



City of Ketchum

August 15, 2022

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to Approve Financial Participation Agreement with Ketchum Community Development Corporation for Bluebird Village Community Housing Project

Recommendation and Summary

On April 18th the City Council approved the updated financial commitment letter for the Bluebird Community Housing Project following a presentation by GMD Development and Ketchum Community Development Corporation (KCDC). Both the Ketchum Urban Renewal Agency and Idaho Housing and Finance Association approved increased funding commitments.

“I move to approve the Financial Participation Agreement with Ketchum Community Development Corporation for Bluebird Village Community Housing Project.”

Introduction and History

On October 4, 2021, the City Council approved the design for the Bluebird Community Housing project as recommended by the Planning and Zoning Commission. On November 18th, the City Council approved a long-term lease for the project.

The development team is nearly final with items related to the issuance of their building permit. The city's funding agreement is a necessary component as part of the developer's construction loan issuance. The agreement outlines a phased contribution to the project per key milestones.

- 40% at construction loan closing
- 40% at 50% completion
- 20% at 100% completion

Sustainability Impact

The availability of community housing in the city limits reduces trip generation associated with local workers.

Financial Impact

A local funding match was a major factor in the successful award of federal tax credits by Idaho Housing Finance Association. The city's original commitment was \$1.4 million and on April 18, City Council agreed to increase to \$3.3 million to address the increase in construction costs and impact of decreased Blaine County AMI. The current balance of the In-Lieu Housing Fund is approximately \$2.9 million. Three pending development projects have indicated they will pay in-lieu fees which are estimated to bring in another \$1,217,774. The funding agreement with KCDC will outline that the city will fund in phases to align with cash flow.

Attachments

Agreement and Purchase Order #22122



CITY OF KETCHUM
 PO BOX 2315 * 191 5TH ST. * KETCHUM, ID 83340
 Administration 208-726-3841 (fax) 208-726-8234

PURCHASE ORDER
 BUDGETED ITEM? ___ Yes ___ No

PURCHASE ORDER - NUMBER: 22122

To: 2721 KETCHUM COMMUNITY DEVELOPMENT CORPORATION P.O. BOX 6452 KETCHUM ID 83340	Ship to: CITY OF KETCHUM PO BOX 2315 KETCHUM ID 83340
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P. O. Date	Created By	Requested By	Department	Req Number	Terms
08/11/2022	bancona	bancona		0	

Quantity	Description	Unit Price	Total
1.00	BLUEBIRD COMMUNITY HOUSING PR 52-4410-7116	3,300,000.00	3,300,000.00
	SHIPPING & HANDLING		0.00
	TOTAL PO AMOUNT		3,300,000.00

_____ Authorized Signature

**CITY OF KETCHUM
REIMBURSEMENT AND PARTICIPATION AGREEMENT**

This Reimbursement and Participation Agreement (“**Agreement**”) is entered into as of [____], 2022 (the “**Effective Date**”) by the City of Ketchum, Idaho (“**City**”), an Idaho municipal corporation, Ketchum Community Development Corporation (“**KCDC**”), an Idaho nonprofit corporation, and 4% Bluebird Housing Partners LLC (“**Owner**”), an Idaho limited liability company, with respect to the Project. City, KCDC and Owner may be collectively referred to as the “**Parties**” and individually referred to as a “**Party**.”

RECITALS

A. The City is facing increased demand and a critical need for additional housing options to support the City’s local population and workforce.

B. The City has established a community housing incentive to encourage and provide for additional community housing options, which includes the establishment of an In-Lieu Housing Fund that collects and makes available funding for community housing development (the “**City In-Lieu Housing Fund**”). Ketchum Municipal Code §17.124.040.

C. KCDC, in cooperation with Owner, is leasing and re-developing the former site of City Hall, generally described on **Exhibit A**, into a mixed-use, community housing project known or to be known as the Bluebird Village community housing project (“**Project**”) as graphically depicted on **Exhibit B** and further referenced in **Exhibit C**.

D. KCDC and the City entered into a seventy-five (75) year ground lease outlining the nature of the Project and governing the rights and obligations of the City and KCDC, as well as any developer or subtenant (as the same may be amended from time to time, the “**Lease**”). The Lease is attached as **Exhibit C** and incorporated herein by this reference.

E. The City finds that it is in the interest of the public health and welfare, particularly for provision of community housing, to support the Project and ensure the Project is completed.

F. In support of that public interest, the City has entered into the Lease for the use of the former site of City Hall. Additionally, the City has previously committed in 2020 to a local funding match of \$1.4 million, which was a major factor in the successful award of tax credits for the Project.

G. As presented at the April 4, 2022 City Council meeting, there have been significant market impacts and disruptions that have further increased the need for such community housing, and also have significantly impacted the development costs of the Project. Consequently, KCDC and GMD Development LLC, a Washington limited liability company, an affiliate of Owner, have requested and the City approved a letter of intent for additional supplemental local gap funding to the Owner in the amount of \$1,900,000.

H. Finding the Project to be an important part of addressing the City's significant housing needs, this Agreement intends to further define the terms and conditions of City's financial contribution and local match to the Project.

AGREEMENTS

Therefore, in consideration of the above recitals which are hereby incorporated, the Parties agree as follows:

1. Effective Date; Termination. The Effective Date of this Agreement shall be as set forth above and shall terminate upon the earlier of (i) the term of the Lease (or earlier termination thereof), (ii) the full and final disbursement of funds pursuant to Section 3, or (iii) termination pursuant to Section 9.

2. City Funding Commitment. The City commits to local match funding for the Project in the total amount of up to \$3,300,000, and not to exceed such amount. This amount is intended to be primarily funded from the City In-Lieu Housing Fund. Additional funding may be in the form of reimbursements, credits, or waivers for building and/or planning fees.

3. City Disbursement. Disbursements shall occur as follows:

- 40% (\$1,320,000) at the Project's construction loan closing.
- 40% (1,320,000) at 50% Completion of Construction (as such term is defined in Owner's Amended and Restated Agreement Operating Agreement).
- 20% (660,000) at 100% Completion of Construction.

City may pay at any time, in whole or in part, without penalty, the then remaining outstanding balance of this participation obligation. City shall participate in the monthly Construction Loan draw and inspection process. All funds shall go to the Construction control account.

4. Reserved.

5. Construction of Project. Owner agrees to pursue and construct the Project as previously approved by the City and pursuant to the Lease.

6. Construction Funding. Owner shall pay for all of the costs of construction for the Project. The Parties acknowledge that the Schedule of Costs, attached as **Exhibit D**, is an estimate by Owner's contractor and that actual costs for the Project, as well as each line item of cost, may be more or less than is shown on the Schedule of Costs.

7. Notification of Completion; Inspection. Upon completion of the required step or steps in construction, Owner shall notify City in writing and request a construction inspection and/or a meeting with City to determine if the construction meets the requirements of the completion percentages as provided for in Section 3 above. City will provide KCDC with written

confirmation if the construction step has been completed in compliance with this Agreement within fifteen (15) days of receipt of Owner's notice, and proceed with funding disbursement in accord with Section 3.

8. Subordination of Funding Obligations. The Parties agree this Agreement does not provide KCDC with a security interest in any City funds or revenues. Notwithstanding anything to the contrary in this Agreement, the obligation of City to make the payments as specified in this agreement shall be subordinate to all City obligations that have committed available City revenues previous to this Agreement, including the City In-Lieu Housing Fund funds and revenues.

9. Default. Neither Party shall be deemed to be in default of this Agreement except upon the expiration of seventy-five (75) days from receipt of written notice of default from the other Party specifying how such Party has failed to perform its obligations under this Agreement and failure of such Party to rectify those failures of obligations specified in such notice of default. In the event of a default past the foregoing cure period, the non-defaulting Party may do the following:

- a. Terminate this Agreement upon written notice to the defaulting Party and pursue recovery of direct damages incurred.
- b. Seek specific performance of those elements of this Agreement which can be specifically performed and recover all damages incurred. The Parties agree that it is their intent that elements of this Agreement requiring certain actions be taken for which there are not adequate legal remedies may be specifically enforced.
- c. Perform or pay any obligation or encumbrance necessary to cure the default and offset the cost thereof from monies otherwise due the defaulting Party or recover said monies from the defaulting Party.
- d. Pursue all other remedies available at law, it being the intent of the Parties that remedies be cumulative and liberally enforced so as to adequately and completely compensate the non-defaulting Party.
- e. In the event KCDC and/or Owner defaults under this Agreement, City as the non-defaulting Party shall have the right to suspend or terminate its payments under this Agreement for so long as the default continues beyond the cure period provided for in Section 9. If not cured within the cure period provided in Section 9, City's commitment for payment shall be deemed extinguished unless otherwise agreed to by the City.

Notwithstanding anything to the contrary herein, the Parties agree that any cure made or tendered by Owner's tax credit investor shall be accepted or rejected as if made or tendered by Owner.

10. No Joint Venture. The Parties agree that nothing contained in this Agreement or any document executed in connection with this Agreement shall be construed as the Parties a joint venture or partners.

11. Successors and Assigns. This Agreement may not be assigned except that KCDC or Owner may assign their respective rights or obligations under this Agreement a third party only upon the written approval of City, at City's sole discretion which will not be unreasonably denied.

12. Notices. All notices under this Agreement shall be in writing and delivered by personal service, by United States of America mail or express mail or other established express delivery service, postage or delivery charge prepaid, return receipt requested, or by electronic mail addressed as set forth below:

City: City Administrator
City of Ketchum
P.O. Box 2315
Ketchum, Idaho 83340
(208) 726-3841
jriley@ketchumidaho.org

KCDC: Ketchum Community Development Corporation
P.O. Box 6452
Ketchum, ID 83340
Attention: Charles Friedman, Executive Director
(208) 309-0224
friedman.charles@gmail.com

Owner: 4% Bluebird Housing Partners LLC
c/o GMD Development LLC
520 Pike Steet Suite 1010
Seattle, WA 98112
(206) 745-3699
greg@gmddevelopment.com

13. Idaho Law; Attorney Fees. This Agreement shall be construed and enforced in accordance with the laws of the State of Idaho. Should any legal action be brought by either Party because of breach of this Agreement or to enforce any provision of this Agreement, the prevailing Party shall be entitled to reasonable and actual attorney fees, court costs, and such other costs as may be found by the court.

14. Headings. The captions and headings in this Agreement are for reference only and shall not be deemed to define or limit the scope or intent of any of the terms, covenants, conditions, or agreements contained herein.

15. Entire Agreement. This Agreement constitutes the entire understanding and agreement of the Parties. Exhibits to and incorporated in this Agreement are:

- Exhibit A – Legal Description
- Exhibit B – [_____]
- Exhibit C – [_____]
- Exhibit D – Schedule of Costs

16. Indemnification. KCDC and/or Owner shall indemnify and hold City and its respective officers, agents, and employees harmless from and against all liabilities, obligations, damages, penalties, claims, costs, charges, and expenses, including reasonable and actual architect and attorney fees (collectively referred to in this section as “**Claim**”), which may be imposed upon or incurred by or asserted against City or its respective officers, agents, and employees relating to the construction or design of the Project or otherwise arising out of KCDC’s or Owner’s actions or inactions. In the event an action or proceeding is brought against City or its respective officers, agents, and employees by reason of any such Claim, KCDC or Owner, upon written notice shall, at their own expense, resist or defend such action or proceeding. Notwithstanding the foregoing, KCDC and/or Owner shall have no obligation to indemnify, defend, or hold City and its respective officers, agents, and employees harmless from and against any matter to the extent it arises from the active negligence or willful act of City or its respective officers, agents, or employees acting within their capacity as a City official or employee.

17. Anti-Boycott Against Israel Certification. The Parties hereby certify pursuant to, Idaho Code § 67-2346 that the Parties, their wholly owned subsidiaries, majority owned subsidiaries, parent companies and affiliates, are not currently engaged in, and will not for the duration of this Agreement, knowingly engage in, a boycott of goods or services from Israel or territories under its control.

18. Antidiscrimination. KCDC and Owner for themselves and their respective successors and assigns, agree that in the construction of the Project provided for in this Agreement, KCDC and Owner will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity/expression, national origin or ancestry, marital status, age, or physical disability.

[Signatures on following page.]

The Parties have signed this Agreement effective as of the Effective Date.

CITY:

CITY OF KETCHUM, IDAHO,
an Idaho municipal corporation

By: _____
Neil Bradshaw
Mayor

Attest: _____
Lisa Enourato
Interim City Clerk

The Parties have signed this Agreement effective as of the Effective Date.

KCDC:

KETCHUM COMMUNITY DEVELOPMENT CORPORATION,
an Idaho nonprofit corporation

By: _____
Charles Friedman
Executive Director

The Parties have signed this Agreement effective as of the Effective Date.

OWNER:

4% BLUEBIRD HOUSING PARTNERS LLC,
an Idaho limited liability company

By: ID 4% Bluebird KCDC LLC,
an Idaho limited liability company,
its Managing Member

By: Ketchum Community Development Corporation,
an Idaho nonprofit corporation,
its Sole Member

By: _____
Charles Friedman
President

By: ID 4% Bluebird GMD LLC,
an Idaho limited liability company,
its Administrative Member

By: GMD Development LLC,
a Washington limited liability company,
its Sole Member

By: _____
Gregory M. Dunfield
Manager

EXHIBIT A

PROJECT SITE

480 N East Avenue (Ketchum Townsite: Block 45: Lot 3A) & Parking Lot at
Southeast Corner of 5th Street & Alley (Ketchum Townsite: Block 45: W 75' Lots
7 & 8)

EXHIBIT B



INDEX OF DRAWINGS

G0.00	PROJECT COVER
G1.00	VICINITY MAP
G2.00	VICINITY PHOTOS
G2.01	VICINITY PHOTOS
C0.00	CIVIL COVER
C0.01	CONTEXTUAL HEIGHTS EXHIBIT
C0.02	CONTEXTUAL HEIGHTS EXHIBIT - BLOCK 45
C0.03	SITE SURVEY
C0.20	DETAILS
C0.30	DETAILS
C1.00	PROPOSED GRADING, DRAINAGE, & UTILITIES PLAN
L1.0	STREETSCAPE OVERVIEW
L2.0	SECOND FLOOR
L3.0	FOURTH FLOOR PATIO OVERVIEW
L4.0	STANDARD SPECIFICATIONS
A1.00	PROPOSED ARCHITECTURAL SITE PLAN
A1.01	PROPOSED ARCHITECTURAL SITE PLAN - GROUND LEVEL
A1.02	PROPOSED SECOND FLOOR PLAN
A1.03	PROPOSED THIRD FLOOR PLAN
A1.04	PROPOSED FOURTH FLOOR PLAN
A1.05	PROPOSED ROOF PLAN
A2.01	PROPOSED BUILDING ELEVATIONS - WEST & NORTH
A2.02	PROPOSED BUILDING ELEVATIONS - EAST & SOUTH
A2.03	PROPOSED BUILDING ELEVATIONS - ALLEY
A2.04	BUILDING HEIGHTS
A3.01	PROPOSED BUILDING SECTION
A6.00	FLOOR AREA + FLOOR AREA RATIO
A6.01	PROPOSED MASTER SIGNAGE PLAN
A6.02	FOURTH FLOOR SETBACK
A6.03	RIGHT OF WAY ENCROACHMENT + CONDITIONAL USE PLAN
A6.04	RIGHT OF WAY ENCROACHMENT + CONDITIONAL USE ELEVATIONS
A6.05	FRESH AIR (AC PORT) VENT PLAN
A6.12	PROPOSED SECOND FLOOR PLAN
A6.13	PROPOSED THIRD FLOOR PLAN
A6.14	PROPOSED FOURTH FLOOR PLAN
A9.00	PROPOSED EXTERIOR FINISHES
A9.01	PROPOSED SW CORNER VIEW
A9.02	PROPOSED EAST AVENUE FACADE
A9.03	PROPOSED NW CORNER VIEW
A9.04	PROPOSED FIFTH STREET FACADE
A9.05	PROPOSED NE CORNER VIEW
A9.06	PROPOSED SE CORNER VIEW
E0.00	LEGENDS, KEYS, NOTES
E1.00	PROPOSED ELECTRICAL SITE PLAN
E1.01	PROPOSED ELECTRICAL SITE PHOTOMETRIC PLAN
E1.04	PROPOSED 4TH FLOOR EXTERIOR LIGHTING PLAN
E2.00	PROPOSED SITE LIGHTING FIXTURE SCHEDULE + SPEC SHEETS
K1.00	PROPOSED CONSTRUCTION MANAGEMENT PLAN
K1.01	PROPOSED CONSTRUCTION MANAGEMENT PLAN

MATERIAL SYMBOLS

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

PROJECT TEAM

OWNER:	GMD Development Greg Dunfield 520 Pike Street, Suite 1010 Seattle, Washington 98101 greg@gmddevelopment.com	LANDSCAPE ARCHITECT:	BYLA Landscape Architects Chase Gouley PO Box 594 323 North Lewis Street, Suite N Ketchum, Idaho 83340 (208) 726-5907 chase@byla.us
ARCHITECT:	Michael Doty Associates, Architects, PC PO Box 2792 371 Washington Avenue North Ketchum, Idaho 83340 (208) 726-4228 mike@mda-arc.com	CIVIL ENGINEER:	Galena Engineering, Inc. Sean Flynn 317 North River Street Hailey, Idaho 83333 (208) 788-1705 sfflynn@galena-engineering.com
GENERAL CONTRACTOR:	Conrad Brothers Construction Paul Conrad PO Box 3432 1320 Heroic Road Hailey, ID 83333 (208) 726-3830 paul@conradbrothersconstruction.com		
STRUCTURAL ENGINEER:	Frost Structural Engineering Markell Bateman 1020 Lincoln Road Idaho Falls, ID 83401 (208) 227-8404 x 201 markellb@froststructural.com		

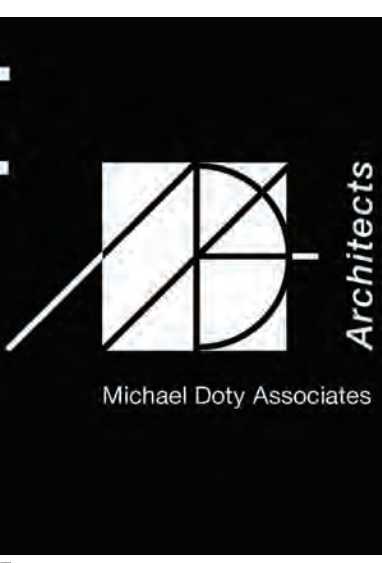
PROJECT DATA

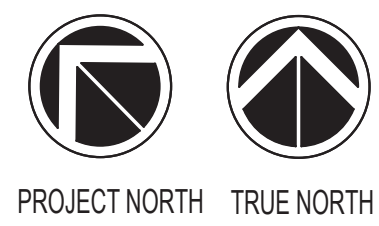
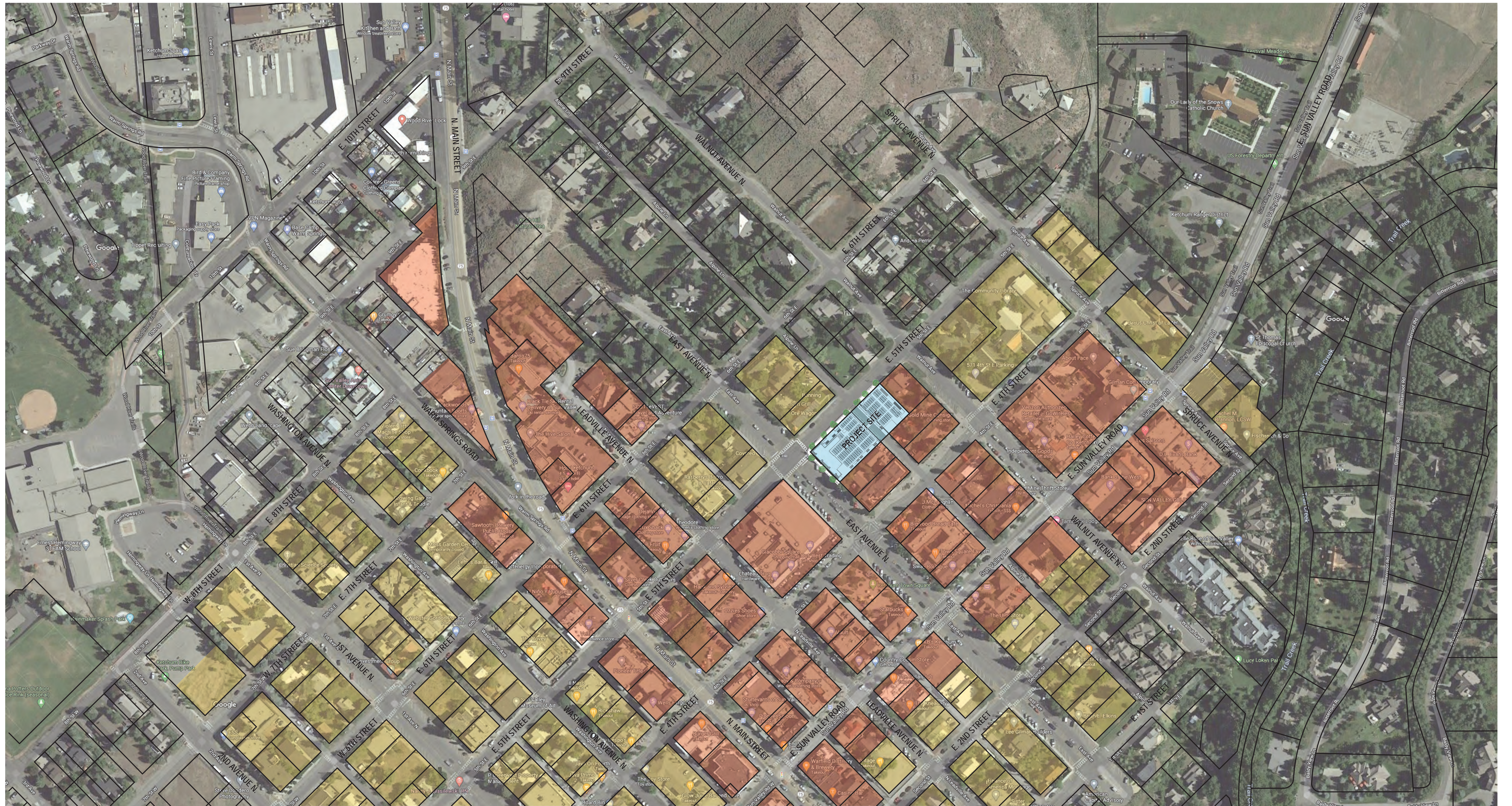
LEGAL DESCRIPTION:	LOT 3A, WEST 75 FEET OF LOT 7 & LOT 8, BLOCK 45, KETCHUM TOWNSITE, KETCHUM, IDAHO
ZONING:	CC-1 COMMUNITY CORE, RETAIL
CONSTRUCTION TYPE:	1ST/GROUND FLOOR: TYPE I-A 2ND, 3RD & 4TH FLOOR: TYPE V-B
OCCUPANCY:	RESIDENTIAL GROUP R-2 BUSINESS GROUP B STORAGE GROUP S-2 ASSEMBLY GROUP A-3
BUILDING AREA (GROSS):	GROUND FLOOR BLDG A: 14696 SF GROUND FLOOR BLDG B: 6745 SF 2ND FLOOR BLDG A: 12516 SF 2ND FLOOR BLDG B: 5311 SF 3RD FLOOR BLDG A: 12626 SF 3RD FLOOR BLDG B: 5422 SF 4TH FLOOR BLDG A: 8349 SF 4TH FLOOR BLDG B: 2742 SF TOTAL: 68407 SF
FIRE SPRINKLER SYSTEM:	NFPA 13 THROUGHOUT
SITE AREA:	LOT 3A: 16814 SF (.39 ACRE) WEST 75' OF LOTS 7 & 8: 8258 SF (.19 ACRE)
CODES:	2018 INTERNATIONAL BUILDING CODE (2018 IBC) AS ADOPTED BY CITY OF KETCHUM BUILDING DEPT.
JURISDICTIONS:	CITY OF KETCHUM PLANNING & ZONING CITY OF KETCHUM BUILDING DEPARTMENT CITY OF KETCHUM FIRE DEPARTMENT

BLUEBIRD VILLAGE

480 N. EAST AVE.
KETCHUM, ID 83340

DESIGN REVIEW
08/04/2021





PROJECT NORTH TRUE NORTH

VICINITY MAP

- PROJECT SITE
- COMMUNITY CORE SUBDISTRICT 1 - RETAIL CORE
- COMMUNITY CORE SUBDISTRICT 2 - MIXED USE

SCALE: 1" = 100'-0"

BLUEBIRD VILLAGE

480 N. EAST AVE.
KETCHUM, ID 83340

PRE-APPLICATION DESIGN REVIEW
07/07/2021



Michael Doty Associates, Architects PC



NW CORNER, EAST AVE. & FIFTH ST.



NE CORNER, FIFTH ST.



SW CORNER, EAST AVE. & 4TH ST.



