



City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF JUNE 25, 2024

PROJECT: Papillon Condos (formerly Bohica Mixed-Use)

APPLICATION TYPE: Design Review Amendment

APPLICANT: Mike Brunelle, Brunelle Architects (Architect)

PROPERTY OWNER: Bohica Idaho, LLC

REQUEST: Design Review amendment for revisions to the front façade of the building along N Washington Ave.

LOCATION: 131 N Washington Avenue - Ketchum Townsite: Block 39: Lot 3

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

REVIEWER: Morgan R. Landers, AICP – Director of Planning and Building

NOTICE: A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on June 5, 2024. The public hearing notice was published in the Idaho Mountain Express on June 5, 2024. A notice was posted on the project site and the city’s website on June 18 and June 10, 2024, respectively.

I. EXECUTIVE SUMMARY

The Papillon Condominiums (formerly Bohica Mixed Use) building has been under construction since the City of Ketchum issued the building permit on November 17, 2022. On April 22, 2024, the city received payment for a building permit modification request for a variety of exterior changes that required building permit modifications and design review approval. See Attachments B and C for a list of all proposed changes to the development and revised development plans illustrating the changes respectively. Attachment D includes the previously approved plans for the applicable sheets. During the staff review period, staff observed that the applicant had already authorized the contractor to execute the changes without city approval. On May 21, 2024, staff issued a Stop Work Order on all exterior changes and notified the applicant that some of the proposed changes were substantial enough that it warranted review by the Planning and Zoning Commission.

On June 12, 2024, staff met with the applicant on-site to review the changes that were underway and to provide feedback to the applicant on said changes. Staff believes the proposed changes to the alley façade and north façade are minor in nature and approved those changes through an administrative design review, lifting the stop work order in those areas. Staff believes that the changes to the front façade were substantial enough to warrant review by the Commission. Please see Section II below for further discussion on the front facade. As mentioned above, many of the proposed changes have been implemented prior to this hearing, therefore the Commission can see the changes to the front façade by visiting the site.

II. CONFORMANCE WITH ZONING AND DESIGN REVIEW STANDARDS:

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

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

Staff believes that the overall project is in general conformance with the comprehensive plan as the proposed uses have not changed since the original design review. Chapter 4 of the comprehensive plan, Community Design and Neighborhoods, states that "Infill and development projects should be contextually appropriate to the neighborhood and development in which they will occur" (Policy CD-1.3). The plan also states that "Each new project should be well-designed and attractive and should complement surrounding land uses and existing neighborhood character" (Policy CD-1.4).

Changes to the front façade include:

- Material change so that all wood siding is the same tone
- Vertical siding changed to horizontal orientation
- Change of railing type and tone
- Change of the color of the fascia and horizontal banding between the 2nd and 3rd floors
- Reduction in width of the awning element above the first floor main entry
- Change of the windows on the far left of the third level
- Extension of the pop-out window on the right to lower on the facade
- Addition of metal access ladders in multiple locations
- Removal of the mid portion of the awning on the third floor

Many of the proposed changes seem appropriate for the design of the building and staff is supportive of the changes proposed except for the change in material color that removes the contrast of the earlier design. Further discussion on this can be found below.

Criteria #2: Design Review Standards and Zoning Regulations

None of the proposed changes violate any dimensional or zoning standards outlined in the Ketchum Municipal Code. Design Review standard 17.96.060.F.5 states that "Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness". Staff recognizes that the building design incorporates multiple points of undulation through the step back of the 2nd and 3rd floors from the ground level in the middle of the building and the pop out of the window on the upper right side of the façade. The pop-out window is larger than initially proposed and begins lower on the façade than previously proposed. Additionally, the awning proposed at the third floor no longer spans the full length of the building. Staff is supportive of the change to the third-floor awning, but the combined changes cause staff concern that without some treatment on the façade, the right side portion of the building feels very large and flat as there is no recession of the 2nd and 3rd floors. Figure 1 below shows the originally approved façade and Figure 2 shows the proposed façade.



Figure 1: Original Approval

An



Figure 2: Proposed Design

additional concern is related to the fire access ladders that have been added. Due to the enclosure of the mechanical room on the roof, fire access is now required by the Fire Department. During staff review, planning staff discussed the ladder placement with the fire department. The applicant team is currently working on options to move the fire access ladders to the rear of the building so as not to impact the aesthetic of the front façade.

STAFF RECOMMENDATION

Staff requests the Commission review the proposed changes to the front façade and provide feedback to the applicant as to whether the implemented changes are acceptable or if further revisions need to be made.

If the Commission is inclined to accept all changes as proposed, staff recommends the following conditions of approval:

1. Work shall not commence on the front façade of the building until the building permit modification for the proposed changes is approved.
2. All work shall comply with approved plans with no further changes without the Administrator or Planning and Zoning Commission's approval pursuant to Ketchum Municipal Code.
3. Fire access ladders shall not be installed until such time as the Fire Department and Planning Department have jointly approved the location and design of said access ladders.
4. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.

ATTACHMENTS:

- A. Design Review Approval P21-001 Findings of Fact
- B. Memo of Modifications Requested
- C. Proposed Plans
- D. Current Approved Plans



City of Ketchum

ATTACHMENT A:

Design Review Approval

P21-001

Findings of Fact



City of Ketchum
Planning & Building

IN RE:)	
)	
Bohica Multi Use)	KETCHUM PLANNING AND ZONING COMMISSION
Design Review)	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Date: April 26, 2022)	DECISION
)	
File Number: P22-001)	

PROJECT: Bohica Multi-Use

APPLICATION TYPE: Design Review

FILE NUMBER: P22-001

ASSOCIATED APPLICATIONS: Condominium Subdivision Preliminary Plat (P22-012)

REPRESENTATIVE: Mike Brunelle, Brunelle Architects (Architect)

OWNER: Bohica Idaho, LLC

LOCATION: 131 N Washington Ave – Lot 3 Block 39, Ketchum Townsite

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

OVERLAY: None

RECORD OF PROCEEDINGS

The City of Ketchum received an application for Pre-Application Design Review on January 3, 2022. During evaluation of the pre-application for completeness, the city passed Ordinance 1231 amending the types of projects that require pre-application design review. The proposed project did not fall under the amended project list and therefore staff gave the applicant the option to move forward with pre-application or resubmit for Final Design Review. The applicant resubmitted a Final Design Review and condominium preliminary plat application on February 14, 2022. The Design Review and Preliminary Plat applications have been reviewed concurrently and were deemed complete on March 30, 2022.

Department comments were provided to the applicant on March 11, 2022. All department comments have been addressed satisfactorily through applicant revision of project plans or conditions of approval.

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 March 23, 2022. The public hearing notice was published in the Idaho Mountain Express the on March 23, 2022. A notice was posted on the project site and the city's website on March 23, 2022.

The Planning and Zoning Commission (the "Commission") considered the Bohica Multi-Use Design Review (Application No. P22-001) and the Condominium Subdivision Preliminary Plat (Application No. P22-012) applications during a regular meeting on April 12, 2022. The development applications were considered concurrently, and the associated public hearings were combined in accordance with Idaho Code §67-6522. After considering staff's analysis, the applicant's presentation, and public comment, the Commission approved the Design Review application with a vote of three to one and recommended approval of the Condominium Subdivision Preliminary Plat application to the City Council.

BACKGROUND

The Applicant is proposing a 9,764 square foot three-story mixed-use development known as Bohica Multi-Use (the "project"), located at 131 N Washington Avenue (the "subject property"). The subject property contains a vacant 6,245 square foot two story building originally approved as a restaurant with second floor outdoor patio/dining space initially constructed in 2008. Prior to vacancy of the structure, the building was the location of the Rustic Moose, Bora Restaurant, Globus, and Boho Lounge. The space has been vacant for at least a year but used for special events intermittently.

The subject property is zoned Community Core -Subdistrict 2 - Mixed Use (CC-2) which allows for various commercial uses and multi-family residential. As proposed, the project includes significantly reduced commercial space of approximately 1,400 square feet, a ground floor patio fronting Washington Ave, and three residential dwelling units:

- One 739 square foot community housing dwelling unit on the ground floor off the alley
- One 1,823 square foot dwelling unit on the second floor
- One 3,505 square foot dwelling unit with square footage on the second and third floors

To achieve this development program, the applicant proposes to:

- Ground Level – Convert the ground floor restaurant to retail space, parking, one community housing unit with patio, storage for all residential units, and

common/mechanical areas. Retain the ground level façade of the building and ground floor patio fronting Washington Ave.

- Second Level – Convert the restaurant space to residential and expand the existing square footage to accommodate one full dwelling unit, a portion of a second dwelling unit and outdoor private patios for each. Retain a portion of the front outdoor patio for residential use and retain the southernmost portion of the façade. Removal of a semi-circle architectural element that encroaches into the public right-of-way.
- Third Level – Addition of a third floor to accommodate the second level of a dwelling unit and outdoor private patios.

Per the project plans, the commercial space is intended to be retail because it does not generate a parking demand per Chapter 17.125 of the Ketchum Municipal Code (KMC). The project proposes one surface parking space and two garage spaces accessed from the alley which meet the parking requirements for the residential uses proposed. The project is proposing to take advantage of the Floor Area Ratio (FAR) bonus for Community Housing, mitigating the additional floor area by dedicating one for-sale deed restricted unit on-site with no additional cash-in-lieu fee required. The proposed FAR for the project is 1.8, which is less than the maximum 2.25 FAR for density bonuses in the Community Core. See below for the FAR calculations for the project.

The project proposes to construct improvements to the right-of-way per the City of Ketchum improvement standards including, asphalt, curb and gutter, and sidewalks. All improvements to the right-of-way will be reviewed and approved by the City Engineer and Streets Department prior to issuance of a building permit. The project proposes to snowmelt the sidewalks adjacent to the project and all ground level patios adjacent to the alley and Washington Ave. An encroachment permit approved by the City Council will be required for the snow melt system.

Development of the subject property began in 2007 with a pre-application design review request (P07-019) for a two-story restaurant with a significant glass solarium on the front building façade, surface parking in the rear, and minimal outdoor space. Comments from the Planning and Zoning Commission at the pre-application meeting resulted in a redesign of the building in 2008 when the final design review application was submitted for what exists today (P08-001). Prior to construction of the existing building, the property was vacant.

Design Review criteria in 2008 varies from today. The Design Review criteria was much more detailed by architectural element or component of the project, and included individual criteria for building facade, roofs, awnings, mechanical equipment and service areas, public open space, lighting, bicycle parking and streetscape. See Attachment A for the findings of fact for the existing building. As outlined above, the proposed project retains the full ground floor façade and public plaza. and much of the second-floor façade. As such, the project is retaining much of the character defining architectural elements reviewed and approved in the initial design review approval.

The design review application was approved with 14 conditions of approval as outlined in Attachment A. All conditions were related to items required prior to building permit application for the approved project or other elements of public improvements that have since been completed. No conditions of approval relate to elements of the project that would influence redevelopment or expansion of the building in the future.

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:

FINDINGS REGARDING COMPLIANCE WITH ZONING REGULATIONS

17.96.060.A.1 - Streets	Conformance
<i>The applicant shall be responsible for all costs associated with providing a connection from an existing City street to their development.</i>	YES
<p>Finding: The project will install curb and gutter and sidewalks within the right-of-way of N Washington Ave adjacent to the subject property. The project includes direct access into the building from the sidewalk on the southern end and an outdoor patio adjacent to the sidewalk to the north end of the building along Washington Ave. All improvements to the right-of-way and walkways to the right-of-way improvements are at the expense of the applicant.</p>	

17.96.060.A.2 - Streets	Conformance
<i>All street designs shall be approved by the City Engineer.</i>	YES Condition #5
<p>Finding: No new streets are proposed for the project, however, all improvements to the right-of-way as shown on the project plans have been reviewed by the City Engineer. Final review of all improvements to the right-of-way and alley will be completed prior to issuance of a building permit for the project per condition of approval #5</p>	

17.96.060.B.1 - Sidewalks	Conformance
<i>All projects under subsection 17.96.010.A of this chapter that qualify as a "substantial improvement" shall install sidewalks as required by the Public Works Department.</i>	YES
<p>Finding: KMC 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.</p>	

17.96.060.B.2 - Sidewalks	Conformance
<i>Sidewalk width shall conform to the City's right-of-way standards, however the City Engineer may reduce or increase the sidewalk width and design standard requirements at their discretion.</i>	YES Condition #5
<p>Finding: The project plans provided the details of the sidewalks for review 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 improvements to the right-of-way will be completed prior to issuance of a building permit for the project per condition of approval #5.</p>	

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

17.96.060.B.4 - Sidewalks	Conformance
<i>The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.</i>	YES
<p>Finding: As shown on Sheet C1.0 of the project plans, the project proposes sidewalks to be placed the full length of the subject property along N Washington Ave.</p>	

17.96.060.B.5 – Sidewalks	Conformance
<i>New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.</i>	YES
<p>Finding: Sidewalks exist to the north and south of the subject property. The sidewalk shown on Sheet C1.0 of the project plans connects directly to both sidewalks for full pedestrian connectivity. Additionally, the project provides direct entrance to the building from the sidewalk or through the outdoor patio on N Washington Ave.</p>	

17.96.060.B.6 - Sidewalks	Conformance
<p><i>The City may approve and accept voluntary cash contributions in lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be 110 percent of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in lieu contribution shall be paid before the City issues a certificate of occupancy.</i></p>	N/A
<p>Finding: The applicant has not requested relief from the requirement to construct sidewalks nor has the City granted any such request.</p>	

17.96.060.C.1 - Drainage	Conformance
<p><i>All stormwater shall be retained on site.</i></p>	YES
<p>Finding: The project proposes a series of roof drains, drywells, and catch basins to manage onsite stormwater. Per Sheet C1.0 of the project plans, all stormwater is being retained on site.</p>	

17.96.060.C.2 - Drainage	Conformance
<p><i>Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.</i></p>	YES Condition #5
<p>Finding: As shown on Sheet C1.0, all stormwater is retained on-site. The project proposes to construct right-of-way improvements to the length of the subject property, including curb and gutter, along N Washington Ave. The project also proposes drainage infrastructure in the alley behind the subject property for the full length of the subject property. Final design of drainage infrastructure will be reviewed and approved by the City Engineer prior to building permit issuance per condition #5.</p>	

17.96.060.C.3 - Drainage	Conformance
<p><i>The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.</i></p>	N/A
<p>Finding: The City Engineer did not identify any additional drainage improvements during department review.</p>	

17.96.060.C.4 - Drainage	Conformance
<i>Drainage facilities shall be constructed per City standards.</i>	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
<i>All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.</i>	YES
Finding: All project costs associated with the development, including installation of utilities, are the responsibility of the applicant. The applicant has not made requests for funding to the City, and no funds have been provided by the city for the project.	

17.96.060.D.2 - Utilities	Conformance
<i>Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.</i>	YES
Finding: As shown on Sheet C1.0, all necessary utilities for the project are located on-site and underground. A large transformer on the southwest corner of the property along the alley currently exists. Per correspondence from Idaho Power in a letter dated December 27, 2021, the existing transformer is adequate for the proposed project and no upgrades are required. Phone, cable, and gas infrastructure is also located underground with all pedestals for phone and cable located on the alley side of the property within the property boundaries. No utilities can be viewed from pedestrian vantage points on Washington Ave.	

17.96.060.D.3 - Utilities	Conformance
<i>When extension of utilities is necessary all developers will be required to pay for and install two-inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with City of Ketchum standards and at the discretion of the City Engineer.</i>	N/A
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
<i>The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.</i>	YES

Finding: The project is located mid-block on the west side of Washington Ave between 1st and 2nd Streets. To the south is the future three-story Mountain Land Design building under construction. To the north is a 1-1.5 story furniture store named My House. To the northwest is a two-story stucco and glass building. Sheets A-001 and A-200 include photographs of the existing building including adjacent structures and renderings of the proposed building with the new Mountain Land project. The proposed project uses a variety of stone, metal, and glass materials consistent with what exists today. Proposed materials are consistent with materials proposed for Mountain Land and they complement the materials of the two-story office building. The color palette of the wood siding proposed for the upper floors of the project compliments the dark color of the furniture store. Generally, the material palette of wood siding, metal accenting, glass, and stone is consistent with materials used broadly throughout the Community Core.

17.96.060.E.2 – Compatibility of Design	Conformance
<i>Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.</i>	N/A
Finding: The existing building was constructed in 2008 and 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
<i>Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.</i>	N/A
Finding: The existing building was built in 2008, therefore this standard does not apply.	

17.96.060.F.1 – Architectural	Conformance
<i>Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.</i>	YES
Finding: The project includes a primary entrance to the building on Washington Avenue, directly accessible from the sidewalk and clearly defined. The entry portion of the building is the only portion that is not setback from the front property line. Proposed signage, materials, and architectural elements indicate this as the primary entrance to the building. The façade at the main entrance is two stories and is emphasized by the use of stone integrated vertically from the ground to the top of the second story.	

17.96.060.F.2 – Architectural	Conformance
<i>The building character shall be clearly defined by use of architectural features.</i>	YES
<p>Finding: The building character is that of a mountain modern approach defined by architectural features such as horizontal blocking of decks and roof forms, and vertical integration of all stories using accent materials. The character is also reinforced through the use of vertical wood siding which softens the appearance of the building.</p>	

17.96.060.F.3 – Architectural	Conformance
<i>There shall be continuity of materials, colors and signing within the project.</i>	YES
<p>Finding: The project uses a consistent set of materials including wood siding and accent beams, metal panels, stone, and stucco. The most materials are utilized on each façade in different ways, connecting all facades with a continuous pattern and rhythm. The minimalist nature of the design will be carried through to the signage, which includes one building identification sign and two address markers.</p>	

17.96.060.F.4 – Architectural	Conformance
<i>Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.</i>	YES
<p>Finding: No accessory structures are proposed; however, the project contains landscape planters along Washington Avenue and the alley and screening walls in the rear of the property. The landscape planters and seat walls in the public plaza on Washington Ave will be constructed of finished concrete, wood, and metal as shown in the renderings on Sheet A-200a. The alley planters will be constructed of finished concrete and metal while the screening walls will be slatted wood. All these materials complement the principal building.</p>	

17.96.060.F.5 – Architectural	Conformance
<i>Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.</i>	YES
<p>Finding: The project provides significant undulation on the front and rear facades with vertical and horizontal setbacks of the structure at all levels of the building. Half of the ground floor façade is stepped back from the front property line 11 feet. This setback carries to all levels above. Additionally portions of the second floor are setback even further. The project includes a varied roof plan that mirrors the undulation of the façade and is not continuous across the entire façade.</p>	

17.96.060.F.6 – Architectural	Conformance
<i>Building(s) shall orient toward their primary street frontage.</i>	YES
<p>Finding: The subject property's primary street frontage is N Washington Ave, which is where the primary entrance to the building is located. In addition to the main entrance of the building, a public plaza fronts Washington Ave, inviting pedestrians to interact with the building and proposed uses.</p>	

17.96.060.F.7 – Architectural	Conformance
<i>Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.</i>	YES
<p>Finding: As shown on Sheet A-102 of the project plans, the garbage area is in the rear of the building, within a full screened from view. Garbage handling for the project is proposed as a small dumpster on a retractable slide that can easily move in and out of the screened area on service days. As noted in a letter from Clear Creek Disposal dated February 7, 2022, this design is not only workable for Clear Creek to manage disposal for the project but also minimizes alley maintenance and plowing conflicts from individual garbage carts being left in the alley ways for long periods of time.</p>	

17.96.060.F.8 – Architectural	Conformance
<i>Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.</i>	YES
<p>Finding: As shown on Sheet A-105, the roof plan for the project includes flat roofs at an angle that causes water to drain toward a series of roof drains along the interior of the roof. Based on the design of the project and drainage facilities shown on Sheet C1.0, no water or snow will enter onto adjacent properties.</p>	

17.96.060.G.1 – Circulation Design	Conformance
<i>Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.</i>	YES
<p>Finding: The project is fully connected into the existing sidewalk system providing pedestrian connections throughout the downtown and the regional bike system. No additional easements or pathways have been identified necessitating connection from the project.</p>	

17.96.060.G.2 – Circulation Design	Conformance
<i>Awnings extending over public sidewalks shall extend five feet or more across the public sidewalk but shall not extend within two feet of parking or travel lanes within the right-of-way.</i>	YES
Finding: The project does not propose any awnings encroaching into the right-of-way. The existing building includes a semi-circle architectural feature above the main entry to the building, however, this feature is proposed to be removed as part of this project.	

17.96.060.G.3 – Circulation Design	Conformance
<i>Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.</i>	YES
Finding: Vehicle traffic accesses the site from the alley between N Washington Ave and N 1 st Ave, from 1 st or 2 nd Street. Access to the parking area from the alley will be adequate to enter or exit the project safely. Bicycle and pedestrian circulation will primarily be in and out of the front of the project along N Washington. The primary entrance to the community housing unit is from the alley and includes dedicated bicycle parking in front of the unit for safe mount and dismount. Pedestrian access to and from the project is provided through sidewalk connections to the north and south.	

17.96.060.G.4 – Circulation Design	Conformance
<i>Curb cuts and driveway entrances shall be no closer than 20 feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right-of-way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.</i>	N/A
Finding: The subject property is an interior lot, however, access points for parking spaces from the alley in the Community Core are not considered curb cuts or driveways, therefore this standard does not apply.	

17.96.060.G.5 – Circulation Design	Conformance
<i>Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.</i>	YES
Finding: The project location provides direct access to the project from N Washington Ave and the alley. As shown on Sheet L1, all structures and parking areas are within the boundaries of the property and do not encroach into the alley or Washington Ave.	

17.96.060.H.1 – Snow Storage	Conformance
<i>Snow storage areas shall not be less than 30 percent of the improved parking and pedestrian circulation areas.</i>	N/A
Finding: The project proposes heated pavers for all patio areas of the project per Sheet L1 of the project plans, therefore, no on-site snow storage is required.	

17.96.060.H.2 – Snow Storage	Conformance
<i>Snow storage areas shall be provided on site.</i>	N/A
Finding: As discussed above, no on-site snow storage is required as snowmelt is proposed.	

17.96.060.H.3 – Snow Storage	Conformance
<i>A designated snow storage area shall not have any dimension less than five feet and shall be a minimum of 25 square feet.</i>	N/A
Finding: As discussed above, no on-site snow storage is required as snowmelt is proposed.	

17.96.060.H.4 – Snow Storage	Conformance
<i>In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed.</i>	YES
Finding: The project proposes heated pavers for the patio areas of the project per Sheet L1 of the project plans, therefore, no on-site snow storage is required. Surface parking area in the rear is covered and therefore no snow storage for these areas is necessary.	

17.96.060.I.1 – Landscaping	Conformance
<i>Landscaping is required for all projects.</i>	YES
Finding: Sheet L1 of the project plans is the landscape plan for the project.	

17.96.060.I.2 – Landscaping	Conformance
<i>Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.</i>	YES
Finding: The landscape plan includes trees and tall grasses to complement the public plaza and patio for the community housing unit. The landscape plan proposes a reconfiguration of existing planters to make the space more inviting to pedestrians with seat walls and shade. Proposed vegetation is found in many properties within the CC-2 district and will complement the neighborhood well.	

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

17.96.060.I.4 – Landscaping	Conformance
<i>Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.</i>	YES
Finding: The project proposes a public plaza on the front of the building fronting Washington Ave, a unique feature that provides separation between pedestrians gathering in the plaza from those moving freely on the sidewalk. The public plaza includes a tree and tall grasses to soften the hardscape.	

17.96.060.J.1 – Public Amenities	Conformance
<i>Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.</i>	YES
Finding: The project includes a public plaza with seat walls, landscaping, and a bicycle rack for pedestrian use. None of the amenities proposed for the seating area are within the public right-of-way, therefore no approval by the Public Works Department is required.	

17.96.060.K.1 – Underground Encroachments	Conformance
<i>Encroachments of below grade structures into required setbacks are subject to subsection 17.128.020.K of this title and shall not conflict with any applicable easements, existing underground structures, sensitive ecological areas, soil stability, drainage, other sections of this Code or other regulating codes such as adopted International Code Council Codes, or other site features concerning health, safety, and welfare.</i>	N/A
Finding: The project does not propose any below grade structures.	

17.96.060.K.2 – Underground Encroachments	Conformance
<i>No below grade structure shall be permitted to encroach into the riparian setback.</i>	N/A
<p>Finding: The subject property is not adjacent to any bodies of water; therefore, no riparian setback exists for the property. Additionally, the project does not propose any below grade structures.</p>	

FINDINGS REGARDING DESIGN REVIEW STANDARDS – COMMUNITY CORE

17.96.070.A.1 – Streets	Conformance
<i>Street trees, streetlights, street furnishings, and all other street improvements shall be installed or constructed as determined by the Public Works Department.</i>	YES
<p>Finding: Per direction from the Public Works Department, all trees and furnishings are required to be within the boundaries of the subject property. All pedestrian amenities proposed within the pedestrian plaza are contained within the property boundaries of the subject property.</p>	

17.96.070.A.2 – Streets	Conformance
<i>Street trees with a minimum caliper size of three inches, shall be placed in tree grates.</i>	N/A
<p>Finding: This standard only applies to street trees within the public right-of-way. No trees are proposed in the public right-of-way therefore this standard does not apply.</p>	

17.96.070.A.3 – Streets	Conformance
<i>Due to site constraints, the requirements of this subsection A may be modified by the Public Works Department.</i>	N/A
<p>Finding: No modifications to these requirements have been made. The Public Works Department has provided direction as to the location of improvements in the right-of-way.</p>	

17.96.070.B.1 - Architectural	Conformance
<i>Facades facing a street or alley or located more than five feet from an interior side property line shall be designed with both solid surfaces and window openings to avoid the creation of blank walls and employ similar architectural elements, materials, and colors as the front facade.</i>	YES
<p>Finding: The north and south façade, along the interior property lines, are not set back from the lot line. However, the north façade has some visibility due to the height of the adjacent structure as shown on Sheet A-001. As shown on Sheet A-203, the project proposes to wrap</p>	

the stone element on the corner to the north façade in addition to extending the horizontal material banding along the full length of the façade.

17.96.070.B.2 - Architectural	Conformance
<i>For nonresidential portions of buildings, front building facades and facades fronting a pedestrian walkway shall be designed with ground floor storefront windows and doors with clear transparent glass. Landscaping planters shall be incorporated into facades fronting pedestrian walkways.</i>	N/A
<p>Finding: The project retains the original ground floor façade of the existing building which includes extensive floor-to-ceiling glass on the ground floor for most of the façade. The pedestrian plaza includes two separate landscape planters and seat walls that complement the façade.</p>	

17.96.070.B.3 - Architectural	Conformance
<i>For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows.</i>	N/A
<p>Finding: As described above, most of the ground floor is non-tinted glass, providing a full view into the ground floor entrance and commercial space.</p>	

17.96.070.B.4 - Architectural	Conformance
<i>Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited.</i>	YES
<p>Finding: The roof form and material is like that of the rest of the building. The roof form is flat, compatible with the horizontal elements of the building and reinforcing of the mountain modern character of the building. The roof soffit will be the same material as portions of the façade banding as shown on Sheets A201-A203. No reflective materials are proposed.</p>	

17.96.070.B.5 - Architectural	Conformance
<i>All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters, and downspouts.</i>	N/A
<p>Finding: The project does not include pitched roofs.</p>	

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

Finding: The project does not include any roof overhangs that extend over a sidewalk or into the public right-of-way.

17.96.070.B.7 - Architectural	Conformance
<i>Front porches and stoops shall not be enclosed on the ground floor by permanent or temporary walls, windows, window screens, or plastic or fabric materials.</i>	YES
Finding: The project does not include front porches or stoops on the front façade of the building. A porch/stoop is proposed in the rear of the building at the entrance to the community housing unit, however, the space is not enclosed.	

17.96.070.C.1 – Service Areas and Mechanical/Electrical Equipment	Conformance
<i>Trash disposal areas and shipping and receiving areas shall be located within parking garages or to the rear of buildings. Trash disposal areas shall not be located within the public right-of-way and shall be screened from public views.</i>	YES
Finding: The trash disposal area for the project is located in the rear of the building, concealed within a screened area of the building, not within the public right-of-way or alley.	

17.96.070.C.2 – Service Areas and Mechanical/Electrical Equipment	Conformance
<i>Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design.</i>	YES
Finding: As shown on Sheets A201-A203 of the project plans, there will be rooftop mechanical equipment screened by a 3-foot-high wood slatted screen like what is screening the outdoor decks and patio for the community housing unit.	

17.96.070.D.1 - Landscaping	Conformance
<i>When a healthy and mature tree is removed from a site, it shall be replaced with a new tree. Replacement trees may occur on or off site.</i>	YES
Finding: No trees exist on the property today. As shown on Sheet L1, one new tree is proposed for the outdoor patio at the front of the building facing Washington Ave.	

17.96.070.D.2 - Landscaping	Conformance
<i>Trees that are placed within a courtyard, plaza, or pedestrian walkway shall be placed within tree wells that are covered by tree grates.</i>	YES

Finding: Trees proposed in the landscape plan are not within pedestrian path areas, but on the outer bounds of the patio adjacent to N Washington Ave, in landscape planters, therefore tree grates are not required.

17.96.070.D.3 - Landscaping	Conformance
<i>The City arborist shall approve all parking lot and replacement trees.</i>	N/A
Finding: No parking lot or preplacement trees are required or proposed.	

17.96.070.E.1 – Surface Parking Lots	Conformance
<i>Surface parking lots shall be accessed from off the alley and shall be fully screened from the street.</i>	YES
Finding: One surface parking space is proposed for the project. The space is located in the alley and not visible from Washington Ave.	

17.96.070.E.2 – Surface Parking Lots	Conformance
<i>Surface parking lots shall incorporate at least one tree and one additional tree per ten on site parking spaces. Trees shall be planted in landscaped planters, tree wells and/or diamond shaped planter boxes located between parking rows. Planter boxes shall be designed so as not to impair vision or site distance of the traveling public.</i>	N/A
Finding: The surface parking area is located under the second-floor overhang of the structure and is not an open-air surface parking lot. These standards are applicable to parking lots that contain 10 or more parking spaces in an open-air manner, therefore these standards do not apply to this project.	

17.96.070.E.3 – Surface Parking Lots	Conformance
<i>Ground cover, low lying shrubs, and trees shall be planted within the planters and planter boxes. Tree grates or landscaping may be used in tree wells located within pedestrian walkways.</i>	N/A
Finding: As the parking for the project is not within an open-air surface parking area, these standards do not apply.	

17.96.070.F.1 – Bicycle Parking	Conformance
<i>One bicycle rack, able to accommodate at least two bicycles, shall be provided for every four parking spaces as required by the proposed use. At a minimum, one bicycle rack shall be required per development.</i>	YES

Finding: As shown on Sheet L1, the project proposes one bike rack as required for the project. An additional bike rack is proposed off the alley adjacent to the entrance to the community housing unit.

17.96.070.F.2 – Bicycle Parking	Conformance
<i>When the calculation of the required number of bicycle racks called for in this section results in a fractional number, a fraction equal to or greater than one-half shall be adjusted to the next highest whole number.</i>	YES
Finding: As shown on Sheet L1, the project proposes one bike rack as required for the project.	

17.96.070.F.3 – Bicycle Parking	Conformance
<i>Bicycle racks shall be clearly visible from the building entrance they serve and not mounted less than 50 feet from said entrance or as close as the nearest non-ADA parking space, whichever is closest. Bicycle racks shall be located to achieve unobstructed access from the public right-of-way and not in areas requiring access via stairways or other major obstacles.</i>	YES
Finding: The project proposes one bicycle rack within 20 feet of the entrance to the building on Washington Ave and within 20 feet of the entrance to the ground floor community housing unit in the alley.	

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code and pursuant to Chapters 3, 9 and 13 of Title 50 Idaho Code to enact the ordinances and regulations, which ordinances are codified in the Ketchum Municipal Code (“KMC”) and are identified in the Findings of Fact and which are herein restated as Conclusions of Law by this reference and which City Ordinances govern the applicant’s Design Review application for the development and use of the project site.
2. The Commission has authority to hear the applicant’s Design Review Application pursuant to Chapter 17.96 of Ketchum Municipal Code Title 17.
3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Ketchum Municipal Code §17.96.080.
4. The Design Review application is governed under Ketchum Municipal Code Chapters 17.96, 17.124, 17.08, 17.12, 17.18, and 17.128.
5. The Bohica Multi-Use Design Review application meets all applicable standards specified in Title 17 of Ketchum Municipal Code.

DECISION

THEREFORE, the Commission **approves** this Design Review Application File No. P22-001 this Tuesday, April 26, 2022, subject to the following conditions of approval.

CONDITIONS OF APPROVAL

1. This design review approval is based upon the project plan set dated March 15, 2022, as prepared by the project team outlined on the Cover Sheet (CS). Any change in use, square footage of uses, or exterior facades must be reviewed and approved through the design review process and criteria as stipulated in the Ketchum Municipal Code at the time of design review application.
2. In exchange for an increase in FAR, a voluntary community housing contribution of 679 square feet is required. A Floor Area Ratio Exceedance Agreement between the applicant and the City to memorialize the community housing contribution shall be signed prior to approval of the condominium preliminary plat for the project.
3. A photometric study to determine whether a streetlight is required must be completed and submitted with the building permit application for the project to be reviewed and approved by the City Engineer.
4. Prior to issuance of a building permit for the project, an Encroachment Agreement shall be approved by the City Council addressing the snowmelt within the public right-of-way.
5. Final civil drawings prepared by an engineer registered in the State of Idaho which include specifications for right-of-way, utilities, and drainage improvements shall be submitted for review and approval by the City Engineer, Streets, and Utilities departments prior to issuance of a building permit for the project.
6. The term of Design Review approval shall be twelve (12) months from the date that the Findings of Fact, Conclusions of Law, and Decision are adopted by the Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations.
7. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.

Findings of Fact **adopted** this 26th day of April 2022.



Neil Morrow, Chair
City of Ketchum
Planning and Zoning Commission



City of Ketchum

ATTACHMENT B:

Memo of Modifications Requested



Minor Modification narrative – 2024-05-08

No changes have been made to site grading, driveway or exterior drainage.

Submittal does not affect the proposed building use.

Submittal affects building envelop change:

- 55 square foot mechanical enclosure added to upper secondary roof, north side. Building height does not change. Building setback is not affected. Existing upper primary roof to extend over proposed mechanical enclosure.

Drawing sheet narrative:

A-201 – East Elevation

- Note 1 - Vertical corner boards added to all outside wall corners
- Note 2 - Window bumpout siding changed to horizontal orientation
- Note 3 – Wall siding changed to horizontal orientation
- Note 4 – Roof access ladders added
- Note 5 – East Privacy wall / Railings to be 2ft wall with 2ft railing above
 - Original 2nd level – 1ft wall w/ 3ft railing, 3rd level – 1'-6" wall w/ 2ft railing
- Note 6 – 3rd level awning omitted, window opening revised
- Note 7 – Mechanical room added to roof level

A-202 – West Elevation

- Note 1 - Vertical corner boards added to all outside wall corners
- Note 2 - Window bumpout siding changed to horizontal orientation
- Note 3 – Wall siding changed to horizontal orientation
- Note 4 – Roof access ladders added
- Note 5 – West Privacy wall / Railings to be 4ft wall with 2ft railing above
 - Original 2nd level – 3ft wall w/ 3ft railing, 3rd level – 3'-0" wall w/ 2ft railing
- Note 6 – 3rd level awning omitted
- Note 7 – Mechanical room added to roof level
- Note 8 – Stucco siding

A-203 – North Elevation

- Note 3 – Wall siding changed to horizontal orientation
- Note 4 – Roof access ladders added
- Note 7 – Mechanical room added to roof level
- Note 9 - Horizontal 'banding' on North side of project to be metal paneling to match steel fascia material



Minor Modification narrative

No changes have been made to site grading, driveway or exterior drainage.

