



**City of Ketchum
Planning & Building**

**STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF NOVEMBER 10, 2020**

PROJECT: Waterman Residence Addition

FILE NUMBER: P20-060

APPLICATION TYPE: Mountain Overlay Design Review

REPRESENTATIVE: Owen Scanlon, Architect

OWNER: Gary & Karla Waterman

LOCATION: 604 S Leadville Avenue (Tax Lot 8554)

ZONING: Limited Residential (LR)

OVERLAY: Mountain Overlay (MO)

NOTICE: A public hearing notice for the project was mailed to all property owners within 300 ft of the development site on October 30th, 2020. A public hearing notice was posted on site and on the city's website on November 3rd, 2020. As of the publication of this Staff Report, the Planning & Building Department has received no public comment regarding this application.

REVIEWER: Abby Rivin, Associate Planner

BACKGROUND

The subject Mountain Overlay (MO) Design Review is for the development of additions totaling 2,102 square feet to an existing single-family residence located at 604 S Leadville Avenue. The site is located within the Limited Residential (LR) Zoning District and within the Mountain Overlay. The additions will accommodate a new garage and guestroom. The new additions will match the existing home with the same colors and exterior materials. Site improvements proposed with the project include new landscaping, decks, and terraces as well as a new driveway section that extends to the upper garage addition.

Design Review is required for additions to buildings within the City's Mountain Overlay (MO) Zoning District (KMC §17.104.050). These projects are subject to the MO criteria specified in Ketchum Municipal Code §17.104.070 as well as all applicable Design Review standards and regulations (KMC §17.96.060).

ANALYSIS

The existing home was built in 1985 (Building Permit 85-16) before the City's adoption of the Mountain Overlay Zoning District in 1989. The home was remodeled in 1988 (Building Permit 88-139) and its foundation was repaired in 1999 (Building Permit 99-163).

The existing driveway to the home is noncompliant with Fire Department requirements. This project will improve the existing driveway off Leadville Avenue to the satisfaction of the Fire Department. This improved driveway includes a fork that extends to the proposed garage addition.

MO Design Review criteria include standards for driveways. Staff analysis of these driveway standards is included in Table 3 of the Staff Report.

MO Design Review Criteria (KMC §17.104.070.A)

3. *Driveway standards as well as other applicable standards contained in Title 12, Chapter 12.04 of Ketchum Municipal Code shall be met.*
9. *Cuts and fills allowed for roadways shall be minimized. Lengths of driveways allowed shall be minimized.*
11. *Access traversing twenty five percent (25%) or greater slopes does not have significant impact on drainage, snow and earthslide potential and erosion as it relates to the subject property and to adjacent properties.*

In addition to the Mountain Overlay and Design Review regulations regarding driveways and circulation design, the city has adopted standards for the design, construction, and repair of private driveways specified in Title 12 of Ketchum Municipal Code (KMC). KMC §12.04.030.L3 specifies criteria that must be considered for private driveways. These criteria include hillside impact, preservation of rock outcrops, historical significance of affected properties, extent of cuts and fills, impact on or through slopes of 25% or greater, the Comprehensive Plan, aesthetic impacts, rock removal, visibility, exposure to sun, curves, number of homes served, and drainage.

City Council review and approval is required for private driveways with grades over 10% and private driveways of any grade that traverse slopes of 25% or greater (KMC §12.04.030.L5). As noted in the City Engineer's comments in Table 1, City Council review and approval is required for the proposed new driveway section. This Mountain Overlay Design Review application is conditioned upon City Council's review and approval of the new driveway section. Staff recommends that the Planning & Zoning Commission provide their recommendations to the City Council regarding the proposed driveway section. Any changes to the project resulting from City Council's review of the proposed driveway require final review and approval by the Planning & Zoning Commission.

Staff's comprehensive analysis of the project is contained in the following tables, including: (1) city department comments, (2) compliance with zoning and dimensional standards, (3) evaluation of Mountain Overlay Design Review criteria, and (4) analysis of Design Review standards. The analysis of Mountain Overlay Design Review criteria (Table 3) highlights outstanding action items and flags areas of concern. Staff recommends the Commission carefully consider the analysis of Mountain Overlay Design Review criteria in Table 3 of the Staff Report.

TABLE 1: City Department Comments

City Department Comments
<p><i>Note: City Department comments are preliminary and based on the project concept as proposed with the subject Design Review application. All City Departments shall review and approve the project through the Building Permit application process. All comments pertaining to the Design Review drawings are subject to change. All right-of-way and driveway improvements shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for the project. All City Department requirements and associated specifications for the required improvements must be verified, reviewed, and approved prior to issuance of a Building Permit for the project.</i></p>
<p>Fire Department:</p> <ul style="list-style-type: none"> • It is the General Contractor’s responsibility to understand and adhere to all Fire Protection Ordinance #1125 requirements in addition to any and all other City of Ketchum requirements in effect at the time of Building Permit issuance. Failure to comply with all local ordinances and codes may result in project work stoppage as well as criminal penalties. • The above project shall meet all 2012 International Fire Code requirements in addition to specific City Building and Fire Ordinances. • If a monitored fire detection system exists or is installed, it shall meet NFPA 72 and be monitored by an approved alarm monitoring station. An approved key box shall be installed, with the appropriate keys, for emergency fire department access in a location approved by the fire department. • Approved address numbers shall be placed in such a position to be plainly visible and legible from the road fronting the property. Numbers and letters shall be a minimum of four (4) inches tall, contrast with their background and be positioned a minimum of forty-eight (48) inches above final grade. • Vehicle parking and material storage during construction shall not restrict or obstruct public streets or access to any building. A minimum twenty-foot travel lane for emergency vehicle access shall be maintained clear and unobstructed at all times. All required Fire Lanes, including within 15 feet of fire hydrants, shall be maintained clear and unobstructed at all times. • An approved access roadway per 2012 International Fire Code Appendix D (www.ketchumfire.org) shall be installed prior to any combustible construction on the site. The road shall be a minimum of twenty (20) feet in width and capable of supporting an imposed load of at least 75,000 pounds. The road must be an all-weather driving surface maintained free, clear, and unobstructed at all times. Grades shall not exceed 7%. Dead end access roadways exceeding 150 feet in length shall be provided with an approved turnaround. Gates, if installed, are required to be siren activated for emergency vehicle access. • Fire extinguishers shall be installed and maintained per 2012 IFC Section 906 both during construction and upon occupancy of the building. • Spark arresters are required on all solid fuel burning appliance chimneys to reduce potential fires from burning embers.

- Final inspections of all fire department permit required installations by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance. A Final Inspection Checklist can be found at www.ketchumfire.org.
- Fire Department requirements and associated specifications for the required improvements must be verified, reviewed, and approved prior to issuance of a Building Permit for the project.

City Engineer & Streets Department:

- City Council review and approval is required for private driveways with grades over 10% and private driveways of any grade that traverse slopes of 25% or greater (KMC §12.04.030.L5). City Council review and approval is required for the proposed driveway section.
- Due to the new driveway section’s length, proposed grades, and location, a design standard exception request is required. The applicant shall submit the design standard exception request form. The applicant shall update the project plans to include a profile of the proposed driveway section, limits of the cuts and/or fills, and the 25% slope areas for review by the City Engineer. The driveway plans and design standard exception request will be forwarded to City Council for final review and approval.
- The design shall meet all applicable sections of Chapter 12 of Ketchum Municipal Code including design criteria for private driveways (KMC §12.04.030.L), ballast thickness design (KMC §12.04.030.H), cut and fill slopes (KMC §12.04.030.I), drainage plans (KMC §12.04.030.J), and erosion protection (KMC §12.04.030.K).
- Pursuant to KMC §17.96.060.C.1, all storm water drainage shall be retained on site.
- All construction for the project must comply with the standards set forth in Ketchum Municipal Code, Chapter 15.06 Construction Activity Standards. The applicant shall submit a Construction Activity Plan addressing all applicable activities including excavation, material storage and deliveries, screening, and site clean-up (KMC §15.06.030) to be reviewed and approved by the Building Department prior to issuance of a Building Permit for the project. Pursuant to KMC §15.06.030.A.2, the applicant shall provide notice of the project, construction schedule, and general contractor’s contact information to all neighbors with properties adjacent to the project site.
- The public right-of-way adjacent to the subject property shall be improved to the City’s right-of-way standards for local-residential street right-of-ways. Material within the first eight (8) feet from the edge of asphalt shall be (1) distinct from the driveway in order to visually appear to be available for parking, (2) pervious and permeable to enhance drainage, and (3) the surface must allow for vehicle parking and be consistent along the entire property frontage. No live plant materials or obstructions, such as boulder or berms, are permitted within the first 8 ft from the edge of asphalt.
- The use of City right-of-way for construction including the closure of adjacent streets or sidewalks requires a Temporary Use of Right-of-Way Permit (“TURP”).
- City Engineer & Streets Department requirements and associated specifications for the required improvements must be verified, reviewed, and approved prior to issuance of a Building Permit for the project.

Utilities:

- The existing home is connected to the municipal water and sewer system at Leadville Avenue.

Building:

- The building must meet the 2012 International Building Code and Title 15 Buildings and Construction of Ketchum Municipal Code.

- Building Department requirements and associated specifications for the required improvements must be verified, reviewed, and approved prior to issuance of a Building Permit for the project.

Planning and Zoning:

Comments are denoted throughout Tables 2, 3, and 4.

Table 2: Findings Regarding Zoning and Dimensional Standards

Compliance with Zoning and Dimensional Standards				
Compliant			Standards and Staff Comments	
Yes	No	N/A	Ketchum Municipal Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Minimum Lot Area
			Staff Comments	Required: 9,000 square feet minimum Existing Tax Lot 8554: 53,580 square feet (1.235 acres)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Building Coverage
			Staff Comments	Permitted: 35% Proposed: The building coverage calculation is indicated on Sheet L1.0 of the project plans. 10% (5,060 square feet building coverage/ 53,580 square feet lot area)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Minimum Building Setbacks
			Staff Comments	Minimum Required Setbacks: Front: 15' Side: > of 1' for every 2' in building height, or 10' Rear: 20' Proposed: Front (Leadville Avenue/west): 58' Side (Lava Street/north): 115' Side (south): 74' from proposed guest bedroom addition and 23' from existing home Rear (interior/east): 20'
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Building Height
			Staff Comments	Maximum Permitted: 35 feet Existing: The existing two-story home is 32 feet tall. Proposed: Sheet C2-1.0 indicates the height of the proposed addition is 15'-9"
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.030.H	Curb Cut
			Staff Comments	Permitted: A total of 35% of the linear footage of any street frontage can be devoted to access off street parking. Proposed: The existing driveway will be widened to 20 feet to comply with Fire Department requirements.

				10% (20-foot wide driveway/approximately 200 linear street frontage) of the property's street frontage is used to access the home.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.020.A.2 & 17.125.050	Parking Spaces
			Staff Comments	Off-street parking standards of this chapter apply to any structure or use that is expanded or enlarged. Required: One-Family Dwelling Units in all Zoning Districts: 2 parking spaces per dwelling unit. Proposed: The applicant is proposing two parking spaces within the enclosed garage addition. The home has an existing two-car garage. 4 total parking spaces are provided within the two enclosed garages.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.128.010	Supplementary Lot Area and Lot Width Regulations
			Staff Comments	Where an individual lot was held in separate ownership from adjoining properties or was platted in a recorded subdivision approved by the City Council prior to April 21, 1966, or was in such a condition at the time the lot was subsequently annexed to the City, or was of legal area and dimensions when held in separate ownership from adjoining properties or when platted in a recorded subdivision, such a lot may be occupied according to the permitted uses provided for the district in which the lot is located, provided the proposed uses, building construction, and all other regulations in regard to setbacks, supplemental yard regulations, and parking areas are strictly adhered to and complied with. The subject property located at 604 S Leadville Avenue (Tax Lot 8554) is not platted within a recorded subdivision. Tax Lot 8554 was held in separate ownership from adjoining properties prior to April 21, 1966. The title report references a warranty deed for the property recorded on August 27, 1951 as Instrument No. 99646. Satisfying the criteria specified in KMC §17.128.010, the site may be occupied according to the permitted uses provided for in the LR Zone.

Table 3: Findings Regarding Mountain Overlay Design Review Standards

Mountain Overlay Design Review Standards (KMC §17.107.070.A)				
Compliant			Standards and Staff Comments	
Yes	No	N / A	Ketchum Municipal Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070.A1	There is no building on ridges or knolls which would have a material visual impact on a significant skyline visible from a public vantage point entering the City or within the City. Material, as the term is used herein, shall be construed in light of the magnitude of the negative impact on the objectives of this Ordinance.

			<p>Staff Comments</p> <p>The Mountain Overlay boundary bisects the subject property. Within southeast Ketchum, the Mountain Overlay boundary is east of the Reinheimer/Weyyakin irrigation ditch (KMC §17.104.030.C). The existing home and proposed addition are located within the Mountain Overlay boundary east of the irrigation ditch. The property is not characterized by prominent knolls, ridges, or rock outcroppings. The home does not have a material visual impact as the property isn't characterized by a significant skyline visible from a public vantage point entering the City or within the City. This property is not visible from an identified or protected view corridor.</p> <p>The ridge line is located beyond the extent of the property boundary. In 2001, the Planning & Zoning Commission approved Mountain Overlay 001-002 for the development of a new home uphill of subject Tax Lot 8554. The neighboring home located at 205 Lava Street is sited further up the hillside from the existing Waterman residence and proposed addition project. The highest point of the neighboring home located at 205 Lava Street is at an elevation of ~5,893 feet. The highest point of the Waterman home is at elevation of ~5883 feet. Both homes area screened from view by existing, mature vegetation within the neighborhood along Leadville Avenue and Lava Street.</p> <p>The proposed additions will be lower in height than the existing home. The home's natural materials and simple geometrical design blend into the surrounding landscape and hillside.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.104.070.A2</p> <p>Building, excavating, filling and vegetation disturbance on hillsides which would have a material visual impact visible from a public vantage point entering the City or within the City is minimized. Material, as the term is used herein, shall be construed in light of the magnitude of the negative impact on the objectives of this Ordinance.</p>
			<p>Staff Comments</p> <p>Preliminary calculations submitted by the applicant indicate that approximately 640 cubic yards of earth will be excavated and 380 cubic yards of earth will be filled for the site improvement design.</p> <p>This Mountain Overlay Design Review application is conditioned upon City Council's review and approval of the new driveway section proposed to access the upper garage addition. As conditioned, the project shall meet this requirement. Pursuant to KMC §12.04.030.L.3, the City Engineer and City Council shall consider hillside impact, the extent of cuts and/or fills, and visibility as part of their review of the private driveway application. The applicant shall update the project plans to include a profile of the proposed driveway section, limits of the cuts and/or fills, and the 25% slope areas for review by the City Engineer.</p>

				The project will not impact surrounding view corridors due to the location of the subject property, existing landscaping, and site characteristics described in evaluation of the previous criteria KMC §17.104.070.A.1.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070.A.3	Driveway standards as well as other applicable standards contained in Street Standards Chapter 12.04 are met.
			Staff Comments	<p>The existing driveway is noncompliant with Fire Department requirements. The applicant has coordinated with the Fire Code Official to improve the driveway given the site constraints, including the existing ditch that bisects the property. The proposed improvements to the existing driveway meet Fire Department standards.</p> <p>This improved driveway includes a fork that extends to the proposed upper garage addition.</p> <p>Ketchum Municipal Code §12.04.030.L3 specifies criteria that must be considered for private driveways. These criteria include hillside impact, preservation of rock outcrops, historical significance of affected properties, extent of cuts and fills, impact on or through slopes of 25% or greater, the Comprehensive Plan, aesthetic impacts, rock removal, visibility, exposure to sun, curves, number of homes served, and drainage.</p> <p>City Council review and approval is required for private driveways with grades over 10% and private driveways of any grade that traverse slopes of 25% or greater (KMC §12.04.030.L5). As noted in the City Engineer’s comments in Table 1, City Council review and approval is required for the proposed driveway section.</p> <p>This Mountain Overlay Design Review is conditioned upon City Council’s review and approval of the new driveway section.</p> <p>See Table 1 for City Department comments including Fire Department, City Engineer, and Streets Department conditions. Fire Department, City Engineer, and Streets Department requirements and associated specifications for the required improvements must be verified, reviewed, and approved prior to issuance of a Building Permit for the project.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070.A.4	All development shall have access for fire and other emergency vehicles to within one hundred fifty feet (150’) of the furthest exterior wall of any building.
			Staff Comments	<p>Fire Department comments and conditions have been included with Table 1 to the Staff Report. Sheet L1.0 of the project plans indicates the 150-foot Fire Department access. The improved existing driveway off Leadville Avenue will serve as the Fire Department’s apparatus access road. The proposed improvements to the existing driveway meet Fire Department standards.</p>

				Fire Department requirements and associated specifications for the required improvements must be verified, reviewed, and approved prior to issuance of a Building Permit for the project.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.104.070.A.5	Significant rock outcroppings are not disturbed.
			Staff Comments	The property does not contain significant rock outcroppings.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070.A.6	International Building Code (IBC) and International Fire Code (IFC) and Ketchum Fire Department requirements shall be met.
			Staff Comments	The project must comply with the 2012 International Building Code, the 2012 International Fire Code and Ketchum Fire Department requirements, as well as Title 15 of Ketchum Municipal Code. All IBC, IFC, Building Department, and Fire Department requirements shall be verified and met prior to issuance of a Building Permit for the project. See City Department comments specified in Table 1 of the Staff Report.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070.A.7	Public water and sewer service comply with the requirements of the City.
			Staff Comments	The home is connected to the municipal water and sewer systems from existing lines within Leadville Avenue. The project plans do not propose any changes to these existing connections. Public water and sewer service shall comply with city requirements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070.A.8	Drainage is controlled and maintained to not adversely affect other properties.
			Staff Comments	Pursuant to KMC §17.96.060.C.1, all storm water drainage shall be retained on site. As indicated on Sheet C1.0 of the MO Design Review submittal, the applicant has proposed a system drywells and culverts to control drainage on site. This Mountain Overlay Design Review application is conditioned upon City Council's review and approval of the new driveway section. As conditioned, the project shall meet the requirement to maintain drainage on site. Pursuant to KMC §12.04.030.L.3m, the City Engineer and City Council shall consider drainage impacts as part of their review of the private driveway application. Prior to issuance of a Building Permit, the applicant shall submit a final drainage and grading plan stamped by an Idaho licensed engineer with associated specifications and details for the proposed drywells and culverts. All drainage plans and specifications shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for the project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070.A.9	Cuts and fills allowed for roadways shall be minimized; lengths of driveways allowed shall be minimized; all cuts and fills shall be concealed with landscaping, revegetation and/or natural stone materials.
				Revegetation on hillsides with a clear zone of thirty feet (30') around all structures is recommended. Said clear zone shall include low combustible irrigated vegetation with appropriate species, on file with the Ketchum

			<p>planning department. Revegetation outside of this clear zone should be harmonious with the surrounding hillsides.</p> <p>Staff Comments</p> <p>Revegetation on the hillside within the 30-foot clear zone shall include low combustible, irrigated vegetation and appropriate species.</p> <p>This project includes a new driveway section that extends to the upper garage addition. City Council review and approval is required for private driveways with grades over 10% and private driveways of any grade that traverse slopes of 25% or greater (KMC §12.04.030.L5). As noted in the City Engineer’s comments in Table 1, City Council review and approval is required for the proposed driveway section.</p> <p>This Mountain Overlay Design Review is conditioned upon City Council’s review and approval of the new driveway section. Due to the new driveway section’s length, proposed grades, and location, a design standard exception request is required. The applicant shall submit the design standard exception request form and update the project plans to include a profile of the proposed driveway section, limits of the cuts and/or fills, and the 25% slope areas for review by the City Engineer. The driveway plans and design standard exception request will be forwarded to City Council for final review and approval.</p> <p>As conditioned, the project shall meet this requirement. Pursuant to KMC §12.04.030.L.3, the City Engineer and City Council shall consider hillside impact, the extent of cuts and/or fills, and visibility as part of their review of the private driveway application.</p> <p>The proposed driveway section length spans the length of Tax Lot 8554 almost 300 feet following the slope up the hillside. Options for siting the proposed upper garage addition and new driveway section were limited due to the location of the existing home and site constraints, including the Reinheimer/Weyyakin irrigation ditch that bisects the property. Accessing the upper garage addition off of Lava Street is not feasible. Lava Street is a private driveway encumbered by an ingress & egress easement (Instrument No. 99644) to access certain lots within Lava Street Subdivision. Ketchum Municipal Code (KMC) §12.04.030.L limits access off of private driveways to no more than 4 single-family dwelling units. This project would have increased the number of dwelling units accessed from Lava Street above the maximum permitted for private driveways.</p> <p>Staff recommends that the Planning & Zoning Commission provide their recommendations to the City Council regarding the proposed driveway section.</p> <p>See Table 1 for City Department comments including Fire Department, City Engineer, and Streets Department conditions. Fire Department, City</p>
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				Engineer, and Streets Department requirements and associated specifications for the required improvements must be verified, reviewed, and approved prior to issuance of a Building Permit for the project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070. A.10	There are not other sites on the parcel more suitable for the proposed development in order to carry out the purposes of this Ordinance.
			Staff Comments	Options for siting the proposed upper garage addition and new driveway section were limited due to the location of the existing home and site constraints, including the Reinheimer/Weyakin irrigation ditch that bisects the property. Accessing the upper garage addition off of Lava Street is not feasible. Lava Street is a private driveway encumbered by an ingress & egress easement (Instrument No. 99644) to access certain lots within Lava Street Subdivision. Ketchum Municipal Code (KMC) §12.04.030.L limits access off of private driveways to no more than 4 single-family dwelling units. This project would have increased the number of dwelling units accessed from Lava Street above the maximum permitted for private driveways.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070. A.11	Access traversing 25% or greater slopes does not have significant impact on drainage, snow and earth slide potential and erosion as it relates to the subject property and to adjacent properties.
			Staff Comments	This Mountain Overlay Design Review is conditioned upon City Council's review and approval of the new driveway section. As conditioned, the project shall meet this requirement. Pursuant to KMC §12.04.030.L.3, the City Engineer and City Council shall consider hillside impact, the extent of cuts and/or fills, impacts on or through slopes of 25% or greater, and visibility as part of their review of the private driveway application. As noted in the City Engineer's comments specified in Table 1, the applicant shall submit the design standard exception request form and update the project plans to include a profile of the proposed driveway section, limits of the cuts and/or fills, and the 25% slope areas for review by the City Engineer. The driveway plans and design standard exception request will be forwarded to City Council for final review and approval. Staff recommends that the Planning & Zoning Commission provide their recommendations to the City Council regarding the proposed driveway section.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070. A.12	Utilities shall be underground.
			Staff Comments	The home is connected the municipal water and sewer system. All utilities within the development site shall be located underground and concealed from public view. All on-site utilities shall be located underground.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070. A.13	Limits of disturbance shall be established on the plans and protected by fencing on the site for the duration of construction.
			Staff Comments	As conditioned, the project shall comply with this standard. The limits of disturbance must be established on the construction activity plan submitted with the Building Permit application to be reviewed and approved by the Planning & Building Department and City Engineer prior

				to issuance of a Building Permit for the project. The silt and construction fencing demarcating the limits of disturbance shall be installed along the entire perimeter of the construction area and shall remain in place for the duration of construction.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070.A.14	Excavations, fills and vegetation disturbance on hillsides not associated with the building construction shall be minimized.
			Staff Comments	Excavation, fill, and vegetation disturbances that are not associated with building construction have been minimized - all excavation, fill and vegetation disturbance is associated with construction of the upper garage and guest bedroom additions, new driveway section, and associated site improvements. This Mountain Overlay Design Review is conditioned upon City Council's review and approval of the new driveway section. Pursuant to KMC §12.04.030.L.3, the City Engineer and City Council shall consider hillside impact, the extent of cuts and/or fills, impacts on or through slopes of 25% or greater, and visibility as part of their review of the private driveway application. Staff recommends that the Planning & Zoning Commission provide their recommendations to the City Council regarding the proposed driveway section.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.104.070. A.15	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.
			Staff Comments	No significant landmarks have been identified on the subject property.