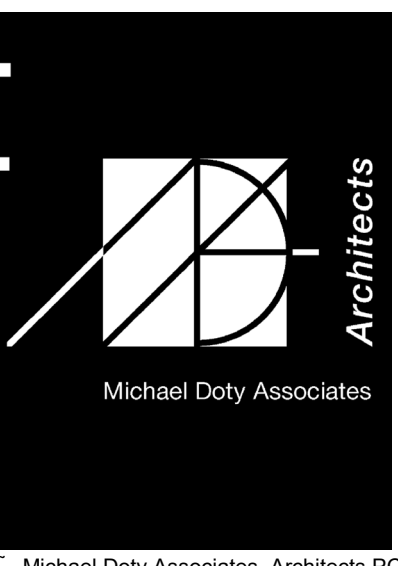
SE VIEW, 4TH ST. & ALLEY

VICINITY PHOTOS

BLUEBIRD VILLAGE

480 N. EAST AVE.
KETCHUM, ID 83340

DESIGN REVIEW
07/07/2021





VIEW LOOKING WEST FROM ALLEY ALONG PROPERTY LINE



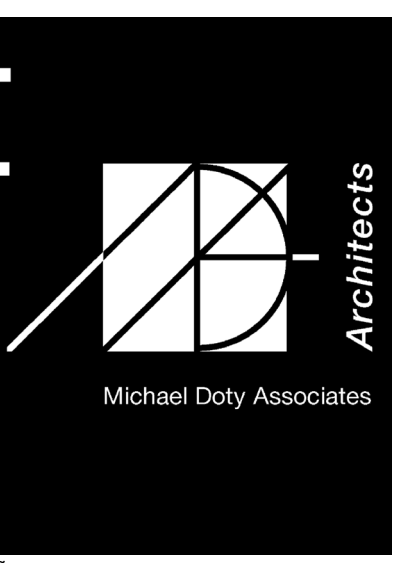
VIEW LOOKING SOUTHEAST ALONG PROPERTY LINE

VICINITY PHOTOS

BLUEBIRD VILLAGE

480 N. EAST AVE.
KETCHUM, ID 83340

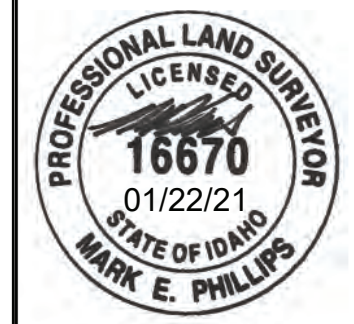
DESIGN REVIEW
07/07/2021



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



A MAP SHOWING BUILDING & TREE HEIGHTS AROUND LOT 3A AND THE WEST 75' OF LOTS 7 & 8 BLOCK 45, KETCHUM TOWNSITE (480 N EAST AVE)
 LOCATED WITHIN SECTION 16, T.4 N., R.16 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR GMD DEVELOPMENT, LLC
 PROJECT INFORMATION

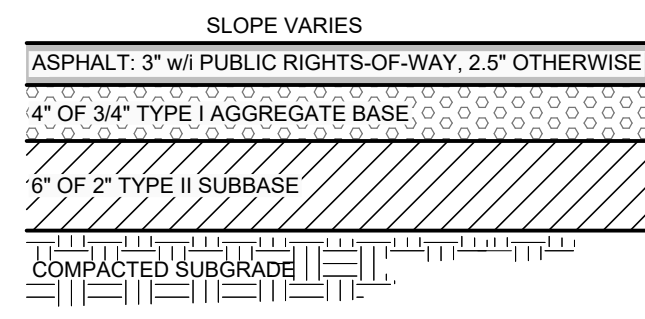


DESIGNED BY: CT
 DRAWN BY: SMF
 CHECKED BY:

GALENA ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 347 N. River Street
 Ketchum, ID 83705
 (208) 788-1705
 email: galena@galena-engineering.com

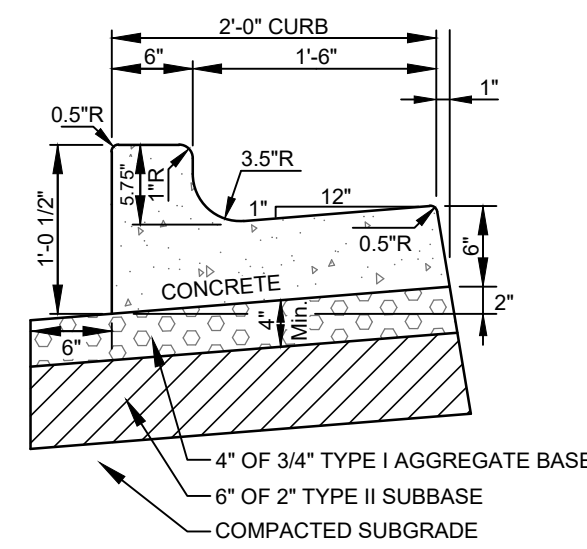
PURPOSE:		REVISIONS	
NO.	DATE	BY	

C0.02



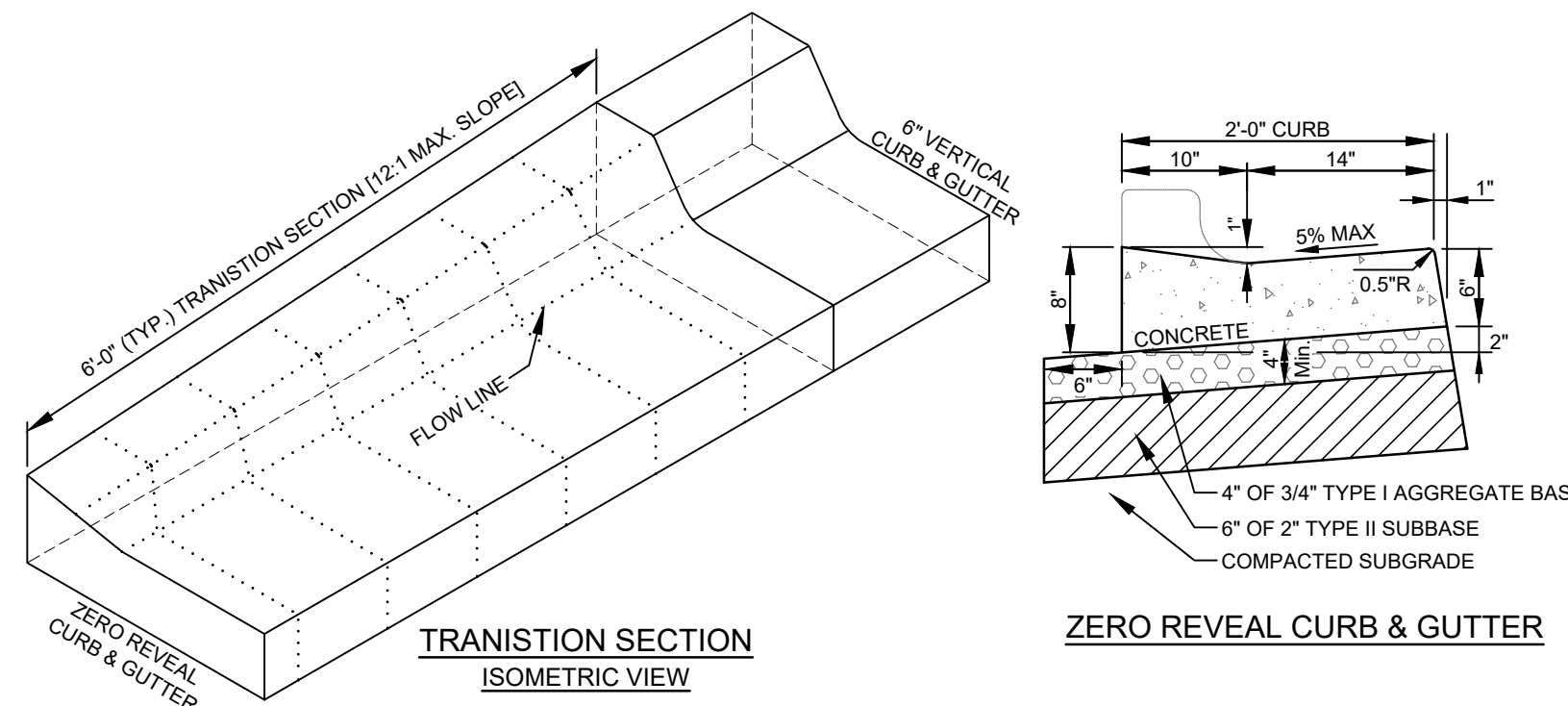
- NOTES:
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

1
C0.2 **TYPICAL STREET ASPHALT SECTION**
N.T.S.



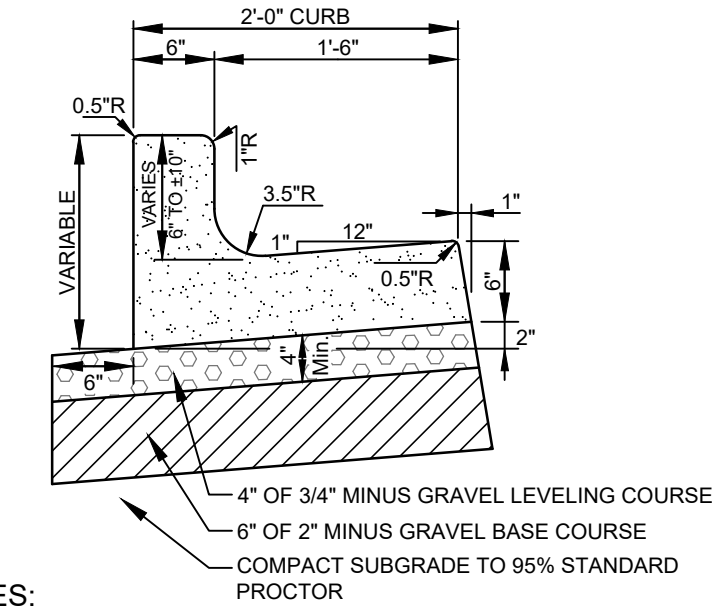
- NOTES:
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.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

2a
C0.2 **6" CONCRETE VERTICAL CURB & GUTTER**
N.T.S.



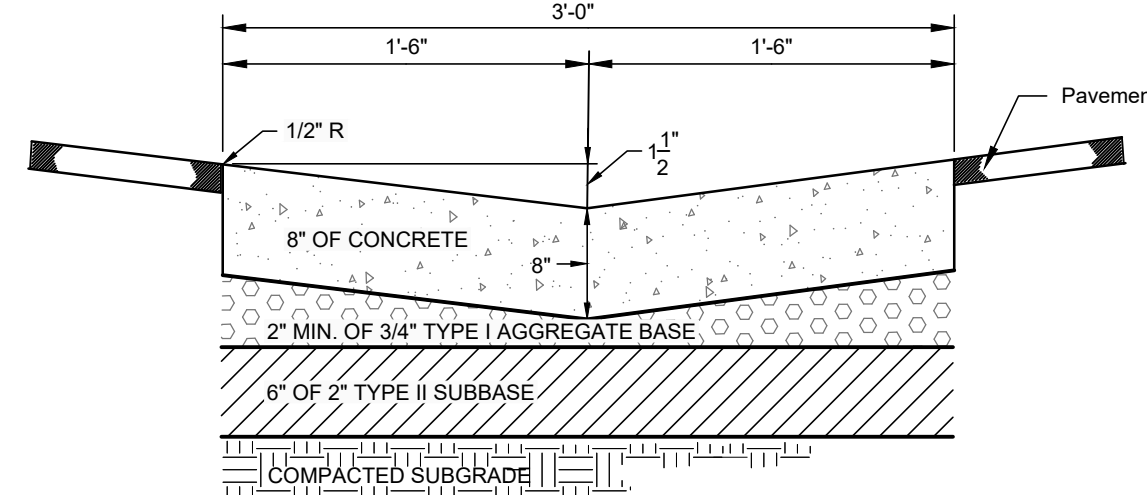
- NOTES:
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.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

2b
C0.2 **TYPICAL CURB TRANSITION DETAIL**
N.T.S.



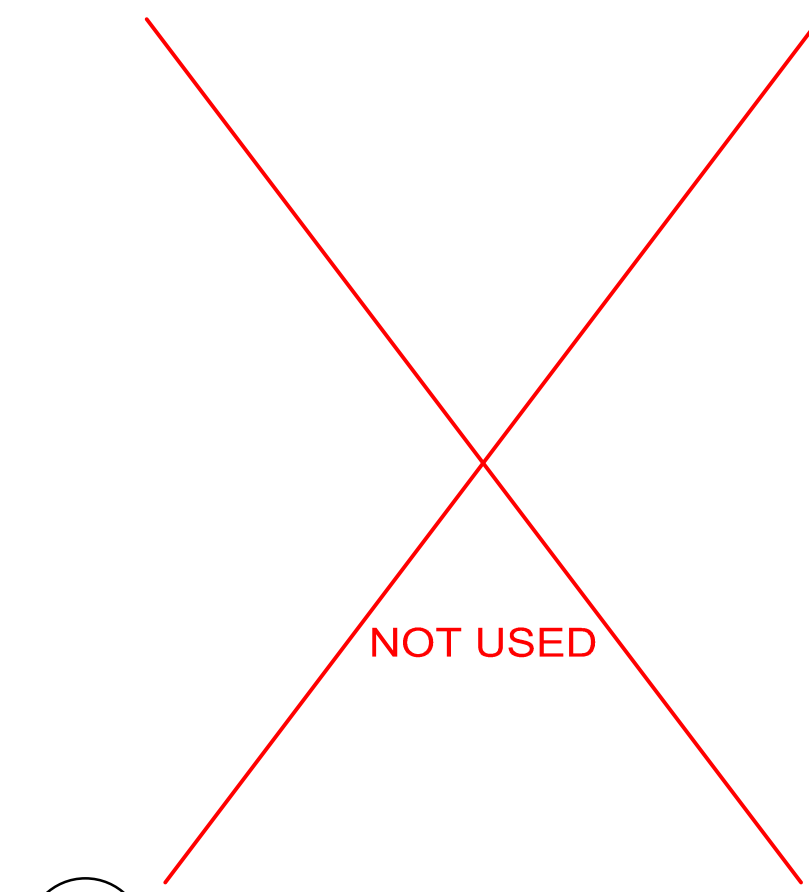
- NOTES:
- 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
 - CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS TO MATCH SIDEWALK WITH 10-FEET MAXIMUM SPACING.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.

2c
C0.2 **CONCRETE VERTICAL CURB & GUTTER WITH VARIABLE REVEAL**
N.T.S.

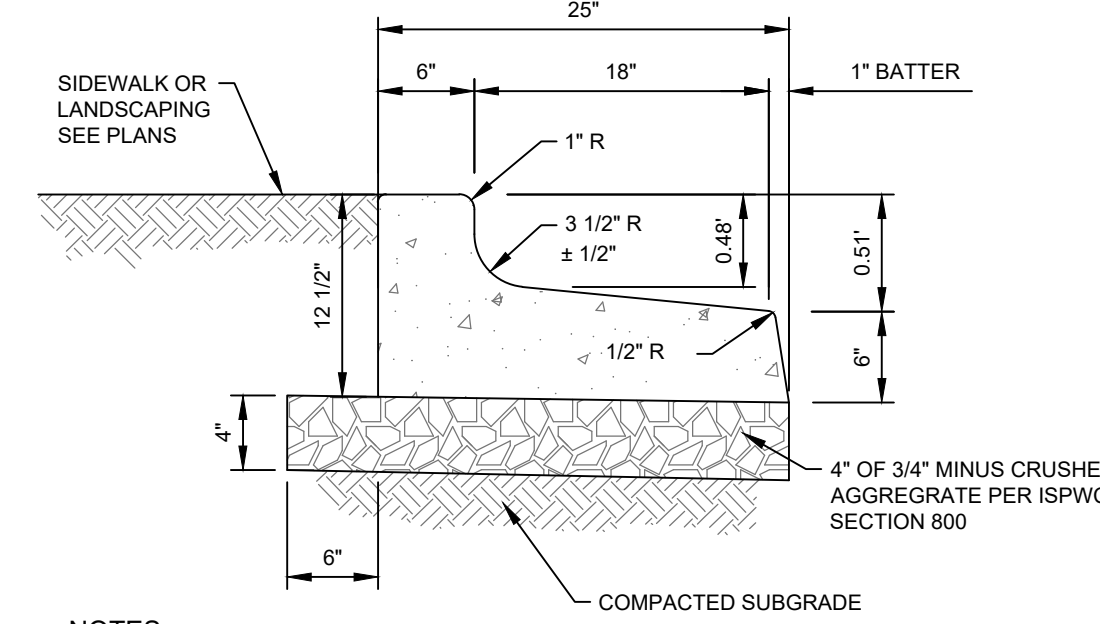


- NOTES:
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.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

2d
C0.2 **36" CONCRETE VALLEY GUTTER**
N.T.S.

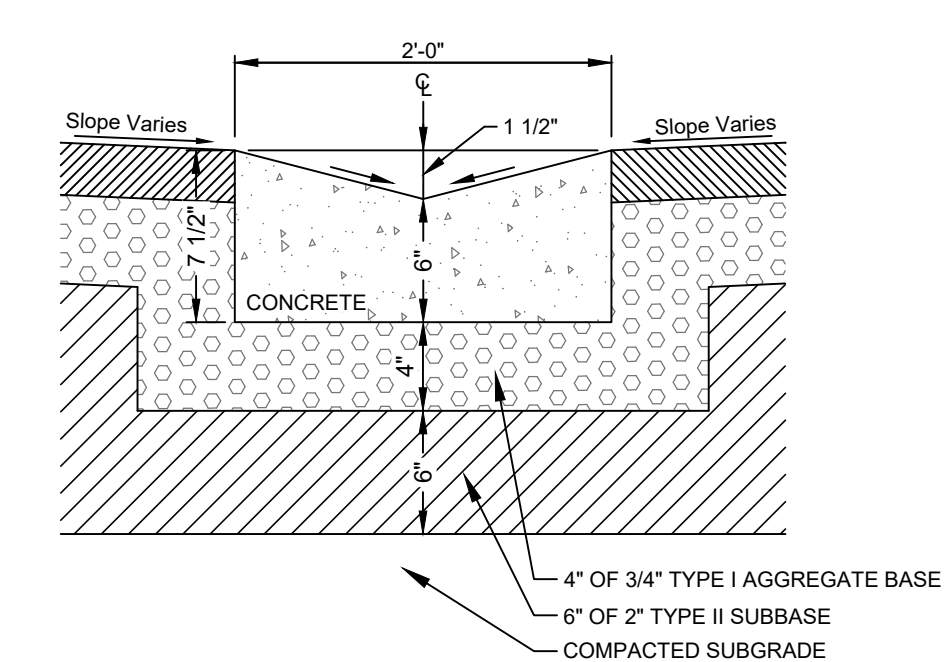


2e
C0.2 **CONCRETE VERTICAL CURB**
N.T.S.



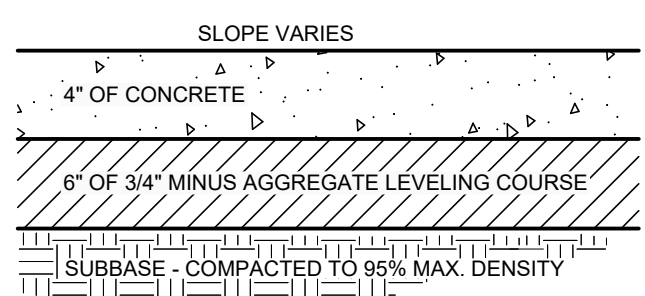
- NOTES:
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.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

2f
C0.2 **VERTICAL CURB W/ REVERSE GUTTER PAN**
N.T.S.



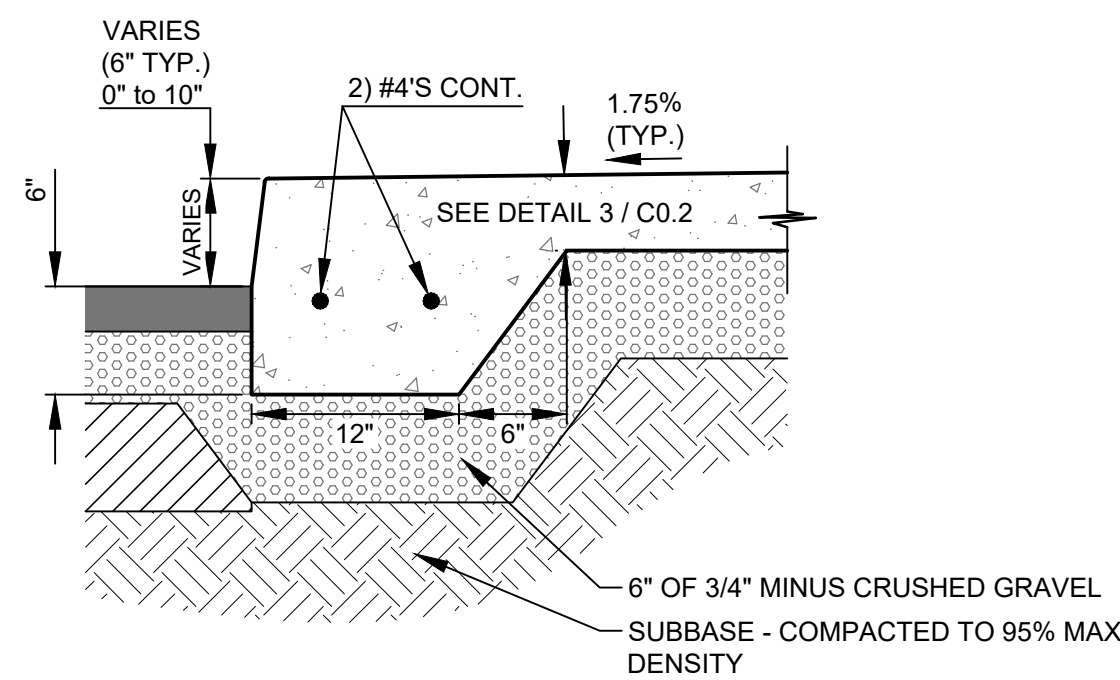
- NOTES:
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.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

2g
C0.2 **24" WIDE CONCRETE VALLEY GUTTER**
N.T.S.



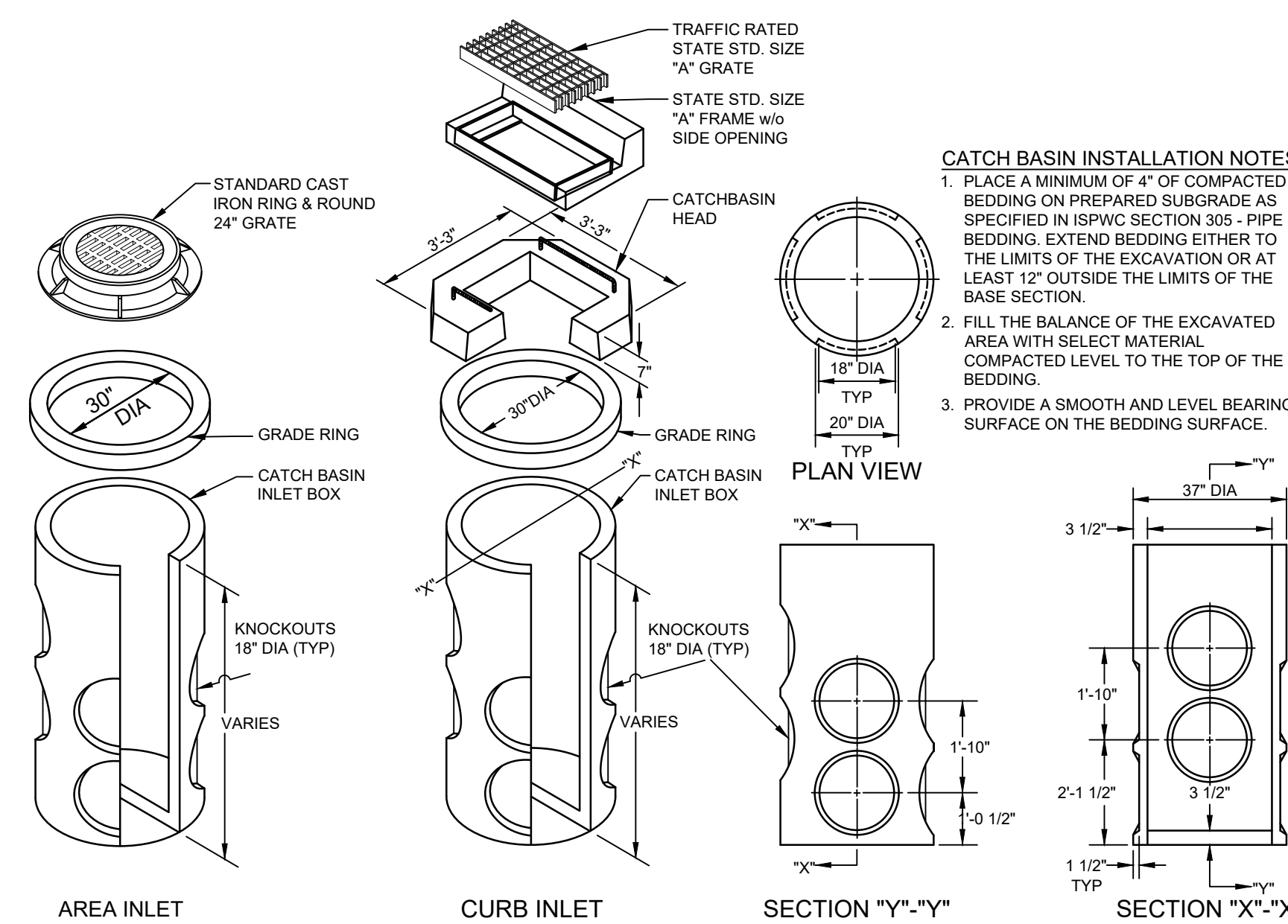
- NOTES:
- 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
 - CONTINUOUS PLACEMENT PREFERRED, SCORE AT INTERVALS TO MATCH WIDTH OF WALK NOT TO EXCEED 5 FEET SPACING.
 - 1/2" TRANSVERSE PREFORMED BITUMINOUS JOINTS AT THE TERMINUS POINTS FOR CURVE AND WHERE SIDEWALK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

3
C0.2 **TYPICAL CONCRETE SIDEWALK SECTION**
N.T.S.



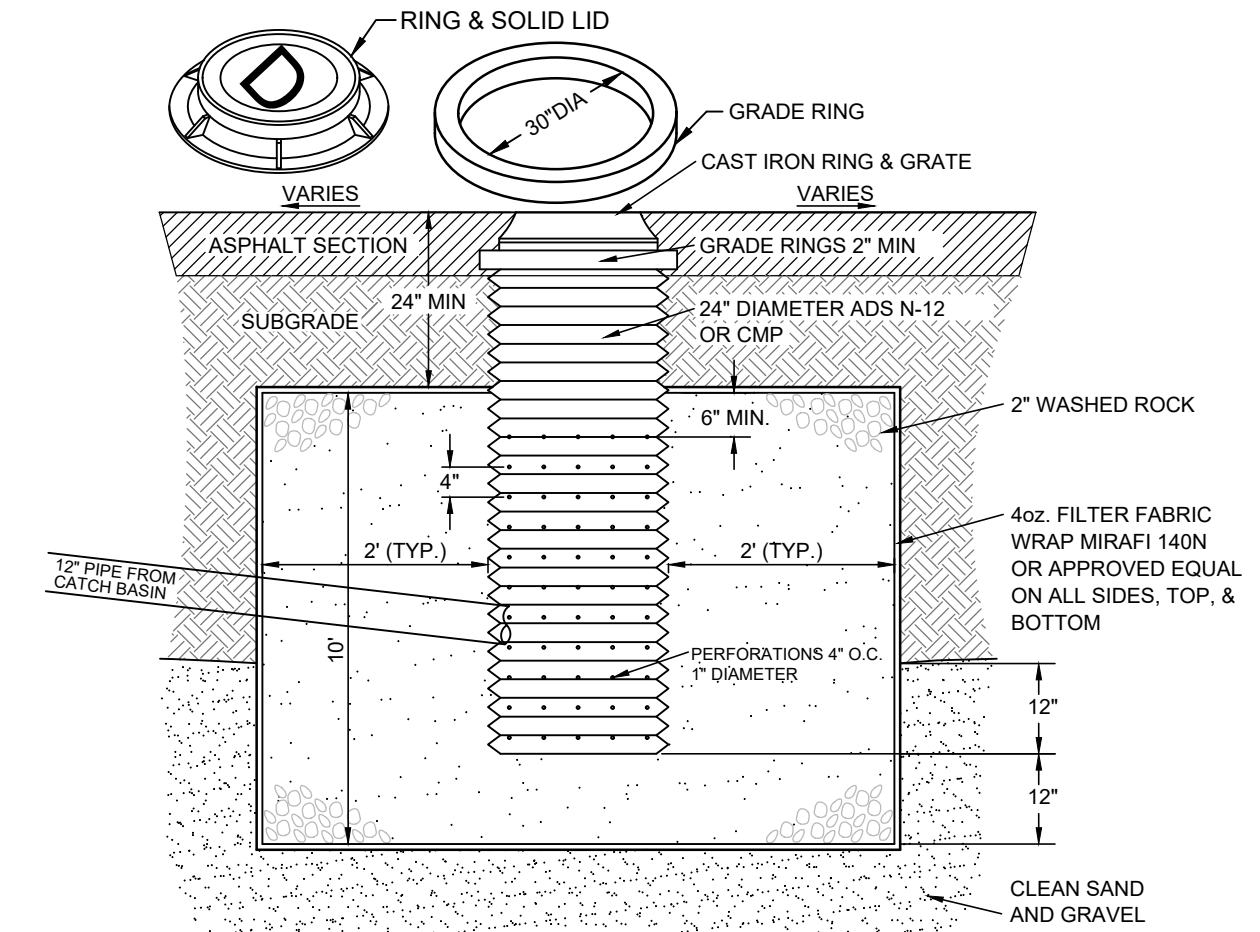
- NOTES:
- 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
 - CONTINUOUS PLACEMENT PREFERRED, SCORE AT INTERVALS TO MATCH WIDTH OF WALK NOT TO EXCEED 5 FEET SPACING.
 - 1/2" TRANSVERSE PREFORMED BITUMINOUS JOINTS AT THE TERMINUS POINTS FOR CURVE AND WHERE SIDEWALK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

4
C0.2 **THICKENED SIDEWALK EDGE**
N.T.S.



- CATCH BASIN INSTALLATION NOTES:
- PLACE A MINIMUM OF 4" OF COMPACTED BEDDING ON PREPARED SUBGRADE AS SPECIFIED IN ISPCW SECTION 305 - PIPE BEDDING. EXTEND BEDDING EITHER TO THE LIMITS OF THE EXCAVATION OR AT LEAST 12" OUTSIDE THE LIMITS OF THE BASE SECTION.
 - FILL THE BALANCE OF THE EXCAVATED AREA WITH SELECT MATERIAL COMPACTED LEVEL TO THE TOP OF THE BEDDING.
 - PROVIDE A SMOOTH AND LEVEL BEARING SURFACE ON THE BEDDING SURFACE.