Submittal does not affect the proposed building use.

Submittal affects building envelop change:

- 55 square foot mechanical enclosure added to upper secondary roof, north side. Building height does not change. Building setback is not affected. Existing upper primary roof to extend over proposed mechanical enclosure.
- Original proposed vertical siding to be horizontal siding. No vertical siding is proposed for the project.
- All outside corners at horizontal siding to have 2x8 vertical corner board.
- Horizontal 'banding' on North side of project to be metal paneling to match steel fascia material.
- Horizontal roof awning (aligned with upper secondary roof) at East and West omitted.
- New S2.5 High Roof Framing Plan sheet added to permit set for clarity:
 - Bohica - 2023-08-29 - S2-5

Changes to structural sheets to reflect changes to roof plan and details.

Drawing sheets revised are as follows:

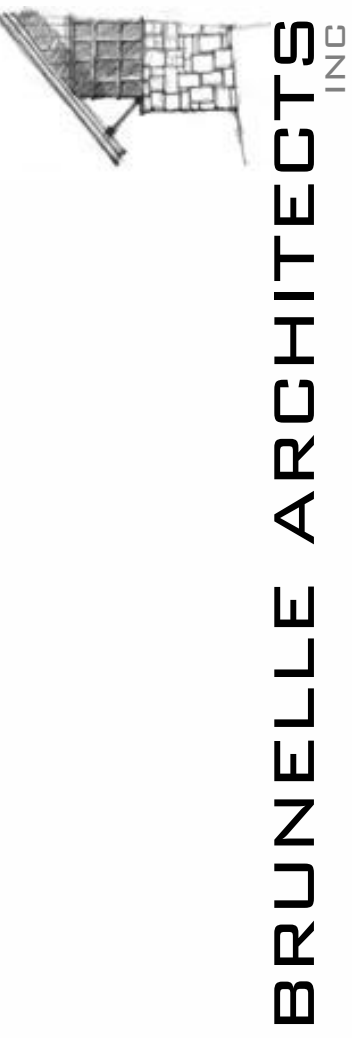
- CS – Cover Sheet
- A-005
- A-105
- A-200
- A-200a
- A-201
- A-202
- A-203
- S2.4
- S5.0
- New sheet – S2.5



City of Ketchum

ATTACHMENT C:

Proposed Plans



131 North Main Rd
PO Box 3204
Hailey, Idaho
83402-3204
P: 208.589.0771

PROJECT:
Bohica Building

131 N Washington Ave
Ketchum, ID 83340

Permit Set: 01/31/23
Construction Set: xx/xx/xx

REVISION DATE
5 10/3/23

NOTES:



Cover Sheet

SCALE: As Indicated

CS

DRAWN BY: Author

PLOT DATE: 10/3/2023 12:38:11 PM

Index of Drawings

CS	Cover Sheet
C0.1	Cover Sheet - Civil
C0.2	Existing Site Conditions
C1.0	Site Grading and Drainage
C1.1	Detail Sheet - Civil
CA-001	Construction Activity Plan
L1	Landscape Site Plan
A-001	as-built images
A-002	as-built drawings
A-003	code analysis
A-004	floor areas
A-005	setback sections
A-006	green building compliance
A-007	snow melt
A-100	details - assemblies
A-101	floor plans - 1/8th
A-102	floor plan
A-102a	floor plan - dimensions
A-102b	reflected ceiling plan - 1st
A-103	floor plan
A-103a	floor plan - dimensions
A-103b	reflected ceiling plan - 2nd
A-104	floor plan
A-104a	floor plan - dimensions
A-104b	reflected ceiling plan - 3rd
A-105	roof plan
A-105a	upper 3rd floor plan
A-200	renderings
A-201	elevations
A-202	elevations
A-203	elevations
A-300	section
A-301	section
A-302	section
A-303	section
A-304	section
A-305	section
A-400	interior elevations
A-401	interior elevations
A-500	wall heights
A-501	stair
A-502	stair
A-801	doors / windows
E-101	electrical - exterior
E-102	Electrical - Interior - 1st
E-103	Electrical - Interior - 2nd
E-104	Electrical - Interior - 3rd
S1.0	general structural notes
S1.1	general structural notes
S1.2	typical details
S1.3	typical details
S1.4	typical details
S1.6	structural
S1.7	structural
S1.8	structural
S2.0	foundation plan
S2.1	first floor framing plan
S2.2	second floor framing plan
S2.3	third floor and low roof framing
S2.4	high roof framing plan
S3.0	foundation details
S3.1	foundation details
S4.0	floor framing details
S4.1	floor framing details
S4.2	floor framing details
S5.0	roof framing details
S5.1	roof framing details
S6.0	moment frame detail

Project Information

Address: 131 N Washington Ave, Ketchum, Idaho 83340
Parcel Number: RPK000039030
Legal Description: Ketchum Lot 3, Block 39
Lot Size: 5500 sf
Building Department: City of Ketchum
County: Blaine
Building Code (per City Code 15.04 .010)
 • International Building Code (IBC) 2018 Edition, Appendices A, B, C, E, G, I, and J and revised section 903 and excluding section 101.4.3
 • International Energy Conservation Code (IECC) 2018 Edition, Including the appendix
 • International Existing Building Code (IEBC), 2018 Edition
 • International Property Maintenance Code (IPMC), 2018 Edition
 • International Residential Code (IRC), 2018 Edition, Parts 1 through IV and IX, including appendices D, E, F, G, H, J, K, and M.
 • International Building Code (IBC), Water conservation provisions of Appendix M
 • Ketchum Municipal Code, Chapter 15.08
Property Zoning (per official zoning district map)
 Community Core (CC) - Subdistrict 2 (Mixed Use)
Permitted Use (per City Code 17.12.020. Table):
 Residential: Dwelling, multi-family
 Commercial: Retail Trade, Retail Commercial
Setbacks / Height (per City Code 17.12.040. Table, Subdistrict 2: Mixed Use):
 Front and street side = 5'-0" average
 Side (Interior side) = 0'
 Rear = 3'
 Setback for 4th floor = 10'
 Cantilevered decks/overhangs = 0'
Maximum Building heights
 Cantilevered decks and overhangs = 8'-0"
 Building Height = 42'-0"
 Non-habitable structures on roof top = 10'-0"
 Perimeter walls enclosing roof top deck = 4'-0" abv roof surface ht. (min. 75% transparent)
 Roof top solar and mechanical equipment = 5'-0"

Planning Code Compliance

FLOOR AREA GROSS: 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, and fifty percent (50%) of attics over eighteen feet (18') plate height, but not including basements, underground parking areas or open unenclosed decks. Parking areas covered by a roof or portion of the building and enclosed on three (3) or more sides by building walls are included.
FLOOR AREA INCREASE: The gross and net floor area of a building allowed in addition to the permitted floor area in exchange for the provision of community housing units within the project, all of which are considered to be a public benefit.
FLOOR AREA NET: The sum of the horizontal areas of all floors in a building including basements but not including open unenclosed decks, interior or exterior circulation, mechanical equipment rooms, parking areas, common areas, public bathrooms or storage areas in basements.

	Condo #3	Condo #2	C. Housing	Common	Retail Comm	Garage	Circulation	Mech
Level 1 (ground level)	0 sf	102 sf	739 sf	851 sf	1422 sf	866 sf	161 sf	236 sf
Level 2 (second level)	1365 sf	1721 sf	0 sf	338 sf	0 sf	0 sf	202 sf	42 sf
Level 3 (third level)	2140 sf	0 sf	0 sf	0 sf	0 sf	0 sf	186 sf	0 sf
Total By Use	3505 sf	1823 sf	739 sf	1189 sf	1422 sf	866 sf	549 sf	278 sf

Parking Calculations
 Residential multiple-family dwelling within the Community Core (CC) District :
 Units 750 square feet or less 0 parking spaces
 Units 751 square feet to 2,000 square feet 1 space
 Units 2,001 square feet and above 2 parking spaces
3 parking spaces provided

Floor Area Ratio (F.A.R.) (17.124.040)
 FLOOR AREA RATIO: The product of the floor area divided by the lot area.

Property 100' x 55' = 5505 sf (per sheet C0.2, Permitted by right, 1.0)
 Community Core Housing Incentive (2.25) = 5505 x 2.25 = 12,386 sf

Basic FAR allowance	Proposed FAR	Max. FAR allowed with inclusionary housing
1.0 (5,505 gsf)	1.8 (9,983gsf / 5,505 gsf)	2.25 (12,386 gsf)

Community Housing calculation
 9983 gsf - 486 sf (parking discount, (3)-9x18) = 9497 sf
 9497 sf - 5505 sf = 3992 sf
 3992 sf x 20% = 798 sf
 798 sf - 15% (gross sf discount) = 678 sf (net sf (inside face of finish sf) Community Housing requirement)
 678 sf (req. Community Housing) - 739 sf (provided Community Housing) = -61 sf
 In-lieu payment = \$238/sf x xxx sf = \$xxx,xxx (inlieu payment) - NA

- Drip Lines / Drainage - No drop lines or snow shedding occur on public sidewalks. Roof and canopy drainage collected and directed by internal gutters into drywell located on property.
- Site Lighting Plan - All lighting and illumination to conform to dark sky ordinance.
- Mechanical Screening - Mechanical units located on roof to be screened as per elevations.
- Green Building - Project to be constructed to USGBC standards.
- Public Open Space - Trash receptacles, benches and gathering spaces are provided along public streets.
- Snow Storage Calculation - There are no viable snow storage areas located on site. All snow management will be accomplished by snowmelt and hauling snow off-site.
- Storm Water - On-site storm water shall be directed to internal roof drains, drain leaders, and trench drain grates and retained on site through an underground infiltration system designed by Galena Engineers.
- Drainage improvements will be made equal to the length of the subject property lines adjacent to public streets.
- All utility improvements necessary for the development will be provided and made to meet City of Ketchum standards.
- Garbage will be collected in rolling carts and stored in a closed garbage closet adjacent to the alley. No satellite receivers are proposed.
- Existing sidewalks will be replaced with new 8-foot wide sidewalks per city standards. One bicycle rack for (2) bicycles will be provided adjacent to the entry with direct access to the sidewalk.

Retail Commercial - Use of this space will be restricted to only uses that do not require additional on-site parking. Exempt uses include food service, the first 5,500 SF of retail, and the first 5,500 SF of assembly uses.

1. Building height certification for the addition by a licensed surveyor is required to be submitted to the Planning and Building Department for review and approval prior to scheduling of a framing inspection.
2. The project is subject to the provisions of FAR Exceedance Agreement #22767. Per the provisions of that document, the deed covenant for the community housing unit must be recorded prior to temporary or final certificate of occupancy, whichever comes first.
3. All right-of-way improvements per Sheet C1.0 must be completed prior to issuance of a temporary or final certificate of occupancy for the first unit.
4. All landscaping improvements shown on Sheet L-1 shall be installed prior to issuance of a temporary or final certificate of occupancy of the last unit unless otherwise agreed upon in writing by the city.

Project Team

Developer / Owner

Bohica Idaho, LLC.
 PO Box 1129
 Ketchum, ID 83340
 208/720-0438
 ktritzau@gmail.com

General Contractor

H.L. Fieguth Construction, Inc.
 Lee Fieguth
 O: 208/788-6064
 C: 208/309-53333

Surveyor/Civil

Galena Engineering, INC
 Sean M. Flynn, PE
 317 North River St
 Hailey, ID 83333
 208/481-0306
 sflynn@galena-engineering.com

Energy Consultation

John Reuter Greenworks
 John Reuter
 126 S Main St, Suite B9
 Hailey, ID 83333
 PO Box 4714
 Ketchum, ID 83340
 208/721-2922
 john@johnreutergreenworks.com

Landscape Architect

Eggers Associates P.A.
 Kurt Eggers
 560 North Second
 P.O. Box 953
 Ketchum, ID 83340
 208/725-0988
 kurt@eggersassociates.com

Architect

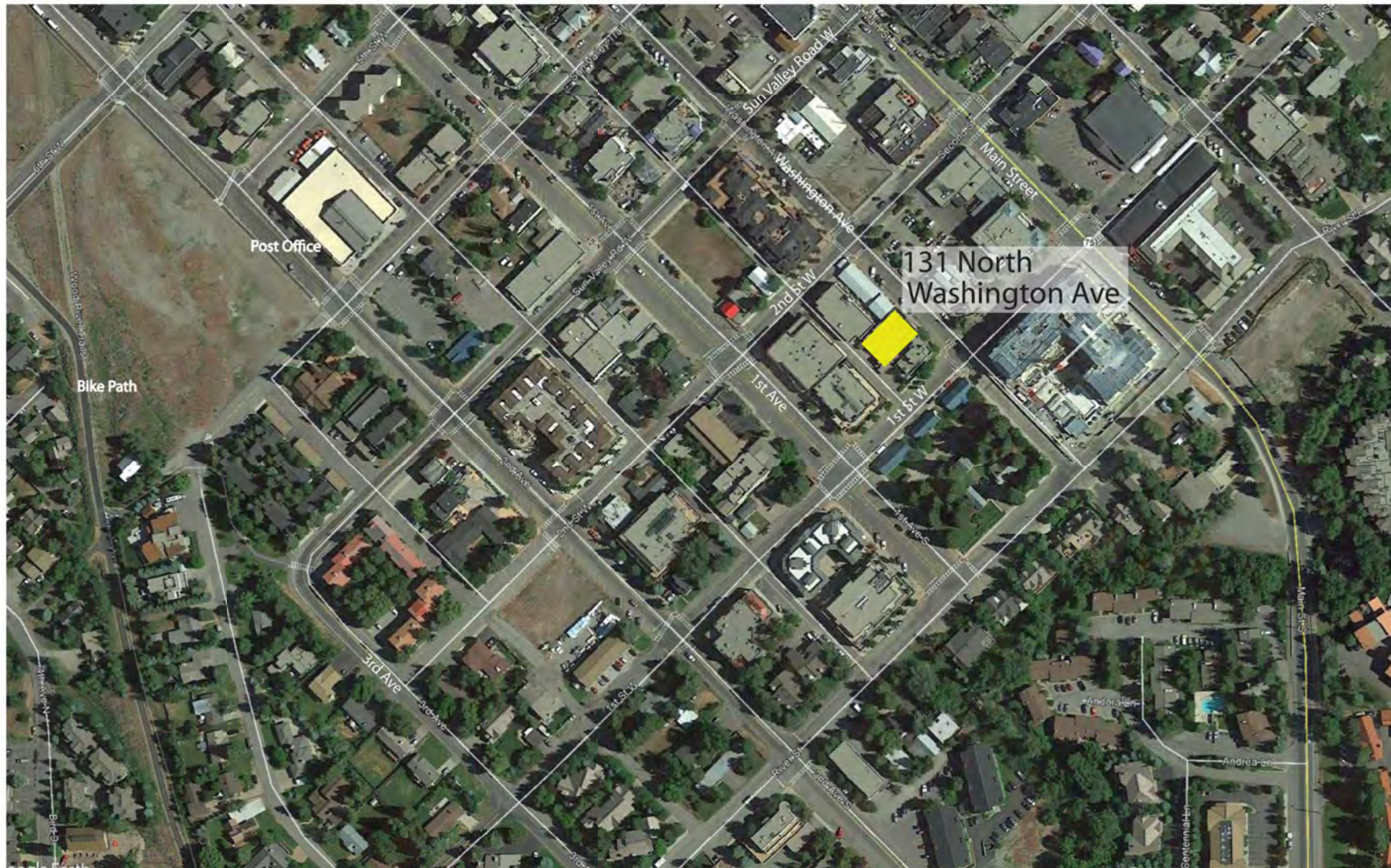
Brunelle Architects, Inc.
 Mike Brunelle
 190 Cranbrook Rd
 P.O. Box 3204
 Hailey, ID 83333
 208/589-0771
 mike@brunellearchitects.com

Structural Engineer

FROST Structural Engineering
 Markell Bateman
 1020 Lincoln Road
 Idaho Falls, ID 83401
 208/227-8404
 markell.bateman@frost-structural.com

Electrical Engineer

Musgrove Engineering
 Matt Bradley
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 208/523-2862
 mattb@musgrovepa.com

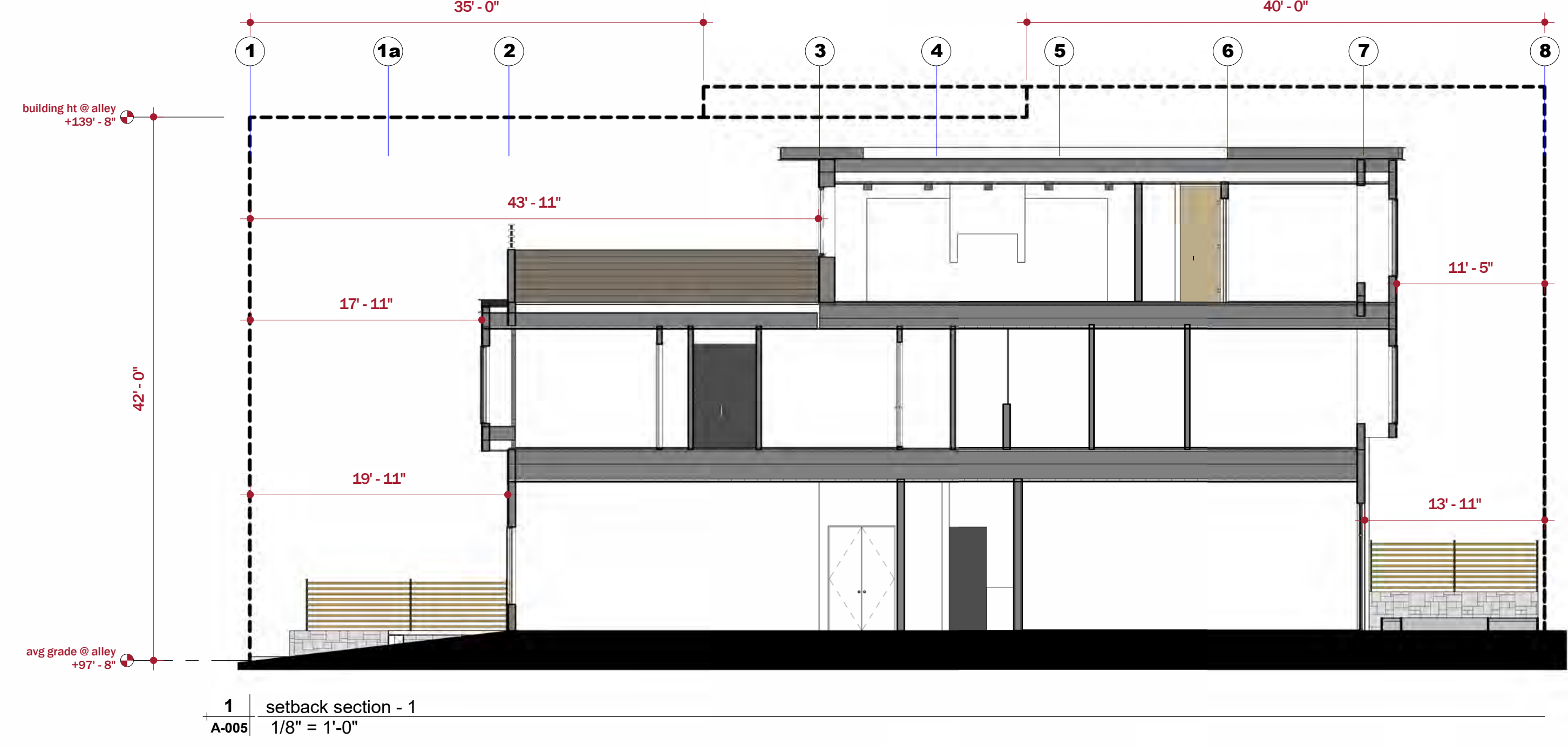


Horizontal siding and vertical corner boards added to rendering

Bohica Building
 131 N Washington Ave
 Ketchum, ID 83340

BRUNELLE ARCHITECTS, INC

MIKE BRUNELLE
 190 CRANBROOK RD
 PO BOX 3204
 HAILEY, IDAHO
 83333
 P. 208.589.0771
 MIKE@BRUNELLEARCHITECTS.COM

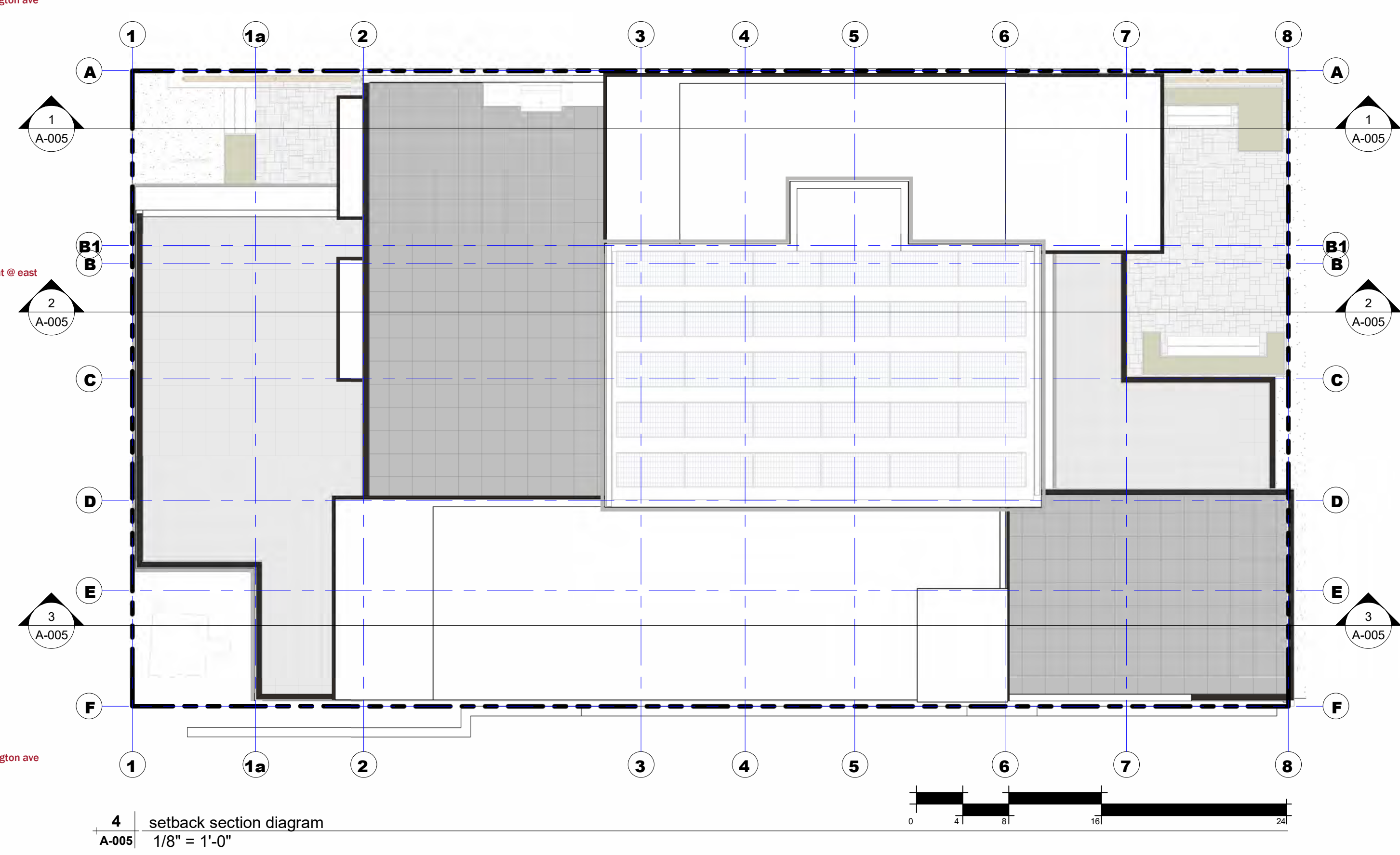
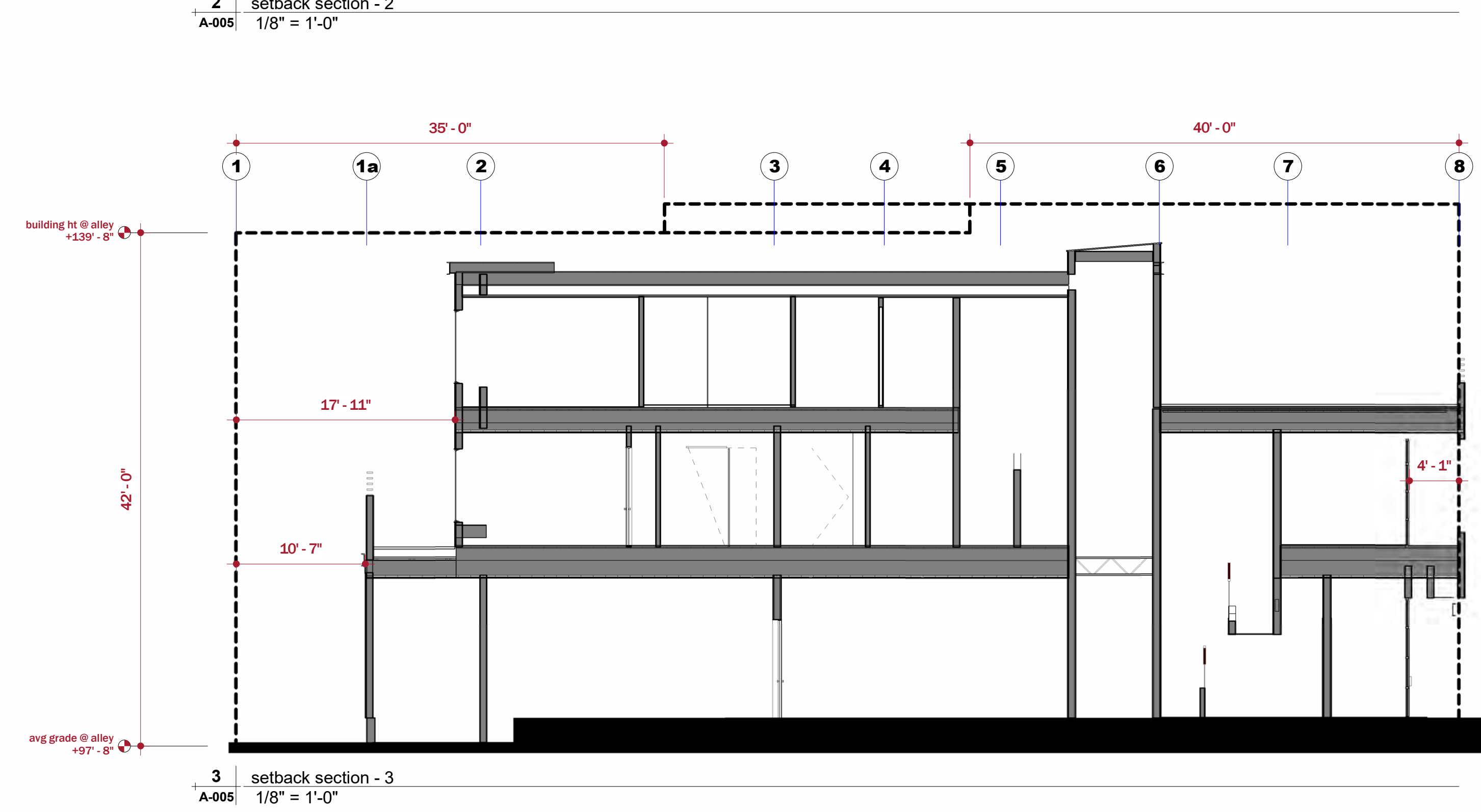
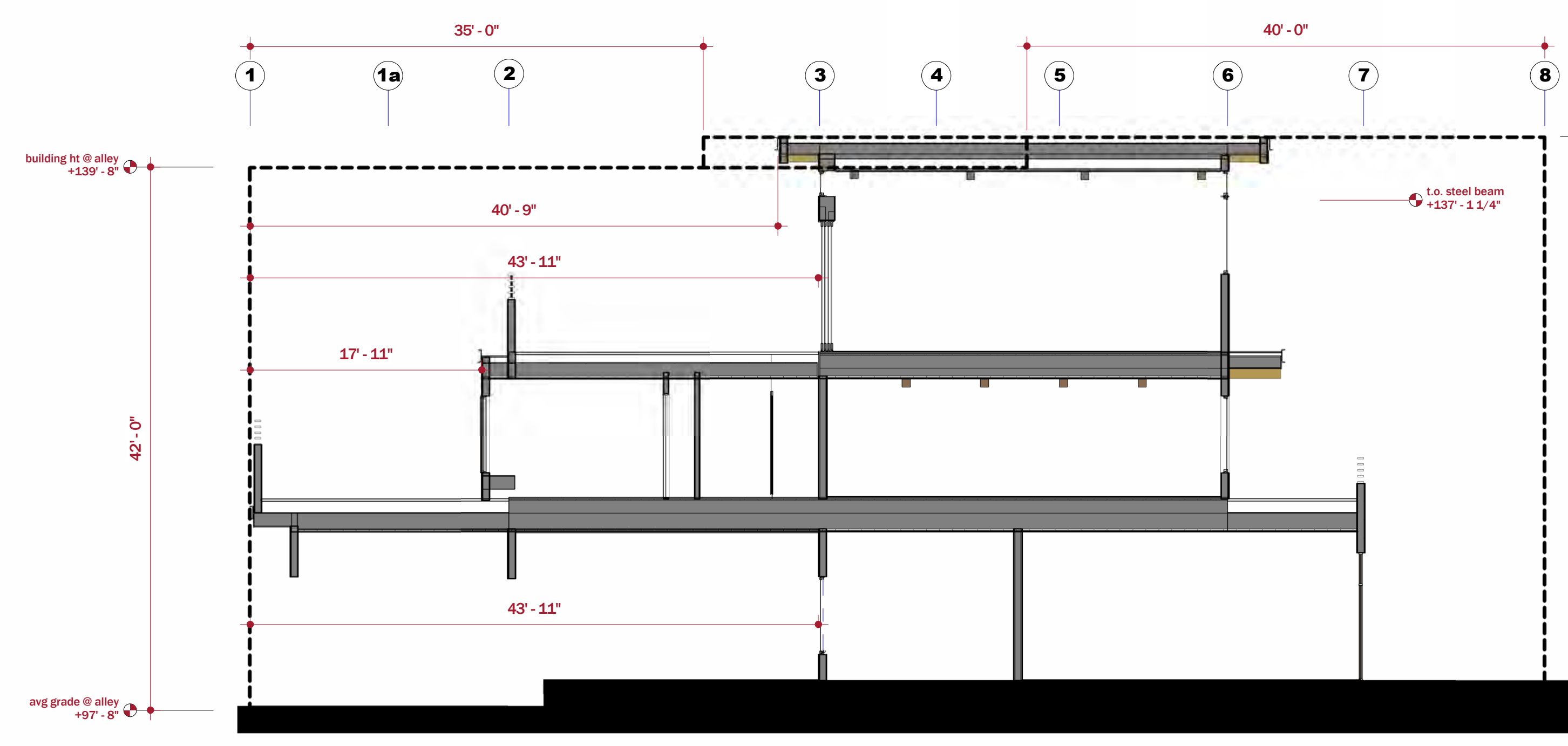
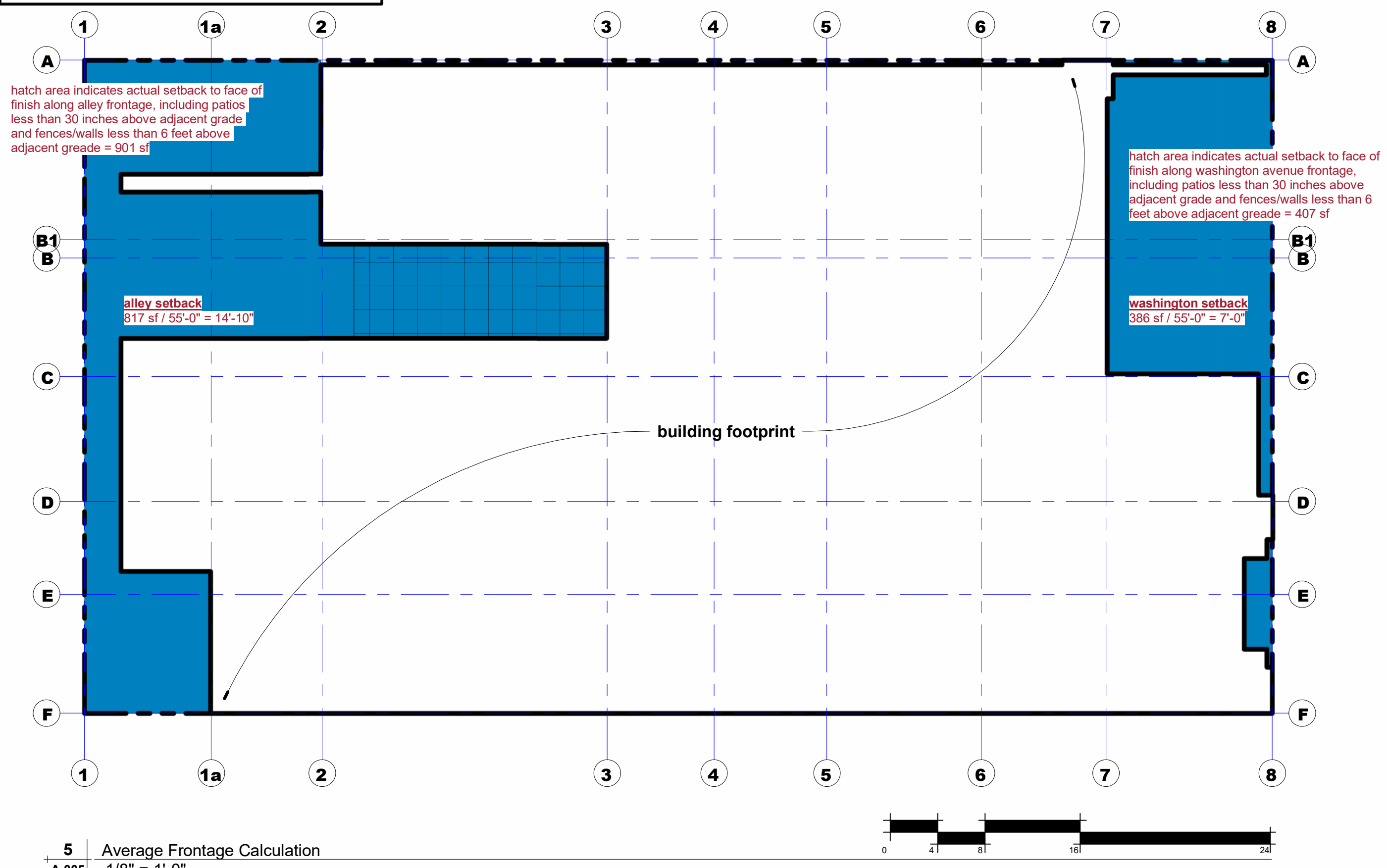


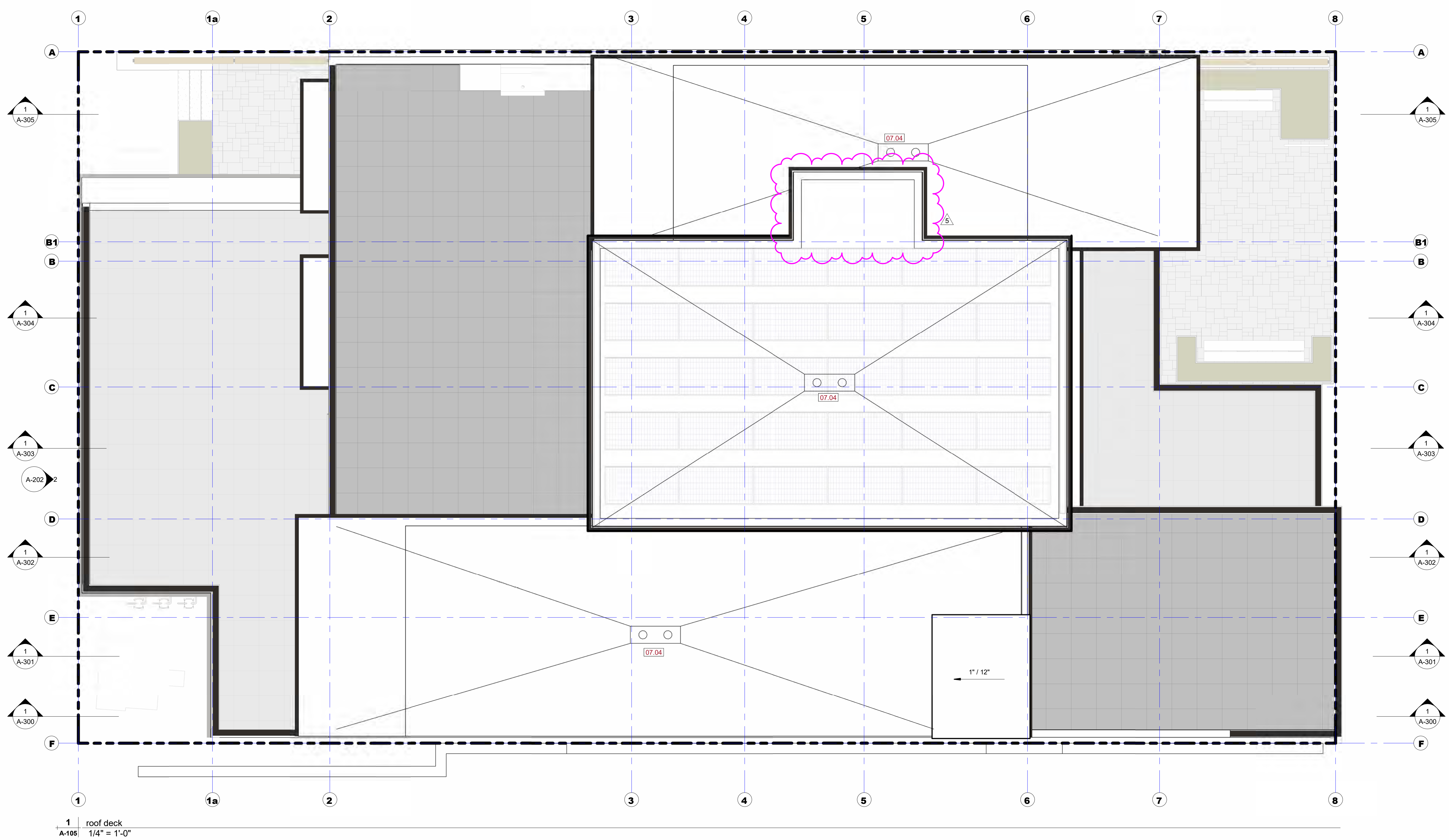
Average Grade Calculation

Grade 5836.66 ft = 100'-0"
Average grade = 5836.62 ft
Allowable building ht = 5878.62 ft

Alley (West)
Grade @ Grid 1/A = 5835.4
Grade @ Grid 1/A = 5833.0
Grade @ Grid 1/F = 11668.4 / 2 = 5834.2 ft (97'-8")

Washington Ave (East)
Grade @ Grid 8/A = 5837.0
Grade @ Grid 8/F = 5836.0
11673 / 2 = 5836.5 ft (100'-6")





1 roof deck
A-105 1/4" = 1'-0"

Division 01 — General Requirements

Division 02 — Site/Existing Conditions

02.01 Gas meter, protection as required by city code

Division 03 — Concrete

03.01 4" concrete slab per foundation plan over, 2" rigid insulation (2000 pcf, R-8 min.) over, 6 mil reinforced poly vapor barrier over, 6" crushed washed gravel over, undisturbed subsoil or engineered fill

Division 04 — Masonry

04.01 Paver, Belgard "Dublin Cobble Paver", 3 piece pattern over, 2" sand setting bed over, geotextile layer over, 4" gravel over, geotextile layer

04.02 6" stone veneer (match existing) siding over, Zip System wall sheathing over, 2x framed wall over, 6-mil. visq. vapor barrier over, interior finish. Wall insulation to be R-21.