Table 4: Findings Regarding Design Review Standards

Design Review Requirements				
IMPROVEMENTS AND STANDARDS: 17.96.060				
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(A)(1) Streets	The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development.
			Staff Comments	<i>The existing driveway access off Leadville Avenue will be improved to Fire Department standards.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(A)(2) Streets	All street designs shall be approved by the City Engineer.
			Staff Comments	<i>N/A as no changes to Leadville Avenue are proposed with this project.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(B)(1)	All projects under 17.96.010(A) that qualify as a "Substantial Improvement" shall install sidewalks as required by the Public Works Department.
			Staff Comments	<i>N/A as sidewalks are not required or existing within this low-density residential neighborhood.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060 (B)(2)c	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>Staff Comments</i>	<i>N/A as sidewalks are not required for the project.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060 (B)(3)	Sidewalks may be waived if one of the following criteria is met: a. The project comprises an addition of less than 250 square feet of conditioned space. b. The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.
			<i>Staff Comments</i>	<i>N/A as sidewalks are not required or existing within this low-density residential neighborhood.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060 (B)(4)	The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.
			<i>Staff Comments</i>	<i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060 (B)(5)	New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.
			<i>Staff Comments</i>	<i>N/A as sidewalks are not required or existing within this low-density residential neighborhood.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060 (B)(6)	The City may approve and accept voluntary cash contributions in-lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be one hundred ten percent (110%) of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in-lieu contribution shall be paid before the City issues a certificate of occupancy.
			<i>Staff Comments</i>	<i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(C)(1)	All storm water shall be retained on site.
			<i>Staff Comments</i>	<i>Options for siting the proposed upper garage addition and new driveway section were limited due to the location of the existing home and site constraints, including the Reinheimer/Weyyakin irrigation ditch that bisects the property. Accessing the upper garage addition off of Lava Street is not feasible. Lava Street is a private driveway encumbered by an ingress & egress easement (Instrument No. 99644) to access certain lots within Lava Street Subdivision. Ketchum Municipal Code (KMC) §12.04.030.L limits access off of private driveways to no more than 4 single-family dwelling units. This project would have increased the number of dwelling units accessed from Lava Street above the maximum permitted for private driveways.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(C)(2)	Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.
			<i>Staff Comments</i>	<i>The proposed shall drainage improvements span the width of the subject lot. See above analysis for KMC §17.96.060(C)(1).</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(C)(3)	The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.
			<i>Staff Comments</i>	<i>The final drainage plan shall be submitted with the Building Permit shall be verified, reviewed, and approved by the City Engineer and the Streets Department prior to issuance of a Building Permit for the project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(C)(4)	Drainage facilities shall be constructed per City standards.
			<i>Staff Comments</i>	<i>Drainage facilities shall be constructed per City standards. All drainage improvements shall be verified, reviewed, and approved by the City Engineer prior to issuance of a Building Permit for the project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(D)(1)	All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.
			<i>Staff Comments</i>	<i>The home is connected to the municipal water and sewer system. The applicant is aware that any new or improved utilities are the sole responsibility of the applicant.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(D)(2)	Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.
			<i>Staff Comments</i>	<i>The home is connected the municipal water and sewer system. All utilities within the development site shall be located underground and concealed from public view.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(D)(3)	When extension of utilities is necessary all developers will be required to pay for and install two (2") inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with city of Ketchum standards and at the discretion of the City Engineer.
			<i>Staff Comments</i>	<i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(E)(1)	The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.
			<i>Staff Comments</i>	<i>The addition project will match the existing home by utilizing the same exterior materials and colors. The exterior materials include wood fascia, wood siding, and log trim. The natural materials and colors harmonize with the surrounding landscape and decrease visual impacts.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(E)(2)	Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.
			<i>Staff Comments</i>	<i>N/A. There are no identified landmarks on the property.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(E)(3)	Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.
			<i>Staff Comments</i>	<i>N/A as the existing home was built in 1985.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(1)	Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.
			<i>Staff Comments</i>	<i>No sidewalks are located within the neighborhood or required for the project. The new entryway to the upper garage addition is clearly defined by a decorative roof overhang that includes a Boston ridge.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(2)	The building character shall be clearly defined by use of architectural features.
			<i>Staff Comments</i>	<i>The home is defined by the roofing forms, including gable and Boston ridge elements, as well as large windows. The home is defined by wood siding and log trim. The home has a low, horizontal massing with overhanging eaves and balconies supported by decorative columns. The home's natural materials and simple geometrical design blend into the surrounding landscape and hillside. The design of the home echoes certain characteristic of historic properties within the surrounding neighborhood, including the log architecture and use of natural resources.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(3)	There shall be continuity of materials, colors and signing within the project.
			<i>Staff Comments</i>	<i>The addition project will match the existing home by utilizing the same exterior materials and colors. The exterior materials include wood fascia and siding, log trim. The natural materials and colors harmonize with the surrounding landscape and decrease the development's visual impacts.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(4)	Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.
			<i>Staff Comments</i>	<i>The landscape features include a new terrace and deck in the backyard. The landscape plan includes ornamental trees, deciduous shrubs, perennial flowers, and natural glasses. The landscaping will complement and soften the principal building.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(5)	Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.
			<i>Staff Comments</i>	<i>The design incorporates variation in architectural features, including decorative column, gable roof elements, and window openings, across all facades. The proposed elevation views provided by the applicant show that all building walls provide undulation and relief, serving to reduce the appearance of flatness at all facades.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(6)	Building(s) shall orient towards their primary street frontage.
			<i>Staff Comments</i>	<i>The building orients toward Leadville Avenue.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(F)(7)	Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.
			<i>Staff Comments</i>	<i>No satellite receivers are proposed. This is a residential project that will not have an exterior commercial garbage receptacle that requires screening.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(8)	Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.
			<i>Staff Comments</i>	<i>The proposed additions include roof overhangs that extend 3 feet from the building wall. As conditioned, the single-family residence will meet this standard. The applicant shall install a snow fence or clips as well gutters and downspouts in order to enhance weather protection to the satisfaction of the Building Official.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(G)(1)	Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.
			<i>Staff Comments</i>	<i>Sidewalks are not required or existing within the subject low-density residential neighborhood. Leadville Avenue and Lava Street are located within a low-traffic residential area. Pedestrian and bicycle access are provided from these low-traffic residential streets.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(G)(2)	Awnings extending over public sidewalks shall extend five (5') feet or more across the public sidewalk but shall not extend within two (2') feet of parking or travel lanes within the right of way.
			<i>Staff Comments</i>	<i>N/A.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(G)(3)	Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.
			<i>Staff Comments</i>	<i>Leadville Avenue and Lava Street are in a low-traffic residential neighborhood and traffic is anticipated to flow safely within the project and onto adjacent streets.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(G)(4)	Curb cuts and driveway entrances shall be no closer than twenty (20') feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right of way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.
			<i>Staff Comments</i>	<i>The existing driveway entrance is located over 150 ft from the nearest intersection located at Lava Street and S Leadville Avenue.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(G)(5)	Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.
			<i>Staff Comments</i>	<i>Unobstructed access to the site is provided off Leadville Avenue. The existing driveway is noncompliant with Fire Department requirements. The applicant has coordinated with the Fire Code Official to improve the driveway given the site constraints, including the existing ditch that bisects the property. The proposed improvements to the existing driveway meet Fire Department standards. See Table 1 for City Department comments including Fire Department, City Engineer, and Streets Department conditions. Fire Department, City Engineer, and Streets Department requirements and associated</i>

				<i>specifications for the required improvements must be verified, reviewed, and approved prior to issuance of a Building Permit for the project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(H)(1)	Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas.
			<i>Staff Comments</i>	<i>Sheet L1.0 indicates that the total driveway area is 14,200 square feet. The applicant has provided 7,100 square feet of snow storage on site, which is 2,840 square feet more than required by code.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(H)(2)	Snow storage areas shall be provided on-site.
			<i>Staff Comments</i>	<i>As indicated on Sheet L1.0, the applicant has proposed 7,100 square feet of snow storage on site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(H)(3)	A designated snow storage area shall not have any dimension less than five (5') feet and shall be a minimum of twenty five (25) square feet.
			<i>Staff Comments</i>	<i>The designated snow storage areas exceed these dimensions.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(H)(4)	In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.
			<i>Staff Comments</i>	<i>N/A as the applicant has provided the required snow storage areas on site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(I)(1)	Landscaping is required for all projects.
			<i>Staff Comments</i>	<i>The required landscape plan is indicated on Sheet L1.0 and L2.0 of the project plans.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(I)(2)	Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.
			<i>Staff Comments</i>	<i>The proposed landscape plan includes shrub groupings, ornamental trees, perennial flowers, and natural grasses. The landscape plan minimizes the development's visual impact on the hillside and complements surrounding residential neighborhood.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(I)(3)	All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.
			<i>Staff Comments</i>	<i>See above Staff analysis for KMC §17.96.060.I1. All trees, shrubs, grasses, and perennials shall be drought tolerant. Native species are recommended.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(I)(4)	Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.
			<i>Staff Comments</i>	<i>The landscaping proposed for this residential project in the Mountain Overlay is appropriate. The landscaping will provide a buffer between neighboring homes and screen the project from Leadville Avenue and Lava Street.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(J)(1)	Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.
			<i>Staff Comments</i>	<i>N/A. Sidewalks are not required for the project.</i>

RECOMMENDATION

Staff recommends that the Commission consider the analysis contained in the Staff Report, the applicant’s presentation, and any public comment received, deliberate, and move to approve the Waterman Addition Mountain Overlay Design Review subject to the recommended conditions approval. This Mountain Overlay Design Review approval is conditioned upon City Council’s review and approval of the new driveway section that accesses the upper garage addition. If City Council’s review of the proposed driveway results in changes to the project, then the applicant shall submit updated plans for the Planning & Zoning Commission’s final review and approval.

RECOMMENDED CONDITIONS OF APPROVAL

1. This Mountain Overlay Design Review is subject to City Council’s review and approval of the proposed driveway. If City Council’s review of the proposed driveway results in changes to the project, then the applicant shall submit updated plans for the Planning & Zoning Commission’s final review and approval.
2. The applicant shall comply with all City Department conditions in Table 1 and all Planning & Building Department conditions as specified in Tables 2, 3, and 4.
3. All governing ordinances, requirements, and regulations of the Fire Department (2012 International Fire Code and local Fire Protection Ordinance No.1125), Building Department (2012 International Building Code, the 2012 International Residential Code, and Title 15 of Ketchum Municipal Code), Utilities Department, Street Department (Title 12 of Ketchum Municipal Code), and the City Engineer shall be met prior to the issuance of a Certificate of Occupancy for the project.
4. Prior to issuance of a Building Permit, the applicant shall submit final civil drawings stamped by an Idaho licensed engineer including a driveway profile as well as a final drainage and grading plan for review and approval by the City Engineer and Streets Department.
5. The silt and construction fencing demarcating the limits of disturbance shall be installed along the entire perimeter of the construction area and shall remain in place for the duration of construction.
6. This Design Review approval is based on the plans and information presented and approved at the meeting on the date noted herein. This Mountain Overlay Design Review conditioned upon City Council’s review and approval of the proposed driveway. If City Council’s review of the proposed driveway results in changes to the project, then the applicant shall submit updated plans for the Planning & Zoning Commission’s final review and approval. Building Permit plans must conform to the approved Design Review plans unless otherwise approved in writing by the Planning & Zoning Commission or Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to removal.

7. All new exterior lighting on the property shall be in compliance with Ketchum Municipal Code, Chapter 17.132, Dark Skies. Exterior lighting shall be inspected by Planning Staff and conformity shall occur prior to issuance of Certificate of Occupancy for the project.
8. Design Review approval shall expire one year from the date the Findings of Fact, Conclusions of Law, and Decision are adopted by the Planning & Zoning Commission, unless an extension is requested and granted consistent with KMC §17.96.090.
9. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.

Exhibits:

- A. Mountain Overlay Design Review Application Submittal

Exhibit A:
Mountain Overlay Design
Review Application Submittal



City of Ketchum
Planning & Building

OFFICIAL USE ONLY	
File Number:	P20-060
Date Received:	7-14-20
By:	mp
Fee Paid:	1400-
Approved Date:	
Denied Date:	
By:	

Mountain Overlay Design Review Application

OWNER INFORMATION			
Project Name: WATERMAN REMODEL			
Owner Name: GARY & KARLA WATERMAN			
Mailing Address: 6886 WING POINT ROAD BAINBRIDGE ISLAND, WA 98110			
Phone: (206) 669-0676			
Email: garywaterman@mac.com			
PROJECT INFORMATION			
Architect/Representative: OWEN SCANLON			
Phone: (208) 720-2344			
Mailing Address: 110 N ANGELA DRIVE HAILEY, IDAHO 83333			
Email: owscanlon@msn.com			
Engineer of Record: GALENA ENGINEERS			
Engineer Email: sflynn@galena-engineering.com			
Legal Land Description: TAX LOT 6594 KETCHUM FR NESW TL 8554 SEC 18 4N 18E			
Project Address: 604 S LEADVILLE AVE KETCHUM, IDAHO 83340			
Lot Area: 1.23 ACRES			
Zoning District: LR			
Anticipated Use: RESIDENTIAL			
Number of Residential Units: ONE			
TYPE OF CONSTRUCTION			
<input type="checkbox"/> New	<input checked="" type="checkbox"/> Remodel	<input checked="" type="checkbox"/> Addition	<input type="checkbox"/> Other, please explain:
TOTAL FLOOR AREA			
Proposed		Existing	
Basement:			
1 st Floor: 589 SQ. FT.		2,057 SQ. FT.	
2 nd Floor: 1,197 SQ. FT.		2,223 SQ. FT.	
3 rd Floor:			
Decks: 316 SQ. FT.			
Mezzanine:			
Total: 2,102 SQ. FT.			
Building Coverage: 5,060 SF 9 %		Curb Cut: 46 SF 34 %	
PROPOSED SETBACKS			
Front: 74'	Side: 58'	Side: 20'	Rear: 115
ADDITIONAL INFORMATION			
Building Height: PROPOSED ADDITION: 15'-9"		Parking Spaces Provided:	
Will Fill or Excavation Be Required? <input checked="" type="radio"/> Yes <input type="radio"/> No			
If Yes, Amount in Cubic Yards Fill: 380		Excavation: 640	
Will Existing Trees or Vegetation Be Removed? <input checked="" type="radio"/> Yes <input type="radio"/> No			

Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Mountain Overlay Design Review Application, in which the City of Ketchum is the prevailing party, to pay reasonable attorney fees, including attorney fees on appeal, and expenses of the City of Ketchum. I, the undersigned, certify that all information submitted with and upon this application form is true and accurate to the best of my knowledge and belief.


Signature of Owner/Representative

July 14, 2020
Date

WATERMAN REMODEL

PROJECT DATA

Owners: Gary and Karla Waterman
6886 Wing Point Road
Bainbridge Island WA 98110.

Existing floor area: 4,280 sq.ft.
Proposed Addition: 2,102 sq.ft.
Addition Height: 15'-9"
Type V Construction
Occupancy: R-3

INDEX TO DRAWINGS:

CS-1.0	Cover sheet	A-1.3	Entry/Upper Garage Plan	S-1.2	Framing Details	ELECTRICAL	
		A-2.0	Guest Master Roof Plan	S-2.0	Overall Layout Plan	E-1.0	Guest Master Electrical Plan
CIVIL			Entry/Upper Garage Roof Plan	S-2.1	Guest Master Foundation Plan	E-1.1	Entry/Upper Garage Electrical Plan
C-1.0	Site Grading Notes & Details	A-3.0	Exterior Elevations		Footing Schedule		
C-1.1	Site Grading & Drainage Plan	A-4.0	Exterior Elevations		Structural notes		
		A-5.0	Building Sections	S-2.2	Entry/Upper Garage Foundation Plan		
LANDSCAPING			Door Types		Footing Schedule		
L-1.0	Site Demolition Plan		Window Types	S-2.3	Structural Notes		
L-2.0	Site Plan	A-6.0	Door Hardware Schedule		Guest Master Floor Framing Plan		
L-3.0	Landscape Plan	A-6.1	Interior Elevations	S-2.3	Framing Schedules		
		A-7.0	Interior Elevations		Framing Notes		
ARCHITECTURAL		A-7.1	Guest Master Reflected Ceiling	S-2.4	Guest Master Roof Framing Plan		
A-1.0	Master Addition/Remodel Plan	A-8.0	Upper garage Reflected Ceiling		Framing Schedules		
A-1.1	Bunkroom Demolition Plan		Spa/Deck Plan	S-2.5	Entry/Upper Garage Roof Framing Plan		
	Bunkroom Bath Remodel Plan	STRUCTURAL	Spa/deck foundation Plan		Framing Schedules		
	Bunkroom Bath Interior Elevations		Spa/Deck Section & Elevation	S-3.0	Framing Notes		
A-1.2	Guest Master Plan		Terrace Fireplace Plan	S-4.0	Foundation Details		
	Guest Master Section	S-1.0	Terrace Fireplace Section & Elevation	S-5.0	Roof Framing Details		
	Details	S-1.1			Roof Framing Details		

