Vary
- **SCULPTURE/ZEN GARDENS** — Blackened Steel Patina - Dimensions Vary; Decorative Gravel
- **TERRACE PAVERS** — Stepstone Large Scale Calarc - Gray; 12x24, 12x36, 12x48 Alternating Running Bond; Pedestal Set
- **SIDEWALK PAVERS - 4TH Street and 1st Ave** — Per City Standard: Belgard Catalina Grana - Victorian; Sand Set
- **CONCRETE PAVING AND STAIRS**
- **ALLEY DRIVE** — Asphalt + Concrete Pads; Refer to Civil for Additional Information and Details.

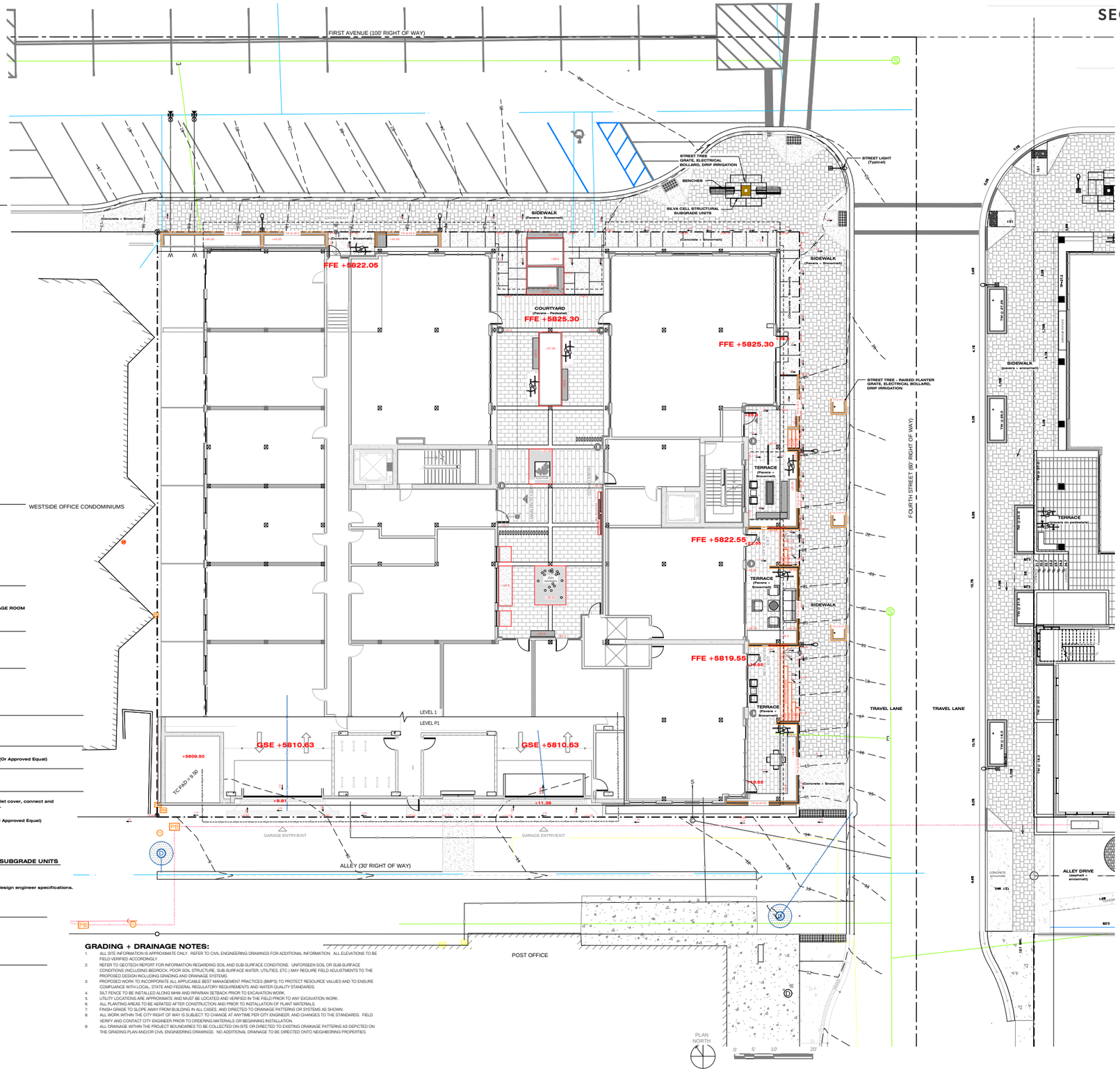
*All Paving Surfaces to be Snowmelted, Except Interior Courtyard.

AMENITIES

- **BENCHES** — Thermory Wood or similar
- **WOOD SLAT SCREENS** — To Match Architectural Wood Elements
- 7* **BIKE RACKS** — Forms and Surfaces - Capitol SKCAP; Dark Bronze Powdercoat Finish; 5' x 4' x 34" tall; *ADDITIONAL BIKE RACKS PROVIDED IN BIKE STORAGE ROOM
- 7 **LITTER AND RECYLCING RECEPTACLE** — Forms and Surfaces - Cordia; Finish - To Be Determined
- 7 **SITE FURNITURE** — To Be Determined

R.O.W LEGEND

- 4 **STREET TREES**
- 1 **STREET TREE GRATE** — Per City Standard - Tree Well Detail 1: NEENAH R-8704, 30'x30', with 12" diameter opening (Or Approved Equal)
- 3 **STREET TREE - RAISED PLANTER** — Architectural Concrete - Board Form; 4' x 4', 6" max. height on uphill slope side, 8' Clearance to Property Line
- 4 **ELECTRICAL BOLLARDS** — Provided by City - Applicant to provide outlet and outlet cover, connect and provide conduits, wiring and tie to city lighting meter.
- **DRIP IRRIGATION** — Separate zone with Hunter/Rainwise Smart Clock (Or Approved Equal)
- 8* **DEEPROOT - SILVA CELL STRUCTURAL SUBGRADE UNITS** — SILVA CELLS; Per City Standard - Tree Well Detail 2: 2X Units: 24' x 48 x 30.9' 8 Units Per Street Tree* *NOTE: Final Specs and Layout per manufacturer design engineer specifications.
- 5 **STREET LIGHT** — Per City Standard - Street Light: GE Evolve LED MH Lighting
- 2 **BENCH** — Per City Standard - TBD



GRADING + DRAINAGE NOTES:

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

A1 GRADING PLAN
1" = 10'-0"

APPROVAL STAMPS

PLANTING LEGEND

	3 4" cal.	**SPECIMEN TREES** RED ROCKET MAPLE, Acer rubrum 'Red Rocket'
	600 sf 325 @ 1 gal.	**PLANTING BEDS** Perennials and Ornamental Grasses: Agastache - Hummingbird Mint Achillea - Yarrow Geum - Avens Nepeta - Catmint Penstemon - Beadtongues Salvia - Culinary Sage Sedum - Stonecrop Veronica - Speedwell Virginal Creeper - Woodbine Autumn Moor Grass Blue Grama Juncus Side Oats Grama Switchgrass

PLANTER LEGEND

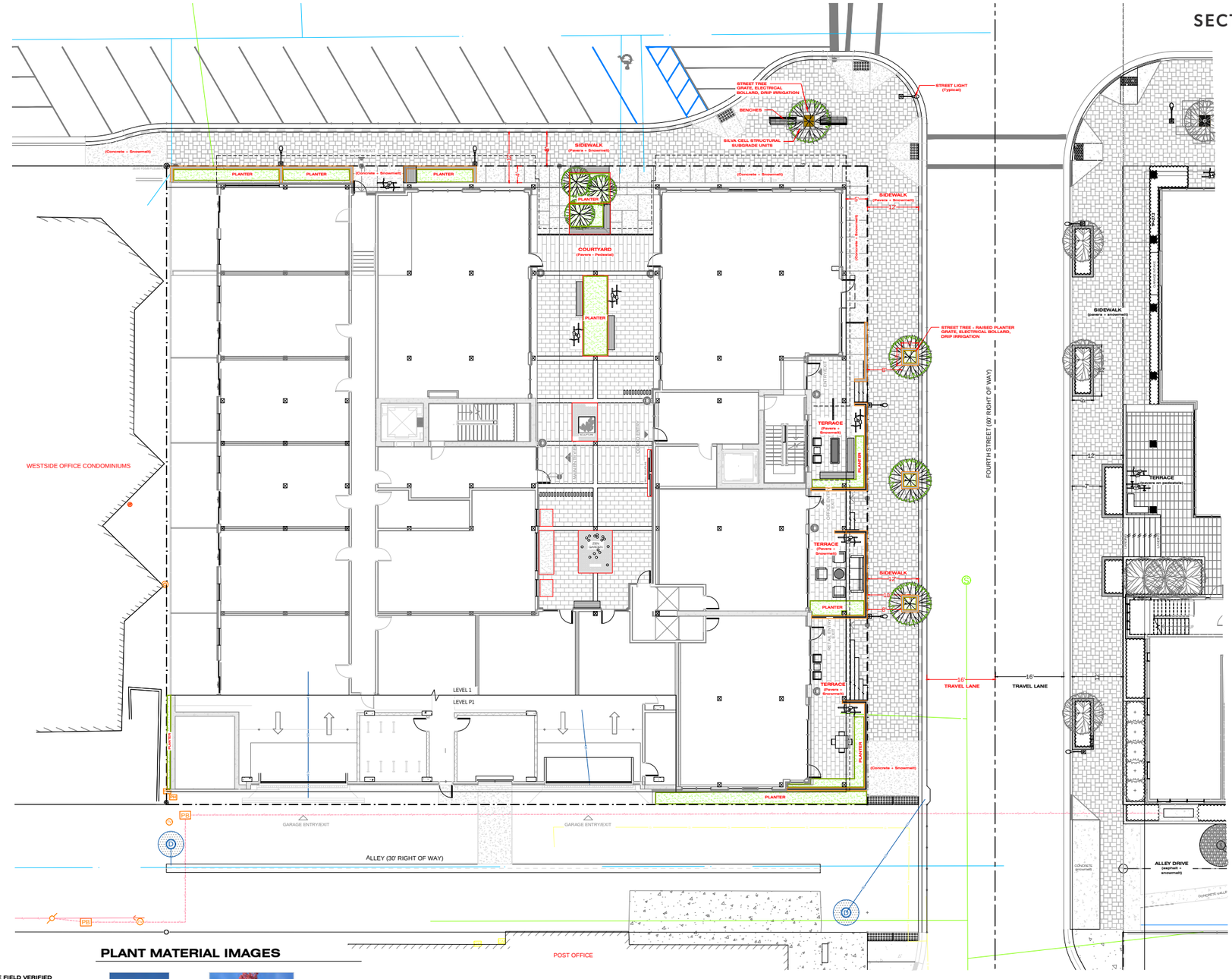
CONCRETE PLANTERS

STEEL PLANTERS

SCULPTURE/ZEN GARDENS
Decorative Gravel

R.O.W PLANTING LEGEND

	4 4" cal.	**STREET TREES** ARMSTRONG MAPLE, Acer rubrum 'Armstrong'
	3 30 @ 1 gal	**RAISED PLANTERS** Autumn Moor Grass, Sesleria autumnalis



LANDSCAPE + PLANTING NOTES

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

PLANT MATERIAL IMAGES


ARMSTRONG MAPLE


RED ROCKET MAPLE


PERENNIALS AND GRASSES


ORNAMENTAL GRASSES


ORNAMENTAL GRASSES


PERENNIALS AND GRASSES


PERENNIALS AND GRASSES

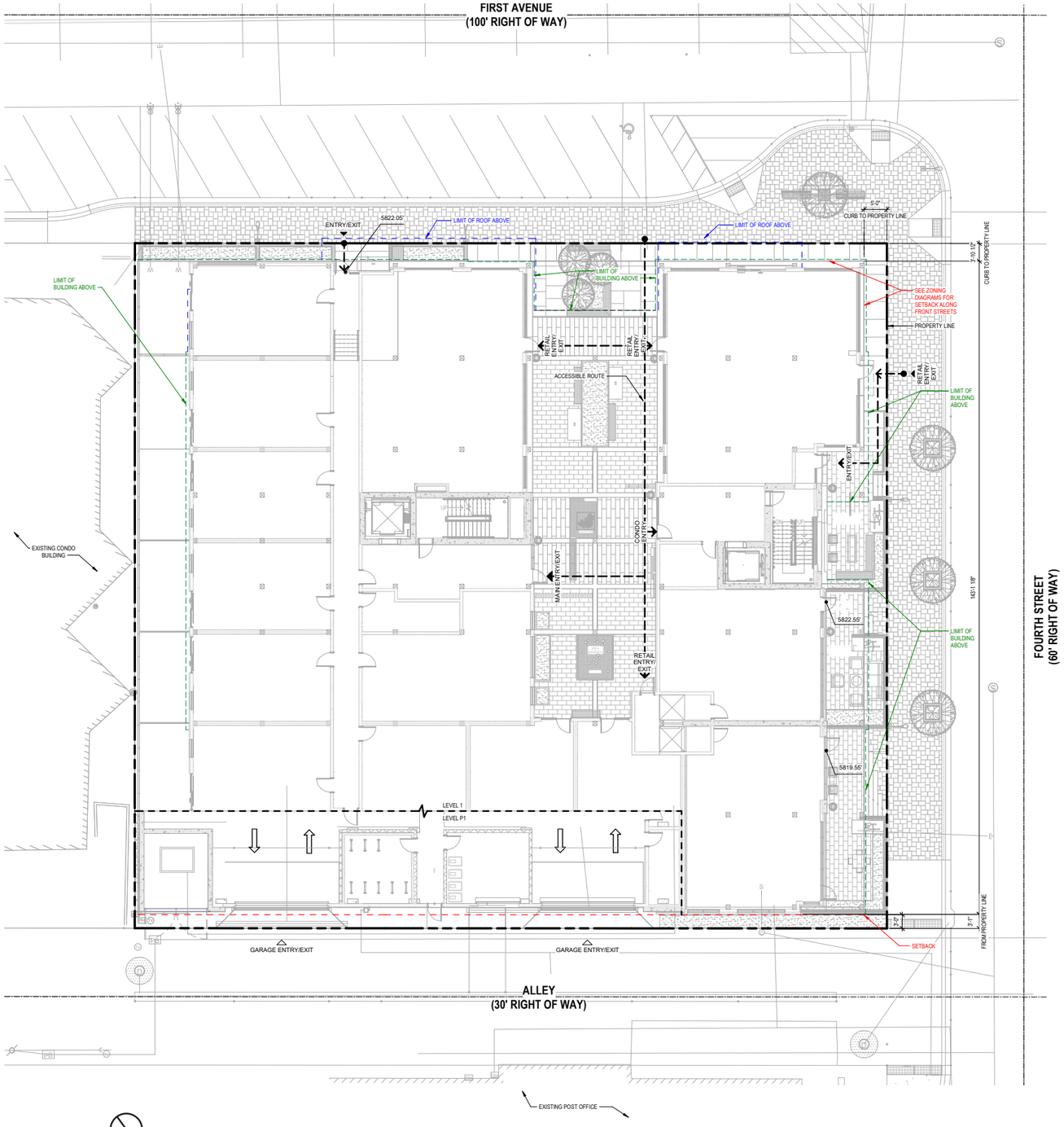

VIRGINIA CREEPER

PLAN NORTH

0' 5' 10' 20'

A1 LANDSCAPE PLAN
1" = 10'-0"

APPROVAL STAMPS

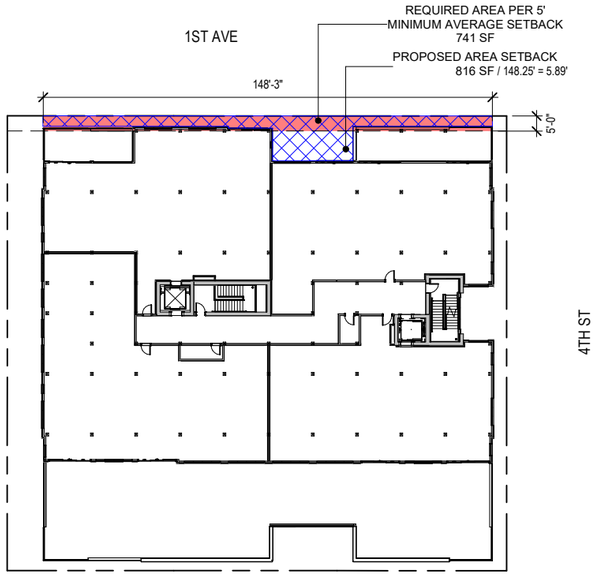


SITE PLAN

0' 5' 10' 20'

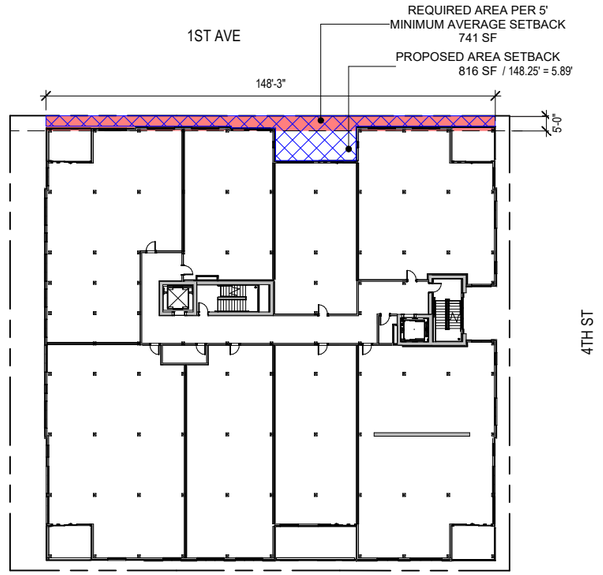
SETBACK: THE MINIMUM HORIZONTAL DISTANCE BETWEEN A SPECIFIED LOT LINE (FRONT, SIDE, REAR), MEASURED ALONG A STRAIGHT LINE AND AT A RIGHT ANGLE TO SUCH LOT LINE, AND THE NEAREST POINT OF AN ABOVE GRADE OR BELOW GRADE BUILDING OR STRUCTURE; BELOW GRADE STRUCTURES MAY ENCROACH INTO REQUIRED SETBACKS SUBJECT TO SUBSECTION 17.128.020.K OF THIS TITLE.

SETBACK ZONE: THE AREA OF A LOT THAT MUST REMAIN OPEN AND CANNOT BE BUILT OVER WITH A STRUCTURE.



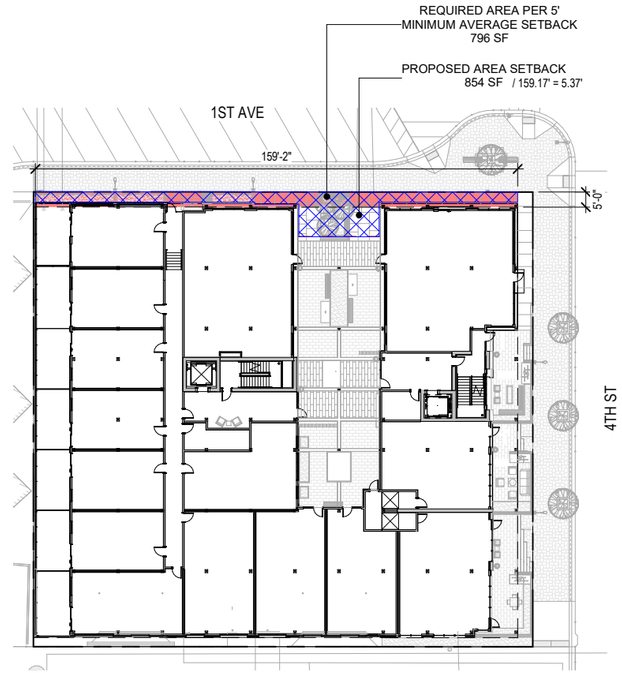
ZONING DIAGRAM- 1ST AVE AVG SETBACK- L3

SCALE: 1" = 50'-0"



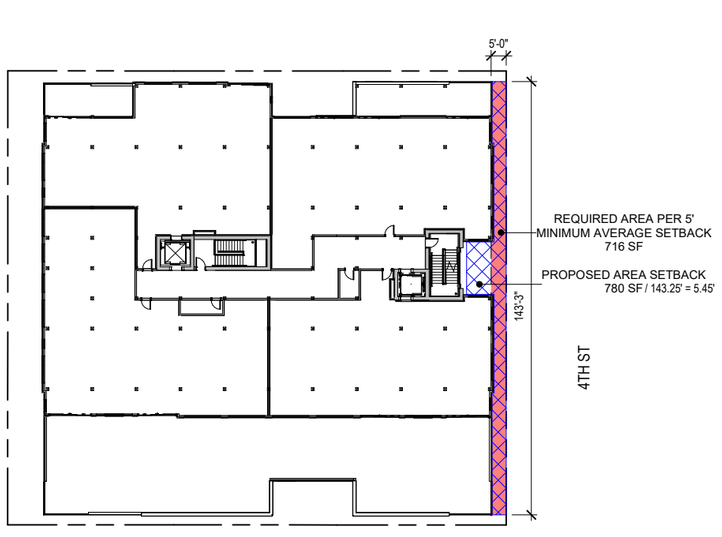
ZONING DIAGRAM- 1ST AVE AVG SETBACK- L2

SCALE: 1" = 50'-0"



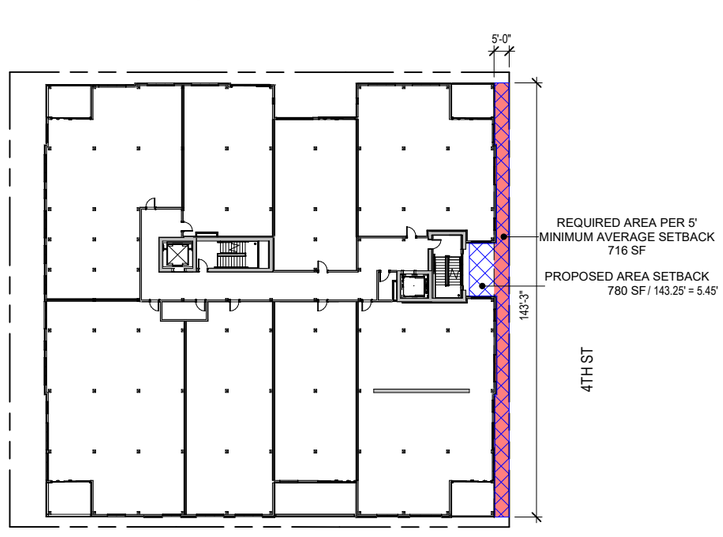
ZONING DIAGRAM- 1ST AVE AVG SETBACK- L1

SCALE: 1" = 50'-0"



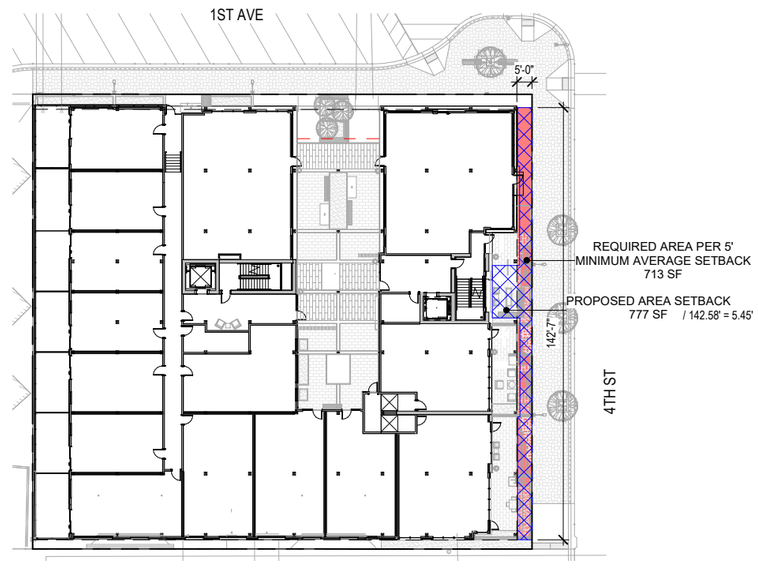
ZONING DIAGRAM- 4TH ST AVG SETBACK- L3

SCALE: 1" = 50'-0"



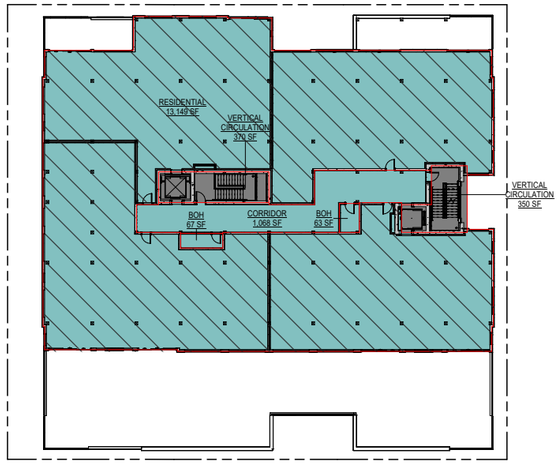
ZONING DIAGRAM- 4TH ST AVG SETBACK- L2

SCALE: 1" = 50'-0"