Division 05 00 00 — Metals

05.01 24 gauge metal - bonderized, window / door / trim drip edge, flashing

Division 06 — Wood, Plastics, and Composites

06.01 3/4" x 5" horizontal, square edge lap horizontal siding over, Zip System wall sheathing over, 2x framed wall over, 6-mil. visq. vapor barrier over, interior finish. Wall insulation to be R-21.

06.02 Soffit - 1x6 T&G, square edge with 1/16" gap, stained to match existing

06.03 Wood horizontal slat wall privacy screen

06.04 Timber exposed rafter - Douglas Fir, stained to match existing

06.05 Roof fascia

06.06 Timber bench

Division 07 — Thermal and Moisture Protection

07.01 Ballasted Protected EPDM roof system, washed rock ballast over, filter fabric over, 2 layers extruded polystyrene (with drainage channels) over, 4-mil. polyethylene slip sheet over, Grace ice and water shield - bituminous waterproof membrane

07.02 Grace Ice and Water roofing underlayment

07.03 Dampproofing

07.04 Roof drain combo/overflow drain, slope 1/4"/ft min to drain

07.05 Floor drain w grease trap interceptor connection to drainage system

07.06 Roof frame cavity insulation: R-54 min. insulation combination - closed cell polyurethane foam with blown-in blanket insulation

07.07 Wall cavity insulation: R-28 min. insulation combination - closed cell polyurethane foam with blown-in blanket insulation

07.08 Spray polyurethane insulation: R10 min.

07.09 Tapered EPS roof insulation

Division 08 — Openings

08.01 Aluminum clad windows with insulating Low-E glass by Sierra Pacific, Urban Casement, color to be Sift Espresso 097

08.02 Frameless shower enclosure - tempered

08.03 Garage door

08.04 Tempered safety glass

08.05 Means of egress opening

08.06 Crawlspace access - 30" x 48"

Division 09 — Finishes

09.01 -

Division 10 — Specialties

10.01 Handrail - per IBC section 1012

10.02 Steel planters

10.03 Bike rack

10.04 Unit address plaque

10.05 Building signage

Division 11 — Equipment

11.01 -

Division 12 — Furnishings

12.01 -

Division 13 — Special Construction

13.01 Shower niche

Division 14 — Conveying Equipment

14.01 -

Division 21 — Fire Suppression

21.01 Sprinkler system per NFPA13

21.02 Standpipe Fire department connection installed per code

21.03 KnoxBox 3200, installed per code

21.04 Fire sprinkler connection alarm bell, installed per code

Division 22 — Plumbing

22.01 Locate shower valve on knee wall

Division 23 — Heating, Ventilating, and Air Conditioning (HVAC)

23.01 Direct vent exhaust for gas fireplace

23.02 Exhaust venting for kitchen range hood

Division 26 — Electrical

26.01 Electric meters

26.02 Wall sconce - dark sky compliant

26.03 Wall louvre - dark sky compliant

26.04 Electrical transformer

26.05 Electrical sector

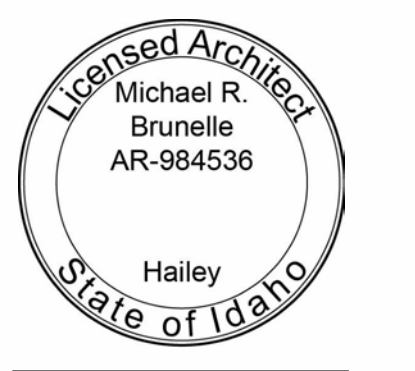
26.06 Street Light

PROJECT:
Bohica Building

131 N Washington Ave
Ketchum, ID 83340

Permit Set:	01/31/23
Construction Set:	xx/xx/xx
REVISION	DATE
3	8/25/23
5	10/3/23

NOTES:



renderings

SCALE: 12" = 1'-0"

A-200

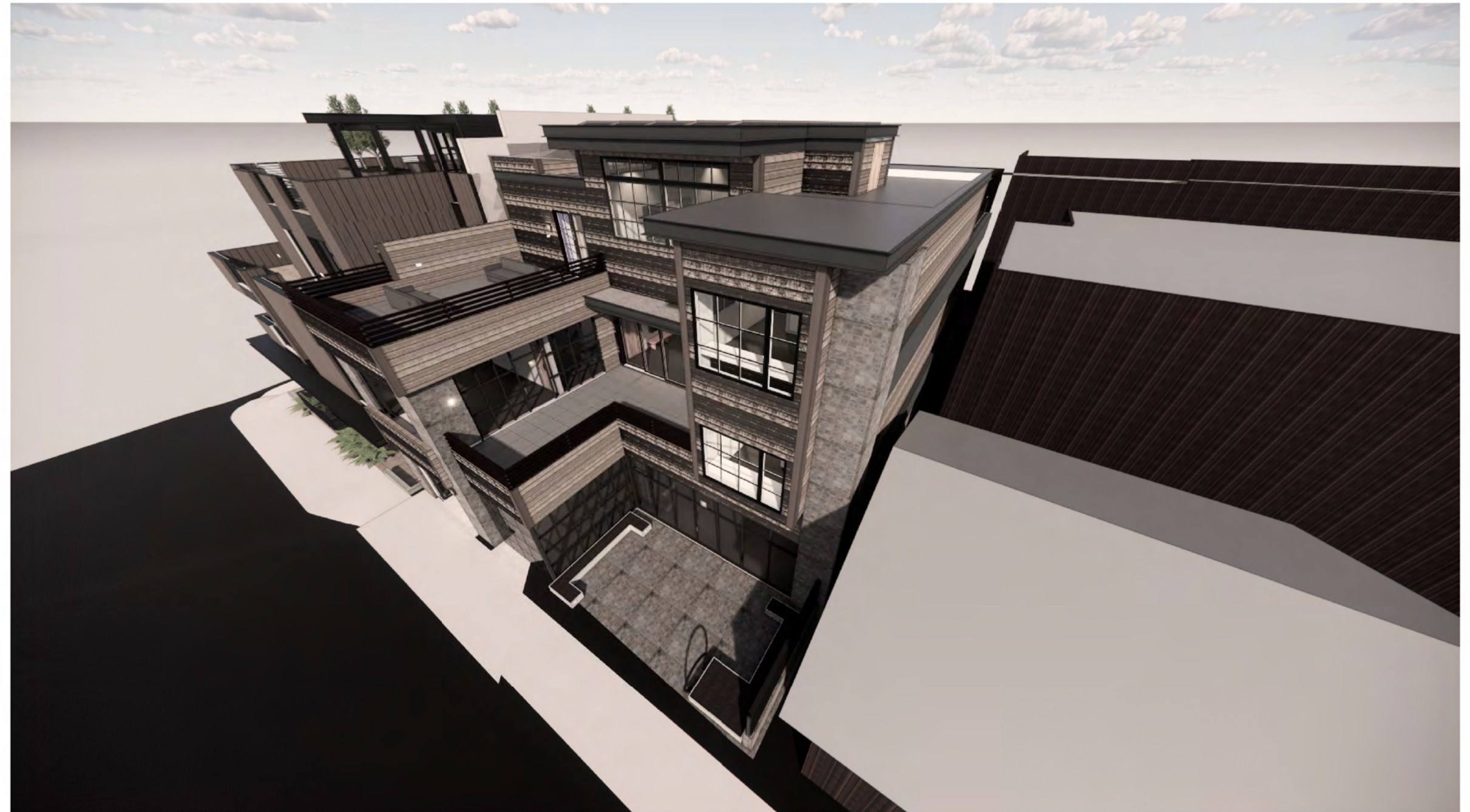
DRAWN BY: Author
Plot Date: 10/3/2023 12:31:00 PM



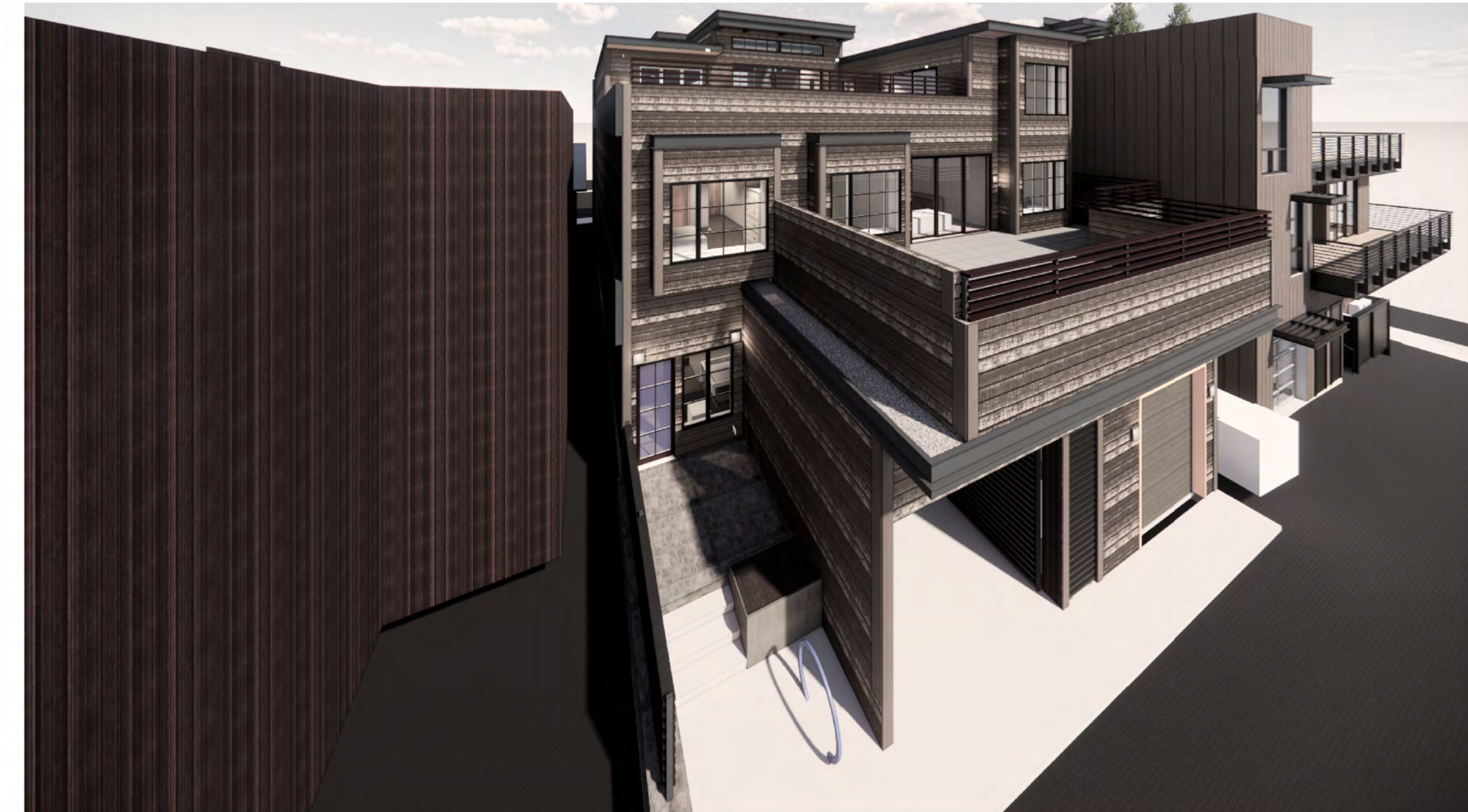
1 East Perspective
A-200 12" = 1'-0"



2 ne perspective
A-200 12" = 1'-0"



3 ne birdseye
A-200 12" = 1'-0"



4 nw birdseye
A-200 12" = 1'-0"



5 nw perspective
A-200 12" = 1'-0"

Horizontal siding and vertical corner boards added to rendering

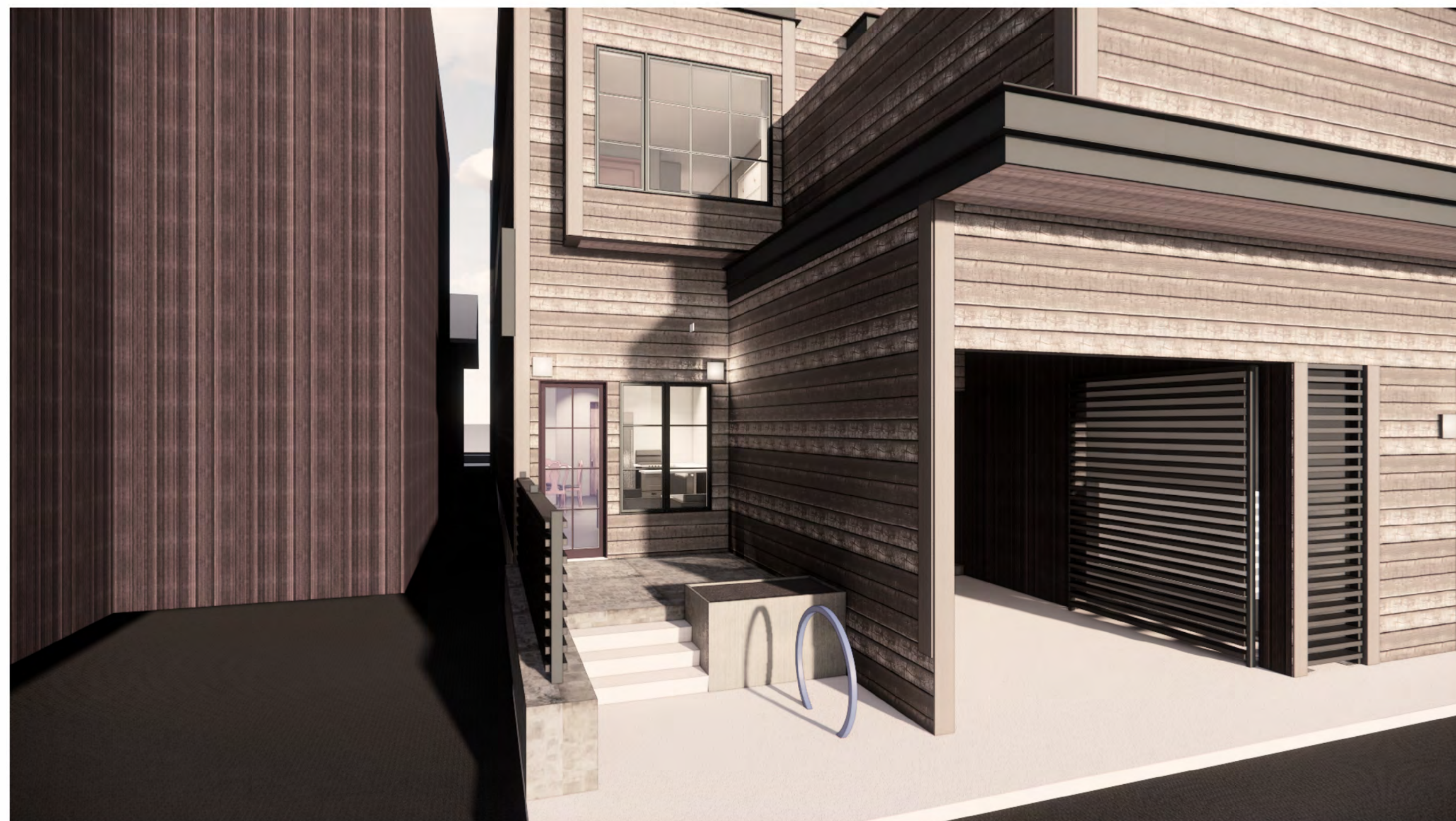
PROJECT:
Bohica Building

131 N Washington Ave
 Ketchum, ID 83340

Permit Set: 01/31/23
 Construction Set: xx/xx/xx

REVISION	DATE
3	8/25/23
5	10/3/23

NOTES:

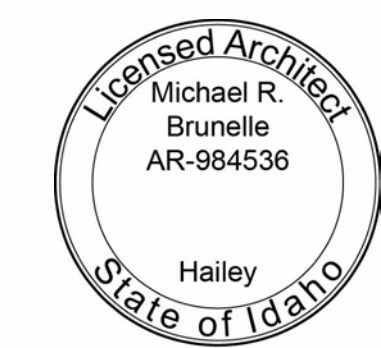


1 housing patio
 A-200a 12" = 1'-0"



3 east patio perspective
 A-200a 12" = 1'-0"

Horizontal siding and vertical corner boards added to rendering



renderings

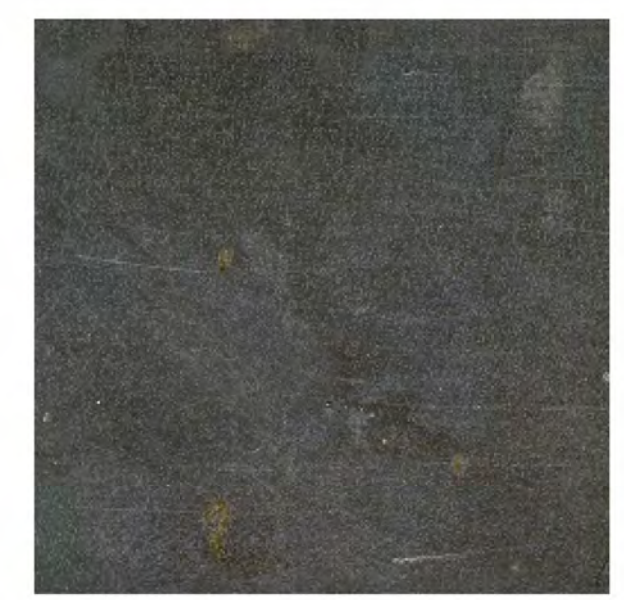
SCALE: 12" = 1'-0"

A-200a

DRAWN BY: Author
 Plot Date: 10/3/2023 12:31:02 PM

REVISION	DATE
1	6/28/22
3	8/25/23
4	9/30/23
5	10/3/23

NOTES:



MAT 1 - Metal - unpainted, sealed steel



MAT 2 - Drystack stone veneer

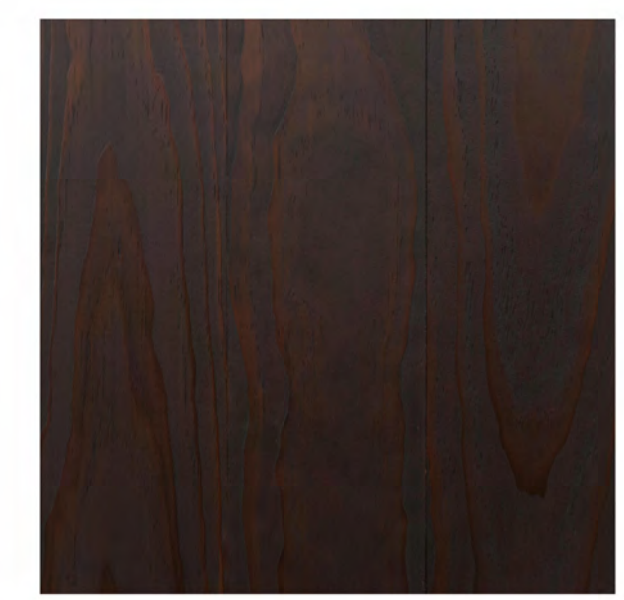


MAT 3 - Corner Boards - 2x8, circle sawn, cedar, stained Hewn.com 'Aloha'

MAT 4 - Wood siding, 1x6 Horizontal shiplap, color to be Hewn.com Aloha



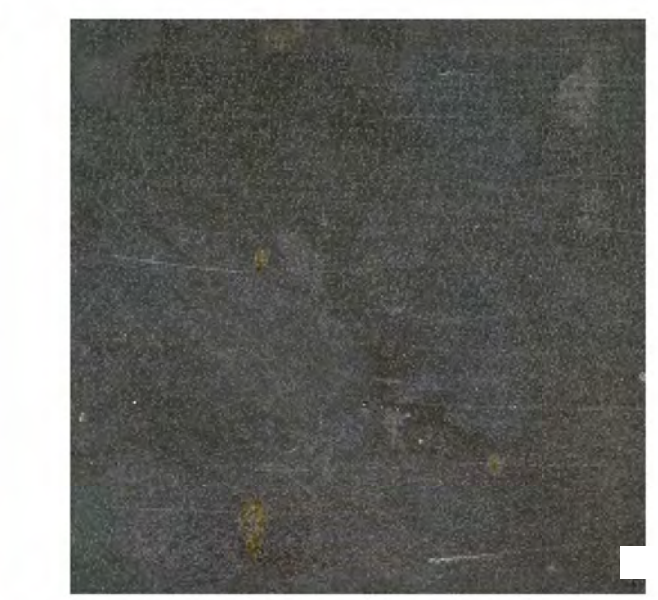
MAT 5 - Roofing - stone ballasted



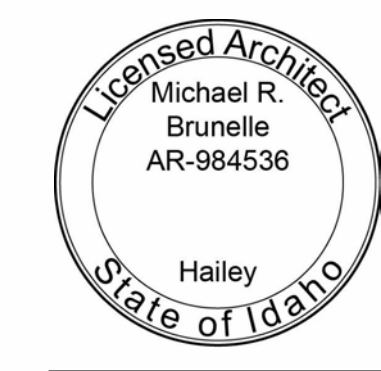
MAT 6 - Wood railing with steel posts, Kebony



MAT 7 - Metal cladding, match existing (windows and doors), Handrail posts



MAT 8 - Metal pt steel fascia material



elevations

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

A-201

DRAWN BY: Author
Plot Date: 5/8/2024 3:24:42 PM

REVISION	DATE
1	6/28/22
3	8/25/23
4	9/30/23
5	10/3/23

NOTES:



Note 1
NOTE: Corner boards added to all outside wall corners

2 | Elevation - West
A-202 | 1/4" = 1'-0"



MAT 1 - Metal - unpainted, sealed steel



MAT 2 - Drystack stone veneer

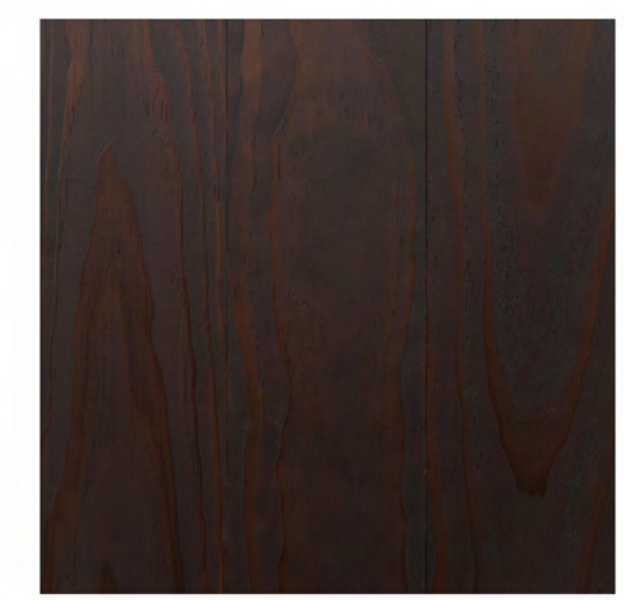


MAT 3 - Corner Boards - 2x8, circle sawn, cedar, stained Hewn.com 'Aloha'

MAT 4 - Wood siding, 1x6 Horizontal shiplap, color to be Hewn.com Aloha



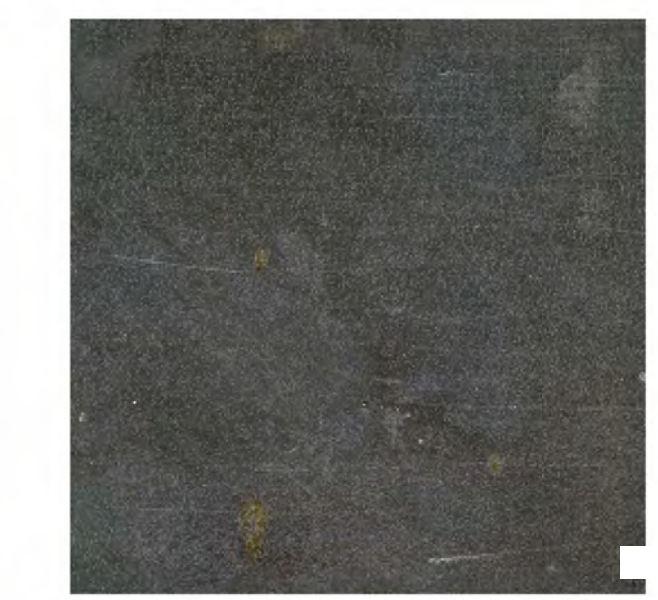
MAT 5 - Roofing - stone ballast



MAT 6 - Wood railing with steel posts, Kebony



MAT 7 - Metal cladding, match existing (windows and doors), Handrail posts



MAT 8 - Metal pt steel fascia material



elevations

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

A-202

DRAWN BY: Author
Plot Date: 5/8/2024 3:25:51 PM

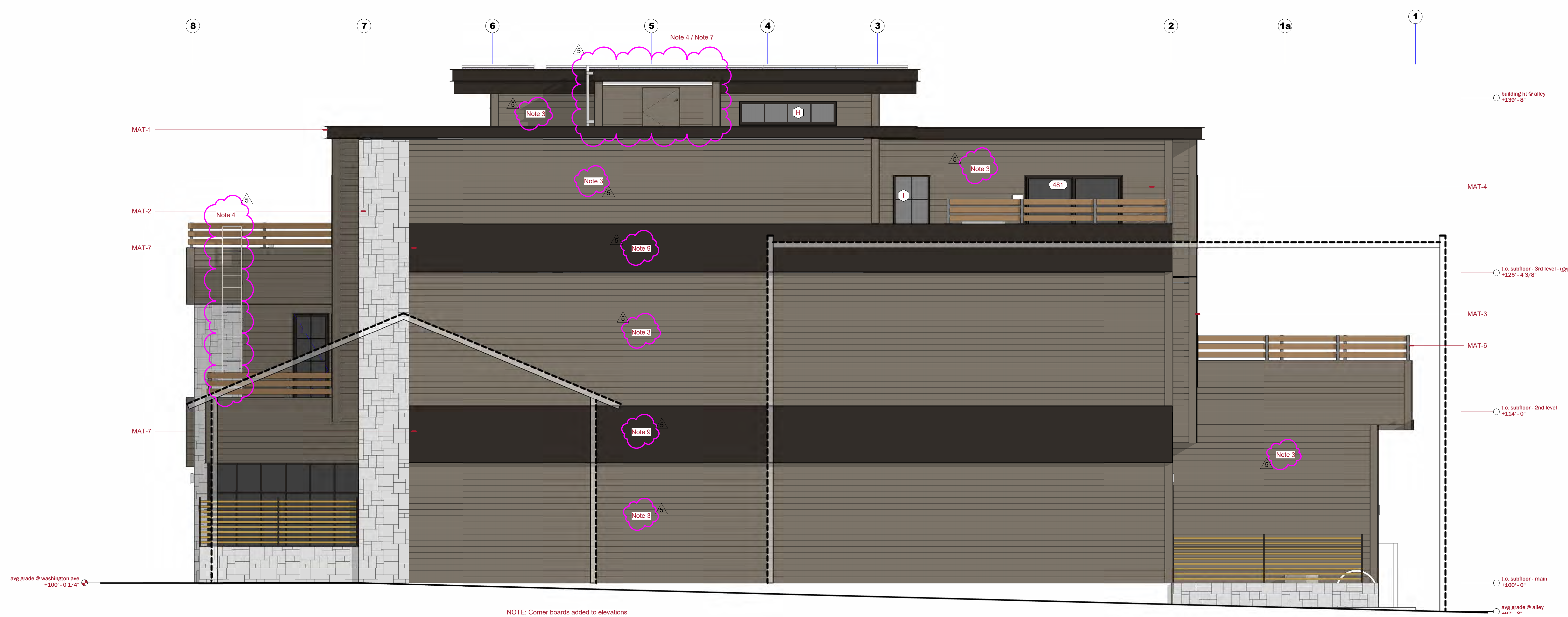
PROJECT:
Bohica Building

131 N Washington Ave
Ketchum, ID 83340

Permit Set: 01/31/23
Construction Set: xx/xx/xx

REVISION	DATE
1	6/28/22
3	8/25/23
4	9/30/23
5	10/3/23

NOTES:



1 Elevation - North
A-203 1/4" = 1'-0"

NOTE: Corner boards added to elevations

Horizontal siding and vertical corner boards added to rendering



MAT 1 - Metal - unpainted, sealed steel



MAT 2 - Drystack stone veneer



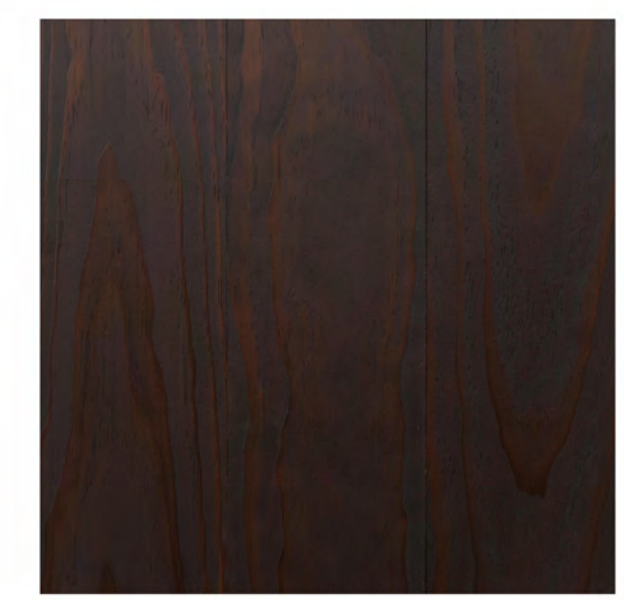
MAT 3 - Corner Boards - 2x8, circle sawn, cedar, stained Hewn.com 'Aloha'



MAT 4 - Wood siding, 1x6 Horizontal shiplap, color to be Hewn.com Aloha



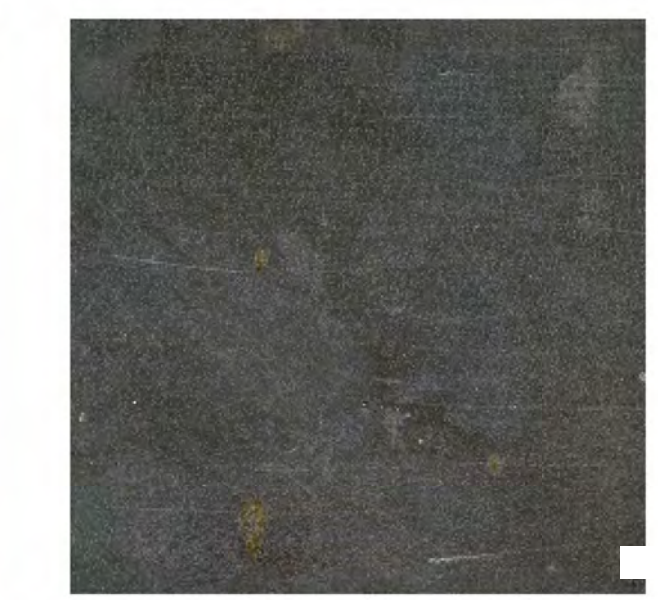
MAT 5 - Roofing - stone ballasted



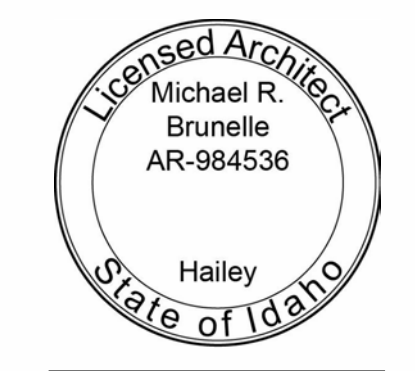
MAT 6 - Wood railing with steel posts, Kebony



MAT 7 - Metal cladding, match existing (windows and doors), Handrail posts



MAT 8 - Metal pt steel fascia material



elevations

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

A-203

DRAWN BY: Author
Plot Date: 5/6/2024 3:28:28 PM

SHEARWALL TYPE SCHEDULE			
NOTES:			
1. SHEARWALL TYPES LISTED BELOW ARE NOT JOB SPECIFIC. SOME TYPES MAY NOT BE USED ON THE PLANS.			
2. FRAMING MEMBER SUPPORTING MATERIAL SHALL BE SPACED AT 16" ON CENTER (O.C.) MAXIMUM.			
3. ANCHOR BOLTS TO FOUNDATION SHALL BE 10" LONG AND SHALL BE EMBED 7" INTO CONCRETE. EXPANSION BOLTS OR SHOT PINS MAY BE USED AT INTERIOR WALLS (AWAY FROM EDGE OF SLAB OR SLAB STEP-DOWN) PER SUPPLEMENTAL INSTRUCTIONS.			
4. A MINIMUM OF (2) ANCHOR BOLTS SHALL BE USED ON EACH BASE PLATE PIECE. PROVIDE (1) ANCHOR BOLT MINIMUM WITHIN 9" OF EACH END PIECE.			
5. PROVIDE CONTINUOUS DOUBLE 2x TOP PLATE AT ALL SHEARWALLS AND EXTERIOR WALL UNLESS NOTED OTHERWISE (U.N.O.). LAP-SPLICE TOP PLATE A MINIMUM 4'-0" WITH 16d NAILS STAGGERED AT 2" ON CENTER (O.C.). (2) 16d NAILS TOTAL.			
6. PROVIDE FULL HEIGHT DOUBLE STUDS AT ENDS OF SHEARWALLS UNLESS NOTED OTHERWISE ON PLANS OR DETAILS.			
7. BLOCK ALL PANEL EDGES. EDGE NAIL SHEATHING AT BLOCKED EDGES.			
MARK	SHEATHING MATERIAL	EDGE NAILING	FIELD NAILING
5	7/16" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 6" O.C.	8d COMMON AT 12" O.C.
6	7/16" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 4" O.C.	8d COMMON AT 12" O.C.
7	7/16" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 3" O.C.	8d COMMON AT 12" O.C.
8	7/16" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 2" O.C.	8d COMMON AT 12" O.C.
BOTTOM PLATE ATTACHMENT			
CONCRETE: 1/2" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 36" O.C.			
CONCRETE: 5/8" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 48" O.C.			
WOOD: 16d STAGGERED AT 4" O.C.			
CONCRETE: 1/2" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 24" O.C.			
CONCRETE: 5/8" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 32" O.C.			
WOOD: 16d STAGGERED AT 4" O.C.			
CONCRETE: 1/2" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 18" O.C.			
CONCRETE: 5/8" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 26" O.C.			
WOOD: 16d STAGGERED AT 3" O.C.			
CONCRETE: 1/2" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 8" O.C.			
CONCRETE: 5/8" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 14" O.C.			
WOOD: SDS1/4"x4-1/2" AT 8" O.C.			
STAGGER AT ADJOINING PANEL EDGES.			