5
C0.2 **30" DIAMETER CATCH BASIN**
N.T.S.



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

6
C0.2 **DRYWELL DETAIL (6' Ø)**
N.T.S.

DETAIL SHEET
BLUEBIRD VILLAGE
(480 N EAST AVE)

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR GMD DEVELOPMENT, LLC

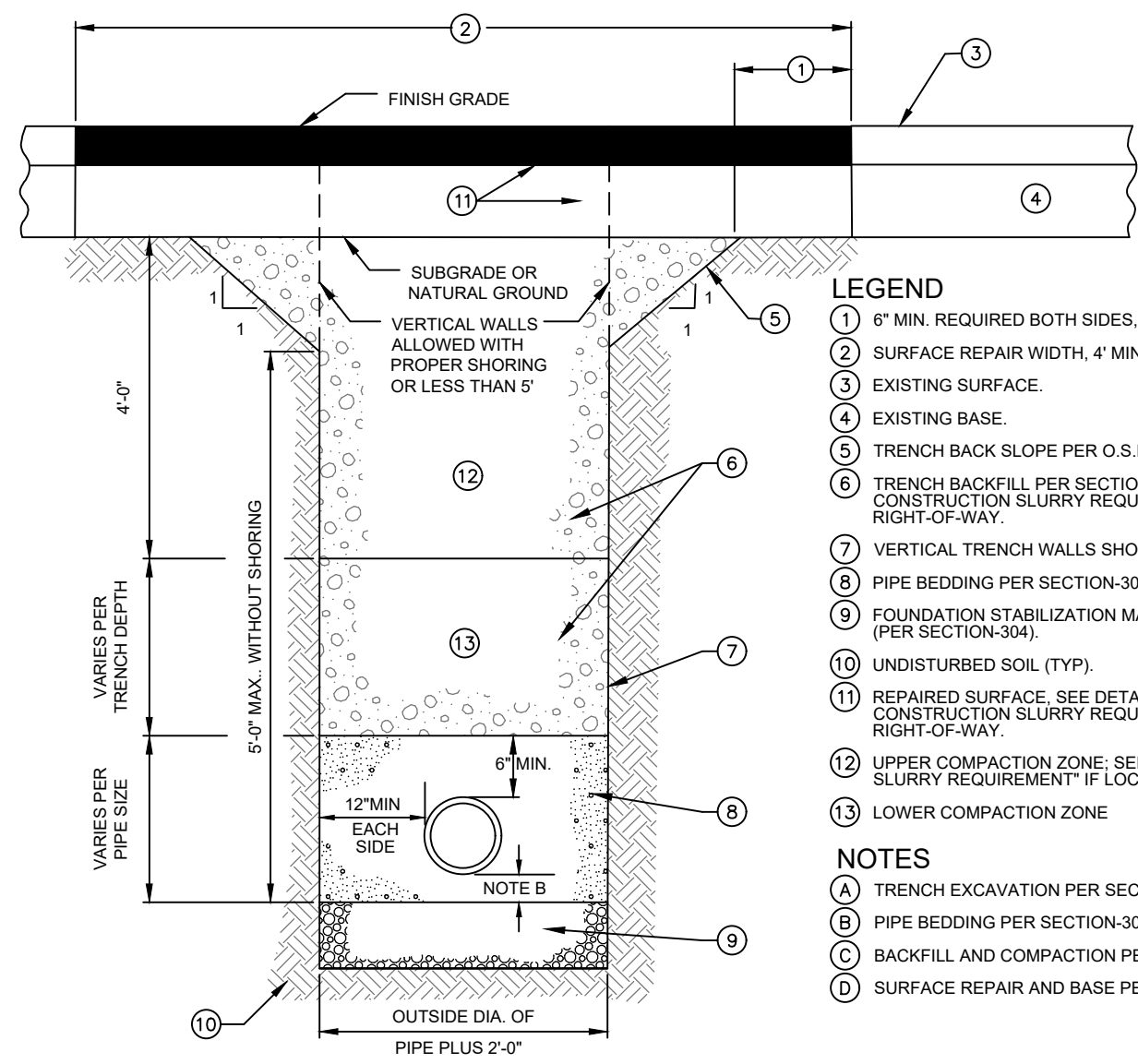


DESIGNED BY
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email: galena@galena-engineering.com

NO.	DATE	BY	REVISIONS

C0.2



- LEGEND**
- 6" MIN. REQUIRED BOTH SIDES, SAWCUT REQUIRED.
 - SURFACE REPAIR WIDTH, 4" MINIMUM.
 - EXISTING SURFACE.
 - EXISTING BASE.
 - TRENCH BACK SLOPE PER O.S.H.A. OR SUITABLE SHORING.
 - TRENCH BACKFILL PER SECTION-306 OR SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
 - VERTICAL TRENCH WALLS SHORING PER O.S.H.A.
 - PIPE BEDDING PER SECTION-305 (SEE SD-302).
 - FOUNDATION STABILIZATION MAY VARY PER SOIL TYPE AND STABILITY (PER SECTION-304).
 - UNDISTURBED SOIL (TYP)
 - REPAIRED SURFACE. SEE DETAILS 1 AND 2. SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
 - UPPER COMPACTION ZONE. SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
 - LOWER COMPACTION ZONE.
- NOTES**
- TRENCH EXCAVATION PER SECTION-301.
 - PIPE BEDDING PER SECTION-305.
 - BACKFILL AND COMPACTION PER SECTION-306.
 - SURFACE REPAIR AND BASE PER DETAIL 3/C20.

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

COARSE AGGREGATE (1/2" MINUS)	2,600 LBS
SAND	800 LBS
PORTLAND CEMENT	94 LBS
WATER	11 GAL. (MAX.)

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

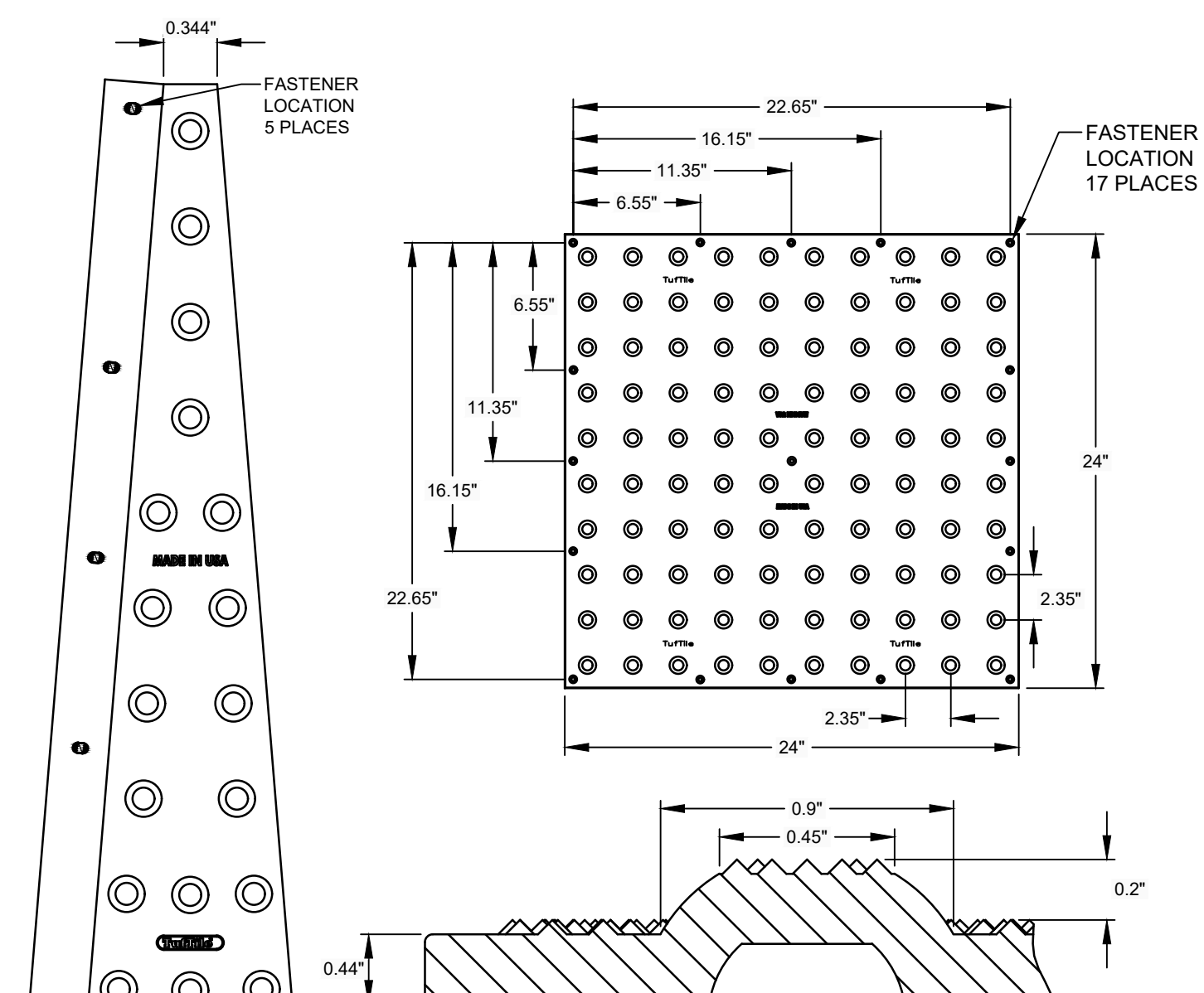
NO COMPACTION, VIBRATION OR FINISHING IS REQUIRED. THE LEAN CONCRETE MIX SHALL BE STRUCK OFF AT OR BELOW THE ELEVATION OF THE PLANTMIX SURFACING WITH A SQUARE-NOSE SHOVEL OR SIMILAR HAND TOOL. THE BACKFILL MIX SHALL BE ALLOWED TO SET FOR A MINIMUM OF 2 HOURS BEFORE THE PERMANENT PLANTMIX SURFACING IS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

COARSE AGGREGATE (1/2" MINUS) 2,600 LBS
 SAND 800 LBS
 PORTLAND CEMENT 94 LBS
 WATER 11 GAL. (MAX.)

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

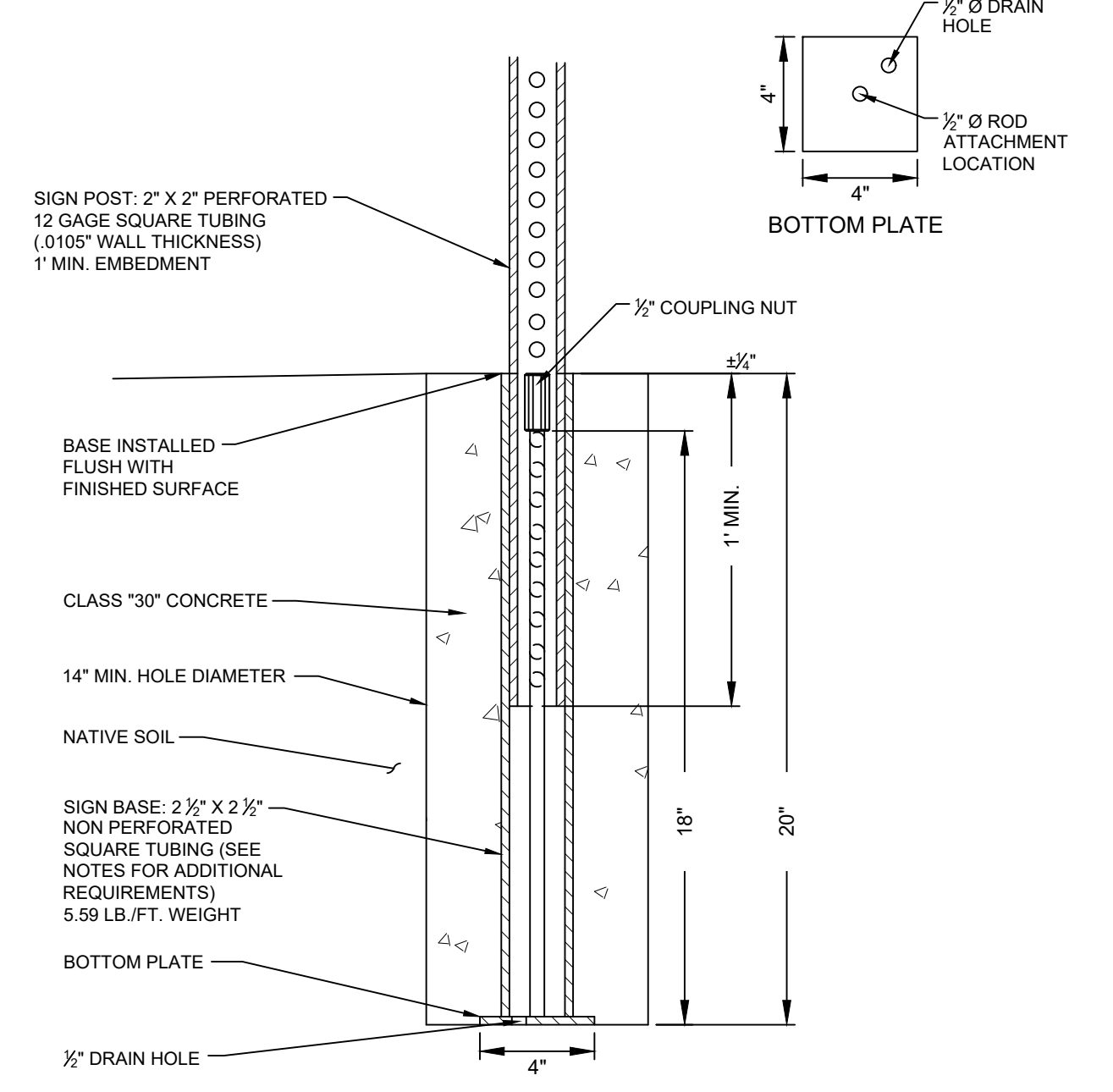
NO COMPACTION, VIBRATION OR FINISHING IS REQUIRED. THE LEAN CONCRETE MIX SHALL BE STRUCK OFF AT OR BELOW THE ELEVATION OF THE PLANTMIX SURFACING WITH A SQUARE-NOSE SHOVEL OR SIMILAR HAND TOOL. THE BACKFILL MIX SHALL BE ALLOWED TO SET FOR A MINIMUM OF 2 HOURS BEFORE THE PERMANENT PLANTMIX SURFACING IS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

1 C0.3 TYPICAL TRENCH SECTION
N.T.S.



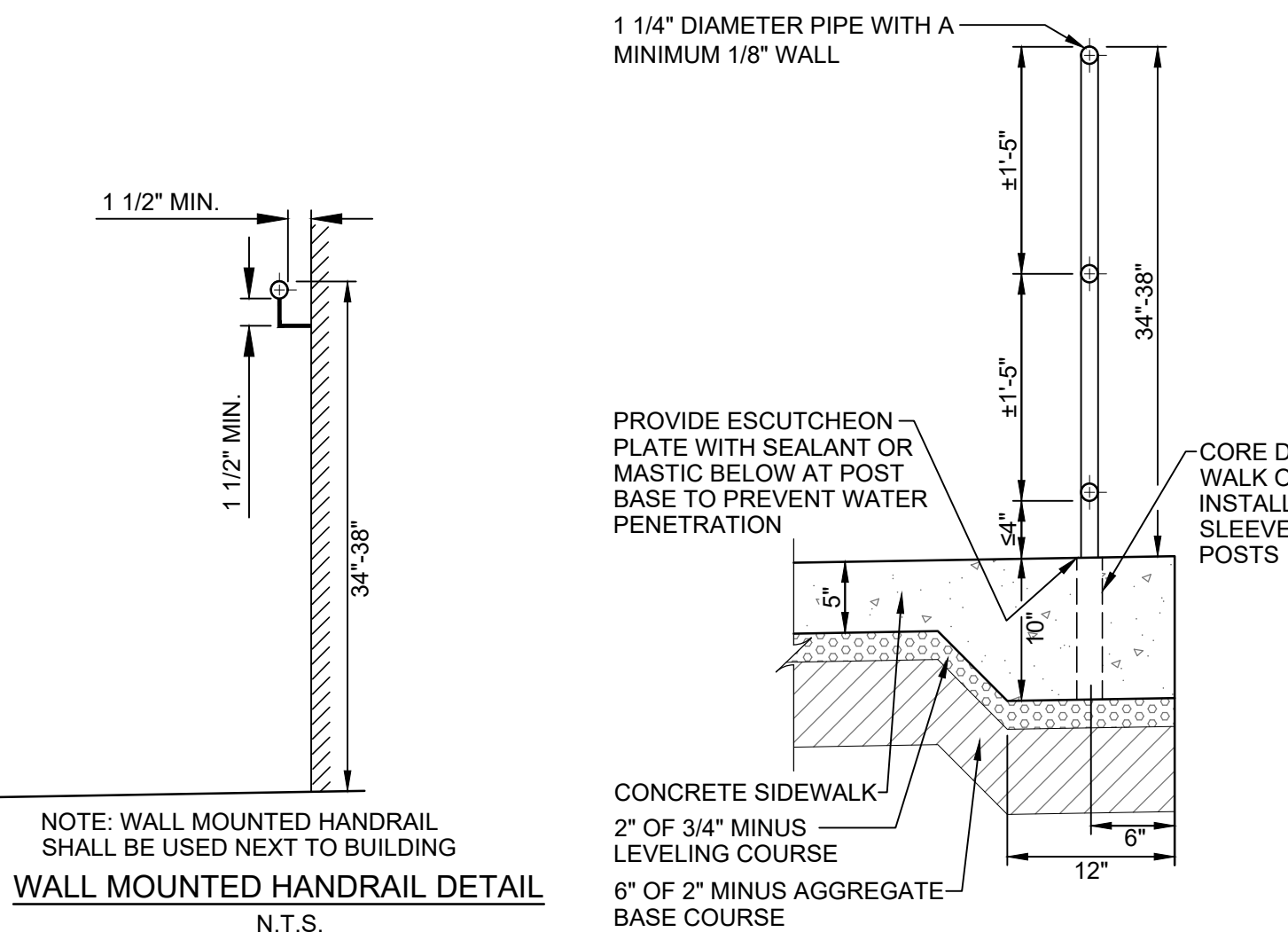
- NOTES:**
- DETECTABLE WARNING TILES SHALL BE TUFITILE (CAST IRON & WET SET) OR APPROVED EQUAL.
 - REFER TO DETAIL 8.
 - COLOR TO BE PATINA (NO FINISH).

2 C0.3 DETECTABLE WARNING PLATE
N.T.S.

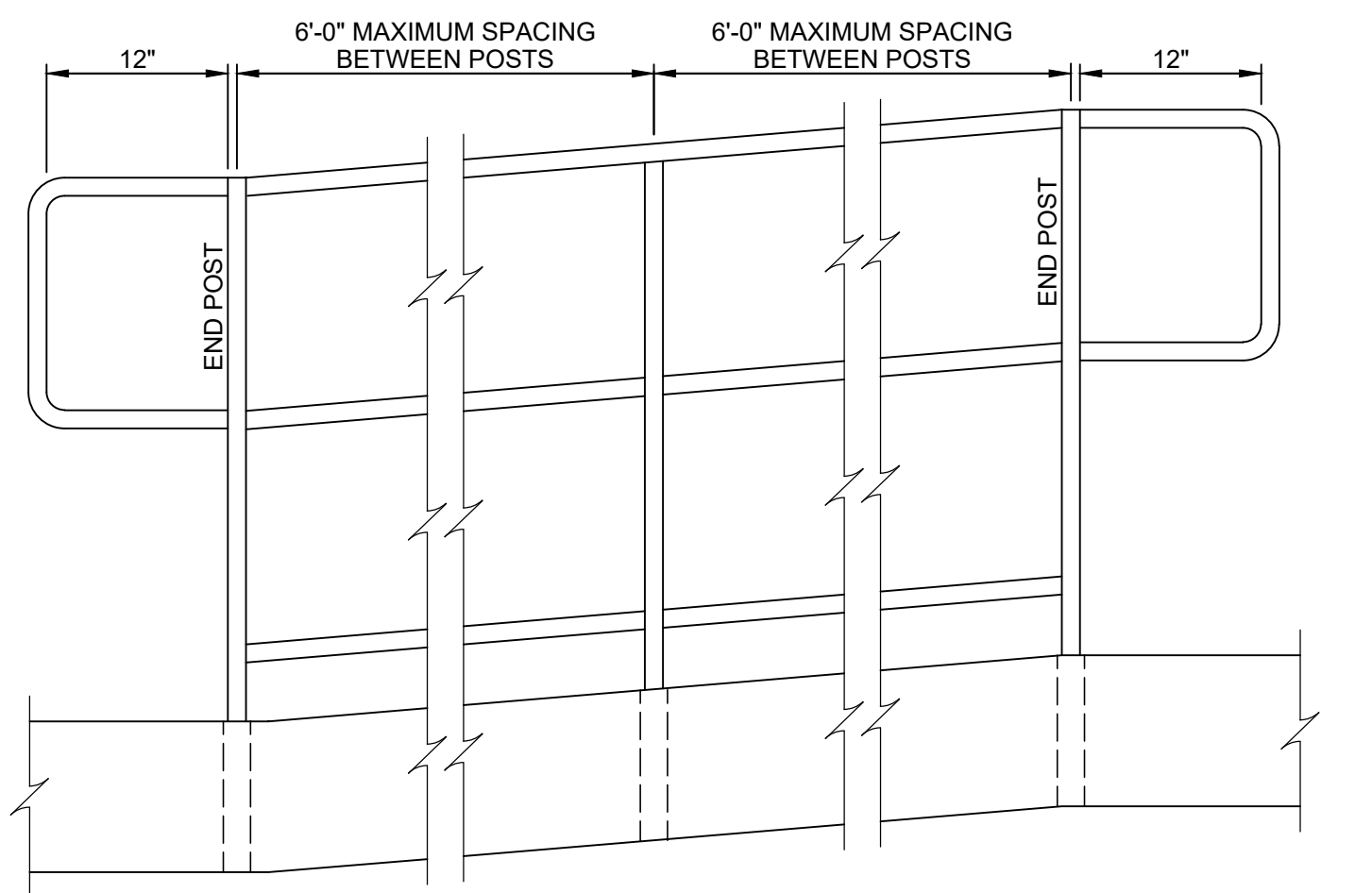


- NOTES:**
- BASES SHALL BE INSTALLED TO BE FLUSH WITH SURFACE.
 - ALL INSTALLATIONS SHALL HAVE 14" Ø MINIMUM FOUNDATION OR GROUDED INTO SOLID ROCK.
 - ALL STREET SIGNS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE MUTCD.
 - SIGN PLACEMENT SHALL BE APPROVED BY THE CITY OF KETCHUM.
 - CITY TO PROVIDE BASES.

3 C0.3 TYPICAL SIGN BASE
N.T.S.

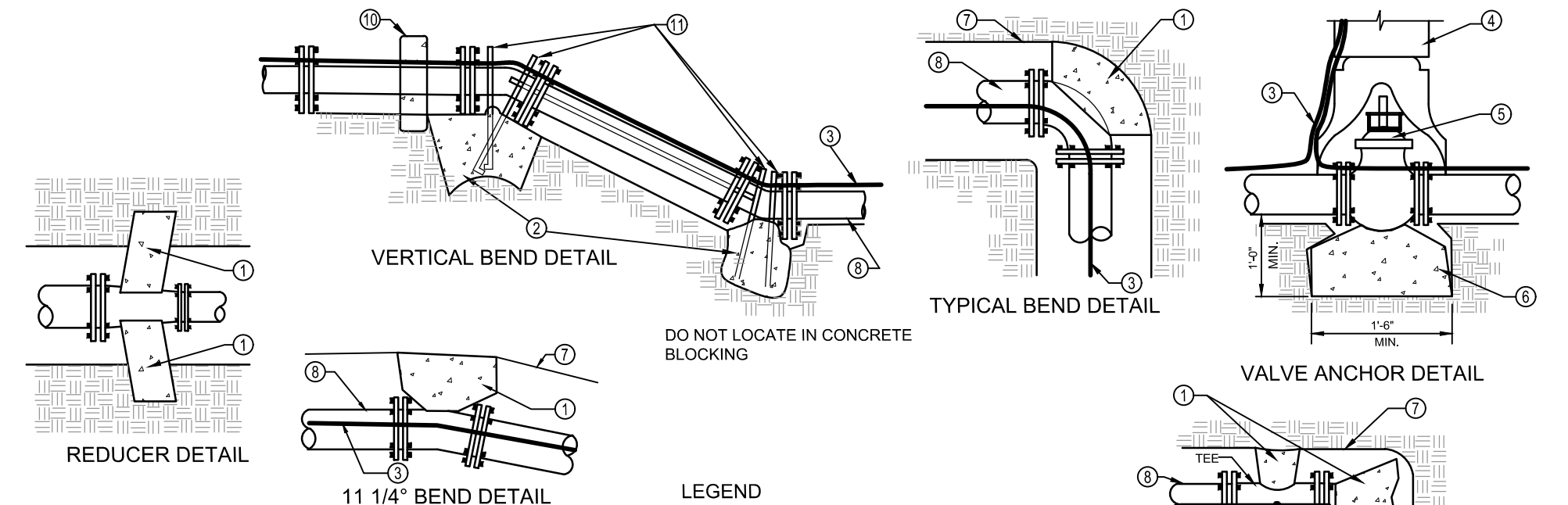


NOTE: WALL MOUNTED HANDRAIL SHALL BE USED NEXT TO BUILDING
WALL MOUNTED HANDRAIL DETAIL
N.T.S.



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

4 C0.3 TYPICAL HANDRAIL DETAIL
N.T.S.



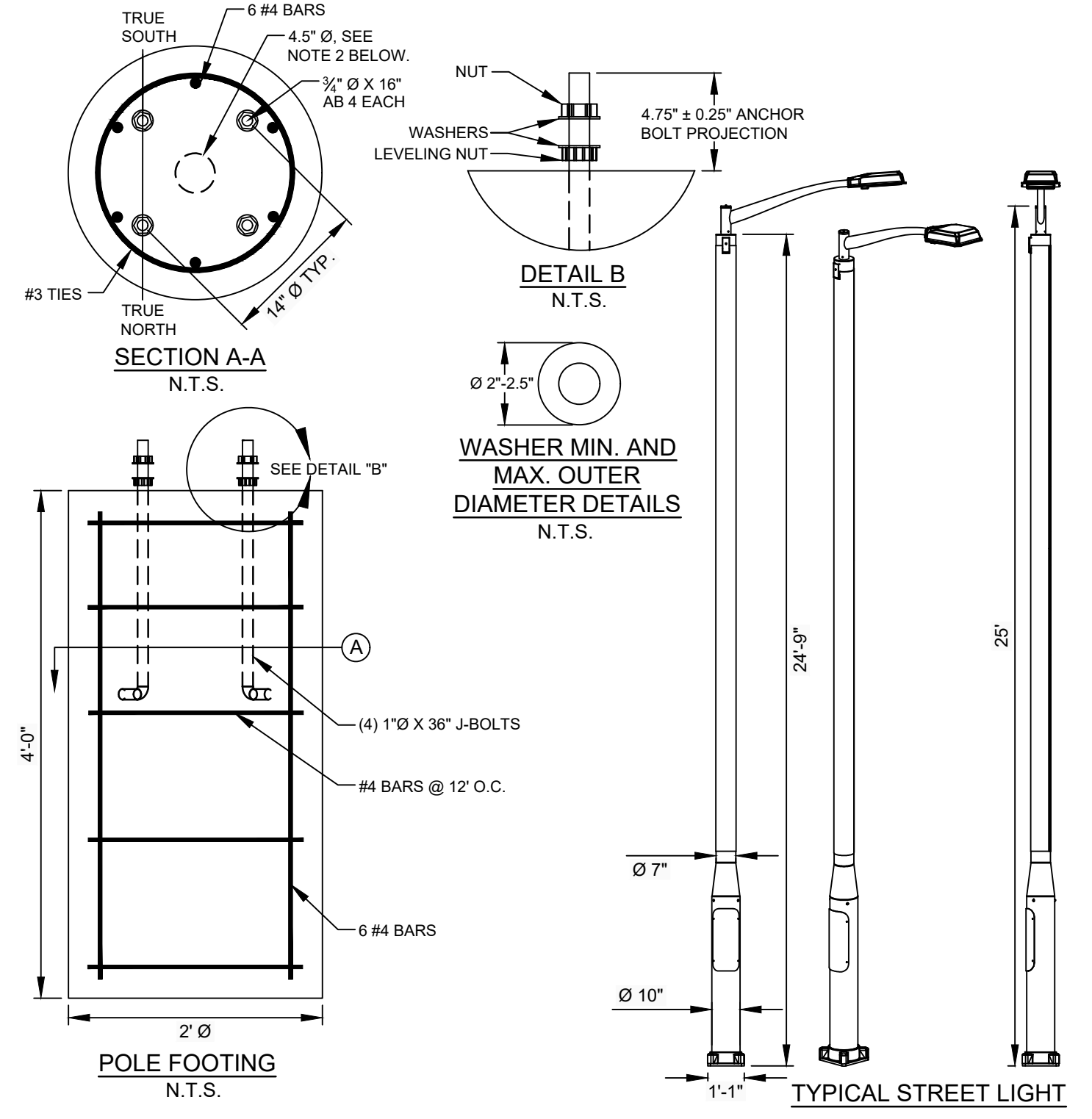
- LEGEND**
- FOR HORIZONTAL PIPE BENDS, BEARING THRUST BLOCKS MUST PROVIDE 2500 PSI CONCRETE POURED AGAINST UNDISTURBED EARTH PER TABLE 1.
 - FOR VERTICAL PIPE BENDS, GRAVITY THRUST BLOCKS MUST PROVIDE A VOLUME OF CONCRETE POURED AGAINST UNDISTURBED EARTH WHICH IS SIZED FOR EXPECTED FORCES WITH A MINIMUM 1.5 FACTOR OF SAFETY.
 - NO. 12 COPPER FINDER WIRE. SEE SD-514 FOR SPLICING.
 - C.I. VALVE BOX WITH COVER.
 - C.I. GATE VALVE (M.J.).
 - PRECAST BLOCK FOR CUT IN TEE AND VALVE OR CAST IN PLACE WITH 2-1/2" Ø MIN REBAR.
 - TRENCH SIDE.
 - PIPE.
 - PLUG.
 - HAMMERHEAD THRUST BLOCKING.
 - ANCHOR BARS (1/2" Ø MIN)