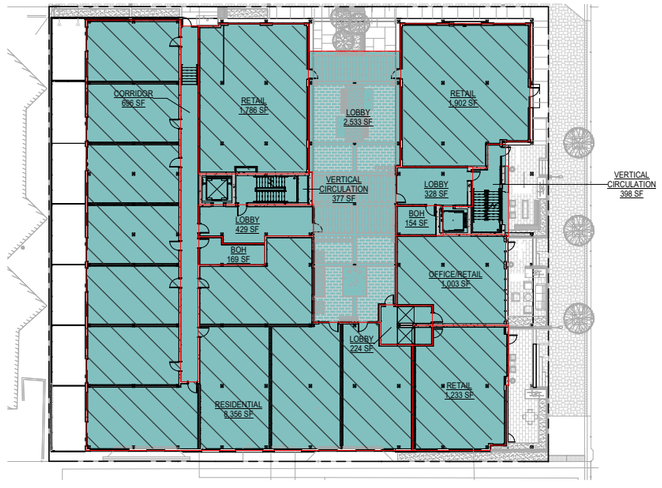


ZONING DIAGRAM- 4TH ST AVG SETBACK- L1

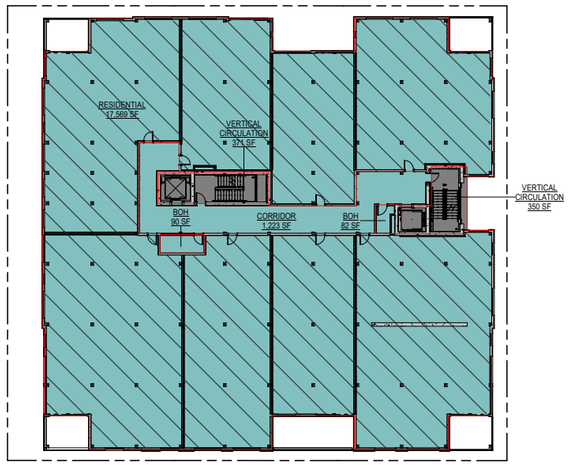
SCALE: 1" = 50'-0"



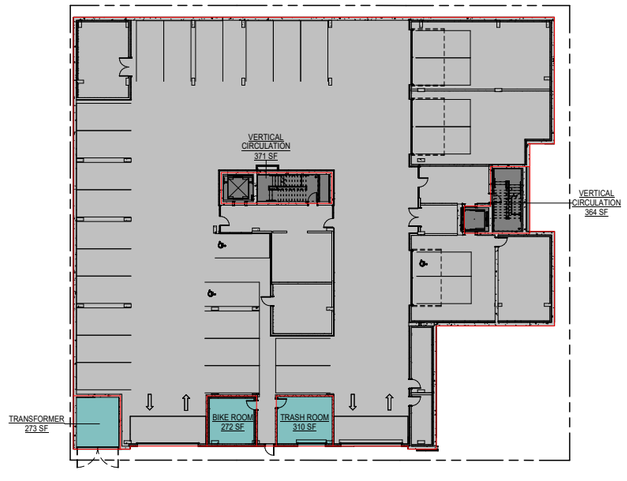
LEVEL 3
SCALE: 1" = 50'-0"



LEVEL 1
SCALE: 1" = 50'-0"



LEVEL 2
SCALE: 1" = 50'-0"



LEVEL P1
SCALE: 1" = 50'-0"

0' 25' 50' 100'

FLOOR AREA LEGEND

- FAR EXEMPT
- FAR EXEMPT SHAFT
- FAR INCLUDED (GROSS FLOOR AREA)
- NET FLOOR AREA

FLOOR AREA, GROSS (KETCHUM ZONING ORDINANCE)
The sum of the horizontal area of the building measured along the outside walls of each floor of a building or portion of a building, including stair towers and elevators on the ground floor only, […], but not including basements, UNDERGROUND PARKING AREAS or open unenclosed decks.

FLOOR AREA, NET (KETCHUM ZONING ORDINANCE)
The sum of the horizontal areas of all floors in a building including basements but not including open unenclosed decks, interior or exterior circulation, mechanical equipment rooms, parking areas, common areas, public bathrooms or storage areas in basements.

FLOOR AREA RATIO (FAR) (KETCHUM ZONING ORDINANCE)
(GROSS) FLOOR AREA OR (NET) FLOOR AREA / LOT AREA = FAR

GROSS FAR CALCULATED TO:
Exterior Face of Framing
Corridor Face of Framing
Centerline of Demising Wall

GROSS FLOOR AREA
PARKING VARIANCE INCLUDED

Level 3:	14,347 SF
Level 2:	18,964 SF
Level 1:	19,589 SF
Level P1:	855 SF
TOTAL:	**53,756 SF**

GROSS FLOOR AREA
PARKING VARIANCE EXCLUDED

Level 3:	14,347 SF
Level 2:	18,964 SF
Level 1:	19,589 SF
Level P1:	19,975 SF
TOTAL:	**72,875 SF**

NET FLOOR AREA

Level 3:	13,149 SF
Level 2:	17,569 SF
Level 1:	14,281 SF
Level P1:	N/A
TOTAL:	**44,999 SF**

FAR CALCULATION
PARKING VARIANCE INCLUDED

Site Area:	24,723 SF
Gross Floor Area:	53,756 SF
FAR	2.17

FAR CALCULATION
PARKING VARIANCE EXCLUDED

Site Area:	24,723 SF
Gross Floor Area:	72,875 SF
FAR	2.95

NET FLOOR AREA

	AREA	PERCENT	UNITS	PERCENT
Retail	5,929 SF	13.2%	4	14.8%
Residential	39,075 SF			
L1 Workforce (Deed-Restricted Community Housing)	5,012 SF	11.2%	7	25.9%
L1 Market Rate	3,334 SF	7.4%	4	14.8%
L2 Market Rate	17,570 SF	39.0%	8	29.6%
L3 Market Rate	13,149 SF	29.2%	4	14.8%
TOTAL:	**45,004 Net SF**	100%	27	100%

UNIT BREAKDOWN

	UNITS	PERCENT	AVG SF
L1 WORKFORCE (DEED RESTRICTED COMMUNITY HOUSING)			
1 Bed	6	26.1%	683 SF
2 Bed	1	4.3%	914 SF
Total Workforce (Deed Restricted Community Housing):	7		
MARKET RATE			
1 Bed	8	34.8%	1,248 SF
2 Bed	1	4.3%	2,144 SF
3 Bed	6	26.1%	3,030 SF
4 Bed	1	4.3%	3,751 SF
Total Market Rate:	16		
Total Units:	23	100%	

ADDITIONAL BUILDING METRICS

BUILDING CONSTRUCTION

Level P1	Type 1A
Level 1-Level 3	Type VA

OCCUPANCY

Residential	R-2
Office and Retail	M
Parking Garage, Service, and Storage Rooms	S-2

NUMBER OF UNITS

L1 Workforce (Deed-Restricted Community Housing)	7 units
Market Rate	16 units
Total	23 units

PARKING STALLS

On Site	29 stalls*
Street Parking	11 stalls
Total	40 stalls
**Required*	*23 stalls (22 residential + 1 commerical)*

COMMERCIAL AREA CALCULATION	
NAME	GROSS AREA
RETAIL	1,902 SF
OFFICE/RETAIL	1,008 SF
RETAIL	1,786 SF
RETAIL	1,233 SF
TOTAL:	5,929 SF

UNITS BY LEVEL		
UNIT NO.	NAME	NET RENTABLE SF
LEVEL 1		
U101	1 BED	648 SF
U102	1 BED - WORKFORCE *	625 SF
U103	1 BED - WORKFORCE *	625 SF
U104	1 BED - WORKFORCE *	625 SF
U105	1 BED - WORKFORCE *	625 SF
U106	2 BED - WORKFORCE *	914 SF
U107	1 BED - WORKFORCE *	624 SF
U108	1 BED	801 SF
U109	1 BED - WORKFORCE *	976 SF
U110	1 BED	979 SF
U111	1 BED	916 SF
LEVEL 1: 11		8,356 SF
LEVEL 2		
U201	3 BED PLUS	2,644 SF
U202	3 BED PLUS	3,056 SF
U203	1 BED PLUS	1,534 SF
U204	1 BED PLUS	2,035 SF
U205	1 BED PLUS	1,417 SF
U206	1 BED PLUS	1,657 SF
U207	2 BED PLUS	2,144 SF
U208	3 BED PLUS	3,083 SF
LEVEL 2: 8		17,570 SF
LEVEL 3		
U301	3 BED PLUS	3,292 SF
U302	4 BED PLUS	3,751 SF
U303	3 BED PLUS	3,060 SF
U304	3 BED PLUS	3,047 SF
LEVEL 3: 4		13,149 SF
TOTAL UNITS: 23		39,075 SF

UNITS BY LEVEL FOR PARKING CALCULATION*	
NET INTERIOR SF	PARKING REQUIRED
LEVEL 1	
593 SF	0
575 SF	0
572 SF	0
573 SF	0
572 SF	0
836 SF	0
575 SF	0
731 SF	0
910 SF	0
916 SF	1
845 SF	1
7,696 SF	2
LEVEL 2	
2,495 SF	2
2,920 SF	2
1,423 SF	1
1,929 SF	1
1,325 SF	1
1,567 SF	1
2,020 SF	2
2,892 SF	2
16,571 SF	12
LEVEL 3	
3,096 SF	2
3,541 SF	2
2,880 SF	2
2,854 SF	2
12,372 SF	8
36,638 SF	22**

Note:
Workforce* = Deed-Restricted Community Housing

LEVEL 1
NOT TO SCALE

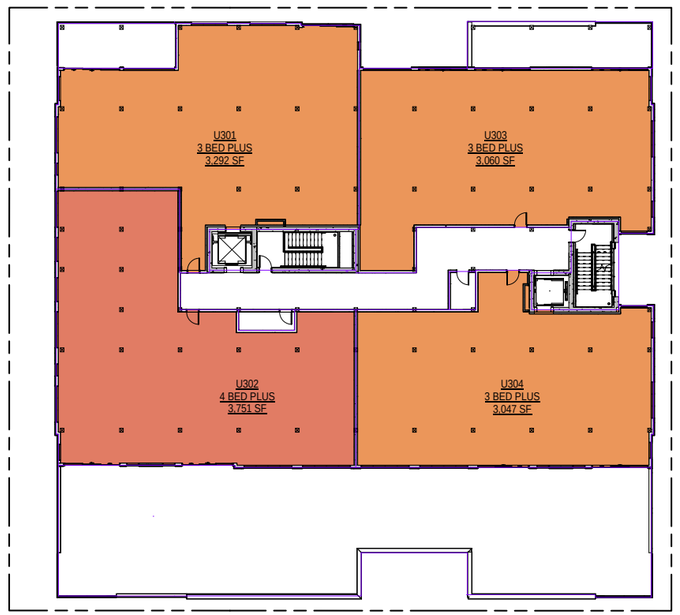
NOTE:

UNIT MIX AREA CALCULATED BY:
EXTERIOR FACE OF FRAMING
CORRIDOR FACE OF FRAMING
CENTERLINE OF DEMISING WALL

REFERENCE SHEET G-010 FOR AREA SUMMARIES

- 1 BED - WORKFORCE*
- 1 BED
- 1 BED PLUS
- 2 BED - WORKFORCE*
- 2 BED PLUS
- 3 BED PLUS
- 4 BED PLUS
- COMMERCIAL/RETAIL

LEVEL 2
NOT TO SCALE

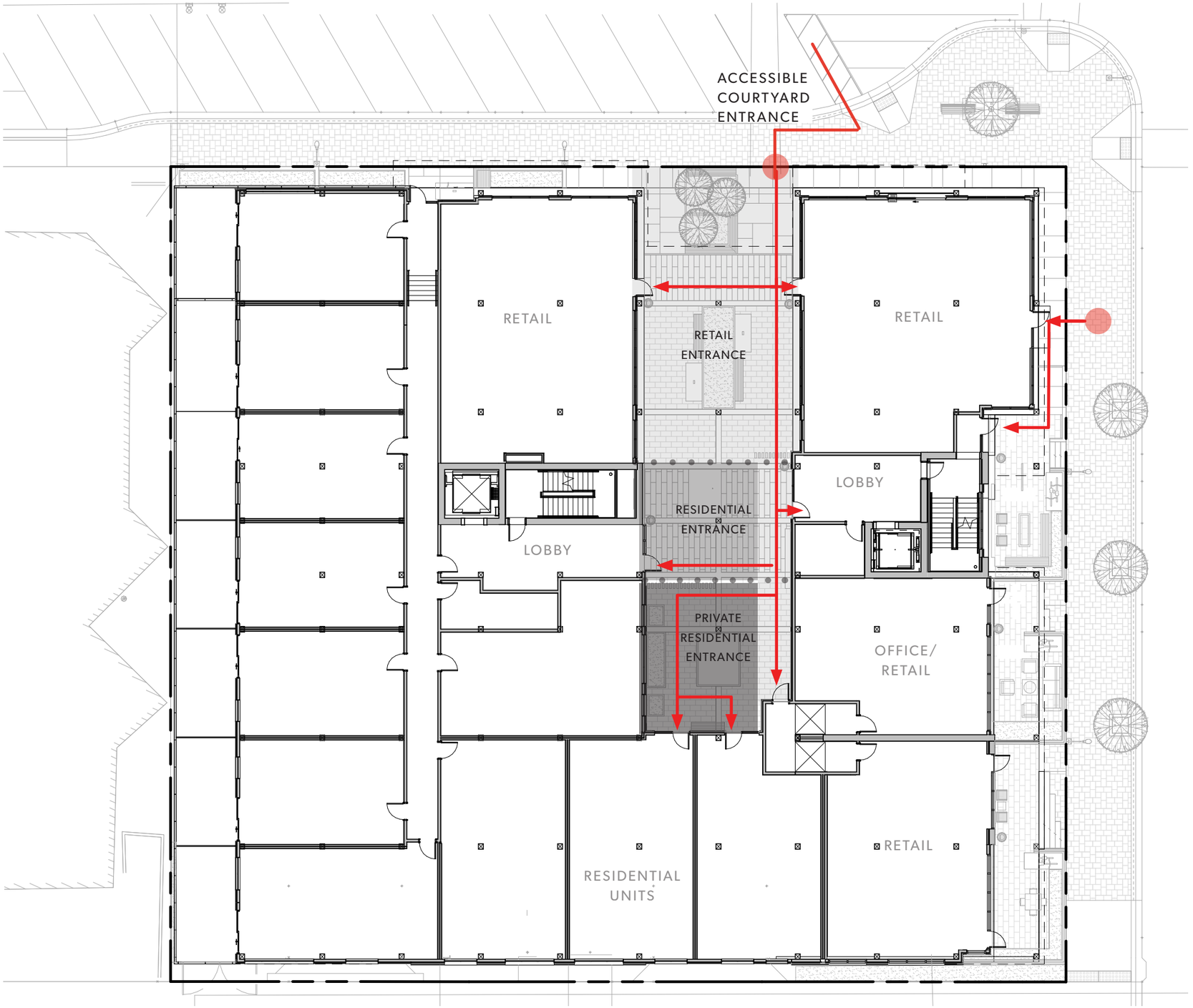


LEVEL 3
NOT TO SCALE

LEVEL 1
SCALE: 1" = 20'-0"

0' 10' 20' 40'

LICENSED ARCHITECT AR-987252
TIINA I RITVAL
STATE OF IDAHO



LEVEL 1

SCALE: 1" = 20'-0"

LICENSED
ARCHITECT
AR-987252

TIINA I RITVAL
STATE OF IDAHO

LEVEL P1

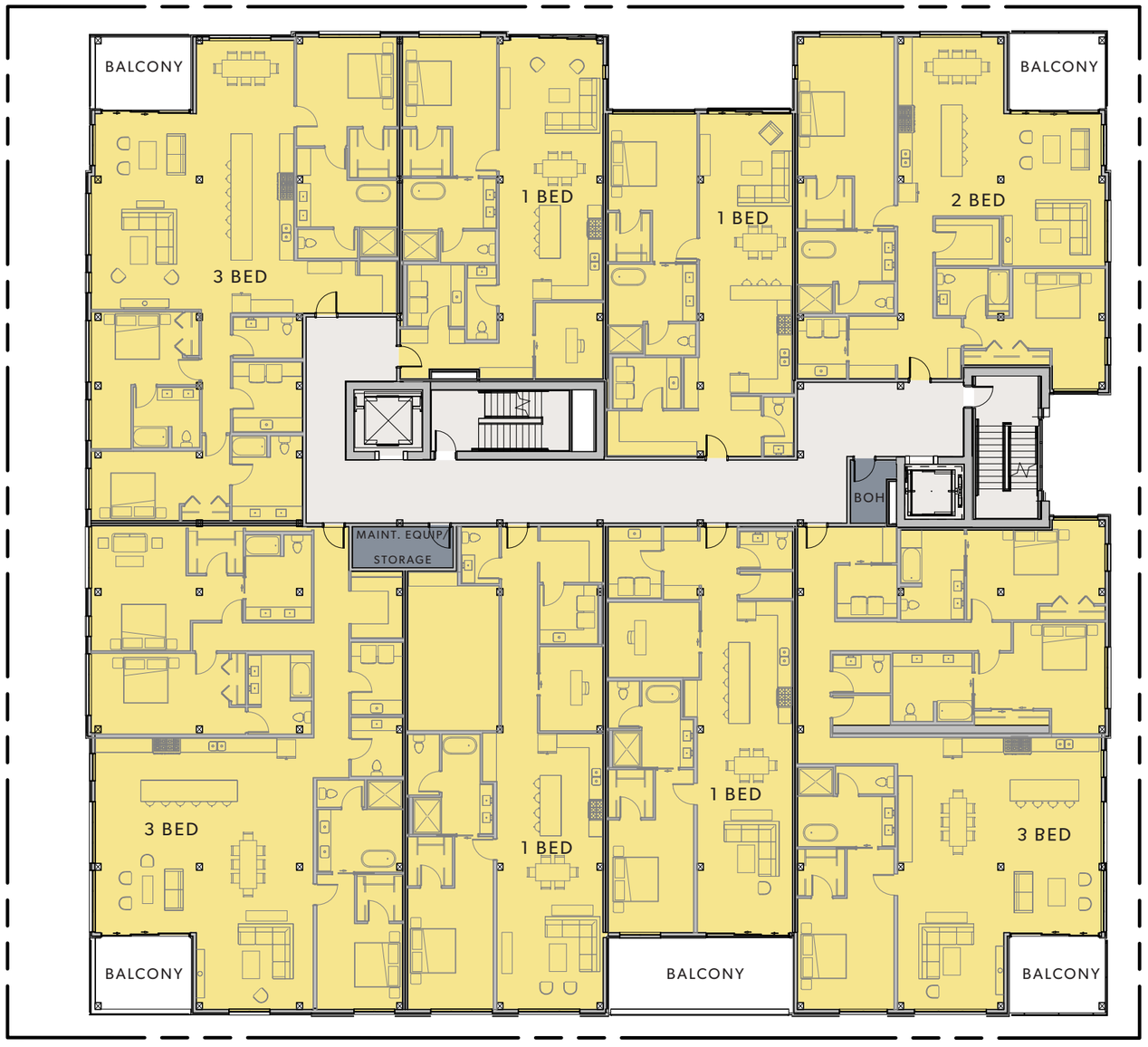
SCALE: 1" = 20'-0"

0' 10' 20' 40'

LICENSED ARCHITECT AR-987252

TIINA I RITVAL

STATE OF IDAHO



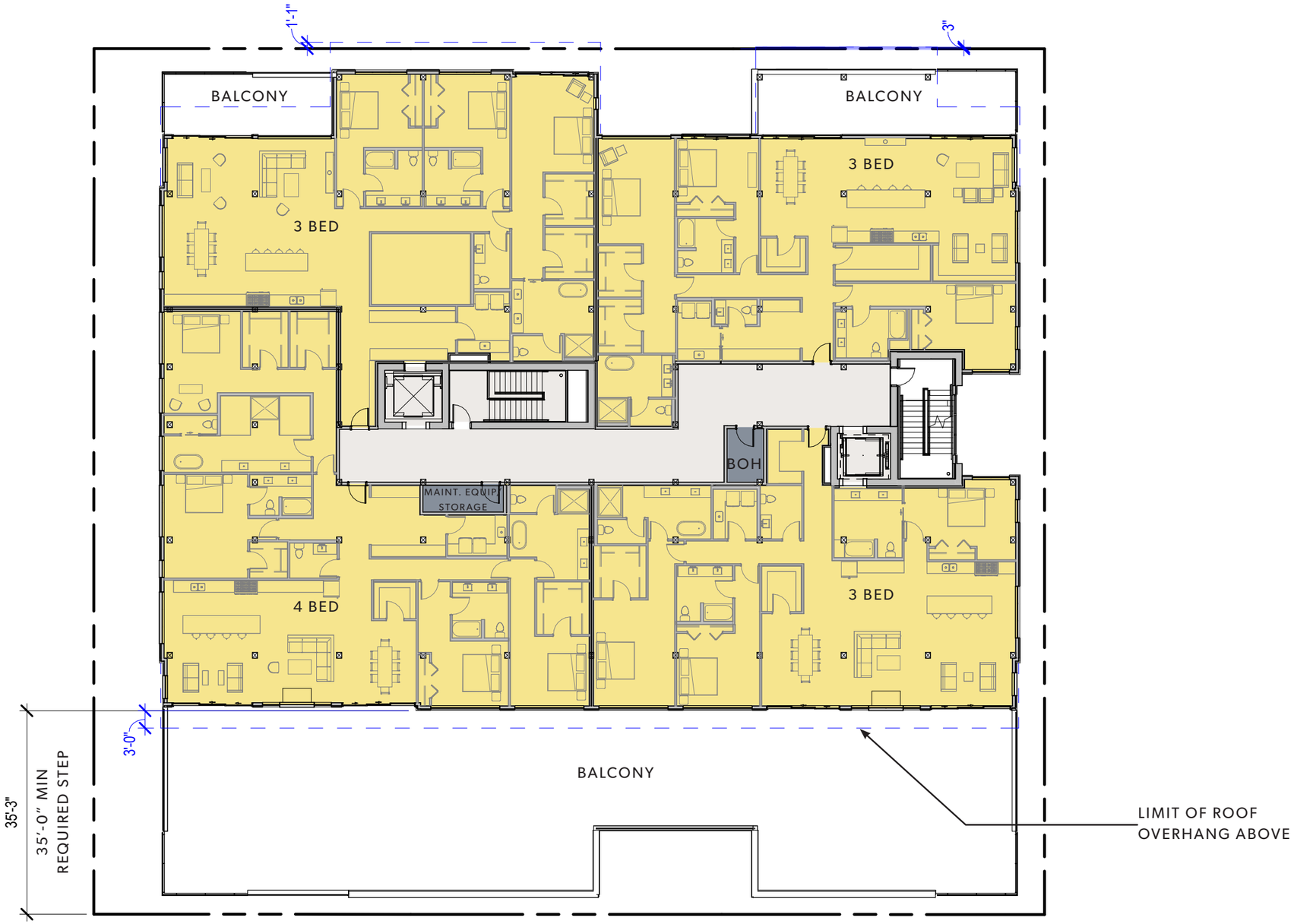
LEVEL 2

SCALE: 1" = 20'-0"

0' 10' 20' 40'