HOLDOWN SCHEDULE			
MARK	HOLDOWN	SHEARWALL END POST UNO ON PLAN	ALTERNATE HOLDOWN
A	SIMPSON HDU5	(2) 2x STUDS	N/A
B	SIMPSON HT4	(2) 2x STUDS	N/A
C	SIMPSON HT5	(2) 2x STUDS	N/A

POST (P) SCHEDULE			
MARK	SIZE	SPECIES AND GRADE	CONNECTION
P1	(2) 2x6	DOUG FIR NO. 2	SEE TYPICAL DETAIL
P2	(3) 2x6	DOUG FIR NO. 2	SEE TYPICAL DETAIL
P3	(4) 2x6	DOUG FIR NO. 2	SEE TYPICAL DETAIL
P4	6x6	DOUG FIR NO. 2	SEE TYPICAL DETAIL
P5	5 1/4x11 7/8 LVL	LVL	SEE TYPICAL DETAIL
P6	5 1/4x11 7/8 LVL	LVL	SEE TYPICAL DETAIL

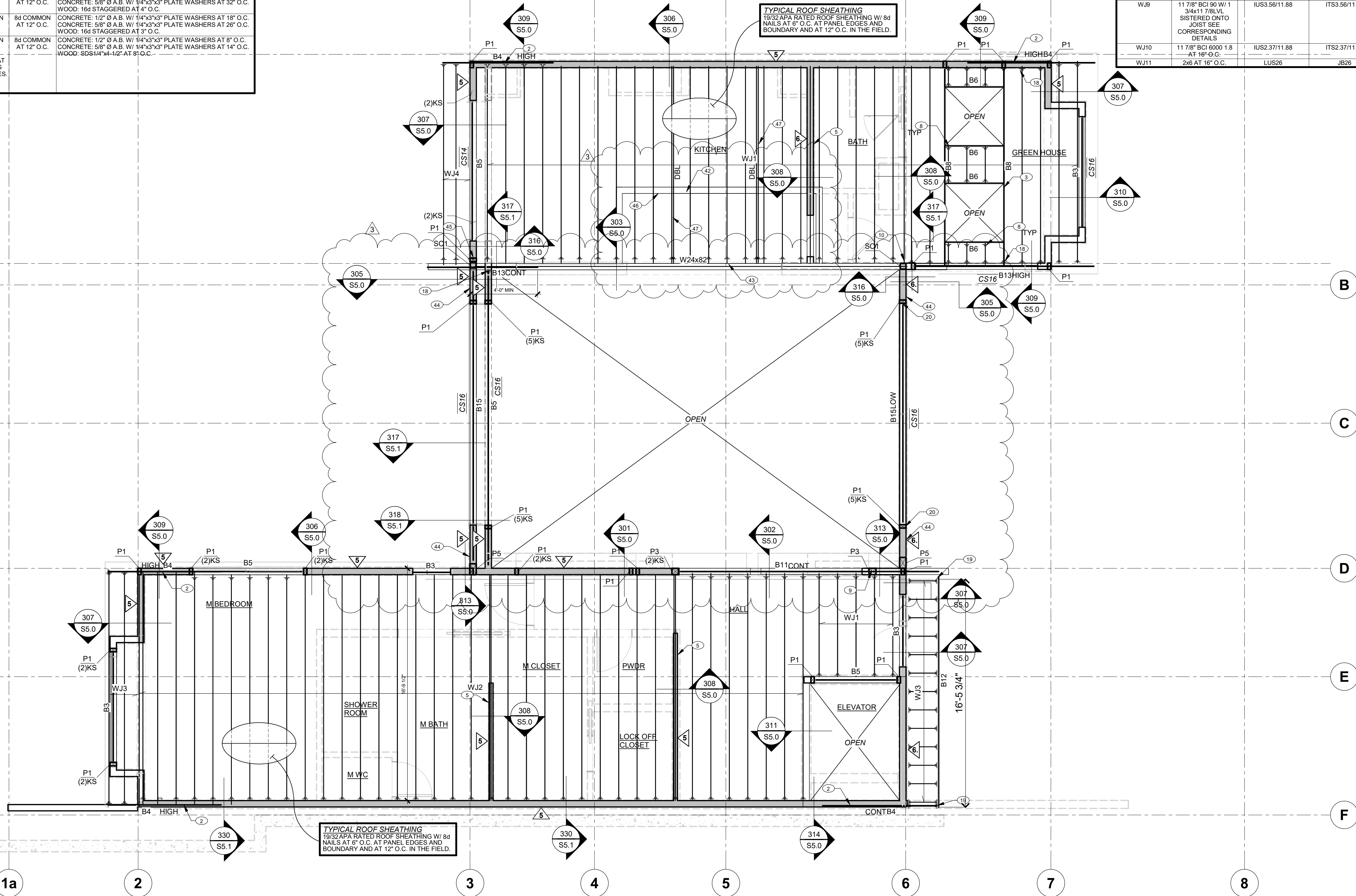
WOOD JOIST (WJ) SCHEDULE			
MARK	JOIST	FACE MOUNT HANGER	TOP FLANGE HANGER
WJ1	11 7/8" BCI 60 AT 16" O.C.	IUS2.37/11.88	ITS2.37/11.88
WJ2	11 7/8" BCI 90 AT 16" O.C. (WEB STIFFENERS AT BEARING)	IUS2.37/11.88	ITS2.37/11.88
WJ3	9 1/2" BCI 5000 1.7 AT 16" O.C.	IUS3.56/11.88	ITS3.56/11.88
WJ4	(2) 1-3/4x8-1/2 LVL AT 16" O.C.	IUS2.06/11.88	ITS3.56/11.88
WJ5	11 7/8" BCI 5000 1.7 AT 16" O.C.	IUS2.06/11.88	ITS3.56/11.88
WJ6	11 7/8" BCI 90 AT 12" O.C.	IUS3.56/11.88	ITS3.56/11.88
WJ7	14" BCI 90 AT 12" O.C. (WEB STIFFENERS AT BEARING)	MIU3.56/14	MIT414
WJ8	(2) 2x6 AT 16" O.C.	LUS26-2	JB26-TF
WJ9	11 7/8" BCI 90 W/ 1 3/4x11 7/8 LVL SISTERED ONTO JOIST SEE CORRESPONDING DETAILS	IUS3.56/11.88	ITS3.56/11.88
WJ10	11 7/8" BCI 6000 1.8 AT 16" O.C.	IUS2.37/11.88	ITS2.37/11.88
WJ11	2x6 AT 16" O.C.	LUS26	JB26

STEEL COLUMN (SC) SCHEDULE		
MARK	SIZE	BASE CONNECTION
ESC1	HSS4X4X1/4	SEE CORRESPONDING DETAILS
ESC2	HSS5X5X1/4	SEE CORRESPONDING DETAILS
ESC3	HSS5X5X1/2	SEE CORRESPONDING DETAILS
ESC4	HSS6X6X3/8	SEE CORRESPONDING DETAILS
SC1	HSS6X6X3/8	SEE CORRESPONDING DETAILS
SC2	HSS5X5X3/8	1/2"x4"x1/4" W/ (2) 5/8" DIA 1/2" LONG SDS SCREWS

- ### ROOF FRAMING PLAN NOTES
- VERIFY ALL DIMENSIONS WITH ALL ARCHITECTURAL DRAWINGS.
 - ALL SCHEDULED MARK DESIGNATIONS MAY NOT NECESSARILY BE FOUND ON THIS PLAN. SCHEDULES ARE TYPICAL TO THIS PROJECT.
 - WALLS WITH SOLID LINES DESIGNATED STRUCTURAL (BEARING) WALLS.
 - WALLS WITH DASHED LINES DESIGNATE NON-STRUCTURAL (NON-BEARING) WALLS.
 - AS SHOWN ON PLAN INDICATES A SHEARWALL. HATCHING IN WALL DESIGNATES SHEARWALL LENGTH.
 - IF DOUBLE TOP PLATE IS NOTCHED, STEPPED OR BROKEN, PROVIDE A SIMPSON MSTC40 STRAP AT DISCONTINUITY.
 - TYPICAL BEARING WALL FRAMING SHALL BE 2x6 STUDS AT 16" O.C. UNO. WHERE ROOF TRUSSES OR JOISTS SPANS EXCEED 20'-0" ALIGN ADDITIONAL STUD BELOW ROOF FRAMING MEMBER.
 - PROVIDE TRIMMER STUDS (TS) AND KING STUDS (KS) AT OPENINGS AS FOLLOWS, U.N.O. OPENINGS 6'-0" OR LESS, (1) TS & (1) KS. OPENINGS 6'-1" TO 9'-0", (1) TS & (2) KS. 9'-1" TO 12'-0", (2) TS & (3) KS. FOR ATTACHMENT, SEE "TYPICAL HEADER CONNECTION" DETAIL.
 - B1, B2, ETC. - AS SHOWN ON PLAN INDICATES A BEAM OR HEADER. SEE BEAM SCHEDULE FOR ADDITIONAL INFORMATION.
 - WJ1, WJ2, ETC. - AS SHOWN ON PLAN INDICATES A WOOD JOIST. SEE WOOD JOIST SCHEDULE FOR ADDITIONAL INFORMATION.
 - P1, P2, ETC. AS SHOWN ON PLAN INDICATES A WOOD POST. SEE POST SCHEDULE FOR MORE INFORMATION.
 - SC1, SC2, ETC. - AS SHOWN ON PLAN INDICATES A STEEL COLUMN. SEE STEEL COLUMN SCHEDULE FOR ADDITIONAL INFORMATION. COLUMNS START AT THE LEVEL THEY ARE CALLED OUT ON.
 - TIE EACH ROOF TRUSS AT BEARING LOCATIONS WITH (1) H2.5A OR (1) H1 CLIP, AND EACH GIRDER TRUSS WITH (2) H2.5A CLIPS, UNO.
 - "DL" INDICATES DRAG LOAD (ASD) THAT TRUSS MANUFACTURER IS TO DESIGN TRUSS FOR IN BOTH TENSION AND COMPRESSION.
 - TIE EACH ROOF JOIST AT BEARING LOCATIONS WITH (1) H2.6A CLIP, UNO.
 - PROVIDE BUILT-UP 2x POSTS BELOW EACH GIRDER TRUSS. MATCH GIRDER TRUSS WIDTH, U.N.O.
 - CS16, CS18, ETC. - AS SHOWN AT WALL OPENINGS, PROVIDE STRAPPING PER "TYPICAL STRAP AT OPENING" DETAIL.
 - PROVIDE CONTINUOUS BEARING FOR ALL POSTS AND BUILT-UP STUDS TO THE FOUNDATION PER TYPICAL "SOLID BLOCKING BETWEEN FLOORS" DETAIL.
 - FOR CLARITY, DETAILS MAY SHOW ONLY ONE SIDE OF FRAMING CONDITION.
 - ALL EXTERIOR WALLS SHALL BE CONSTRUCTED WITH TYPE "S" SHEARWALLS, UNO.
 - FOR CLARITY, ALL ROOF OPENINGS MAY NOT BE SHOWN ON THE ROOF FRAMING PLAN. FOR EXACT SIZE, NUMBER AND LOCATION OF OPENINGS, SEE ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS. FOR FRAMING AT OPENINGS, SEE TYPICAL DETAILS.
 - INDICATES HVAC EQUIPMENT ON ROOF OR IN ATTIC SPACE. SEE TYPICAL DETAILS FOR FRAMING INFORMATION.
 - VERIFY EXACT SIZE AND WEIGHT OF EQUIPMENT ON ROOF WITH MECHANICAL DRAWINGS.

- ### KEYNOTES
- HU1025/10 HANGER
 - SKYLIGHTS. SEE ARCHITECTURAL PLANS
 - ALIGN ADDITIONAL JOIST W/ SHEAR WALL
 - HU11 HANGER
 - POCKET BEAM INTO TRUSS AND PROVIDE P1 POST AT EACH END OF BEAM. SEE DETAIL FOR ADDITIONAL INFORMATION
 - ALIGN JOIST W/ GRIDLINE 6 AND ATTACH PER DETAIL 316(S5.0)
 - HU10 HANGER
 - INVERTED HU10 HANGER
 - ATTACH BEAM TO KING STUD W/ HGA10 CLIP AT TOP AND BOTTOM OF BEAM, ALIGN BEAM W/ SHEARWALL ABOVE
 - INSTALL WEBSSTIFFENERS BELOW WALL ABOVE
 - INSTALL WEBSSTIFFENERS AT JOISTS THAT CARRY BEARING WALL ABOVE
 - FRAME WALL W/ 1 3/4x5 1/2 LVL AT 12" O.C.
 - SOLID BLOCK BELOW WOOD BEAM TO WOOD POST BELOW
 - INSTALL 6x6 MECHANICAL CURB THAT WOOD STUD TIE BEARS ON ABOVE
 - ALIGN DOUBLE JOIST W/ POST ABOVE

BEAM (B) SCHEDULE	
MARK	SIZE
B1	(3) 2x6 or 6x6 or (3) 1-3/4x5-1/2 LVL or 5-1/4x5-1/2 LVL
B2	(3) 2x6 or 6x6 or (3) 1-3x5-1/2 LVL or 5-1/4x5-1/2 LVL
B3	(3) 2x10 or 6x10 or (3) 1-3/4x7-1/4 LVL or 5-1/4x7-1/4 LVL
B4	(3) 1-3/4x9-1/2 LVL or 5-1/4x9-1/2 LVL
B5	(3) 1-3/4x9-1/2 LVL or 5-1/4x9-1/2 LVL
B6	(1) 1-3/4x11-7/8 LVL
B7	(2) 1-3/4x11-7/8 or 3-1/2x11-7/8 LVL
B8	(3) 1-3/4x11-7/8 LVL or 5-1/4x11-7/8 LVL
B9	(3) 1-3/4x14 LVL OR 5-1/4x14 LVL
B10	(3) 1-3/4x18 LVL
B11	5-18x21 GLB
B12	(2) 1-3/4x9-1/2 LVL ATTACHED TO C12x30 SEE DETAIL
B13	5-14x9 1/2 LVL
B14	5-14x11 7/8 LVL
B15	5-14x14 LVL
B16	7x11 7/8 LVL
B17	(4) 1-3/4x11-7/8 LVL
B18	(4) 1-3/4x18 LVL (SEE DETAIL)
B19	(4) 1-3/4x14 LVL OR 7x14 LVL
EB1	(3) 2x6 or 6x6 or (3) 1-3/4x5-1/2 LVL
EB2	(3) 2x6 or 6x6 or (3) 1-3x5-1/2 LVL
EB3	(3) 2x10 or 6x10 or (3) 1-3/4x7-1/4 LVL
EB4	(3) 1-3/4x9-1/2 LVL or 5-1/4x9-1/2 LVL
EB5	(3) 1-3/4x11-7/8 or 5-1/4x11-7/8 LVL
EB6	(3) 1-3/4x11-7/8 or 5-1/4x11-7/8 LVL
EB7	(3) 1-3/4x14 or 5-1/4x14 LVL
EB8	(3) 1-3/4x16 or 5-1/4x16 LVL
EB9	(3) 1-3/4x18 LVL or 5-1/4x18 LVL
EB10	5-18x21 GLB
EB11	5-18x28-1/2 GLB
EB12	(2) 1-3/4x18 LVL



ROOF FRAMING PLAN

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

PROJECT: BOHICA
131 N Washington Ave
Ketchum, ID 83340

CLIENT: 8/29/23

STRUCTURAL ENGINEERS SEAL:

CAD OPERATOR: AMR07

PROJECT MANAGER: MB

JOB NO.: #71-352

DATE: CURRENT REV. /

ROOF FRAMING PLAN

FROST Structural Engineering
1020 E. Lincoln Road
Idaho Falls, ID 83401
info@frost-structural.com

phone: 208.227.8404
fax: 208.227.8405

DATE: CURRENT REV. /

S2.4

SHEARWALL TYPE SCHEDULE			
NOTES:			
1. SHEARWALL TYPES LISTED BELOW ARE NOT JOB SPECIFIC. SOME TYPES MAY NOT BE USED ON THE PLANS.			
2. FRAMING MEMBER SUPPORTING MATERIAL SHALL BE SPACED AT 16" ON CENTER (O.C.) MAXIMUM.			
3. ANCHOR BOLTS TO FOUNDATION SHALL BE 10" LONG AND SHALL BE EMBED 7" INTO CONCRETE. EXPANSION BOLTS OR SHOT PINS MAY BE USED AT INTERIOR WALLS (AWAY FROM EDGE OF SLAB OR SLAB STEP-DOWN) PER SUPPLEMENTAL INSTRUCTIONS.			
4. A MINIMUM OF (2) ANCHOR BOLTS SHALL BE USED ON EACH BASE PLATE PIECE. PROVIDE (1) ANCHOR BOLT MINIMUM WITHIN 9" OF EACH END PIECE.			
5. PROVIDE CONTINUOUS DOUBLE 2x TOP PLATE AT ALL SHEARWALLS AND EXTERIOR WALL. UNLESS NOTED OTHERWISE (U.N.O.), LAP SPLICE TOP PLATE A MINIMUM 4'-0" WITH 16d NAILS STAGGERED AT 2" ON CENTER (O.C.), (24) 16d NAILS TOTAL.			
6. PROVIDE FULL HEIGHT DOUBLE STUDS AT ENDS OF SHEARWALLS UNLESS NOTED OTHERWISE ON PLANS OR DETAILS.			
7. BLOCK ALL PANEL EDGES. EDGE NAIL SHEATHING AT BLOCKED EDGES.			
MARK	SHEATHING MATERIAL	EDGE NAILING	FIELD NAILING
5	7/16" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 6" O.C.	8d COMMON AT 12" O.C.
6	7/16" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 4" O.C.	8d COMMON AT 12" O.C.
7	7/16" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 3" O.C.	8d COMMON AT 12" O.C.
8	7/16" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 2" O.C.	8d COMMON AT 12" O.C.
BOTTOM PLATE ATTACHMENT			
CONCRETE: 1/2" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 36" O.C.			
CONCRETE: 5/8" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 48" O.C.			
WOOD: 16d STAGGERED AT 6" O.C.			
CONCRETE: 1/2" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 24" O.C.			
CONCRETE: 5/8" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 32" O.C.			
WOOD: 16d STAGGERED AT 4" O.C.			
CONCRETE: 1/2" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 18" O.C.			
CONCRETE: 5/8" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 26" O.C.			
WOOD: 16d STAGGERED AT 3" O.C.			
CONCRETE: 1/2" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 8" O.C.			
CONCRETE: 5/8" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 14" O.C.			
WOOD: SD6114" x4-1/2" AT 8" O.C.			
(2) 2x OR 3x STUDS/BLOCKING AT ADJOINING PANEL EDGES.			
STAGGER AT ADJOINING PANEL EDGES.			

WOOD JOIST (WJ) SCHEDULE			
MARK	JOIST	FACE MOUNT HANGER	TOP FLANGE HANGER
WJ1	11 7/8" BCI 60 AT 16" O.C.	IUS2.37/11.88	ITS2.37/11.88
WJ2	11 7/8" BCI 90 AT 16" O.C. (WEB STIFFENERS AT BEARING)	IUS2.37/11.88	ITS2.37/11.88
WJ3	9 1/2" BCI 5000 1.7 AT 16" O.C.	IUS3.56/11.88	ITS3.56/11.88
WJ4	(2)1-3/4x9-1/2 LVL AT 16" O.C.		
WJ5	11 7/8" BCI 5000 1.7 AT 16" O.C.	IUS2.06/11.88	ITS3.56/11.88
WJ6	11 7/8" BCI 90 AT 12" O.C.	IUS3.56/11.88	ITS3.56/11.88
WJ7	14" BCI 90 AT 12" O.C. (WEB STIFFENERS AT BEARING)	MIU3.56/14	MIT414
WJ8	(2)2x6 AT 16" O.C.	LUS28-2	JB28-TF
WJ9	11 7/8" BCI 90 W/ 1 3/4x11 7/8 LVL SISTERS ON TO JOIST SEE CORRESPONDING DETAILS	IUS3.56/11.88	ITS3.56/11.88
WJ10	11 7/8" BCI 6000 1.8 AT 16" O.C.	IUS2.37/11.88	ITS2.37/11.88
WJ11	2x6 AT 16" O.C.	LUS26	JB26

HOLDOWN SCHEDULE			
MARK	HOLDOWN	SHEARWALL END POST UNO ON PLAN	ALTERNATE HOLDOWN
A	SIMPSON HDU5	(2) 2x STUDS	N/A
B	SIMPSON HTT4	(2) 2x STUDS	N/A
C	SIMPSON HTT5	(2) 2x STUDS	N/A

POST (P) SCHEDULE			
MARK	SIZE	SPECIES AND GRADE	CONNECTION
P1	(2) 2x6	DOUG FIR NO. 2	SEE TYPICAL DETAIL
P2	(3) 2x6	DOUG FIR NO. 2	SEE TYPICAL DETAIL
P3	(4) 2x6	DOUG FIR NO. 2	SEE TYPICAL DETAIL
P4	6x6	DOUG FIR NO. 2	SEE TYPICAL DETAIL
P5	5 1/4x9 1/2 LVL	LVL	SEE TYPICAL DETAIL
P6	5 1/4x11 7/8 LVL	LVL	SEE TYPICAL DETAIL

STEEL COLUMN (SC) SCHEDULE		
MARK	SIZE	BASE CONNECTION
ESC1	HSS4X4X1/4	SEE CORRESPONDING DETAILS
ESC2	HSS5X5X1/4	SEE CORRESPONDING DETAILS
ESC4	HSS5X5X1/2	SEE CORRESPONDING DETAILS
SC1	HSS6X6X3/8	SEE CORRESPONDING DETAILS
SC2	HSS5X5X3/8	1/2" Ø 8"x1" W/ (2) 5/8" DIA 12" LONG SDS SCREWS

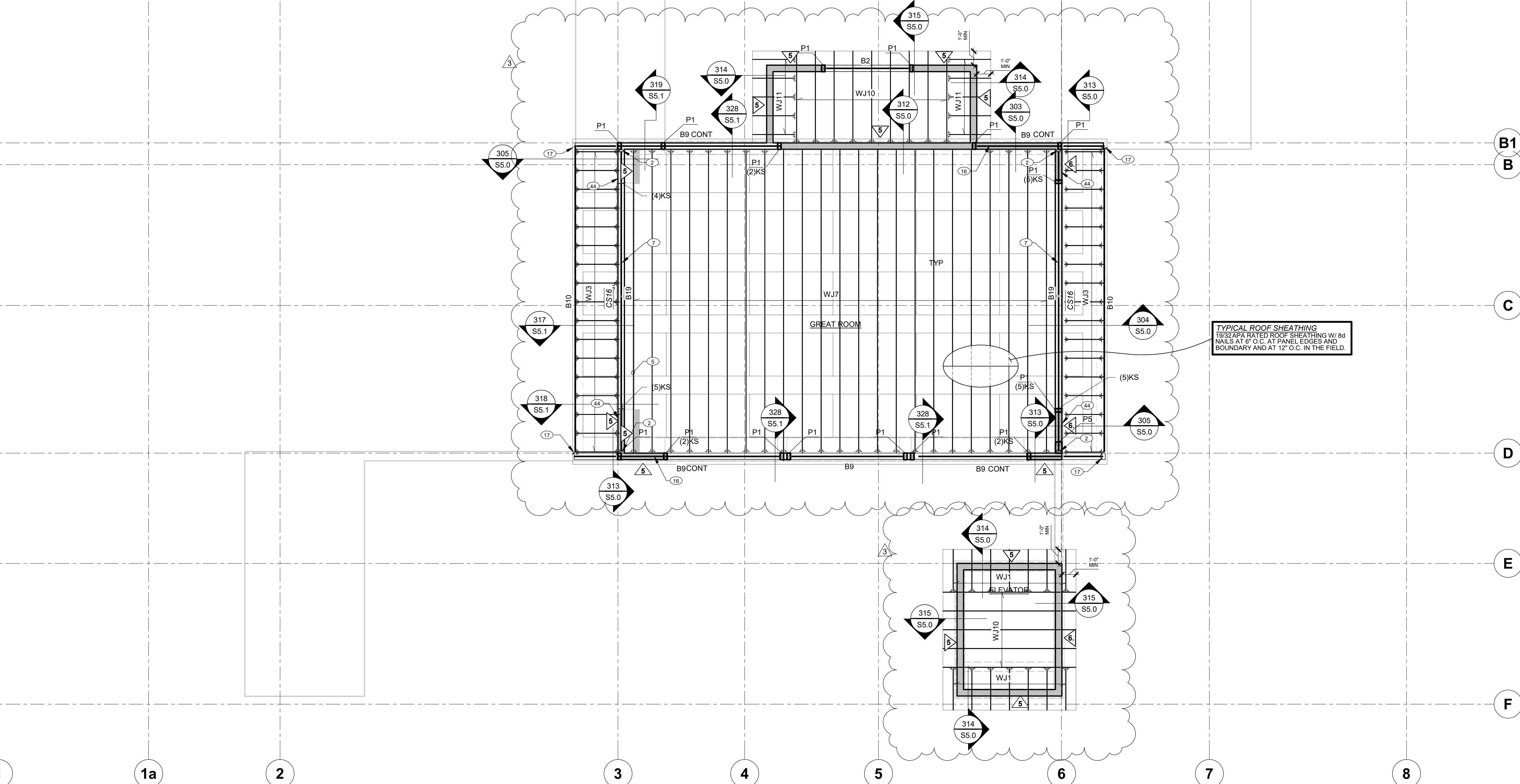
- ### ROOF FRAMING PLAN NOTES
- VERIFY ALL DIMENSIONS WITH ALL ARCHITECTURAL DRAWINGS.
 - ALL SCHEDULED MARK DESIGNATIONS MAY NOT NECESSARILY BE FOUND ON THIS PLAN. SCHEDULES ARE TYPICAL TO THIS PROJECT.
 - WALLS WITH SOLID LINES DESIGNATED STRUCTURAL (BEARING) WALLS.
 - WALLS WITH DASHED LINES DESIGNATE NON-STRUCTURAL (NON-BEARING) WALLS.
 - AS SHOWN ON PLAN INDICATES A SHEARWALL. HATCHING IN WALL DESIGNATES SHEARWALL LENGTH.
 - IF DOUBLE TOP PLATE IS NOTCHED, STEPPED OR BROKEN, PROVIDE A SIMPSON MSTC40 STRAP AT DISCONTINUITY.
 - TYPICAL BEARING WALL FRAMING SHALL BE 2x6 STUDS AT 16" O.C. UNO. WHERE ROOF TRUSSES OR JOISTS SPANS EXCEED 20'-0" ALIGN ADDITIONAL STUD BELOW ROOF FRAMING MEMBER.
 - PROVIDE TRIMMER STUDS (TS) AND KING STUDS (KS) AT OPENINGS AS FOLLOWS, U.N.O.: OPENINGS 6'-0" OR LESS, (1) TS & (1) KS. OPENINGS 6'-1" TO 9'-0", (1) TS & (2) KS. 9'-1" TO 12'-0", (2) TS & (3) KS. FOR ATTACHMENT, SEE "TYPICAL HEADER CONNECTION" DETAIL.
 - B1, B2, ETC. - AS SHOWN ON PLAN INDICATES A BEAM OR HEADER. SEE BEAM SCHEDULE FOR ADDITIONAL INFORMATION.
 - WJ1, WJ2, ETC. - AS SHOWN ON PLAN INDICATES A WOOD JOIST. SEE WOOD JOIST SCHEDULE FOR ADDITIONAL INFORMATION.
 - P1, P2, ETC. AS SHOWN ON PLAN INDICATES A WOOD POST. SEE POST SCHEDULE FOR MORE INFORMATION.
 - SC1, SC2, ETC. - AS SHOWN ON PLAN INDICATES A STEEL COLUMN. SEE STEEL COLUMN SCHEDULE FOR ADDITIONAL INFORMATION. COLUMNS START AT THE LEVEL THEY ARE CALLED OUT ON.
 - TIE EACH ROOF TRUSS AT BEARING LOCATIONS WITH (1) H2.5A OR (1) H1 CLIP, AND EACH GIRDER TRUSS WITH (2) H2.5A CLIPS, UNO.
 - "D" INDICATES DRAG LOAD (ASD) THAT TRUSS MANUFACTURER IS TO DESIGN TRUSS FOR IN BOTH TENSION AND COMPRESSION.
 - TIE EACH ROOF JOIST AT BEARING LOCATIONS WITH (1) H2.5A CLIP, UNO.
 - PROVIDE BUILT-UP 2x POSTS BELOW EACH GIRDER TRUSS. MATCH GIRDER TRUSS WIDTH, U.N.O.
 - CS16, CS18, ETC. - AS SHOWN AT WALL OPENINGS. PROVIDE STRAPPING PER TYPICAL STRAP AT OPENINGS' DETAIL.
 - PROVIDE CONTINUOUS BEARING FOR ALL POSTS AND BUILT-UP STUDS TO THE FOUNDATION PER TYPICAL "SOLID BLOCKING BETWEEN FLOORS" DETAIL.
 - FOR CLARITY, DETAILS MAY SHOW ONLY ONE SIDE OF FRAMING CONDITION.
 - ALL EXTERIOR WALLS SHALL BE CONSTRUCTED WITH TYPE "S" SHEARWALLS, UNO.
 - FOR CLARITY, ALL ROOF OPENINGS MAY NOT BE SHOWN ON THE ROOF FRAMING PLAN. FOR EXACT SIZE, NUMBER AND LOCATION OF OPENINGS, SEE ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS. FOR FRAMING AT OPENINGS, SEE TYPICAL DETAILS.
 - INDICATES HVAC EQUIPMENT ON ROOF OR IN ATTIC SPACE. SEE TYPICAL DETAILS FOR FRAMING INFORMATION.
 - VERIFY EXACT SIZE AND WEIGHT OF EQUIPMENT ON ROOF WITH MECHANICAL DRAWINGS.

KEYNOTES

2	HHUST 25/10 HANGER
5	ALIGN ADDITIONAL JOIST W/ SHEAR WALL
7	WOOD BEAM EXTEND TO B&D GRIDLINES
16	6'-0" MIN BACK SPAN
44	FRAME WALL W/ 1 3/4x5 1/2 LVL AT 12" O.C.