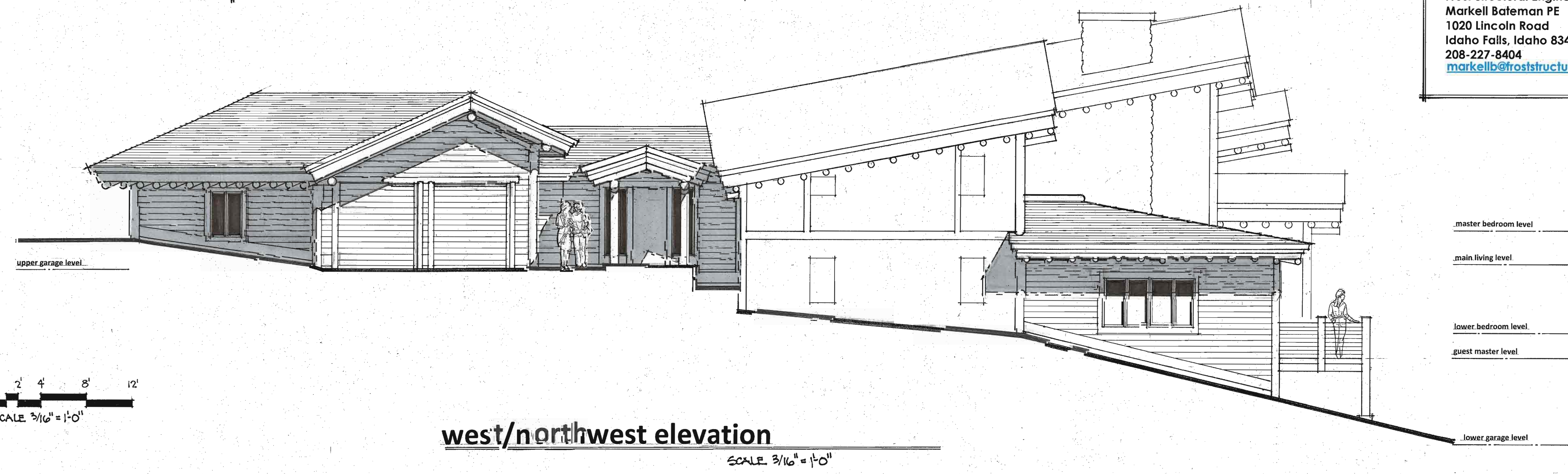
PROJECT TEAM

ARCHITECT:
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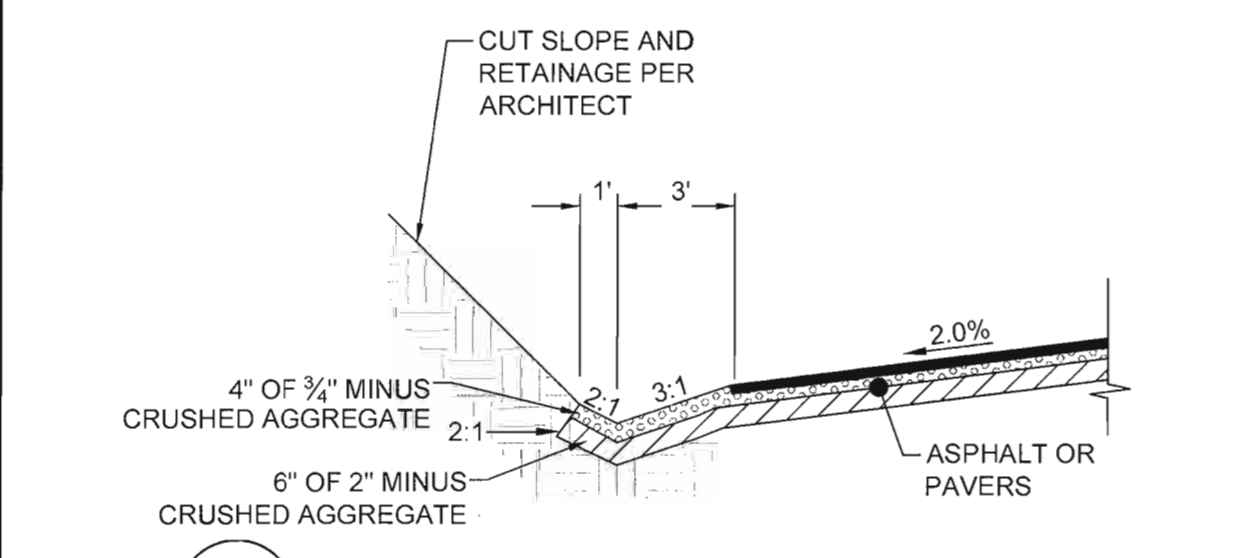
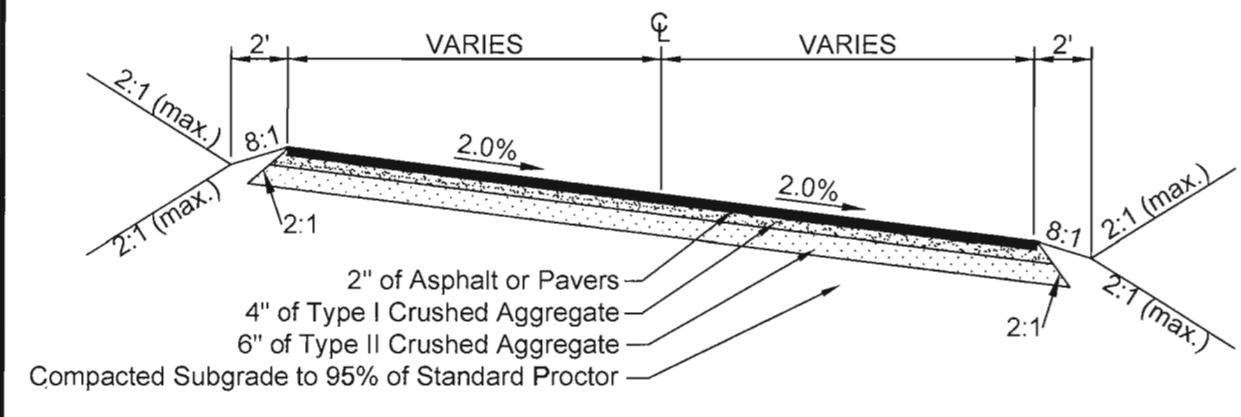
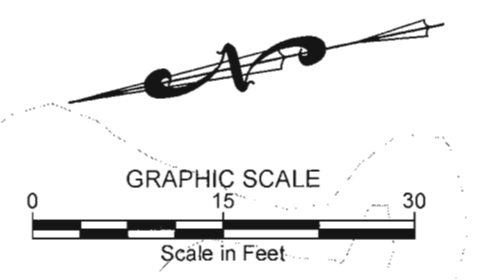
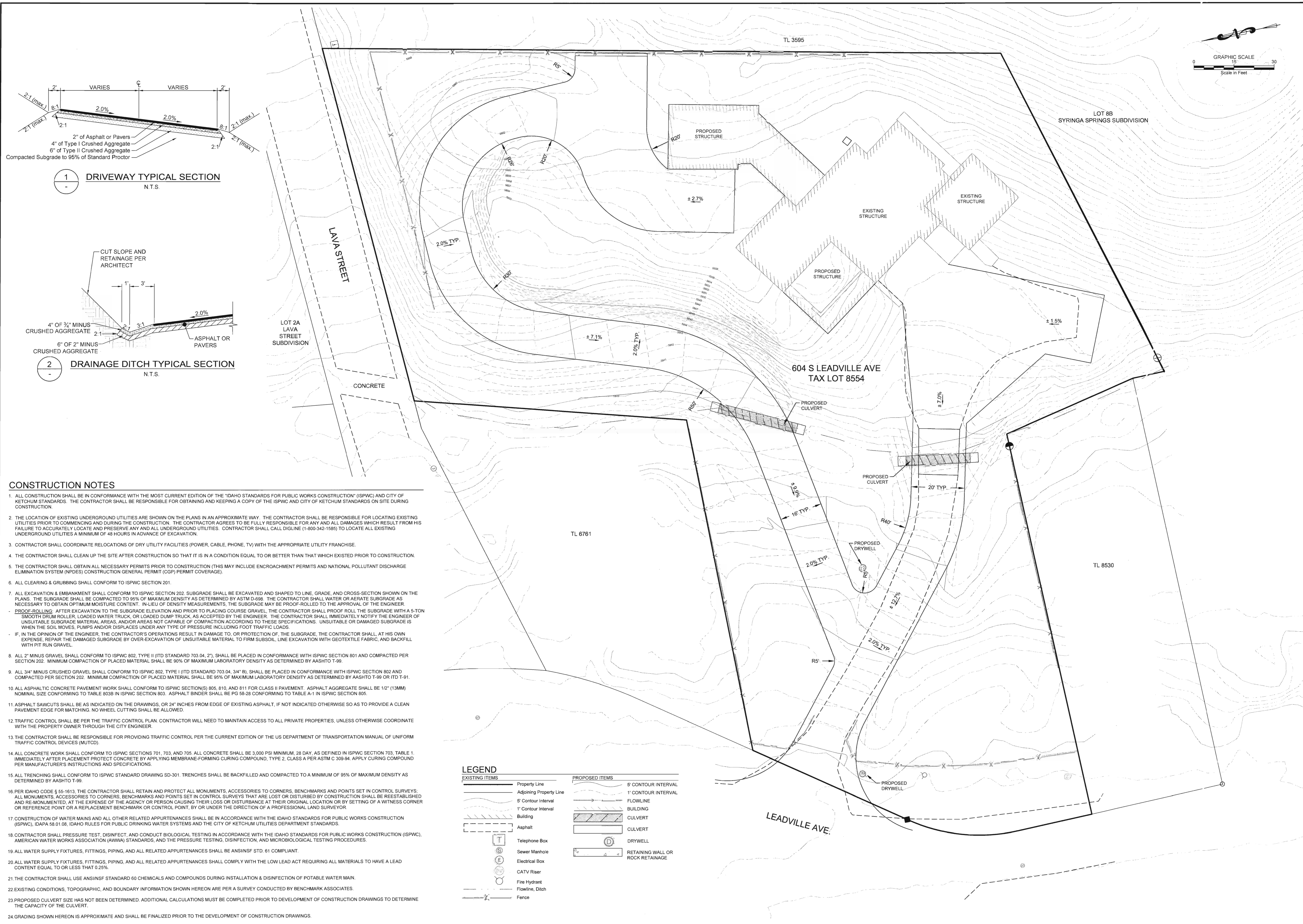
ARCHITECT/PLANNER
110 N ANGELA DR.
HAILEY, ID 83333
(208) 720-2344

REVISIONS

PROJECT NO.
DATE
DRAWN BY

waterman remodel
604 S leadville ave
ketchum, idaho 83340

OWEN WRIGHT SCANLON
NCARB



CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPMC) AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPMC AND CITY OF KETCHUM STANDARDS ON SITE DURING CONSTRUCTION.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING AND DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL DIGLINE (1-800-342-1585) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS IN ADVANCE OF EXCAVATION.
- CONTRACTOR SHALL COORDINATE RELOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) WITH THE APPROPRIATE UTILITY FRANCHISE.
- THE CONTRACTOR SHALL CLEAN UP THE SITE AFTER CONSTRUCTION SO THAT IT IS IN A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION (THIS MAY INCLUDE ENCROACHMENT PERMITS AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT (CGP) PERMIT COVERAGE).
- ALL CLEARING & GRUBBING SHALL CONFORM TO ISPMC SECTION 201.
- ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPMC SECTION 202. SUBGRADE SHALL BE EXCAVATED AND SHAPED TO LINE, GRADE, AND CROSS-SECTION SHOWN ON THE PLANS. THE SUBGRADE SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-698. THE CONTRACTOR SHALL WATER OR AERATE SUBGRADE AS NECESSARY TO OBTAIN OPTIMUM MOISTURE CONTENT. IN LIEU OF DENSITY MEASUREMENTS, THE SUBGRADE MAY BE PROOF ROLLED TO THE APPROVAL OF THE ENGINEER. PROOF ROLLING: AFTER EXCAVATION TO THE SUBGRADE ELEVATION AND PRIOR TO PLACING COURSE GRAVEL, THE CONTRACTOR SHALL PROOF ROLL THE SUBGRADE WITH A 5-TON SMOOTH DRUM ROLLER, LOADED WATER TRUCK, OR LOADED DUMP TRUCK, AS ACCEPTED BY THE ENGINEER. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF UNSUITABLE SUBGRADE MATERIAL AREAS, AND/OR AREAS NOT CAPABLE OF COMPACTION ACCORDING TO THESE SPECIFICATIONS. UNSUITABLE OR DAMAGED SUBGRADE IS WHEN THE SOIL MOVES, PUMPS AND/OR DISPLACES UNDER ANY TYPE OF PRESSURE INCLUDING FOOT TRAFFIC LOADS. IF, IN THE OPINION OF THE ENGINEER, THE CONTRACTOR'S OPERATIONS RESULT IN DAMAGE TO, OR PROTECTION OF, THE SUBGRADE, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR THE DAMAGED SUBGRADE BY OVER-EXCAVATION OF UNSUITABLE MATERIAL TO FIRM SUBSOIL, LINE EXCAVATION WITH GEOTEXTILE FABRIC, AND BACKFILL WITH PIT RUN GRAVEL.
- ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPMC 802, TYPE II (ITD STANDARD 703.04, 2"), SHALL BE PLACED IN CONFORMANCE WITH ISPMC SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.
- ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPMC 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPMC SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
- ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPMC SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPMC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPMC SECTION 805.
- ASPHALT SAWCUTS SHALL BE AS INDICATED ON THE DRAWINGS, OR 24" INCHES FROM EDGE OF EXISTING ASPHALT, IF NOT INDICATED OTHERWISE SO AS TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.
- TRAFFIC CONTROL SHALL BE PER THE TRAFFIC CONTROL PLAN. CONTRACTOR WILL NEED TO MAINTAIN ACCESS TO ALL PRIVATE PROPERTIES, UNLESS OTHERWISE COORDINATE WITH THE PROPERTY OWNER THROUGH THE CITY ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PER THE CURRENT EDITION OF THE US DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL CONCRETE WORK SHALL CONFORM TO ISPMC SECTIONS 701, 703, AND 705. ALL CONCRETE SHALL BE 3,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPMC SECTION 703, TABLE 1. IMMEDIATELY AFTER PLACEMENT PROTECT CONCRETE BY APPLYING MEMBRANE-FORMING CURING COMPOUND, TYPE 2, CLASS A PER ASTM C 309-94. APPLY CURING COMPOUND PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
- ALL TRENCHING SHALL CONFORM TO ISPMC STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
- PER IDAHO CODE § 55-1613, THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS. ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED AND RE-MONUMENTED, AT THE EXPENSE OF THE AGENCY OR PERSON CAUSING THEIR LOSS OR DISTURBANCE AT THEIR ORIGINAL LOCATION OR BY SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT BENCHMARK OR CONTROL POINT, BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.
- CONSTRUCTION OF WATER MAINS AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC), IDAPA 58.01.09, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE CITY OF KETCHUM UTILITIES DEPARTMENT STANDARDS.
- CONTRACTOR SHALL PRESSURE TEST, DISINFECT, AND CONDUCT BIOLOGICAL TESTING IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE PRESSURE TESTING, DISINFECTION, AND MICROBIOLOGICAL TESTING PROCEDURES.
- ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL BE ANSIS/ASTM STD 61 COMPLIANT.
- ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL COMPLY WITH THE LOW LEAD ACT REQUIRING ALL MATERIALS TO HAVE A LEAD CONTENT EQUAL TO OR LESS THAN 0.25%.
- THE CONTRACTOR SHALL USE ANSIS/ASTM STANDARD 60 CHEMICALS AND COMPOUNDS DURING INSTALLATION & DISINFECTION OF POTABLE WATER MAIN.
- EXISTING CONDITIONS, TOPOGRAPHIC, AND BOUNDARY INFORMATION SHOWN HEREON ARE PER A SURVEY CONDUCTED BY BENCHMARK ASSOCIATES.
- PROPOSED CULVERT SIZE HAS NOT BEEN DETERMINED. ADDITIONAL CALCULATIONS MUST BE COMPLETED PRIOR TO DEVELOPMENT OF CONSTRUCTION DRAWINGS TO DETERMINE THE CAPACITY OF THE CULVERT.
- GRADING SHOWN HEREON IS APPROXIMATE AND SHALL BE FINALIZED PRIOR TO THE DEVELOPMENT OF CONSTRUCTION DRAWINGS.

LEGEND

EXISTING ITEMS	PROPOSED ITEMS
Property Line	5' CONTOUR INTERVAL
Adjoining Property Line	1' CONTOUR INTERVAL
5' Contour Interval	FLOWLINE
1' Contour Interval	BUILDING
Building	CULVERT
Asphalt	CULVERT
Telephone Box	DRYWELL
Sewer Manhole	RETAINING WALL OR ROCK RETAINAGE
Electrical Box	
CATV Riser	
Fire Hydrant	
Flowline, Ditch	
Fence	

A PRELIMINARY DRIVEWAY GRADING AND DRAINAGE PLAN FOR 604 S LEADVILLE AVE

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR GARY WATERMAN
 PROJECT INFORMATION
 P:\hwy\95\100720\eng\Construction\857-02_ENG_BASE_CURRENT.dwg 10/07/20 3:53:04 PM

GALENA ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 Hailey, Idaho 83433
 (208) 788-1705
 email: galena@galena-engineering.com

DESIGNED BY: FRM
 DRAWN BY: SKS
 CHECKED BY: SKS

PURPOSE: ISSUE FOR AGENCY REVIEW (10/07/2020)

NO	DATE	BY	REVISIONS

C1.0

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

PRELIMINARY NOT FOR CONSTRUCTION

General Notes

1. Base map information taken from survey by Benchmark dated 08/16/19 and from on-site information. Architectural information provided by Owen Wright Scanlon Ncarb Architects dated 06/01/20. Contractor shall verify conditions in the field prior to construction.
2. Landscape architect is not responsible for any deviation from these plans, unless such changes are authorized by the landscape architect in writing.
3. All existing utilities are underground. All new utilities shall be underground.
4. Site serviced by City of Ketchum.

Lot Coverage

Total Parcel:	53,580 sq ft
Buildings:	5,060 sq ft (9% of Site)

Snow Storage

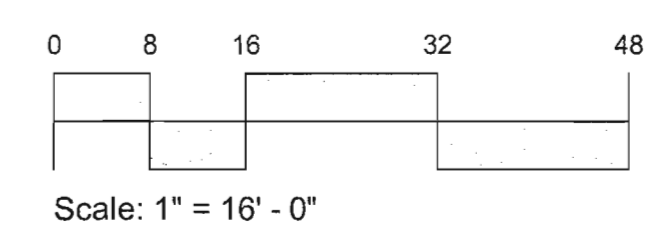
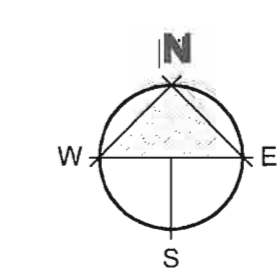
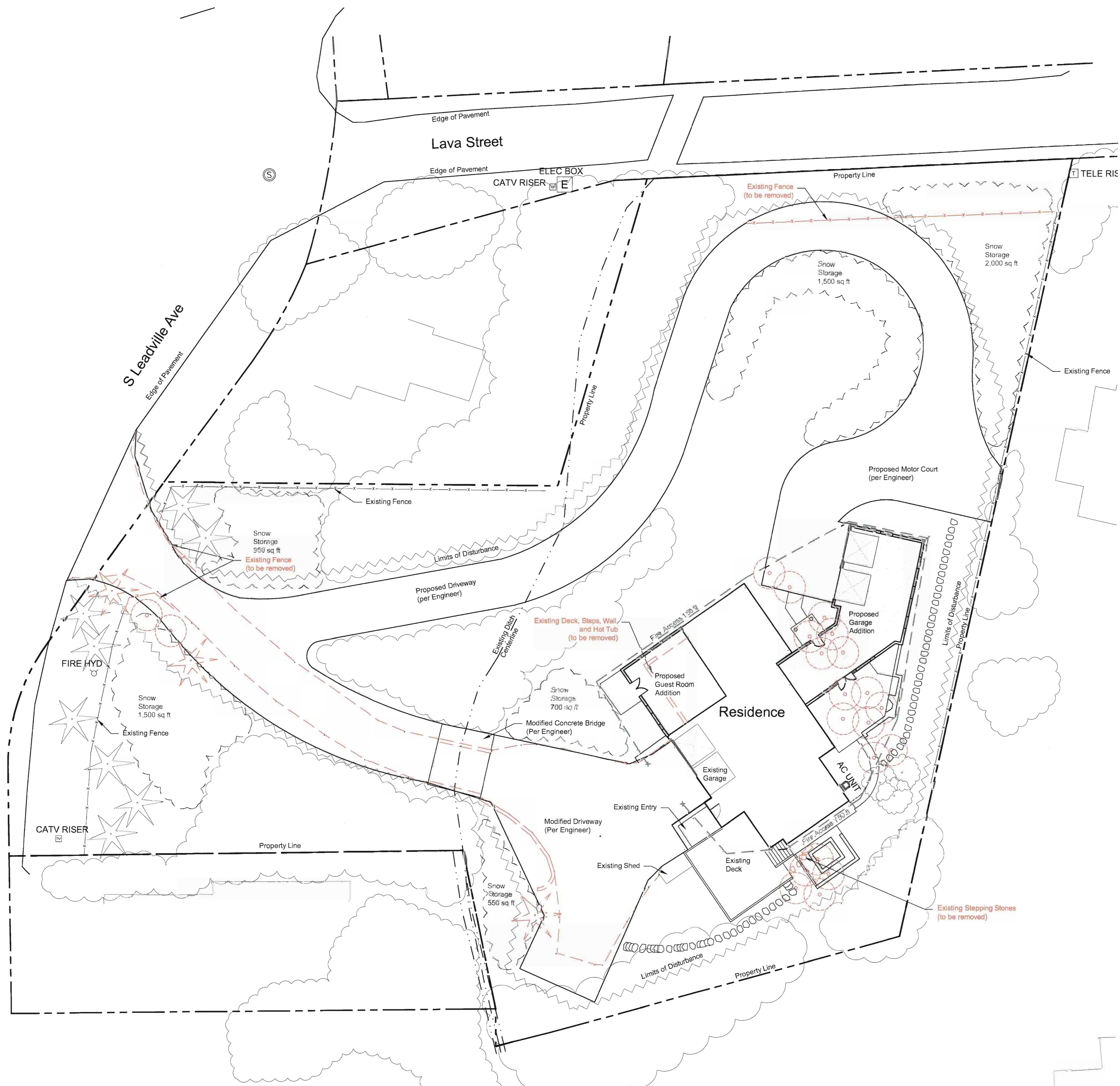
Driveway	14,200 Sq. Ft. (50% = 7,100 Sq. Ft.)
Snow Storage	7,100 Sq. Ft. (7,100 Sq. Ft. Required)

Plan Legend

- Property Line
- Limits of Disturbance (37,000 sq ft)
- Existing Stream
- Existing Fence
- Existing Fence to be removed
- Utilities
- Existing Site Wall
- Proposed Site Wall
- Proposed Stepping Stones

Existing Tree Legend

- Existing Vegetation (To Be Remain)
- Existing Evergreen Tree (To Remain)
- Existing Deciduous Tree (To Remain)
- Existing Evergreen Tree (To Be Removed)
- Existing Deciduous Tree (To Be Removed)



PRELIMINARY ONLY - NOT FOR CONSTRUCTION

General Notes

1. Base map information taken from survey by Benchmark dated 08/16/19 and from on-site information. Architectural information provided by Owen Wright Scanlon Ncarb Architects dated 06/01/20. Contractor shall verify conditions in the field prior to construction.
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3. All existing utilities are underground. All new utilities shall be underground.
4. Site serviced by City of Ketchum.

Existing Tree Legend

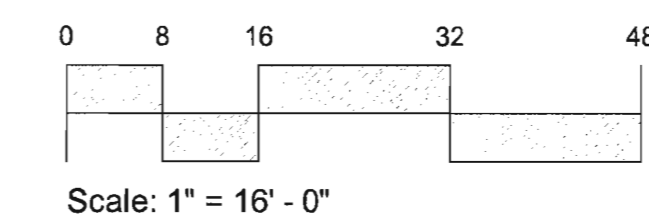
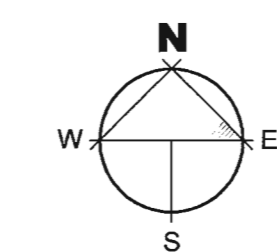
- Existing Vegetation (To Be Remain)
- Existing Evergreen Tree (To Remain)
- Existing Deciduous Tree (To Remain)

Plan Legend

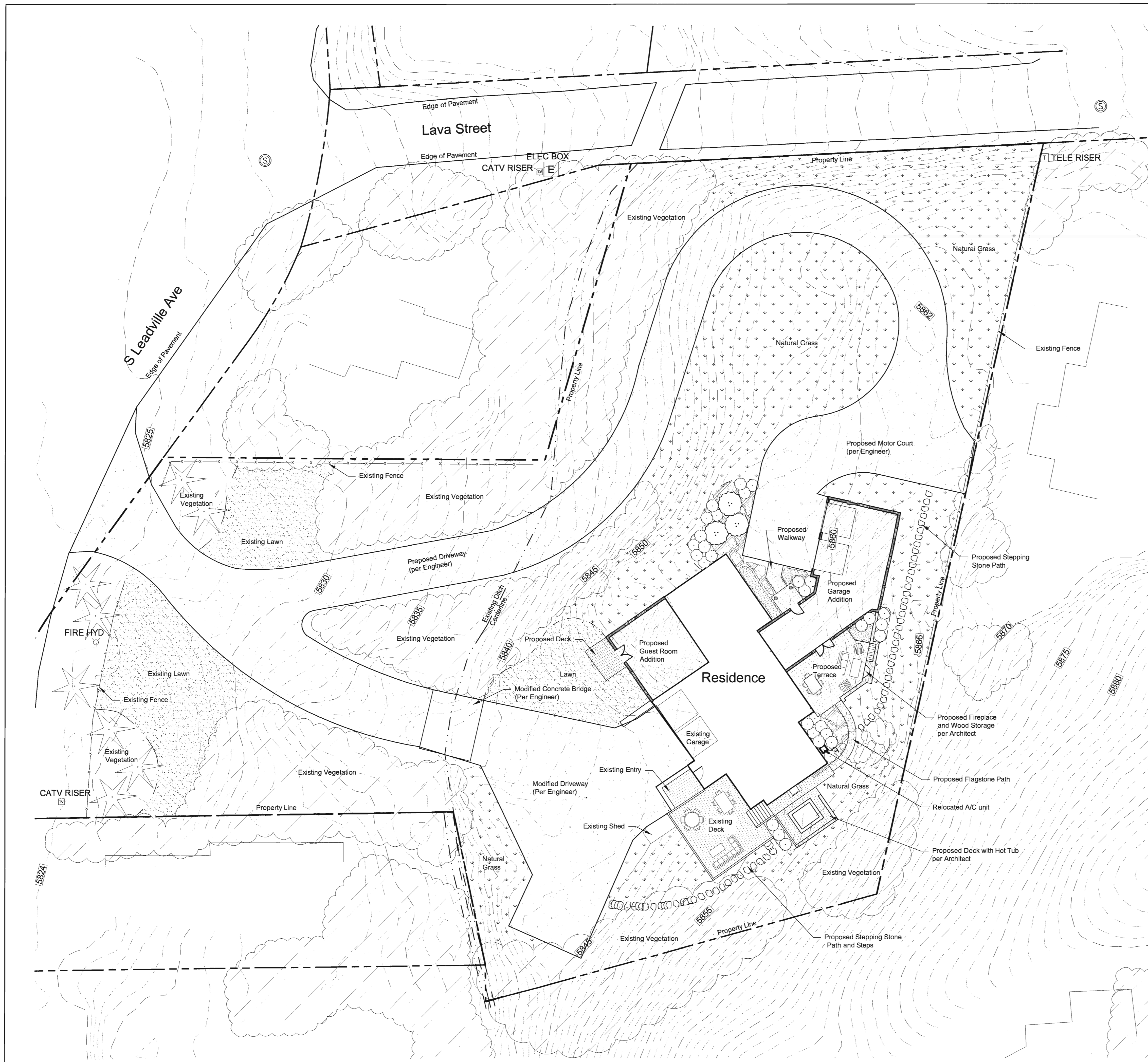
- Property Line
- Existing Contour
- Existing Stream
- Existing Fence
- Utilities
- Existing Site Wall
- Proposed Site Wall
- Proposed Stepping Stone
- Proposed Paver Walkway
- Proposed Flagstone Walkway
- Proposed Driveway
- Wood Decking