LICENSED
ARCHITECT
AR-987252

TIINA I RITVAL
STATE OF IDAHO



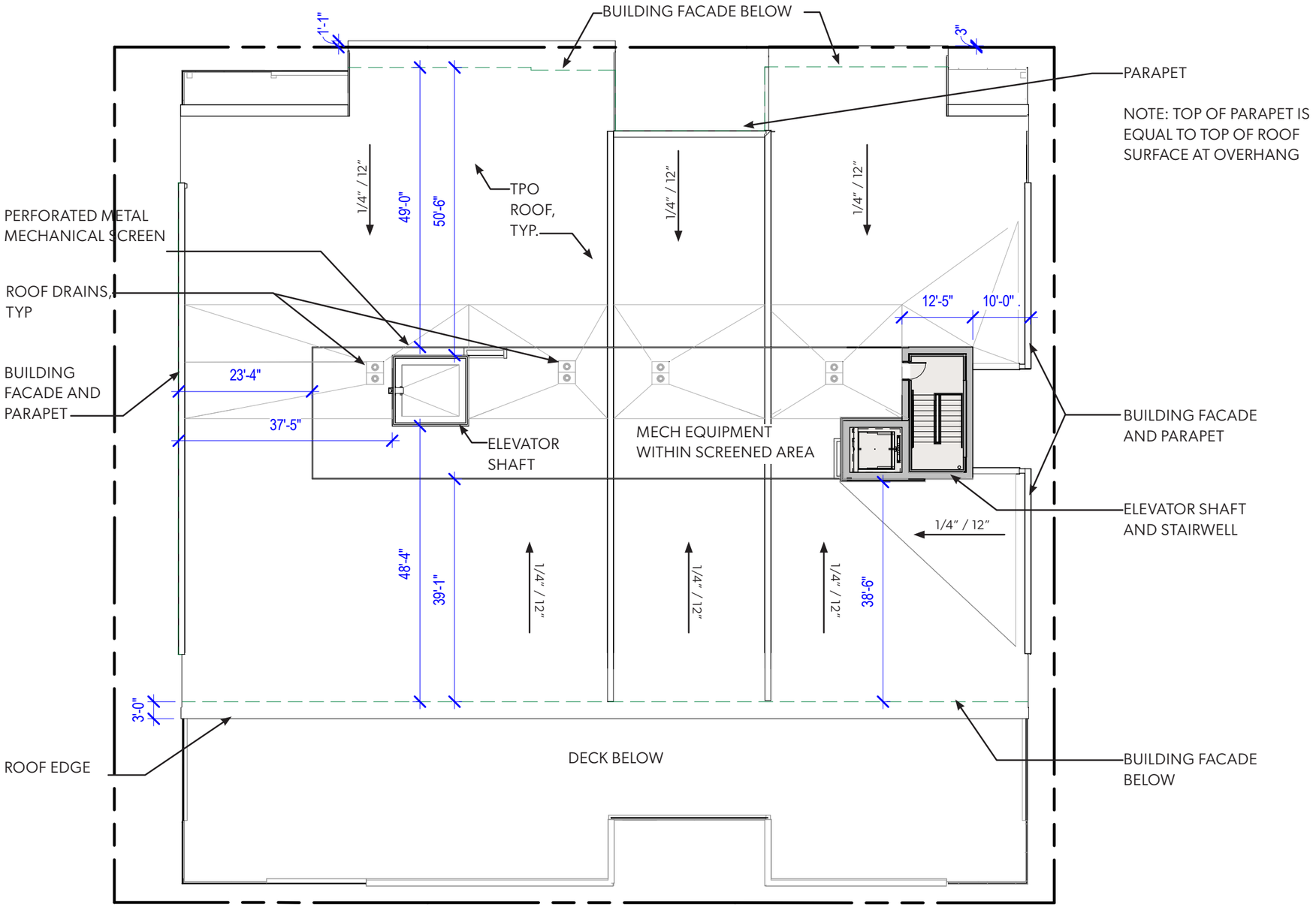
LEVEL 3

SCALE: 1" = 20'-0"

0' 10' 20' 40'

LICENSED
ARCHITECT
AR-987252

TIINA I RITVAL
STATE OF IDAHO



ROOF PLAN
SCALE: 1" = 20'-0"

0' 10' 20' 40'

LICENSED ARCHITECT AR-987252
TIINA I RITVAL
STATE OF IDAHO

PLAN EAST ELEVATION - 4TH ST

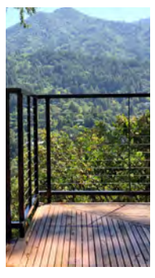
SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

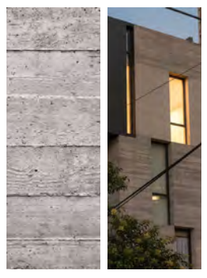
1 KEBONY CLADDING WITH HEWN PATAGONIAN FINISH

2 KEBONY CLADDING WITH HEWN KRAKATOAN FINISH

3 OPEN JOINT PAINTED STEEL PLATE CLADDING WITH EXPOSED FASTENERS

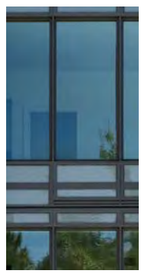


4 CABLE RAILING



5 BOARD FORM CONCRETE

6 EXPOSED CLT AND GLULAM STRUCTURE - SANSIN PICKLED WHITE STAIN

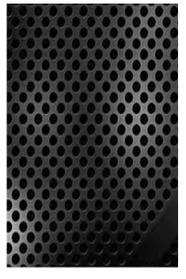


7 WINDOWS

8 ALUMINUM STOREFRONT

9 MULTI-PANEL SLIDING GLASS DOORS (OPERABLE WALL)

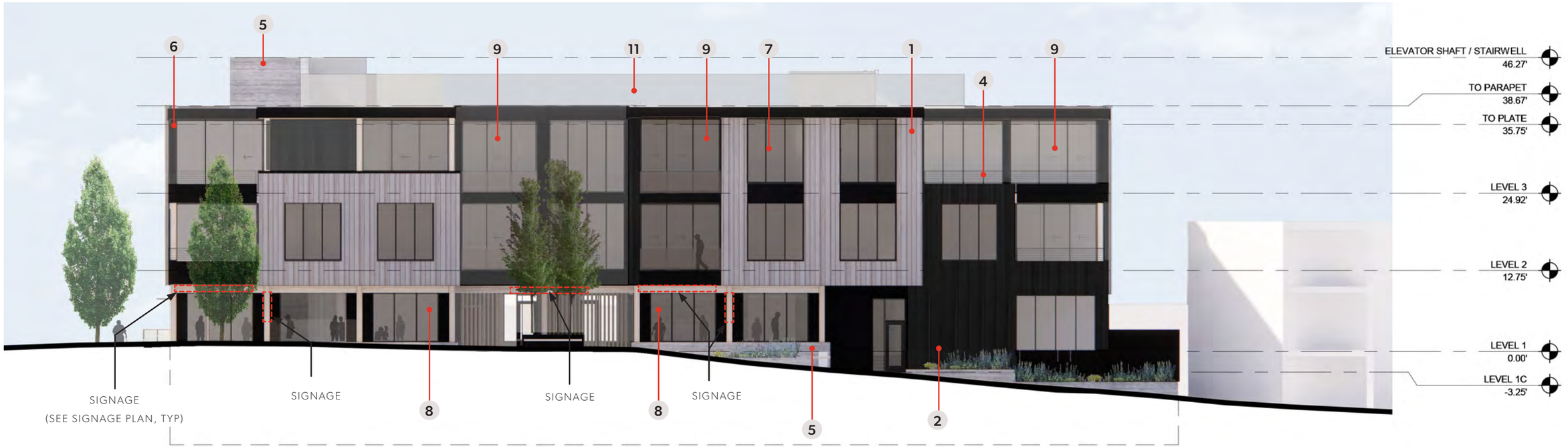
10 OVERHEAD SECTIONAL GARAGE DOOR



11 DARK PERFORATED CORRUGATED METAL SCREENING (TRANFORMER ROOM & ROOFTOP MECHANICAL SCREENING)

LICENSED ARCHITECT AR-987252
TIINA I RITVAL
STATE OF IDAHO

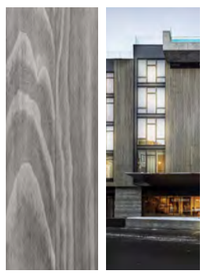
GGLO



PLAN NORTH ELEVATION - 1ST AVE

SCALE: 1/16" = 1'-0"

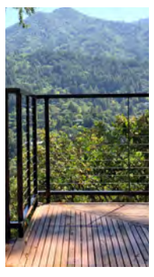
0' 8' 16' 32'



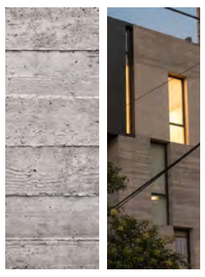
1 KEBONY CLADDING WITH HEWN PATAGONIAN FINISH

2 KEBONY CLADDING WITH HEWN KRAKATOAN FINISH

3 OPEN JOINT PAINTED STEEL PLATE CLADDING WITH EXPOSED FASTENERS



4 CABLE RAILING



5 BOARD FORM CONCRETE

6 EXPOSED CLT AND GLULAM STRUCTURE - SANSIN PICKLED WHITE STAIN

7 WINDOWS

8 ALUMINUM STOREFRONT

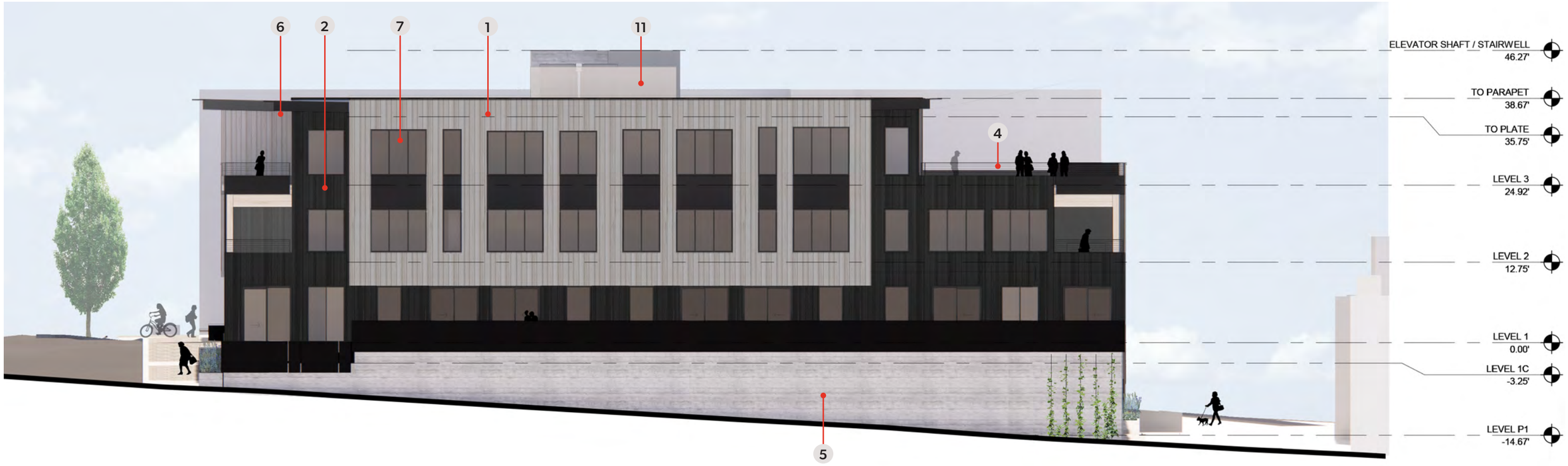
9 MULTI-PANEL SLIDING GLASS DOORS (OPERABLE WALL)

10 OVERHEAD SECTIONAL GARAGE DOOR

11 DARK PERFORATED CORRUGATED METAL SCREENING (TRANFORMER ROOM & ROOFTOP MECHANICAL SCREENING)

LICENSED ARCHITECT AR-987252
TIINA I RITVAL
STATE OF IDAHO

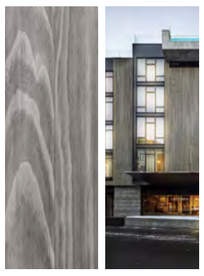
GGLO



PLAN WEST ELEVATION - EXISTING CONDO SIDE

SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

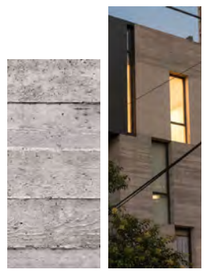


1 KEBONY CLADDING WITH HEWN PATAGONIAN FINISH

2 KEBONY CLADDING WITH HEWN KRAKATOAN FINISH

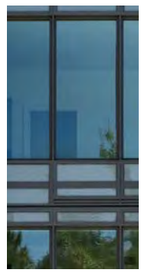
3 OPEN JOINT PAINTED STEEL PLATE CLADDING WITH EXPOSED FASTENERS

4 CABLE RAILING



5 BOARD FORM CONCRETE

6 EXPOSED CLT AND GLULAM STRUCTURE - SANSIN PICKLED WHITE STAIN

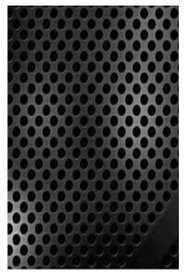


7 WINDOWS

8 ALUMINUM STOREFRONT

9 MULTI-PANEL SLIDING GLASS DOORS (OPERABLE WALL)

10 OVERHEAD SECTIONAL GARAGE DOOR



11 DARK PERFORATED CORRUGATED METAL SCREENING (TRANFORMER ROOM & ROOFTOP MECHANICAL SCREENING)

LICENSED ARCHITECT AR-987252
TIINA I RITVAL
STATE OF IDAHO

GGLO

PLAN SOUTH ELEVATION - ALLEY

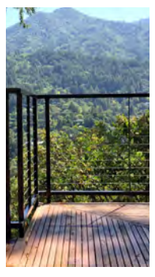
SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

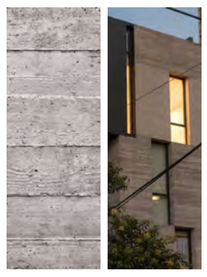
1 KEBONY CLADDING WITH HEWN PATAGONIAN FINISH

2 KEBONY CLADDING WITH HEWN KRAKATOAN FINISH

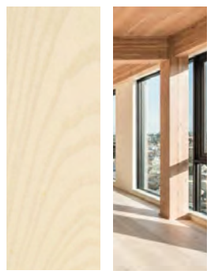
3 OPEN JOINT PAINTED STEEL PLATE CLADDING WITH EXPOSED FASTENERS



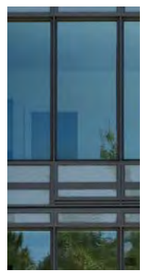
4 CABLE RAILING



5 BOARD FORM CONCRETE



6 EXPOSED CLT AND GLULAM STRUCTURE - SANSIN PICKLED WHITE STAIN

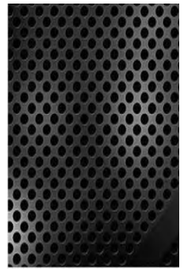


7 WINDOWS

8 ALUMINUM STOREFRONT

9 MULTI-PANEL SLIDING GLASS DOORS (OPERABLE WALL)

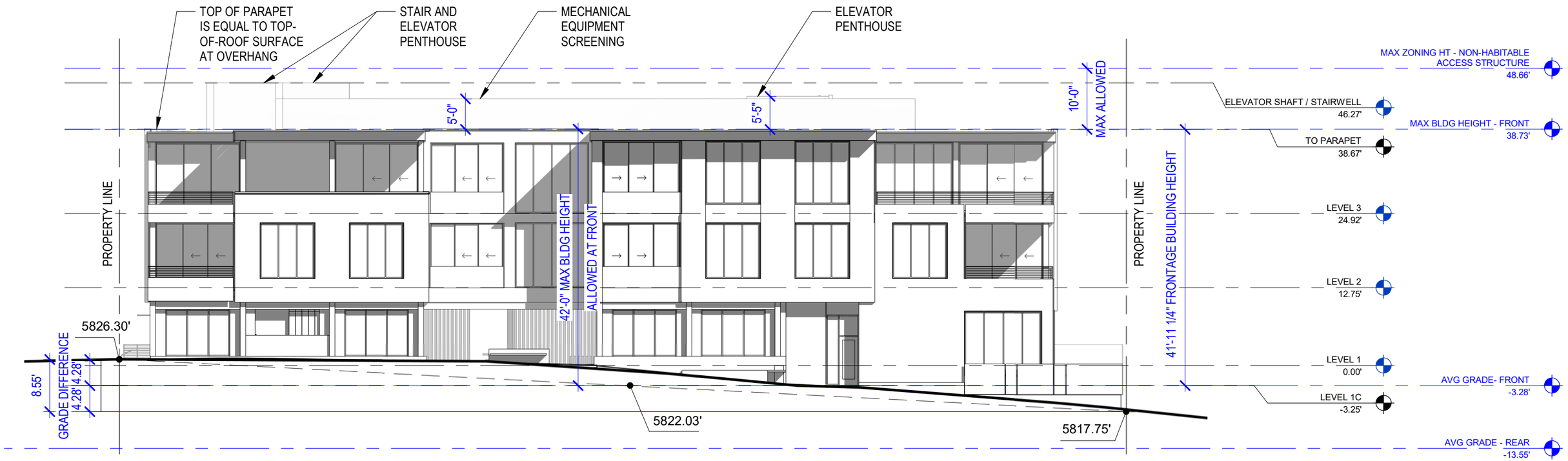
10 OVERHEAD SECTIONAL GARAGE DOOR



11 DARK PERFORATED CORRUGATED METAL SCREENING (TRANFORMER ROOM & ROOFTOP MECHANICAL SCREENING)

LICENSED ARCHITECT AR-987252
TIINA I RITVAL
STATE OF IDAHO

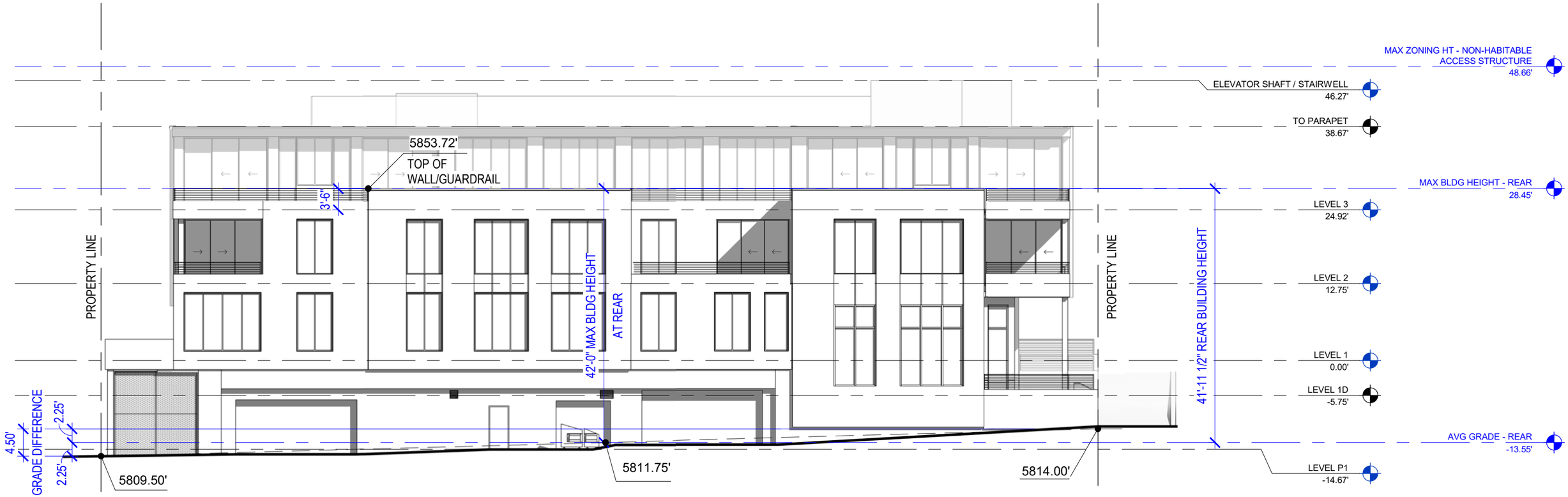
GGLO



PLAN NORTH ELEVATION - MAX BUILDING HEIGHT ALONG FRONTAGE

SCALE: 1/16" = 1'-0"

LICENSED ARCHITECT
AR-987252
TIINA I RITVAL
STATE OF IDAHO

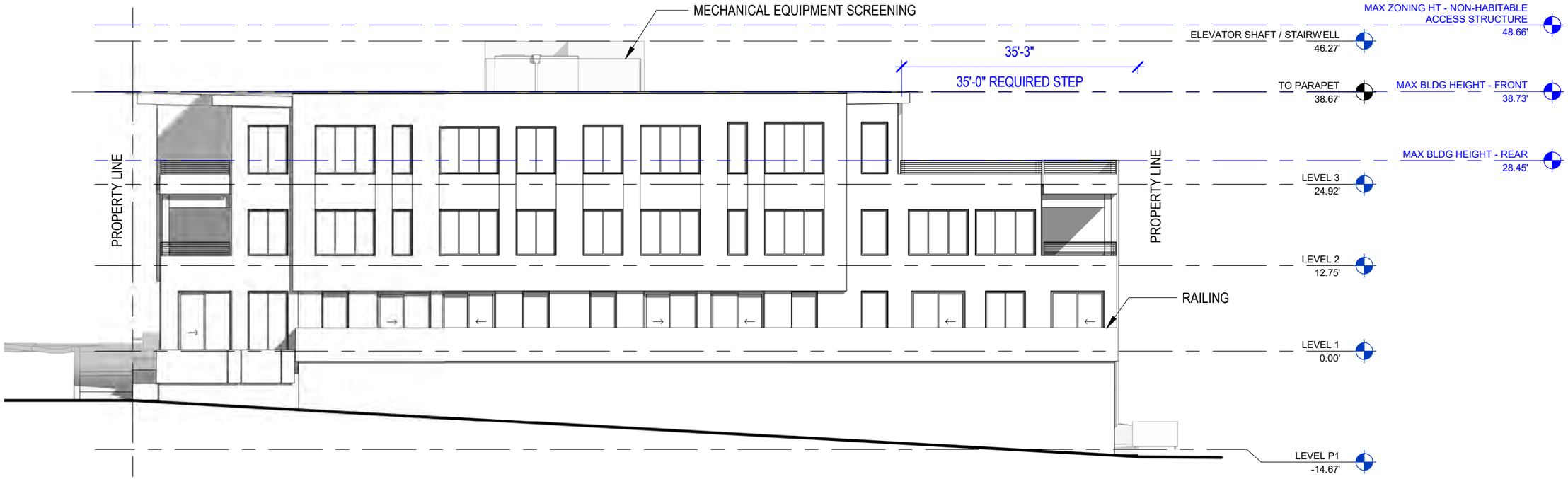


PLAN SOUTH ELEVATION DIAGRAM- MAX BUILDING HEIGHT ALONG REAR

SCALE: 1/16" = 1'-0"

LICENSED ARCHITECT AR-987252

TIINA I RITVAL
STATE OF IDAHO



PLAN WEST ELEVATION - BUILDING STEP COMPLIANCE

SCALE: 1/16" = 1'-0"

LICENSED ARCHITECT
AR-987252
TIINA I RITVAL
STATE OF IDAHO

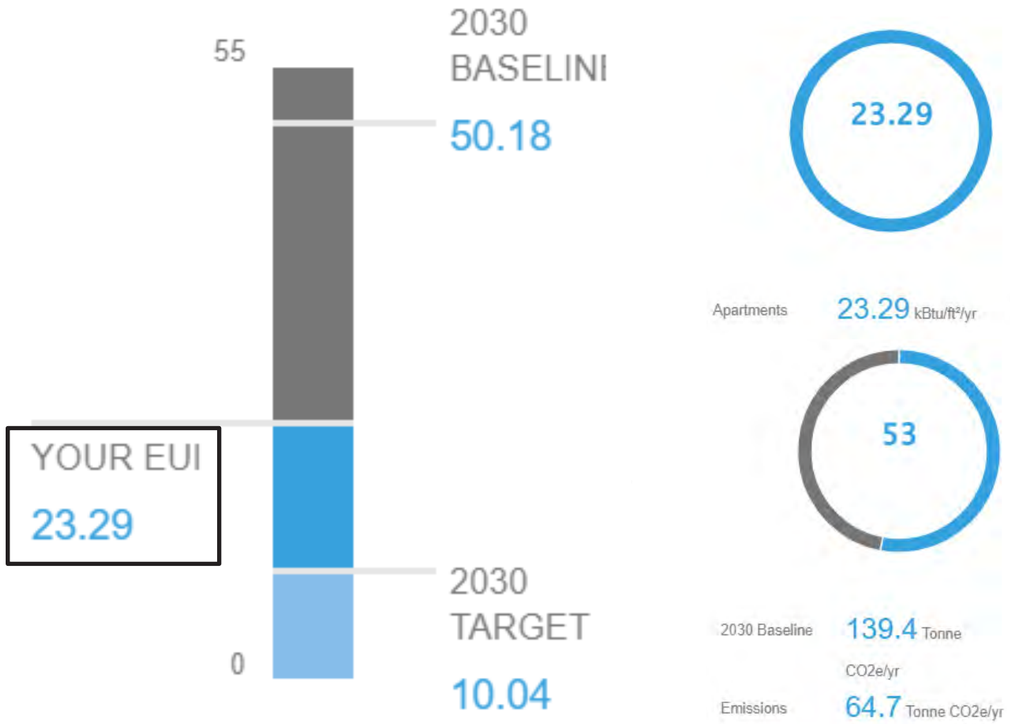

SIGN
SIGNAGE


SIGN
SIGNAGE
SIGNAGE
SIGN
THE PERRY
SIGNAGE
SIGN


SIGNAGE
SIGN
SIGNAGE
SIGN

Energy Conservation

The baseline energy use intensity (EUI) for a multi family residential building in this region is 50.18. Currently, our design performs at an EUI of 26.49. which is a 47% reduction from the regional baseline.