**TABLE 1
THRUST AREA FOR HORIZONTAL BENDS****

PIPE SIZE	MINIMUM SQUARE FEET OF THRUST AREA ONTO UNDISTURBED EARTH*			
	TEE, PLUG OF VALVE	90° BEND**	45° BEND**	22.5°, 11.25° BENDS OR REDUCER
3"	0.8	1.1	0.6	0.3
4"	1.4	2.0	1.1	0.6
6"	3.2	4.5	2.4	1.2
8"	5.7	8.0	4.3	2.2
10"	8.8	12.5	6.8	3.4
12"	12.7	18.0	9.7	5.0
14"	17.3	24.5	13.3	6.8
16"	22.6	32.0	17.3	8.8
18"	28.6	40.5	21.9	11.2

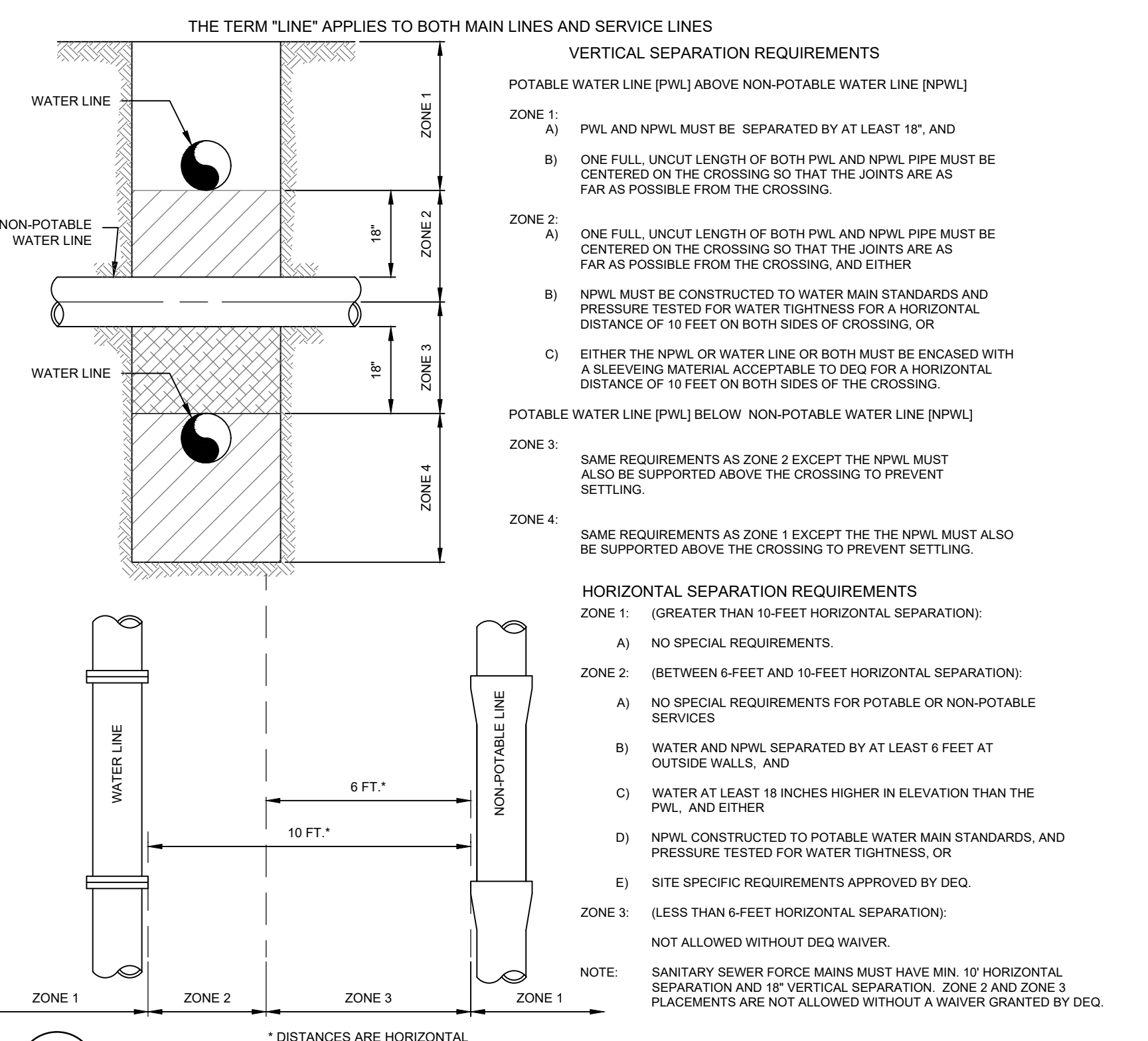
* MUST BE INCREASED BASED ON DIFFERENT CONDITIONS (HIGHER WORKING PRESSURE OR LOWER SOIL BEARING STRENGTH).
 ** OR TEE ACTING AS A 90° BEND
 *** THRUST BLOCK DEPTH TO BE A MINIMUM PF 12" FOR PIPE SIZES 3"-8" AND 18" FOR PIPE SIZES 10"-18" OR THE SQUARE ROOT OF THE REQUIRED BEARING AREA, WHICHEVER IS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

5 C0.3 THRUST BLOCK AND ANCHOR DETAILS
N.T.S.



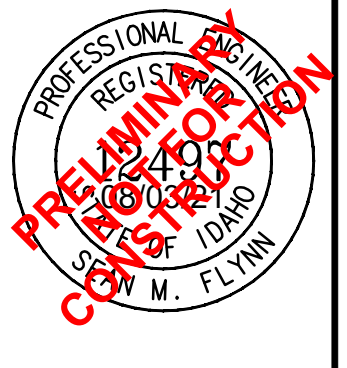
- NOTES:**
- STREET LIGHT IS SOLARONE RFS DESIGN 158 LFP OR APPROVED EQUAL.
 - ANY CONDUITS AND/OR GROUNDING WIRES MUST BE HARDWIRED AND CONTAINED WITHIN A 4.5" Ø CIRCLE CENTERED ON THE FOUNDATION. GROUNDING ELECTRODE WIRE (IF REQUIRED) ARE 5" MIN. ABOVE THE BASE.
 - ANCHOR BOLT ORIENTATION TO TRUE NORTH/SOUTH IS ONLY RELEVANT FOR OFF-GRID SOLAR POLES. DISREGARD FOR GRID-TIED POLES.
 - GROUNDING WIRE MUST BE 60" FROM BASE SO IT CAN REACH THE GROUNDING LUG INSIDE THE POLE.
 - STREET LIGHT SHALL BE 25" IN HEIGHT OR AS APPROVED BY CITY OF KETCHUM.

6 C0.3 TYPICAL STREET LIGHT
N.T.S.



7 C0.3 POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPARATION
N.T.S.

COVER AND DETAIL SHEET
BLUEBIRD VILLAGE
(480 N EAST AVE)
 LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR GMD DEVELOPMENT, LLC



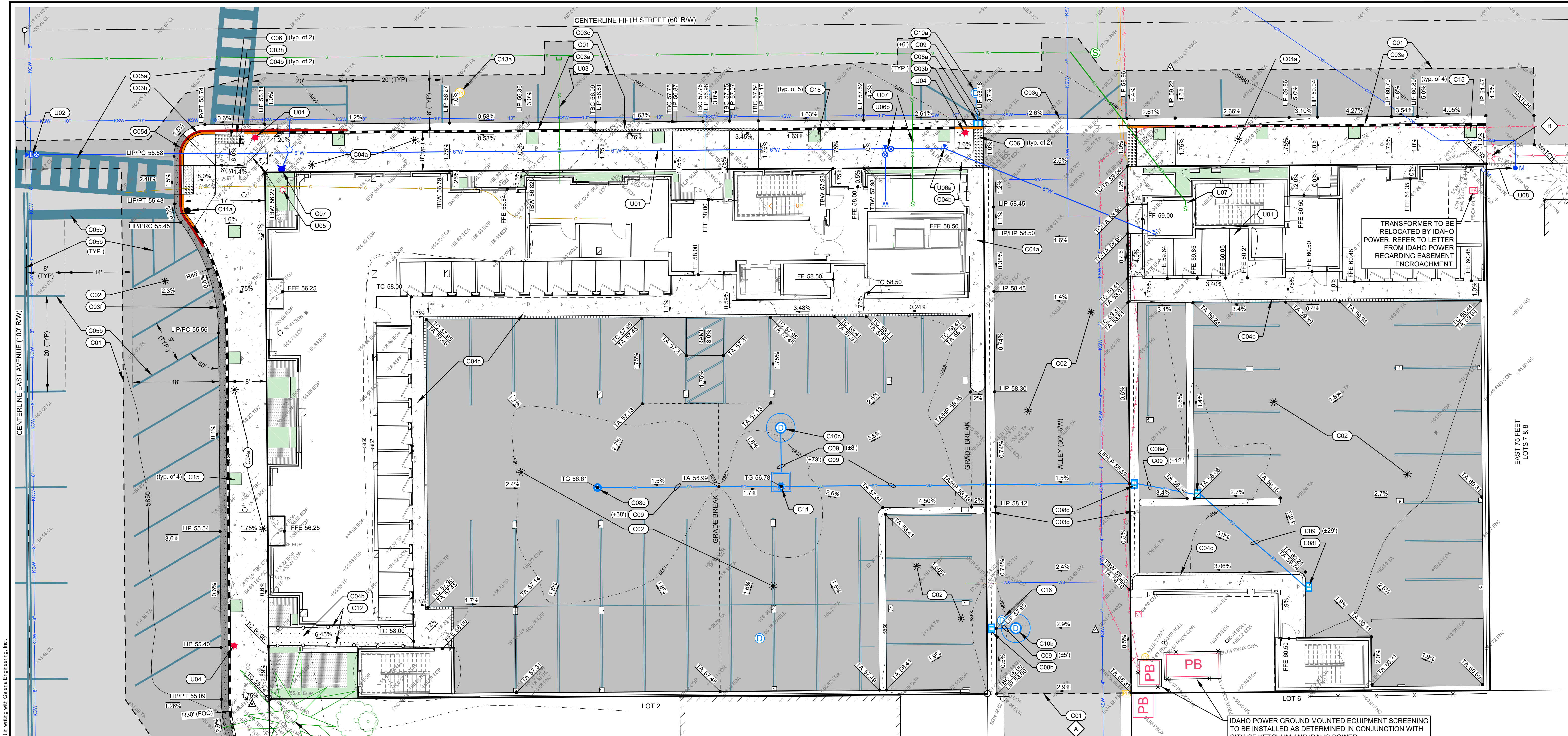
DESIGNED BY
 CT
 DRAWN BY
 SMF
 CHECKED BY

GALENA ENGINEERING, INC.
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 317 N. River Street
 Halley, Idaho 83333
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PURPOSE: ISSUE FOR INTERNAL REVIEW

NO.	DATE	BY	REVISIONS

C0.3



REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any project or extension of this project without the written consent of Galena Engineering, Inc.

EXISTING EVERGREEN TREE TO BE PROTECTED THROUGHOUT CONSTRUCTION IN ACCORDANCE WITH ALPINE TREE SERVICE ARBORIST-RECOMMENDED TREE PROTECTION PROCEDURES DOCUMENT

CONSTRUCTION (SITE, GRADING, & DRAINAGE) KEY NOTES

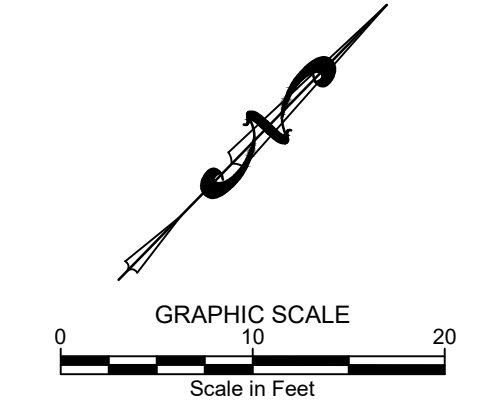
- C01** SAWCUT EXISTING ASPHALT TO PROVIDE FOR A CLEAN VERTICAL EDGE.
- C02** CONSTRUCT ASPHALT ROADWAY / ASPHALT REPAIR. SEE DETAIL 1 / C0.2.
- C03** CONSTRUCT CONCRETE CURB AND GUTTER
 - a. 6" VERTICAL C&G PER DETAIL 2a / C0.2.
 - b. CURB TRANSITION PER DETAIL 2b / C0.2.
 - c. VARIABLE REVEAL C&G PER DETAIL 2c / C0.2.
 - d. 36" WIDE CONCRETE VALLEY GUTTER PER DETAIL 2d / C0.2.
 - e. -NOT USED-
 - f. 6" VERTICAL CURB WITH REVERSE GUTTER PAN PER DETAIL 2f / C0.2.
 - g. 24" WIDE CONCRETE VALLEY GUTTER PER DETAIL 2g / C0.2.
 - h. ZERO REVEAL CURB AND GUTTER PER DETAIL 2h / C0.2.
- C04** CONSTRUCT CONCRETE SIDEWALK. WIDTH AS SHOWN HEREON
 - a. FLAT WORK. SEE DETAIL 3 / C0.2.
 - b. ADA COMPLIANT RAMPS. SEE DETAIL 3 / C0.2.
 - c. THICKENED EDGE SIDEWALK. SEE DETAIL 4 / C0.2.
- C05** INSTALL ROAD STRIPING / PAINT
 - a. WHITE CROSSWALK STRIPING (12" WIDE STRIPES AND 24" CROSS BARS).
 - b. YELLOW ASPHALT PARKING STRIPING (4" WIDE). MATCH CITY PATTERNS.
 - c. WHITE CROSSWALK / STOP BAR STRIPING (24" WIDE).
 - d. RED "NO PARKING" STRIPING ON CURB. MATCH CITY PATTERNS.
 - e. BLUE ADA PARKING STRIPING AND/OR PARKING SYMBOL (±4" WIDE)
- C06** INSTALL CITY OF KETCHUM APPROVED CAST IRON TRUNCATED DOME DETECTABLE WARNING INSERT. SEE DETAIL 2 / C0.3.
- C07** RELOCATE FIRE HYDRANT ASSEMBLY TO BACK OF SIDEWALK.
 - ± 4 LF OF 6" C-900 PVC WATER MAIN 22.5' D.I. BEND W/ THRUST BLOCK CITY TO PROVIDE MOUNTAIN EXTENSION. CONTRACTOR TO COORDINATE WITH WATER AND FIRE DEPARTMENTS. SEE DETAIL 1 / C0.3 FOR TYPICAL TRENCH SECTION.
- C08** INSTALL CATCH BASIN. SEE DETAIL 5 / C0.2.
 - a. CONNECT TO EXISTING DRYWELL RIM (R) = 5858.0 I.E.(OUT) = 5855.0
 - b. RIM (R) = 5857.73 I.E.(OUT) = 5854.7
 - c. RIM (C) = 5856.5 I.E.(OUT) = 5853.5
 - d. RIM (R) = 5858.35 I.E.(IN) = 5855.22 I.E.(OUT) = 5855.12
 - e. RIM (R) = 5858.56 I.E.(IN) = 5855.56 I.E.(OUT) = 5855.46
 - f. RIM (R) = 5859.7 I.E.(OUT) = 5856.7
- C09** INSTALL 12" ADS N-12 STORM DRAIN PIPE WITH A MINIMUM SLOPE OF 2.0%. SEE DETAIL 1 / C0.3 FOR TRENCHING SECTION.
 - (LF) **C09** INSTALL 12" ADS N-12 STORM DRAIN PIPE WITH A MINIMUM SLOPE OF 2.0%. SEE DETAIL 1 / C0.3 FOR TRENCHING SECTION.
 - C10** DRYWELL: SEE DETAIL 6 / C0.2
 - a. CLEAN / RECONSTRUCT EXISTING RIM = 5858.25 I.E.(IN) = 5854.8
 - b. CONSTRUCT NEW DRYWELL RIM = 5857.95 I.E.(IN) = 5854.6
 - c. CONSTRUCT NEW DRYWELL *ALL ROOF DRAINS TO BE CONNECTED TO THIS DRYWELL DIRECTLY OR INDIRECTLY RIM = 5856.9 I.E.(IN) = 5853.4
 - C11** SIGNS: SEE DETAIL 3 / C0.3 FOR SIGN BASE DETAIL.
 - a. INSTALL STOP / STREET SIGN. USE PREVIOUSLY REMOVED SIGN. COORDINATE FINAL LOCATION WITH CITY OF KETCHUM.
 - b. INSTALL REGULATORY SIGN. COORDINATE TYPE AND FINAL LOCATION WITH CITY OF KETCHUM.
 - C12** INSTALL ADA COMPLIANT HAND RAIL PAINTED PER ARCHITECTS SPECIFICATIONS. SEE DETAIL 4 / C0.3.
 - C13** RESET UTILITY BOX LID ELEVATION.
 - a. SYRINGA MANHOLE ORIGINAL RIM = 5856.28 NEW RIM = 5856.36
 - C14** INSTALL CONCRETE 350 GALLON SAND TRAP WITH EXIT SNOUT AND STANDARD CAST IRON RING & ROUND 24" Ø GRATE
 - a. RIM = 5856.68 I.E.(IN, C08c) = 5852.7 I.E.(IN, C08d) = 5853.66 I.E.(OUT) = 5853.56
 - C15** INSTALL KETCHUM STANDARD TREE WELL.
 - C16** ABANDON DRYWELL IN PLACE.

- U01** INSTALL 6" C-900 PVC WATER LINE. SEE DETAIL 1 / C0.3 FOR TRENCHING STANDARDS.
- U02** INSTALL 6" STAINLESS STEEL TAPPING SADDLE W/ THRUST BLOCKS & 6" GATE VALVE SEE DETAIL 5 / C0.3.
- U03** EXISTING SEWER SERVICE TO BE EXPOSED TO SEWER MAIN CUT AND PLUGGED.
- U04** INSTALL KETCHUM STANDARD STREET LIGHT: SOLAR (OFF-GRID). SEE DETAIL 6 / C0.3.
- U05** REMOVE STREET LIGHT AND BASE. RETURN LIGHT TO OWNER AND DISPOSE OF BASE.
- U06** INSTALL 6" D.I. FITTING WITH THRUST BLOCKS.
 - a. 22 1/2" BEND
 - b. 6" D.I. TEE W/ 2ea. - 6" GATE VALVES
- U07** INSTALL 4" PVC SEWER SERVICE
- U08** RELOCATE WATER SERVICE AND METER.

- A** MATCH EXISTING LINES AND GRADES
- B** RETAIN AND PROTECT UTILITY POLE

UTILITY IMPROVEMENT KEY NOTES

- U01** INSTALL 6" C-900 PVC WATER LINE. SEE DETAIL 1 / C0.3 FOR TRENCHING STANDARDS.
- U02** INSTALL 6" STAINLESS STEEL TAPPING SADDLE W/ THRUST BLOCKS & 6" GATE VALVE SEE DETAIL 5 / C0.3.
- U03** EXISTING SEWER SERVICE TO BE EXPOSED TO SEWER MAIN CUT AND PLUGGED.
- U04** INSTALL KETCHUM STANDARD STREET LIGHT: SOLAR (OFF-GRID). SEE DETAIL 6 / C0.3.
- U05** REMOVE STREET LIGHT AND BASE. RETURN LIGHT TO OWNER AND DISPOSE OF BASE.
- U06** INSTALL 6" D.I. FITTING WITH THRUST BLOCKS.
 - a. 22 1/2" BEND
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- U07** INSTALL 4" PVC SEWER SERVICE
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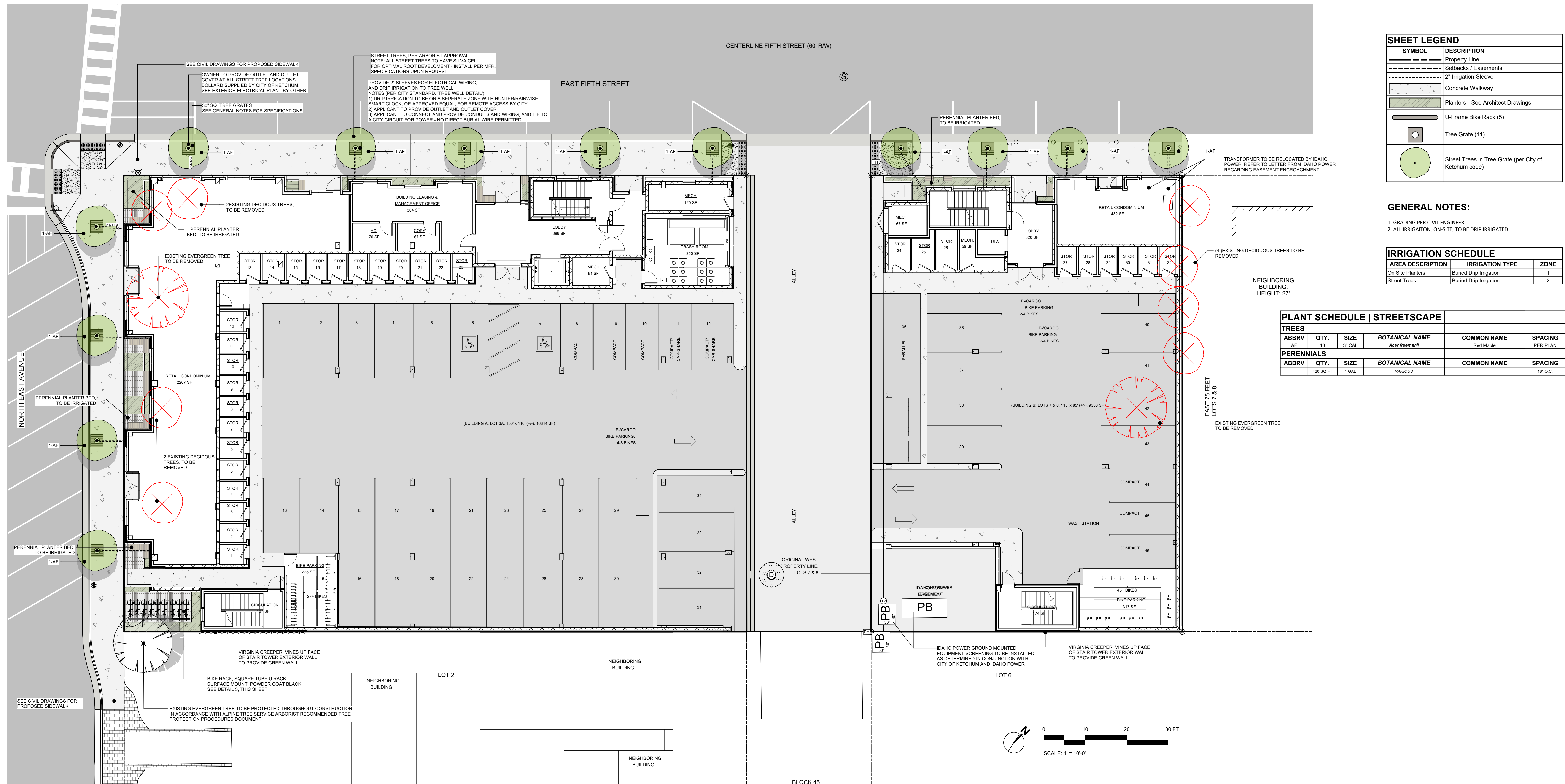
GRADING, DRAINAGE, AND UTILITY PLAN SHOWING BLUEBIRD VILLAGE (480 N EAST AVE)
 LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PROJECT INFORMATION: Prepared for GMD Development, LLC
 Engineer: 2021-06-22-00g 06/29/21 17:19:47 AM



DESIGNED BY _____
 DRAWN BY _____
 CHECKED BY _____

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NO.	DATE	ISSUE FOR INTERNAL REVIEW	REVISIONS



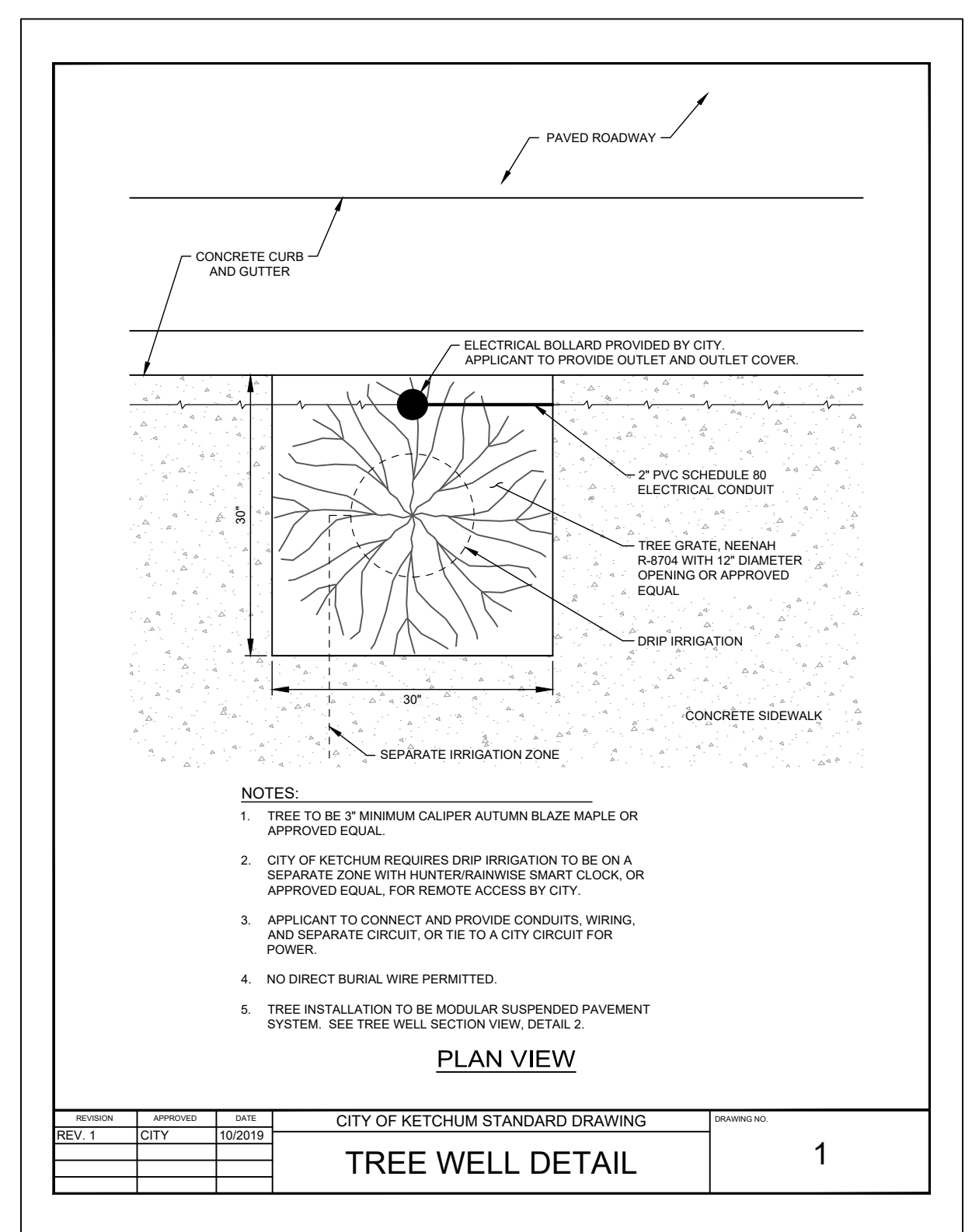
SHEET LEGEND	
SYMBOL	DESCRIPTION
	Property Line
	Setbacks / Easements
	2\"/>
	Concrete Walkway
	Planters - See Architect Drawings
	U-Frame Bike Rack (5)
	Tree Grate (11)
	Street Trees in Tree Grate (per City of Ketchum code)

GENERAL NOTES:

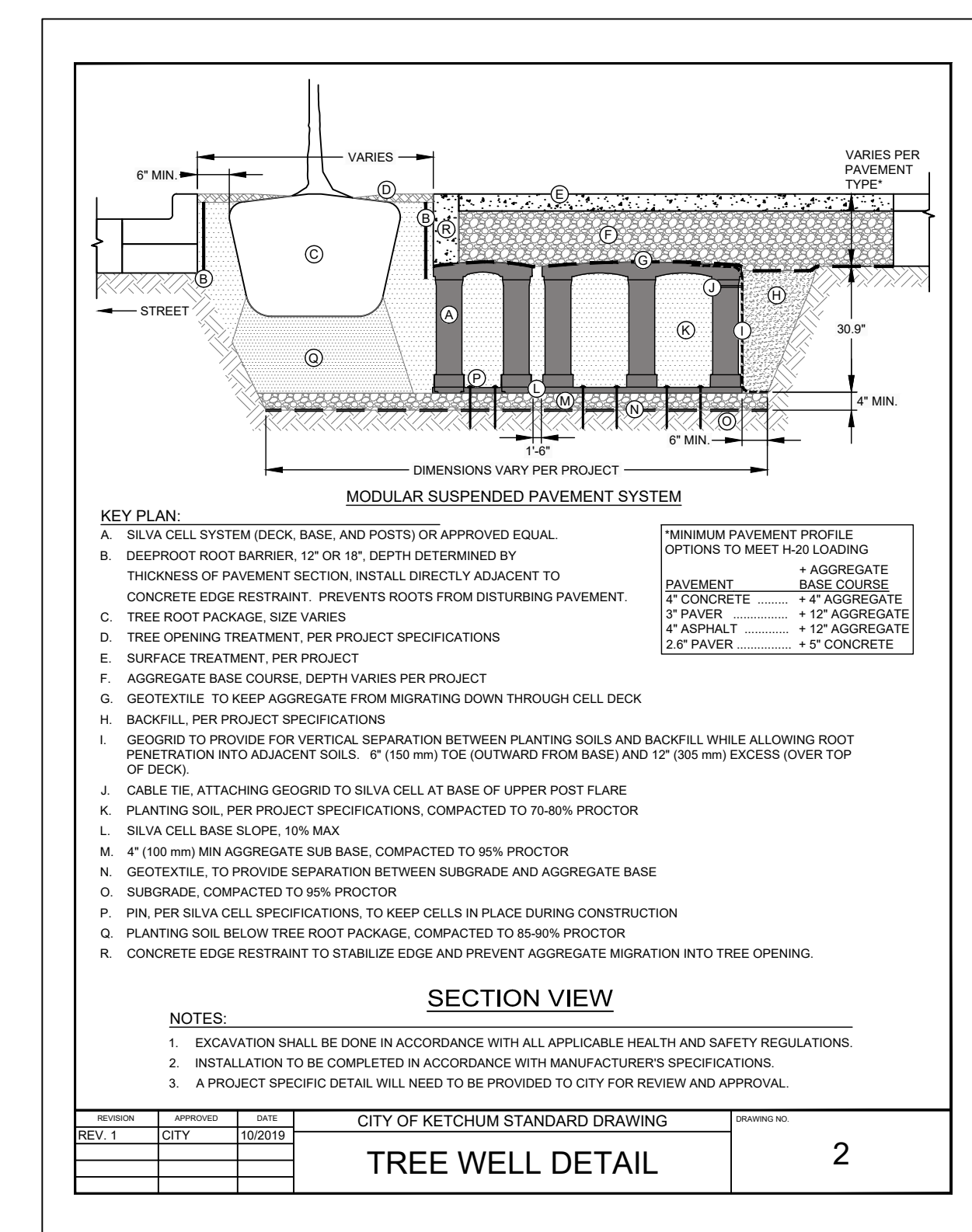
1. GRADING PER CIVIL ENGINEER
2. ALL IRRIGATION, ON-SITE, TO BE DRIP IRRIGATED

IRRIGATION SCHEDULE		
AREA DESCRIPTION	IRRIGATION TYPE	ZONE
On Site Planters	Buried Drip Irrigation	1
Street Trees	Buried Drip Irrigation	2

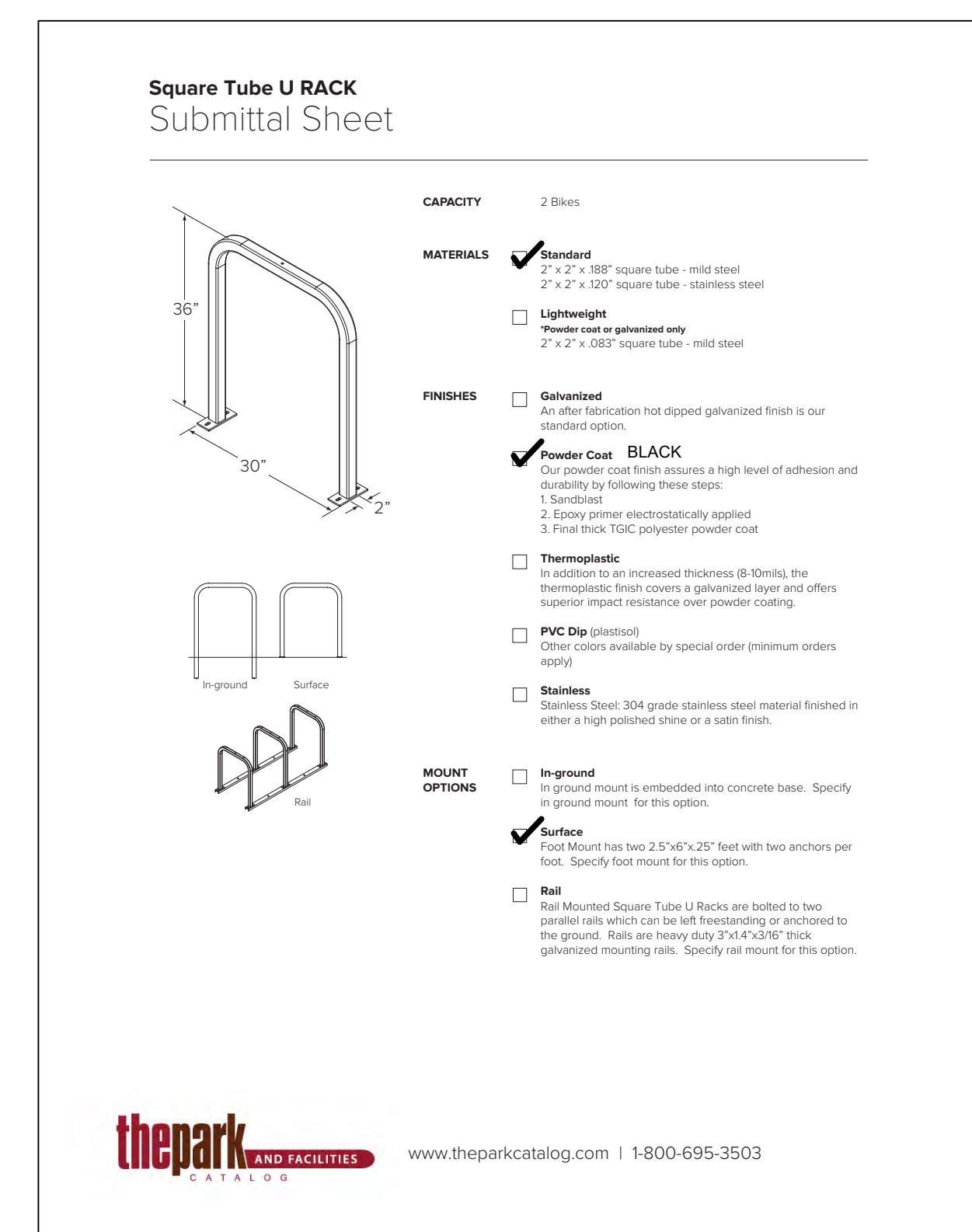
PLANT SCHEDULE STREETScape					
TREES					
ABBRV	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	SPACING
	2	13	Acer freemontii	Red Maple	PER PLAN
PERENNIALS					
ABBRV	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	SPACING
	420	92 FT	1 GAL	VARIOUS	18" G.C.



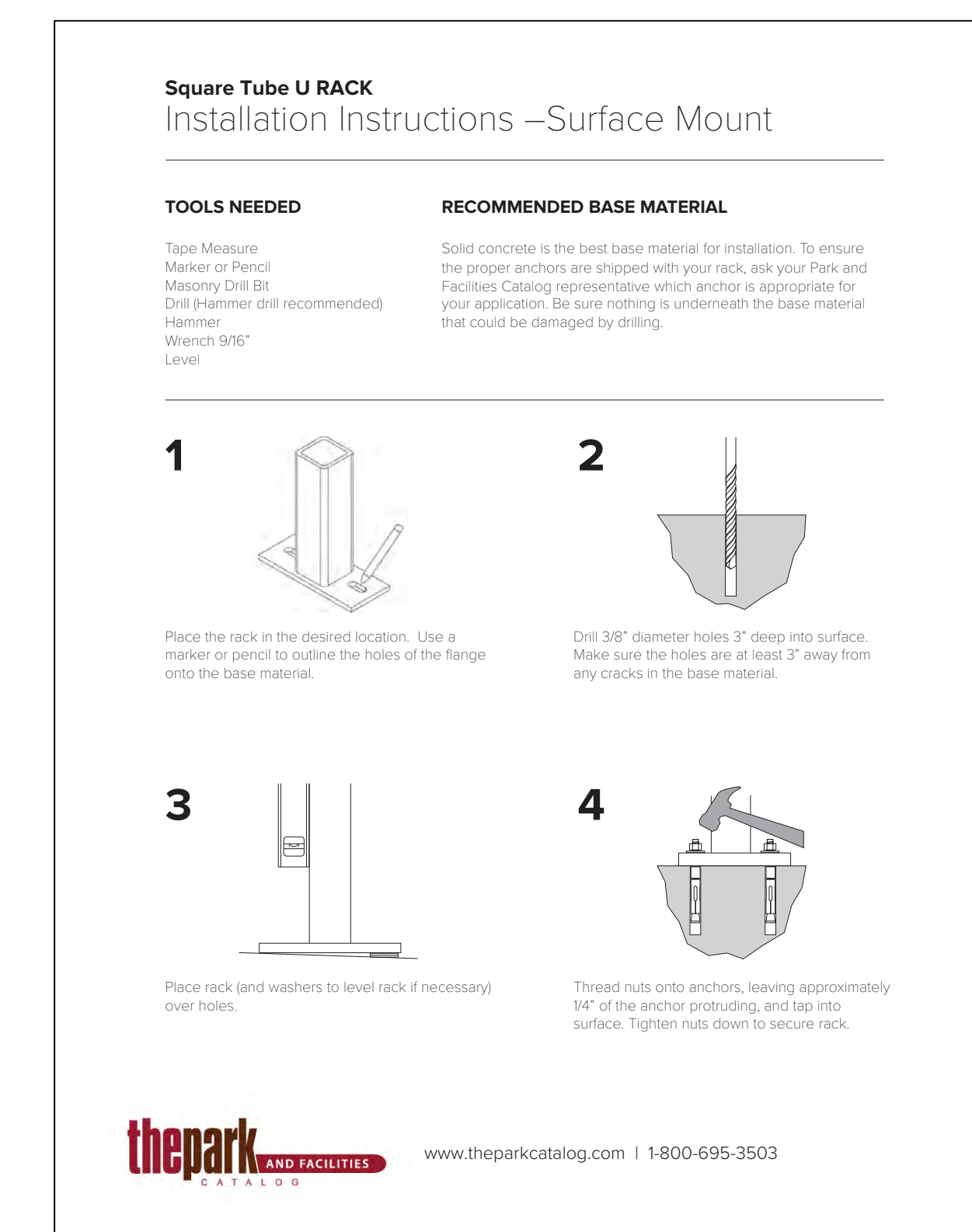
1 CITY OF KETCHUM TREE WELL
Scale: NTS



2 CITY OF KETCHUM TREE WELL
Scale: NTS



3 BIKE RACK
Scale: NTS



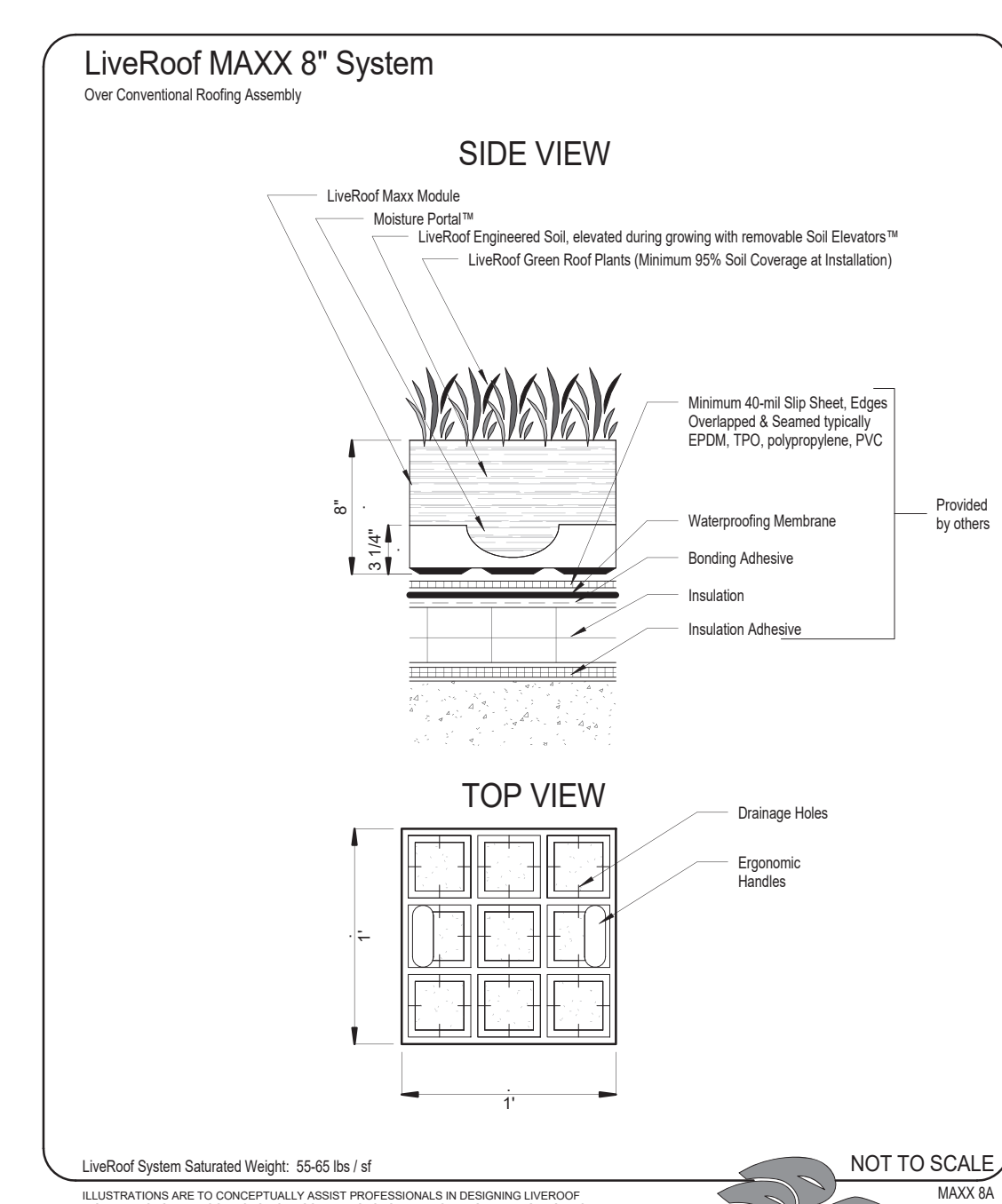
4 BIKE RACK
Scale: NTS

SHEET LEGEND	
SYMBOL	DESCRIPTION
	Property Line
	Setbacks / Easements
	Planters - See Architect Drawings

- GENERAL NOTES:**
1. GRADING PER CIVIL ENGINEER
 2. ALL IRRIGATION, ON-SITE, TO BE DRIP IRRIGATED

IRRIGATION SCHEDULE		
AREA DESCRIPTION	IRRIGATION TYPE	ZONE
Live Roof Planters	Buried Drip Irrigation	1

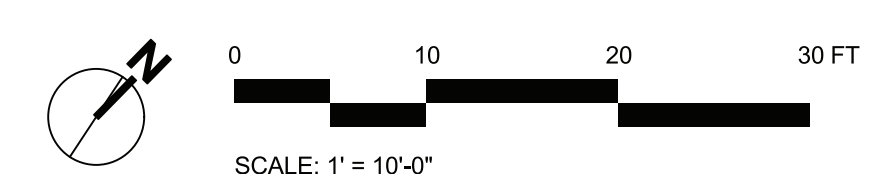
PLANT SCHEDULE SECOND LEVEL				
PERENNIALS				
ABBRV	QTY.	SIZE	BOTANICAL NAME	SPACING
	2,070	SO FT	VARIOUS	18" O.C.

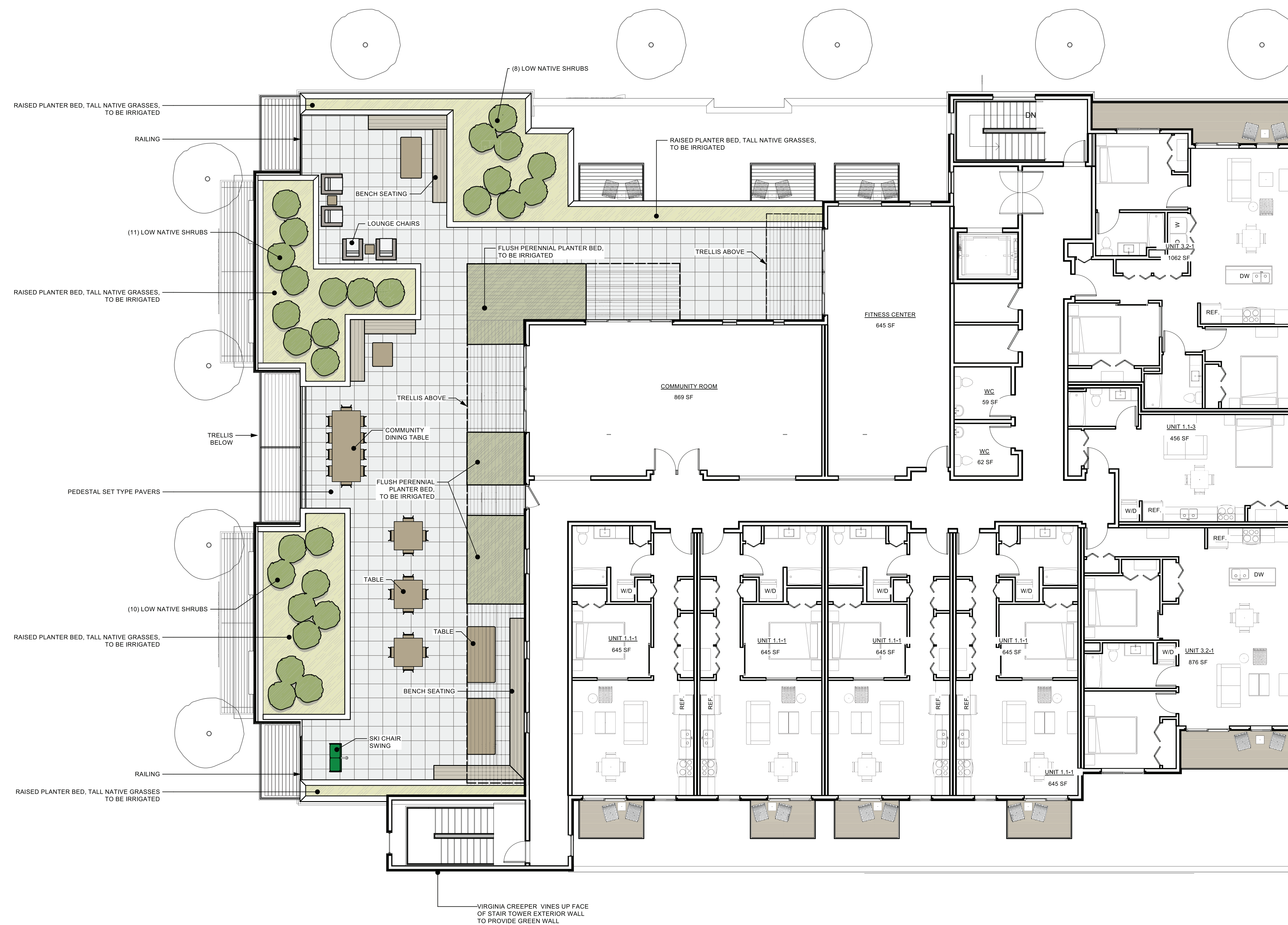


LiveRoof, LLC
P.O. Box 553
Spring Lake, MI 49456
(800) 875-1392
www.liveroof.com



1 LIVE ROOF SYSTEM
Scale: NTS

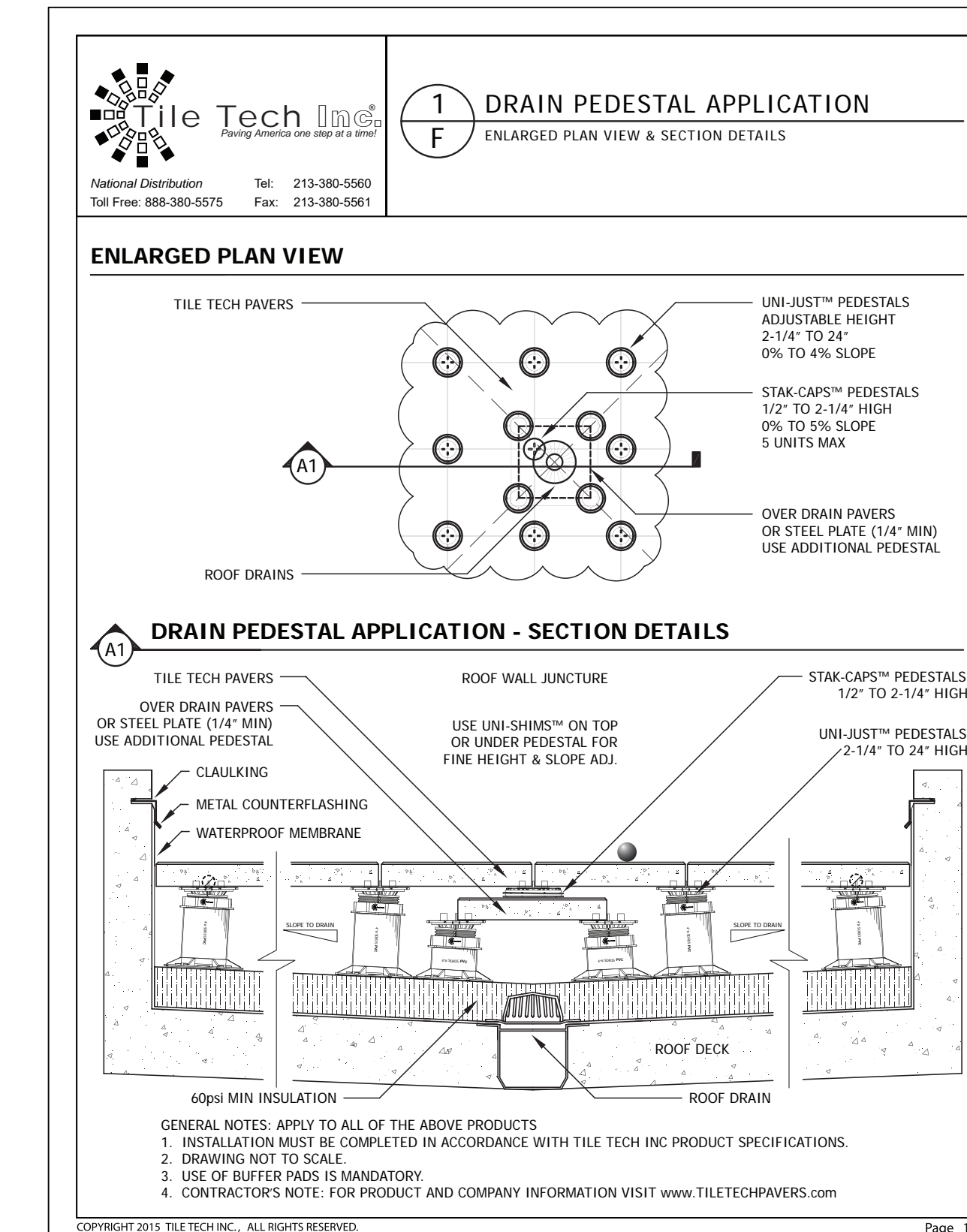




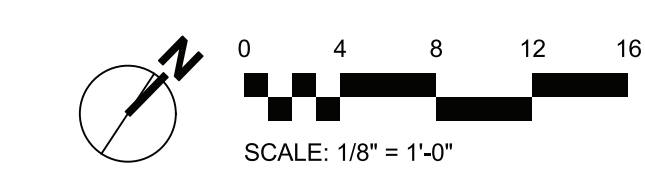
SHEET LEGEND	
SYMBOL	DESCRIPTION
---	Property Line
- - - -	Setbacks / Easements
▨	Pedestal Pavers
▩	Planters - See Architect Drawings
○	Landscape - Tree

- GENERAL NOTES:**
1. GRADING PER CIVIL ENGINEER
 2. ALL IRRIGATION, ON-SITE, TO BE DRIP IRRIGATED

IRRIGATION SCHEDULE		
AREA DESCRIPTION	IRRIGATION TYPE	ZONE
Raised Planters	Buried Drip Irrigation	1



1 TILE TECH - DRAIN PEDESTAL APPLICATION
Scale: NTS



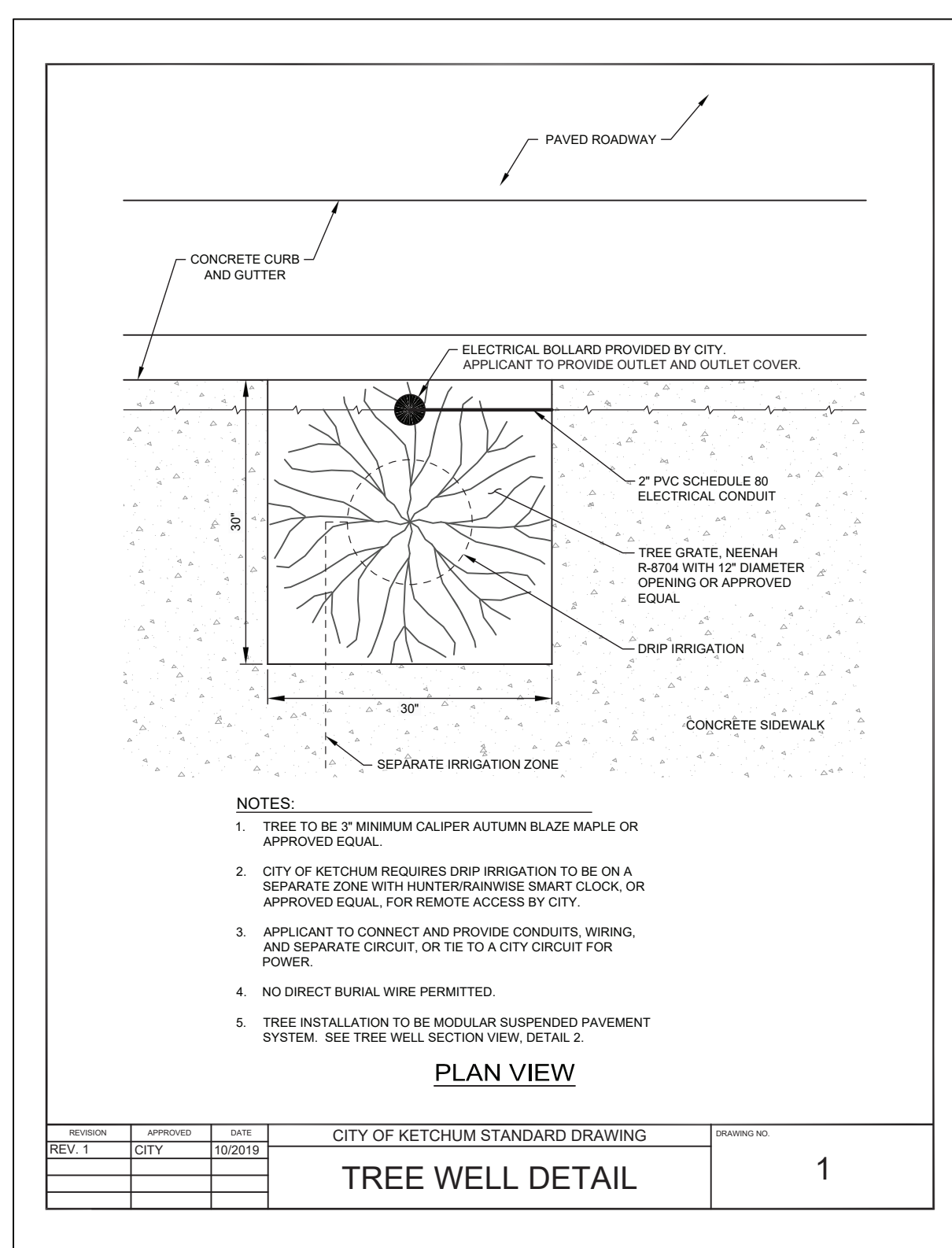
LANDSCAPE DESIGN REVIEW
BLUEBIRD VILLAGE
480 N. EAST AVE. | KETCHUM, ID 83340

FILENAME: Bluebird Village.vwx
PROJECT MANAGER: CG
DRAWN BY: TP
ISSUE DATE: 07.01.2021
PLOT DATE: 7/1/21 6:07:56

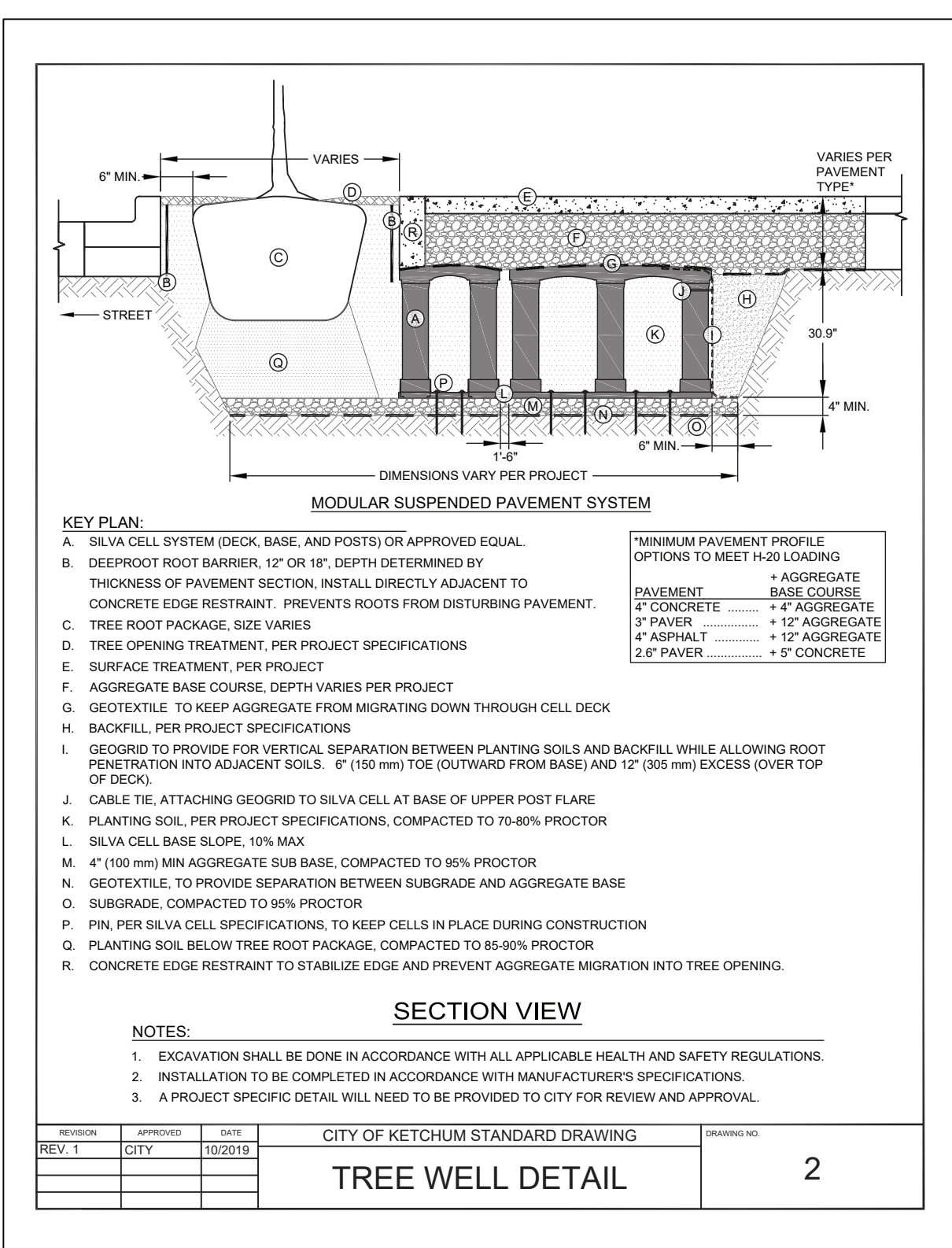
FOURTH FLOOR PATIO OVERVIEW

SHEET NO.