Plant Legend

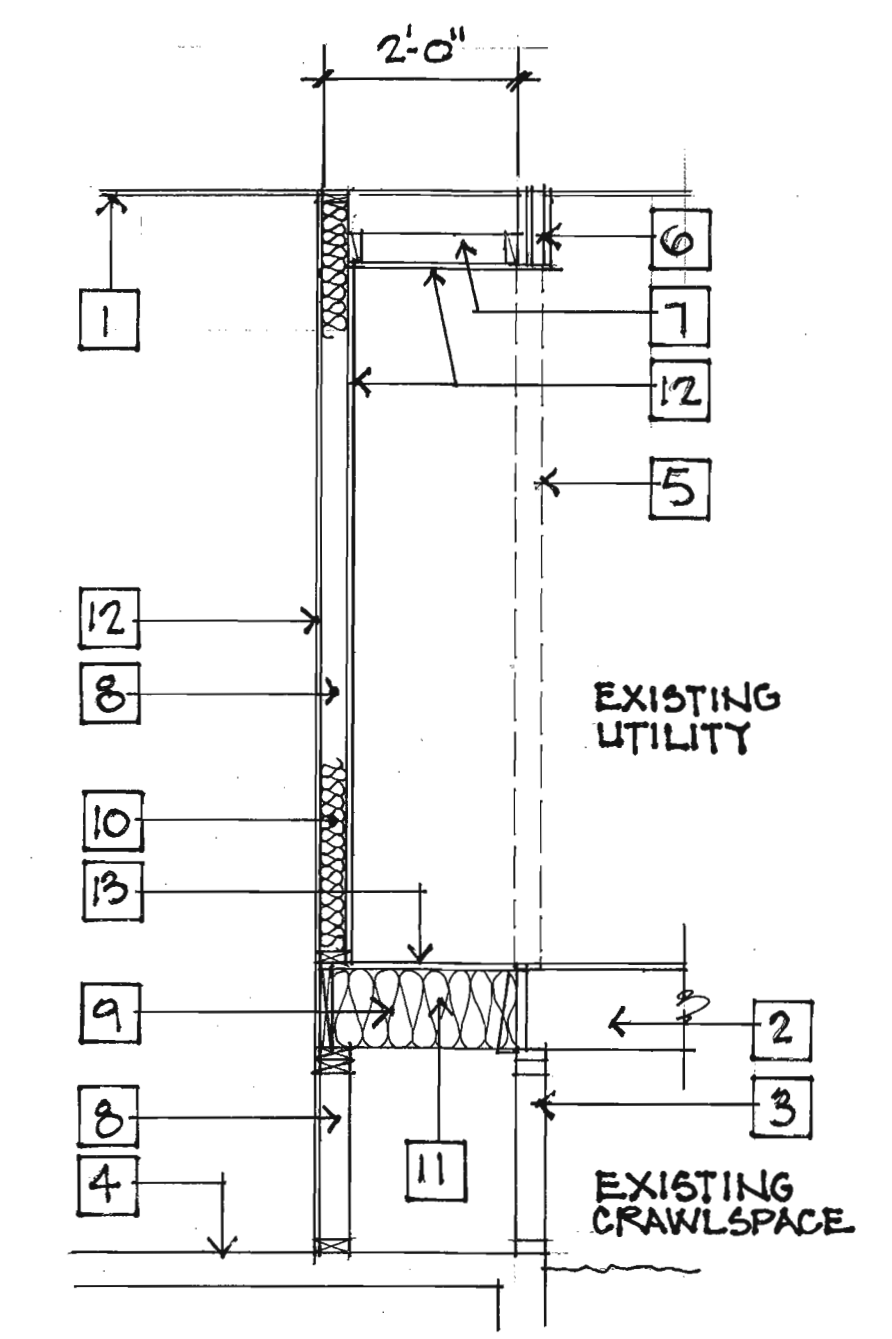
Symbol	Qty.	Type	Size
	3	Ornamental Multistem Tree	B&B
	45	Deciduous Shrubs	5 gal.
	600 sq.ft.	Perennial Flowers/ Groundcover	1 gal. & Flats@8"O.C.
	2,600 sq.ft.	Grasses	Sod
	11,000 sq.ft.	Natural Grasses	Hydroseed



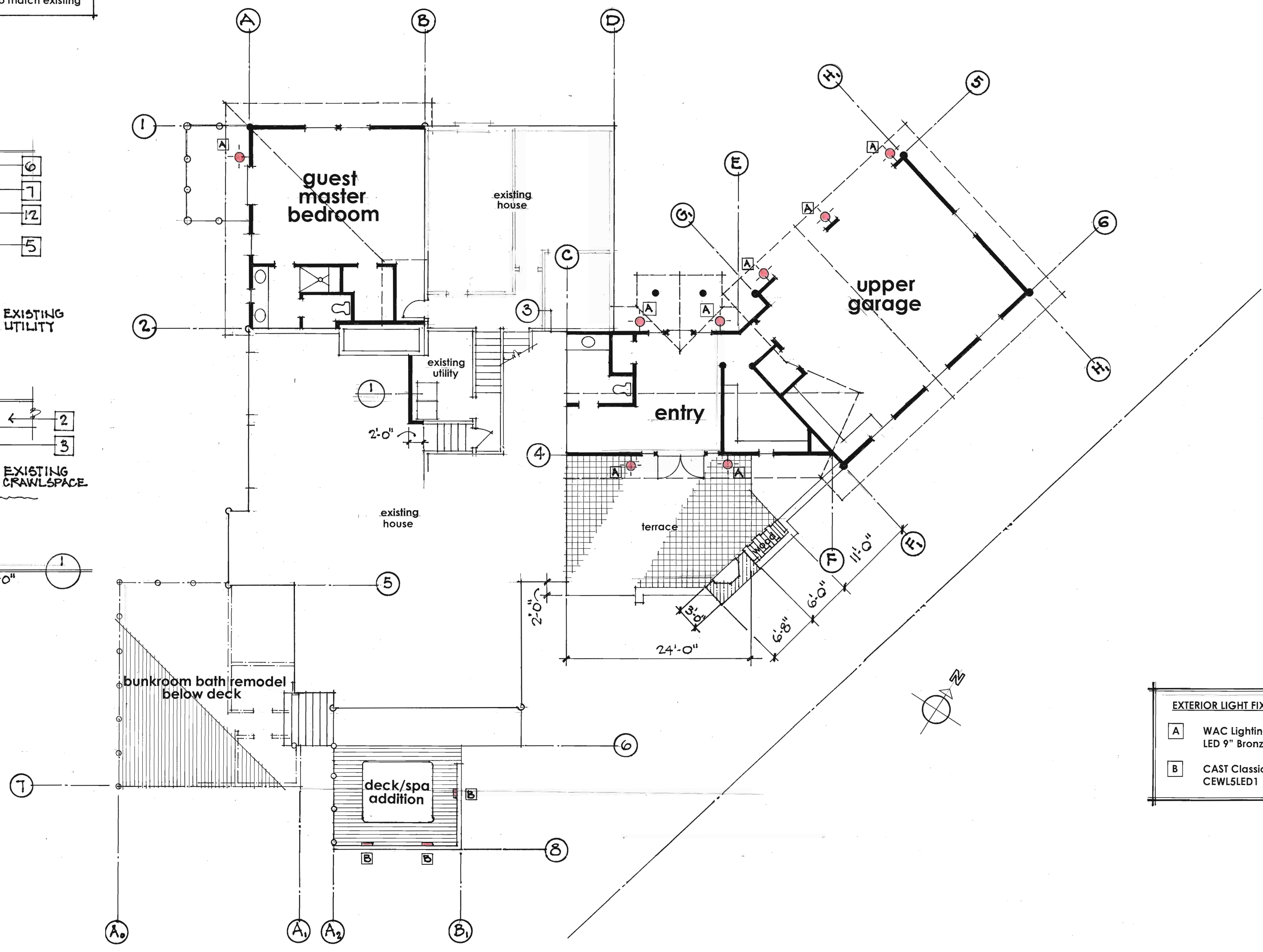
PRELIMINARY ONLY - NOT FOR CONSTRUCTION



- Keynotes**
- Existing ceiling
 - Existing floor joists
 - Existing cripple wall
 - Existing conc. slab
 - Remove existing frame wall
 - (2) 2x10 header to support floor load above
 - 2x4 ceiling joists @ 16" o/c
 - 2x4 studs @ 16" o/c
 - Floor joists to match existing
 - R-13 insulation
 - R-30 insulation
 - Gypsum bd. to match existing
 - Floor sheathing to match existing

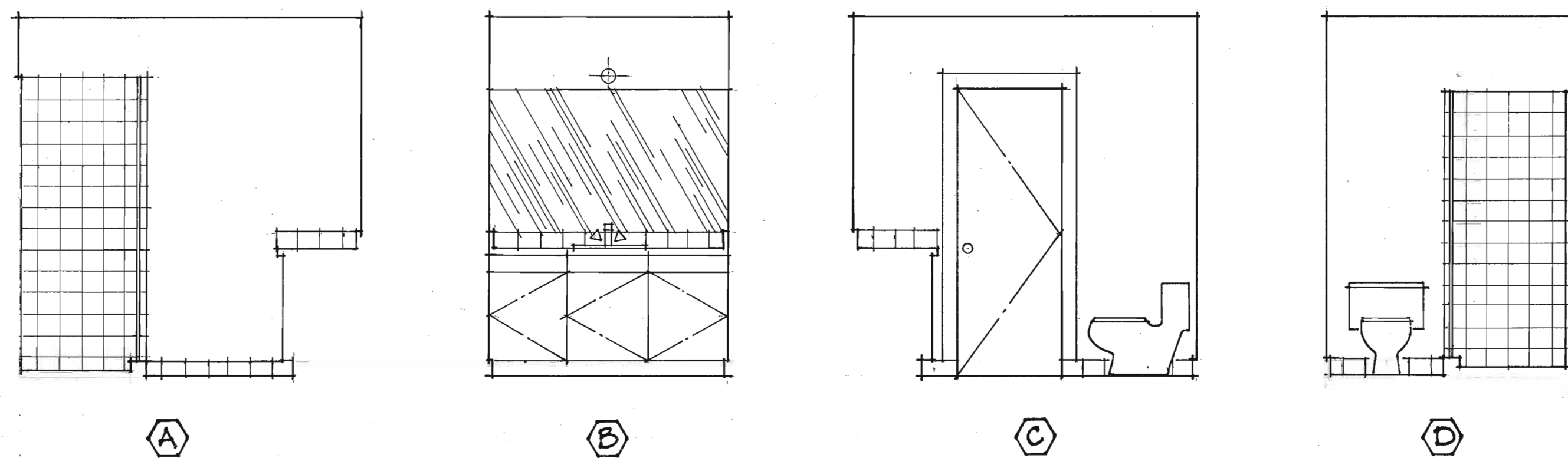


detail
SCALE 1/2" = 1'-0"



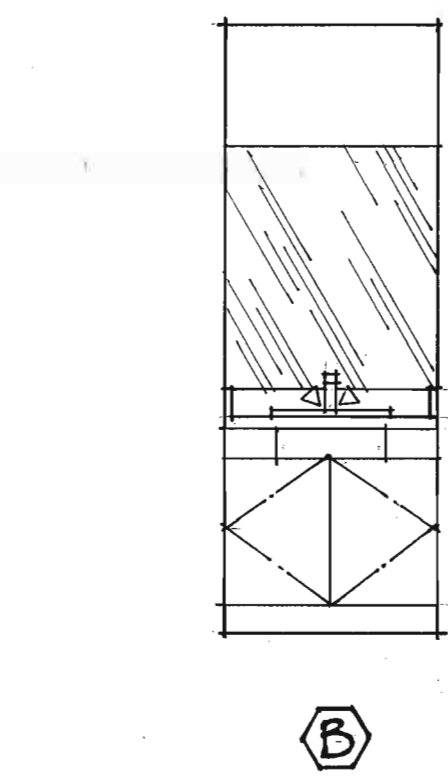
master addition/remodel plan
SCALE 1/8" = 1'-0"

EXTERIOR LIGHT FIXTURES	
A	WAC Lighting WS-W15708-BZ Sodor LED 9" Bronze Wall Light
B	CAST Classic Engineered Wall Light CEWL5LED1



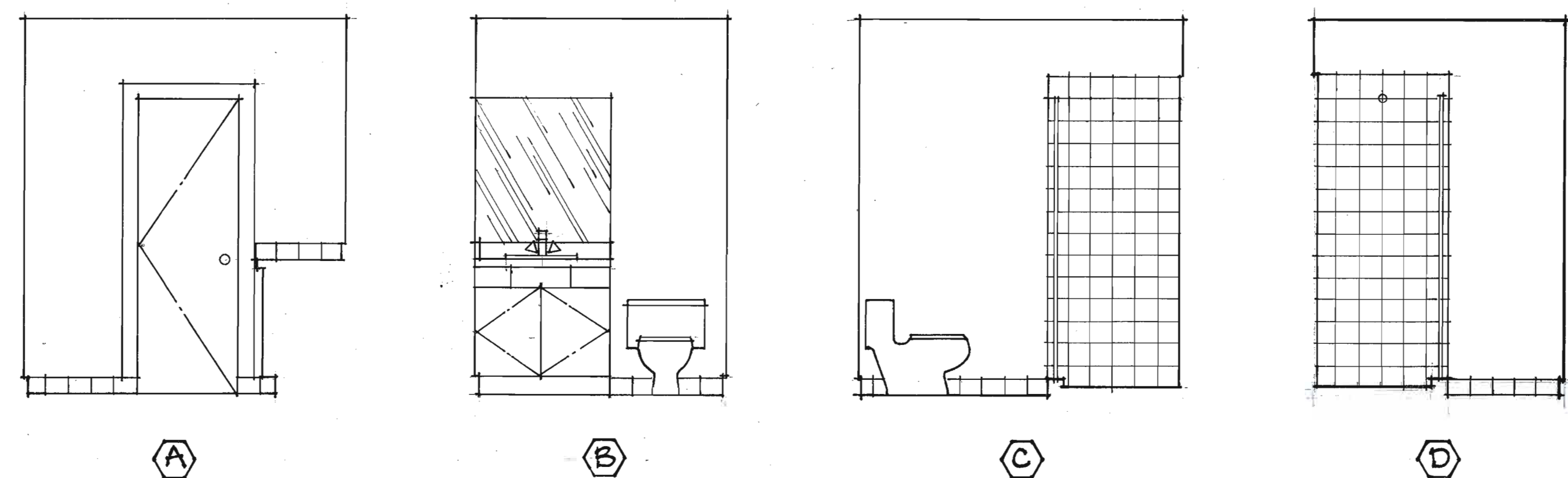
bath #1 elevations

SCALE 3/8" = 1'-0"



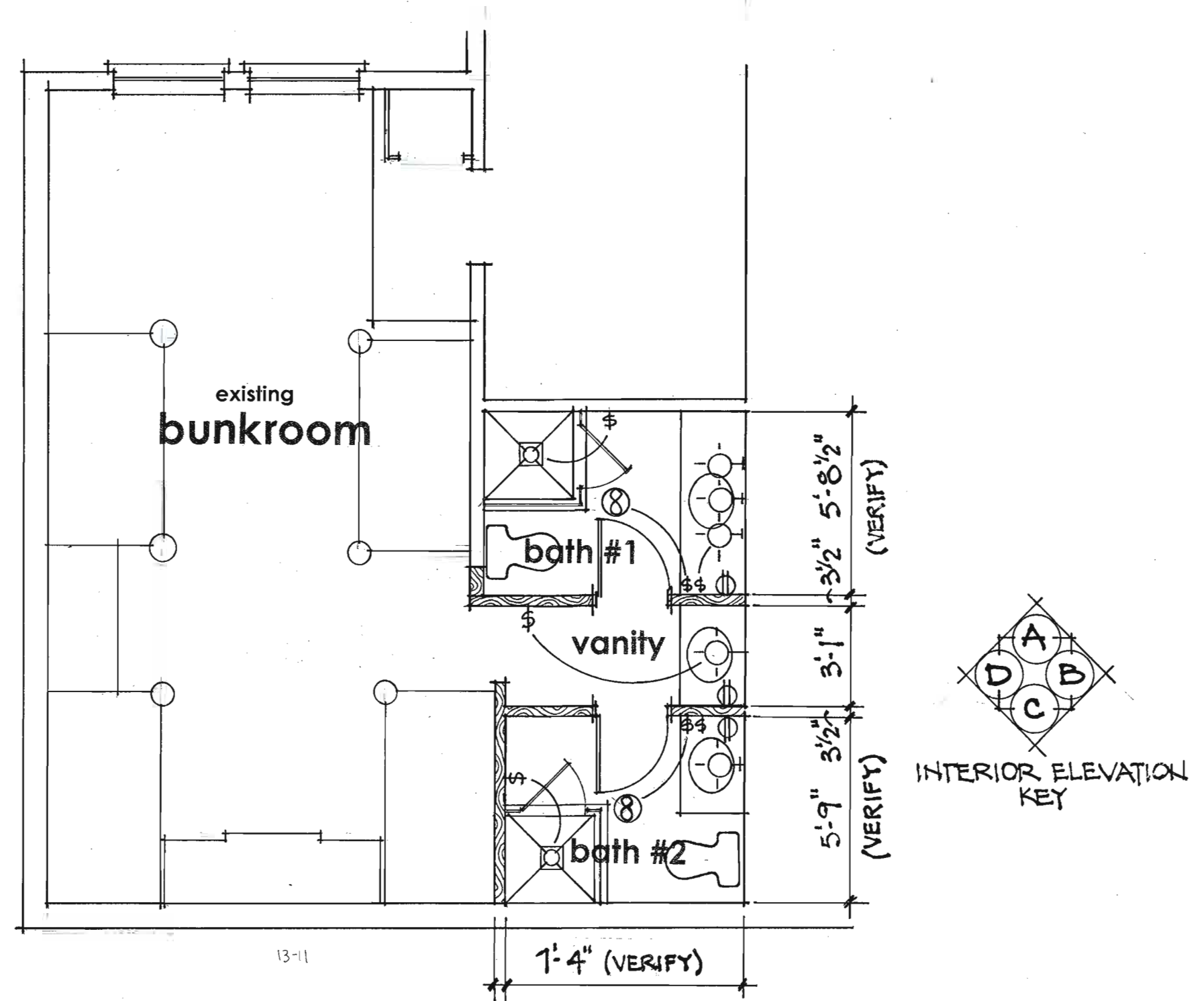
vanity elevation

SCALE 3/8" = 1'-0"



bath #2 elevations

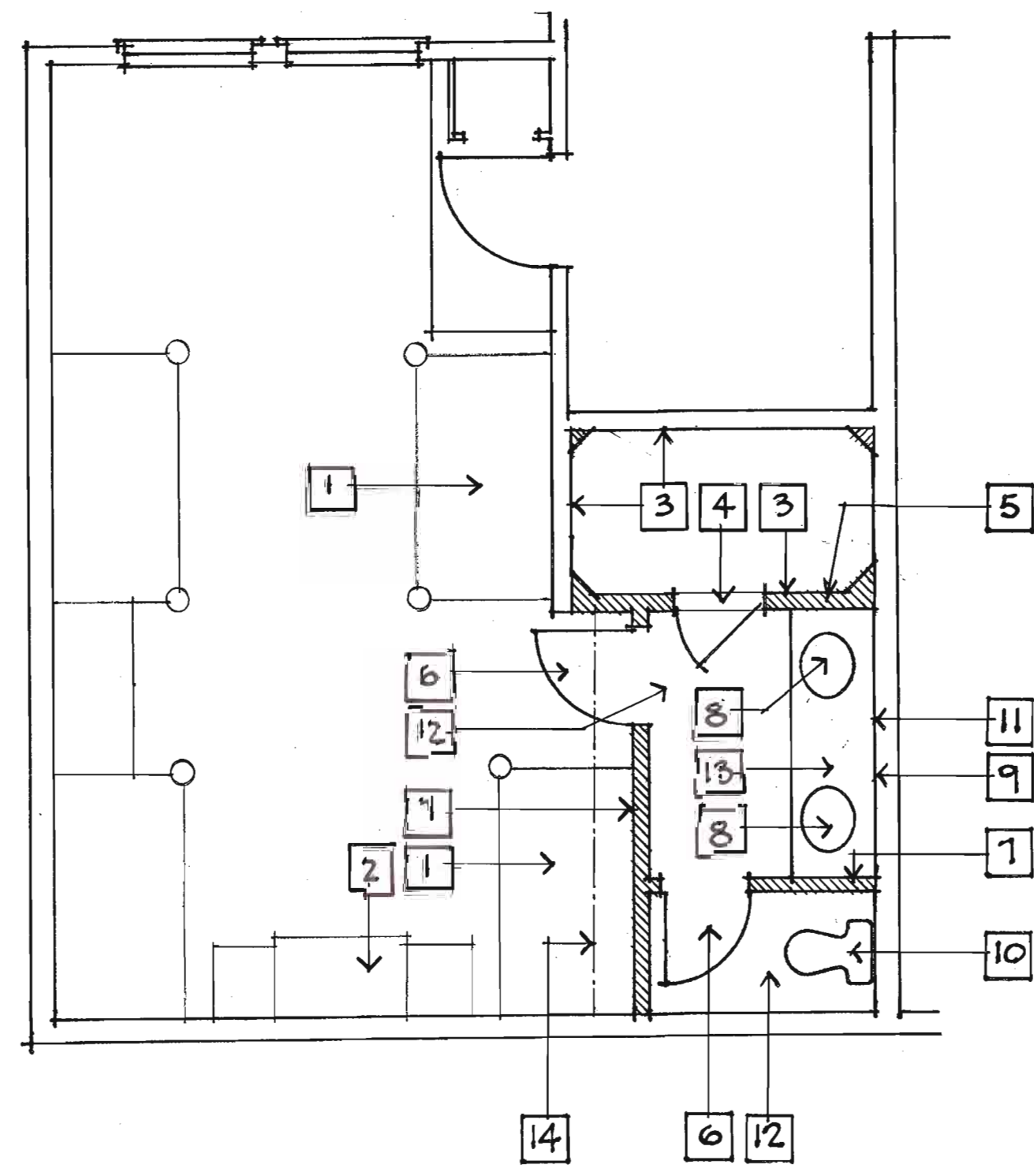
SCALE 3/8" = 1'-0"