The design strategies we took advantage of to achieve this reduction in EUI are:

+Form designed to maximize climatic benefits

+Effective envelope design

+Efficient VRF system with energy recovery

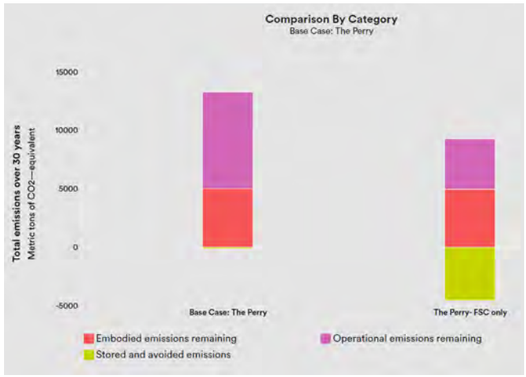
With the implementation of these design strategies, we can achieve our goals of:

Conserving energy, maintaining low energy costs, keeping spaces thermally comfortable for occupants, and designing a tightly sealed, well insulated building envelope.

Carbon Sequestration Potential of FSC certified CLT and Cladding

Our choice to utilize FSC certified wood products for structure and cladding emits 4,100 tCO2e less carbon and sequesters 4,500 tCO2e of carbon in comparison to a same sized building which uses non FSC certified wood (or wood that is not verified to be harvested sustainably).

Preventing 4,100 tCO2e of carbon from being emitted is the equivalent of taking 883 gas fueled vehicles off the road for one year.



Base Case: The Perry

13,300 tCO2e	Emitted
-100 tCO2e	Stored
13,100 tCO2e	**Net Emissions**

The Perry- FSC only

9,200 tCO2e	Emitted
-4,600 tCO2e	Stored
4,700 tCO2e	**Net Emissions**

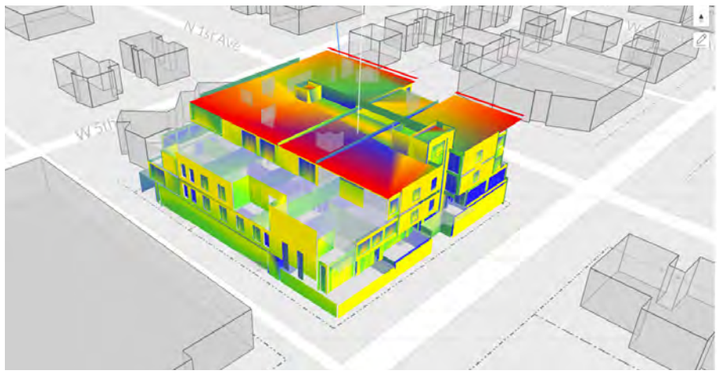
CLT Structure
Smartlam, Montana

Carbon sequestering, sustainably harvested and processed in Montana. Material can be reused at life and is biodegradable.

Thermally Modified Wood Cladding
Kebony

Circular as a renewable and biodegradable material, sequesters carbon, non-toxic and ultra low VOC. FSC and PEFC certified.

PRIMARY ENERGY CONSERVATION DESIGN STRATEGIES



Form

+Orientation, form, and setback location maximize natural daylight opportunities which leads to energy savings

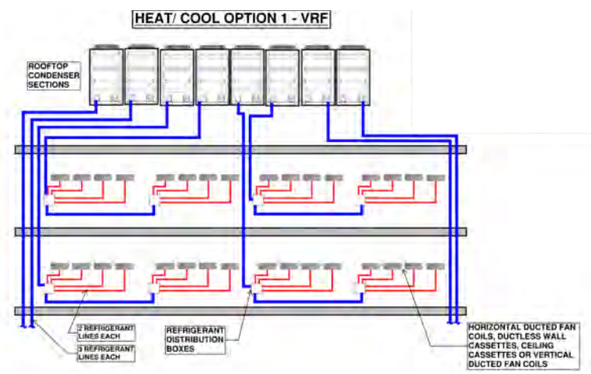
+Roof overhangs provide protection from high summer sun but allow in low winter sun, taking advantage of solar heat gain to save energy

Envelope Design

+Climate appropriate insulation selection to perform optimally in Ketchum (Low GWP XPS)

+High performance glazing that provides a higher insulative value (R value) and fiberglass frames to mitigate thermal breaks and maximize occupant comfort.

+Dark exterior cladding colors help retain solar heat in the winter, providing energy savings



HVAC

+VRFs are a highly energy efficient system choice, balancing thermal comfort with energy savings through a specified level of refrigerant flow

+The use of an energy recovery ventilator (ERV) brings in fresh air and conditions it while recovering energy as well as eliminating contaminants that enter the space

WATER CONSERVATION MEASURES

Goal:

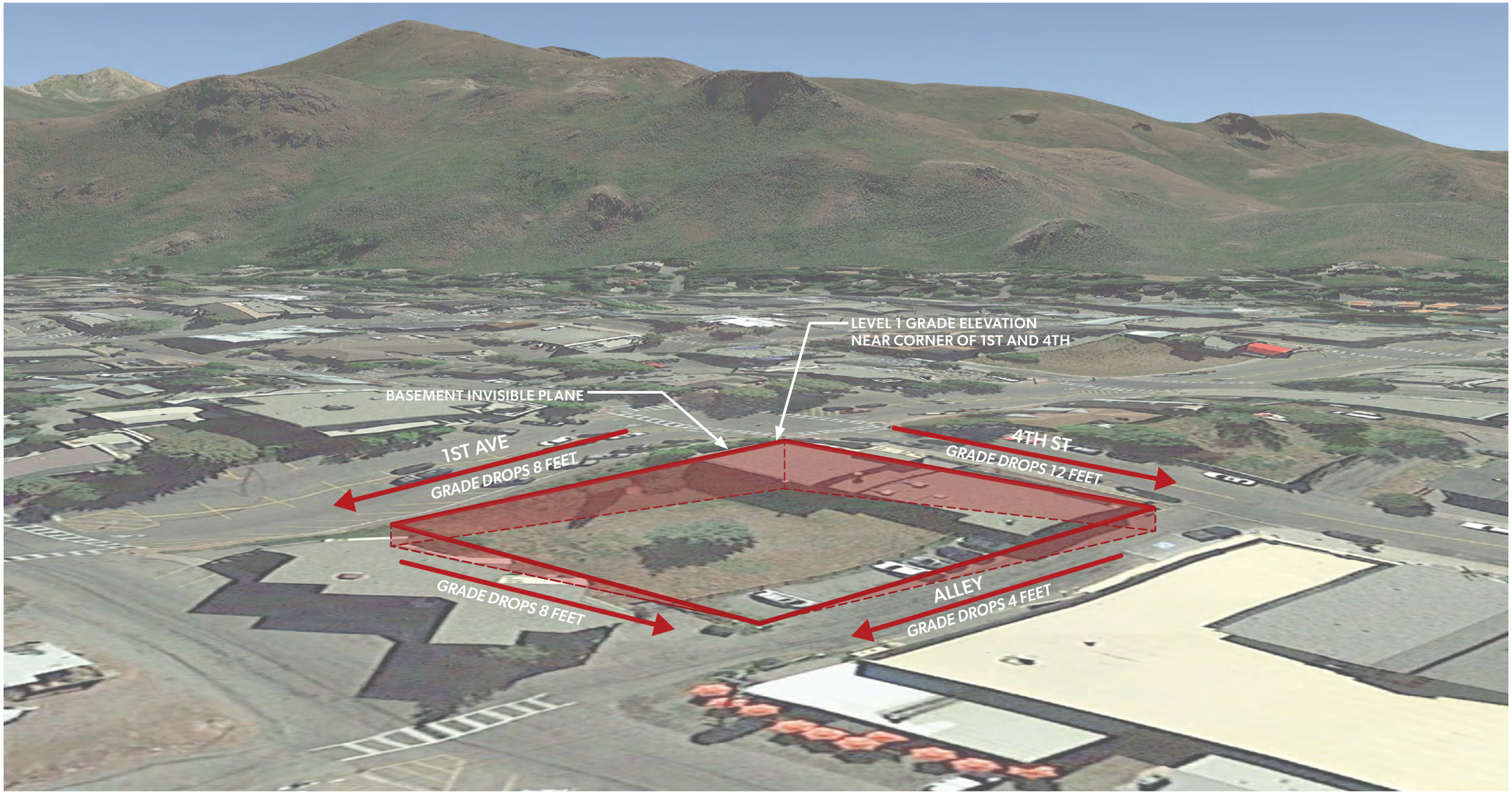
Lower water use intensity, save water heating and cooling energy, and conserve water.

Method:

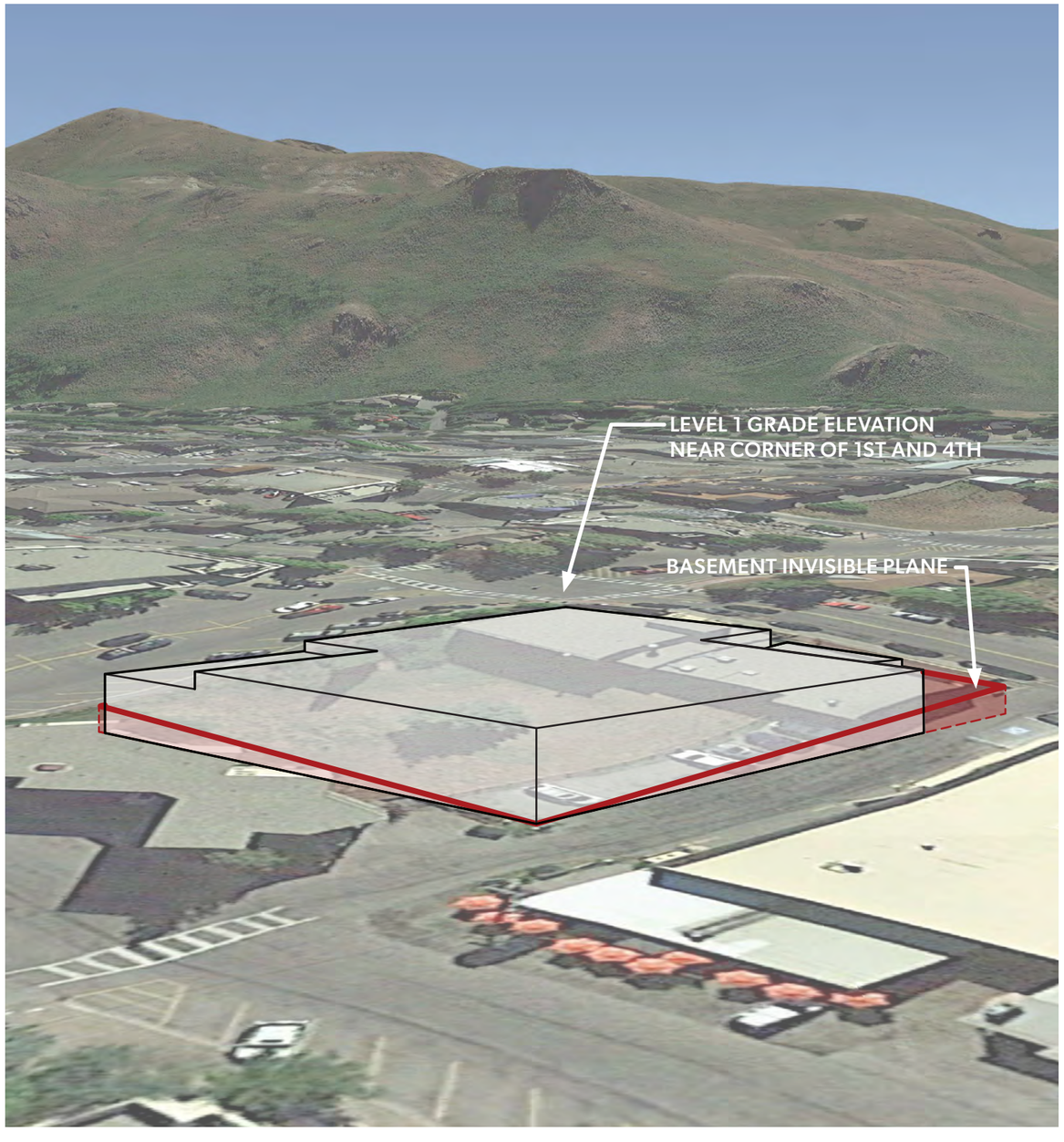
+Low flow water fixtures

+Recirculating Pumps

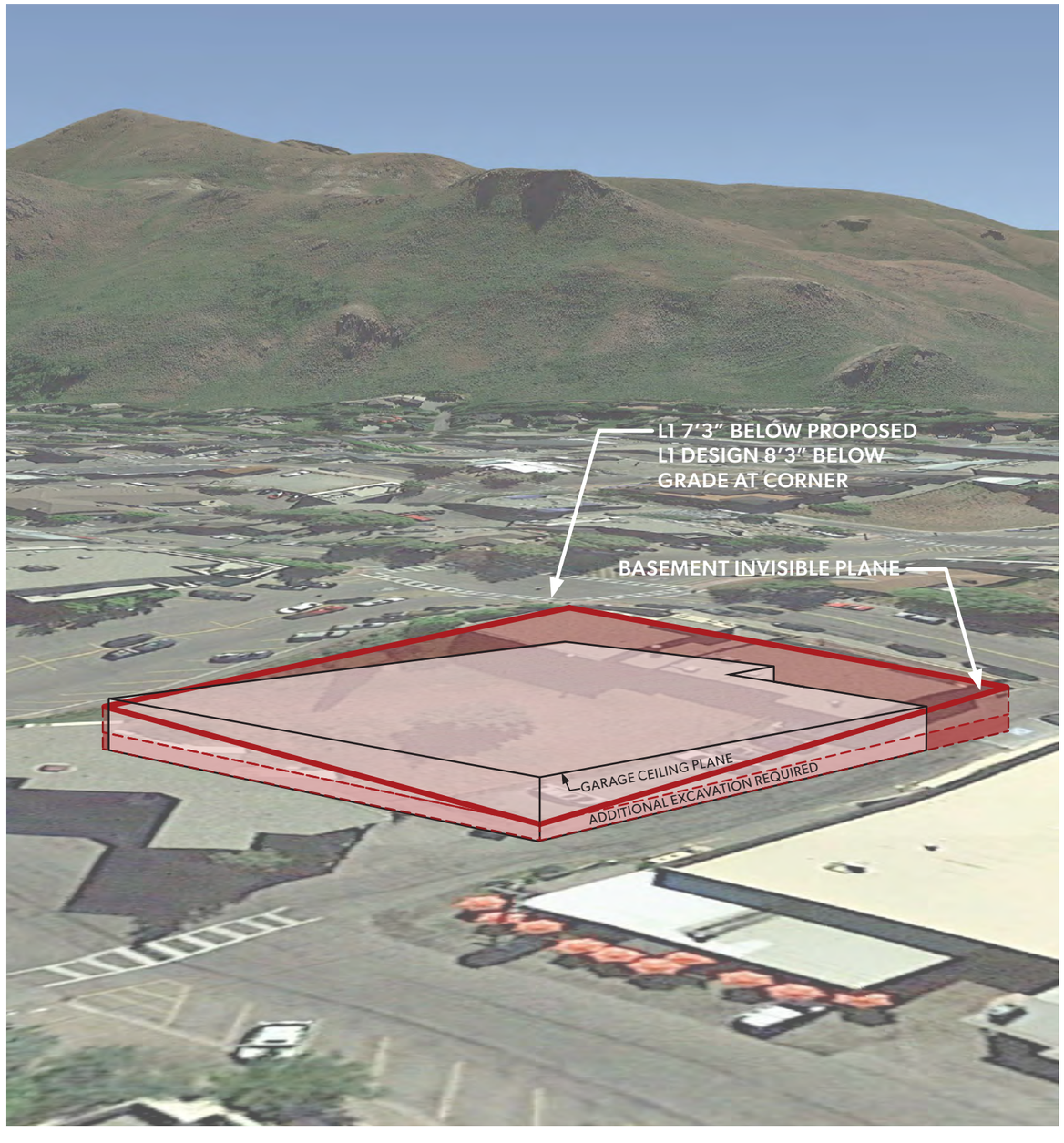
SITE CONSTRAINTS



PROPOSED GARAGE



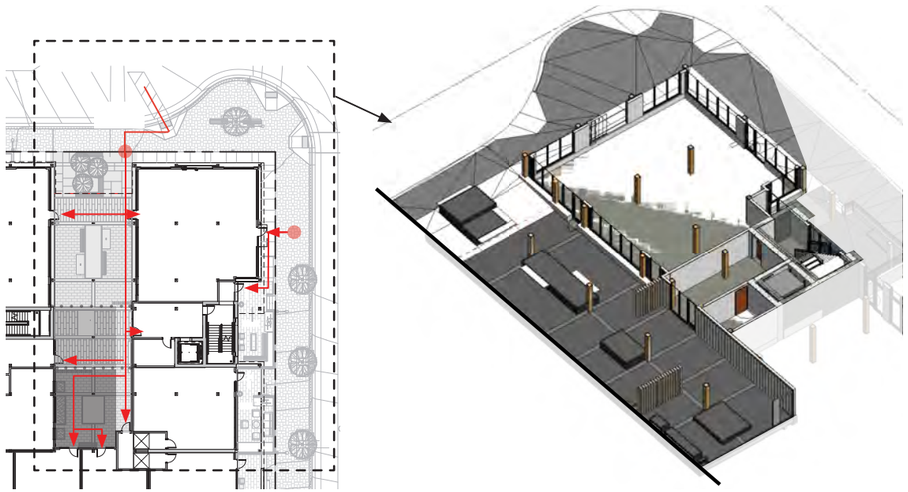
CODE COMPLIANT GARAGE



PROPOSED DESIGN

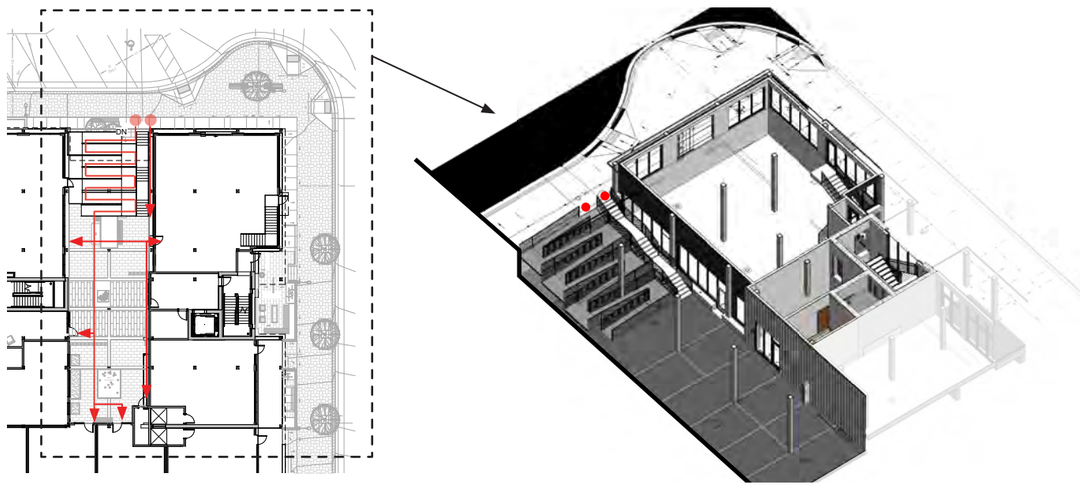
CODE COMPLIANT DESIGN

L1 CORNER RETAIL - GARAGE AT PROPOSED VARIANCE



ACCESSIBLE ROUTE FROM GRADE

L1 CORNER RETAIL - GARAGE AT CODE COMPLIANT HEIGHT



ACCESSIBLE ROUTE FROM GRADE

UNDERGROUND PARKING - DEVIATION FROM ZONING

DEFINITIONS FROM CODE OF ORDINANCES CITY OF KETCHUM, IDAHO 17.08.020

FLOOR AREA, GROSS
The horizontal area of the building measured along the outside walls of each floor of a building or portion of a building, including stair towers and elevators on the ground floor only, but not including basements or underground parking areas (see definition following). Parking areas covered by a roof or portion of the building and enclosed on three or more sides by building walls are included.

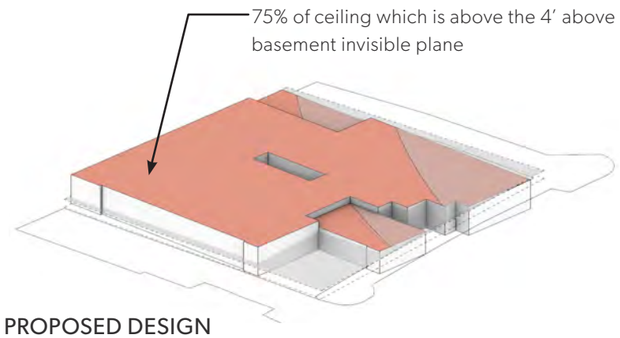
UNDERGROUND PARKING
An enclosed off street parking area within the lowest floor of a building; provided, that a minimum of 75 percent of the ceiling surface area of such floor is not more than four feet above the basement invisible plane

Seeking variance to:
1. Exceed 75 percent of ceiling surface area.
2. Exclude underground parking from FAR

No visual difference between Code Compliant version and Variance version from anywhere along the street

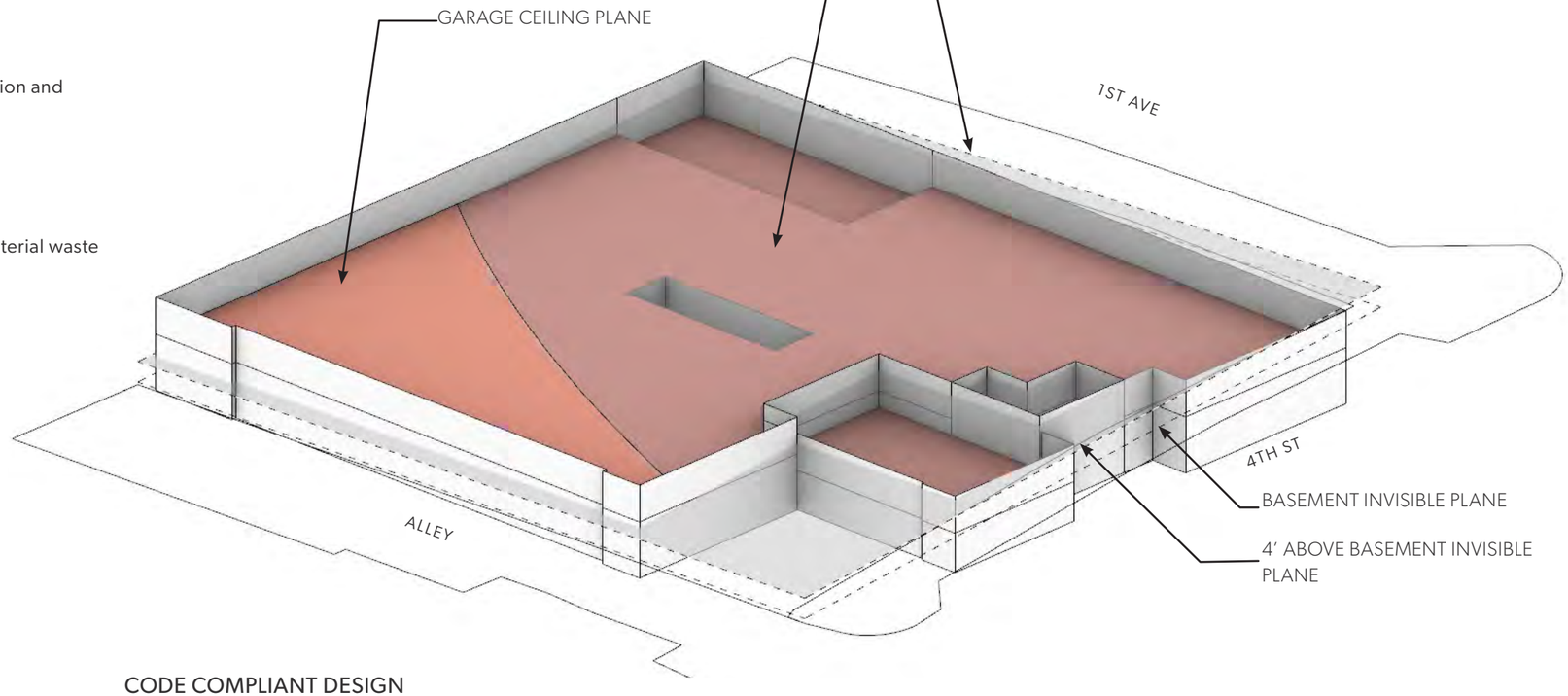
CODE COMPLIANT OPTION:
- **4 less parking stalls** provided on site
- **Extended 23 days** of excavation
- **613 additional dump truck loads** for soil removal (77 MJ/m^3 for transportation and excavation of soil, very energy intensive)

PROPOSED DESIGN WITH VARIANCE:
- **Minimizes** impact at grade at 1st Ave N. & 4th St.
- **Reduce** accessible route issues
- **Reduce** excavation at parking (to meet vertical clearances) and construction material waste
- Maintain height clearance in parking garage
- No dangerous precedent set due to unique site topography



PROPOSED DESIGN

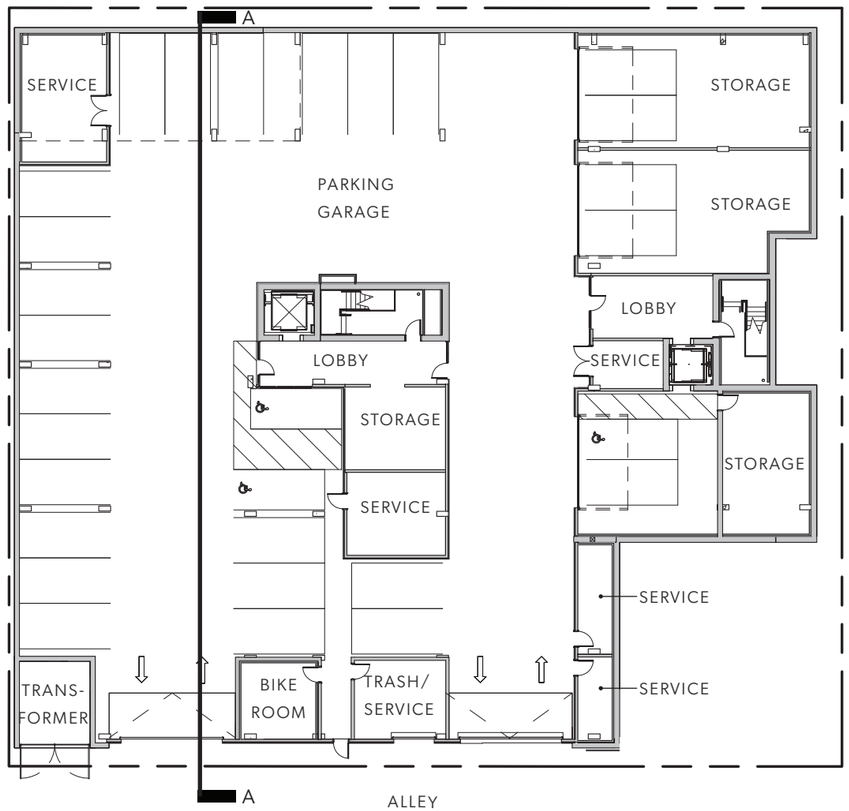
Zoning code excludes underground parking from FAR, provided the underground parking meets the definition by being located at least 75% below the basement plane. The unique result of meeting this dimensional definition on this particular site with steep slopes on both frontages is that it pushes the underground parking level significantly below (over 8.5') the adjacent sidewalk grade at the limited location of primary entrance relative to the corner intersection and only flat area suited for accessing the first floor.