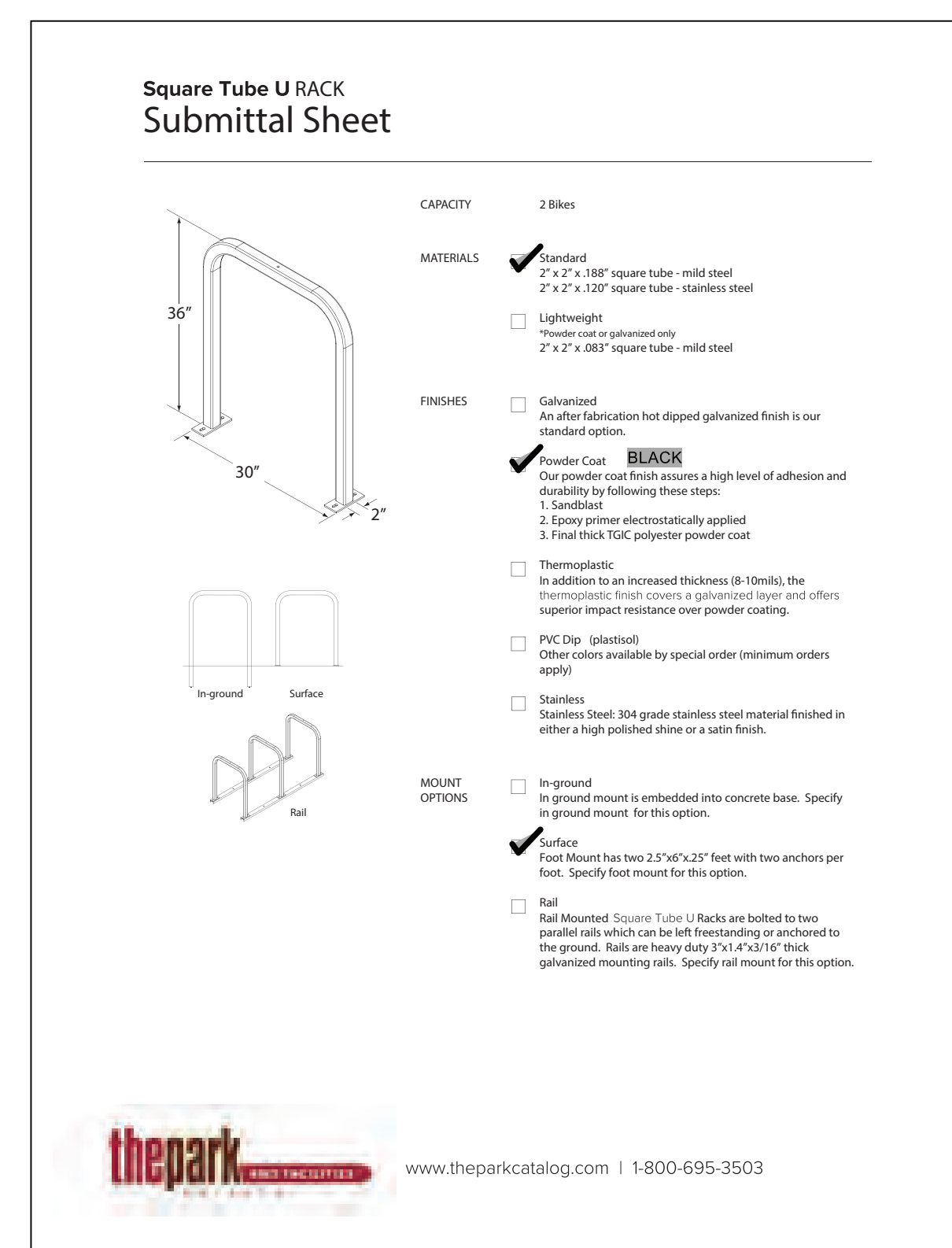
L3.0



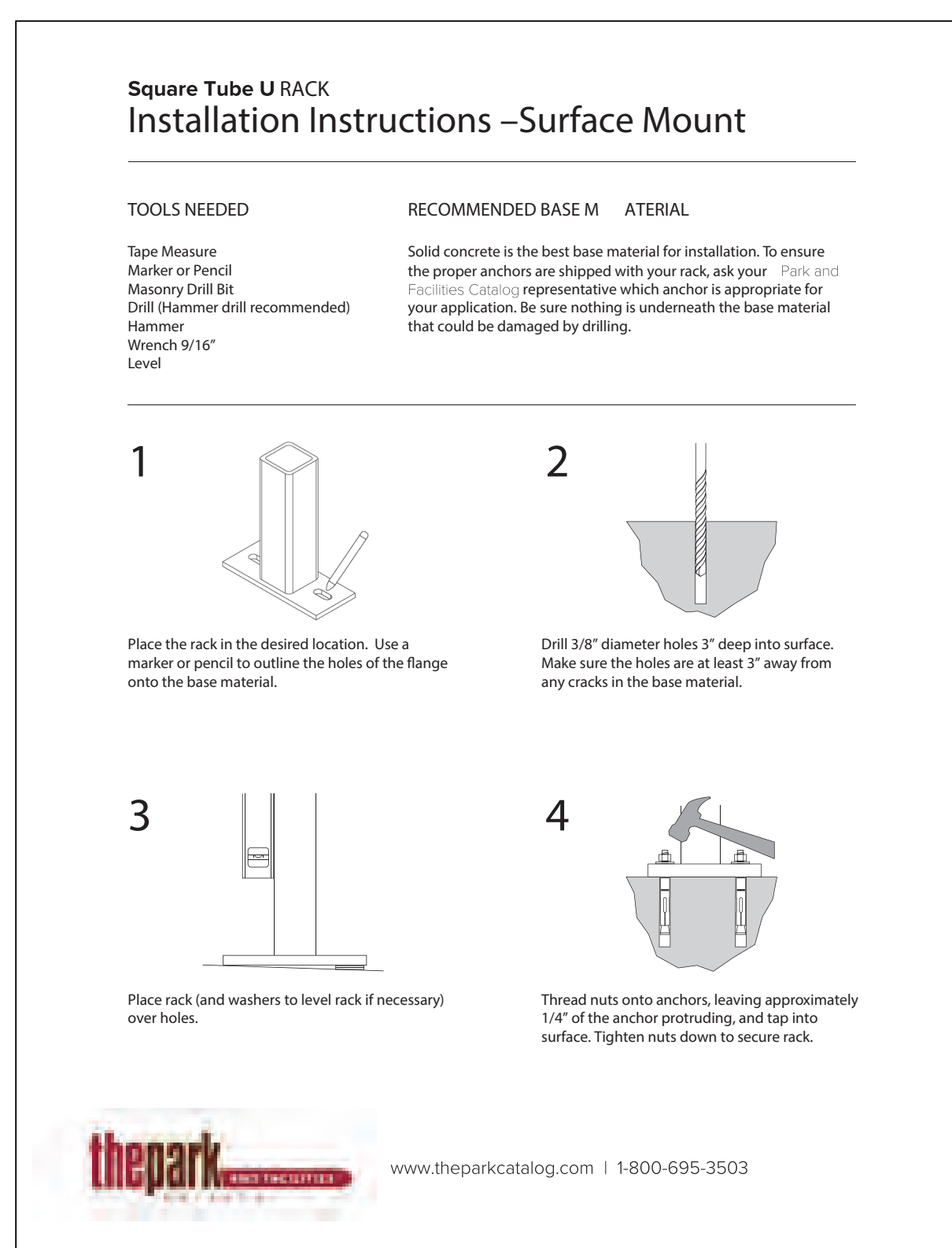
1 CITY OF KETCHUM TREE WELL
Scale: NTS



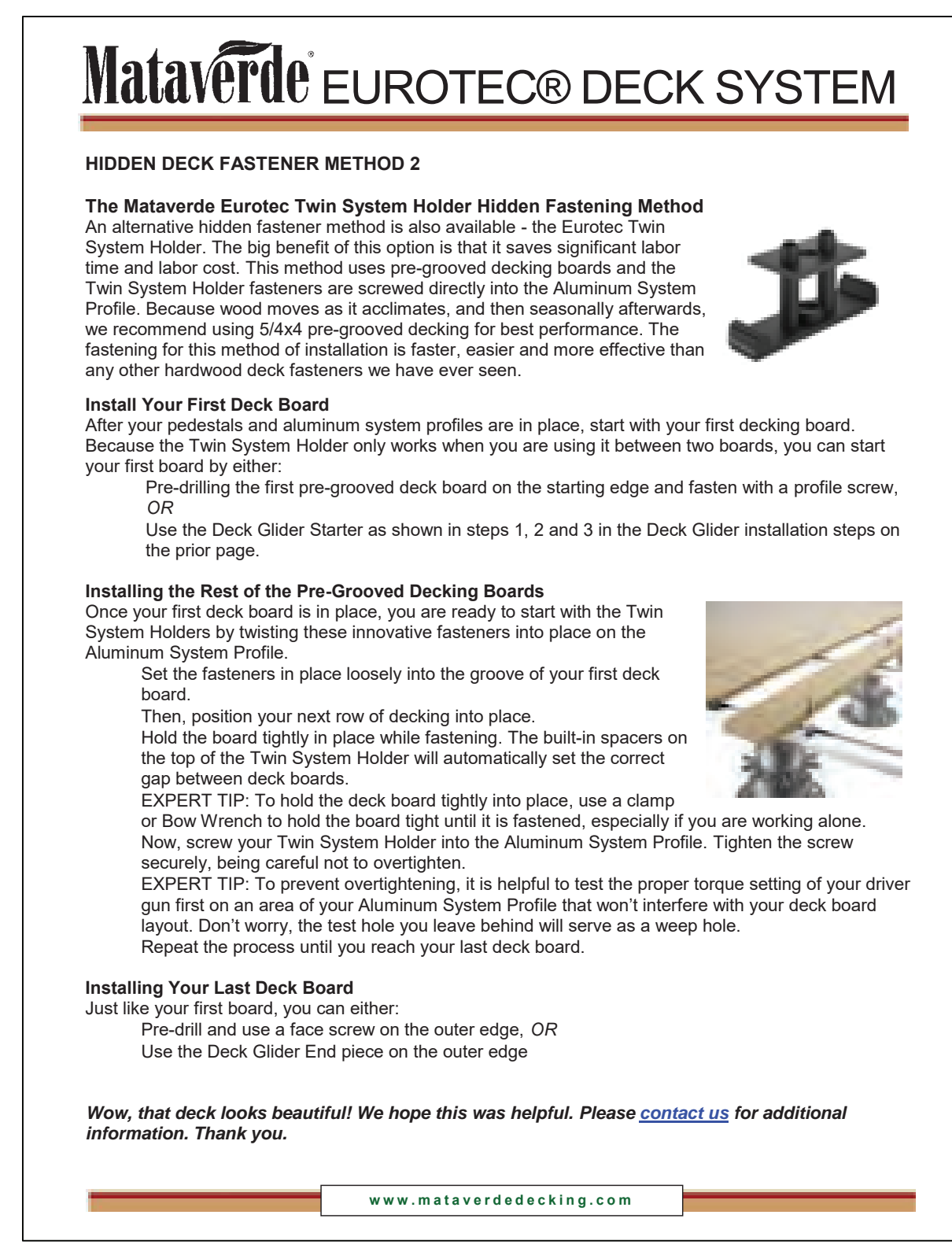
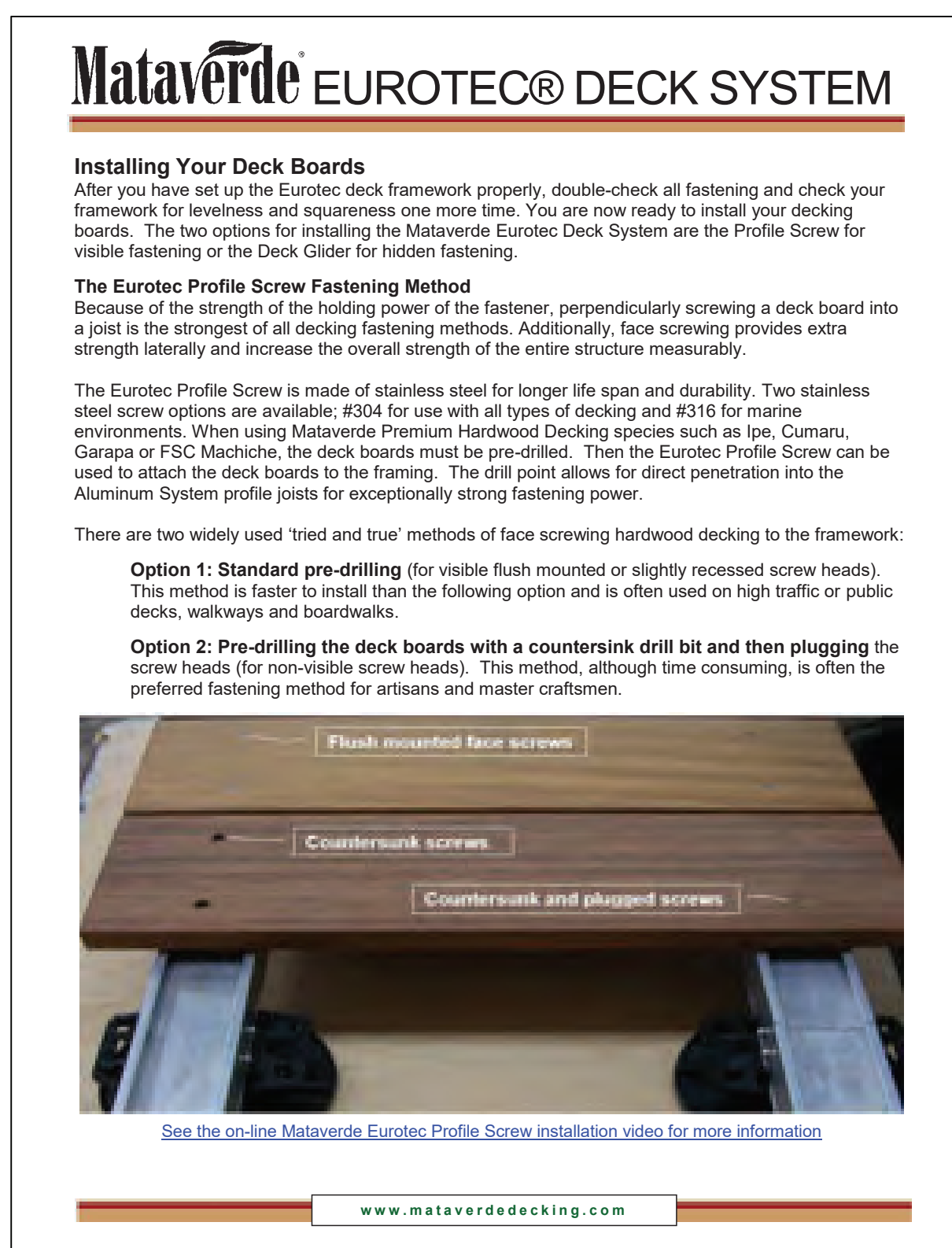
2 CITY OF KETCHUM TREE WELL
Scale: NTS

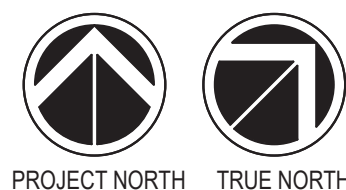
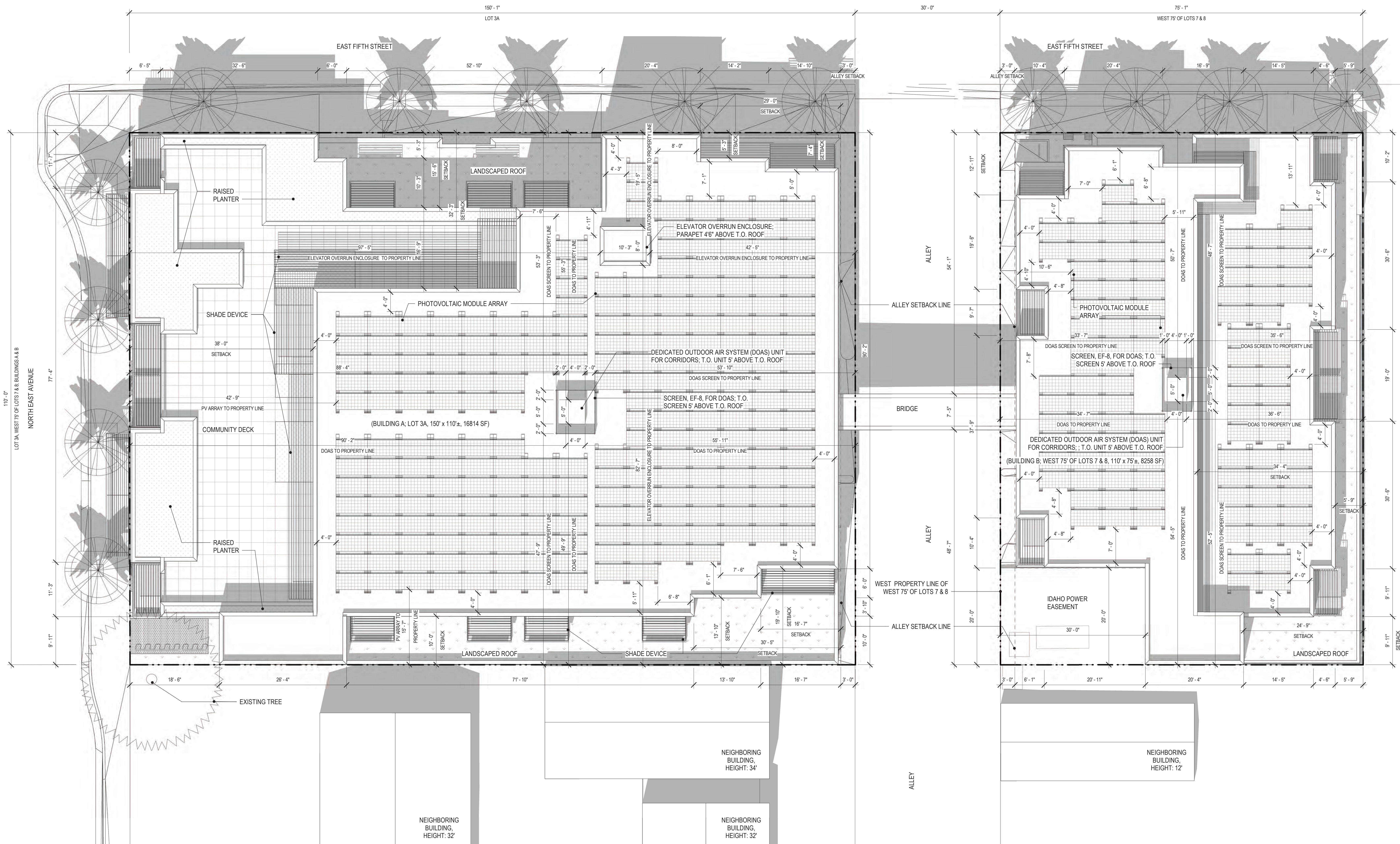


3 BIKE RACK
Scale: NTS



5 MATAVERDE EUROTEC DECK SYSTEM
Scale: NTS





PROPOSED ARCHITECTURAL SITE PLAN

12:45 PM, JUNE 21, 2021

SITE DIMENSIONS & AREAS

LOT 3A: 110' x 150' ± = 16814 SF
 LOTS 7 & 8: 110' x 75' ± = 8258 SF
 TOTAL: 25072 SF

USE & OCCUPANCY CLASSIFICATION

- RESIDENTIAL GROUP R-2
- BUSINESS GROUP B
- STORAGE GROUP S-2
- ASSEMBLY GROUP A-3

SNOW STORAGE CALCULATION

NO VIABLE ON-SITE SNOW STORAGE AREAS. SNOW MANAGEMENT TO BE ACCOMPLISHED BY SNOWMELT AND HAULING OFF-SITE.

ZONING

ZONING: CC-1 COMMUNITY CORE, RETAIL

CONSTRUCTION TYPE

CONSTRUCTION TYPE: 1ST/GROUND FLOOR: TYPE I-A
 2ND, 3RD, & 4TH FLOOR: TYPE V-B

BUILDING AREA

BUILDING AREA (GROSS): 60038 SF

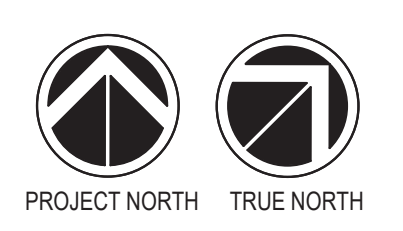
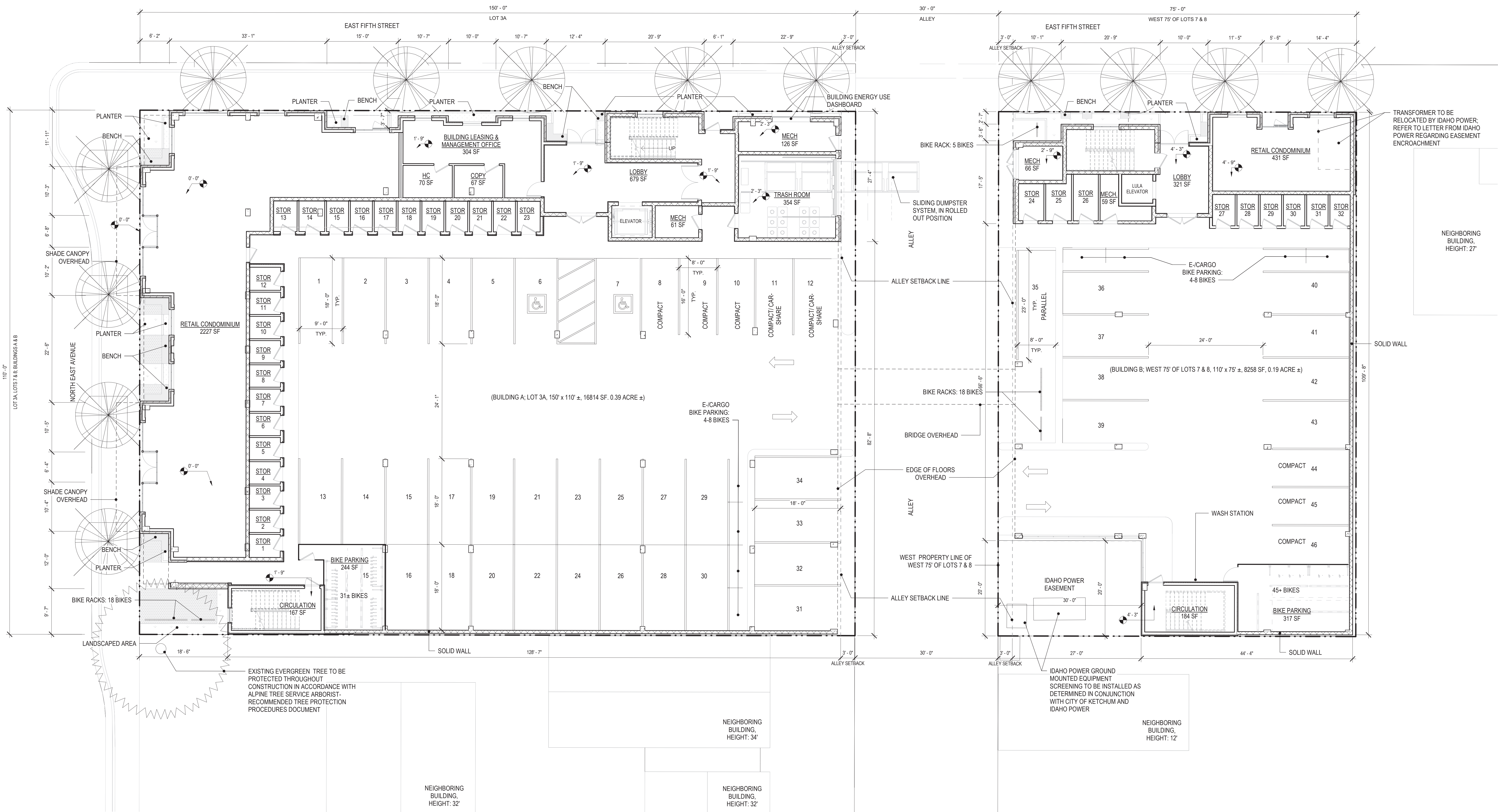
SCALE: 1/8" = 1'-0"

BLUEBIRD VILLAGE

480 N. EAST AVE.
 KETCHUM, ID 83340

DESIGN REVIEW
 07/07/2021





PROPOSED ARCHITECTURAL SITE PLAN - GROUND LEVEL

SITE DIMENSIONS & AREAS		CONSTRUCTION TYPE	
LOT 3A:	110' x 150' ± = 16814 SF	CONSTRUCTION TYPE:	1ST/GROUND FLOOR: TYPE I-A
LOTS 7 & 8:	110' x 75' ± = 8258 SF		2ND, 3RD, & 4TH FLOOR: TYPE V-B
TOTAL:	25072 SF		

USE & OCCUPANCY CLASSIFICATION

- BUSINESS GROUP B
- STORAGE GROUP S-2
- SNOW STORAGE CALCULATION

NO VIABLE ON-SITE SNOW STORAGE AREAS. SNOW MANAGEMENT TO BE ACCOMPLISHED BY SNOWMELT AND HAULING OFF-SITE.