bunkroom bath remodel plan

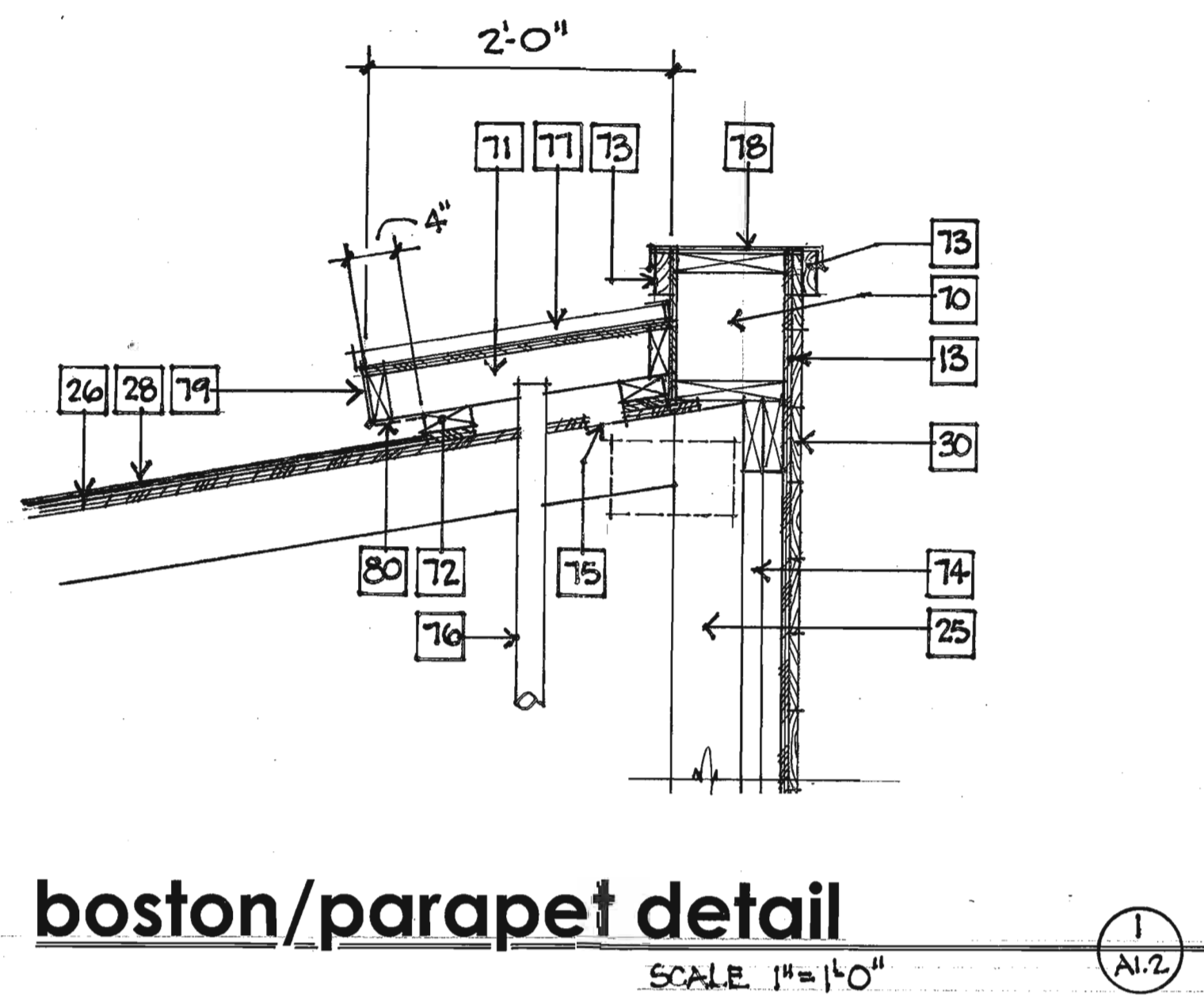
SCALE 1/4" = 1'-0"

- Demolition notes**
1. Remove existing bunk bed, save for re-installation
 2. Remove existing built-in dresser save for re-installation
 3. Remove existing wall tile and floor tile in shower. Remove shower fittings. Re-route supply and waste lines to accommodate new shower.
 4. Remove existing shower door and frame.
 5. Remove existing shower wall
 6. Remove existing door and frame
 7. Remove existing frame wall
 8. Remove existing vanity sink, re-route supply and waste lines to new sink locations
 9. Remove existing gypsum bd. as req'd to install new plumbing and walls
 10. Remove existing toilet, relocate waste as req'd to accommodate new location
 11. Remove existing light fixtures and switches, re-route electrical to new locations
 12. Remove existing flooring, prepare substrate as req'd to receive new tile floor
 13. Remove existing vanity cabinet
 14. Remove portion of existing carpet as req'd to install new frame wall

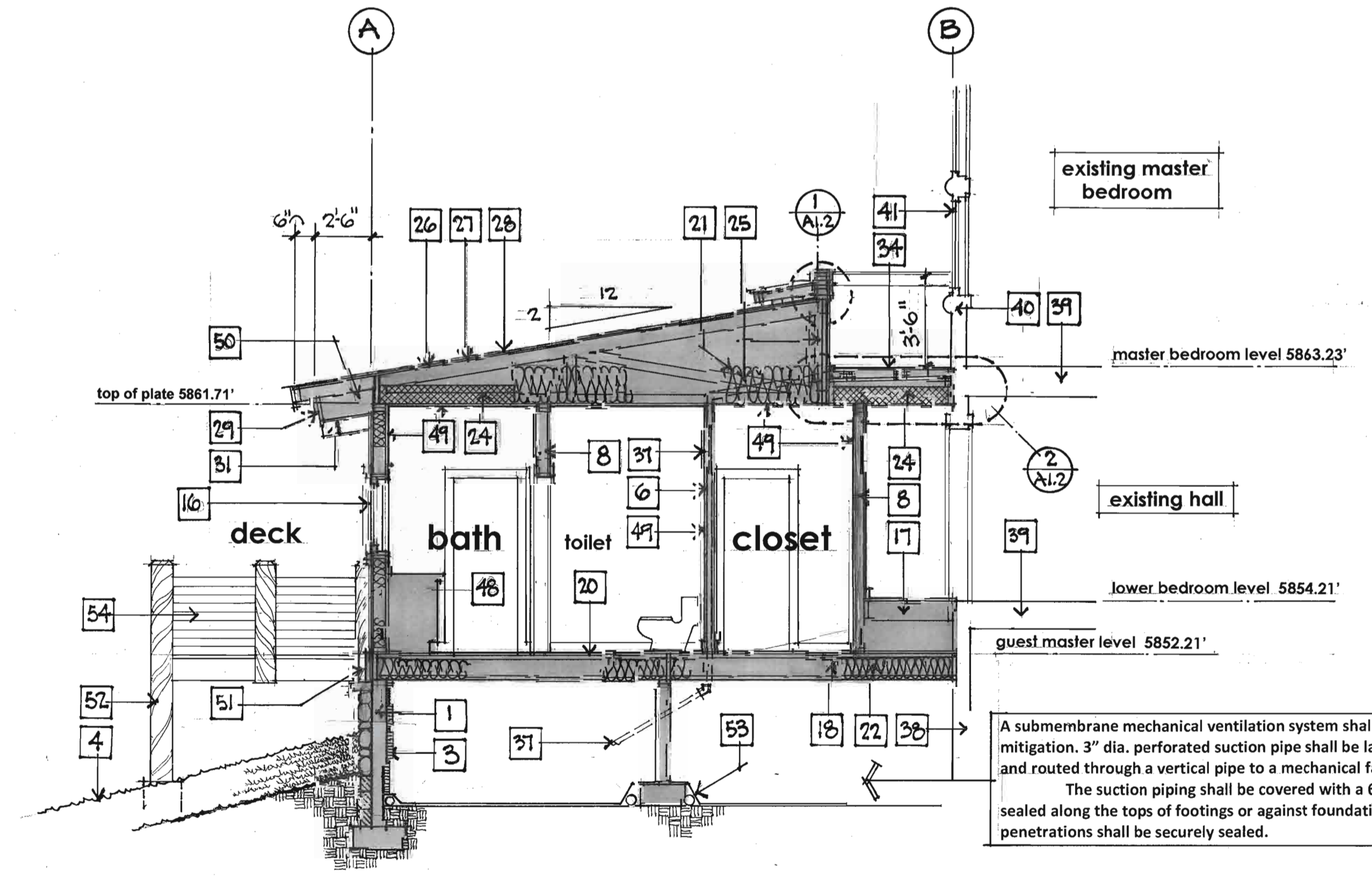
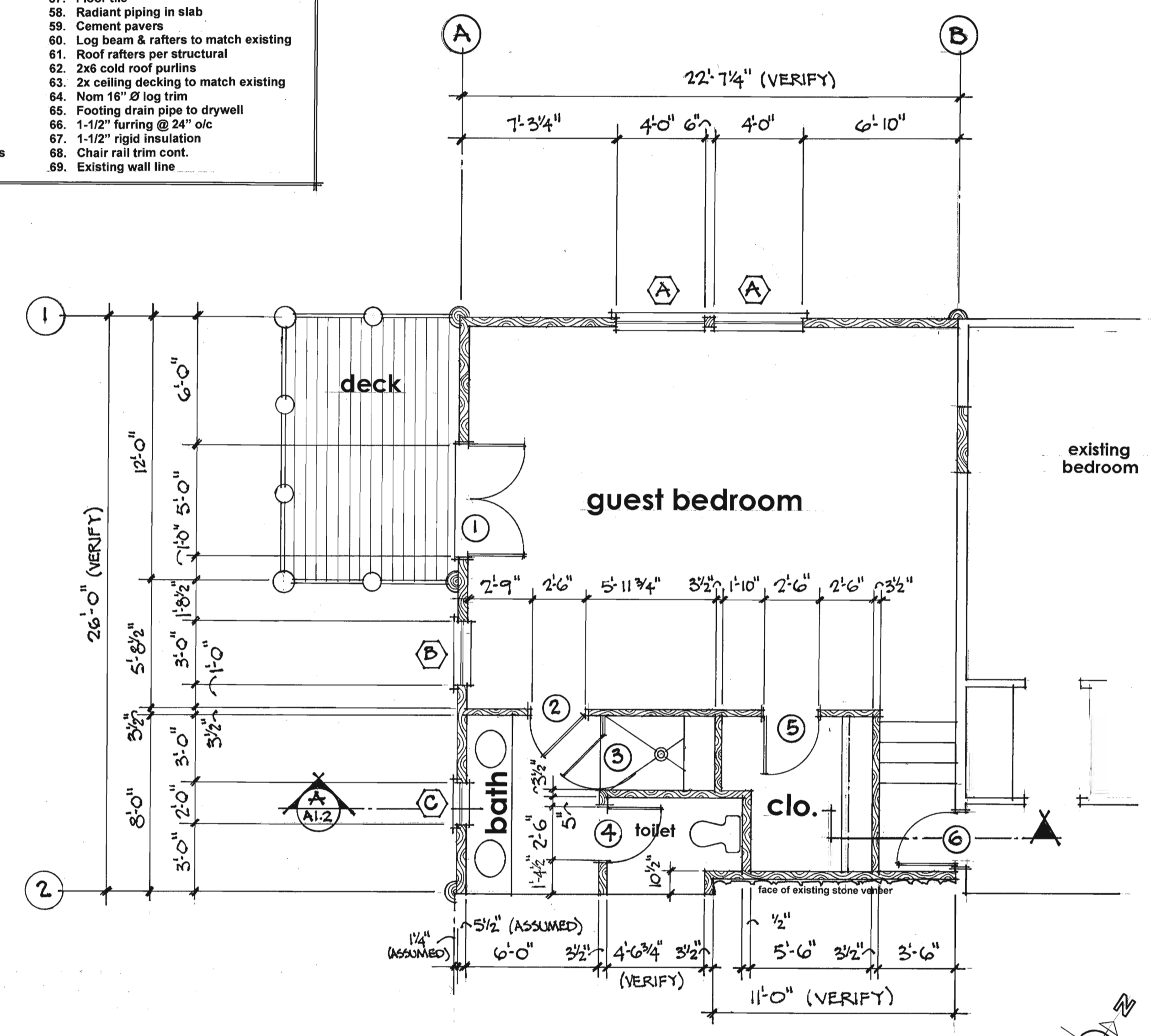
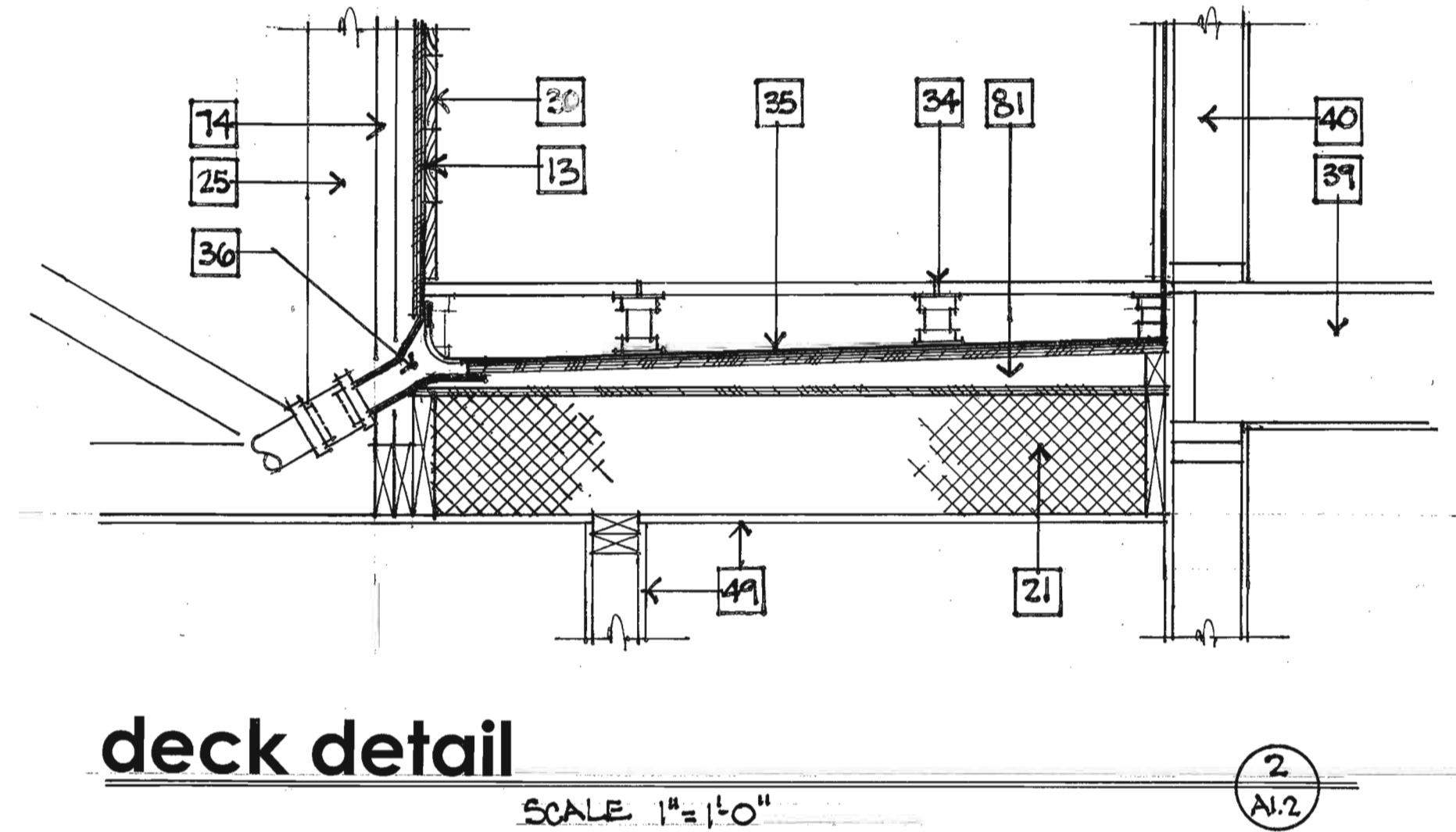


demolition plan

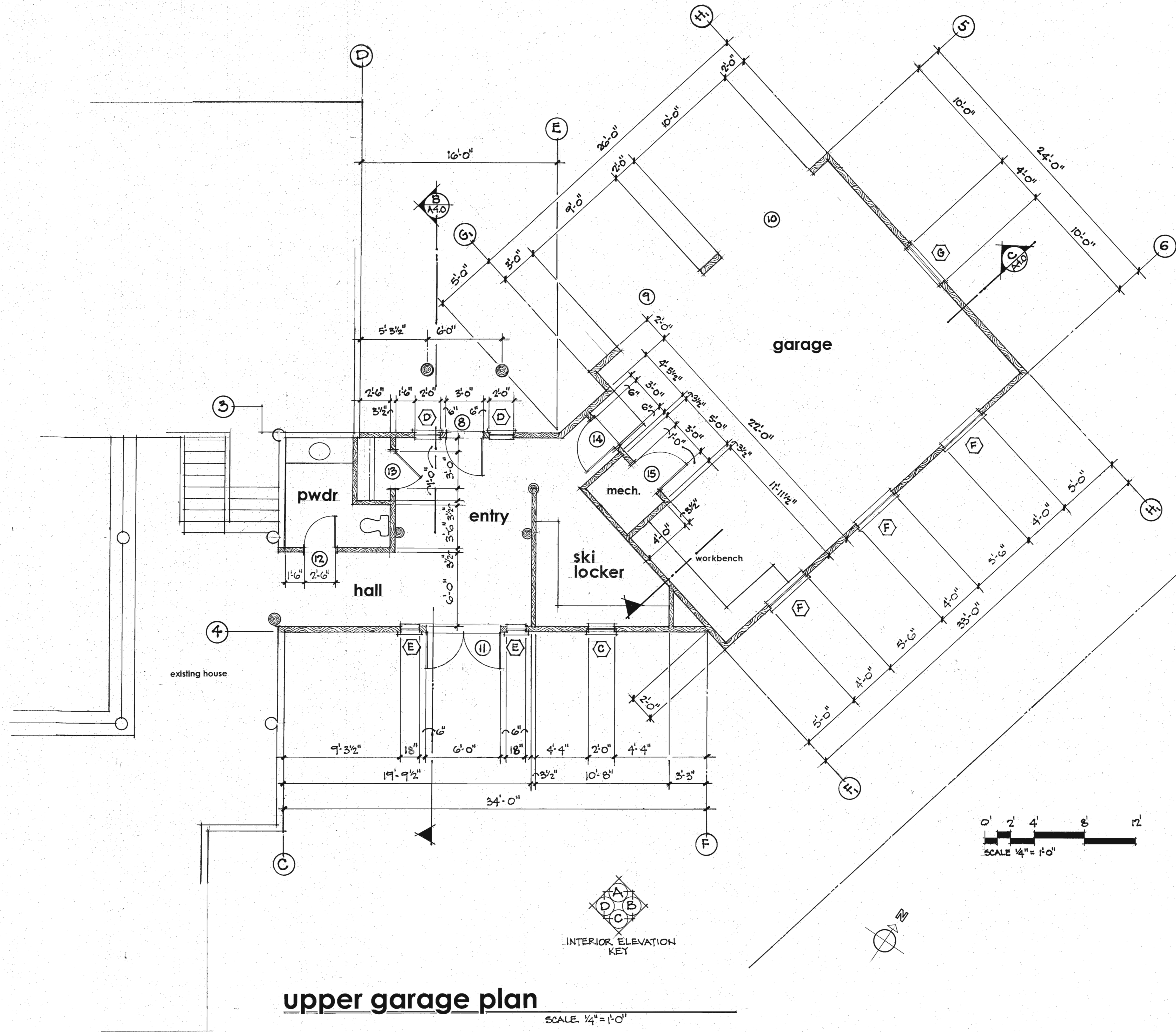
SCALE 1/4" = 1'-0"



- KEYNOTES**
1. Conc. foundation per structural
 2. Conc. footing per structural
 3. Perimeter insulation cont.
 4. Finish grade
 5. Existing grade
 6. 2x6 studs @ 16" o/c
 7. 2x6 studs @ 24" o/c
 8. 2x4 studs @ 16" o/c
 9. 2x cripple studs @ 16" o/c
 10. Header per structural
 11. 2x treated mud sill cont.
 12. 2x deck joists per structural
 13. Wall sheathing per structural
 14. 4-mil vapor retarder
 15. Applied membrane waterproofing (Enkadrain or equal)
 16. Metal clad wood window
 17. 2x landing joists per structural
 18. Floor joists per structural
 19. Tyvek infiltration barrier (or equal)
 20. 1/2" floor sheathing
 21. R-49 insulation
 22. R-30 insulation
 23. R-23 insulation
 24. Min. R-49 rigid insulation
 25. Pre-manufactured wood truss
 26. Roof sheathing per structural
 27. Roofing felt per manufacturer
 28. Asphalt comp roof shingles to match existing
 29. Wood fascia to match existing
 30. Wood siding to match existing
 31. Soffit to match existing
 32. Cont. soffit vent
 33. Log trim to match existing
 34. Porcelain pavers on ABS chairs
 35. EPDM membrane
 36. Side outlet deck drain by J.R. Smith (or equal)
 37. 2" Ø drain line from deck drain down thru interior wall to crawlspace then daylight to lawn
 38. Existing foundation
 39. Existing floor framing
 40. Existing wall
 41. Existing window
 42. Wood cap trim to match existing
 43. Galvanized base flashing cont.
 44. Baseboard to match existing
 45. Door/window casing to match existing
 46. 2x ceiling framing @ 24" o/c
 47. Beam per structural
 48. Base cabinet
 49. 5/8" gypsum bd.
 50. 12" rafter tails
 51. 12" belly trim to match existing
 52. Nom. 10" dia. log post
 53. Radon mitigation pipe and membrane
 54. Taut cable guardrail to match existing
 55. Conc. slab per structural
 56. Cont. ridge vent
 57. Floor tile
 58. Radiant piping in slab
 59. Cement pavers
 60. Log beam & rafters to match existing
 61. Roof rafters per structural
 62. 2x6 cold roof purlins
 63. 2x ceiling decking to match existing
 64. Nom 18" Ø log trim
 65. Footing drain pipe to drywell
 66. 1-1/2" furring @ 24" o/c
 67. 1-1/2" rigid insulation
 68. Chair rail trim cont.
 69. Existing wall line
 70. 2x10 cripple framing
 71. 2x4 boston purlins @ 24" o/c
 72. 2x4 sleepers on 3/4" furring
 73. 1x trim match existing
 74. Girder truss
 75. 3" cont. gap in plywood
 76. vent radon mitigation pipe into boston
 77. 24 gauge standing seam metal roof
 78. 24 gauge cap flashing
 79. 24 gauge metal fascia
 80. Boston vent screen cont.
 81. 2x4 sleepers ripped to 1/4" foot slope