CODE COMPLIANT DESIGN

UNDERGROUND PARKING - DEVIATION FROM ZONING

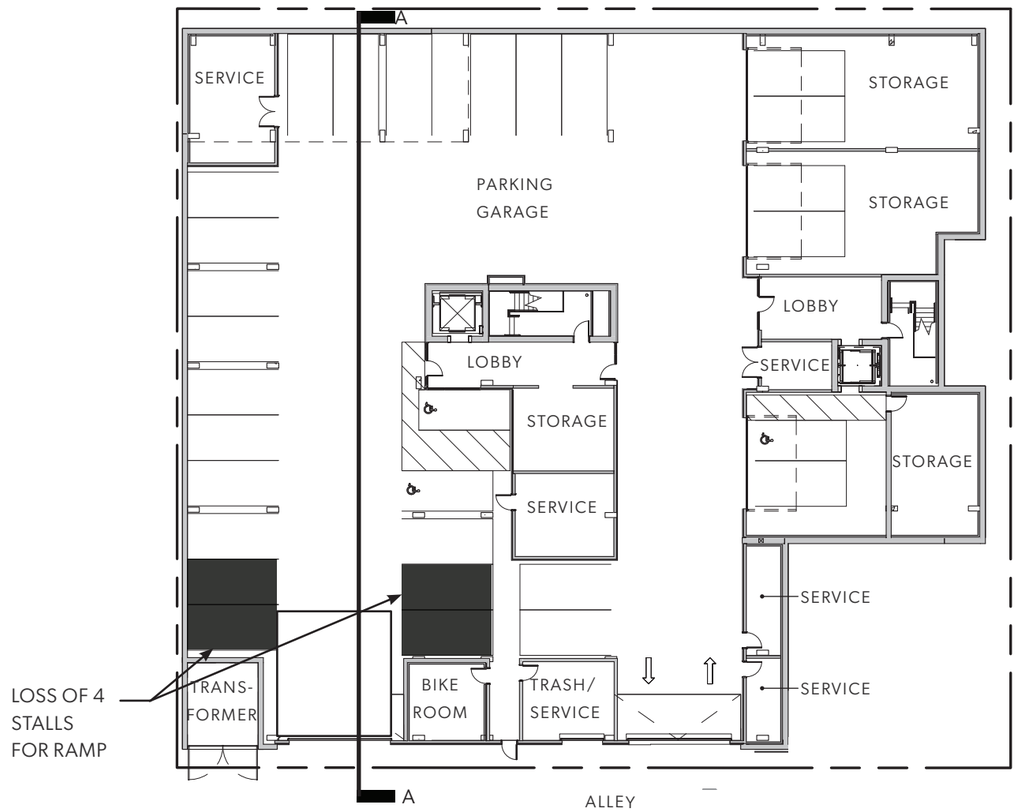
PROPOSED DESIGN



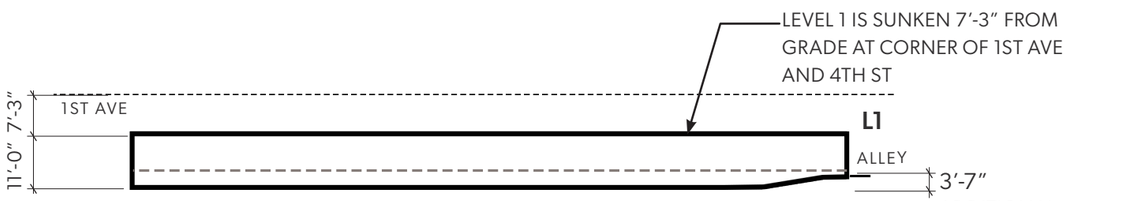
LEVEL P1 PLAN
1" = 30'-0"

SECTION A
1" = 30'-0"

CODE COMPLIANT DESIGN



LEVEL P1 PLAN
1" = 30'-0"

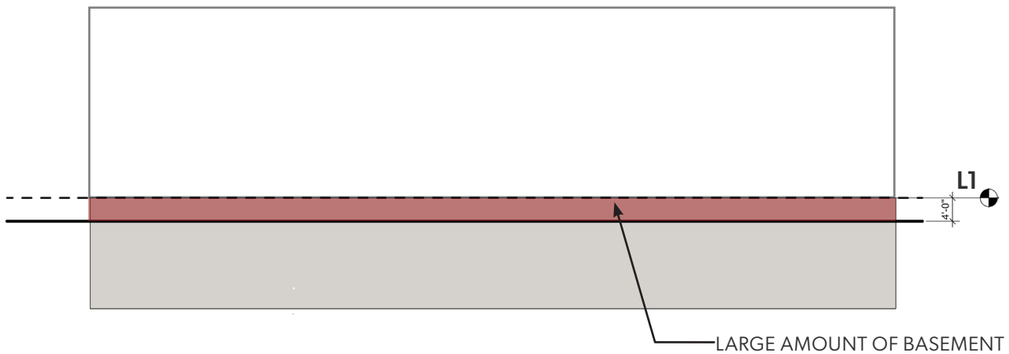


SECTION A
1" = 30'-0"

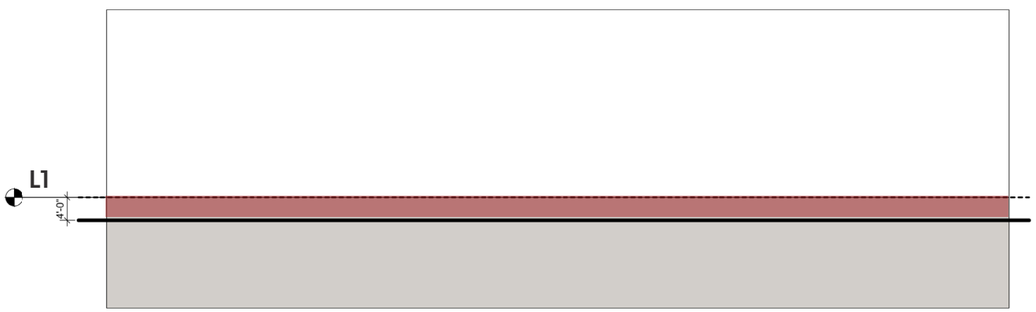
UNDERGROUND PARKING - DEVIATION FROM ZONING

CODE COMPLIANT DESIGN

ON A TYPICAL FLAT OR MODERATELY SLOPED SITE THE UNDERGROUND PARKING DEFINITION ALLOWS 4 FEET (UP TO 33%) OF THE PARKING LEVEL BE VISIBLE ABOVE THE SIDEWALK GRADE AND CONTRIBUTE TO BULK OF STRUCTURE WHICH FAR RESTRICTIONS ARE INTENDED TO LIMIT.

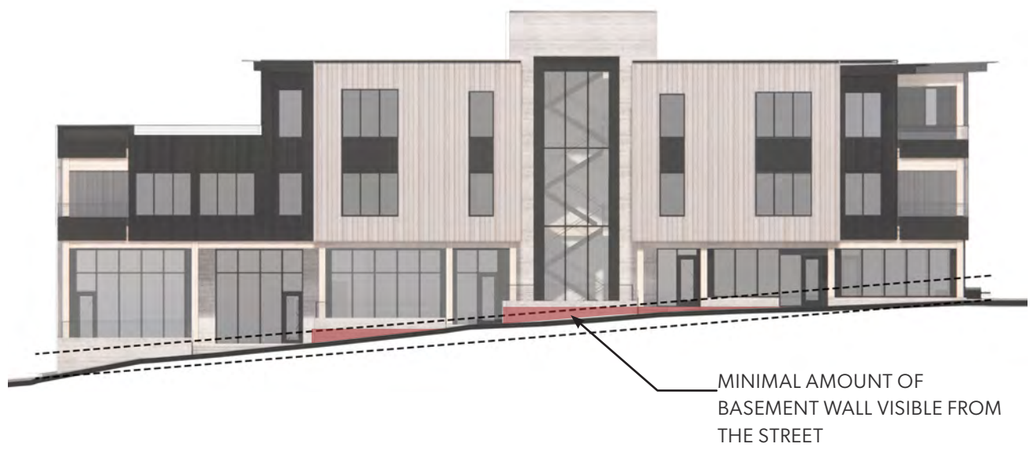


ELEVATION ALONG 4TH STREET



ELEVATION ALONG 1ST AVE

PROPOSED DESIGN



ELEVATION ALONG 4TH STREET

ELEVATION ALONG 1ST AVE

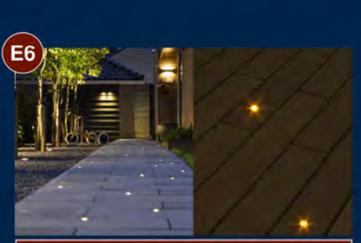
SITE PLAN

E1 RECESSED DOWNLIGHTS IN CANOPY AND CEILINGS - 27K

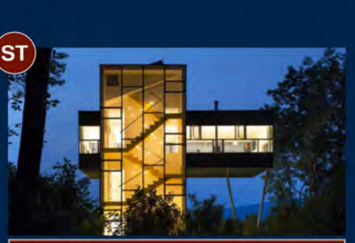
E3 SHIELDED WALL SCONCE AT ENTRY AND EXITS - 27K

E4 RECESSED LINEAR AT GARAGE ENTRY FOR EYE ADAPTATION - 27K

E5 UNDERBENCH LIGHTING - 27K



E6 LED MARKER LIGHTS TO ENHANCE WAYFINDING - 27K



ST GLOWING STAIRCASE - SEE SUBSEQUENT PAGES

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SITE PLAN - COVERED COURTYARD

INDIRECT LINEAR LIGHTING AT WOOD CEILING - 27K

RECESSED UPLIGHTS AT WOOD SLAT PARTITIONS - 27K

SOFT GLOWING ORBS AND MINATURE SPOT LIGHTS IN GRASSES IN ZEN GARDEN - 27K

RECESSED STEP LIGHTS IN ZEN PLANTER FOR LOW LEVEL PATHWAY ILLUMINATION - 27K

*Lighting within courtyard occurs under covered ceiling and does not bleed into night sky. Shown in this presentation to convey intent on light exposure directly open to public ROW.

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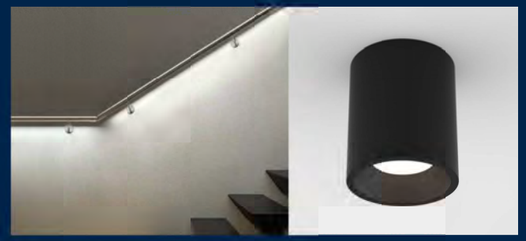
FEATURE STAIR - STRATEGY 1

STRATEGY:
Illuminated handrail with 60° asymmetric optic provides directed light at stair treads while surface mounted downlights with regressed optics provide directed light at landings.

SPILL LIGHT:
Stair will be on building dimming lighting control system and will not automatically raise and lower in illumination upon occupancy. Produces 0.9 FC of spill light at property boundary.

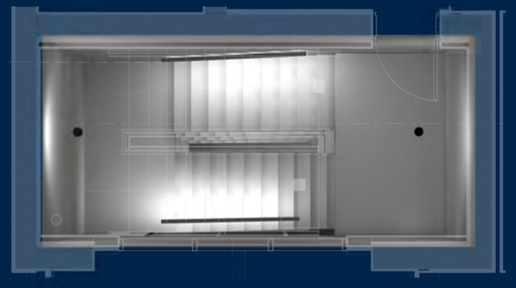
NOTE:
Stair lighting design strategies shown to illustrate understanding of light trespass impact from interior lighting strategy. Final stair lighting design to be coordinated with interior design team and maintain compliance with IES recommendations for light trespass.

Strategy 1 shows a shielded lighting approach with light focused on stair landings.

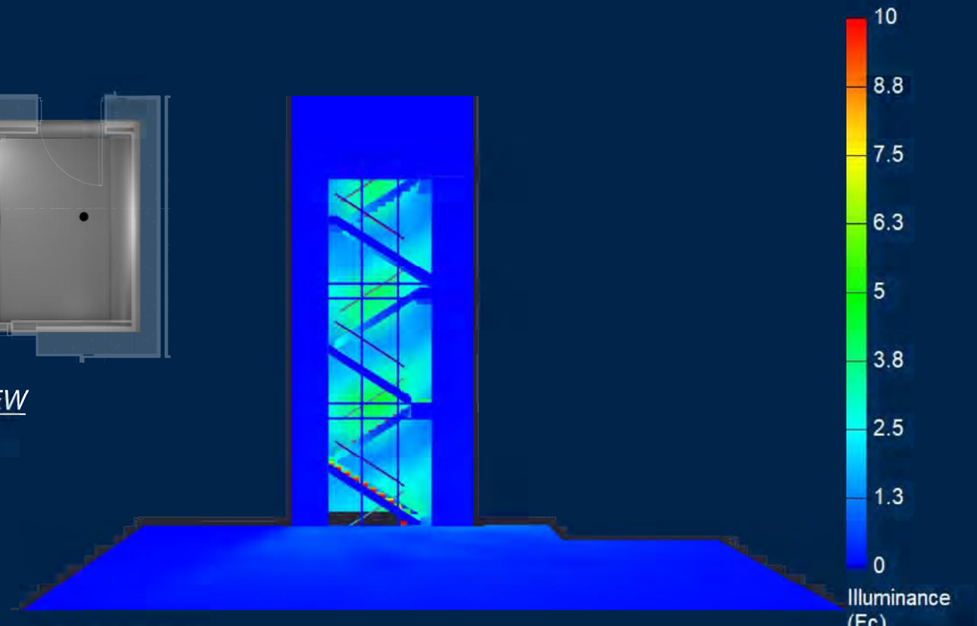


KETCHUM DARK-SKY ORDINANCE CH. 17.132	
MAX LIGHTING TRESSPASS FOOTCANDLE (FC) LIMITS	COMMUNITY CORE (ZONE CC-2) - NO LIMIT
EXTERIOR LIGHTING	ALL SOURCES SHALL BE FULLY SHIELDED. LIGHTING CCT SHALL NOT EXCEED 2700K

CONTRAST STUDY



PLAN VIEW



PHOTOMETRIC

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FEATURE STAIR - STRATEGY 2

STRATEGY:
Wall mounted linear lights running vertically and aimed into the stair to provide general illumination of the stair landings and tread.

SPILL LIGHT:
Luminaires to have automatic bi-level dimming control where illumination will raise or lower depending on stair occupancy per code. Produces 1.3 FC of spill light at property line.

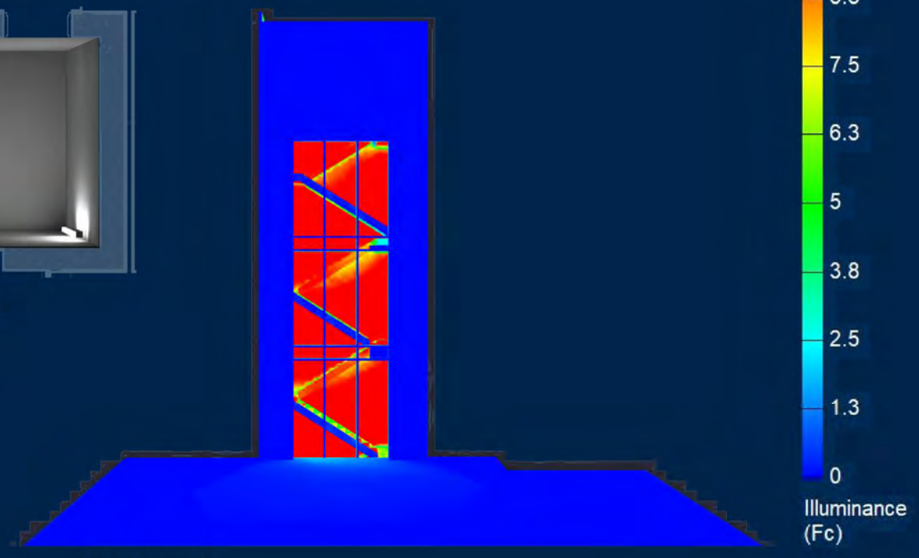
NOTE:
Stair lighting design strategies shown to illustrate understanding of light trespass impact from interior lighting strategy. Final stair lighting design to be coordinated with interior design team and maintain compliance with IES recommendations for light trespass.

Strategy 2 shows an indirect lighting approach with light focused on the back wall to create soft glowing lantern effect.

KETCHUM DARK-SKY ORDINANCE CH. 17.132	
MAX LIGHTING TRESSPASS FOOTCANDLE (FC) LIMITS	COMMUNITY CORE (ZONE CC-2) - NO LIMIT
EXTERIOR LIGHTING	ALL SOURCES SHALL BE FULLY SHIELDED. LIGHTING CCT SHALL NOT EXCEED 2700K

CONTRAST STUDY

PLAN VIEW



PHOTOMETRIC

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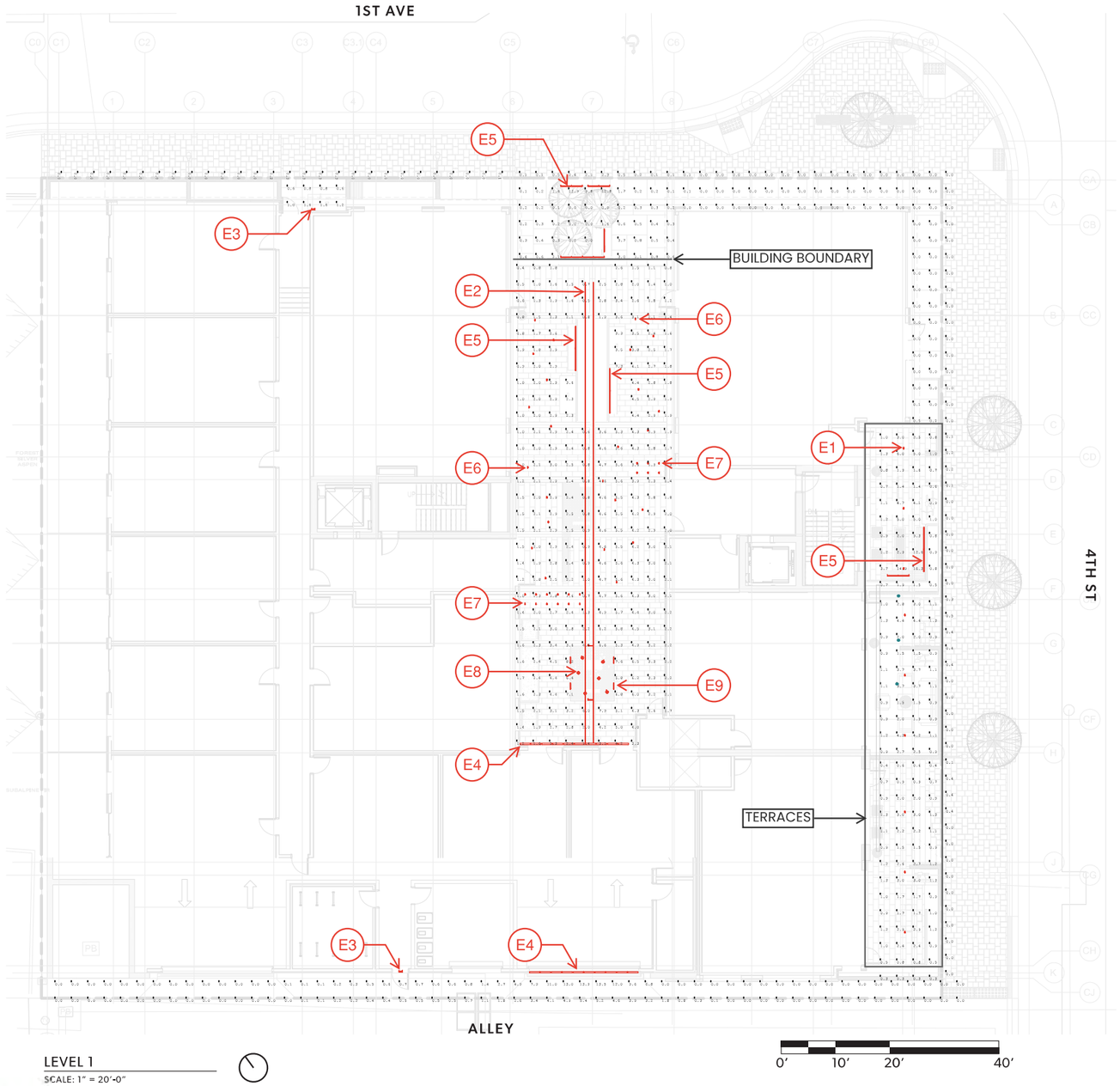

LEVEL 1
SCALE: 1" = 20'-0"

SITE PHOTOMETRICS
GROUND PLANE

GROUND PLAN CALCULATION STATISTICAL AREAS
Illuminance (Fc)

1ST AVE - SIDEWALK
Average=0.51 Maximum=12.9

COVERED COURTYARD
Average=2.84 Maximum=8.2

4TH ST - SIDEWALK
Average=0.06 Maximum=0.5

TERRACES
Average=2.09 Maximum=16.3

ALLEY
Average=1.38 Maximum=13.9

NOTES:

1. Calculation points taken at ground plane and run along or within the property line.

2. Light levels shown do not include spill lighting from adjacent properties or street lighting. Light levels shown are from project lighting only and installed light measurements may be higher due to spill lighting from light sources not within project scope.

3. All exterior lighting directly adjacent to public pedestrian pathways and sidewalks will be dimmable and high-end trim will be established on site to ensure light levels are sufficient for visual comfort and overall safety.

4. Lighting shown in calculation reflect project design strategies. Final locations and quantities will be developed in coordination with architectural and landscape design teams and in compliance with Ketchum ID Lighting Ordinances.

5. Lighting location parameters for uplighting indicated on subsequent page to ensure compliance with Ketchum ID Lighting Ordinance Chapter 17.132.020 Dark Skies Criteria Section H.