BEAM (B) SCHEDULE

MARK	SIZE
B1	(3)2x6 or 6x6 or (3)1-3/4x5-1/2 LVL or 5-1/4x5-1/2 LVL
B2	(3)2x8 or 6x8 or (3)1-3x5-1/2 LVL or 5-1/4x5-1/2 LVL
B3	(3)2x10 or 6x10 or (3)1-3/4x7-1/4 LVL or 5-1/4x7-1/4 LVL
B4	(3)1-3/4x9-1/2 LVL or 5-1/4x9-1/2 LVL
B5	(3)1-3/4x8-1/2 LVL or 5-1/4x8-1/2 LVL
B6	(1) 1-3/4x11-7/8 LVL
B7	(2)1-3/4x11-7/8 or 3-1/2x11-7/8 LVL
B8	(3)1-3/4x11-7/8 LVL or 5-1/4x11-7/8 LVL
B9	(3)1-3/4x14 LVL OR 5-1/4x14 LVL
B10	(3) 1-3/4x18 LVL
B11	5-1/8x21 GLB
B12	(2)1-3/4x9-1/2 LVL ATTACHED TO C12x30 SEE DETAIL
B13	5 1/4x9 1/2 LVL
B14	5 1/4x11 7/8 LVL
B15	5 1/4x14 LVL
B16	7x11 7/8 LVL
B17	(4)1-3/4x11-7/8 LVL
B18	(4)1-3/4x18 LVL (SEE DETAIL)
B19	(4) 3/4x14 LVL OR 7x14 LVL
EB1	(3)2x8 or 6x8 or (3)1-3/4x5-1/2 LVL
EB2	(3)2x8 or 6x8 or (3)1-3x5-1/2 LVL
EB3	(3)2x10 or 6x10 or (3)1-3/4x7-1/4 LVL
EB4	(3)1-3/4x9-1/2 LVL or 5-1/4x9-1/2 LVL
EB5	(2)1-3/4x11-7/8 or 3-1/2x11-7/8 LVL
EB6	(3)1-3/4x11-7/8 or 5-1/4x11-7/8 LVL
EB7	(3)1-3/4x14 or 5-1/4x14 LVL
EB8	(3)1-3/4x16 or 5-1/4x16 LVL
EB9	(3) 1-3/4x18 LVL or 5-1/4x18 LVL
EB10	5-1/8x21 GLB
EB11	5-1/8x28-1/2 GLB
EB12	(2) 1-3/4x18 LVL



HIGH ROOF FRAMING PLAN

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

PROJECT: **BOHICA**
131 N Washington Ave
Ketchum, ID 83340

CLIENT: _____

STRUCTURAL ENGINEERS SEAL:

CAD OPERATOR: AMR07

HIGH ROOF FRAMING PLAN

PROJECT MANAGER: MB

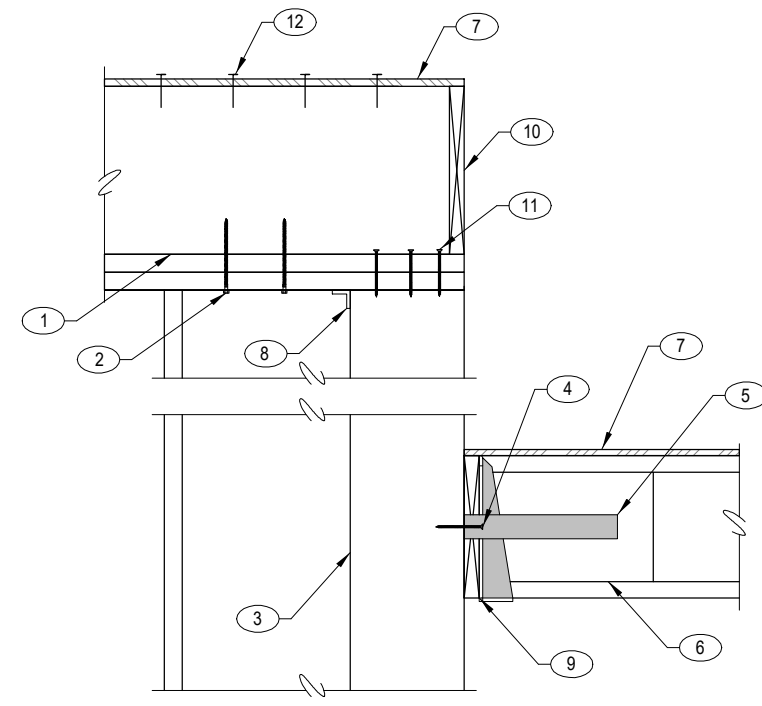
phone: 208.227.8404
fax: 208.227.8405

info@frost-structural.com

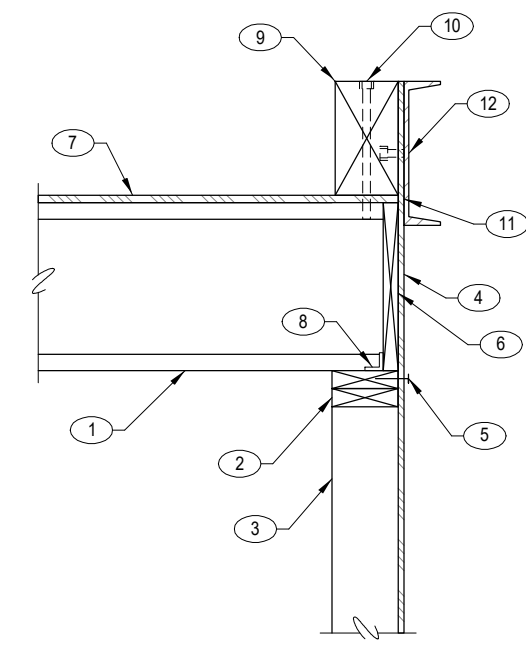
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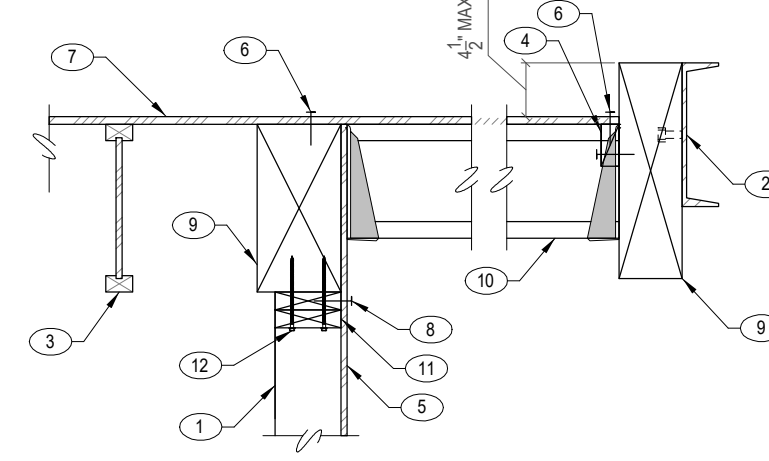
S2.5



- KEYNOTES:**
- WOOD BEAM, SEE PLAN
 - CONT DBL 2x TOP PLATE W/ LAP SPlice, SEE TYPICAL DETAIL
 - WOOD STUD WALL, SEE PLAN
 - 1" LOG SCREW W/ 8" MIN EMBEDMENT
 - HTF4
 - WEB STIFFENER
 - ROOF SHEATHING, SEE PLAN
 - HGA 10 CLP
 - 1 1/2" LSL W/ (8) 1" x 1" BY 6" LONG SDS SCREWS AT POST
 - CONT RIM BOARD
 - (6) 1/4" DIA 8" LONG SDS SCREWS AT EACH JOIST
 - BOUNDARY NAILING, SEE PLAN

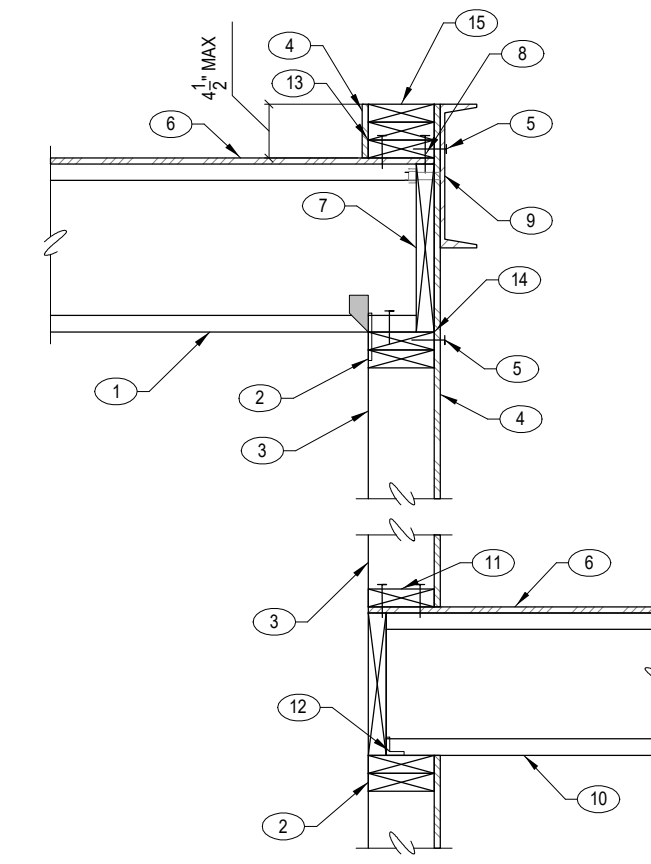


- KEYNOTES:**
- WOOD JOIST W/ CLIP, SEE PLAN
 - CONT DBL 2x TOP PLATE W/ LAP SPlice, SEE TYPICAL DETAIL
 - WOOD STUD WALL, SEE PLAN
 - WALL SHEATHING AS OCCURS, SEE PLAN
 - EDGE NAILING, SEE SHEARWALL SCHEDULE
 - CONT RIM BOARD
 - ROOF SHEATHING, SEE PLAN
 - ASB CLIP AT 16" O.C.
 - WOOD BEAM, SEE PLAN
 - 1" x 1" LONG SCREW AT EACH JOIST
 - NO SPlice IN WALL SHEATHING
 - CONT STEEL CHANNEL BY ARCHITECTURAL W/ 5/8" DIA 2" LONG THREADED STUDS AT 24" O.C. (DRILL AND EPOXY)



- KEYNOTES:**
- WOOD STUD WALL, SEE PLAN
 - CONT STEEL CHANNEL BY ARCHITECTURAL W/ 5/8" DIA 2" LONG THREADED STUDS AT 24" O.C. (DRILL AND EPOXY)
 - WOOD JOIST, SEE PLAN
 - 2x BLOCKING W/ (3) 16d NAILS BETWEEN EACH JOIST
 - WALL SHEATHING AS OCCURS, SEE PLAN
 - BOUNDARY NAILING, SEE PLAN
 - ROOF SHEATHING, SEE PLAN
 - EDGE NAILING, SEE SHEARWALL SCHEDULE
 - WOOD BEAM, SEE PLAN
 - WOOD JOIST W/ HANGER, SEE PLAN
 - CONT DBL TOP PLATE
 - (2) 1/4" DIA 8" LONG SDS SCREWS AT 16" O.C.

- NOTES:**
- COORDINATE ROOF VENTILATION
 - FASCIA PER ARCHITECTURAL DETAILS



- KEYNOTES:**
- WOOD JOIST W/ CLIP, SEE PLAN
 - CONT DBL 2x TOP PLATE W/ LAP SPlice, SEE TYPICAL DETAIL
 - WOOD STUD WALL, SEE PLAN
 - WALL SHEATHING AS OCCURS, SEE PLAN
 - EDGE NAILING, SEE SHEARWALL SCHEDULE
 - ROOF SHEATHING, SEE PLAN
 - CONT RIM BOARD
 - BOUNDARY NAILING, SEE PLAN
 - CONT STEEL CHANNEL BY ARCHITECTURAL W/ 5/8" DIA 2" LONG THREADED STUDS AT 24" O.C. STAGGER PROVIDE NUT AND WASHER
 - WOOD JOIST W/ CLIP, SEE PLAN
 - CONT 2x BOTTOM PLATE W/ (2) #8 SCREWS INTO EACH JOIST BELOW
 - ASB CLIP AT 16" O.C.
 - CONT 2x BOTTOM PLATE W/ (2) #8 SCREWS AT EACH TRUSS
 - NO SPlice IN WALL SHEATHING AT TOP PLATE
 - BUILT-UP 2x PLATE AS REQUIRED

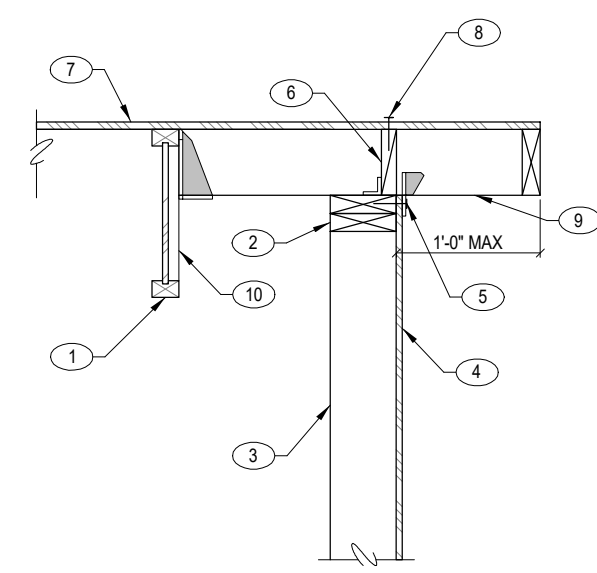
- NOTES:**
- NO WALL SHEATHING SPlice BETWEEN BLOCKING AND TOP PLATE
 - COORDINATE ROOF VENTILATION
 - FASCIA PER ARCHITECTURAL DETAILS

313 WOOD TRUSS AT WOOD POST
SCALE: NTS

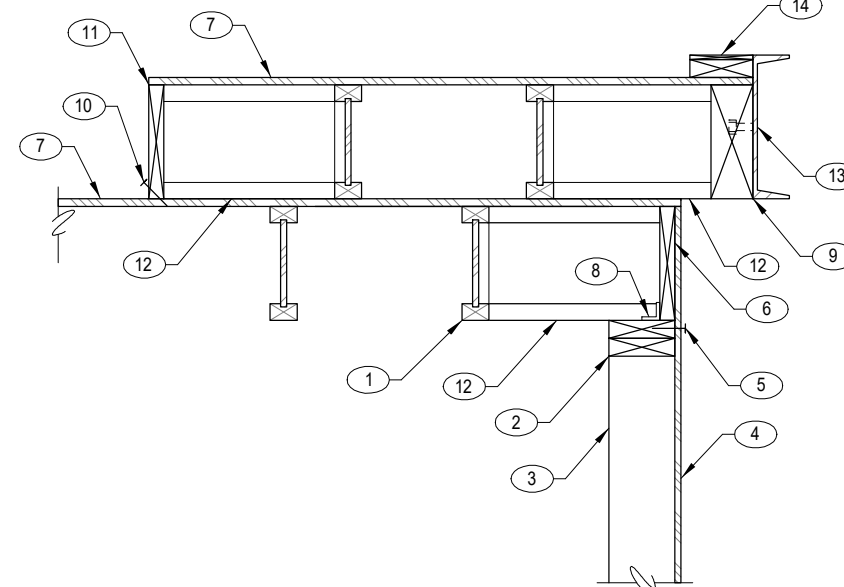
309 WOOD BEAM AT WOOD JOIST
SCALE: NTS

305 WOOD TRUSS AT WOOD JOIST
SCALE: NTS

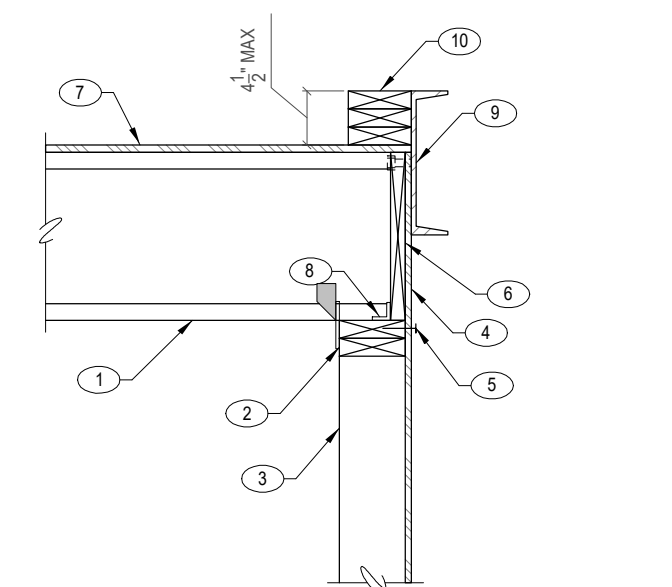
301 WOOD TRUSS AT WOOD JOIST
SCALE: NTS



- KEYNOTES:**
- WOOD JOIST, SEE PLAN
 - CONT DBL 2x TOP PLATE W/ LAP SPlice, SEE TYPICAL DETAIL
 - WOOD STUD WALL, SEE PLAN
 - WALL SHEATHING AS OCCURS, SEE PLAN
 - EDGE NAILING, SEE SHEARWALL SCHEDULE
 - 2x BLOCKING W/ ASB CLIP BETWEEN EACH JOIST
 - ROOF SHEATHING, SEE PLAN
 - BOUNDARY NAILING, SEE PLAN
 - WOOD JOIST W/ HANGER, SEE PLAN
 - WEB STIFFENER

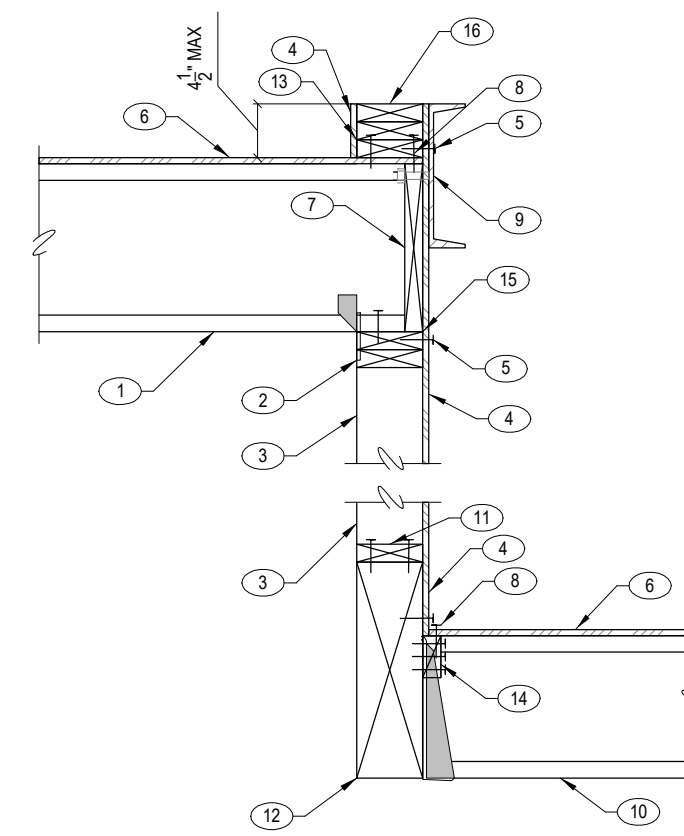


- KEYNOTES:**
- WOOD JOIST W/ CLIP, SEE PLAN
 - CONT DBL 2x TOP PLATE W/ LAP SPlice, SEE TYPICAL DETAIL
 - WOOD STUD WALL, SEE PLAN
 - WALL SHEATHING AS OCCURS, SEE PLAN
 - EDGE NAILING, SEE SHEARWALL SCHEDULE
 - CONT RIM BOARD
 - ROOF SHEATHING, SEE PLAN
 - ASB CLIP AT 16" O.C.
 - WOOD BEAM, SEE PLAN
 - #8 SCREW AT EACH I-JOIST BLOCK
 - CONT RIMBOARD W/ #8 SCREWS
 - I-JOIST BLOCK
 - CONT STEEL CHANNEL BY ARCHITECTURAL W/ 5/8" DIA 2" LONG THREADED STUDS AT 24" O.C. (DRILL AND EPOXY)
 - BUILT-UP 2x PLATE AS REQUIRED



- KEYNOTES:**
- WOOD JOIST W/ CLIP, SEE PLAN
 - CONT DBL 2x TOP PLATE W/ LAP SPlice, SEE TYPICAL DETAIL
 - WOOD STUD WALL, SEE PLAN
 - WALL SHEATHING AS OCCURS, SEE PLAN
 - EDGE NAILING, SEE SHEARWALL SCHEDULE
 - CONT RIM BOARD
 - ROOF SHEATHING, SEE PLAN
 - ASB CLIP AT 16" O.C.
 - CONT STEEL CHANNEL BY ARCHITECTURAL W/ 5/8" DIA 2" LONG THREADED STUDS AT 24" O.C. (DRILL AND EPOXY)
 - BUILT-UP 2x PLATE AS REQUIRED

- NOTES:**
- COORDINATE ROOF VENTILATION
 - FASCIA PER ARCHITECTURAL DETAILS



- KEYNOTES:**
- WOOD JOIST W/ CLIP, SEE PLAN
 - CONT DBL 2x TOP PLATE W/ LAP SPlice, SEE TYPICAL DETAIL
 - WOOD STUD WALL, SEE PLAN
 - WALL SHEATHING AS OCCURS, SEE PLAN
 - EDGE NAILING, SEE SHEARWALL SCHEDULE
 - ROOF SHEATHING, SEE PLAN
 - CONT RIM BOARD
 - BOUNDARY NAILING, SEE PLAN
 - CONT STEEL CHANNEL BY ARCHITECTURAL W/ 5/8" DIA 2" LONG THREADED STUDS AT 24" O.C. STAGGER PROVIDE NUT AND WASHER
 - WOOD JOIST W/ HANGER, SEE PLAN
 - CONT 2x BOTTOM PLATE W/ (2) #8 SCREWS INTO EACH JOIST BELOW
 - WOOD BEAM, SEE PLAN
 - CONT 2x BOTTOM PLATE W/ (2) #8 SCREWS AT EACH TRUSS
 - 2x BLOCKING W/ (3) 16d NAILS BETWEEN EACH JOIST
 - NO SPlice IN WALL SHEATHING AT TOP PLATE
 - BUILT-UP 2x PLATE AS REQUIRED

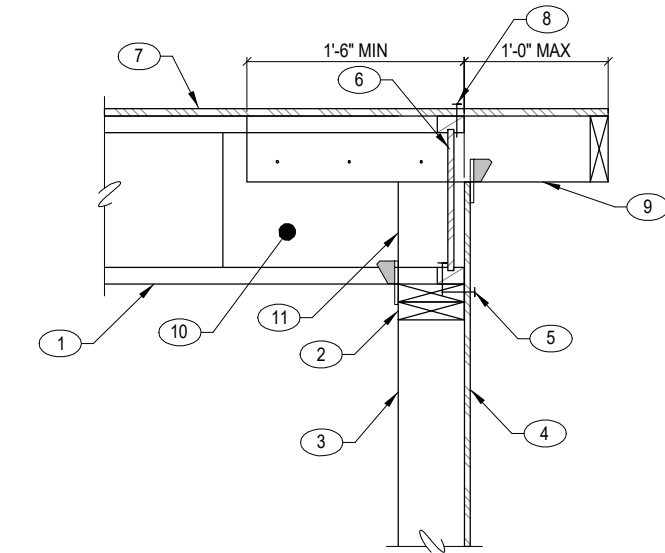
- NOTES:**
- NO WALL SHEATHING SPlice BETWEEN BLOCKING AND TOP PLATE
 - COORDINATE ROOF VENTILATION
 - FASCIA PER ARCHITECTURAL DETAILS

314 WOOD JOIST AT WOOD STUD WALL
SCALE: NTS

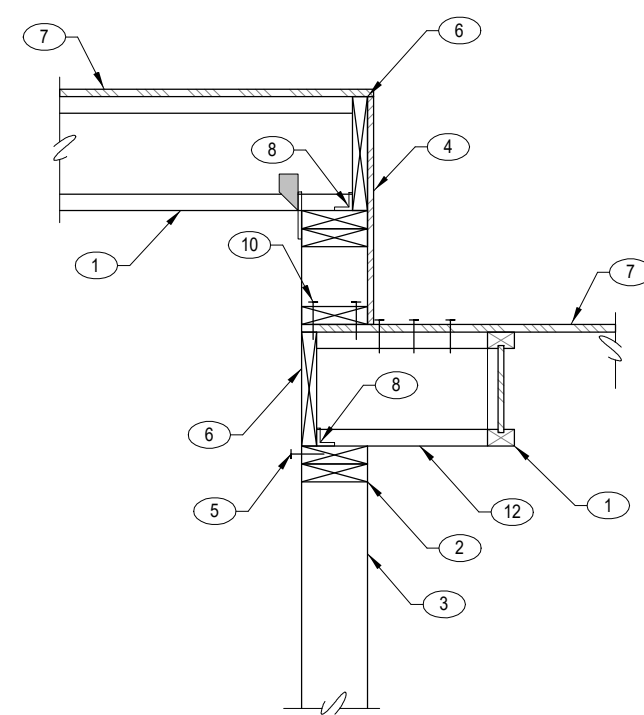
310 WOOD JOIST AT WOOD STUD WALL
SCALE: NTS

306 WOOD JOIST AT WOOD STUD WALL
SCALE: NTS

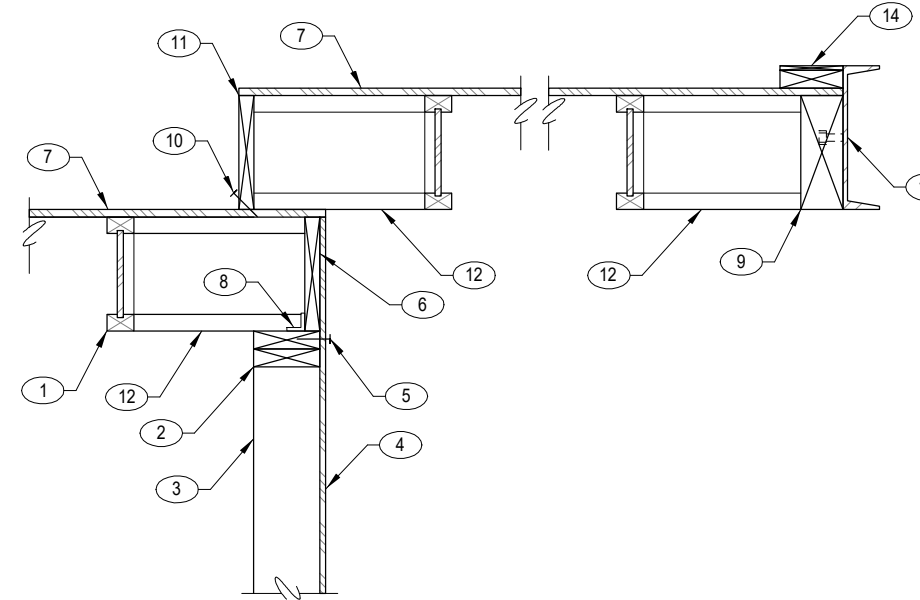
302 WOOD TRUSS AT WOOD BEAM
SCALE: NTS



- KEYNOTES:**
- WOOD JOIST W/ CLIP, SEE PLAN
 - CONT DBL 2x TOP PLATE W/ LAP SPlice, SEE TYPICAL DETAIL
 - WOOD STUD WALL, SEE PLAN
 - WALL SHEATHING AS OCCURS, SEE PLAN
 - EDGE NAILING, SEE SHEARWALL SCHEDULE
 - I-JOIST BLOCKING W/ (3) 16d NAILS BETWEEN EACH JOIST
 - ROOF SHEATHING, SEE PLAN
 - BOUNDARY NAILING, SEE PLAN
 - WOOD JOIST W/ 16d NAILS AT 6" O.C., SEE PLAN
 - WEB STIFFENER
 - 2x BLOCK BELOW EACH JOIST

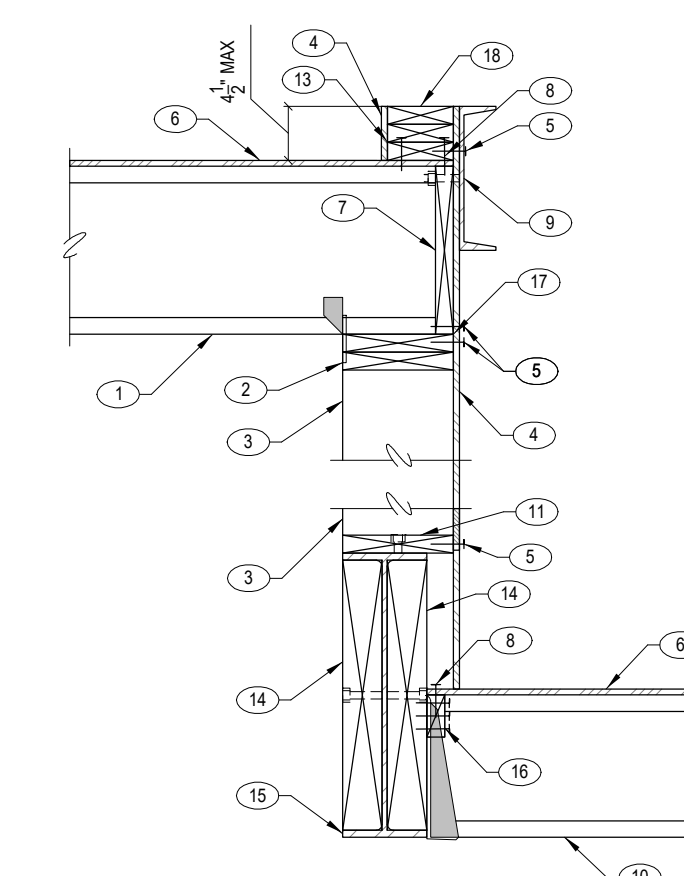


- KEYNOTES:**
- WOOD JOIST W/ CLIP, SEE PLAN
 - CONT DBL 2x TOP PLATE W/ LAP SPlice, SEE TYPICAL DETAIL
 - WOOD STUD WALL, SEE PLAN
 - WALL SHEATHING AS OCCURS, SEE PLAN
 - EDGE NAILING, SEE SHEARWALL SCHEDULE
 - CONT RIM BOARD
 - ROOF SHEATHING, SEE PLAN
 - ASB CLIP AT 16" O.C.
 - WOOD BEAM, SEE PLAN
 - #8 SCREWS INTO EACH BLOCK AS REQUIRED
 - BUILT-UP PLATES AS REQUIRED
 - I-JOIST BLOCK



- KEYNOTES:**
- WOOD JOIST W/ CLIP, SEE PLAN
 - CONT DBL 2x TOP PLATE W/ LAP SPlice, SEE TYPICAL DETAIL
 - WOOD STUD WALL, SEE PLAN
 - WALL SHEATHING AS OCCURS, SEE PLAN
 - EDGE NAILING, SEE SHEARWALL SCHEDULE
 - CONT RIM BOARD
 - ROOF SHEATHING, SEE PLAN
 - WOOD BEAM, SEE PLAN
 - #8 SCREW AT EACH I-JOIST BLOCK
 - CONT RIMBOARD W/ #8 SCREWS
 - I-JOIST BLOCK
 - CONT STEEL CHANNEL BY ARCHITECTURAL W/ 5/8" DIA 2" LONG THREADED STUDS AT 24" O.C. (DRILL AND EPOXY)
 - BUILT-UP 2x PLATE AS REQUIRED

- NOTES:**
- COORDINATE ROOF VENTILATION
 - FASCIA PER ARCHITECTURAL DETAILS



- KEYNOTES:**
- WOOD JOIST W/ CLIP, SEE PLAN
 - CONT DBL 2x TOP PLATE W/ LAP SPlice, SEE TYPICAL DETAIL
 - WOOD STUD WALL, SEE PLAN
 - WALL SHEATHING AS OCCURS, SEE PLAN
 - EDGE NAILING, SEE SHEARWALL SCHEDULE
 - ROOF SHEATHING, SEE PLAN
 - CONT RIM BOARD
 - BOUNDARY NAILING, SEE PLAN
 - CONT STEEL CHANNEL BY ARCHITECTURAL W/ 5/8" DIA 2" LONG THREADED STUDS AT 24" O.C. STAGGER PROVIDE NUT AND WASHER
 - WOOD JOIST W/ HANGER, SEE PLAN
 - CONT 2x BOTTOM PLATE W/ THREADED STUDS AT 32" O.C.
 - WOOD BEAM, SEE PLAN
 - CONT 2x BOTTOM PLATE W/ (2) #8 SCREWS AT EACH TRUSS
 - SOLID WEB THAT BEARS ON BOTTOM STEEL BEAM W/ 5/8" DIA THREADED STUDS AT 16" O.C.
 - STEEL BEAM, SEE PLAN
 - 2x BLOCKING W/ (3) 16d NAILS BETWEEN EACH JOIST
 - NO SPlice IN WALL SHEATHING AT TOP PLATE
 - BUILT-UP 2x PLATE AS REQUIRED

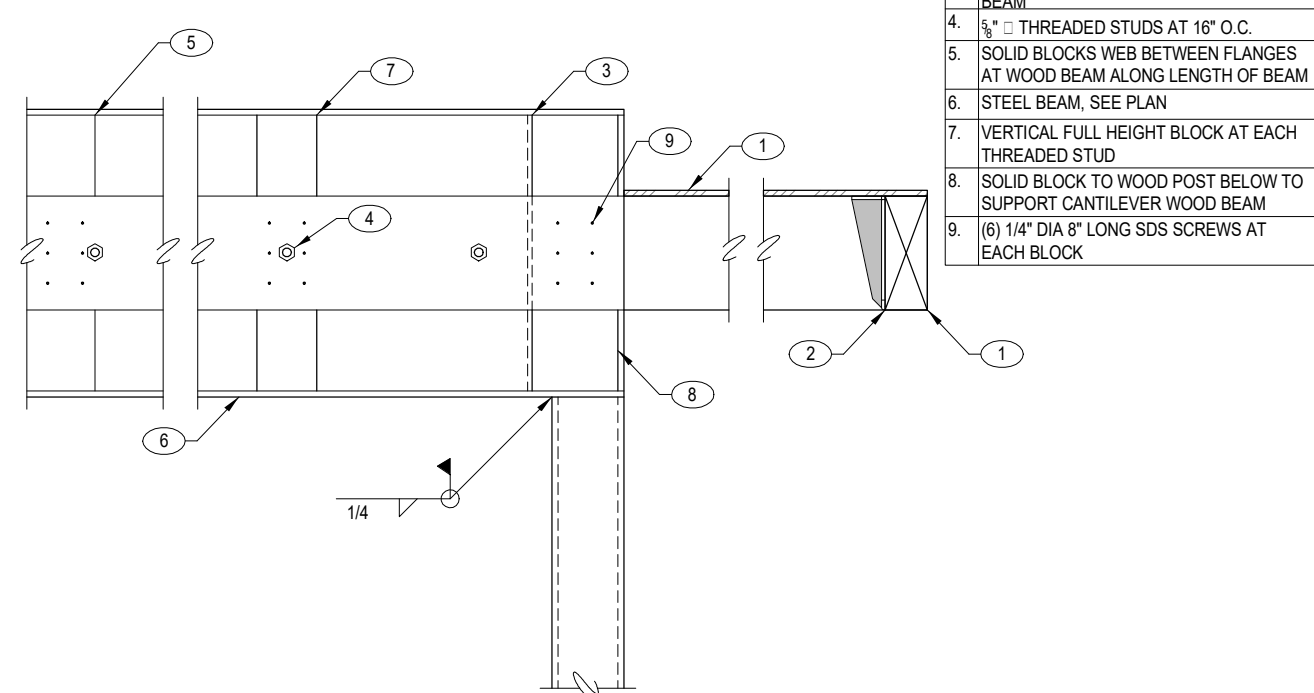
- NOTES:**
- NO WALL SHEATHING SPlice BETWEEN BLOCKING AND TOP PLATE
 - COORDINATE ROOF VENTILATION
 - FASCIA PER ARCHITECTURAL DETAILS

315 WOOD JOIST AT WOOD STUD WALL
SCALE: NTS

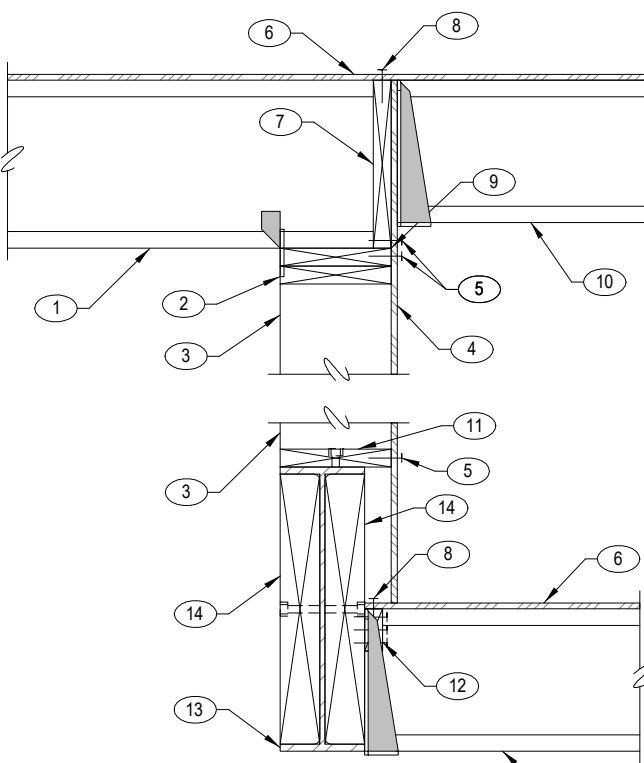
311 WOOD JOIST AT WOOD STUD WALL
SCALE: NTS

307 WOOD JOIST AT WOOD STUD WALL
SCALE: NTS

303 WOOD TRUSS AT STEEL BEAM
SCALE: NTS

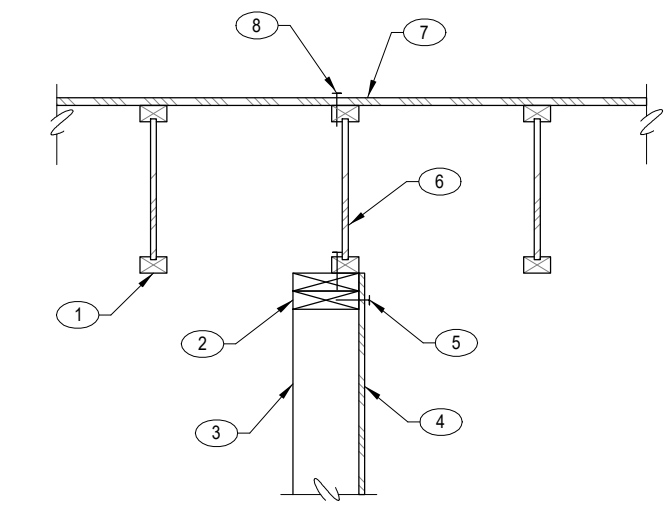


- KEYNOTES:**
- WOOD BEAM, SEE PLAN
 - INVERTED HANGER, SEE PLAN
 - 1" WEB STIFFENER ON OTHER SIDE OF BEAM
 - 1" x 1" THREADED STUDS AT 16" O.C.
 - SOLID BLOCKS WEB BETWEEN FLANGES AT WOOD BEAM ALONG LENGTH OF BEAM
 - STEEL BEAM, SEE PLAN
 - VERTICAL FULL HEIGHT BLOCK AT EACH THREADED STUD
 - SOLID BLOCK TO WOOD POST BELOW TO SUPPORT CANTILEVER WOOD BEAM
 - (8) 1/4" DIA 8" LONG SDS SCREWS AT EACH BLOCK

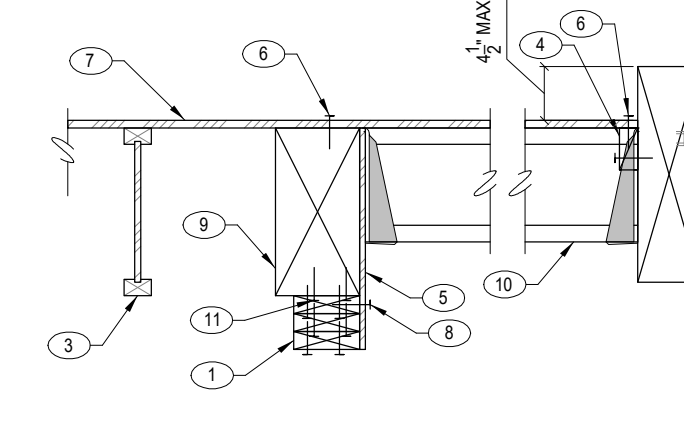


- KEYNOTES:**
- WOOD JOIST W/ CLIP, SEE PLAN
 - CONT DBL 2x TOP PLATE W/ LAP SPlice, SEE TYPICAL DETAIL
 - WOOD STUD WALL, SEE PLAN
 - WALL SHEATHING AS OCCURS, SEE PLAN
 - EDGE NAILING, SEE SHEARWALL SCHEDULE
 - ROOF SHEATHING, SEE PLAN
 - CONT RIM BOARD
 - BOUNDARY NAILING, SEE PLAN
 - NO SPlice IN WALL SHEATHING AT TOP PLATE
 - WOOD JOIST W/ HANGER, SEE PLAN
 - CONT 2x BOTTOM PLATE W/ THREADED STUDS AT 32" O.C.
 - 2x BLOCKING W/ (3) 16d NAILS BETWEEN EACH JOIST
 - STEEL BEAM, SEE PLAN
 - SOLID WEB THAT BEARS ON BOTTOM STEEL BEAM W/ 5/8" DIA THREADED STUDS AT 16" O.C.