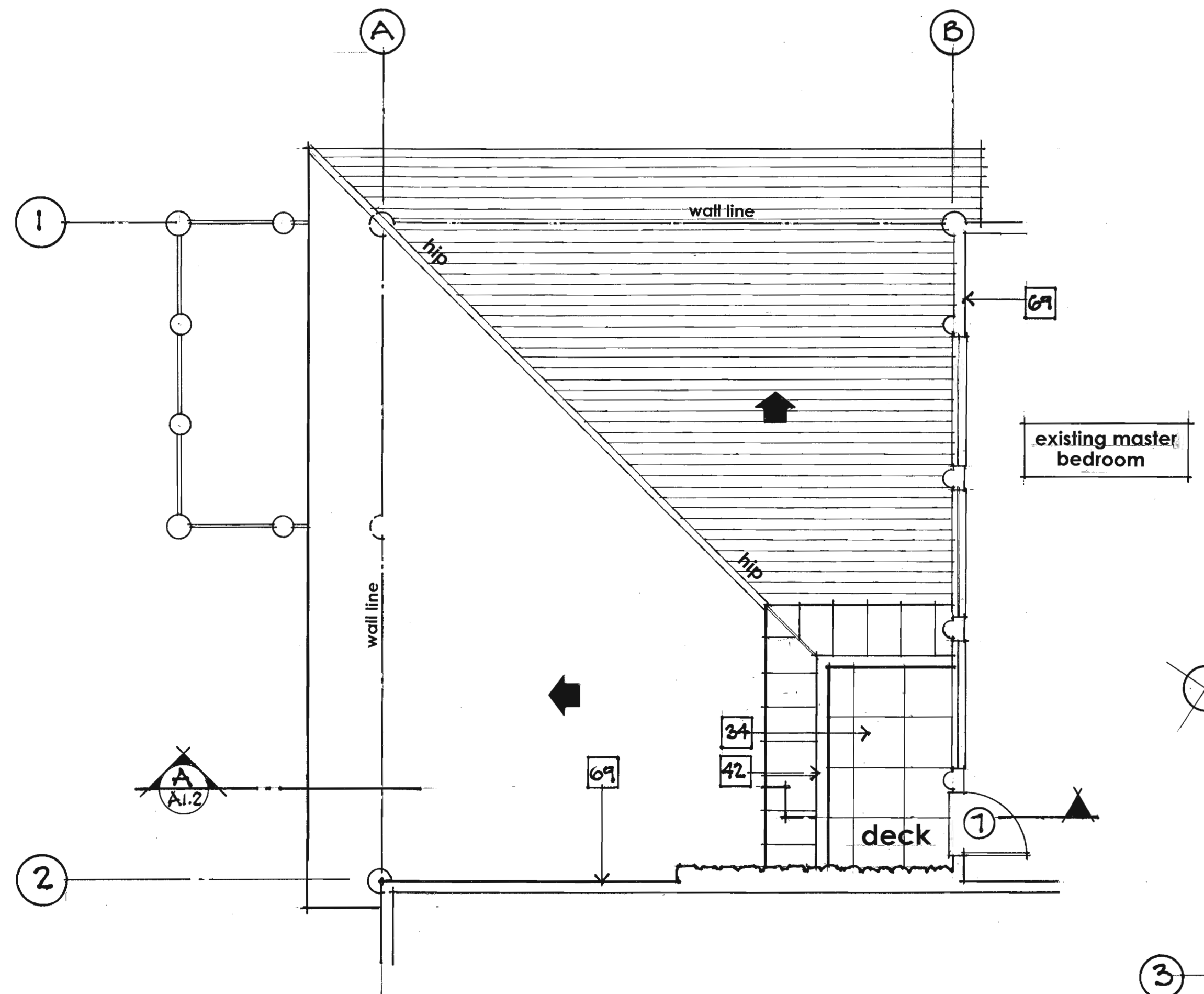


A submembrane mechanical ventilation system shall be installed in the crawlspace for radon mitigation. 3" dia. perforated suction pipe shall be laid alongside the interior of the footings and routed through a vertical pipe to a mechanical fan, venting the captured air. The suction piping shall be covered with a 6-mil visqueen with all edges securely sealed along the tops of footings or against foundation walls; all membrane joints and penetrations shall be securely sealed.

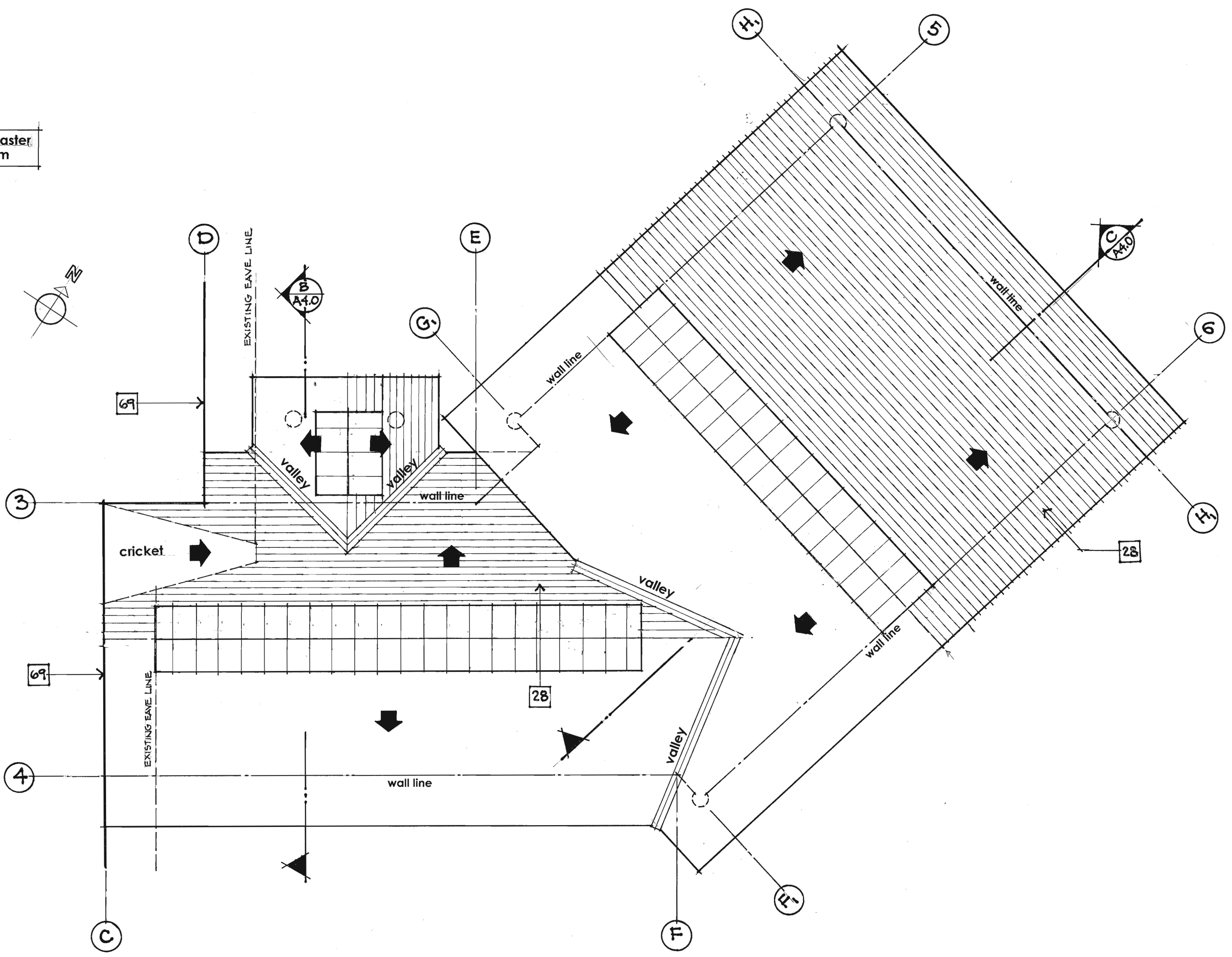


upper garage plan

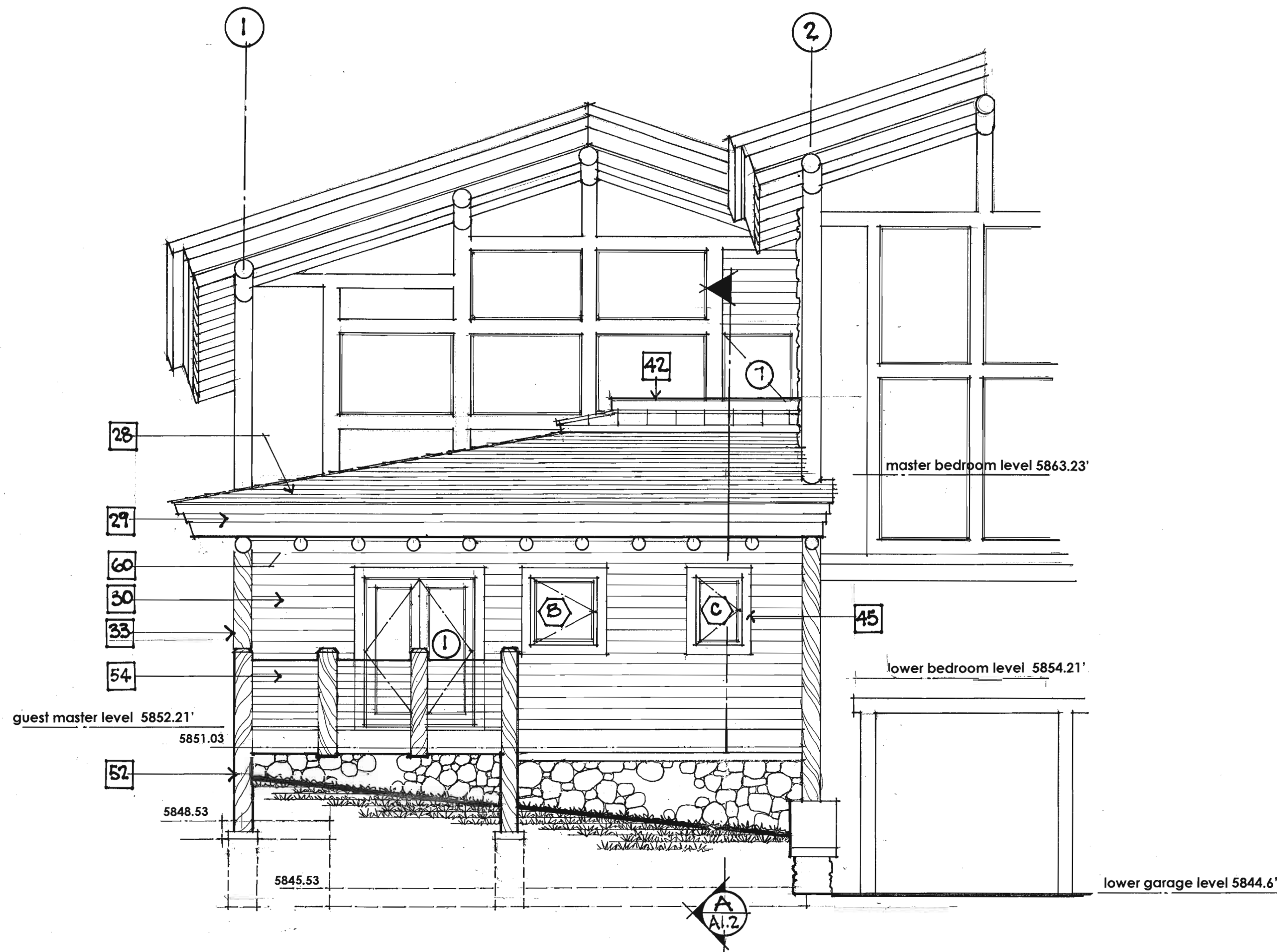
SCALE 1/4" = 1'-0"



guest bedroom roof plan
SCALE 1/4"=1'-0"

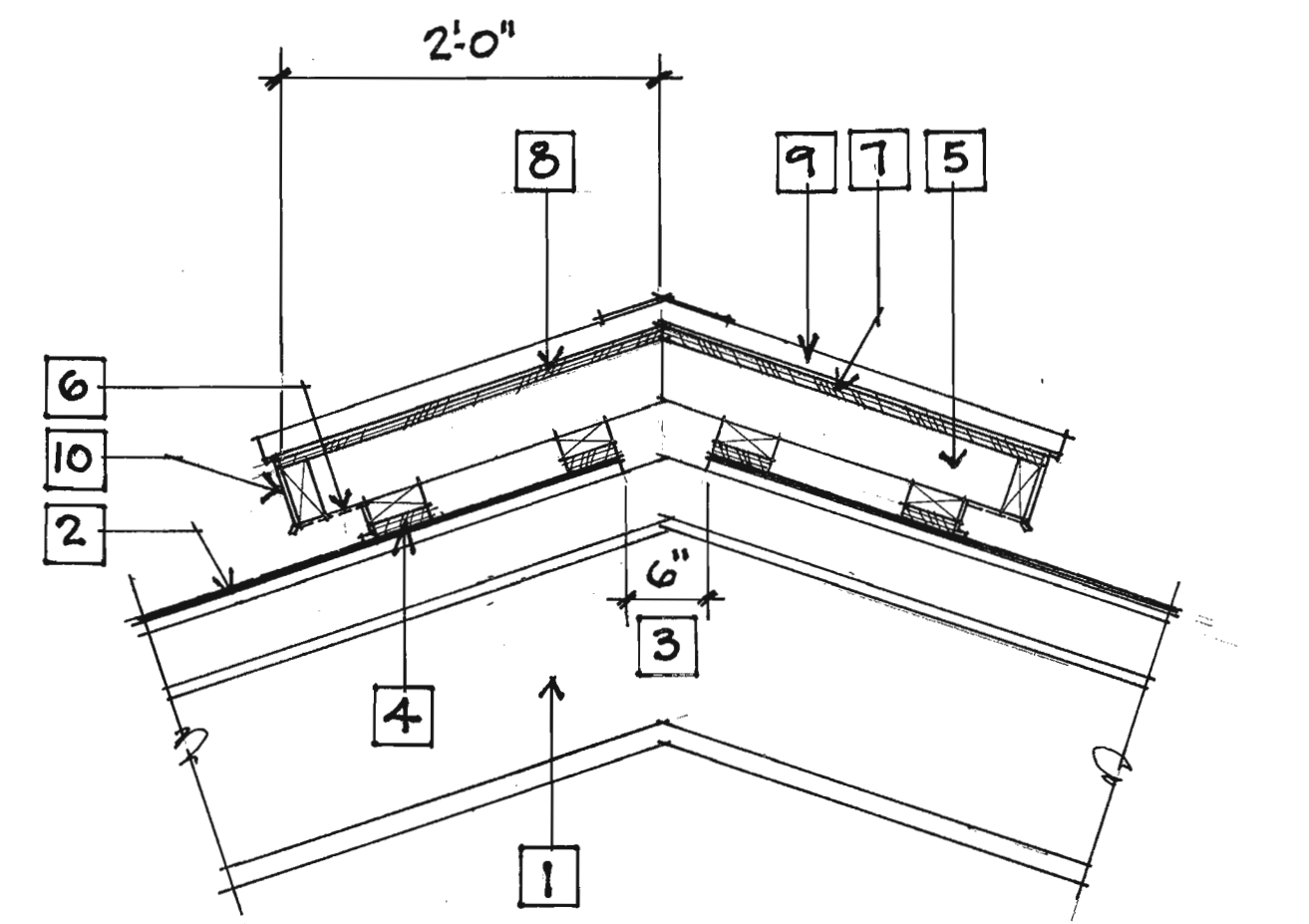


entry/upper garage roof plan
SCALE 1/4"=1'-0"



southwest elevation

SCALE 1/4" = 1'-0"

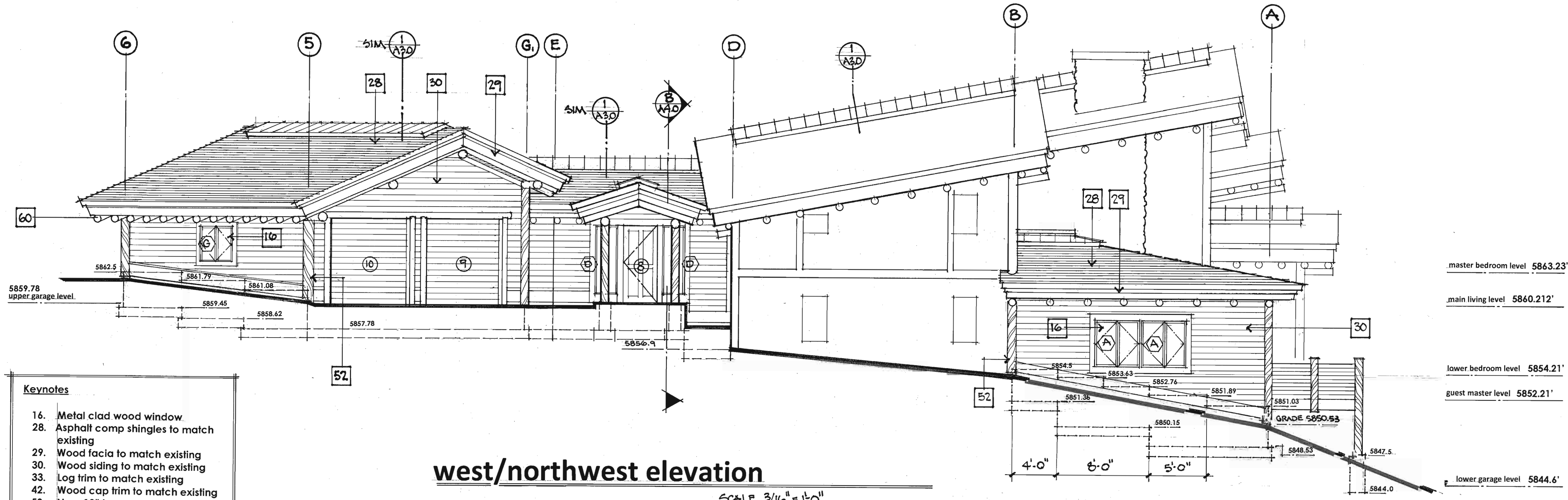


boston detail

SCALE 1" = 1'-0"

A-3/0

- Keynotes**
1. Existing roof framing
 2. Existing asphalt shingles
 3. Cut open existing shingles & sheathing to expose cold roof void
 4. 2x4 sleeper w/3/4" plywood shim
 5. 2x4 Boston purlin @ 24" o/c
 6. Boston vent screen conf.
 7. 5/8" plywood sheathing
 8. Ice & water membrane
 9. 24 gauge standing seam steel roof (kynar finish)
 10. 24 gauge steel trim

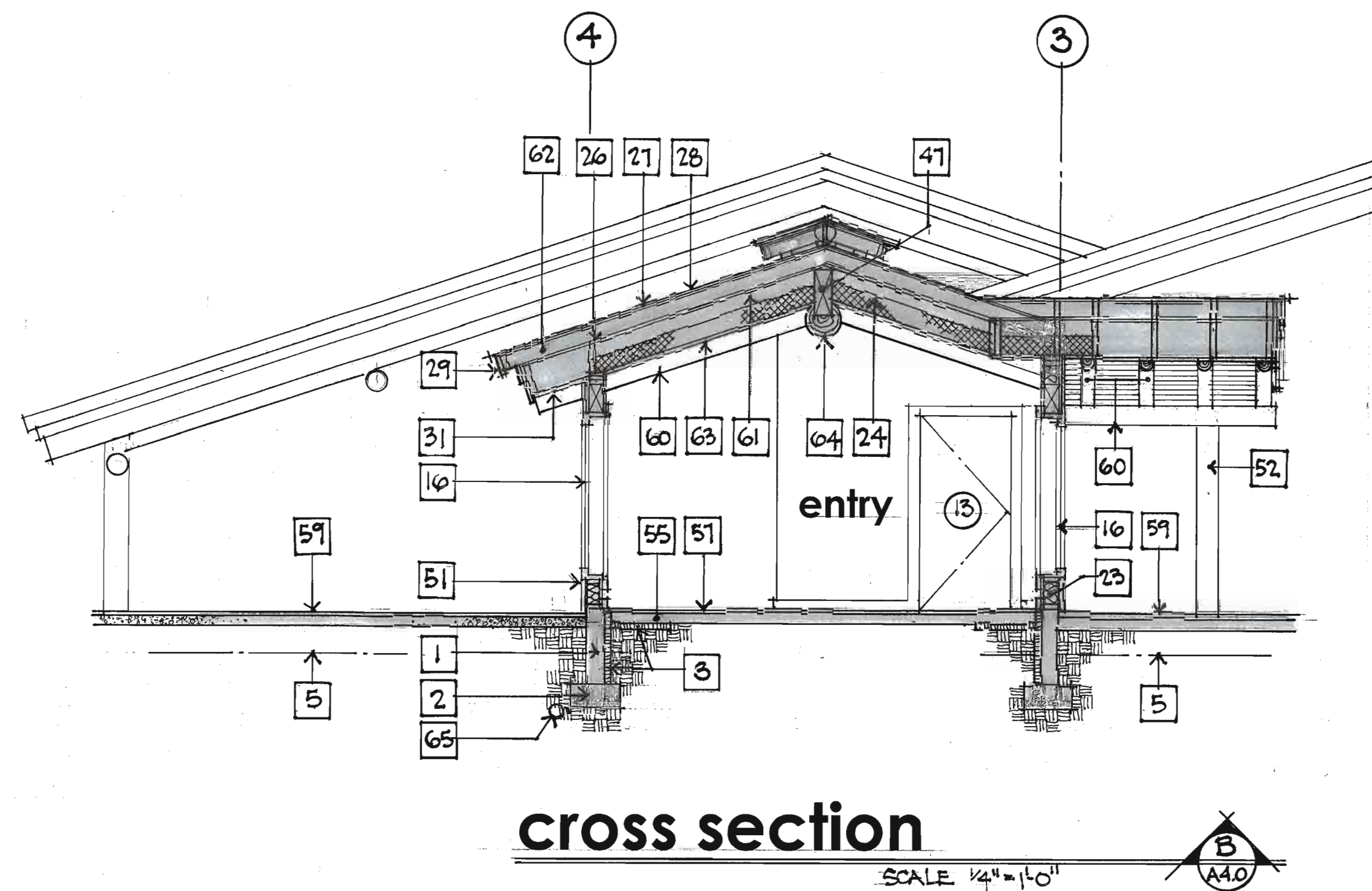


west/northwest elevation

SCALE 3/16" = 1'-0"