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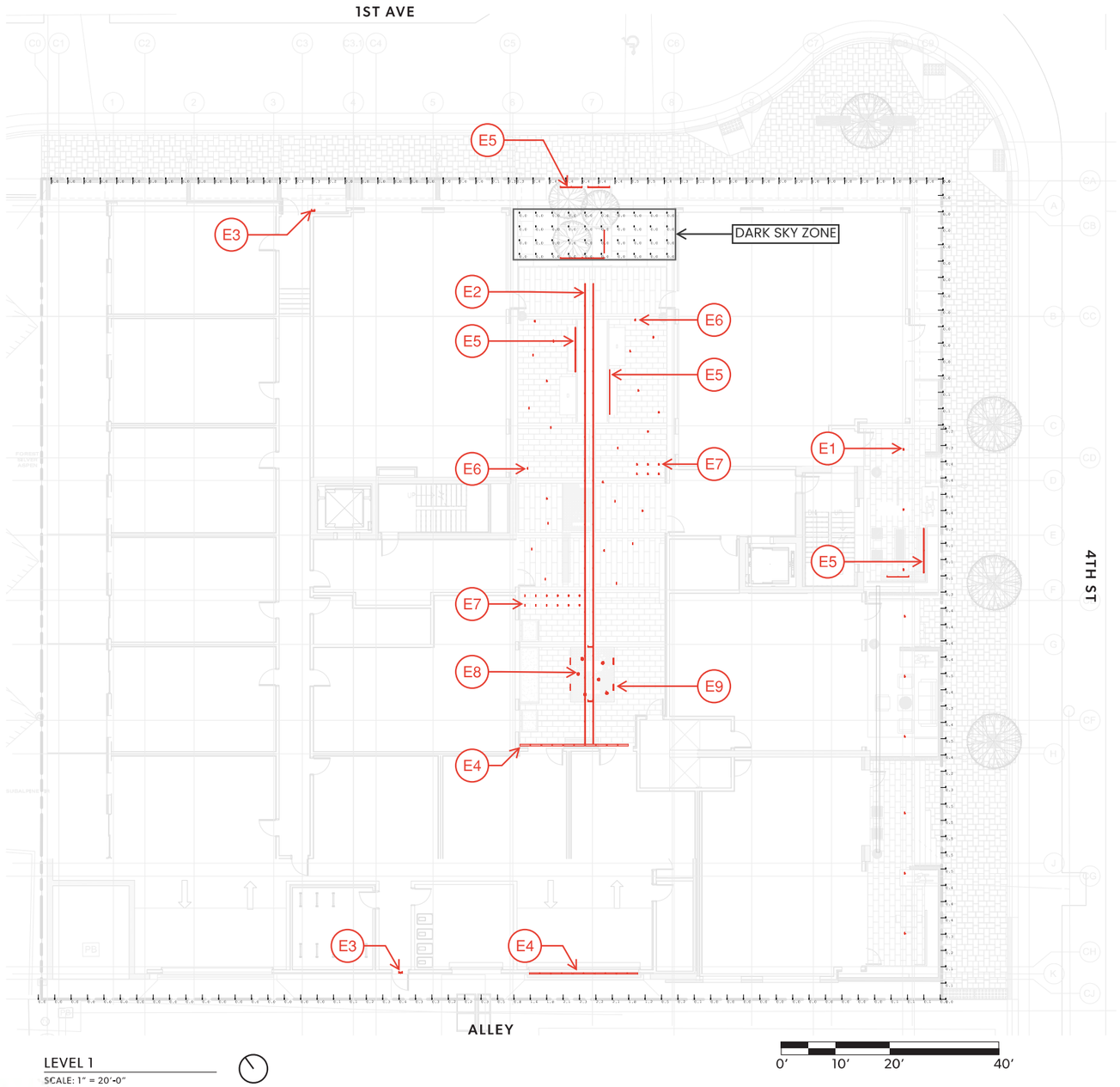

LEVEL 1
SCALE: 1" = 20'-0"

SITE PHOTOMETRICS
PROPERTY LINE & DARK SKY

PROPERTY LINE CALCULATION STATISTICS
Illuminance (Fc)

4TH ST - PROPERTY LINE
Average=0.33 Maximum=0.5

1ST AVE - PROPERTY LINE
Average=0.11 Maximum=0.5

ALLEY - PROPERTY LINE
Average=0.35 Maximum=2.3 (At Garage Entry)

NOTES:
1. Maximum Footcandle light tresspass for zone CC-2 is "No Limit" in accordance with Ketchum Dark Sky Ordinance.

The international Dark-Sky Association (IDA) and Illuminating Engineering Society (IES) identify a recommended targeted maximum illumination Footcandle (FC) allowance of 0.8FC at the property line for LZ3 - Moderately High Ambient Lighting Zone.

2. Property line calculation points measured at 60" above ground plane per Ketchum ID Lighting Ordinance 17.132.030 Lighting Standards Section B Part 1.

DARK SKY CALCULATION STATISTICAL AREA
Illuminance (Fc)

SKY PLANE
Average=0.00 Maximum=0.0

NOTES:
1. Calculation plane measured from the ceiling level (10-6") at the entry of the courtyard to capture any potential uplight from covered courtyard uplight fixtures.

2. Type E6 uplight located under covered courtyard only with minimum 10'-0" set back from sky edge. Fixture has soft diffusing lens with nominal 11 delivered lumens. Final locations and quantity to be coordinated with landscape paving and will comply with Ketchum ID Lighting Ordinance Chapter 17.132.020 Dark Skies Criteria Section H.

3. Type E7 uplight located under covered courtyard only and adjacent to wood slats. Closest proximity to open sky edge is approximately 35'-0". Fixture has a shielded narrow beam with nominal 65 delivered lumens. Final locations and quantity to be coordinated with landscape paving and will comply with Ketchum ID Lighting Ordinance Chapter 17.132.020 Dark Skies Criteria Section H.

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TYPE E1 - TERRACES

LED recessed ceiling downlight - narrow beam

BEGA

Type:
BEGA Product:
Project:
Modified:

Application
Designed for down lighting atriums, canopies, passages, and other interior and exterior locations featuring a symmetrical narrow beam light distribution.

Materials
Luminaire housing constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Clear safety glass
Reflector made of pure anodized aluminum
High temperature silicone gasket
Stainless steel screw clamps
Ceiling mounted driver enclosure constructed of aluminum
NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 0.5lbs

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-30° C
LED module wattage	4.2W
System wattage	6W
Controllability	0-10V dimmable
Color rendering index	Ra> 90
Luminaire lumens	327 lumens (3000K)
Lifetime at Ta = 15° C	>500,000 h (L70)
Lifetime at Ta = 25° C	159,000 h (L70)

LED color temperature
☐ 4000K - Product number + **K4**
☐ 3500K - Product number + **K35**
☐ 3000K - Product number + **K3**
☐ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.
Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:

Mounting options
CP - Ceiling pan

LED recessed ceiling downlight - narrow beam

	LED	β	A	B
55921	4.2W	27°	3⅛	2½

β = Beam angle

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

TYPE E2 - COURTYARD CEILING

F.O.T.™ Flex | Focus Optics Technology (F.O.T.™)

optic arts by luminii

Features
F.O.T.™ IP67 is a collection of high performance precision optics distinguished by its industry leading size to efficacy ratio and ability to seamlessly interconnect. F.O.T.™ IP67 allows for surface mount solutions for beam control in wall washing, grazing, spot and asymmetric distributions for limitless design scenarios.

Mounting
FOT flex strip is equipped with adhesive tape.

Applications
Outdoor / wet location, above cabinet, cove lighting, counter & architectural accents, under banisters, decks, gazebos,barbeque stations and wet bars.

IP67 Rated
Deemed fit enough to withstand dust,dirt and sand, and are resistant to submersion up to a maximum depth of 1m depth for up to 30 mins.

Operating Voltage	**Life (L70)**
24 VDC	50,000 Hours
Operating Temperature	**Warranty**
-20°C to 50°C	3 years

Technical Information

Model	Narrow		Asymmetric	
Output Options	**SO**	**HO**	**SO**	**HO**
Light Output (3000K)	415 lm/ft	625 lm/ft	310 lm/ft	557 lm/ft
Average Power Consumption (for a 4' section)	4.8 W/ft	5.8 W/ft	4.8 W/ft	5.2 W/ft
Efficacy	86 lm/W	106 lm/W	65 lm/W	108 lm/W
Ordering Increment (in)	6.5"		6.5"	8.5"
Max Strip Length (ft)	16 ft	13.5 ft	16 ft	16 ft
Max Run Length (in series)	20 ft	16 ft	20 ft	18 ft
Minimum Bending Radius	4.0"			

CCT	Multiplier (referenced from 3000K)	TM-30 CRI	R_f	R_g	R_g
2700K	0.92	95	91	98	55
3000K	1.00	95	91	100	59
3500K	1.04	94	91	102	64
4000K	1.04	94	91	102	68

Section Start/End Options

Ordering Code - 6 weeks typical lead time for F.O.T. strip

MODEL	OPTICS	OUTPUT	CCT	LEFT SIDE	LEFT TYPE	LEFT CONNECTOR	RIGHT SIDE	RIGHT TYPE	RIGHT CONNECTOR	LENGTH (IN)
FOT- FOT FLEX	NA- Narrow AS- Asymmetric	SO- Standard HO- High	27K - 2700K 30K - 3000K 35K - 3500K 40K - 4000K	L	E - End feed SF - Side feed forward[1] SB - Side feed backward[1] N - None (end cap)[2]	M - Male F - Female L - Lead wires N - No feed[2]	R	E - End feed SF - Side feed forward[1] SB - Side feed backward[1] N - None (end cap)[2]	M - Male F - Female L - Lead wires N - No feed[2]	View table above for increment options, max strip length limits, and max run length limits.

1 - Side feeds are incompatible for wet-rated with extrusions, available for IP67 strip only.
2 - None and No Feed selections must end and can only be used together (E+N or N+N).

TYPE E3 - BUILDING ENTRY POINTS

LED wall luminaires - symmetrical light distribution

BEGA

Type:
BEGA Product:
Project:
Modified:

Application
LED wall luminaires with symmetrical light distribution designed for general illumination of pathways, plazas and building entrances.

Materials
Luminaire housing constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Matte safety glass
Reflector made of pure anodized aluminum
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners
NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 4.0lbs

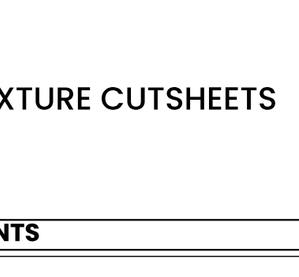
Electrical

Operating voltage	120-277V AC
Minimum start temperature	-30° C
LED module wattage	8.9W
System wattage	11.0W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	938 lumens (3000K)
Lifetime at Ta = 15° C	190,000 h (L70)
Lifetime at Ta = 50° C	165,000 h (L70)

LED color temperature
☐ 4000K - Product number + **K4**
☐ 3500K - Product number + **K35**
☐ 3000K - Product number + **K3**
☐ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.
Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:



LED wall luminaire - symmetrical light distribution

	LED		A	B	C
24218	NW	8.9W	8	8	3¼

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TYPE E4 – GARAGE ENTRY

ACCOLADE | **ALD3ST** | SUSPENDED | SURFACE | WALL

ALD3ST

Direct - Suspended - Surface - Wall

ALD3ST combines clean lines with high performance direct distribution, for a functional and aesthetically pleasing slim profile.

Replacement of ACCOLADE - D3

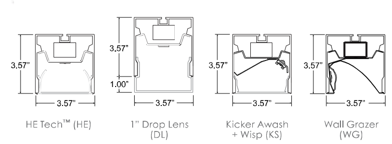
- Unique patterns with fully lit corners and intersections possible with Design Assist.
- Individual units and continuous runs in exact lengths.
- Adjustable mounting options for ease of installation.
- Custom color options.
- Quickship nominal options.

PERFORMANCE

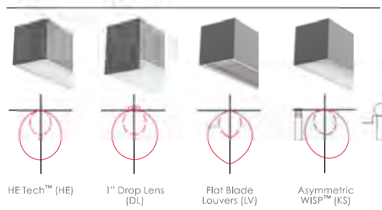
OUTPUT	OPTICS	NOMINAL		
		LUMEN OUTPUT	INPUT WATTS	EFFICACY
LH (High)	HE Tech™	1114 lm/ft	9.8 W/ft	114 lm/W
	1" Drop Lens	926 lm/ft	9.8 W/ft	96 lm/W
LS (Standard)	HE Tech™	575 lm/ft	4.8 W/ft	120 lm/W
	1" Drop Lens	478 lm/ft	4.8 W/ft	102 lm/W

Based on static white 35K HE lens fixtures. For the complete photometric data of this fixture refer to page 4.

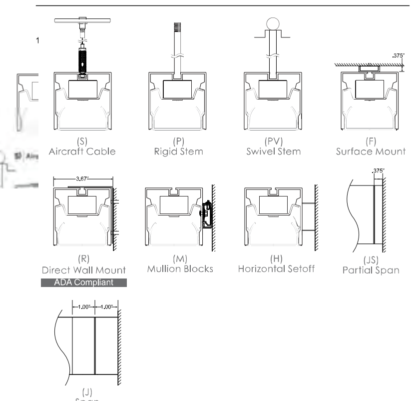
DIMENSIONS



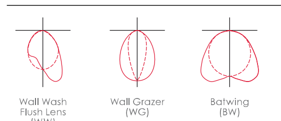
DOWNLIGHT LENS OPTIONS



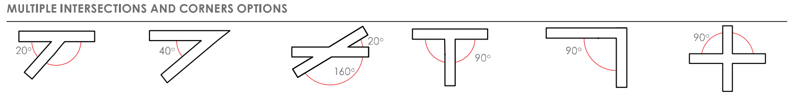
MOUNTING OPTIONS



OTHER OPTIONS



MULTIPLE INTERSECTIONS AND CORNERS OPTIONS



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ALD3ST - ACCOLADE | SPECIFICATION

PERFORMANCE AT 3500K

OUTPUT	OPTICS	NOMINAL		
		LUMEN OUTPUT	INPUT WATTS	EFFICACY
LH (High)	HE Tech™	1114 lm/ft	9.8 W/ft	114 lm/W
	Asymmetric Wisp	972 lm/ft	9.8 W/ft	99 lm/W
	1" Drop Lens	926 lm/ft	9.8 W/ft	95 lm/W
	Flat Blade Louver*	990 lm/ft	9.8 W/ft	101 lm/W
LS (Standard)	HE Tech™	575 lm/ft	4.8 W/ft	119 lm/W
	Asymmetric Wisp	469 lm/ft	4.8 W/ft	98 lm/W
	1" Drop Lens	478 lm/ft	4.8 W/ft	100 lm/W
	Flat Blade Louver*	511 lm/ft	4.8 W/ft	106 lm/W

Custom tuned output available from 25% to 125% of high output. Please consult factory for custom lumen output and wattage. For the complete photometric data of this fixture andTunable White CCT,go to page 4.
*Flat Blade Louver calculated using the aluminum finish.

PROJECT INFORMATION

Project Info	Date
Type	Quantity

Need help? Don't see what you need?

Please reach out to our factory for any specific request or questions you have. Our talented Design Assist team at: designassist@alights.com

ALD3ST

SERIES	LENGTH OR PATTERN TYPE	INTERSECTION TYPE	OUTPUT	LED CCT	LED CRI	VOLTAGE	DIRECT OPTICS
ALD3ST	_ Nominal Length* M_ Exact Length** PL_ "L" Shape*** PU_ "U" Shape*** PR_ Rectangle / Square*** CP Custom Pattern**** *Specify in feet to the nearest foot (I.e. 12) **Specify in inches to the nearest 1/8 (i.e. M180.125) ***Specify in inches to the nearest 1/8 (See Pattern Guide for configurations) ****Contact Design Assist	IT "T" Intersection* IX "X" Intersection* IY "Y" Intersection** *Not available with Drop Lens and Awash Kicker + WISP. Available with Flat Blade Louvers only in 90º degrees. **Fully iluminated intersection available with HE Tech and Polycarbonate Flush WISP optics only. Contact Design Assist.	LH High output LS Standard output C_ Custom output* *Available from 25% to 125% of LED High Output.	27 2700K 30 3000K 35 3500K 40 4000K TW Tunable White * DW Dim-to-warm* * Standard CCT range is 27-50K. Contact design assist for custom range	_ 80+ CRI CRI 90+ CRI* * Not offered with (TW) Tunable white or (DW) Dim-to-warm.	U 120V-277V 3 347V	HE HE Tech™ KS Awash Kicker + WISP™ DL 1" Drop Lens* LV Flat Blade Louvers** PFW Polycarbonate Flush WISP™ WW Direct Wall Wash WG Direct Wall Grazer BW Direct Batwing Wide * Not available with Wet Location. **Aluminum Standard. Not available in Wet Location.

MOUNTING	FINISH	DIMMING	EMERGENCY	SENSORS	OPTIONS
S Aircraft Cable* P_ Rigid Stem** PV_ Swivel Stem** R Direct Wall Mount M_ Mullion Blocks*** H_ Horizontal Setoff Bracket**** F Surface Mount***** JS Partial Span J Full Span Standard power cord exit point is 3" away from endcap. Contact Design Assist for custom location. *Standard 48" field adjustable cable, specify length to nearest inch if over 48". Black power cord provided for satin black and titanium finish and white power cord provided for all other fixture finishes, unless otherwise specified. **Indicate stem length to nearest inch. 6.00" minimum. *** Enter 1 for 1" depth. Enter 5 for 1/2" depth ****Enter 1 for 1" depth. Enter 5 for 1/2" depth. Not available in Wet Location. *****Available for ceiling and wall surface mounting.	T Titanium W White B Black O_ Other* *Specify RAL#	D Standard 0-10V dimming* D1 HiLume Ecosystems 1% (LDE1) D2 Phase dimming** D4 DALI dim-to-off (EldoLED) NAIR nLight ®AIR (dim-to-off) NWIR nLight ®Wired (dim-to-off) DO Dimming - Other*** * 1% Dimming standard unless otherwise specified.**Reference Lutron LTEA4 driver for compatible dimmers. **Reference ERP-PHB driver for compatible dimmers. *** Specify if other dimming driver is needed. Contact Design Assist.	EC Emergency - circuited* E_ Emergency - battery** *Not available on fixtures <4' length. Smallest EM circuit is 2'ft. If entire fixture is on EM circuit, no need to call out EC in part number. **Factory-installed emergency battery pack. Specify desired quantity of batteries. Not available on fixtures <4' length. Not available for 347V. See technical data for more information.	OF Occupancy Sensor - Fixture PF Photocell / Daylight Sensor - Fixture OPF Occupancy / Daylight Sensor - Fixture *Sensor will be matched to dimming input.	MRL 2" LED Downlight Module* M Multi-Circuit R Right End cap Feed L Left End cap Feed K Natatorium Application*** Q Wet Location**** MRI MRI *Specify required quantity, see LED Module Addendum for additional ordering details, page 10. **Submit multi-circuiting requirements ***Not available with aircraft cable nor horizontal setoff bracket. See guide and contact Design Assist. Not compatible with Drop Lens and Flat Blade Louvers. ****Client must specify power feed location. Not available with aircraft cable nor horizontal setoff bracket. Wet location suitable in full coverage and/or mullion mounted applications (direct to sky not recommended); not suitable for extreme weather applications. Refer to Wet Location brochure and contact Design Assist for more information. Not compatible with Drop Lens and Flat Blade Louvers.

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3728 MARITIME WAY | OCEANSIDE, CA 92056 | 760.727.7675
ALIGHTS.COM | REV.2.4 2022/01/11

TYPE E5 – UNDER BENCH

F.O.T.™ Flex | Focus Optics Technology (F.O.T.™)

optic arts by luminii

Features

F.O.T.™ IP67 is a collection of high performance precision optics distinguished by its industry leading size to efficacy ratio and ability to seamlessly interconnect. F.O.T.™ IP67 allows for surface mount solutions for beam control in wall washing, grazing, spot and asymmetric distributions for limitless design scenarios.

Mounting
FOT Flex strip is equipped with adhesive tape.

Applications
Outdoor / wet location, above cabinet, cove lighting, counter & architectural accents, under banisters, decks, gazebos,barbeque stations and wet bars.

IP67 Rated
Deemed fit enough to withstand dust,dirt and sand, and are resistant to submersion up to a maximum depth of 1m depth for up to 30 mins.

Operating Voltage	Life (L70)
24 VDC	50,000 Hours
Operating Temperature	**Warranty**
-20°C to 50°C	3 years

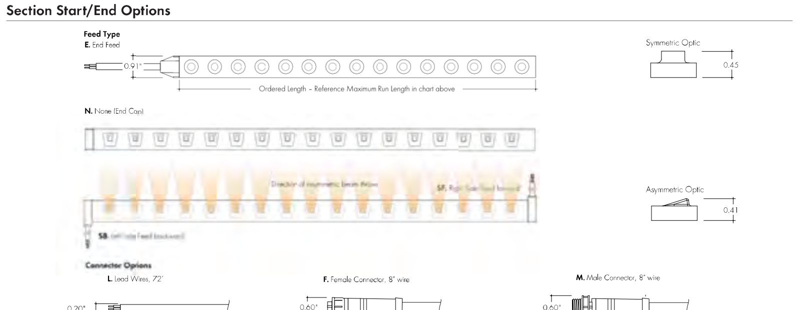
RoHS IP67 DIM

Technical Information

Model	Narrow		Asymmetric	
Output Options	SO	HO	SO	HO
Light Output (3000K)	415 lm/ft	625 lm/ft	310 lm/ft	557 lm/ft
Average Power Consumption (for a 4' section)	4.8 W/ft	5.8 W/ft	4.8 W/ft	5.2 W/ft
Efficacy	86 lm/W	106 lm/W	65 lm/W	108 lm/W
Ordering Increment (in)	6.5"		6.5"	8.5"
Max Strip Length (ft)	16 ft	13.5 ft	16 ft	16 ft
Max Run Length (in series)	20 ft	16 ft	20 ft	18 ft
Minimum Bending Radius	4.0"			

CCT	Multiplier (referenced from 3000K)	TM-30			
		CRI	R_f	R_g	R_9
2700K	0.92	95	91	98	55
3000K	1.00	95	91	100	59
3500K	1.04	94	91	102	64
4000K	1.04	94	91	102	68

Section Start/End Options



Ordering Code - 6 weeks typical lead time for F.O.T. strip

MODEL	OPTICS	OUTPUT	CCT	LEFT SIDE	LEFT TYPE	LEFT CONNECTOR	RIGHT SIDE	RIGHT TYPE	RIGHT CONNECTOR	LENGTH (IN)
				L			R			
FOT-FOT FLEX	NA-Narrow AS-Asymmetric	SO-Standard HO-High	27K-2700K 30K-3000K 35K-3500K 40K-4000K		E-End feed SF-Side feed forward[1] SB-Side feed backward[1] N-None (end cap)[2]	M-Male F-Female L-Lead wires N-No feed[2]		E-End feed SF-Side feed forward[1] SB-Side feed backward[1] N-None (end cap)[2]	M-Male F-Female L-Lead wires N-No feed[2]	View table above for increment options, max strip length limits, and max run length limits.

1 - Side feeds are incompatible (too wide) with extrusions, available for F.O.T. strip only.
2 - None and No Feed selections must and can only by used together (L-N-N or R-N-N).

REV2.7 06142022 page 1 of 10 www.luminii.com tel: 224-333-6033

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Exterior Lighting Design

TYPE E6 - COVERED COURTYARD MARKERLIGHT

TARGETTI

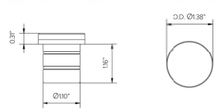
SATURN MINI

Miniature Direct View Mini Inground LED Marker Light

Concept: Miniature direct view mini recessed ingrade marker light.
Materials: Milled anodized polished aluminum body.
Trim: Front made entirely of screen-printed, opal white 4mm thick glass. *Fixture suitable for use in marine grade environments.
Optic: High Efficiency LED Emitter. Precision optic system with PMMA lenses for the wide flood version.
Mounting: Recessed mounting with installation sleeve (required).
Installation: Flush installation sleeve with adjustable collar for precision finished floor mounting or raised installation mounting. Pre-cabled with 2ft direct burial 18-2ga cable for connection to remote power supply.
Power Supply: Remote Class 2 120V-277VAC power supply required, ordered seperately.
Wattage: 3W
Color Temperature: 3000K / 4000K
CRI: Ra84
Delivered Lumens: 3000K 4000K
Wide Flood 122[] = 111m 121m
Lumen Maintenance (L70): 50,000hrs
Calculation for LED fixtures are based on measurements that comply with IES LM-80.
Voltage: 24VDC
IP Rating: IP67 rated
Load Rating: Resistant to static loads up to 4,496lbs in flush mounted cement and pavement installations.
Certifications: cULus Class 2 Wet Location Listed
Tested in accordance with LM-79-08
Energy efficient for California installations.
Warranty: 5 year limited warranty
*Not to be in direct contact with salt for extended periods of time or used with corrosive agents.

PRODUCT CODE	DRIVER	LENS	WATTAGE	COLOR TEMP	VOLTAGE	+	INSTALLATION	+	POWER SUPPLY
SAM – SATURN Mini	RP – Remote Driver	WF – Wide Flood 122[]	L1 – 3W	30 – 3000K 40 – 4000K	24 – 24VDC		*Required (See Installation Options)*		*Required (See Power Supply Options)*

Views

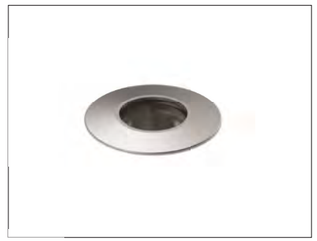


TYPE E7 - COVERED COURTYARD UPLIGHT GRAZER

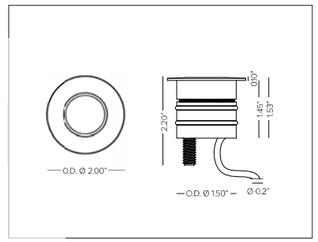
TARGETTI

JUPITER MINI

Professional Compact Inground LED Fixture



JUPITER MINI shown in brushed natural finish.