- NOTES:**
- NO WALL SHEATHING SPlice BETWEEN BLOCKING AND TOP PLATE
 - COORDINATE ROOF VENTILATION
 - FASCIA PER ARCHITECTURAL DETAILS



- KEYNOTES:**
- WOOD JOIST, SEE PLAN
 - CONT DBL 2x TOP PLATE W/ LAP SPlice, SEE TYPICAL DETAIL
 - WOOD STUD WALL, SEE PLAN
 - WALL SHEATHING AS OCCURS, SEE PLAN
 - EDGE NAILING, SEE SHEARWALL SCHEDULE
 - ALIGN CONT JOIST W/ STUD WALL W/ 16d NAILS AT 4" O.C.
 - ROOF SHEATHING, SEE PLAN
 - BOUNDARY NAILING, SEE PLAN



- KEYNOTES:**
- BUILT-UP 2x PLATE AS REQUIRED
 - CONT STEEL CHANNEL BY ARCHITECTURAL W/ 5/8" DIA 2" LONG THREADED STUDS AT 24" O.C. (DRILL AND EPOXY)
 - WOOD JOIST, SEE PLAN
 - 2x BLOCKING W/ (3) 16d NAILS BETWEEN EACH JOIST
 - WALL SHEATHING AS OCCURS, SEE PLAN
 - BOUNDARY NAILING, SEE PLAN
 - ROOF SHEATHING, SEE PLAN
 - EDGE NAILING, SEE SHEARWALL SCHEDULE
 - WOOD BEAM, SEE PLAN
 - WOOD JOIST W/ HANGER, SEE PLAN
 - (2) 16d NAILS AT 8" O.C.

- NOTES:**
- COORDINATE ROOF VENTILATION
 - FASCIA PER ARCHITECTURAL DETAILS

316 WOOD TRUSS AT STEEL COLUMN
SCALE: NTS

312 WOOD JOIST AT STEEL BEAM
SCALE: NTS

308 WOOD JOIST AT WOOD STUD WALL
SCALE: NTS

304 WOOD JOIST AT WOOD BEAM
SCALE: NTS

This drawing is the property of FROST Structural Engineering, Inc. It is to be used only for the project and site specifically identified on the drawing. It is not to be used for any other project without the written consent of FROST Structural Engineering, Inc. All dimensions, materials, and conditions shall be as shown on this drawing. It is the responsibility of the contractor to verify all dimensions and conditions before construction. FROST Structural Engineering, Inc. is not liable for deviations from the intent of these plans.

PROJECT:
BOHICA
131 N Washington Ave
Ketchum, ID 83340

CLIENT:

STRUCTURAL ENGINEERS SEAL:

PROFESSIONAL ENGINEER
REGISTERED
11697
STATE OF IDAHO
MARNELL B. BAILEY
8/29/23

ROOF FRAMING DETAILS

JOB NO.: #71-352 PROJECT MANAGER: MB CAD OPERATOR: AMBY

FROST Structural Engineering
1020 E. Lincoln Road
Idaho Falls, ID 83401
info@frost-structural.com

phone: 208.227.8404
fax: 208.227.8405

DATE: CURRENT REV. /

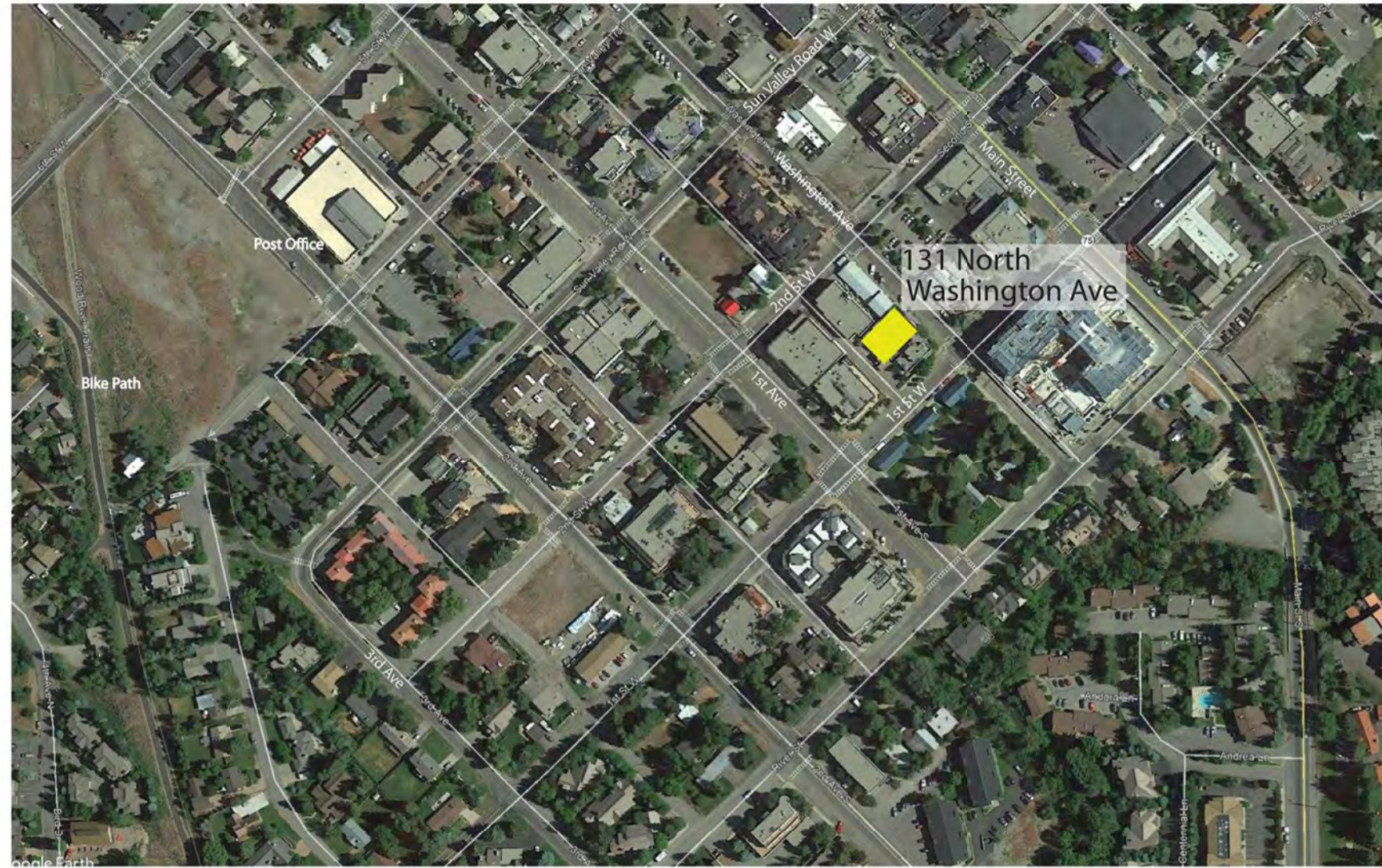
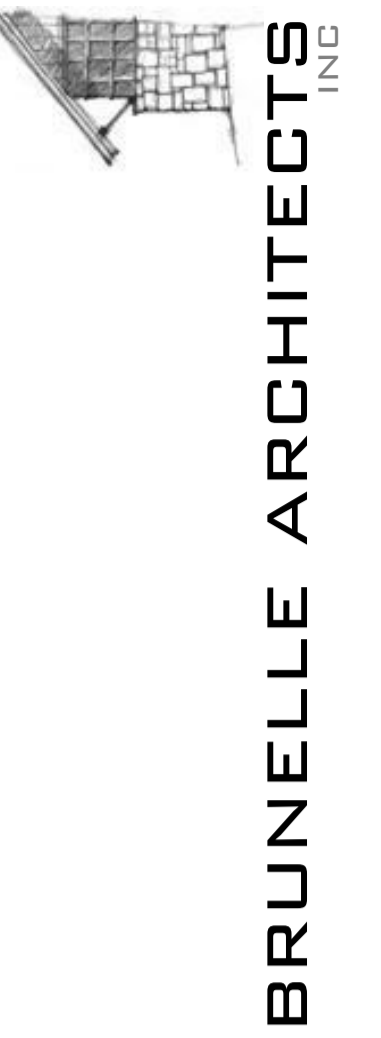
S5.0



City of Ketchum

ATTACHMENT D:

Current Approved Plans



Project Team

Developer / Owner
 Bohica Idaho, LLC.
 PO Box 1129
 Ketchum, ID 83340
 208/720-0438
 ktritzau@gmail.com

General Contractor
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 Lee Fieguth
 O: 208/788-6064
 C: 208/309-53333

Surveyor/Civil
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 208/481-0306
 sflynn@galena-engineering.com

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 John Reuter
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 john@johnreutergreenworks.com

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 Kurt Eggers
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 208/725-0988
 kurt@eggersassociates.com

Architect
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 Mike Brunelle
 190 Cranbrook Rd
 P.O. Box 3204
 Hailey, ID 83333
 208/589-0771
 mike@brunellearchitects.com

Structural Engineer
 FROST Structural Engineering
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 208/227-8404
 markell.bateman@frost-structural.com

Electrical Engineer
 Musgrove Engineering
 Matt Bradley
 645 WEst 25th Street
 Idaho Falls, ID 83402
 208/523-2862
 mattb@musgrovepa.com

Project Information

Address: 131 N Washington Ave, Ketchum, Idaho 83340
Parcel Number: RPK000039030
Legal Description: Ketchum Lot 3, Block 39
Lot Size: 5500 sf
Building Department: City of Ketchum
County: Blaine
Building Code (per City Code 15.04 .010)
 • International Building Code (IBC) 2018 Edition, Appendices A, B, C, E, G, I, and J and revised section 903 and excluding section 101.4.3
 • International Energy Conservation Code (IECC) 2018 Edition, Including the appendix
 • International Existing Building Code (IEBC), 2018 Edition
 • International Property Maintenance Code (IPMC), 2018 Edition
 • International Residential Code (IRC), 2018 Edition, Parts 1 through IV and IX, including appendices D, E, F, G, H, J, K, and M.
 • International Building Code (IBC), Water conservation provisions of Appendix M
 • Ketchum Municipal Code, Chapter 15.08

Property Zoning (per official zoning district map)
 Community Core (CC) - Subdistrict 2 (Mixed Use)

Permitted Use (per City Code 17.12.020. Table):
 Residential: Dwelling, multi-family
 Commercial: Retail Trade, Retail Commercial

Setbacks / Height (per City Code 17.12.040. Table, Subdistrict 2; Mixed Use):
 Front and street side = 5'-0" average
 Side (Interior side) = 0'
 Rear = 3'
 Setback for 4th floor = 10'-0"
 Cantilevered decks/overhangs = 0'

Maximum Building heights
 Cantilevered decks and overhangs = 8'-0"
 Building Height = 42'-0"
 Non-habitable structures on roof top = 10'-0"
 Perimeter walls enclosing roof top deck = 4'-0" abv roof surface ht.(min. 75% transparent)
 Roof top solar and mechanical equipment = 5'-0"

Planning Code Compliance

FLOOR AREA, GROSS. 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, and fifty percent (50%) of atriums over eighteen feet (18') plate height, but not including basements, underground parking areas or open unenclosed decks. Parking areas covered by a roof or portion of the building and enclosed on three (3) or more sides by building walls are included.

FLOOR AREA INCREASE. The gross and net floor area of a building allowed in addition to the permitted floor area in exchange for the provision of community housing units within the project, all of which are considered to be a public benefit.

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

	Condo #3	Condo #2	C. Housing	Common	Retail Comm	Garage	Circulation	Mech
Level 1 (ground level)	0 sf	102 sf	739 sf	851 sf	1422 sf	866 sf	161 sf	236 sf
Level 2 (second level)	1365 sf	1721 sf	0 sf	338 sf	0 sf	0 sf	202 sf	42 sf
Level 3 (third level)	2140 sf	0 sf	0 sf	0 sf	0 sf	0 sf	186 sf	0 sf
Total By Use	3505 sf	1823 sf	739 sf	1189 sf	1422 sf	866 sf	549 sf	278 sf

Parking Calculations
 Residential multiple-family dwelling within the Community Core (CC) District :
 Units 750 square feet or less 0 parking spaces
 Units 751 square feet to 2,000 square feet 1 space
 Units 2,001 square feet and above 2 parking spaces
3 parking spaces provided

Floor Area Ratio (F.A.R.) (17.124.040)
 FLOOR AREA RATIO: The product of the floor area divided by the lot area.

Property 100' x 55' = 5505 sf (per sheet C0.2, Permitted by right, 1.0)
 Community Core Housing incentive (2.25) = 5505 x 2.25 = 12,386 sf

Basic FAR allowance	Proposed FAR	Max. FAR allowed with inclusionary housing
1.0 (5,505 gsf)	1.8 (9,983gsf / 5,505 gsf)	2.25 (12,386 gsf)

Community Housing calculation
 9983 gsf - 486 sf (parking discount, (3)-9x18) = 9497 sf
 9497 sf - 5505 sf = 3992 sf
 3992 sf x 20% = 798 sf
 798 sf - 15% (gross sf discount) = 678 sf (net sf (inside face of finish sf) Community Housing requirement)
 678 sf (req. Community Housing) - 739 sf (provided Community Housing) = -61 sf
 In-lieu payment = \$238/sf x xxx sf = \$xxx,xxx (inlieu payment) - NA

- Drip Lines / Drainage - No drop lines or snow shedding occur on public sidewalks. Roof and canopy drainage collected and directed by internal gutters into drywell located on property.
- Site Lighting Plan - All lighting and illumination to conform to dark sky ordinance.
- Mechanical Screening - Mechanical units located on roof to be screened as per elevations.
- Green Building - Project to be constructed to USGBC standards.
- Public Open Space - Trash receptacles, benches and gathering spaces are provided along public streets.
- Snow Storage Calculation - There are no viable snow storage areas located on site. All snow management will be accomplished by snowmelt and hauling snow off-site.
- Storm Water - On-site storm water shall be directed to internal roof drains, drain leaders, and trench drain grates and retained on site through an underground infiltration system designed by Galena Engineers.
- Drainage improvements will be made equal to the length of the subject property lines adjacent to public streets.
- All utility improvements necessary for the development will be provided and made to meet City of Ketchum standards.
- Garbage will be collected in rolling carts and stored in a closed garbage closet adjacent to the alley. No satellite receivers are proposed.
- Existing sidewalks will be replaced with new 8-foot wide sidewalks per city standards. One bicycle rack for (2) bicycles will be provided adjacent to the entry with direct access to the sidewalk.

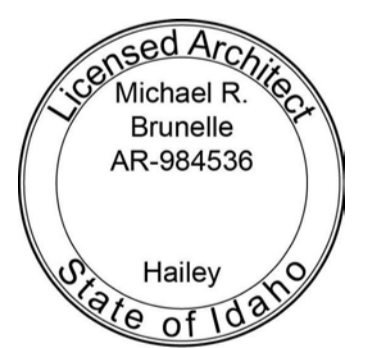
Retail Commercial - Use of this space will be restricted to only uses that do not require additional on-site parking. Exempt uses include food service, the first 5,500 SF of retail, and the first 5,500 SF of assembly uses.

1. Building height certification for the addition by a licensed surveyor is required to be submitted to the Planning and Building Department for review and approval prior to scheduling of a framing inspection.
2. The project is subject to the provisions of FAR Exceedance Agreement #22767. Per the provisions of that document, the deed covenant for the community housing unit must be recorded prior to temporary or final certificate of occupancy, whichever comes first.
3. All right-of-way improvements per Sheet C1.0 must be completed prior to issuance of a temporary or final certificate of occupancy for the first unit.
4. All landscaping improvements shown on Sheet L-1 shall be installed prior to issuance of a temporary or final certificate of occupancy of the last unit unless otherwise agreed upon in writing by the city.

Index of Drawings

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C0.2	Existing Site Conditions
C1.0	Site Grading and Drainage
C1.1	Detail Sheet - Civil
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L1	Landscape Site Plan
A-001	as-built images
A-002	as-built drawings
A-003	code analysis
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A-005	setback sections
A-006	green building compliance
A-100	details - assemblies
A-101	floor plans - 1/8th
A-102	floor plan
A-102a	floor plan - dimensions
A-102b	reflected ceiling plan - 1st
A-103	floor plan
A-103a	floor plan - dimensions
A-103b	reflected ceiling plan - 2nd
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A-104a	floor plan - dimensions
A-104b	reflected ceiling plan - 3rd
A-105	roof plan
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A-202	elevations
A-203	elevations
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A-301	section
A-302	section
A-303	section
A-304	section
A-305	section
A-801	doors / windows
E-101	Electrical - exterior
E-102	Electrical - Interior - 1st
E-103	Electrical - Interior - 2nd
E-104	Electrical - Interior - 3rd
S1.0	general structural notes
S1.1	general structural notes
S1.2	typical details
S1.3	typical details
S1.4	typical details
S1.6	structural
S1.7	structural
S1.8	structural
S2.0	foundation plan
S2.1	first floor framing plan
S2.2	second floor framing plan
S2.3	third floor and low roof framing
S2.4	high roof framing plan
S3.0	foundation details
S3.1	foundation details
S4.0	floor framing details
S4.1	floor framing details
S4.2	floor framing details
S5.0	roof framing details
S5.1	roof framing details
S5.2	moment frame detail

PROJECT:
Bohica Building
 131 N Washington Ave
 Ketchum, ID 83340
 DATE: 07/01/22
 PROJECT NO:
 REVISION: DATE
 1 6/28/22



Bohica Building

131 N Washington Ave

Ketchum, ID 83340

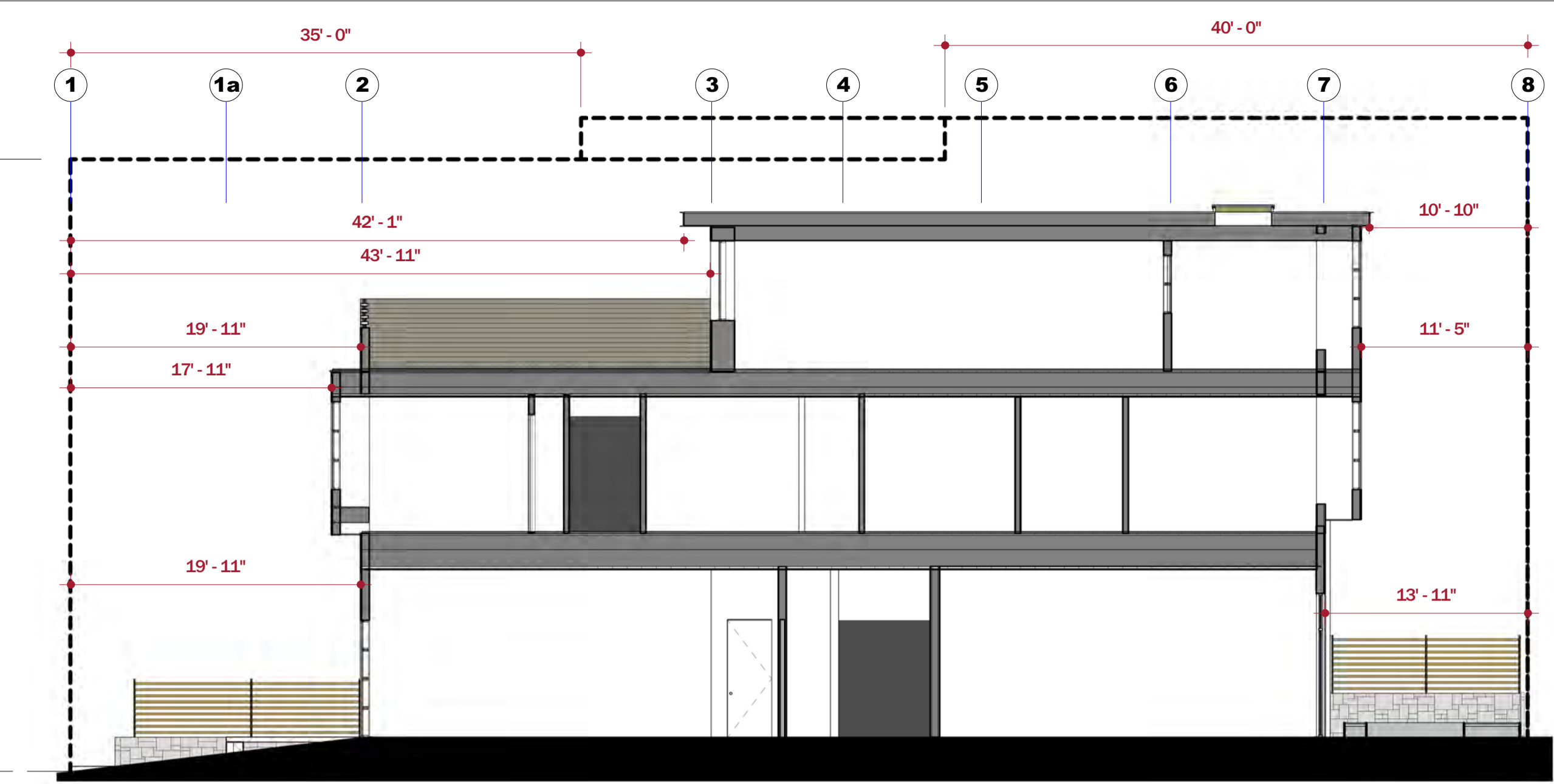
BRUNELLE ARCHITECTS, INC
 MIKE BRUNELLE
 190 CRANBROOK RD
 PO BOX 3204
 HAILEY, IDAHO
 83333
 P. 208.589.0771
 MIKE@BRUNELLEARCHITECTS.COM

Cover Sheet

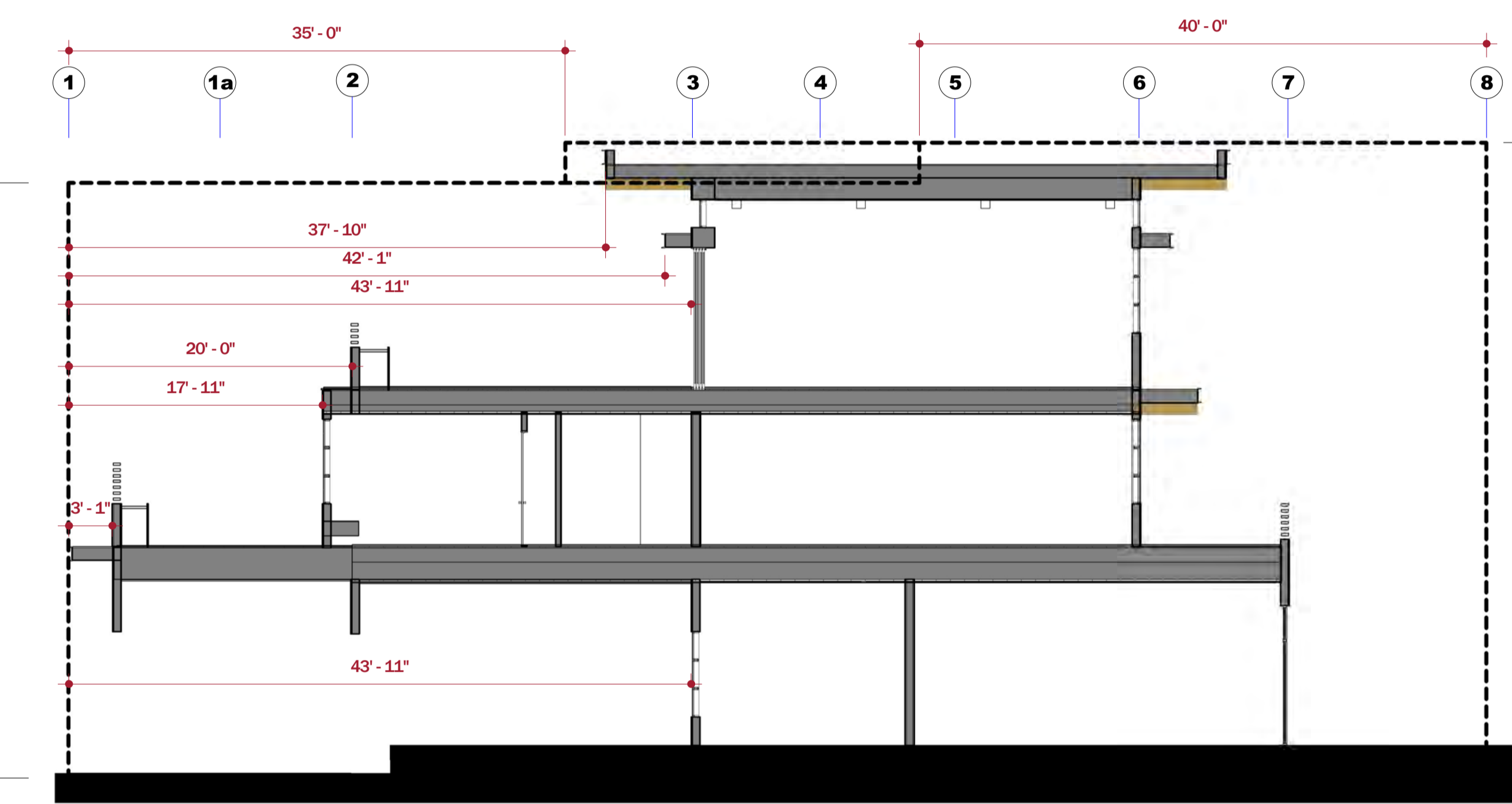
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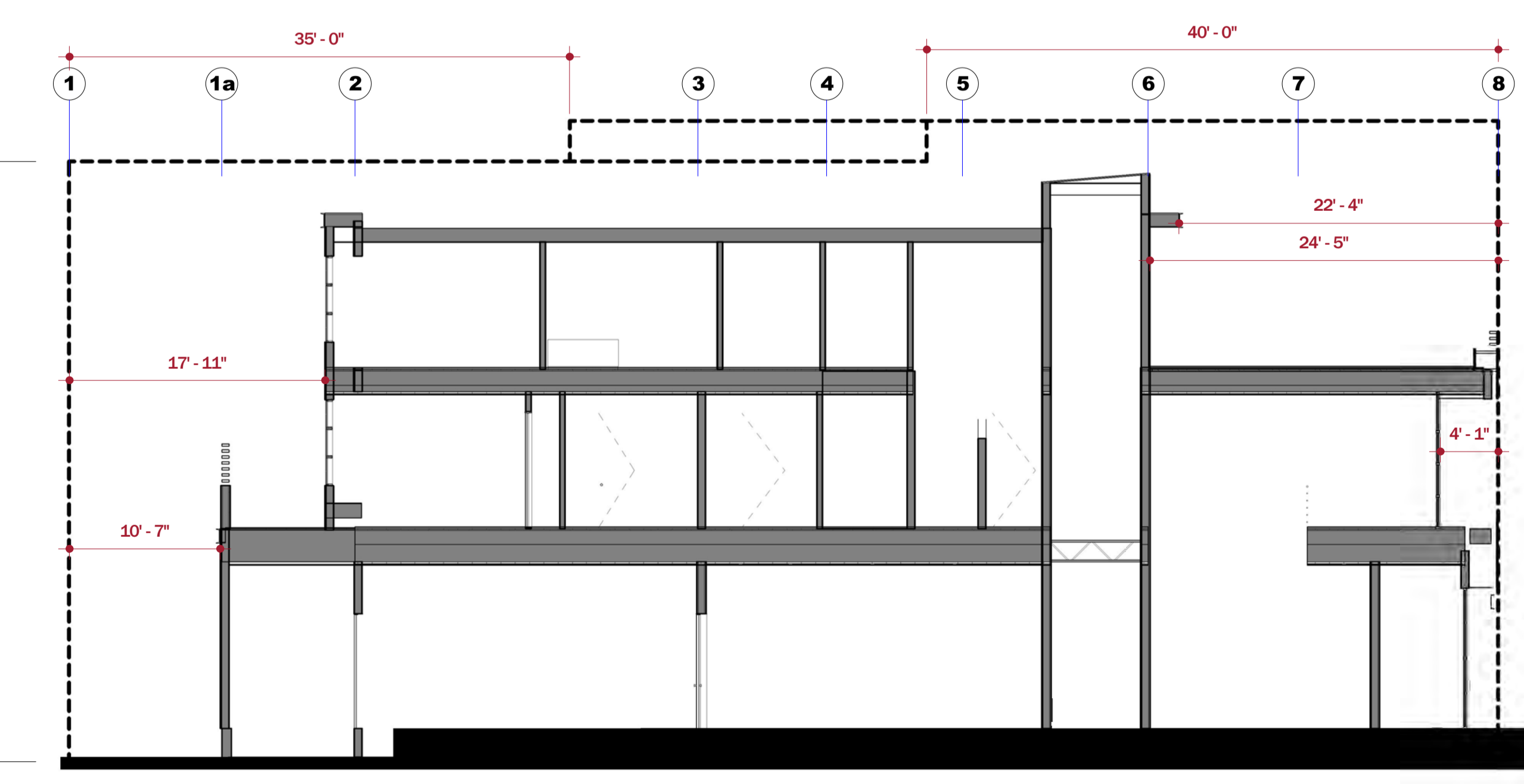
City of Ketchum
 Approved
 BLD2205-0001
 1/13/22



1 setback section - 1
 A-005 1/8" = 1'-0"



2 setback section - 2
 A-005 1/8" = 1'-0"