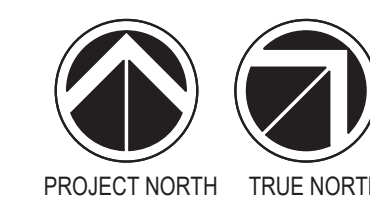
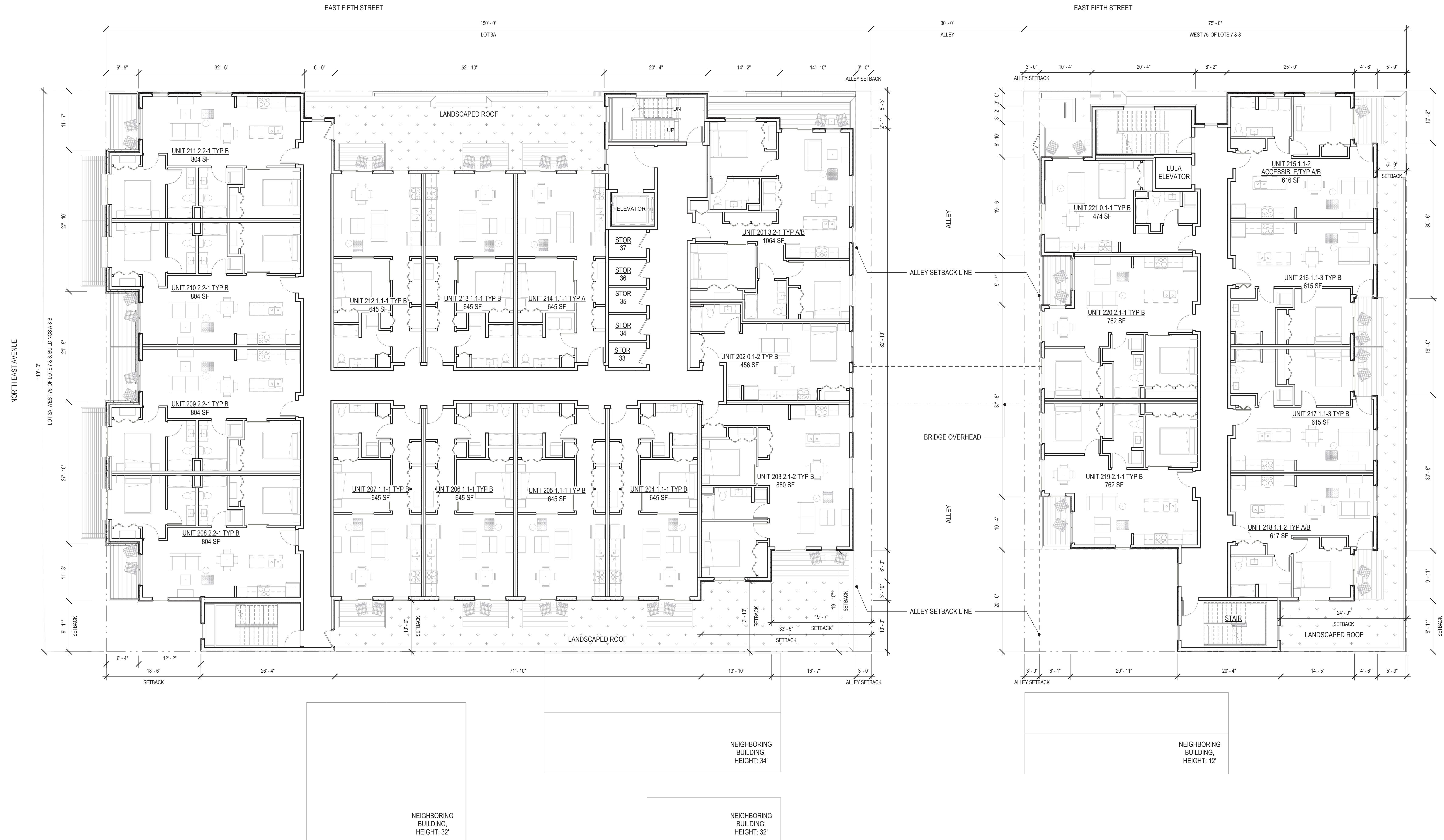


BLUEBIRD VILLAGE

480 N. EAST AVE.
KETCHUM, ID 83340

DESIGN REVIEW
08/04/2021





PROPOSED SECOND FLOOR PLAN

USE & OCCUPANCY CLASSIFICATION

RESIDENTIAL GROUP R-2
STORAGE GROUP S-2

CONSTRUCTION TYPE

CONSTRUCTION TYPE: 1ST/GROUND FLOOR: TYPE I-A
2ND, 3RD, & 4TH FLOOR: TYPE V-B

RESIDENTIAL UNIT TYPE KEY

NUMBER OF BEDROOMS (PRIMARY DEFINITION OF TYPE)
NUMBER OF BATHROOMS (SECONDARY DEFINITION OF TYPE)
FLOOR PLAN TYPE & PREVALENCE IN PROJECT*
*PER TYPE: WHERE TYPES HAVE EQUAL NUMBERS OF DIFFERENT FLOOR PLANS, NUMBER DOES NOT NECESSARILY ALSO INDICATE PREVALENCE; 1 INDICATES MOST PREVALENT, 2 LESS PREVALENT, & SO ON

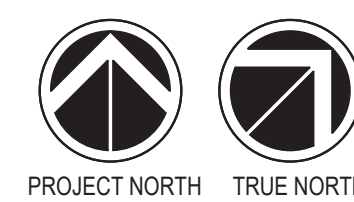
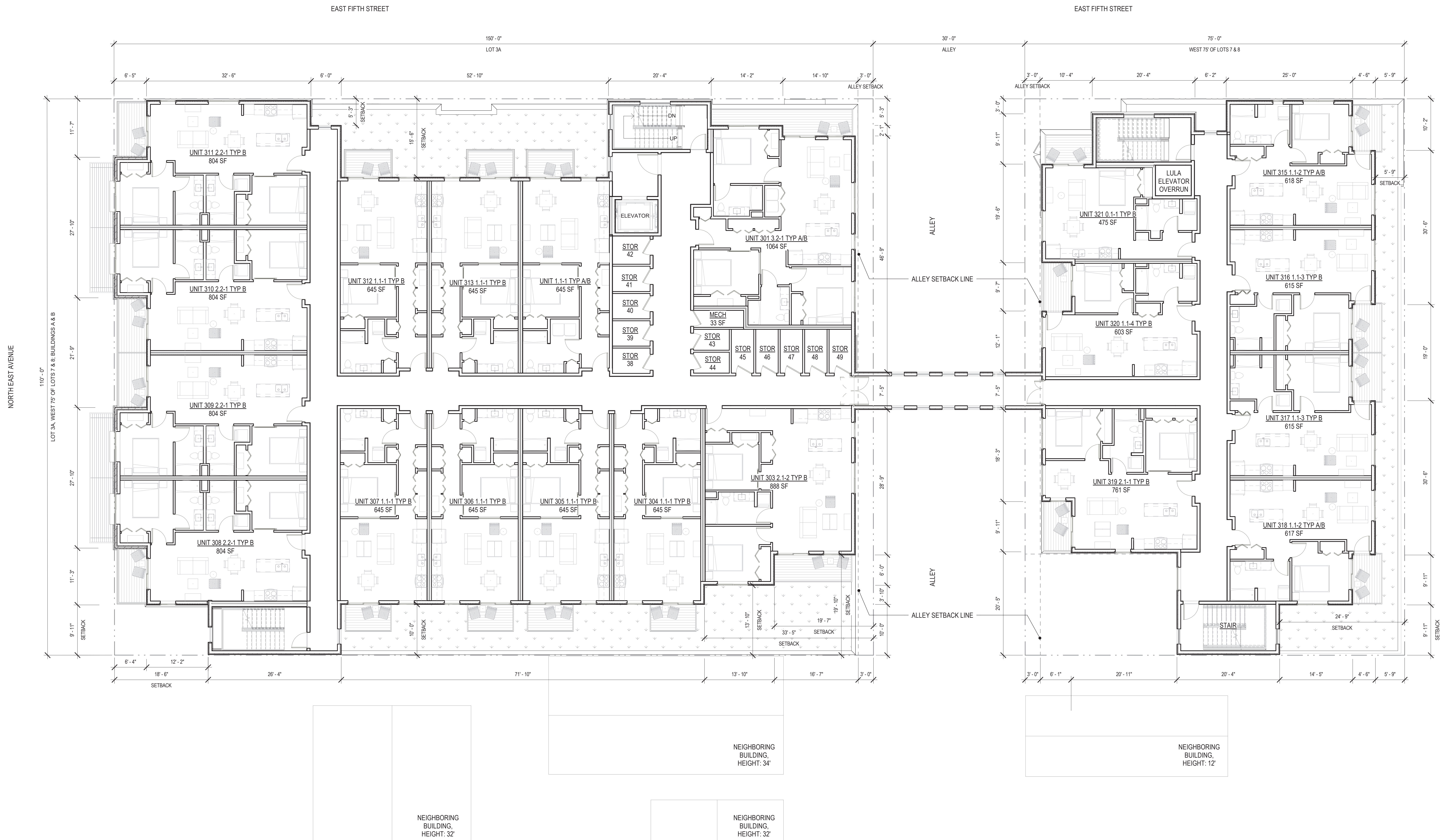
SCALE: 1/8" = 1'-0"

BLUEBIRD VILLAGE

480 N. EAST AVE.
KETCHUM, ID 83340

DESIGN REVIEW
07/07/2021





PROPOSED THIRD FLOOR PLAN

USE & OCCUPANCY CLASSIFICATION

RESIDENTIAL GROUP R-2
STORAGE GROUP S-2

CONSTRUCTION TYPE

CONSTRUCTION TYPE: 1ST/GROUND FLOOR: TYPE I-A
2ND, 3RD, & 4TH FLOOR: TYPE V-B

RESIDENTIAL UNIT TYPE KEY

NUMBER OF BEDROOMS (PRIMARY DEFINITION OF TYPE) 1-1-1
NUMBER OF BATHROOMS (SECONDARY DEFINITION OF TYPE)
FLOOR PLAN TYPE & PREVALENCE IN PROJECT*
*PER TYPE: WHERE TYPES HAVE EQUAL NUMBERS OF DIFFERENT FLOOR PLANS, NUMBER DOES NOT NECESSARILY ALSO INDICATE PREVALENCE; 1 INDICATES MOST PREVALENT, 2 LESS PREVALENT, & SO ON

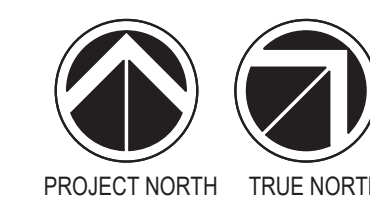
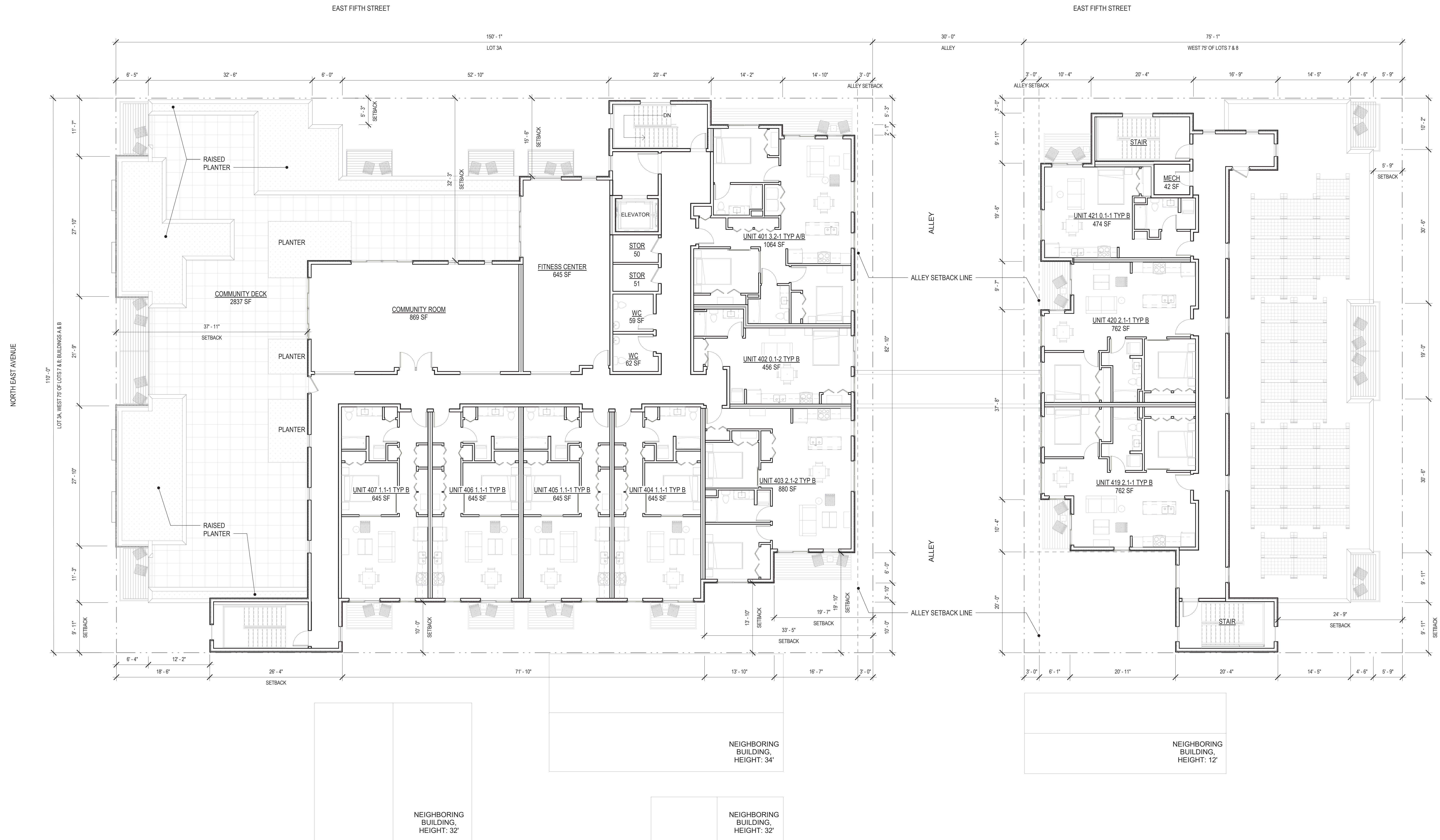
SCALE: 1/8" = 1'-0"

BLUEBIRD VILLAGE

480 N. EAST AVE.
KETCHUM, ID 83340

DESIGN REVIEW
07/07/2021





PROPOSED FOURTH FLOOR PLAN

USE & OCCUPANCY CLASSIFICATION

RESIDENTIAL GROUP R-2
 STORAGE GROUP S-2
 ASSEMBLY GROUP A-3

RESIDENTIAL UNIT TYPE KEY

NUMBER OF BEDROOMS (PRIMARY DEFINITION OF TYPE)
 NUMBER OF BATHROOMS (SECONDARY DEFINITION OF TYPE)
 FLOOR PLAN TYPE & PREVALENCE IN PROJECT*
 *PER TYPE: WHERE TYPES HAVE EQUAL NUMBERS OF DIFFERENT FLOOR PLANS, NUMBER DOES NOT NECESSARILY ALSO INDICATE PREVALENCE; 1 INDICATES MOST PREVALENT, 2 LESS PREVALENT, & SO ON

CONSTRUCTION TYPE

CONSTRUCTION TYPE: 1ST/GROUND FLOOR: TYPE I-A
 2ND, 3RD, & 4TH FLOOR: TYPE V-B

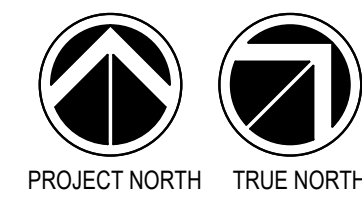
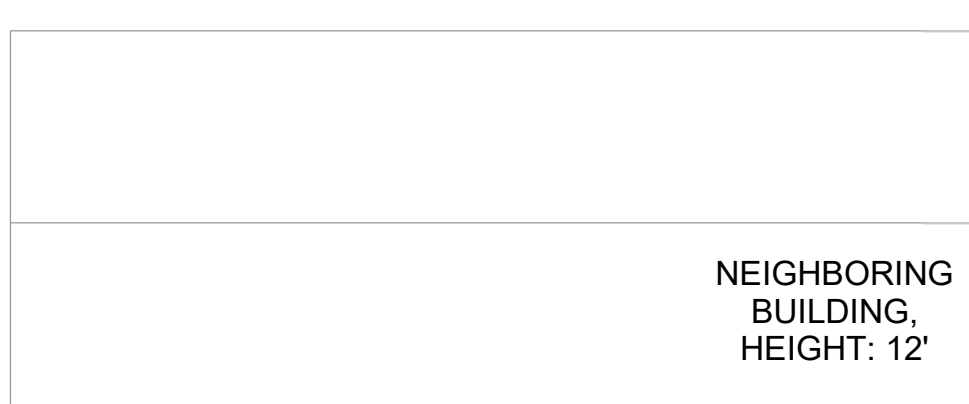
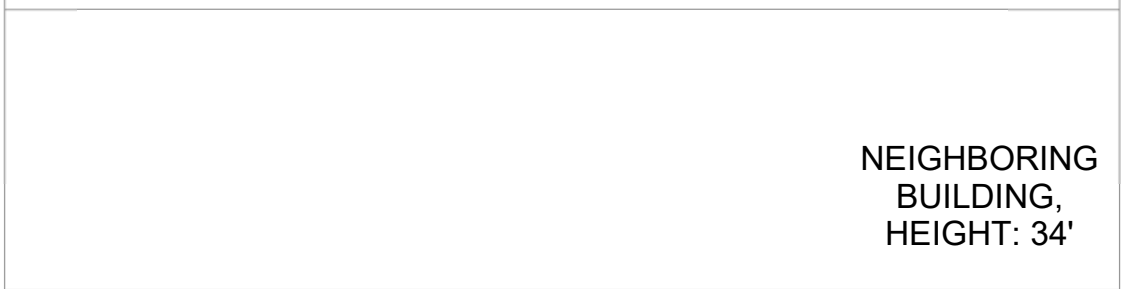
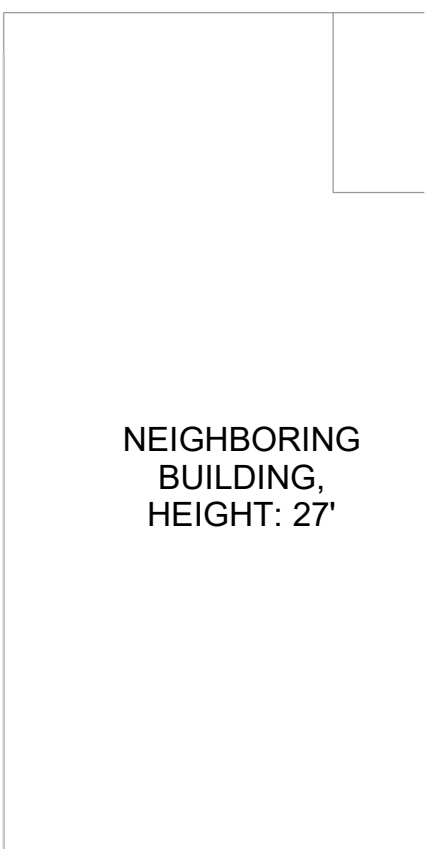
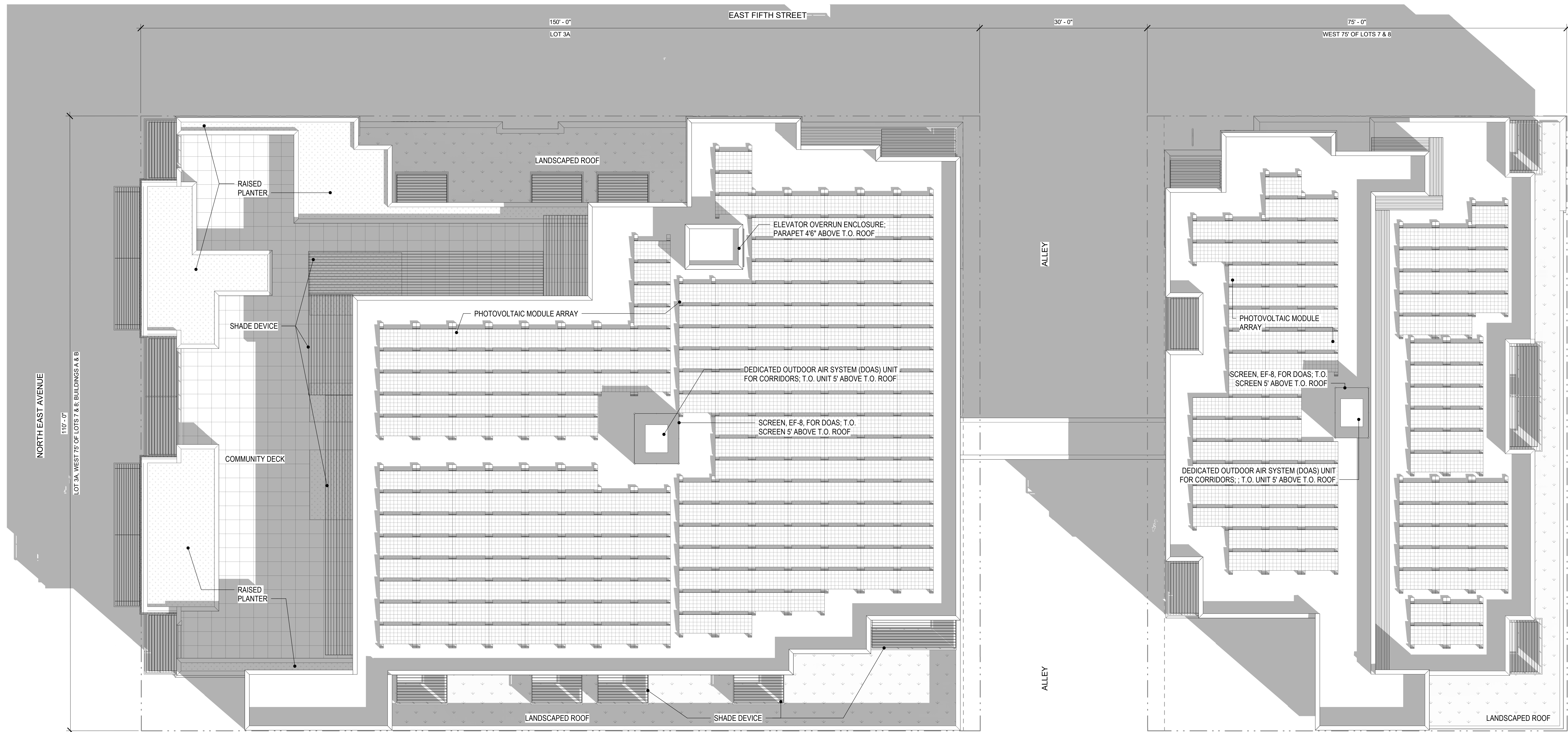
SCALE: 1/8" = 1'-0"

BLUEBIRD VILLAGE

480 N. EAST AVE.
 KETCHUM, ID 83340

DESIGN REVIEW
 07/07/2021





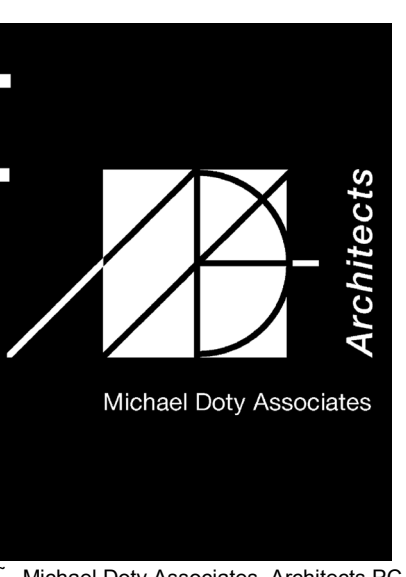
PROPOSED ROOF PLAN 9:00 AM, JUNE 21, 2021

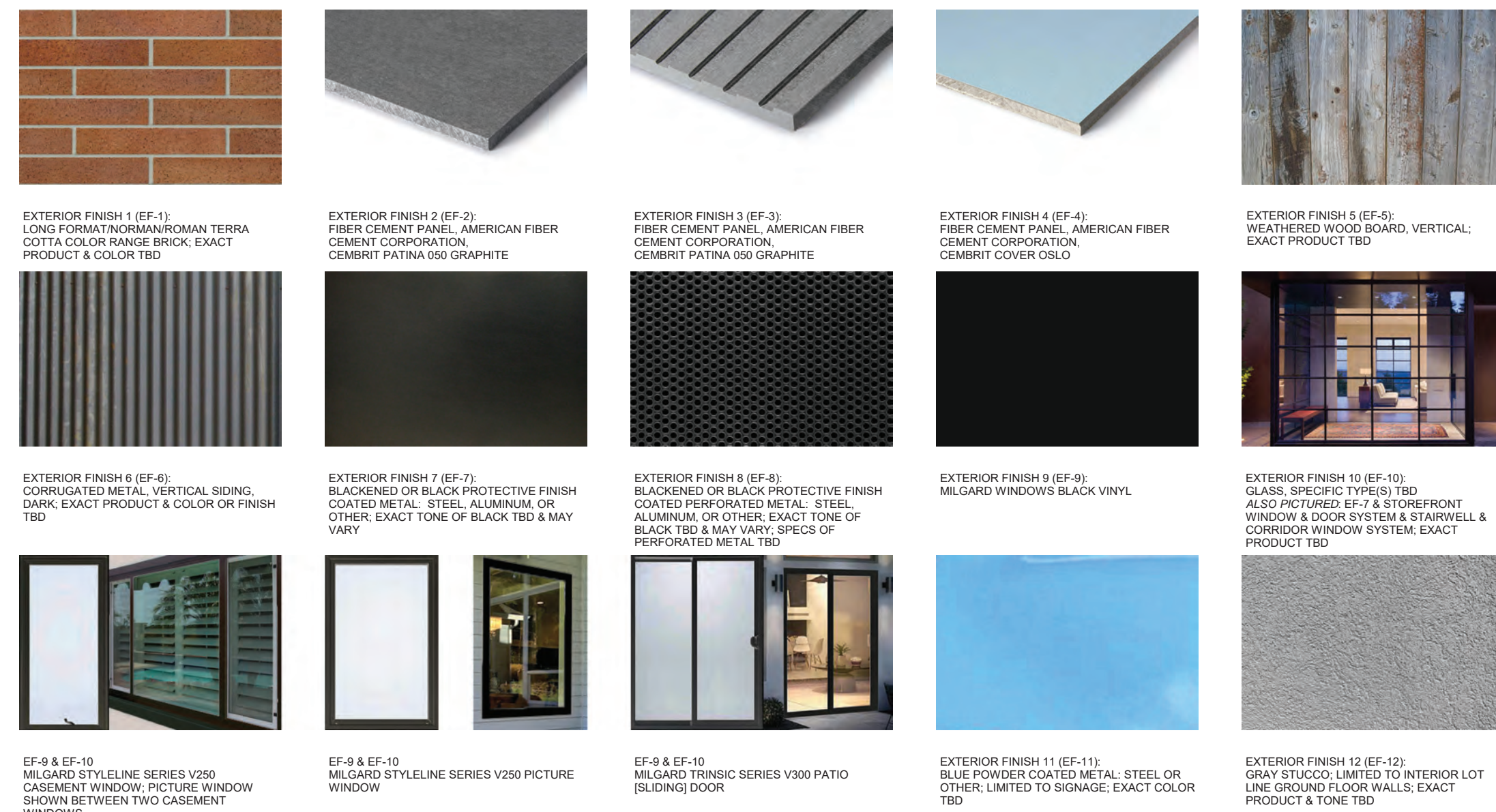
SCALE: 1/8" = 1'-0"