Marine | Wet Over | Cold Touch | IP68K | IP68 | cULus Listed

CONCEPT
Miniaturized recessed LED fixture.

MECHANICAL CHARACTERISTICS

Housing	2.00"Dia. X 1.50"H
Materials	Milled anodized aluminum marine grade cataphoresis* body with Passive cooling system. AISI316L stainless steel trim ring with beveled edge and extra clear glass lens.
Finish	Brushed Natural Bronze PVD* Black PVD* *Physical Vapor Deposition.
Power Connection	Pre-cabled with 2ft direct burial 18ga 2 conductor cable for connection to remote power supply.
Mounting	Semi-flush recessed ingrade / surface wall mounting installation sleeve required, see available options.
Weight	0.33lbs
Protection	IP68* / IP69K
Impact	IK10
Load	Resistant to static loads up to 4,496lbs in flush mounted cement and pavement installations.

CERTIFICATIONS
cULus Class 2 Wet Location Listed E479873.
Tested in accordance with LM-79-08.
Compliant for California installations.
RoHS EU 2015863

WARRANTY
5 year limited warranty
*Fixture body complete with marine grade cataphoresis suitable for use in marine grade environments. Stainless steel trim will need to be maintained and cleaned regularly to avoid mineral deposits. Not to be in direct contact with salt or corrosive agents for extended periods of time.
^ Temporary immersion up to 24 hours at a max depth of 2 meters. Installation of fixture requires proper drainage to prevent any standing water. Should not be used for permanent submersion.

ELECTRICAL CHARACTERISTICS

Power Supply	Remote Class 2 120V-277V AC power supply required, see available options.
Wattage	3W
Voltage	24V DC

SOURCE
High efficiency LED Chip on Board.

TM30

CCT (Nominal)	CRI	Rf	Rg	SDCM
2700K	90	92	99	2
3000K	90	92	101	2
3500K	90	90	98	2
4000K	90	90	98	2

OPTIC
Precision optic system with PMMA lenses for the spot, flood and wide flood versions with a light cut system integrated into the front glass.

Beam	SP 21[]	FL 39[]	WFL 53[]
Delivered Lumens 2700K	94Lm	88Lm	86Lm
Data represents max output. version only; refer to photometric section for all fixture variations. 3000K	101Lm	95Lm	93Lm
4000K	108Lm	102Lm	101Lm

For 3500K lumen values use multiplier of 1.02 from 3000K.

Efficacy	40Lm/W max. Refer to photometric graphs for specific values.
Lifetime	L80/B10 >100,000hrs at max Tc +25[]C
Photobiological Classification	Low risk safety RG1

TYPE E8 - LANDSCAPE ORB

Garden luminaire with earth spike

BEGA

Application
Portable LED luminaires for the private home and garden. These unshielded luminaires create a pleasant light effect and are provided with an earth spike for portability.
Materials
Luminaire housing constructed of reinforced polyamide with earth spike
Three-ply opal glass with screw neck
High temperature silicone gasket
NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 2.6lbs
Electrical

Operating voltage	Magnetic 12V AC
Minimum start temperature	-40° C
LED module wattage	1.9W
System wattage	2.5W
Color rendering index	Ra > 80
Luminaire lumens	245 lumens (3000K)
LED service life (L70)	60,000 hours

LED color temperature
☐ 4000K - Product number + **K4**
☐ 3500K - Product number + **K35**
☐ 3000K - Product number + **K3**
☐ 2700K - Product number + **K27**
☐ Amber - Product number + **AMB**
Wildlife friendly amber LED - Optional
Luminaire is optionally available with a narrow bandwidth, amber LED source (585-600nm) approved by the FWC. This light output is suggested for use within close proximity to sea turtle nesting and hatching habitats. Electrical and control information may vary from standard luminaire.

LED module wattage	2.1 W (Amber)
System wattage	2.9 W (Amber)
Luminaire lumens	92 lumens (Amber)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
Synthetic housing provided in standard BEGA Graphite. Custom colors not available.

Type:
BEGA Product:
Project:
Modified:

Available Accessories
☐ **536** 300VA 12AC Transformer
See individual accessory spec sheet for details

Garden luminaire with earth spike

	LED	A	B	C
55 030	1.9W	5 7/8	10 1/4	7 1/8

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

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EXTERIOR LIGHTING FIXTURE CUTSHEETS

TYPE E9 - PLANTER STEP LIGHT

TARGETTI

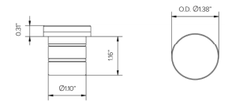
SATURN MINI

Miniature Direct View Mini Inground LED Marker Light

Concept: Miniature direct view mini recessed ingrade marker light.
Materials: Milled anodized polished aluminum body.
Trim: Front made entirely of screen-printed, opal white 4mm thick glass. *Fixture suitable for use in marine grade environments.
Optic: High Efficiency LED Emitter. Precision optic system with PMMA lenses for the wide flood version.
Mounting: Recessed mounting with installation sleeve (required).
Installation: Flush installation sleeve with adjustable collar for precision finished floor mounting or raised installation mounting. Pre-cabled with 2ft direct burial 18-2ga cable for connection to remote power supply.
Power Supply: Remote Class 2 120V-277VAC power supply required, ordered seperately.
Wattage: 3W
Color Temperature: 3000K / 4000K
CRI: Ra84
Delivered Lumens: 3000K 4000K
Wide Flood 122° = 111Lm 121Lm
Lumen Maintenance (L70): 50,000hrs
Calculation for LED fixtures are based on measurements that comply with IES LM-80.
Voltage: 24VDC
IP Rating: IP67 rated
Load Rating: Resistant to static loads up to 4,496lbs in flush mounted cement and pavement installations.
Certifications: cULus Class 2 Wet Location Listed
Tested in accordance with LM-79-08
Energy efficient for California installations.
Warranty: 5 year limited warranty
*Not to be in direct contact with salt for extended periods of time or used with corrosive agents.

PRODUCT CODE	DRIVER	LENS	WATTAGE	COLOR TEMP	VOLTAGE	+	INSTALLATION	+	POWER SUPPLY
SAM – SATURN Mini	RP – Remote Driver	WF – Wide Flood 122°	L1 – 3W	30 – 3000K 40 – 4000K	24 – 24VDC		*Required (See Installation Options)*		*Required (See Power Supply Options)*

Views



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SIGNAGE CALCULATION - RETAIL SPACES

Maximum square footage for signage per proposed retail space is calculated based on requirements for Projecting and Wall Signage, City Code Ordinance 17.125.050 - Sign Specification Matrix:

Projecting: A minimum of 8' of clearance to grade required for the lowest portion of the projecting sign. The top of sign shall be located below the windows on the second floor of the building.

Shall not extend more than 4' from the building. The maximum profile or thickness shall not exceed 6".

Wall: 1 sq. ft. of signage for every 3 linear feet of street frontage, not to exceed 60 sq. ft. Each street frontage with direct customer access is considered separately.

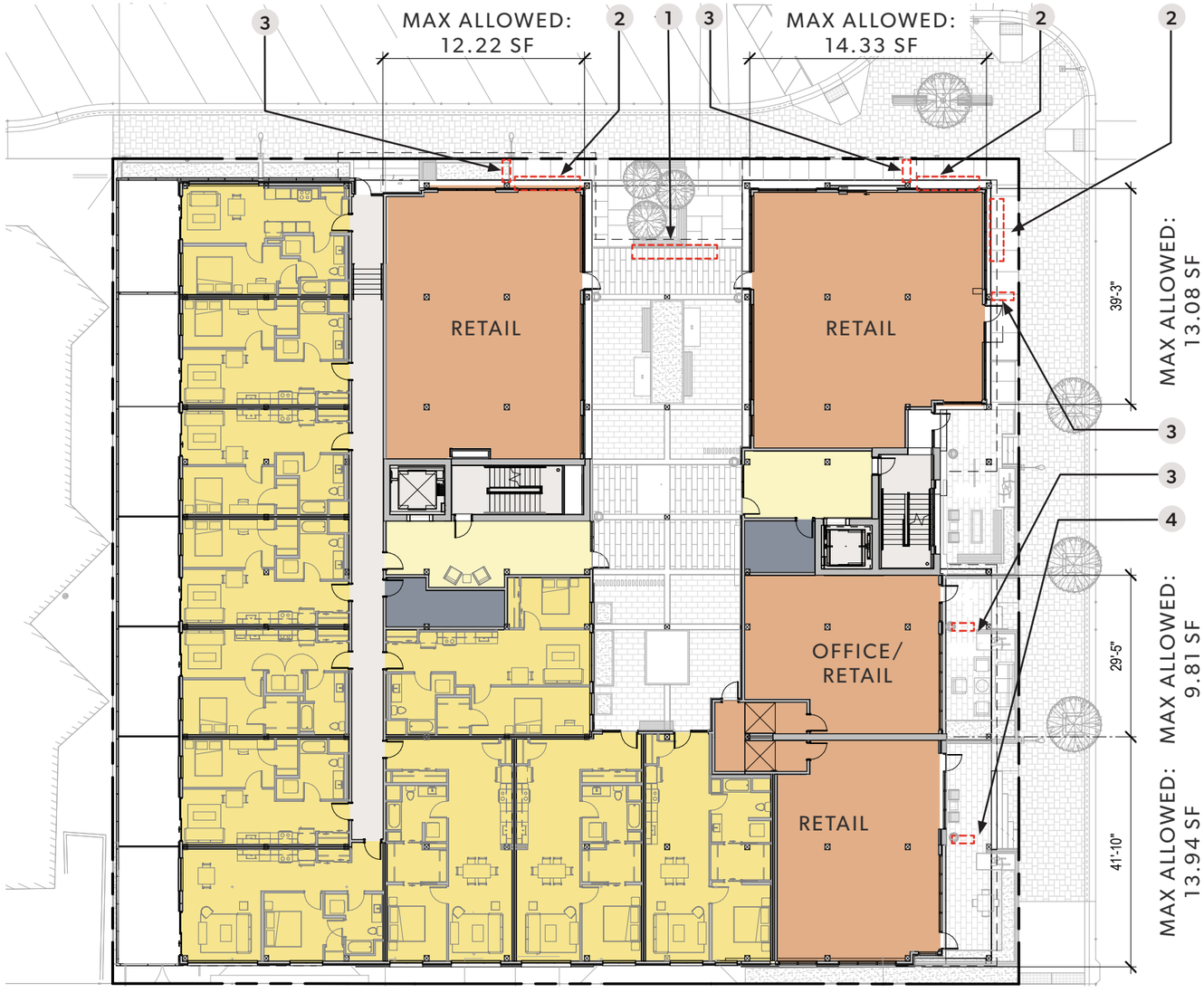
Reference elevations, 30-31

1 BUILDING SIGNAGE
12" H X 8'-0" L (8 SQ. FT.)
MOUNTED ABOVE ENTRY AT
12' ABV. GRADE,
LASER CUT STEEL,
PUNCHED BACKLIT LETTERS

2 RETAIL SIGNAGE
12" H X 8'-0" L (8 SQ. FT.)
MOUNTED ABOVE ENTRY AT
12' ABV. GRADE,
LASER CUT STEEL,
PUNCHED BACKLIT LETTERS

3 RETAIL SIGNAGE
12" H X 12" L (1 SQ. FT.)
MOUNTED BLADE SIGN
PAINTED STEEL
AT 12' ABV. GRADE

4 RETAIL SIGNAGE
12" H X 12" L (1 SQ. FT.)
MOUNTED BLADE SIGN
PAINTED STEEL
AT 16' ABV. GRADE



SIGN SPECIFICATIONS MATRIX (SECTION 17.125.050)

CC, T, T-3000, T-4000, LI-1, LI-2,, AMD LI-3 DISTRICTS

SIGN TYPES	MAXIMUM AREA/SIZE	MAXIMUM HEIGHT	SETBACK/LOCATION	MAXIMUM NUMBER	SPECIAL PROVISIONS
PROJECTING	DETERMINED BY HEIGHT, CLEARANCE AND PROJECTION PARAMETERS	A MINIMUM OF 8' OF CLEARANCE TO GRADE REQUIRED FOR THE LOWEST PORTION OF THE PROJECTING SIGN. THE TOP OF SIGN SHALL BE LOCATED BELOW THE WINDOWS ON THE SECOND FLOOR OF THE BUILDING.	N/A	1 PER STOREFRONT ENTRANCE	SHALL NOT EXTEND MORE THAN 4' FROM THE BUILDING. THE MAXIMUM PROFILE OR THICKNESS SHALL NOT EXCEED 6"
WALL	1 SQ. FT. OF SIGNAGE FOR EVERY 3 LINEAR FEET OF STREET FRONTAGE, NOT TO EXCEED 60 SQ. FT. EACH STREET FRONTAGE WITH DIRECT	SHALL NOT EXTEND ABOVE THE LOWEST PORTION OF A FLAT ROOF, THE TOP OF A PARAPET WALL, OR ABOVE THE EAVES	N/A	EACH INDIVIDUAL PERMITTED COMMERCIAL USE IS LIMITED TO 2 SIGNS THAT ARE PARALLEL TO THE STREET	ANY BUILDING FAÇADE SHALL NOT HAVE A WALL SIGN MORE THAN 40% OF

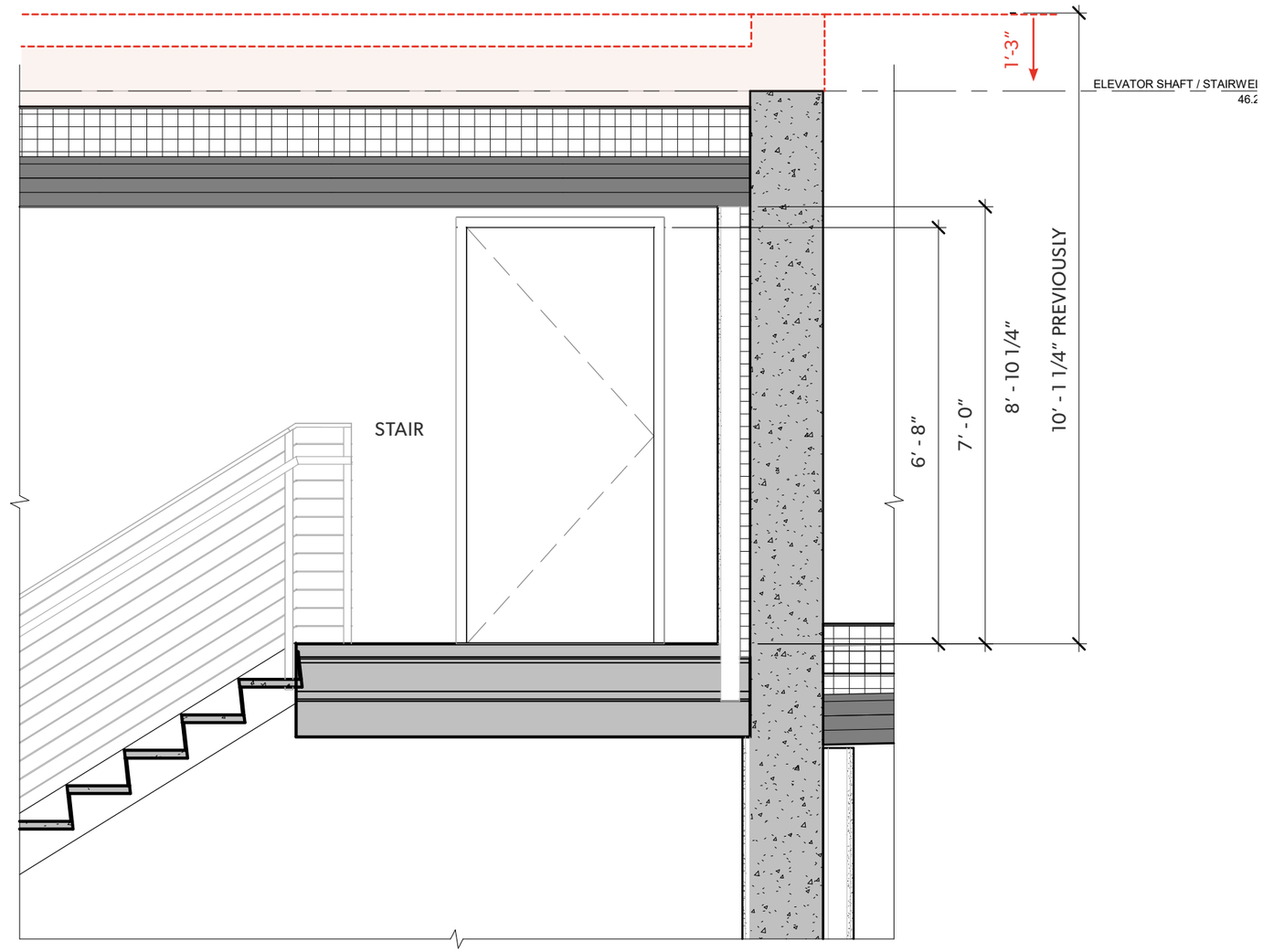
STAIR TOWER AND ELEVATOR RUN

Pre-App P&Z Hearing Comment:

Chairman Morrow recommended that the applicant soften the brutal appearance of the oversized stairwell and elevator overrun feature. Commissioner Moczygemba disagreed and commented that the design of this feature effectively breaks up the mass of the building along 4th Street.

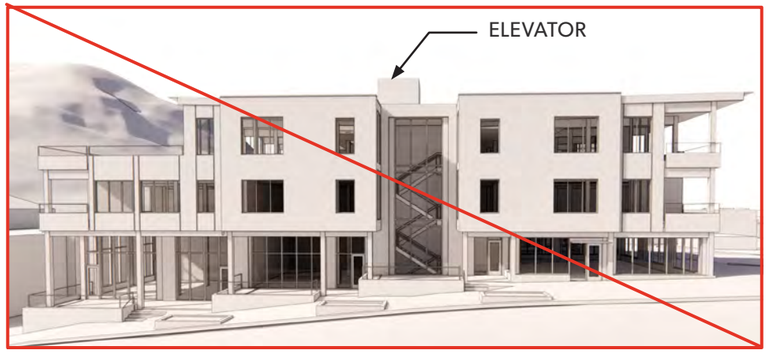
Response:

The stair tower intentionally helps to break up the mass along 4th Street to provide articulation of the facade, however some refinement to the proportions have been addressed. The overall height has been decreased, and the glazing and metal cladding extents are larger in order to minimize the overall bulk of the concrete mass.



SECTION AT PROPOSED STAIR TOWER

STAIR TOWER AND ELEVATOR RUN



EXPLORATION 1

To explore ways to reduce the scale of the stair tower, we studied switching which stair tower provides roof access. Lowering the stair tower height still exposes the elevator overrun from 4th Street, which looks more accidental than intentional. This also exposes the stair with roof access from 1st Ave.

EXPLORATION 2

We explored ways of reducing the concrete bulk of the stair tower by raising the glazing. The proportions are not ideal, and the loss of concrete loses the impact of the stair tower grounding the overall building.

EXPLORATION 3

Without increasing the amount of concrete at the stair tower, we explored decreasing the amount of glazing. The proportions are off, with too much metal cladding and less visibility of activity from the exterior.

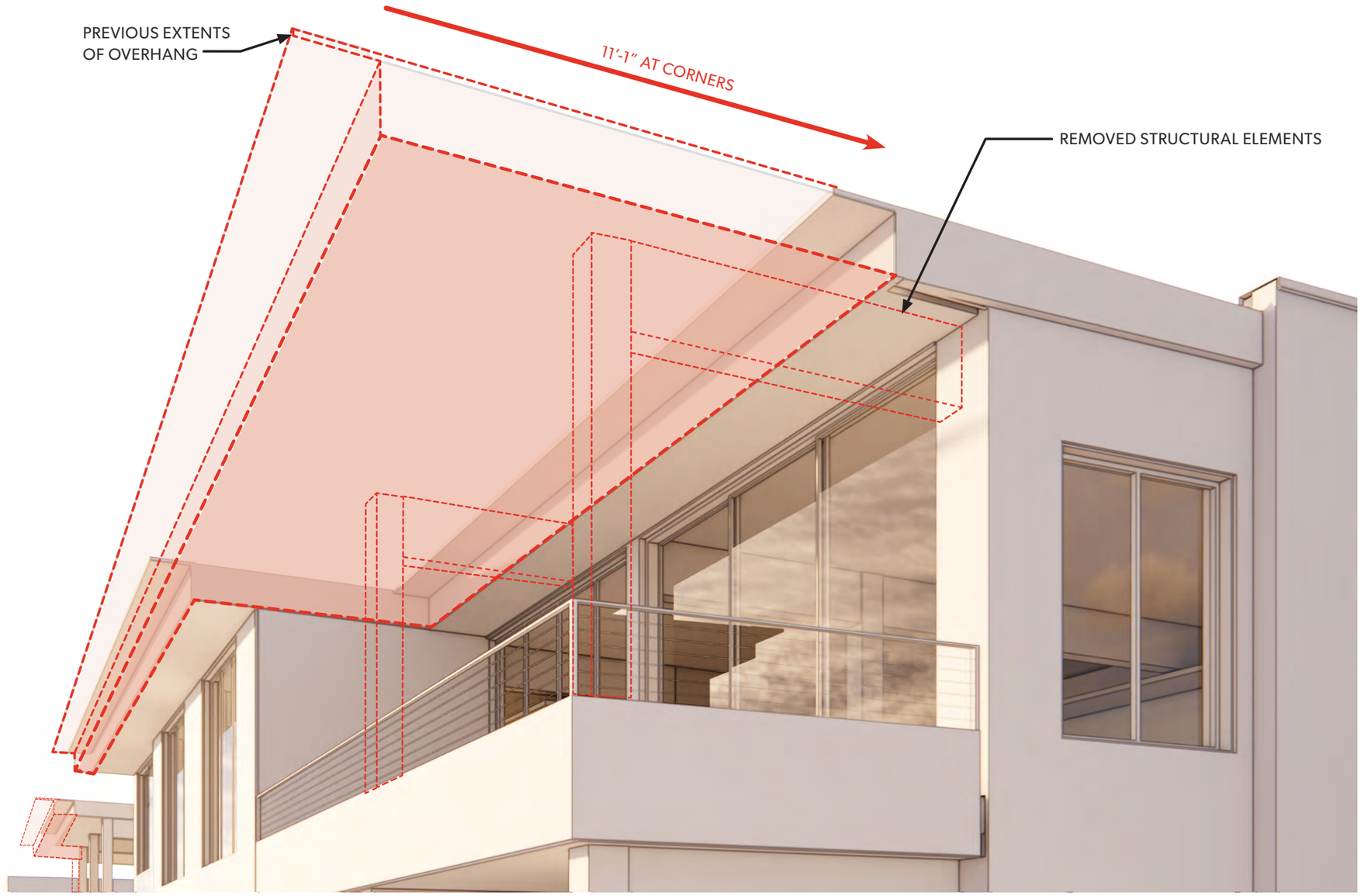
ROOF OVERHANGS

Pre-App P&Z Hearing Comment:

The Commission commented that the roof overhangs along 1st Avenue contribute to the perceived mass of the mixed-use building. Commissioner Cordovano commented that these pitched roof overhangs can create snow cornices during winter that create safety hazards for pedestrians on the sidewalk below. Commissioner Chairman Morrow suggested the applicant consider modifying the black steel trim proposed along these pitched roof projections to soften their visual appearance.

Response:

The extent of overhangs along 1st Avenue has been diminished to reduce the perceived mass along the frontage. These roofs are pitched away from the sidewalk toward the center of the building to limit the opportunity for snow cornices to form at the edge.



PROPOSED SHORTER AND VARIED OVERHANGS ALONG 1ST AVENUE

ROOF OVERHANGS

NEW PROPOSED ROOF OVERHANGS ALONG 1ST AVE

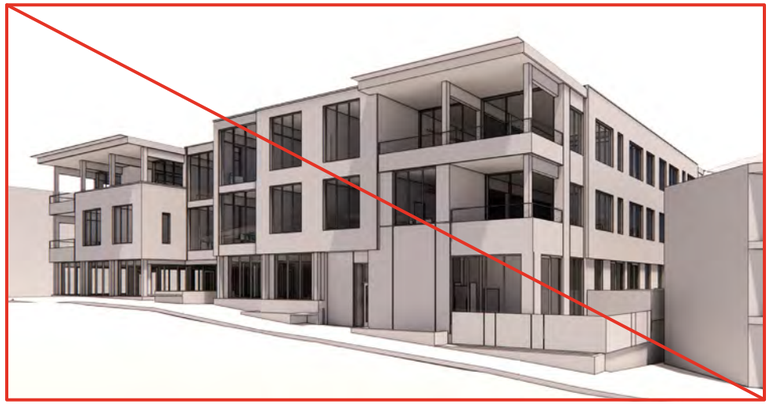
PREVIOUSLY PROPOSED DESIGN

ORIGINAL DESIGN

ROOF OVERHANGS

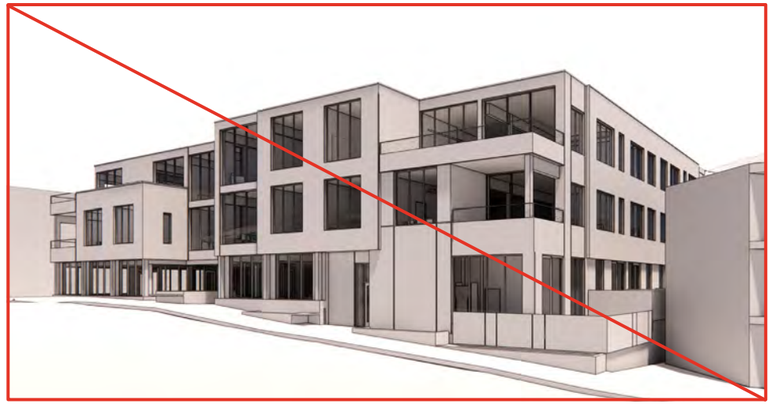
EXPLORATION 1

We explored lightening the fascia material on the overhangs with a color that complemented the wood siding proposed on the project. This makes the overhang feel disconnected from the building mass and stand out more.