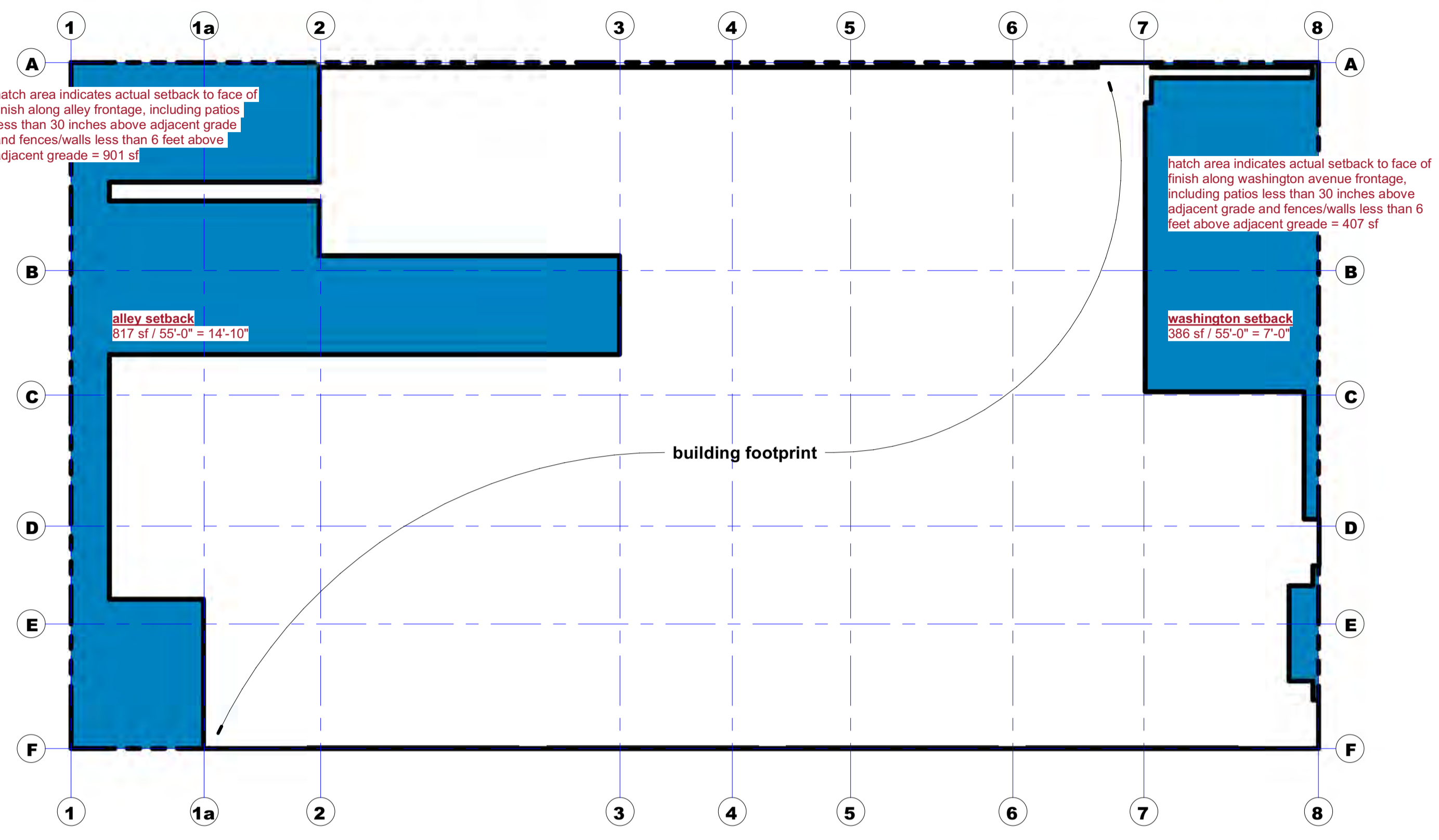
3 setback section - 3
 A-005 1/8" = 1'-0"

Average Grade Calculation

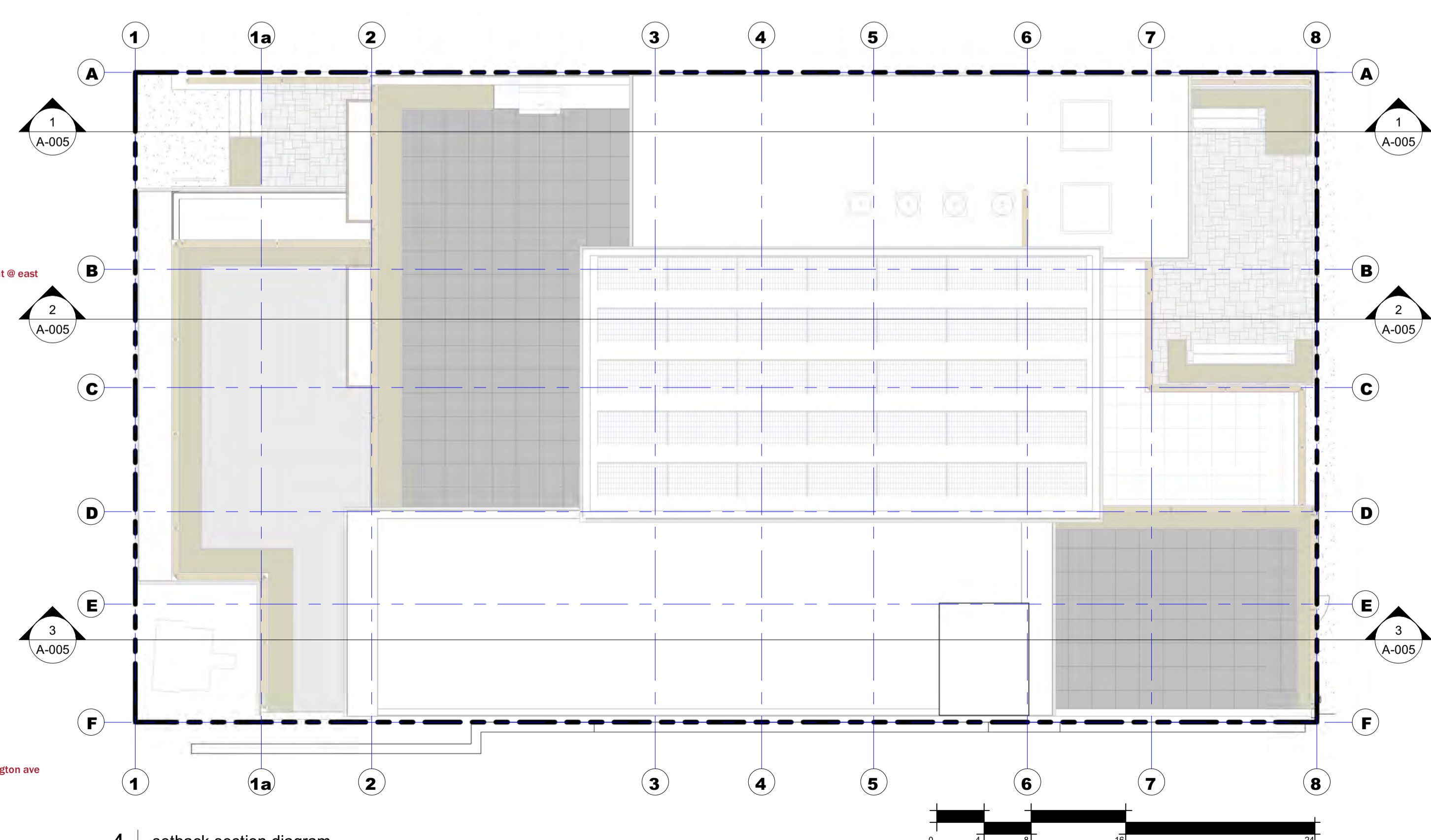
Grade 5836.0 ft = 100'-0"

Alley (West)
 Grade @ Grid 1/A = 5835.4
 Grade @ Grid 1/F = 5833.0
 11668.4 / 2 = 5834.2 ft (97'-8")

Washington Ave (East)
 Grade @ Grid 8/A = 5837.0
 Grade @ Grid 8/F = 5836.0
 11673 / 2 = 5836.5 ft (100'-6")



5 Average Frontage Calculation
 A-005 1/8" = 1'-0"



4 setback section diagram
 A-005 1/8" = 1'-0"

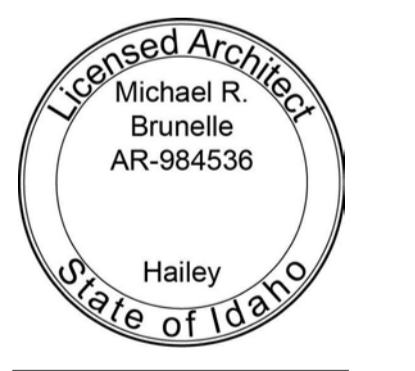
100 Columbia Rd
 PO Box 2204
 Ketchum, ID 83340
 208.326.1200
 p.208.326.0111

PROJECT:
Bohica Building

131 N Washington Ave
 Ketchum, ID 83340

DATE: 05/13/22
 PROJECT NO:
 REVISION: DATE:

NOTES:

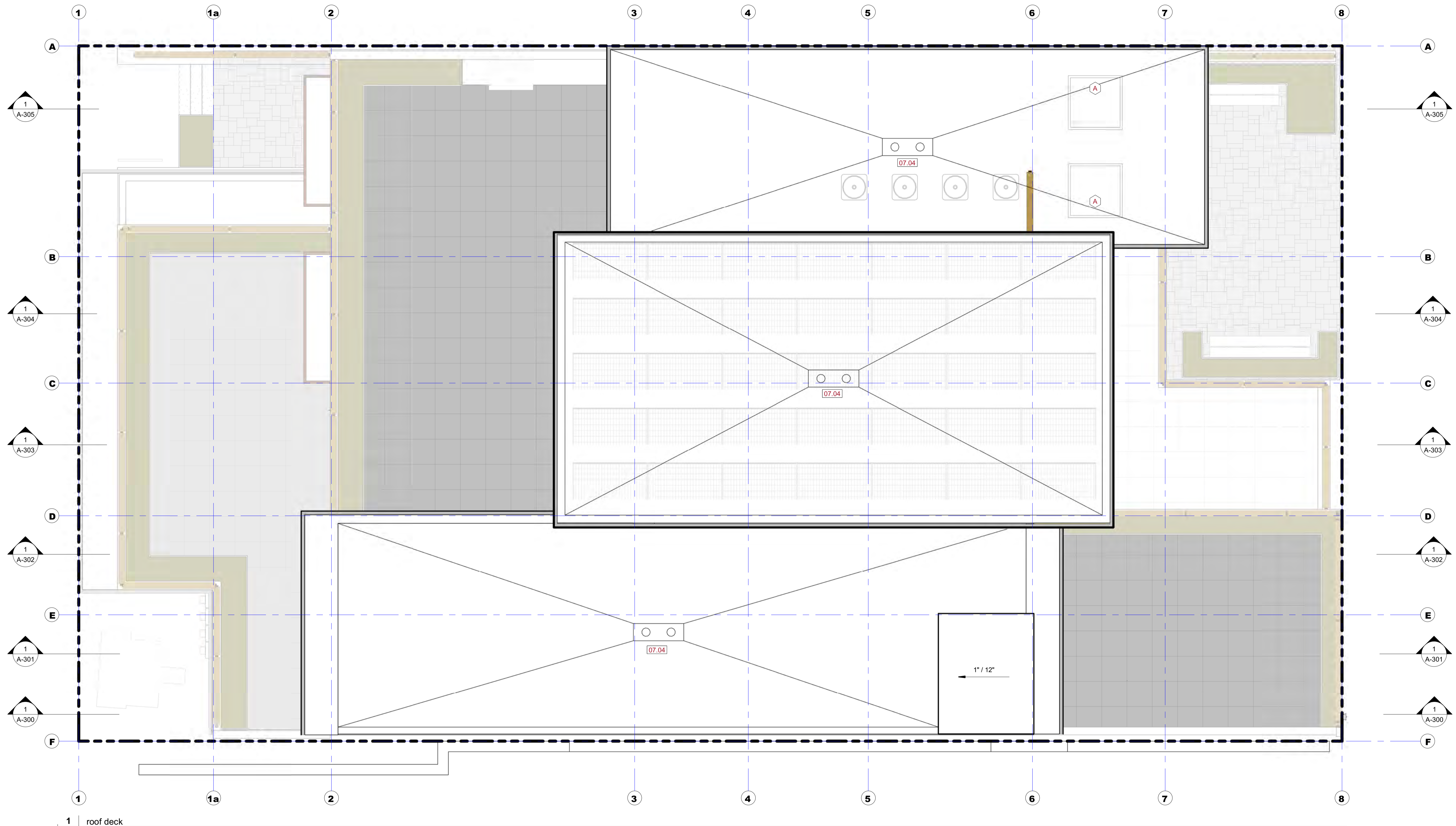


setback sections

SCALE: As indicated

A-005

DRAWN BY: Author



1 roof deck
A-105 1/4" = 1'-0"

Division 01 — General Requirements

Division 02 — Site/Existing Conditions

Division 03 — Concrete

Division 04 — Masonry

Division 05 00 00 — Metals

Division 06 — Wood, Plastics, and Composites

Division 07 — Thermal and Moisture Protection

Division 08 — Openings

Division 09 — Finishes

Division 10 — Specialties

Division 11 — Equipment

Division 12 — Furnishings

Division 13 — Special Construction

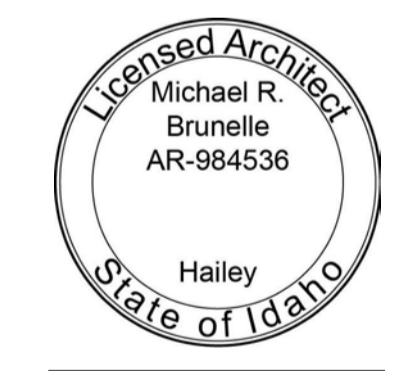
Division 14 — Conveying Equipment

Division 21 — Fire Suppression

Division 22 — Plumbing

Division 23 — Heating, Ventilating, and Air Conditioning (HVAC)

Division 26 — Electrical



roof plan

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

A-105

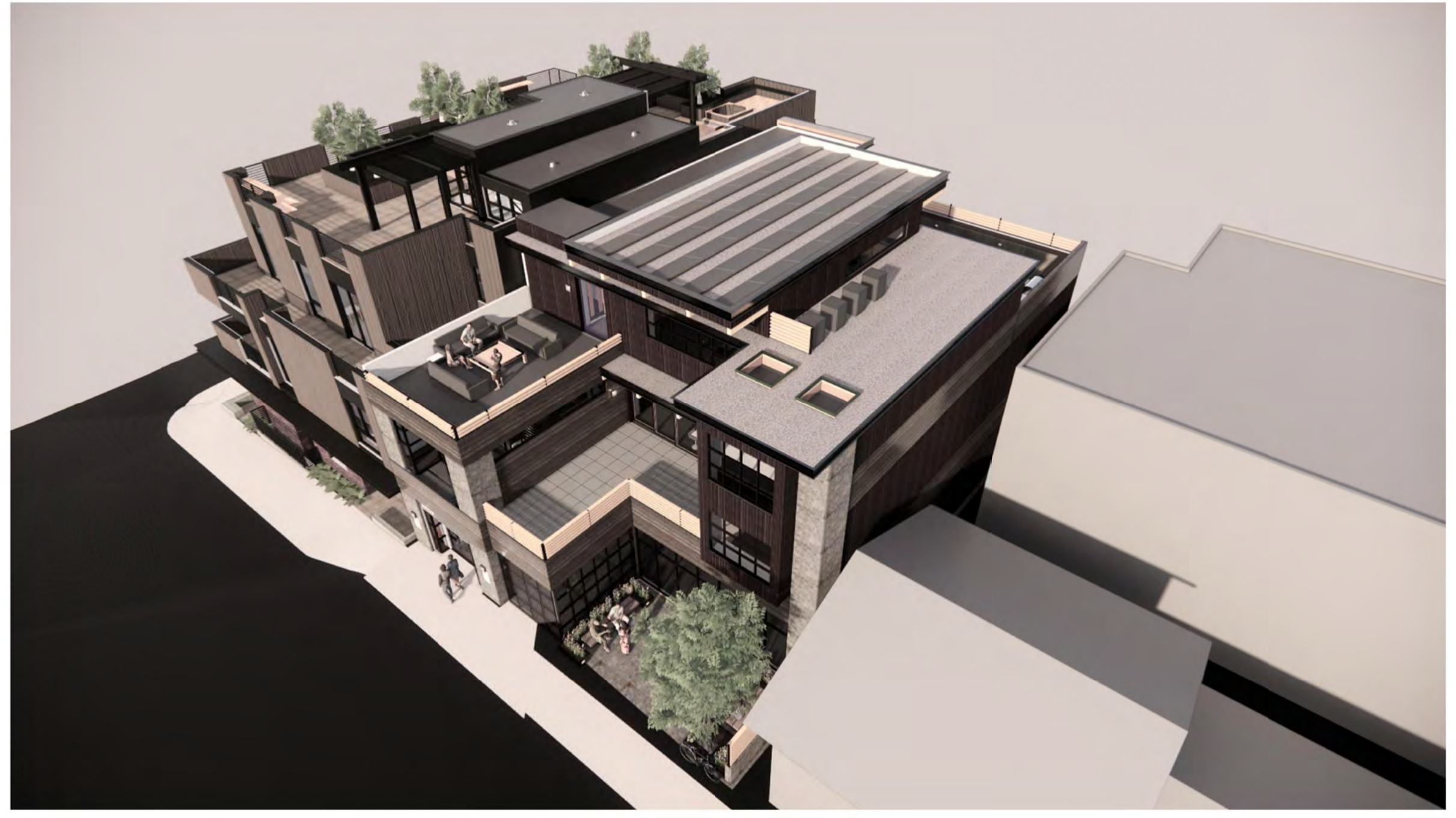
DRAWN BY: Author



1 East Perspective
 A-200 12" = 1'-0"



2 ne perspective
 A-200 12" = 1'-0"



3 ne birdseye
 A-200 12" = 1'-0"



4 nw birdseye
 A-200 12" = 1'-0"



5 nw perspective
 A-200 12" = 1'-0"



1 housing patio
 A-200a 12" = 1'-0"



2 East Perspective
 A-200a 12" = 1'-0"



3 east patio perspective
 A-200a 12" = 1'-0"



1 Elevation - East
A-201
 1/4" = 1'-0"



MAT 1 - Metal - unpainted, sealed steel



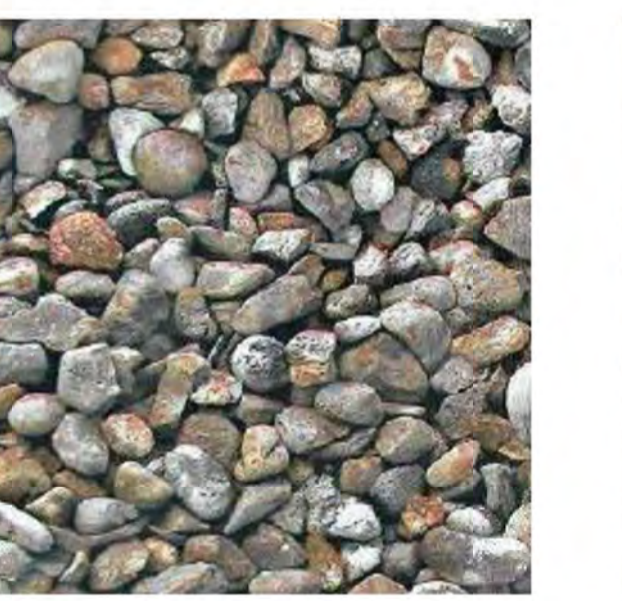
MAT 2 - Drystack stone veneer



MAT 3 - Timbers / Handrail (horizontal members) - rough sawn, cedar, stained
 Hewn.com "Saddle"



MAT 4 - Wood siding, Kebony, 1x6 vertical shiplap, color to be Hewn.com Krakatoa



MAT 5 - Roofing - stone ballasted



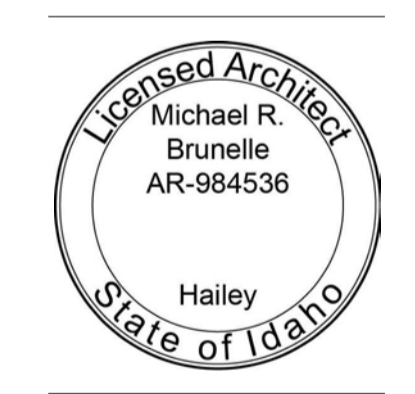
MAT 6 - Wood siding, Kebony, 1x4 horizontal shiplap, color to be Hewn.com Peruvian



MAT 7 - Metal cladding, match existing (windows and doors), Handrail posts



MAT 8 - Stucco, match existing



elevations

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

A-201

DRAWN BY: Author



2 Elevation - West
 A-202 1/4" = 1'-0"



MAT 1 - Metal - unpainted, sealed steel



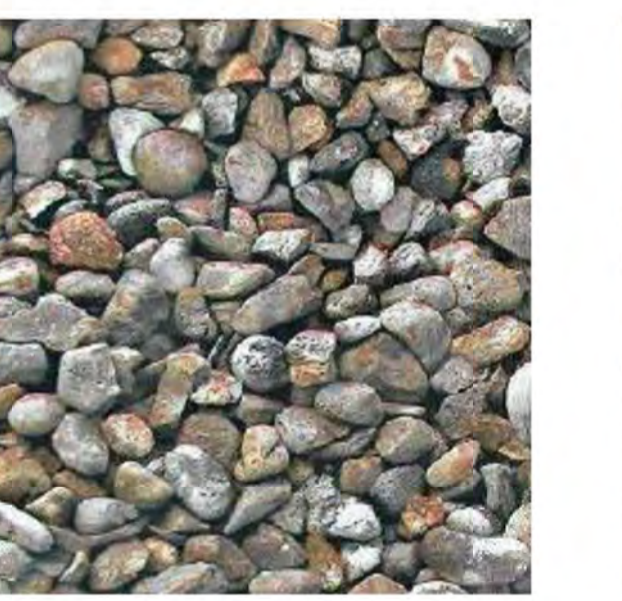
MAT 2 - Drystack stone veneer



MAT 3 - Timbers / Handrail (horizontal members) - rough sawn, cedar, stained Hewn.com 'Saddle'



MAT 4 - Wood siding, Kebony, 1x6 vertical shiplap, color to be Hewn.com Krakatoa



MAT 5 - Roofing - stone ballasted



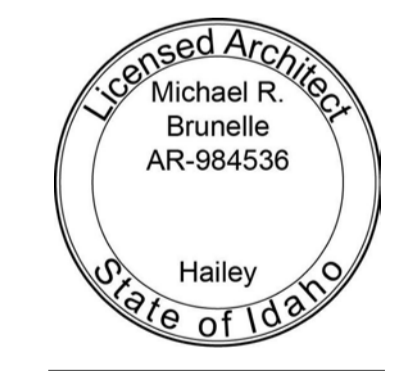
MAT 6 - Wood siding, Kebony, 1x4 horizontal shiplap, color to be Hewn.com Peruvian



MAT 7 - Metal cladding, match existing (windows and doors), Handrail posts



MAT 8 - Stucco, match existing

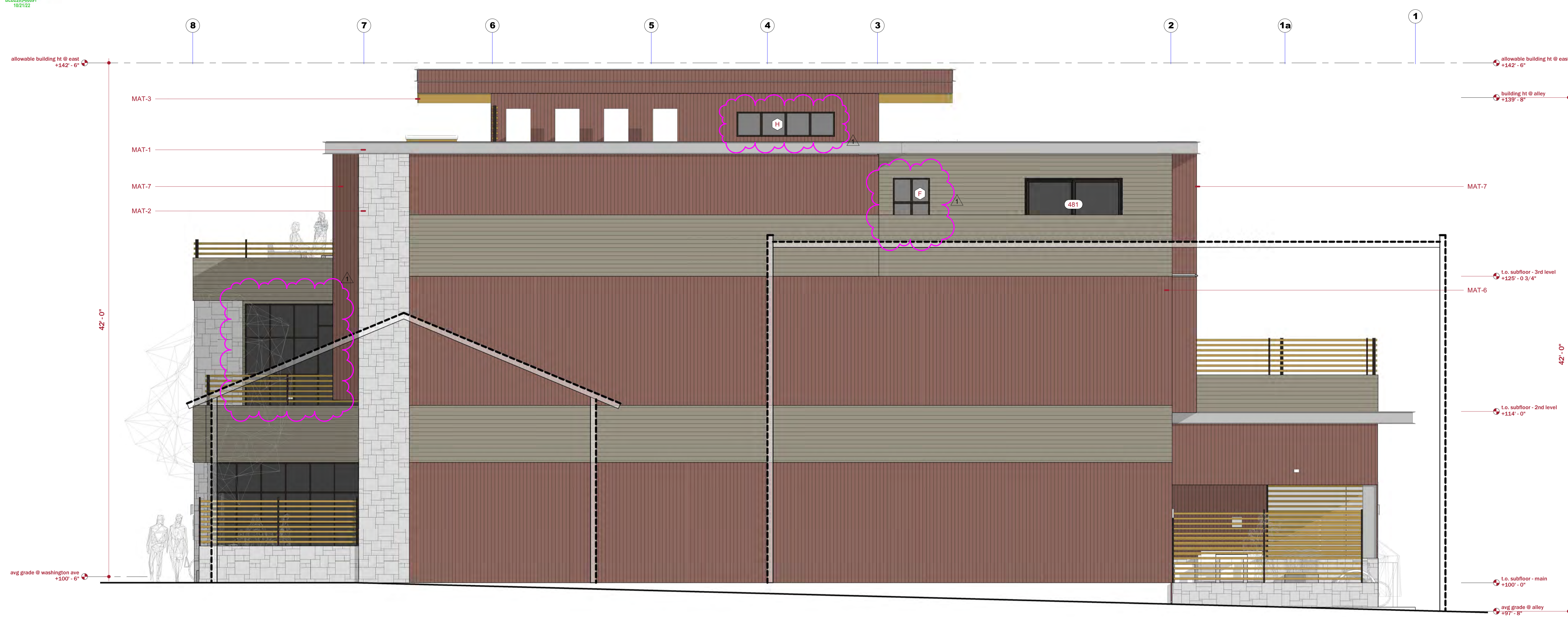


elevations

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

A-202

DRAWN BY: Author



1 Elevation - North
 A-203 1/4" = 1'-0"



MAT 1 - Metal - unpainted, sealed steel



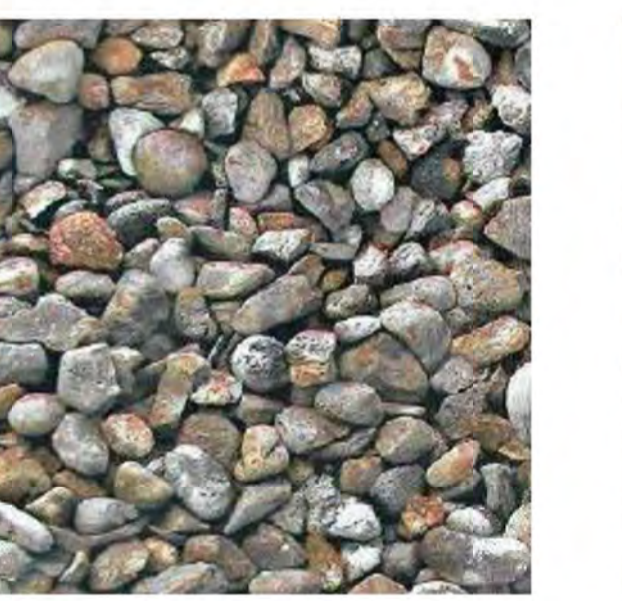
MAT 2 - Drystack stone veneer



MAT 3 - Timbers / Handrail (horizontal members) - rough sawn, cedar, stained
 Hewn.com "Saddle"



MAT 4 - Wood siding, Kebony, 1x6 vertical shiplap, color to be Hewn.com Krakatoa



MAT 5 - Roofing - stone ballasted



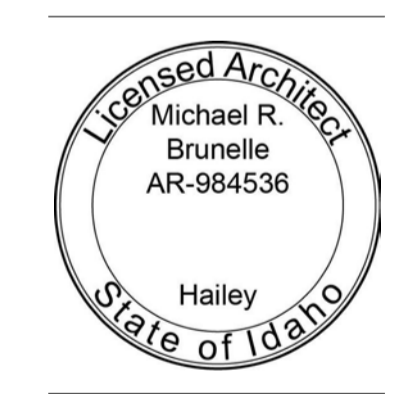
MAT 6 - Wood siding, Kebony, 1x4 horizontal shiplap, color to be Hewn.com Peruvian



MAT 7 - Metal cladding, match existing (windows and doors), Handrail posts



MAT 8 - Stucco, match existing



elevations

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

A-203

DRAWN BY: Author



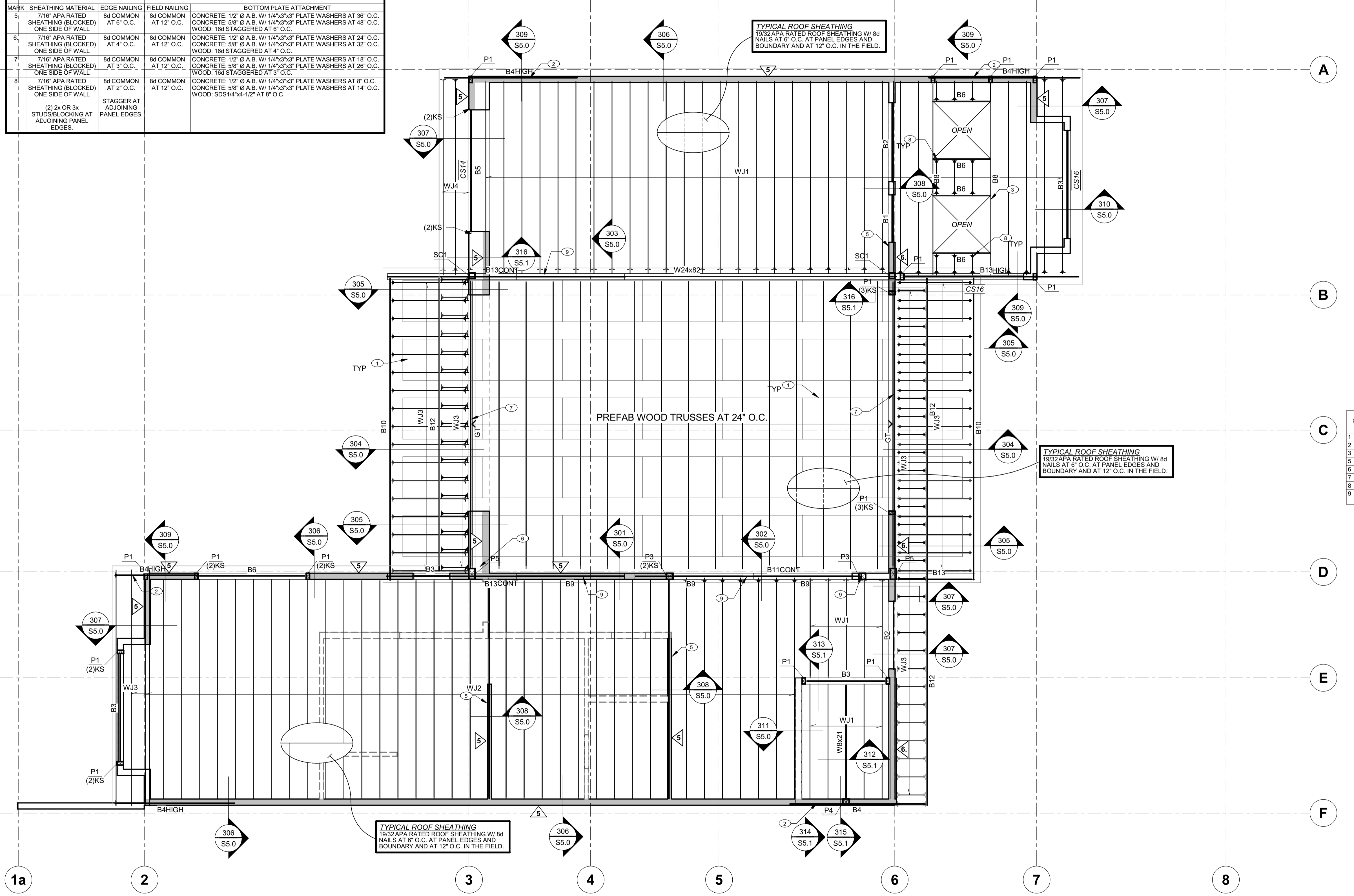
SHEARWALL TYPE SCHEDULE			
NOTES:			
1. SHEARWALL TYPES LISTED BELOW ARE NOT JOB SPECIFIC. SOME TYPES MAY NOT BE USED ON THE PLANS.			
2. FRAMING MEMBER SUPPORTING MATERIAL SHALL BE SPACED AT 16" ON CENTER (O.C.) MAXIMUM.			
3. ANCHOR BOLTS TO FOUNDATION SHALL BE 10" LONG AND SHALL BE EMBEDDED 7" INTO CONCRETE. EXPANSION BOLTS OR SHOT PINS MAY BE USED AT INTERIOR WALLS AWAY FROM EDGE OF SLAB OR SLAB STEP-DOWN PER SUPPLEMENTAL INSTRUCTIONS.			
4. A MINIMUM OF (2) ANCHOR BOLTS SHALL BE USED ON EACH BASE PLATE PIECE. PROVIDE (1) ANCHOR BOLT MINIMUM WITHIN 9" OF EACH END PIECE.			
5. PROVIDE CONTINUOUS DOUBLE 2x TOP PLATE AT ALL SHEARWALLS AND EXTERIOR WALL. UNLESS NOTED OTHERWISE (U.N.O.), LAP SPLICE TOP PLATE A MINIMUM 4'-0" WITH 16d NAILS STAGGERED AT 2" ON CENTER (O.C.) (24) 16d NAILS TOTAL...			
6. PROVIDE FULL HEIGHT DOUBLE STUDS AT ENDS OF SHEARWALLS UNLESS NOTED OTHERWISE ON PLANS OR DETAILS.			
7. BLOCK ALL PANEL EDGES. EDGE NAIL SHEATHING AT BLOCKED EDGES.			
MARK	SHEATHING MATERIAL	EDGE NAILING	FIELD NAILING
5	7/16" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 6" O.C.	8d COMMON AT 12" O.C.
6	7/16" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 4" O.C.	8d COMMON AT 12" O.C.
7	7/16" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 3" O.C.	8d COMMON AT 12" O.C.
8	7/16" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 2" O.C.	8d COMMON AT 12" O.C.
BOTTOM PLATE ATTACHMENT			
CONCRETE: 1/2" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 36" O.C.			
WOOD: 16d STAGGERED AT 6" O.C.			
CONCRETE: 1/2" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 24" O.C.			
CONCRETE: 3/8" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 32" O.C.			
WOOD: 16d STAGGERED AT 4" O.C.			
CONCRETE: 1/2" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 18" O.C.			
CONCRETE: 3/8" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 28" O.C.			
WOOD: 16d STAGGERED AT 3" O.C.			
CONCRETE: 1/2" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 8" O.C.			
CONCRETE: 5/8" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 14" O.C.			
WOOD: SDS14"x4-1/2" AT 6" O.C.			