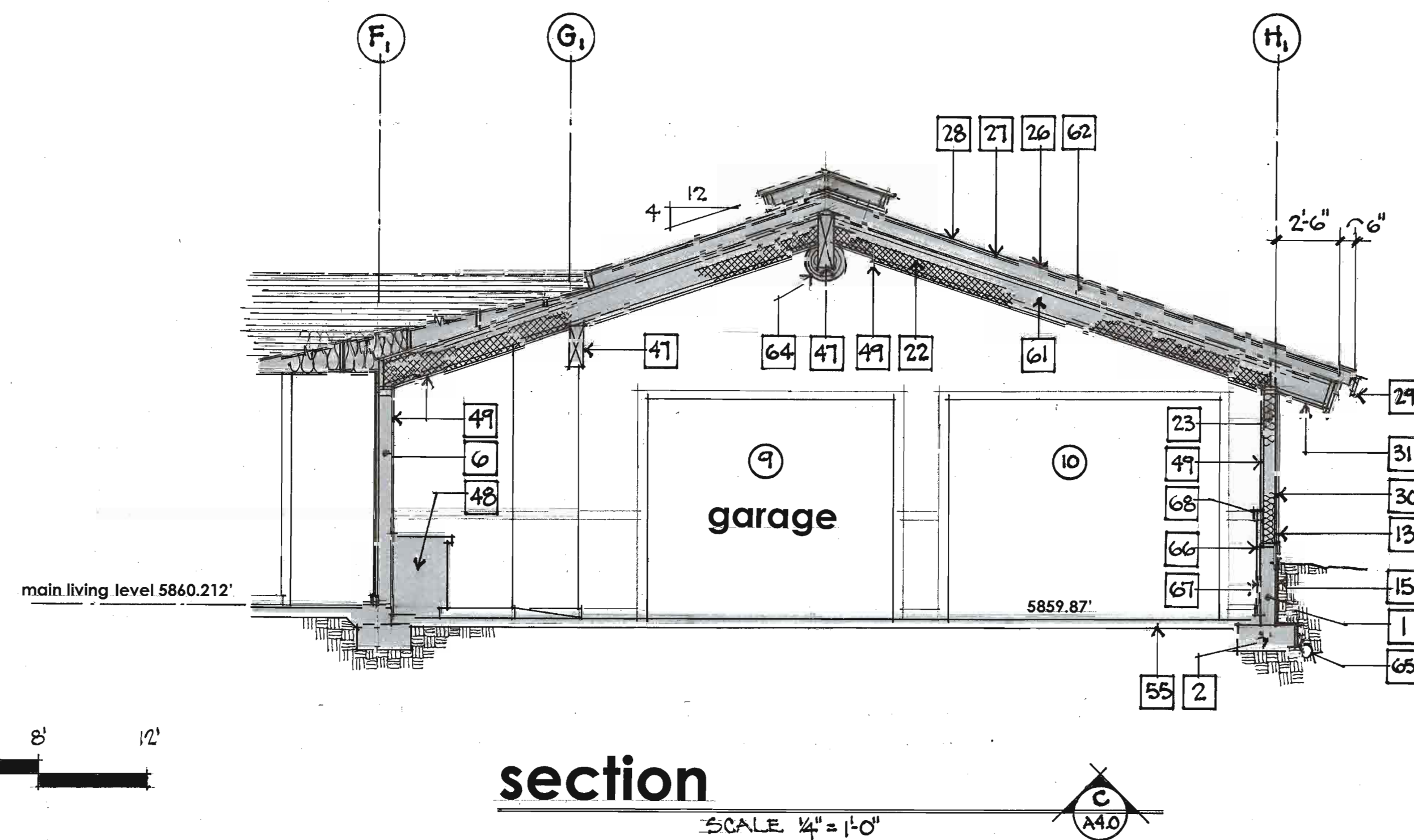
(stepped foundation configuration)

- Keynotes**
16. Metal clad wood window
 28. Asphalt comp shingles to match existing
 29. Wood fascia to match existing
 30. Wood siding to match existing
 33. Log trim to match existing
 42. Wood cap trim to match existing
 52. Nom 10" log post
 54. Taut cable guardrail to match existing
 60. Log rafters to match existing



cross section

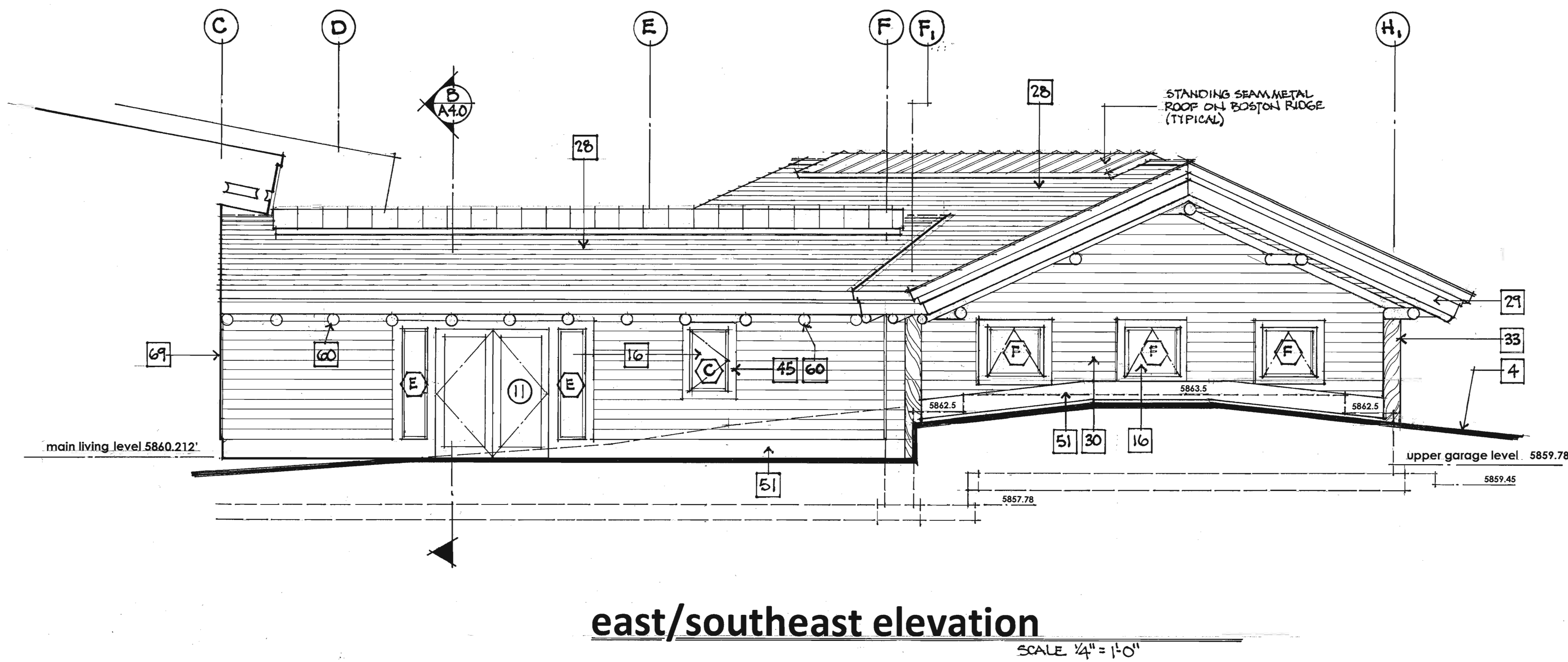
SCALE 1/4" = 1'-0"



section

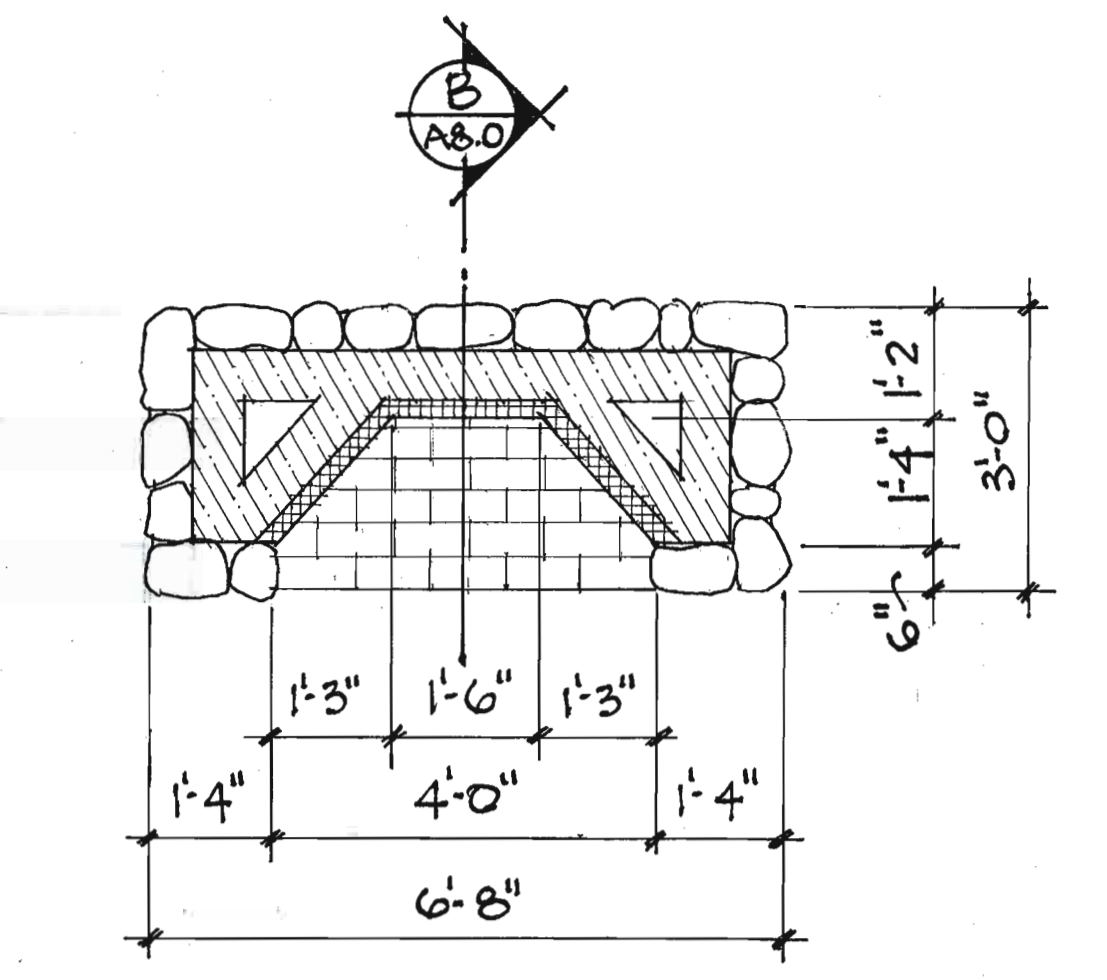
SCALE 1/4" = 1'-0"

KEYNOTES		
1. Conc. footing per structural	24. Min. R-49 rigid insulation	44. Baseboard to match existing
2. Conc. footing per structural	25. Pre-manufactured wood truss	45. Door/window casing to match existing
3. Perimeter insulation cont.	26. Roof sheathing per structural	46. 2x ceiling framing @ 24" o/c
4. Finish grade	27. Roofing felt per manufacturer	47. Beam per structural
5. Existing grade	28. Asphalt comp roof shingles to match existing	48. Base cabinet
6. 2x6 studs @ 16" o/c	29. Wood fascia to match existing	49. 5/8" gypsum bd.
7. 2x6 studs @ 24" o/c	30. Wood siding to match existing	50. 12" rafter tails
8. 2x4 studs @ 16" o/c	31. Soffit to match existing	51. 12" belly trim to match existing
9. 2x cripple studs @ 16" o/c	32. Cont. soffit vent	52. Nom. 10" dia. log post
10. Header per structural	33. Log trim to match existing	53. Radon mitigation pipe and membrane
11. 2x treated mud sill cont.	34. Porcelain pavers on ABS chairs	54. Taut cable guardrail to match existing
12. 2x deck joists per structural	35. EPDM membrane	55. Conc. slab per structural
13. Wall sheathing per structural	36. Side outlet deck drain by J.R. Smith (or equal)	56. Cont. ridge vent
14. 4-mil vapor retarder	37. 2" Ø drain line from deck drain down thru interior wall to crawlspace then daylight to lawn	57. Floor tile
15. Applied membrane waterproofing (Etkadrain or equal)	38. Existing foundation	58. Radiant piping in slab
16. Metal clad wood window	39. Existing floor framing	59. Cement pavers
17. 2x landing joists per structural	40. Existing wall	60. Log beam & rafters to match existing
18. Floor joists per structural	41. Existing window	61. Roof rafters per structural
19. Tyvek infiltration barrier (or equal)	42. Wood cap trim to match existing	62. 2x6 cold roof purlins
20. 3/4" floor sheathing	43. Galvanized base flashing cont.	63. 2x ceiling decking to match existing
21. R-49 insulation		64. Nom 16" Ø log trim
22. R-30 insulation		65. Footing drain pipe to drywell
23. R-23 insulation		66. 1-1/2" furring @ 24" o/c
		67. 1-1/2" rigid insulation
		68. Chair rail trim cont.
		69. Existing wall line

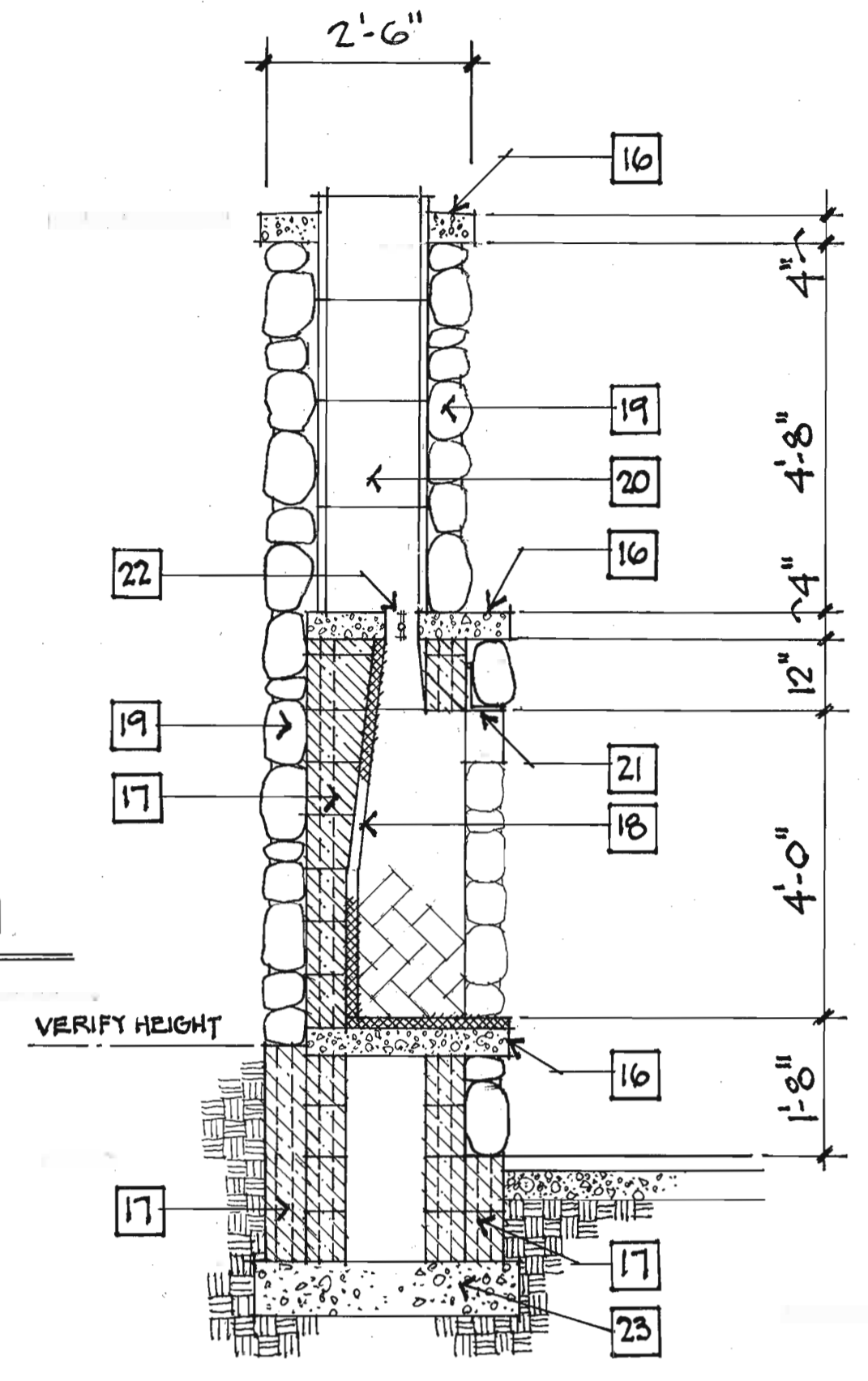
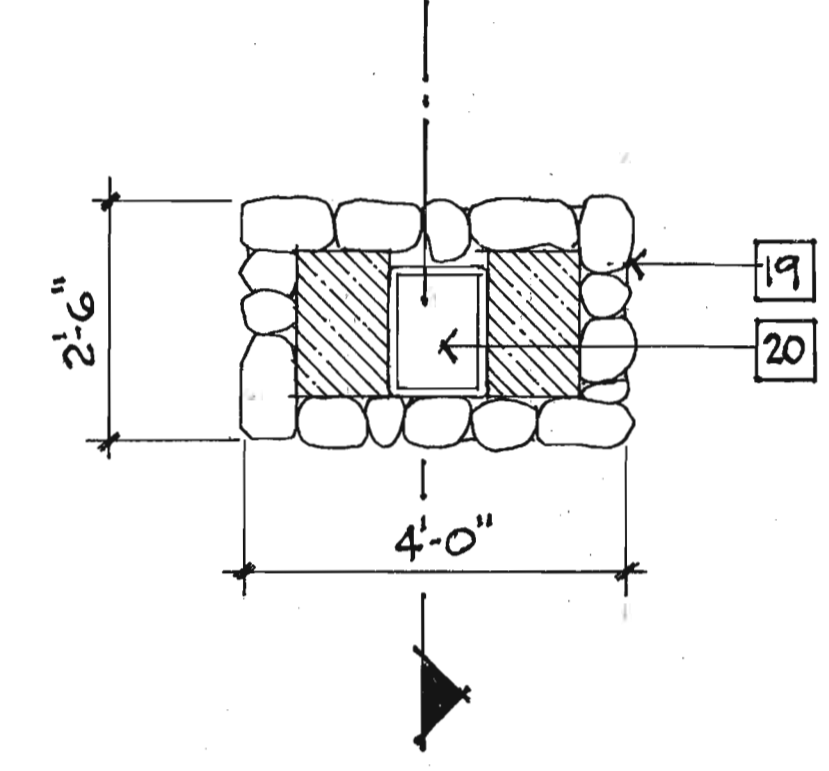


east/southeast elevation

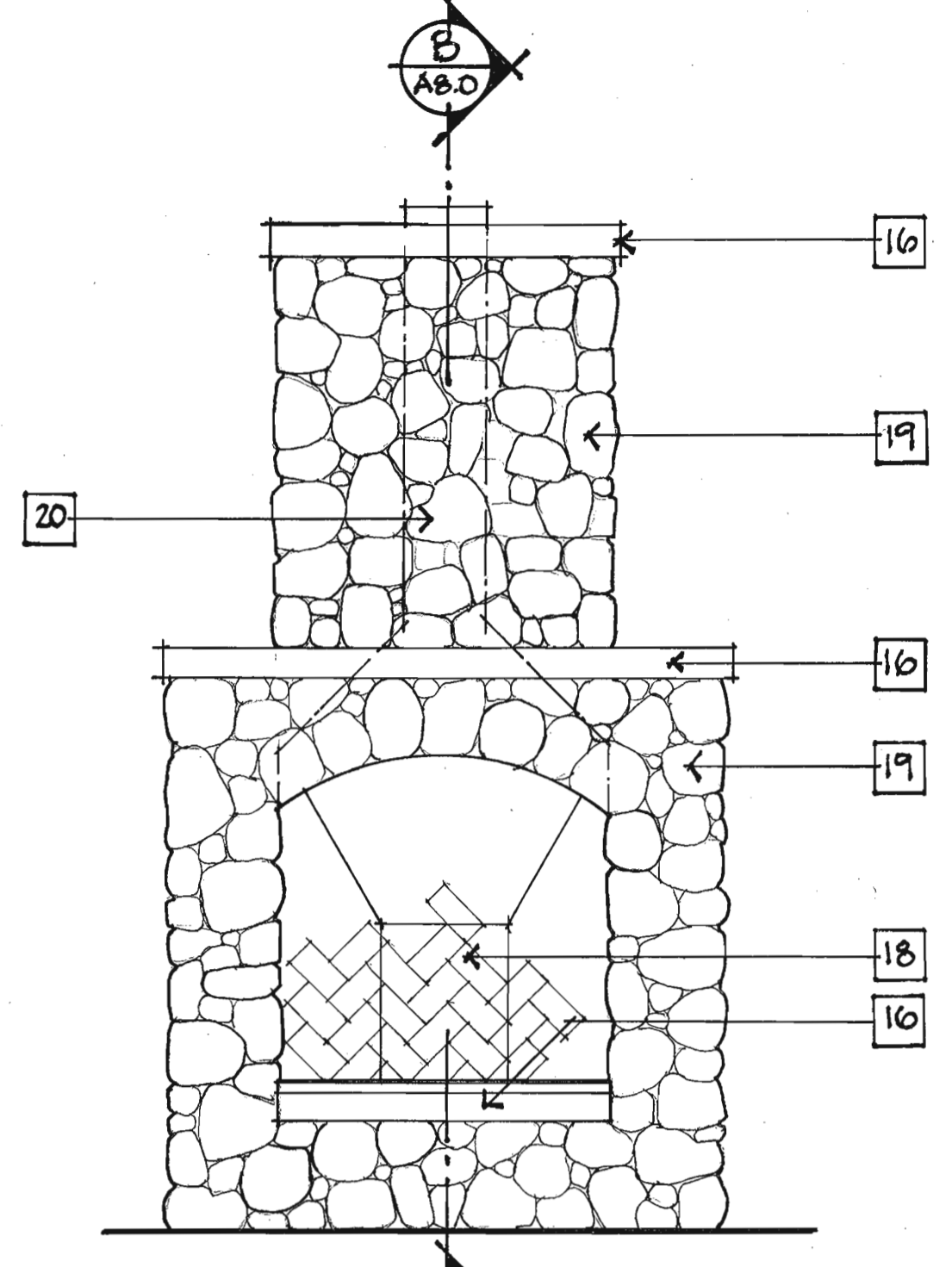
SCALE 1/4" = 1'-0"