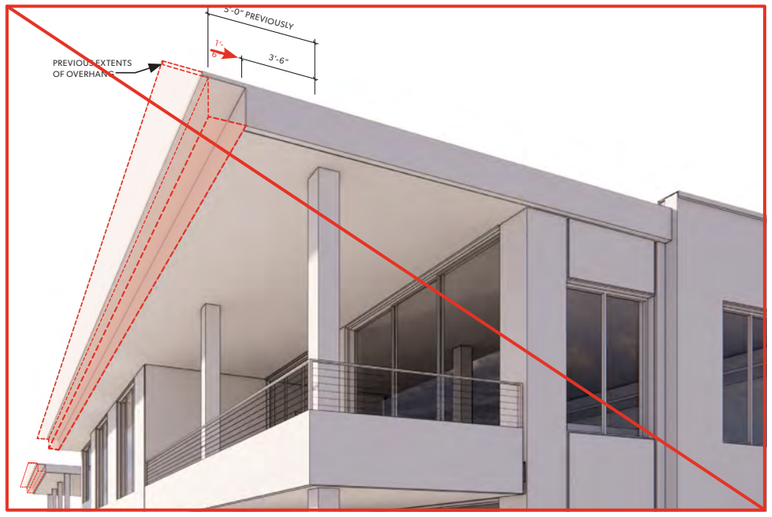
EXPLORATION 2

We explored providing various roof forms along 1st Avenue and integrating a flat roof. This results in a less effective form by breaking up the overhang and loses cohesion of the overall composition along this frontage.



EXPLORATION 3

We explored an option in which we removed the overhang along 1st Avenue in its entirety. This poorly responds to the climate by not providing covered outdoor space and results in more modernist rectilinear forms that do not respond to the community context.



EXPLORATION 4

We explored a short reduction of the roof overhang along 1st Avenue.

COURTYARD ROOF PLANE

Pre-App P&Z Hearing Comment:

Commissioner Moczygemba appreciated the interior courtyard's 15-foot-setback along 1st Avenue but commented that the uniform roof plane diminished the effectiveness of this carve in the building mass. She recommended that the applicant adjust the interior courtyard's roof plane to vary the design and height of the roof plane along 1st Avenue and further break up the building's bulk and mass.

Response:

The setback of the floors and roof above the courtyard effectively provides relief to the overall massing of the building. The roof overhangs have been reduced significantly at both corners of the building, providing a more prominent pattern of offsets to the roofline. Viewed from various perspectives at street level a varied roofline is created reflective of the building's massing setbacks.

STREET VIEW ALONG 1ST AVENUE

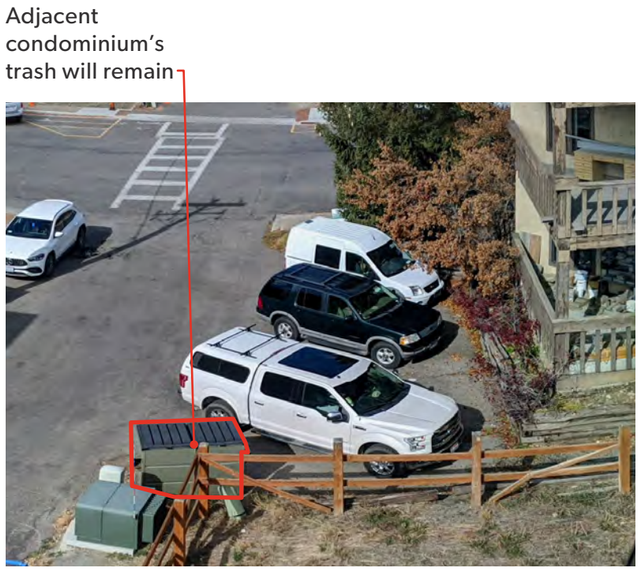
MONOLITHIC WALL

Pre-App P&Z Hearing Comment:

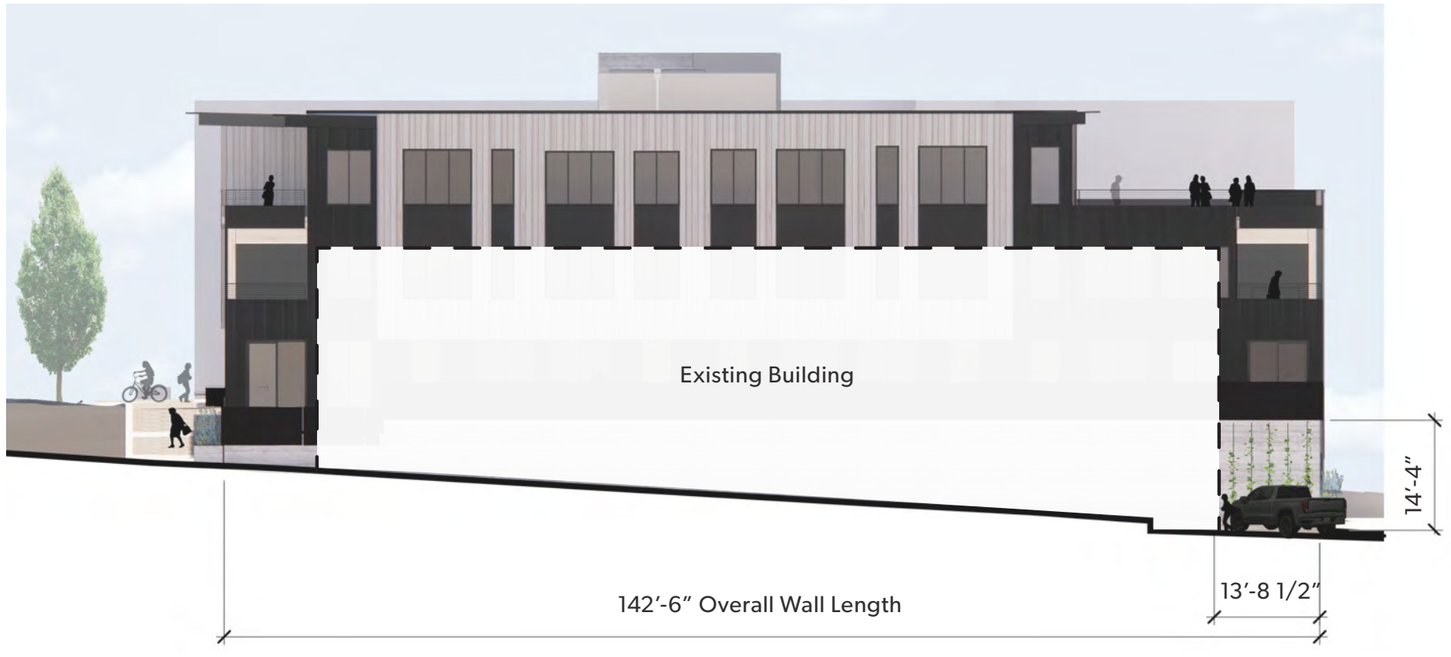
The Commission requested that the applicant provide an exhibit that shows the design of the exposed portion of the west interior side elevation that outlines the adjacent Westside Office Condominium building.

Response:

The board form concrete wall is partially below grade and is largely covered by the existing adjacent condominium. The small portion of the wall that is exposed will be partially covered from street view by parked vehicles in the condominium parking lot. The intent is to provide Virginia Creeper vines on a cable trellis along the exposed portion of wall to soften its appearance.



EXISTING CONDITIONS AT AREA OF CONCERN



ELEVATION

ALLEY UNDULATION

Pre-App P&Z Hearing Comment:

Commissioner Moczygemba commented that the south elevation of the mixed-use building along the alley appears flat and monolithic. The Commission recommended that the applicant incorporate scaling devices, such as horizontal floor setbacks, vertical wall steps, or other changes in the facade plane, and add more exterior material differentiation to break up the building mass and add visual interest to the design of the mixed-use building at the south elevation along the alley.

Response:

The wood cladding has been furred out by an additional 3" at the alley side to create more depth between the wood and metal cladding.

The south facade otherwise utilizes all three exterior finishes that are incorporated in the project: Board-form concrete, metal plate, and wood cladding.

Because of the various decks expressed on this facade, there are numerious changes in facade plane providing visual interest and articulation to break up the massing.

PERSPECTIVE FROM 4TH STREET LOOKING AT ALLEY FACADE

VARIOUS PLANES AT ALLEY FACADE

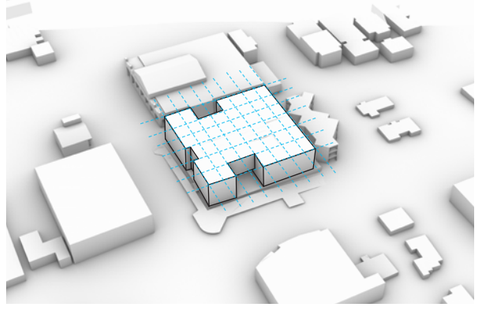
COURTYARD ROOF PLANE

Staff Recommendation:

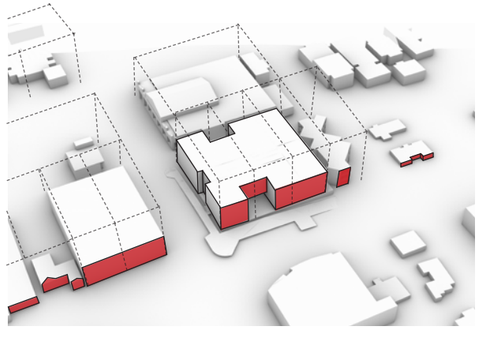
Staff recommends the applicant incorporate more changes in the façade plane, such as horizontal floor setbacks and steps in the vertical wall plane, to break up the visual appearance of building mass along 1st Avenue and provide a visual pattern that reflects the historically platted 55-foot-wide lot increments that characterize the pattern of existing downtown development.

Response:

Additional adjustments have been made to reduce overhangs and the overall scale of building massing along the façade. The revised prominent setback of the third floor at the building corners produces a variety in heights of the massing, and more prominent offsets of rooflines. This increases the variety of modulation and produces even smaller visual masses than the typical 55-foot lot, for a more dynamic frontage pattern along the street in keeping with the historic patterns of development.



STRUCTURE: CLT grid module informs plan organization.



FACADE PROPORTION: Keeping with Community Guidelines of 3 story max height, facade variation with planting and balconies, lot line proportion continuity, and language of punched openings.

BUILDING BULK

Staff Recommendation:

Staff recommends the applicant reduce the uninterrupted areas of black steel panels and provide more material differentiation to enhance visual interest.

Response:

Dark-stained wood cladding (Krakatoan- Kebony) has been added to the palette to replace large areas of black steel panels and to create more texture and visual interest.

ORIGINAL DESIGN

NEW PROPOSED DESIGN

1ST AND 4TH BUILDING COMPARISON

Pre-App P&Z Hearing Comment:

The Commission expressed concerns with the project's similarities with the adjacent 1st and 4th Mixed-Use Building currently under construction to the south across 4th Street. The Commission requested that the applicant consider incorporating design features and exterior materials that differentiate The Perry Building project from the adjacent 1st & 4th Mixed-Use Building development. The Commission requested that the applicant submit an exhibit with the final Design Review application that provides a comparison of The Perry Building with the adjacent 1st & 4th Mixed-Use Building.

Response:

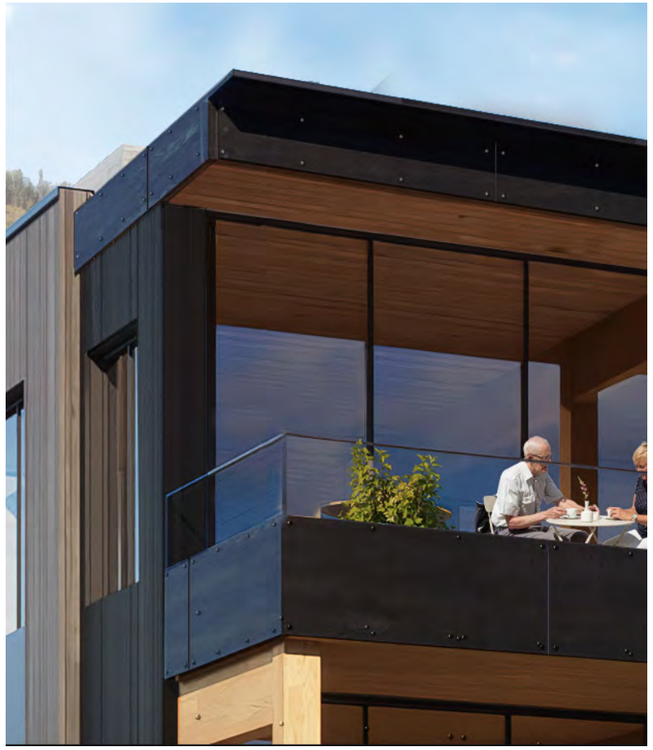
While our exterior finish materials complement the adjacent 1st and 4th project, they are distinctly different in their color and detailing. The primary material of the adjacent property is very dark in comparison to our Kebony wood cladding

PROPOSED BUILDING - MATERIAL EXHIBIT

ADJACENT 1ST AND 4TH PROJECT - MATERIAL EXHIBIT

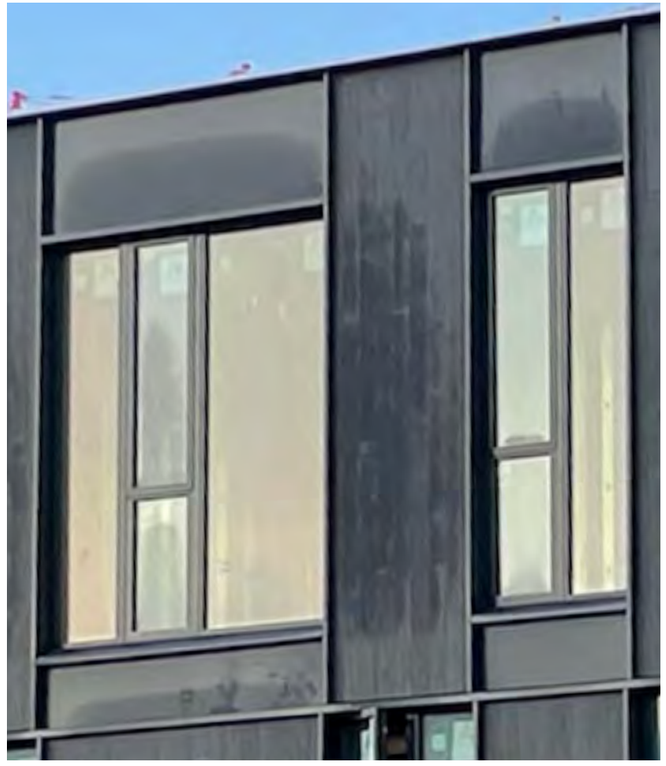
1ST AND 4TH BUILDING COMPARISON

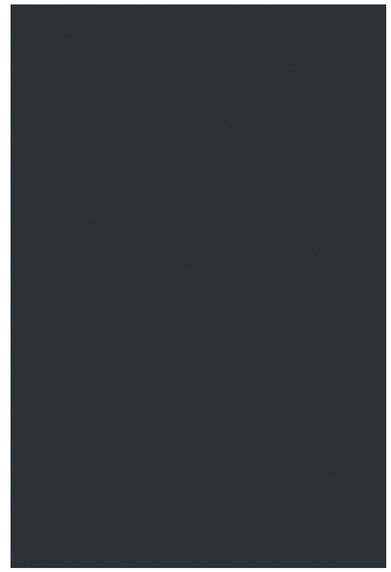
PROPOSED METAL CLADDING DETAILING



OPEN JOINT PAINTED STEEL PLATE CLADDING WITH EXPOSED FASTENERS

ADJACENT 1ST AND 4TH PROJECT - METAL CLADDING DETAILING





STONEWOOD PANEL
BLACK GREY 7021-CD

1ST AND 4TH BUILDING COMPARISON

PROPOSED WOOD CLADDING AND STRUCTURE

EXPOSED CLT AND GLULAM STRUCTURE -
SANSIN PICKLED WHITE STAIN

SANSIN PICKLED WHITE STAIN

OPTION 1
KEBONY CLADDING WITH HEWN PATAGONIAN FINISH

OPTION 2
MONTANA TIMBER PRODUCTS
AQUAFIR - SHALE
SMOOTH

KEBONY CLADDING WITH HEWN KRAKATOAN FINISH

ADJACENT 1ST AND 4TH PROJECT - WOOD CLADDING

ACCOYA
UNFINISHED - SMOOTH

THERMO ASH
BURNED AND BRUSHED
MIDNIGHT BLACK

1ST AND 4TH CORNER RETAIL

Pre-App P&Z Hearing Comment:

The Commission commented that this project has an opportunity to add to the vibrancy and activation at the corner of 1st Avenue and 4th Street. Current redevelopment projects, including the adjacent 1st and 4th Mixed-Use Building currently under construction to the south across 4th Street and the 380 N 1st Avenue Mixed-Use Building that has received Design Review approval kitty-corner to the east across 1st Avenue, will activate and add vibrancy to this street corner. The Commission recommended that the applicant study these adjacent redevelopment projects and consider how The Perry Building project can contribute to activating and enhancing vibrancy at the street corner.

The ground-level finished floor elevation is slightly below the grade of the sidewalk walking surface at the street corner. The Commission commented that this finished-floor elevation is problematic as it decreases activation and vibrancy at the street corner. The Commission requested that the applicant consider how the design of the retail unit at the building corner can be modified to enhance vibrancy and activate the streetscape.

Response:

We agree that activation of the intersection at 1st and 4th is a priority. The design includes large expanses of glazing on both frontages, providing openness and views of active commercial spaces from the street, while also providing ample daylighting and views from the interior. In order to provide accessible entrances to both retail and residential spaces in the building, it is necessary the floor level at the building corner is slightly lower than the sidewalk grade. This difference flattens out as you move along the sidewalk, and is significantly less than the existing condition which provided a highly vibrant and active former use. Tall ceilings and tall operable glazed walls further enhance the connection between the interior and exterior, visually and spatially blending the activities.

Additionally (next page), the balcony railing above the corner retail space has been re-proportioned giving additional clearance height to the retail below. The façade language on 1st Avenue has been revised to carry the warm, human-scale wood beam expression consistently across retail storefronts, framing the large windows. Retail signage has been added at these beam locations to further elevate the prominence of the retail at the corner. Note: Roof overhangs at this corner have also been adjusted in response to this recommendation. They have been adjusted to reduce the presence of the residential levels above.

VIEW OF RETAIL AND ENTRY ALONG 4TH STREET

1ST AND 4TH CORNER RETAIL

ORIGINAL DESIGN

NEW PROPOSED DESIGN

VIEW OF RETAIL AT CORNER OF 1ST AVENUE AND 4TH STREET

VIEW OF RETAIL AND ENTRY ALONG 4TH STREET

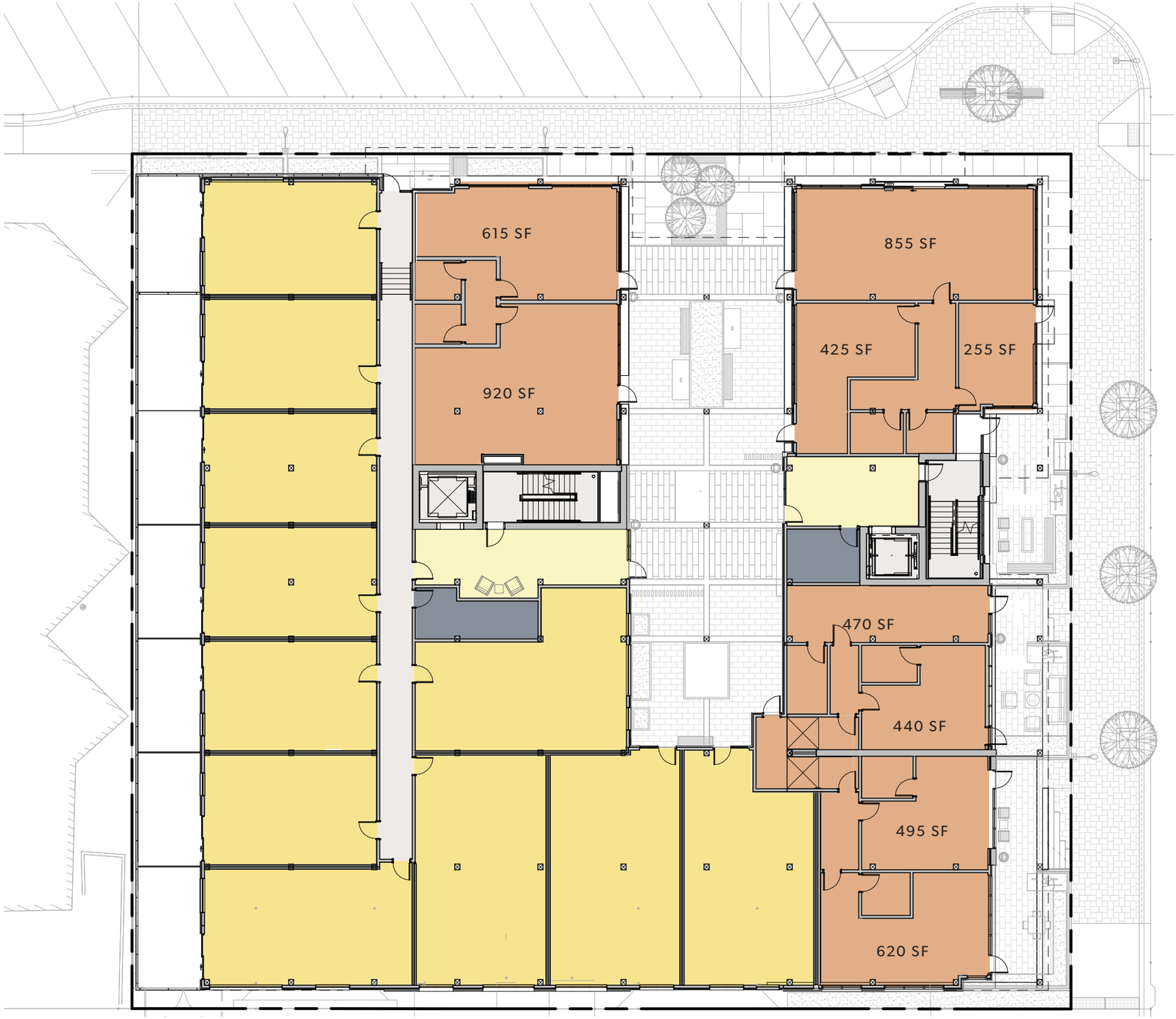
SMALL RETAIL

Pre-App P&Z Hearing Comment:

The Commission requested that the applicant provide an exhibit with the final Design Review application that shows how the retail floor area may be reconfigured to accommodate more commercial units of varying sizes to support new and existing businesses.

Response:

The retail floor area may be reconfigured in a variety of ways to accommodate more small business commercial tenants, now or in the future. We explored one option which doubles the number of commercial units, with sizes varying from 255 SF to 920 SF.



POTENTIAL DIVISION OF RETAIL SPACE

INTERIOR COURTYARD

Pre-App P&Z Hearing Comment:

The Commission recommended the applicant consider design features to make the interior courtyard warmer and more inviting.

Response:

A wide opening into the courtyard is provided from the sidwalk with multiple paths for circulation. The space is softened with landscape planters and warmed by the wood beams, columns, and ceiling which are further highlighted by glowing focused lighting at night. Large expanses of storefront windows line both sides of the courtyard providing views of activity between the commercial spaces, courtyard, and sidewalk. Bicycle racks, plantings, sculptures, and seating create a welcoming atmosphere and invite pedestrian engagement.

COURTYARD ENTRANCE OFF 1ST AVENUE - AT NIGHT

COURTYARD ENTRANCE OFF 1ST AVENUE - AT NIGHT

THANK YOU