HOLDOWN SCHEDULE			
MARK	HOLDOWN	SHEARWALL END POST UNO ON PLAN	ALTERNATE HOLDOWN
A	SIMPSON HD05	(2) 2x STUDS	N/A
B	SIMPSON HTT4	(2) 2x STUDS	N/A
C	SIMPSON HTT5	(2) 2x STUDS	N/A

WOOD JOIST (WJ) SCHEDULE			
MARK	JOIST	FACE MOUNT HANGER	TOP FLANGE HANGER
WJ1	11 7/8" BCI 60 AT 16" O.C.	IUS2.37/11.88	ITS2.37/11.88
WJ2	11 7/8" BCI 90 AT 16" O.C.	IUS3.56/11.88	ITS3.56/11.88
WJ3	9 1/2" BCI 6000 1.7 AT 16" O.C.	IUS3.56/11.88	ITS3.56/11.88
WJ4	<varies>	<varies>	<varies>
WJ6	11 7/8" BCI 90 AT 12" O.C.	IUS3.56/11.88	ITS3.56/11.88

POST (P) SCHEDULE			
MARK	SIZE	SPECIES AND GRADE	CONNECTION
P1	(2) 2x6	DOUG FIR NO. 2	SEE TYPICAL DETAIL
P2	(3) 2x6	DOUG FIR NO. 2	SEE TYPICAL DETAIL
P3	(4) 2x6	DOUG FIR NO. 2	SEE TYPICAL DETAIL
P4	6x6	DOUG FIR NO. 2	SEE TYPICAL DETAIL
P5	5 1/4x9 1/2 LVL	LVL	SEE TYPICAL DETAIL

- ### ROOF FRAMING PLAN NOTES
- VERIFY ALL DIMENSIONS WITH ALL ARCHITECTURAL DRAWINGS.
 - ALL SCHEDULED MARK DESIGNATIONS MAY NOT NECESSARILY BE FOUND ON THIS PLAN. SCHEDULES ARE TYPICAL TO THIS PROJECT.
 - WALLS WITH SOLID LINES DESIGNATED STRUCTURAL (BEARING) WALLS.
 - WALLS WITH DASHED LINES DESIGNATE NON-STRUCTURAL (NON-BEARING) WALLS.
 - AS SHOWN ON PLAN INDICATES A SHEARWALL; HATCHING IN WALL DESIGNATES SHEARWALL LENGTH.
 - IF DOUBLE TOP PLATE IS NOTCHED, STEPPED OR BROKEN, PROVIDE A SIMPSON MSTC40 STRAP AT DISCONTINUITY.
 - TYPICAL BEARING WALL FRAMING SHALL BE 2x6 STUDS AT 16" O.C. UNO WHERE ROOF TRUSSES OR JOISTS SPANS EXCEED 20'-0" ALIGN ADDITIONAL STUD BELOW ROOF FRAMING MEMBER.
 - PROVIDE TRIMMER STUDS (TS) AND KING STUDS (KS) AT OPENINGS AS FOLLOWS: UNO: OPENINGS 9'-0" OR LESS: (1) TS & (1) KS, OPENINGS 6'-1" TO 9'-0": (1) TS & (2) KS, 9'-1" TO 12'-0": (2) TS & (3) KS. FOR ATTACHMENT, SEE "TYPICAL HEADER CONNECTION" DETAIL.
 - B1, B2, ETC. - AS SHOWN ON PLAN INDICATES A BEAM OR HEADER. SEE BEAM SCHEDULE FOR ADDITIONAL INFORMATION.
 - WJ1, WJ2, ETC. - AS SHOWN ON PLAN INDICATES A WOOD JOIST. SEE WOOD JOIST SCHEDULE FOR ADDITIONAL INFORMATION.
 - P1, P2, ETC. AS SHOWN ON PLAN INDICATES A WOOD POST. SEE POST SCHEDULE FOR MORE INFORMATION.
 - SC1, SC2, ETC. - AS SHOWN ON PLAN INDICATES A STEEL COLUMN. SEE STEEL COLUMN SCHEDULE FOR ADDITIONAL INFORMATION. COLUMNS START AT THE LEVEL THEY ARE CALLED OUT ON.
 - TIE EACH ROOF TRUSS AT BEARING LOCATIONS WITH (1) H2.5A OR (1) H1 CLIP, AND EACH GIRDER TRUSS WITH (2) H2.5A CLIPS, UNO.
 - "D=" INDICATES DRAG LOAD (ASD) THAT TRUSS MANUFACTURER IS TO DESIGN TRUSS FOR IN BOTH TENSION AND COMPRESSION.
 - TIE EACH ROOF JOIST AT BEARING LOCATIONS WITH (1) H2.5A CLIP, UNO.
 - PROVIDE BUILT-UP 2x POSTS BELOW EACH GIRDER TRUSS. MATCH GIRDER TRUSS WIDTH, U.N.O.
 - CS16, CS18, ETC. - AS SHOWN AT WALL OPENINGS, PROVIDE STRAPPING PER "TYPICAL STRAP AT OPENING" DETAIL.
 - PROVIDE CONTINUOUS BEARING FOR ALL POSTS AND BUILT-UP STUDS TO THE FOUNDATION PER "TYPICAL SOLID BLOCKING BETWEEN FLOORS" DETAIL.
 - FOR CLARITY, DETAILS MAY SHOW ONLY ONE SIDE OF FRAMING CONDITION.
 - ALL EXTERIOR WALLS SHALL BE CONSTRUCTED WITH TYPE "F" SHEARWALLS, UNO.
 - FOR CLARITY, ALL ROOF OPENINGS MAY NOT BE SHOWN ON THE ROOF FRAMING PLAN. FOR EXACT SIZE, NUMBER AND LOCATION OF OPENINGS, SEE ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS. FOR FRAMING AT OPENINGS, SEE TYPICAL DETAILS.
 - INDICATES HVAC EQUIPMENT ON ROOF OR IN ATTIC SPACE. SEE TYPICAL DETAILS FOR FRAMING INFORMATION.
 - VERIFY EXACT SIZE AND WEIGHT OF EQUIPMENT ON ROOF WITH MECHANICAL DRAWINGS.



KEYNOTES

- SOLAR PANELS (MAX WEIGHT 5 PSF)
- 8'-0" MIN BACK SPAN
- SKYLIGHTS, SEE ARCHITECTURAL PLANS
- ALIGN ADDITIONAL JOIST W/ SHEAR WALL
- POCKET BEAM INTO WALL PER TYPICAL DETAIL
- DESIGN GT TRUSS FOR MAX TOTAL DEFLECTION OF L/840
- HU11 HANGER
- POCKET BEAM INTO TRUSS AND PROVIDE P1 POST AT EACH END OF BEAM. SEE DETAIL FOR ADDITIONAL INFORMATION.

STEEL COLUMN (SC) SCHEDULE

MARK	SIZE	BASE CONNECTION
ESC1	HSS5X5X3/8	SEE CORRESPONDING DETAILS
SC1	HSS6X6X1/6	SEE CORRESPONDING DETAILS
SC2	HSS5X5X3/8	SEE CORRESPONDING DETAILS

BEAM (B) SCHEDULE

MARK	SIZE
B1	(3)2x6 or 6x6 or (3)1-3/4x5-1/2LVL
B2	(3)2x8 or 6x8 or (3)1-3x5-1/2LVL
B3	(3)2x10 or 6x10 or (3)1-3x7-1/4LVL
B4	(2)1-3/4x9-1/2 LVL or 3-1/2x9-1/2LVL
B5	(3)1-3/4x9-1/2 LVL or 5-1/4x9-1/2LVL
B6	(1) 1-3/4x11-7/8LVL
B7	(2)1-3/4x11-7/8 or 3-1/2x11-7/8LVL
B8	(3)1-3/4x11-7/8 LVL or 5-1/4x11-7/8LVL
B9	(3)1-3/4x14LVL
B10	(3) 1-3/4x18LVL
B11	5 18x24 GLB
B12	(2)1-3/4x9-1/2 LVL ATTACHED TO C12x30 SEE DETAIL
B13	HSS5x5x3/8
B14	5 14x11 7/8
B15	5 14x14
EB1	(3)2x6 or 6x6 or (3)1-3/4x5-1/2LVL
EB2	(3)2x8 or 6x8 or (3)1-3x5-1/2LVL
EB3	(3)2x10 or 6x10 or (3)1-3x7-1/4LVL
EB5	(2)1-3/4x11-7/8 or 3-1/2x11-7/8LVL
EB6	(3)1-3/4x11-7/8 or 5-1/4x11-7/8LVL
EB7	(3)1-3/4x11-7/8 or 5-1/4x11-7/8LVL
EB8	(3)1-3/4x11-7/8 or 5-1/4x11-7/8LVL
EB10	5 18x21 GLB

HIGH ROOF FRAMING PLAN

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

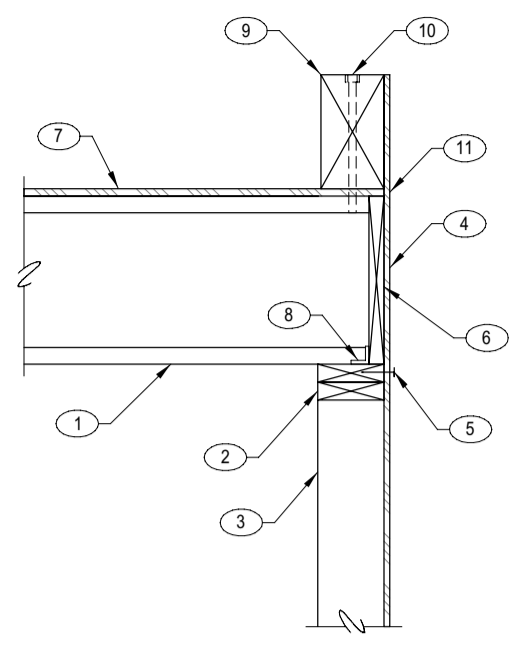
BOHICA
131 N Washington Ave
Ketchum, ID 83340

PROJECT: BOHICA
STRUCTURAL ENGINEERS SEAL: PROFESSIONAL ENGINEER REGISTERED 11697
DATE: 5/13/22

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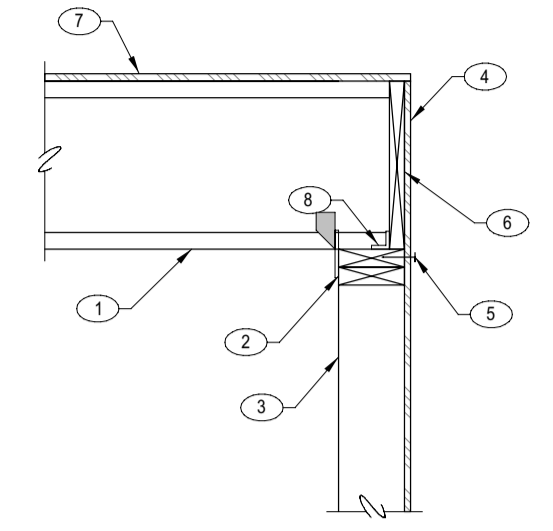
DATE: _____ CURRENT REV: **S2.4**

- KEYNOTES:**
- WOOD JOIST W/ CLIP. SEE PLAN
 - CONT DEL 2x TOP PLATE W/ LAP SPLICE. SEE TYPICAL DETAIL
 - WOOD STUD WALL. SEE PLAN
 - WALL SHEATHING AS OCCURS. SEE PLAN
 - EDGE NAILING. SEE SHEARWALL SCHEDULE
 - CONT RIM BOARD
 - ROOF SHEATHING. SEE PLAN
 - ASS CLIP AT 16" O.C.
 - WOOD BEAM. SEE PLAN
 - 1" x 12" LONG SCREW AT EACH JOIST
 - NO SPLICE IN WALL SHEATHING



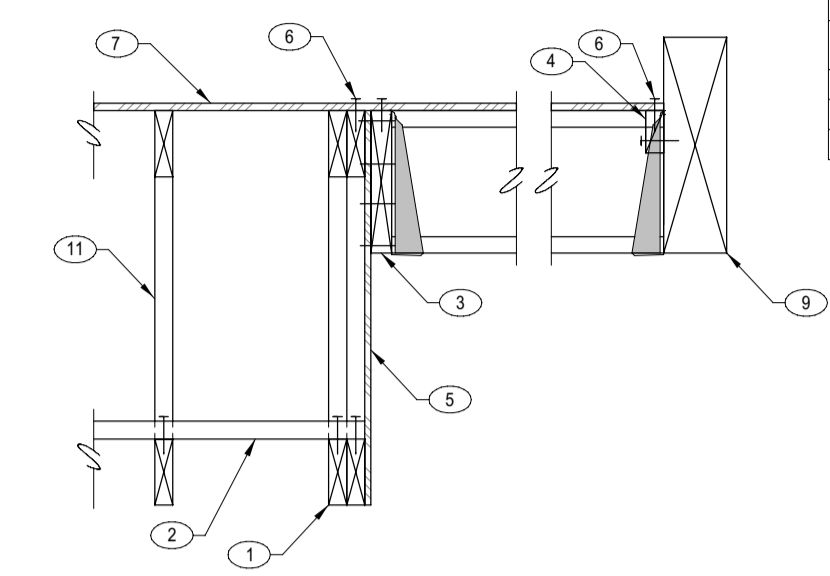
309 WOOD BEAM AT WOOD JOIST
 SCALE: NTS

- KEYNOTES:**
- WOOD JOIST W/ CLIP. SEE PLAN
 - CONT DEL 2x TOP PLATE W/ LAP SPLICE. SEE TYPICAL DETAIL
 - WOOD STUD WALL. SEE PLAN
 - WALL SHEATHING AS OCCURS. SEE PLAN
 - EDGE NAILING. SEE SHEARWALL SCHEDULE
 - CONT RIM BOARD
 - ROOF SHEATHING. SEE PLAN
 - ASS CLIP AT 16" O.C.



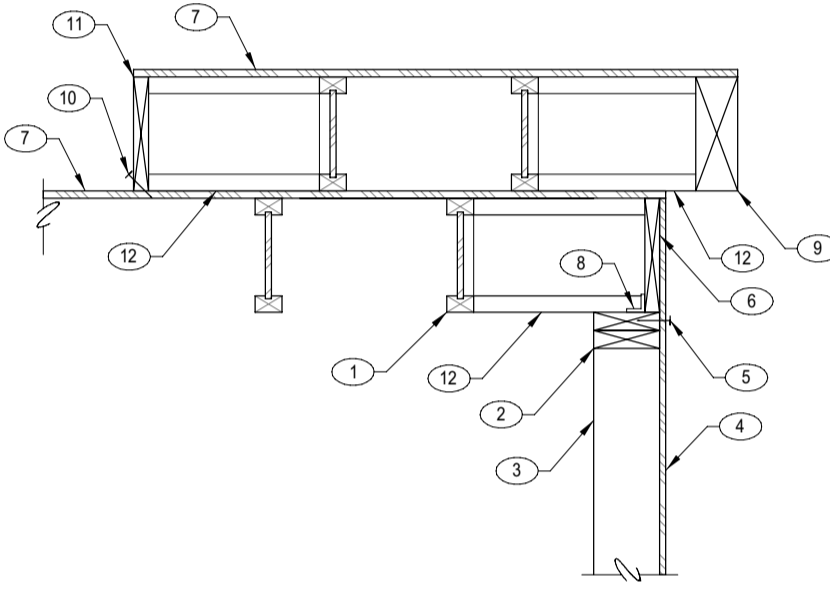
306 WOOD JOIST AT WOOD STUD WALL
 SCALE: NTS

- KEYNOTES:**
- WOOD GIRDER TRUSS. SEE PLAN
 - 2x4 x 8'0" LONG AT 8'0" O.C. W/ (2) 16d NAILS AT EACH TRUSS
 - CONT RIM BOARD W/ (4) 16d NAILS AT 6" O.C.
 - 2x BLOCKING W/ (3) 16d NAILS BETWEEN EACH JOIST
 - WALL SHEATHING AS OCCURS. SEE PLAN
 - BOUNDARY NAILING. SEE PLAN
 - ROOF SHEATHING. SEE PLAN
 - EDGE NAILING. SEE SHEARWALL SCHEDULE
 - WOOD BEAM. SEE PLAN
 - WOOD JOIST W/ HANGER. SEE PLAN
 - WOOD TRUSS. SEE PLAN



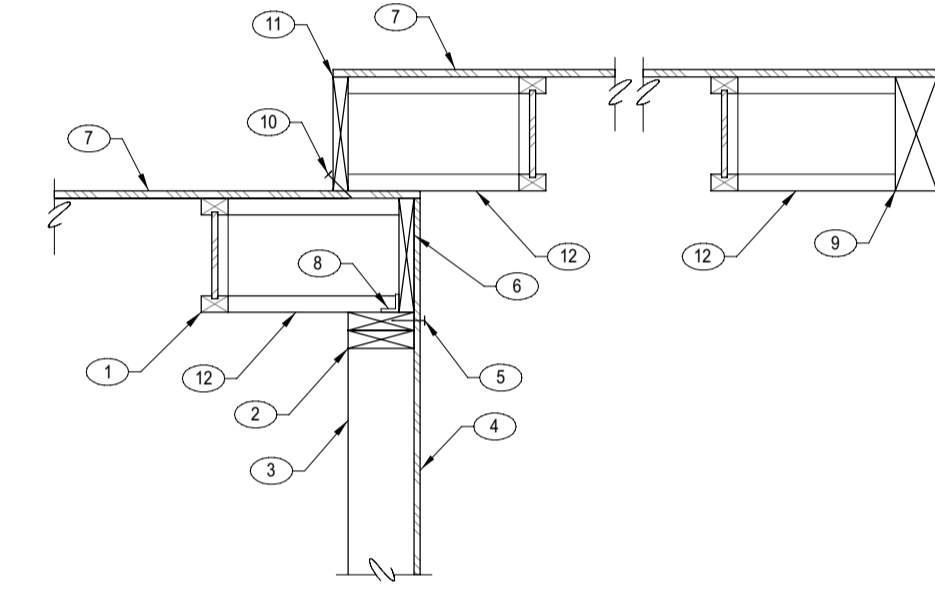
301 WOOD TRUSS AT WOOD JOIST
 SCALE: NTS

- KEYNOTES:**
- WOOD JOIST W/ CLIP. SEE PLAN
 - CONT DEL 2x TOP PLATE W/ LAP SPLICE. SEE TYPICAL DETAIL
 - WOOD STUD WALL. SEE PLAN
 - WALL SHEATHING AS OCCURS. SEE PLAN
 - EDGE NAILING. SEE SHEARWALL SCHEDULE
 - CONT RIM BOARD
 - ROOF SHEATHING. SEE PLAN
 - ASS CLIP AT 16" O.C.
 - WOOD BEAM. SEE PLAN
 - #8 SCREW AT EACH I-JOIST BLOCK
 - CONT RIMBOARD W/ #8 SCREWS
 - I-G JOIST BLOCK



310 WOOD JOIST AT WOOD STUD WALL
 SCALE: NTS

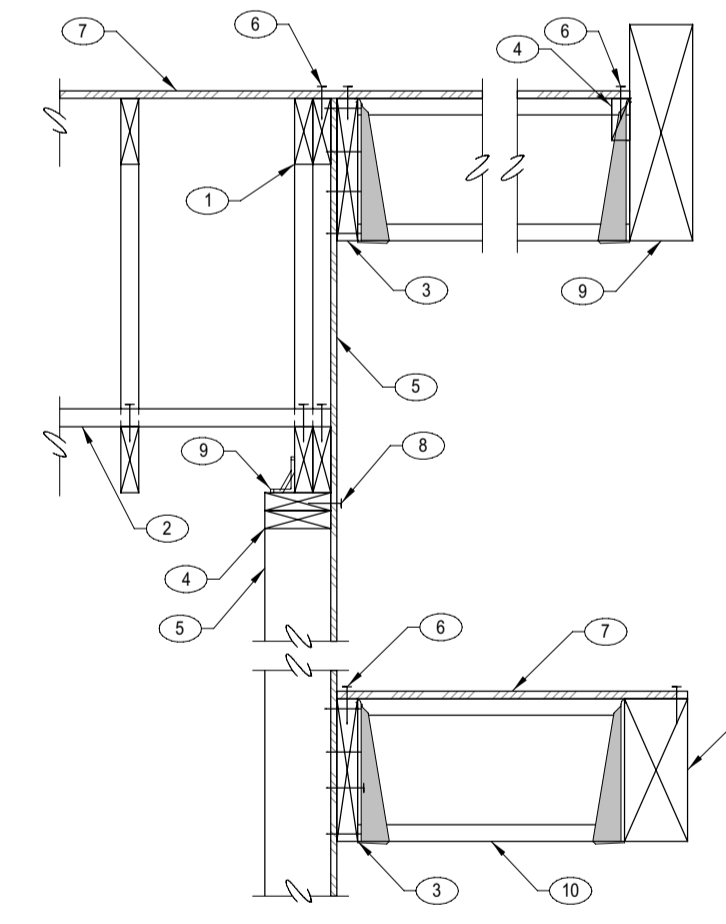
- KEYNOTES:**
- WOOD JOIST. SEE PLAN
 - CONT DEL 2x TOP PLATE W/ LAP SPLICE. SEE TYPICAL DETAIL
 - WOOD STUD WALL. SEE PLAN
 - WALL SHEATHING AS OCCURS. SEE PLAN
 - EDGE NAILING. SEE SHEARWALL SCHEDULE
 - CONT RIM BOARD
 - ROOF SHEATHING. SEE PLAN
 - ASS CLIP AT 16" O.C.
 - WOOD BEAM. SEE PLAN
 - #8 SCREW AT EACH I-JOIST BLOCK
 - CONT RIMBOARD W/ #8 SCREWS
 - I-G JOIST BLOCK



307 WOOD JOIST AT WOOD STUD WALL
 SCALE: NTS

- NOTES:**
- COORDINATE ROOF VENTILATION
 - FASCIA PER ARCHITECTURAL DETAILS

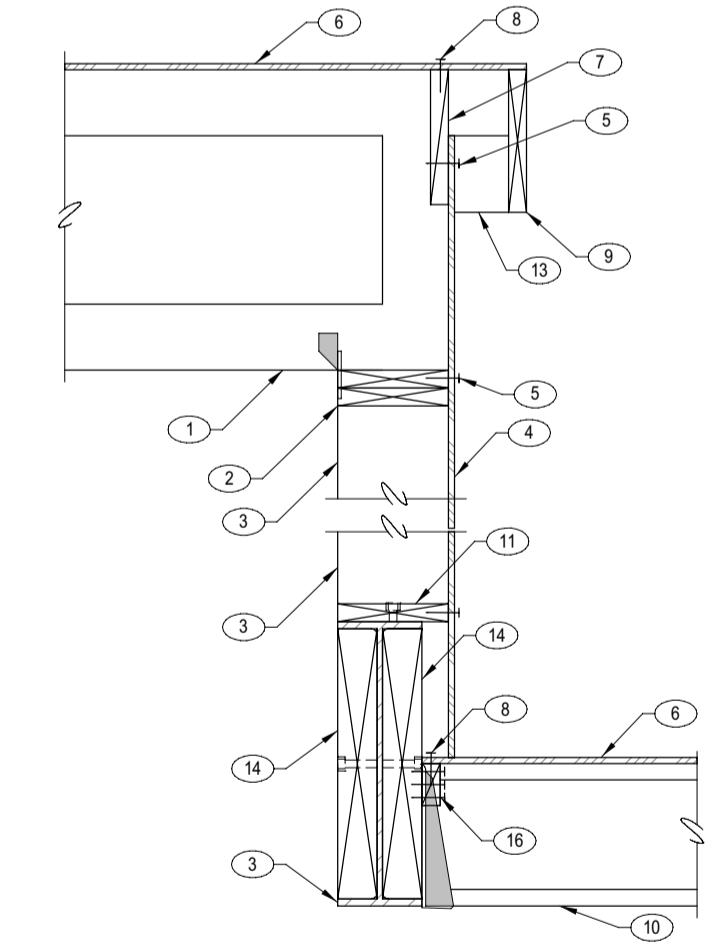
304 WOOD JOIST AT WOOD BEAM
 SCALE: NTS



- KEYNOTES:**
- WOOD GIRDER TRUSS. SEE PLAN
 - 2x4 x 8'0" LONG AT 8'0" O.C. W/ (2) 16d NAILS AT EACH TRUSS
 - CONT RIM BOARD W/ (4) 16d NAILS AT 6" O.C.
 - 2x BLOCKING W/ (3) 16d NAILS BETWEEN EACH JOIST
 - WALL SHEATHING AS OCCURS. SEE PLAN
 - BOUNDARY NAILING. SEE PLAN
 - ROOF SHEATHING. SEE PLAN
 - EDGE NAILING. SEE SHEARWALL SCHEDULE
 - WOOD JOIST W/ HANGER. SEE PLAN
 - WOOD TRUSS. SEE PLAN

- NOTES:**
- COORDINATE ROOF VENTILATION
 - FASCIA PER ARCHITECTURAL DETAILS

302 WOOD TRUSS AT WOOD BEAM
 SCALE: NTS

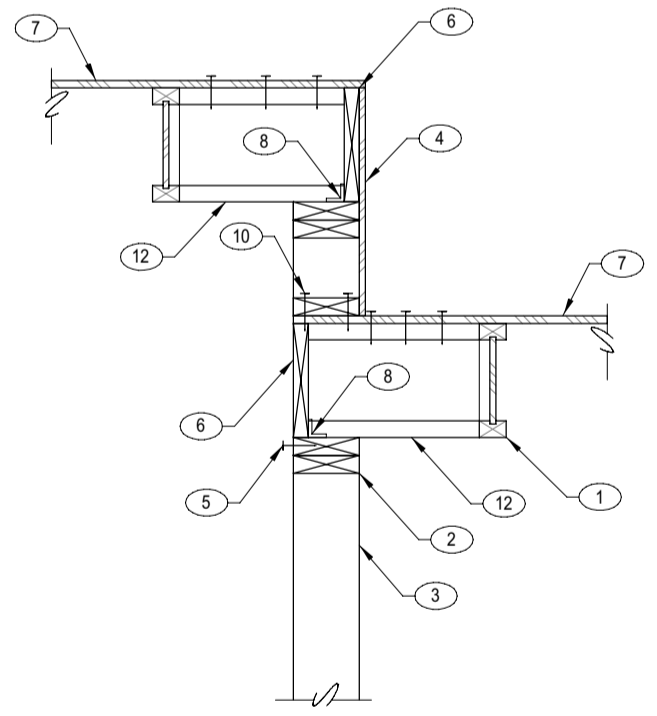


- KEYNOTES:**
- WOOD TRUSS W/ CLIP. SEE PLAN
 - CONT DEL 2x TOP PLATE W/ LAP SPLICE. SEE TYPICAL DETAIL
 - WOOD STUD WALL. SEE PLAN
 - WALL SHEATHING AS OCCURS. SEE PLAN
 - EDGE NAILING. SEE SHEARWALL SCHEDULE
 - ROOF SHEATHING. SEE PLAN
 - 2x BLOCKING BETWEEN EACH TRUSS
 - BOUNDARY NAILING. SEE PLAN
 - WOOD JOIST. SEE PLAN
 - WOOD JOIST W/ HANGER. SEE PLAN
 - CONT 2x BOTTOM PLATE W/ (2) #8 SCREWS INTO EACH JOIST BELOW
 - WOOD BEAM. SEE PLAN
 - FLR DOWN FRAMING AS REQUIRED
 - 2x BLOCKING W/ (3) 16d NAILS BETWEEN EACH JOIST

- NOTES:**
- NO WALL SHEATHING SPLICE BETWEEN BLOCKING AND TOP PLATE
 - COORDINATE ROOF VENTILATION
 - FASCIA PER ARCHITECTURAL DETAILS

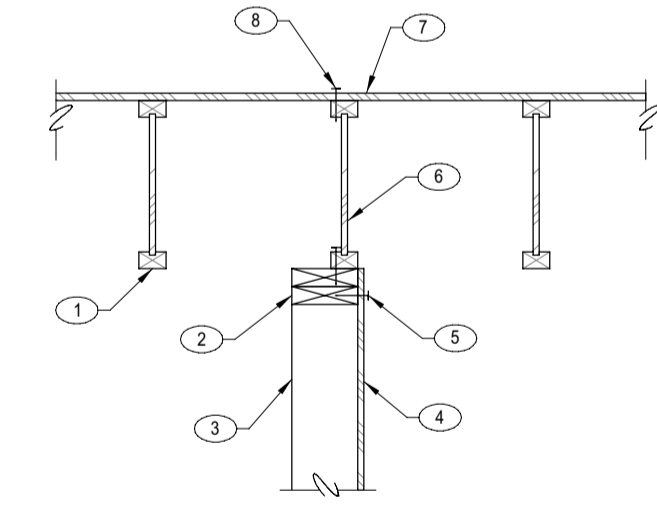
311 WOOD JOIST AT WOOD STUD WALL
 SCALE: NTS

- KEYNOTES:**
- WOOD JOIST W/ CLIP. SEE PLAN
 - CONT DEL 2x TOP PLATE W/ LAP SPLICE. SEE TYPICAL DETAIL
 - WOOD STUD WALL. SEE PLAN
 - WALL SHEATHING AS OCCURS. SEE PLAN
 - EDGE NAILING. SEE SHEARWALL SCHEDULE
 - CONT RIM BOARD
 - ROOF SHEATHING. SEE PLAN
 - ASS CLIP AT 16" O.C.
 - WOOD BEAM. SEE PLAN
 - #8 SCREWS INTO EACH BLOCK AS REQUIRED
 - BUILT UP PLATES AS REQUIRED
 - I-G JOIST BLOCK

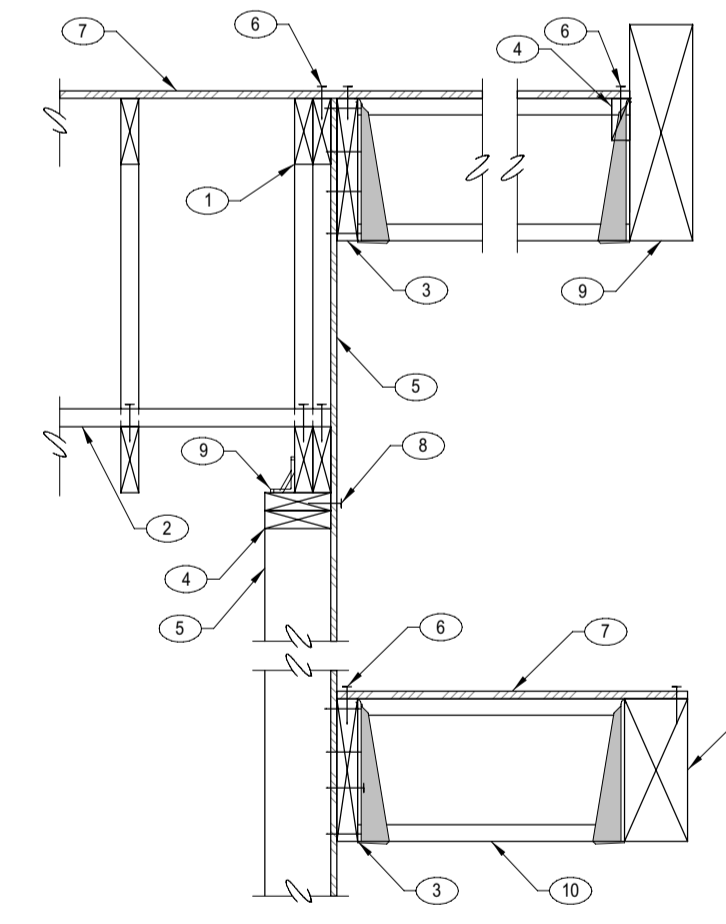


308 WOOD JOIST AT WOOD STUD WALL
 SCALE: NTS

- KEYNOTES:**
- WOOD JOIST. SEE PLAN
 - CONT DEL 2x TOP PLATE W/ LAP SPLICE. SEE TYPICAL DETAIL
 - WOOD STUD WALL. SEE PLAN
 - WALL SHEATHING AS OCCURS. SEE PLAN
 - EDGE NAILING. SEE SHEARWALL SCHEDULE
 - ALIGN CONT JOIST W/ STUD WALL W/ 16d NAILS AT 4" O.C.
 - ROOF SHEATHING. SEE PLAN
 - BOUNDARY NAILING. SEE PLAN



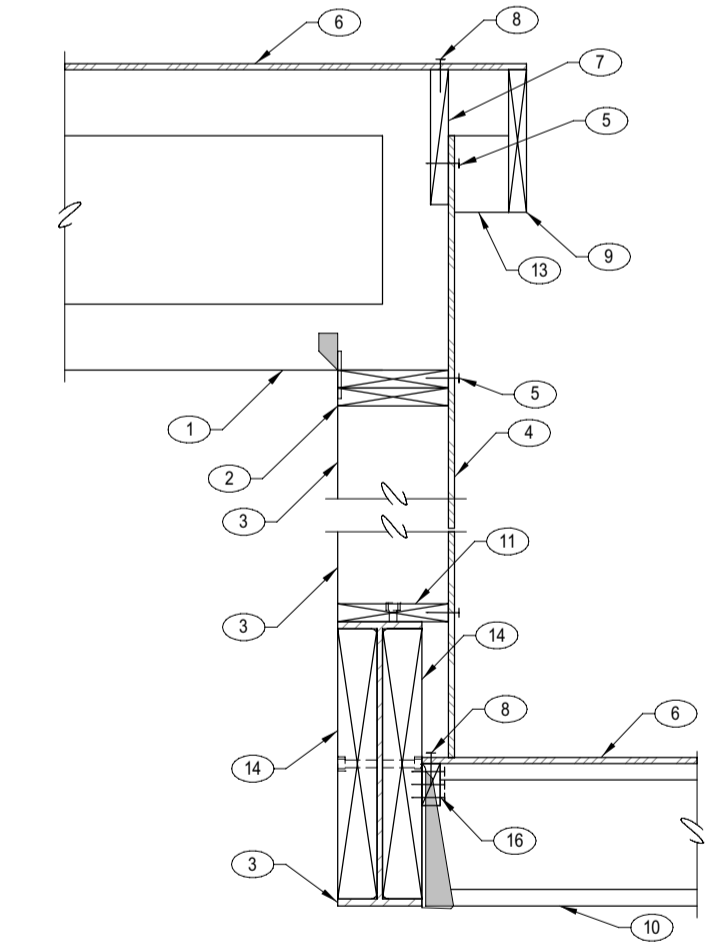
305 WOOD TRUSS AT WOOD JOIST
 SCALE: NTS



- KEYNOTES:**
- WOOD GIRDER TRUSS. SEE PLAN
 - 2x4 x 8'0" LONG AT 8'0" O.C. W/ (2) 16d NAILS AT EACH TRUSS
 - CONT RIM BOARD W/ (4) 16d NAILS AT 6" O.C.
 - 2x BLOCKING W/ (3) 16d NAILS BETWEEN EACH JOIST
 - WALL SHEATHING AS OCCURS. SEE PLAN
 - BOUNDARY NAILING. SEE PLAN
 - ROOF SHEATHING. SEE PLAN
 - EDGE NAILING. SEE SHEARWALL SCHEDULE
 - WOOD JOIST W/ HANGER. SEE PLAN
 - WOOD TRUSS. SEE PLAN

- NOTES:**
- COORDINATE ROOF VENTILATION
 - FASCIA PER ARCHITECTURAL DETAILS

303 WOOD TRUSS AT STEEL BEAM
 SCALE: NTS



- KEYNOTES:**
- WOOD TRUSS W/ CLIP. SEE PLAN
 - CONT DEL 2x TOP PLATE W/ LAP SPLICE. SEE TYPICAL DETAIL
 - WOOD STUD WALL. SEE PLAN
 - WALL SHEATHING AS OCCURS. SEE PLAN
 - EDGE NAILING. SEE SHEARWALL SCHEDULE
 - ROOF SHEATHING. SEE PLAN
 - 2x BLOCKING BETWEEN EACH TRUSS
 - BOUNDARY NAILING. SEE PLAN
 - WOOD JOIST. SEE PLAN
 - WOOD JOIST W/ HANGER. SEE PLAN
 - CONT 2x BOTTOM PLATE W/ (2) #8 SCREWS INTO EACH JOIST BELOW
 - WOOD BEAM. SEE PLAN
 - FLR DOWN FRAMING AS REQUIRED
 - SOLID WEB THAT BEARS ON BOTTOM STEEL BEAM W/ 1/2" THREADED STUDS AT 16" O.C.
 - STEEL BEAM. SEE PLAN
 - 2x BLOCKING W/ (3) 16d NAILS BETWEEN EACH JOIST

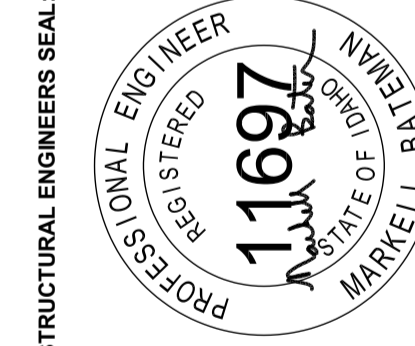
- NOTES:**
- NO WALL SHEATHING SPLICE BETWEEN BLOCKING AND TOP PLATE
 - COORDINATE ROOF VENTILATION
 - FASCIA PER ARCHITECTURAL DETAILS

REV.	DATE	BY	DESCRIPTION
1			
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PROJECT: BOHICA
 131 N Washington Ave
 Ketchum, ID 83340

CLIENT:



STRUCTURAL ENGINEERS SEAL:

ROOF FRAMING DETAILS
 JOB NO.: #711-325 PROJECT MANAGER: AMNF CAD OPERATOR: AMNF

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