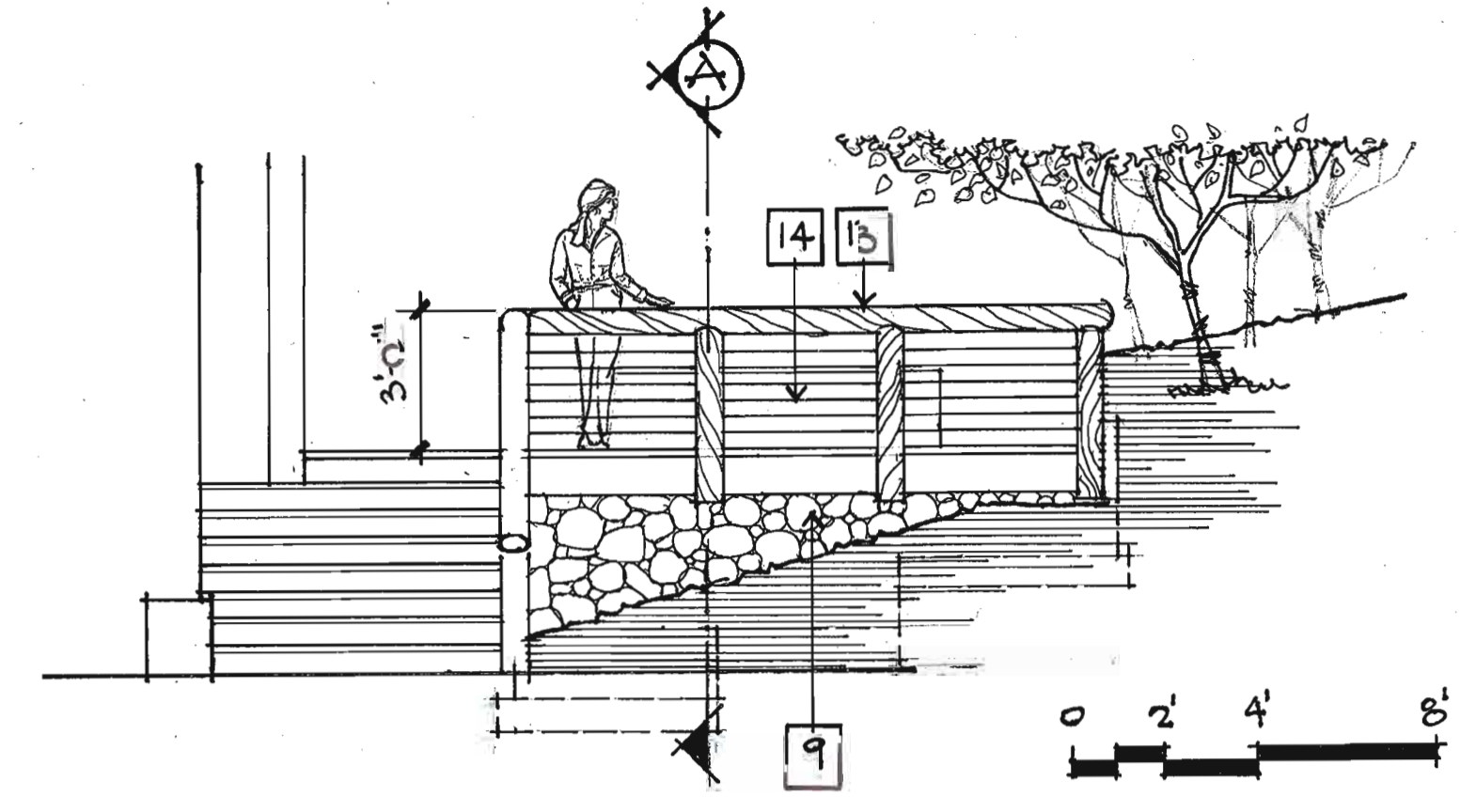
terrace fireplace plan
SCALE 1/2" = 1'-0"



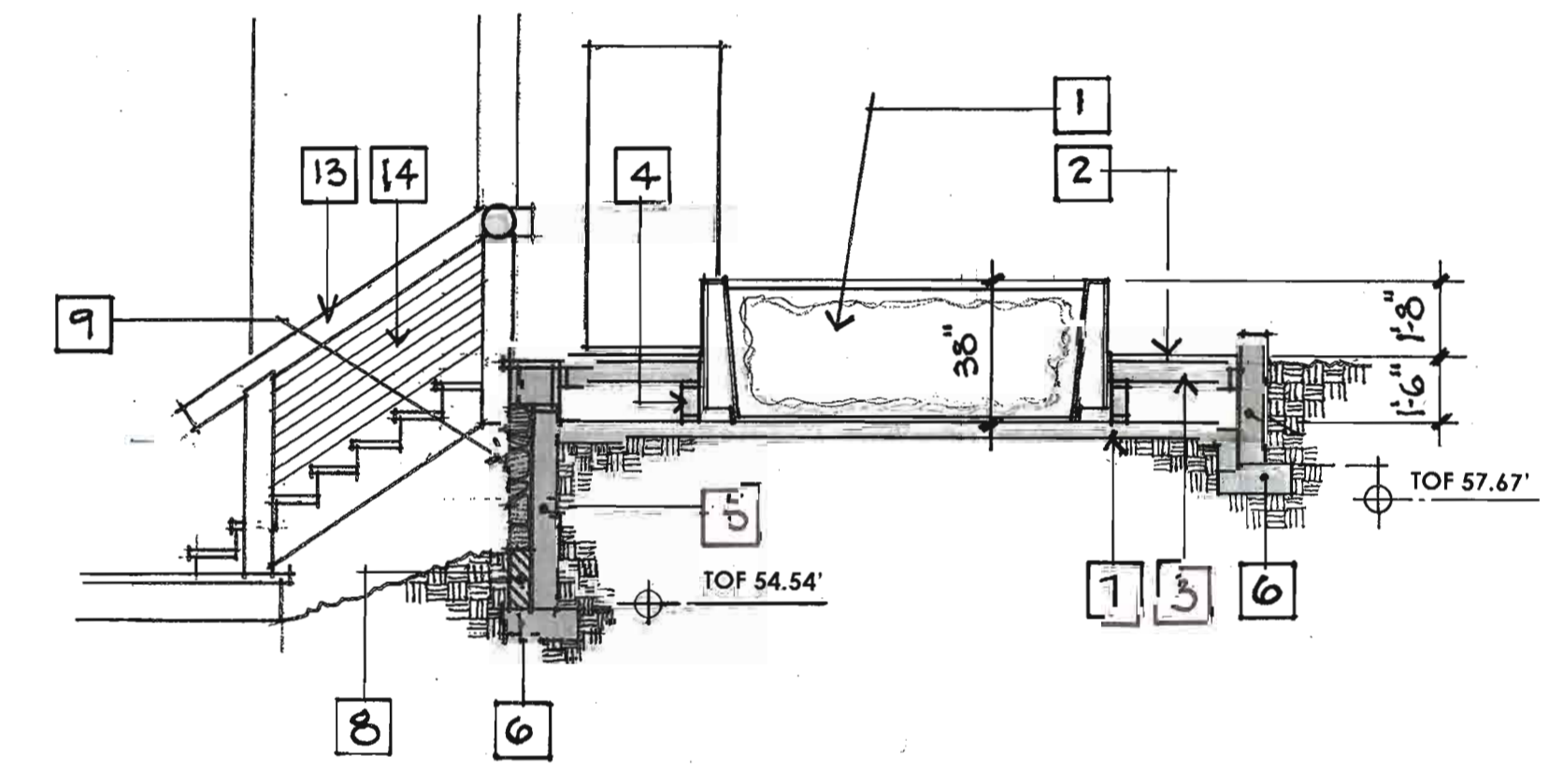
fireplace section
SCALE 1/2" = 1'-0"



fireplace elevation
SCALE 1/2" = 1'-0"



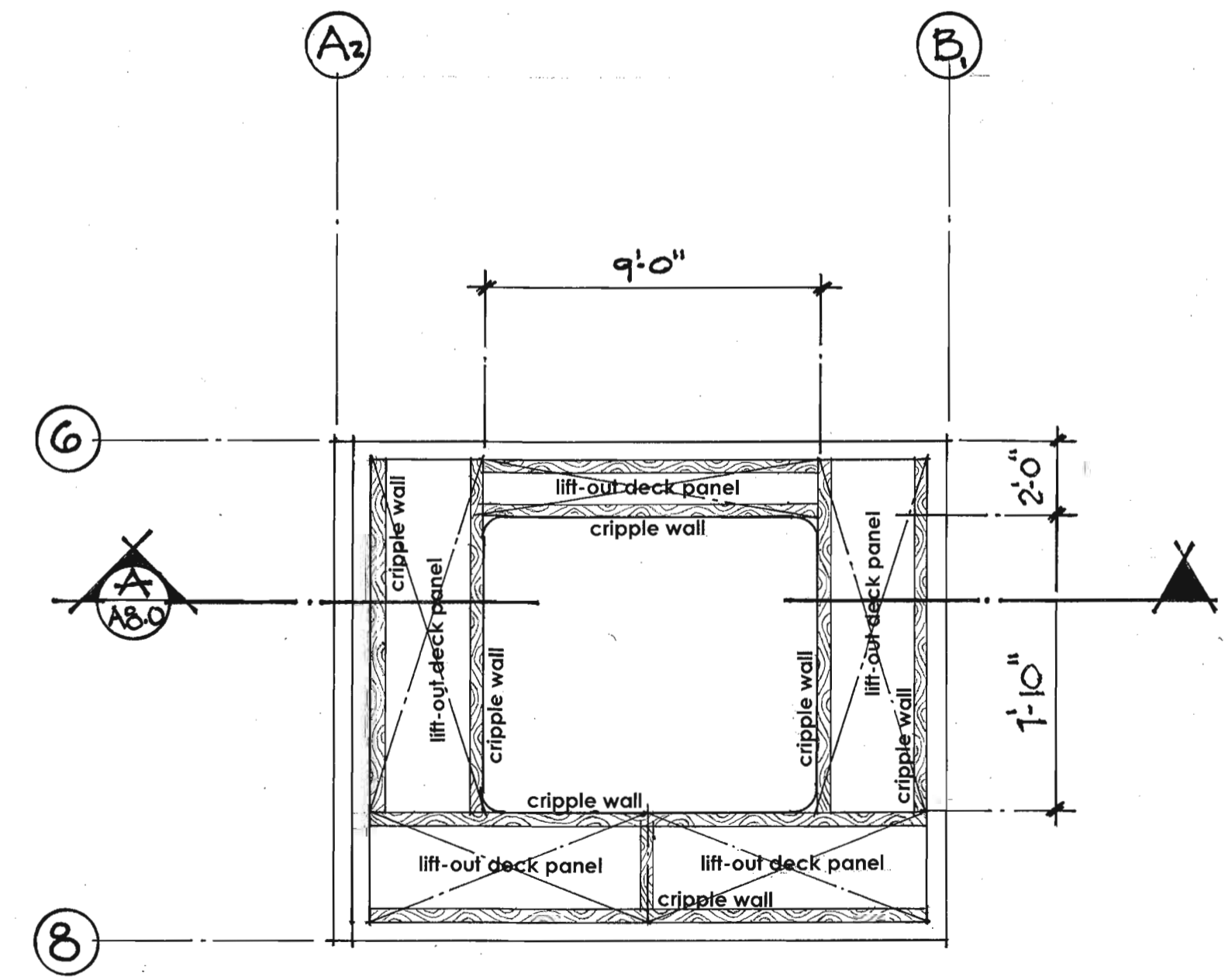
spa deck elevation



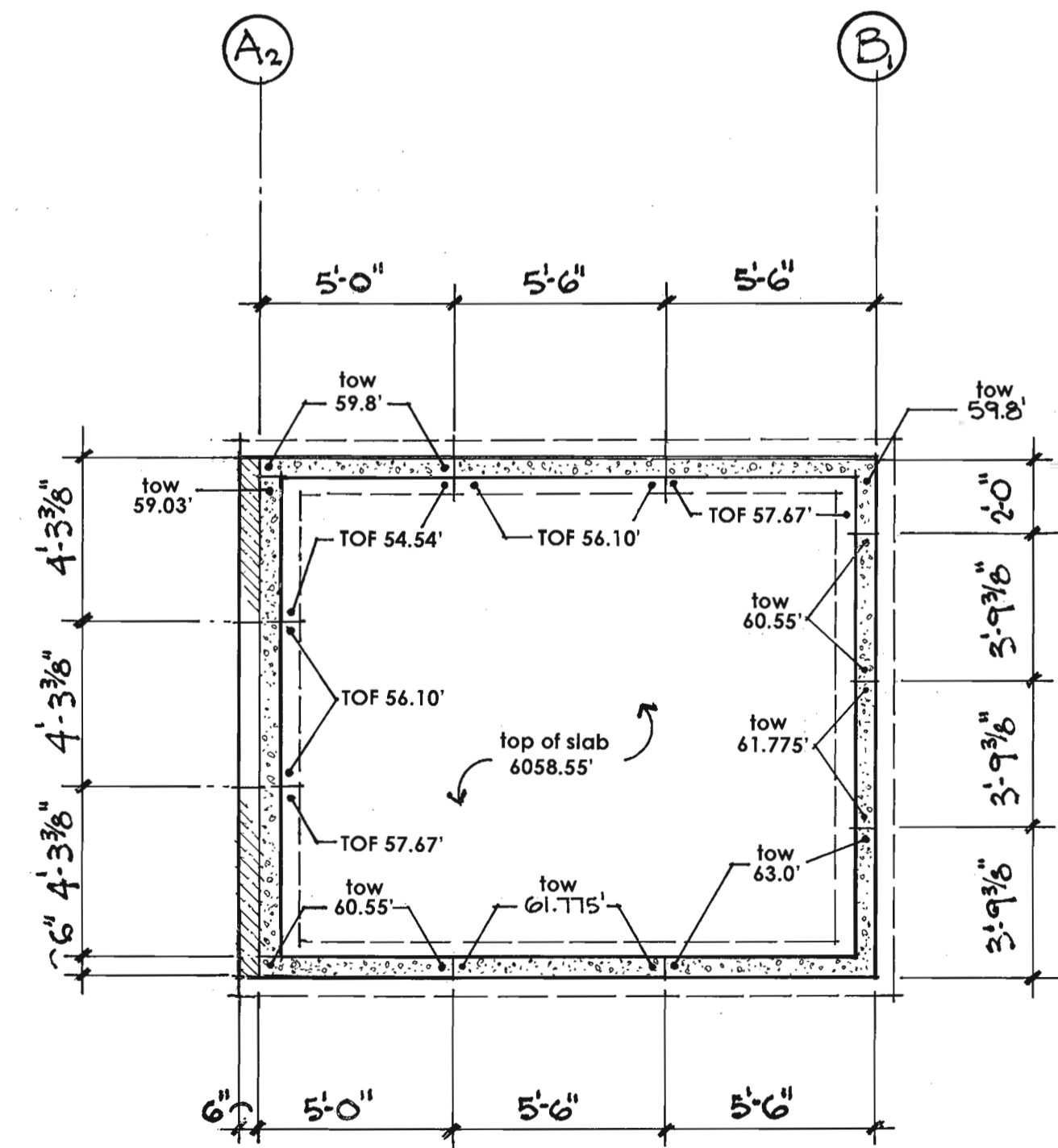
section thru spa
SCALE 1/4" = 1'-0"

keynotes

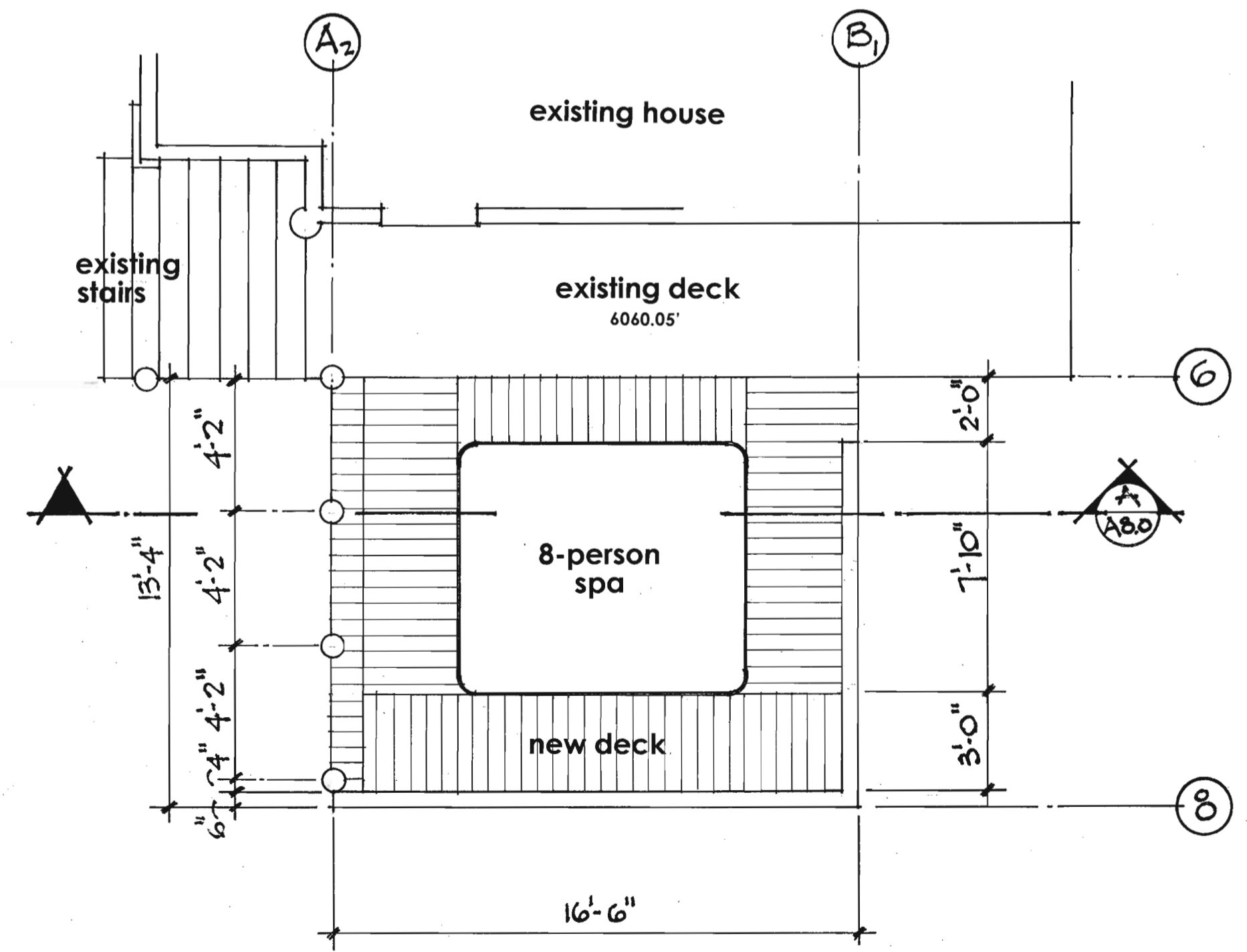
1. 8-person spa	16. 4" CONCRETE TOP SLAB
2. Composite decking	17. 6" CMU
3. 2x6 deck joists @ 16" o/c	18. Fire brick
4. 2x4 treated cripple walls	19. Stone veneer to match existing
5. 6" conc. foundation	20. Min. 12' x 16" flue tile
6. 8" conc. footing	21. Bent steel lintel
7. 4" conc. slab	22. Damper
8. 6" CMU stone ledge	23. Conc. footing per structural
9. Stone veneer to match existing	
10. Finish grade	
11. Lift out deck panel	
12. Log balusters to match existing	
13. Log rail to match existing	
14. Taut cable midrails	
15. Existing handrail beyond	



cripple wall/panel plan
SCALE 1/4" = 1'-0"



spa/deck foundation



spa/deck plan







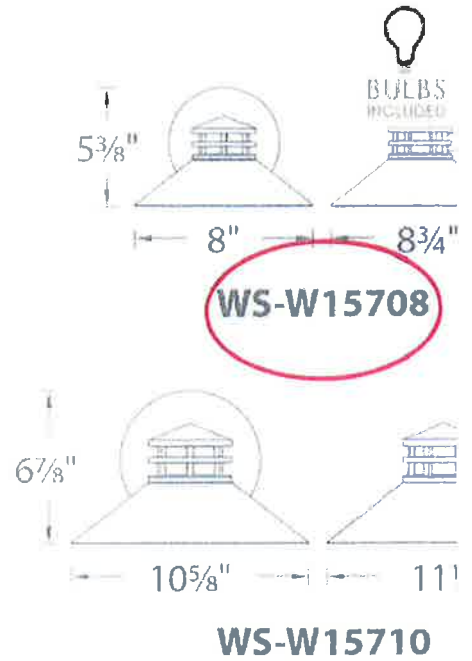
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FIXTURE A



WAC Lighting WS-W15710-BZ Sodor LED 11 inch Bronze Wall Light in 10in, dweLED

IN STOCK
100+

SHIPPING
FREE
RETURNS

110%
PRICE MATCH
GUARANTEE

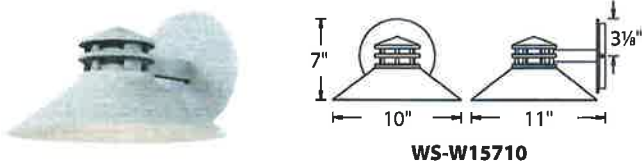
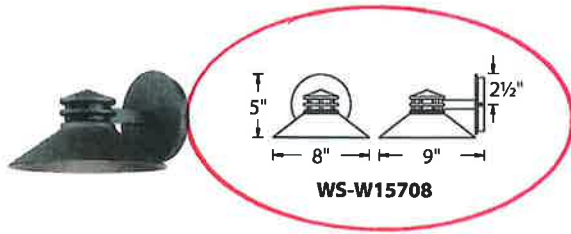
NO
RESTOCKING
FEE



Finish
Bronze

SODOR – model: WS-W157
 dwelLED™ LED Outdoor

WAC LIGHTING
 Responsible Lighting®



Fixture Type:

Catalog Number:

Project: _____

Location: _____

PRODUCT DESCRIPTION

A Steamwork inspired approach to a traditional lantern design. Sodor is constructed with a solid die cast aluminum shade that provides fantastic glare cutoff and a weather resistant powder coated finish. The light engine is factory sealed for maximum protection against the harshest elements.

FEATURES

- Weather resistant powder coated finishes
- Heavy aluminum shade provides great glare cutoff
- Light engine is factory sealed for maximum protection from the elements
- Die-cast aluminum construction
- No transformer or driver required
- Color Temp: 3000K
- CRI: 90
- Dimming: 100% - 5% ELV
- Rated Life: 54,000 hours
- Input: 120V

SPECIFICATIONS

Construction: Aluminum and White Diffuser Lens

Light Source: High output LED.

Finish: Bronze (BZ), Graphite (GH)

Standards: ETL & cETL wet location listed. IP 65. Dark Sky Friendly

ORDER NUMBER

	Watt	LED Lumens	Delivered Lumens	Finish
8"	WS-W15708 9W	750	315	BZ Bronze
10"	WS-W15710 11.5W	1200	560	GH Graphite

Example: **WS-W15708-GH**

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CAST CLASSIC ENGINEERED WALL LIGHT

CEWL5CB, CEWL5LED1



FIXTURE B



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