BLUEBIRD VILLAGE

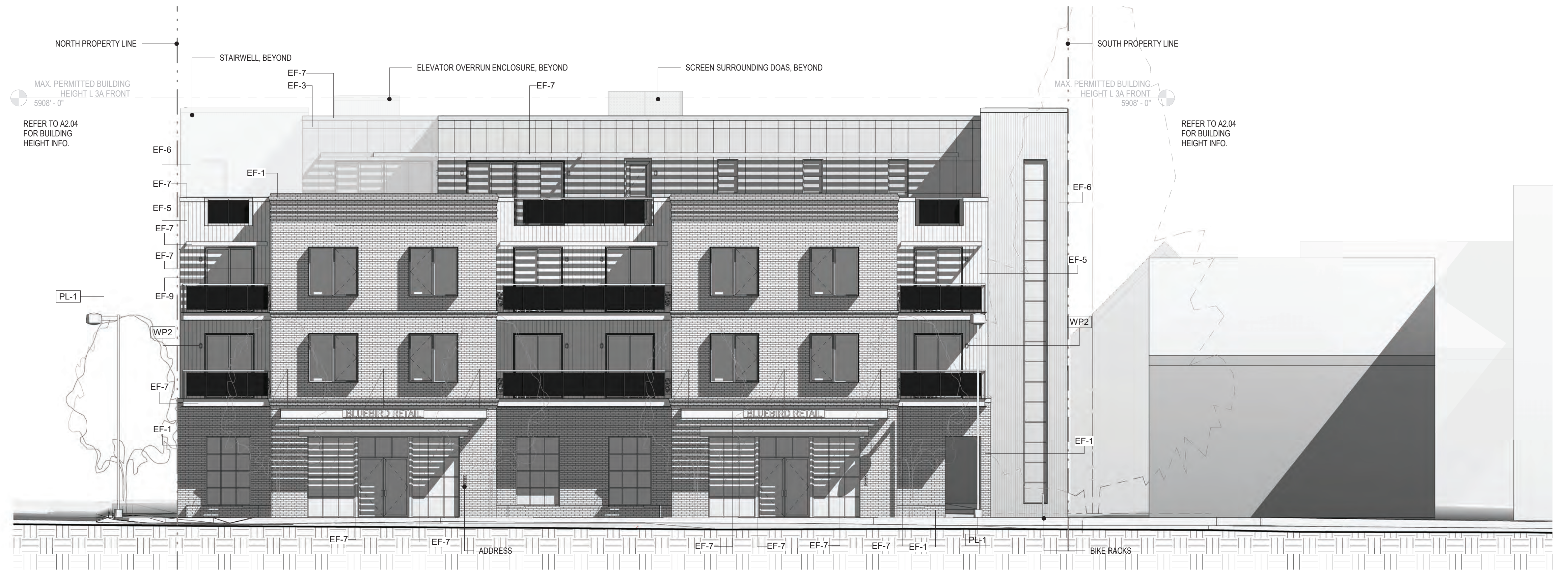
480 N. EAST AVE.
KETCHUM, ID 83340

DESIGN REVIEW
07/07/2021

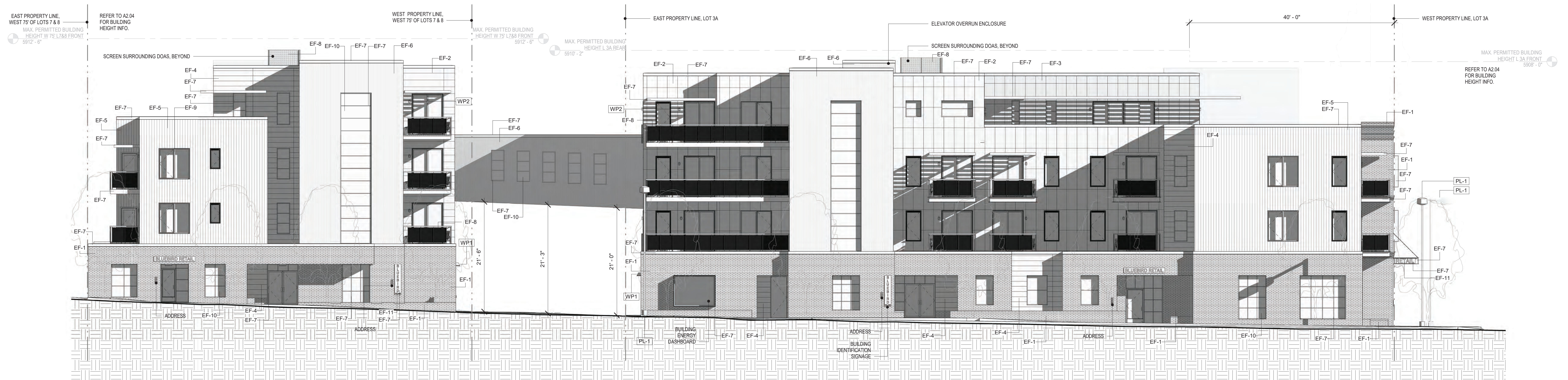




PROPOSED EXTERIOR FINISHES



WEST ELEVATION - NORTH EAST AVENUE 13:00, SEPTEMBER 22, 2021
1/8" = 1'-0"



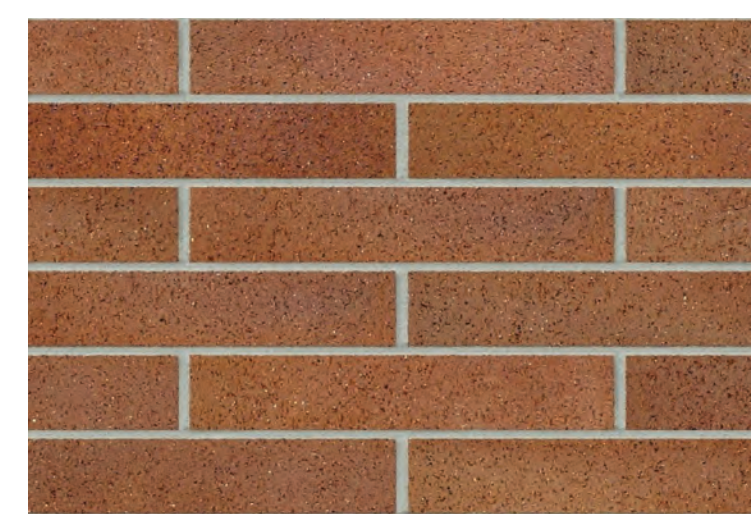
NORTH ELEVATION - EAST FIFTH STREET 17:00, SEPTEMBER 22, 2021
1/8" = 1'-0"

PROPOSED BUILDING ELEVATIONS - WEST & NORTH

PROPOSED EXTERIOR FINISH TAG USE INSTRUCTIONS & EXAMPLE KEY

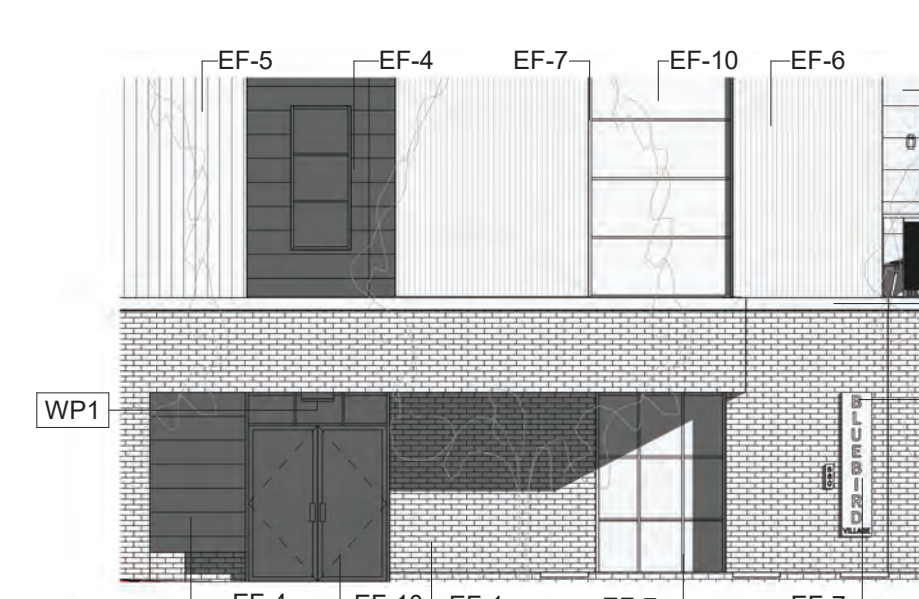
FOR FULL KEY REFER TO SHEET A9.00 AND/OR A9.00B (11x17 VERSION)

- EF DENOTES EXTERIOR FINISH (CATEGORY OF INFORMATION)
- THE NUMBER ASSOCIATED WITH EACH TAG IS ASSIGNED TO A SPECIFIC EXTERIOR FINISH
- EACH EXTERIOR FINISH IS REPRESENTED BY AN IMAGE OF THE MATERIAL ON SHEETS PDR A9.00 & A9.00B.
- EACH IMAGE DEFINES THE TAG, WHICH IS SHOWN BELOW
- A PRODUCT OR MATERIAL DESCRIPTION ALSO ACCOMPANIES THE TAG & IMAGE
- SEE EXAMPLES AT RIGHT



EXTERIOR FINISH 1 (EF-1): LONG FORMAT/NORMAN/ROMAN TERRA COTTA COLOR RANGE BRICK

IT IS POSSIBLE THAT NOT EVERY MATERIAL OR PRODUCT IS ACCOMPANIED BY A TAG; HOWEVER, ALL THE PRINCIPLE MATERIALS & FINISHES ARE TAGGED.



PROPOSED EXTERIOR LIGHTING FIXTURE TAG USE INSTRUCTIONS

FOR LIGHTING FIXTURE SCHEDULE & SPEC. SHEETS REFER TO SHEET PDR E2.00

- WP DENOTES WALL MOUNTED LIGHT FIXTURE (CATEGORY OF INFORMATION)
- THE NUMBER ASSOCIATED WITH EACH TAG IS ASSIGNED TO A SPECIFIC PRODUCT

NOT ALL TYPES OF LIGHT FIXTURES ARE SHOWN OR TAGGED ON THE ELEVATIONS.

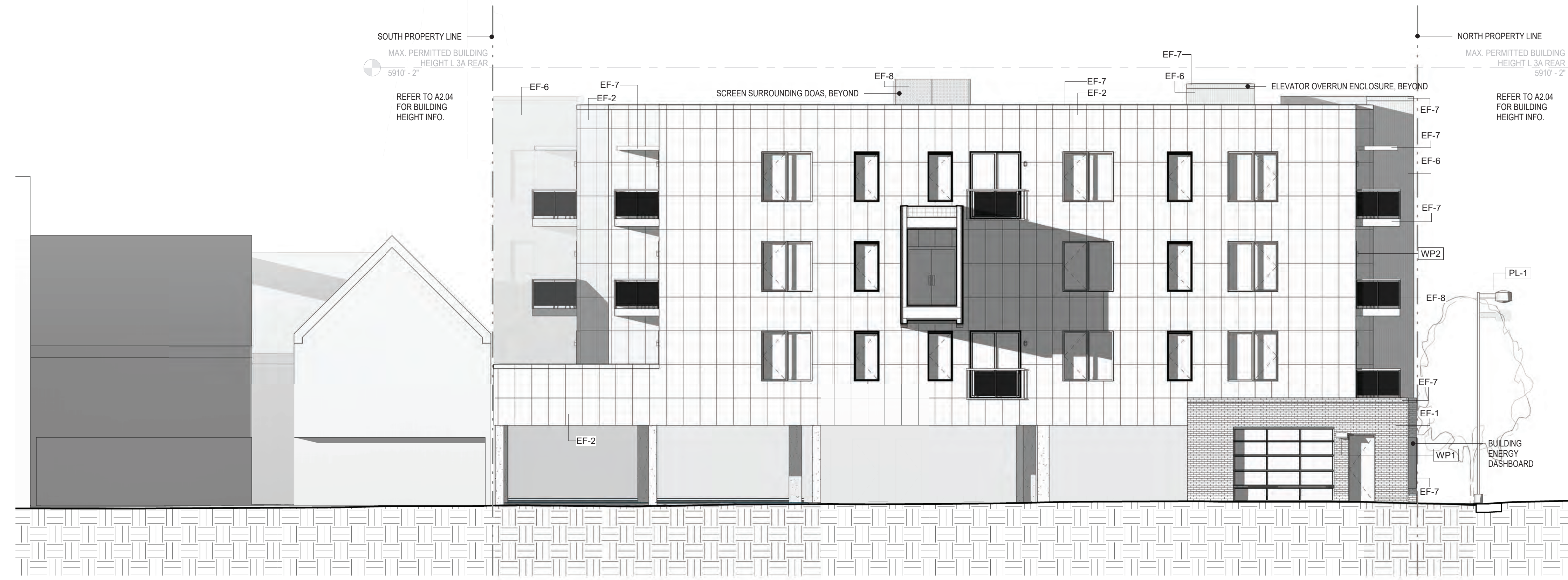
SCALE: 1/8" = 1'-0"

BLUEBIRD VILLAGE

480 N. EAST AVE.
KETCHUM, ID 83340

DESIGN REVIEW
08/04/2021

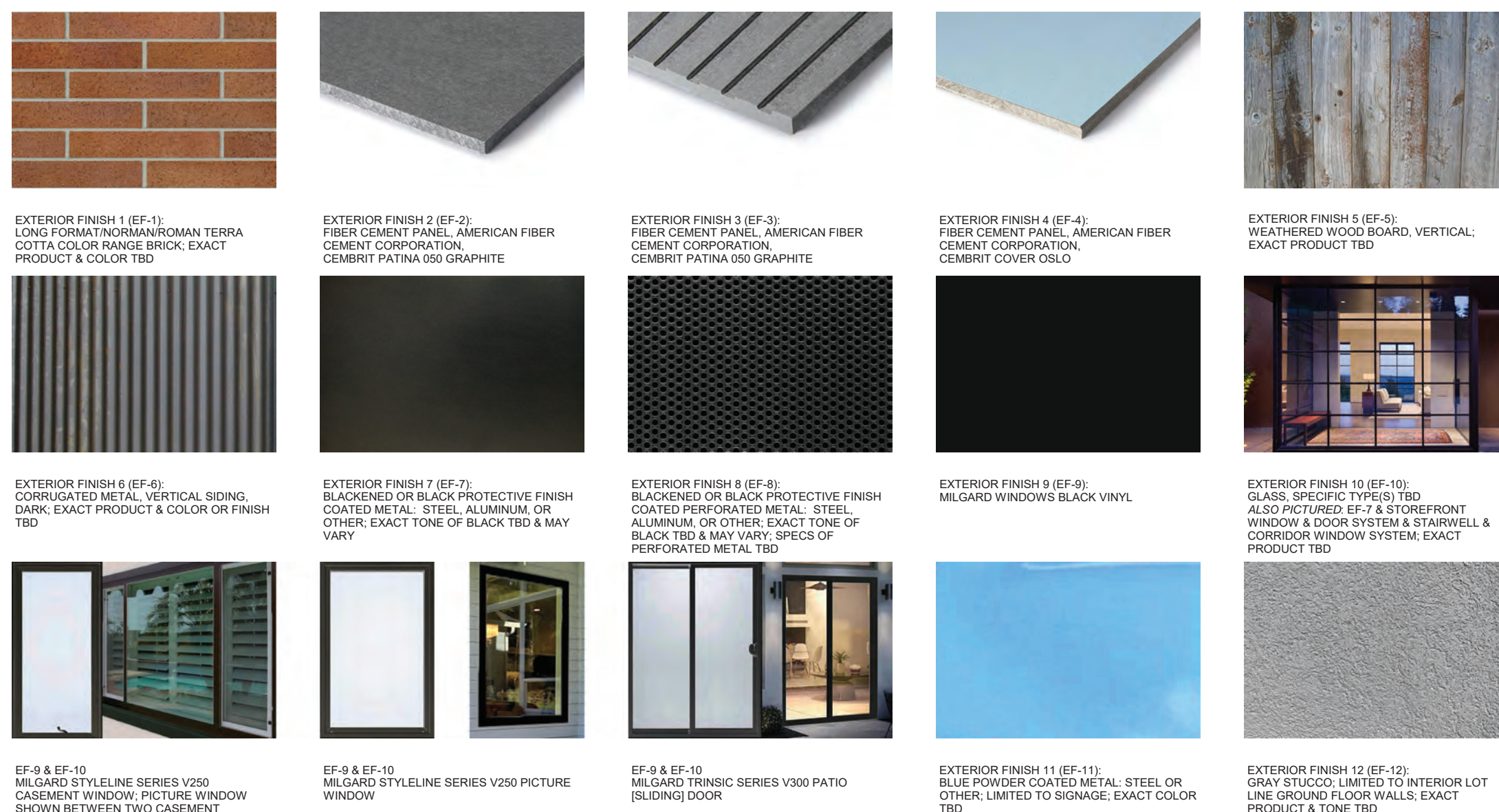




EAST ELEVATION - BUILDING A (ALLEY) 8:30, SEPTEMBER 22, 2021
1/8" = 1'-0"



WEST ELEVATION - BUILDING B (ALLEY) 17:00, SEPTEMBER 22, 2021
1/8" = 1'-0"



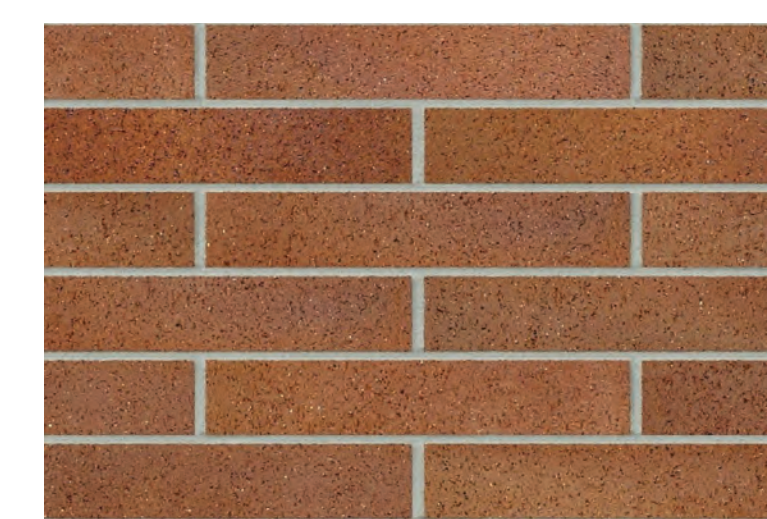
PROPOSED EXTERIOR FINISHES

PROPOSED BUILDING ELEVATIONS - ALLEY

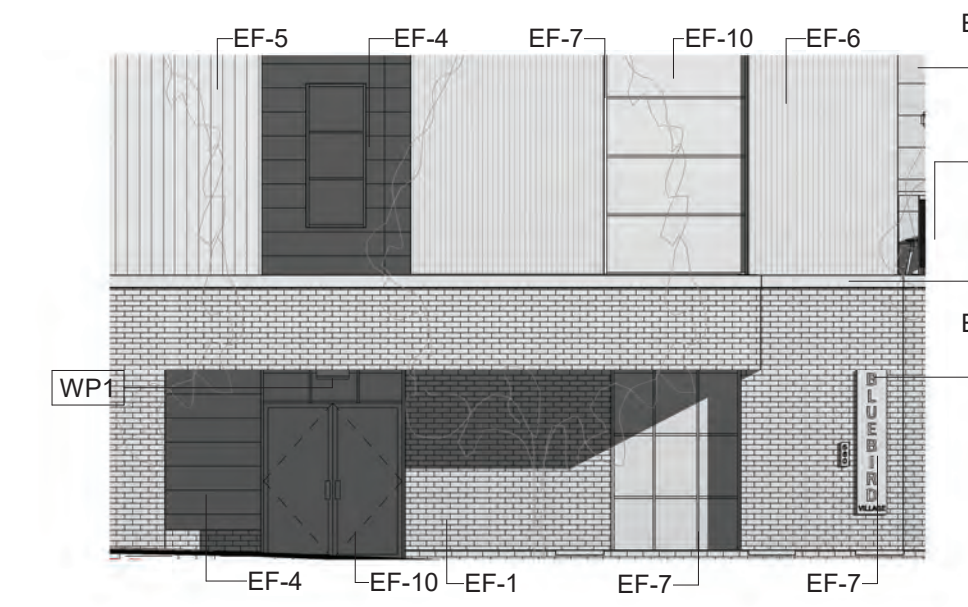
PROPOSED EXTERIOR FINISH TAG USE INSTRUCTIONS & EXAMPLE KEY

FOR FULL KEY REFER TO SHEET A9.00 AND/OR A9.00B (11x17 VERSION)

- EF DENOTES EXTERIOR FINISH (CATEGORY OF INFORMATION)
- THE NUMBER ASSOCIATED WITH EACH TAG IS ASSIGNED TO A SPECIFIC EXTERIOR FINISH
- EACH EXTERIOR FINISH IS REPRESENTED BY AN IMAGE OF THE MATERIAL ON SHEETS PDR A9.00 & A9.00B.
- EACH IMAGE DEFINES THE TAG, WHICH IS SHOWN BELOW
- A PRODUCT OR MATERIAL DESCRIPTION ALSO ACCOMPANIES THE TAG & IMAGE
- SEE EXAMPLES AT RIGHT



EXTERIOR FINISH 1 (EF-1): LONG FORMAT/NORMAN/ROMAN TERRA COTTA COLOR RANGE BRICK



PROPOSED EXTERIOR LIGHTING FIXTURE TAG USE INSTRUCTIONS

FOR LIGHTING FIXTURE SCHEDULE & SPEC. SHEETS REFER TO SHEET PDR E2.00

- WP DENOTES WALL MOUNTED LIGHT FIXTURE (CATEGORY OF INFORMATION)
- THE NUMBER ASSOCIATED WITH EACH TAG IS ASSIGNED TO A SPECIFIC PRODUCT

NOT ALL TYPES OF LIGHT FIXTURES ARE SHOWN OR TAGGED ON THE ELEVATIONS.

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

BLUEBIRD VILLAGE

480 N. EAST AVE.
KETCHUM, ID 83340

DESIGN REVIEW
08/04/2021





4 BUILDING B HEIGHT, REAR LOT LINE
1/8" = 1'-0"



3 BUILDING B HEIGHT, FRONT LOT LINE
1/8" = 1'-0"



2 BUILDING A HEIGHT, REAR LOT LINE
1/8" = 1'-0"



1 BUILDING A HEIGHT, FRONT LOT LINE
1/8" = 1'-0"

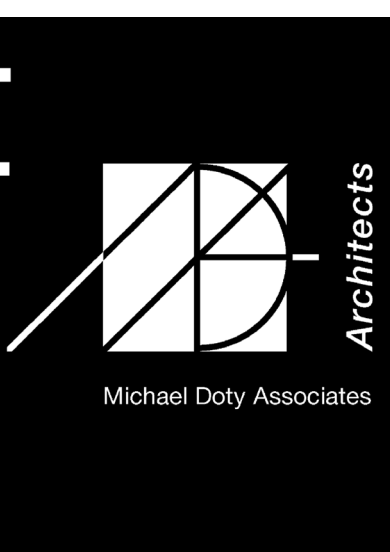
BUILDING HEIGHTS

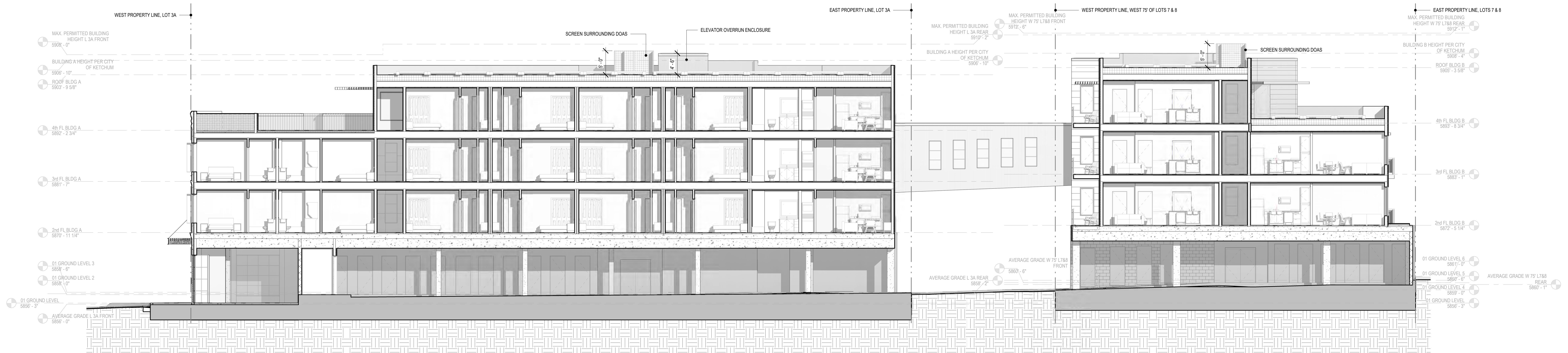


BLUEBIRD VILLAGE

480 N. EAST AVE.
KETCHUM, ID 83340

DESIGN REVIEW
07/07/2021





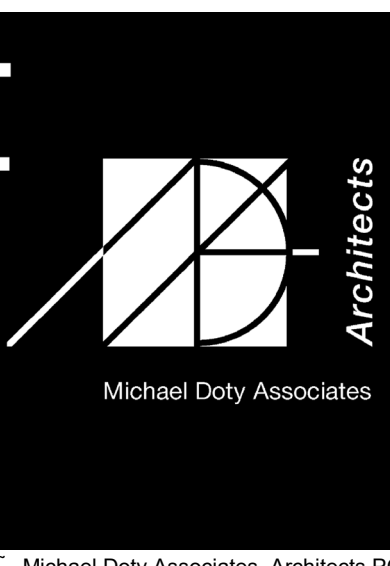
PROPOSED LONGITUDINAL SECTION

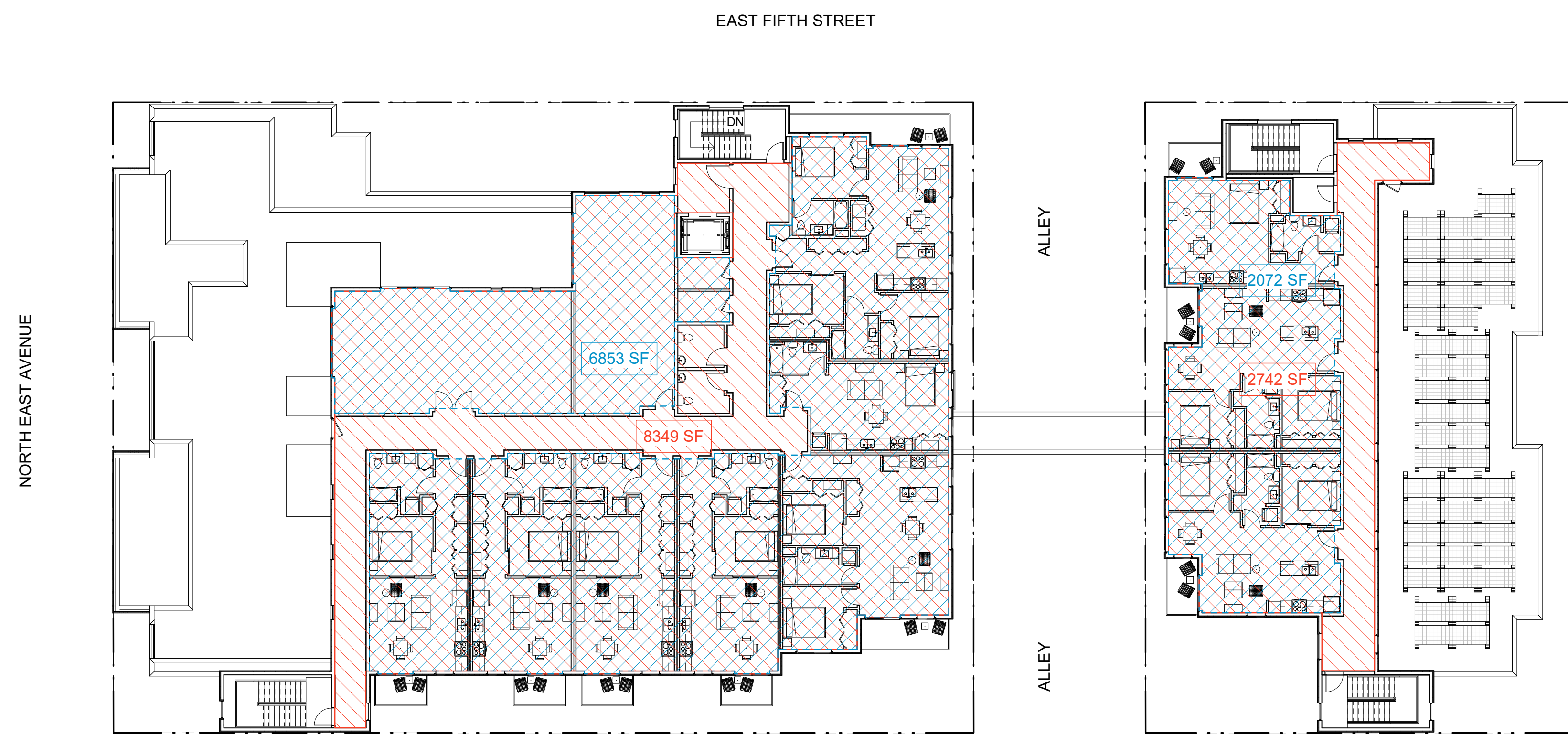
SCALE: 1/8" = 1'-0"

BLUEBIRD VILLAGE

480 N. EAST AVE.
KETCHUM, ID 83340

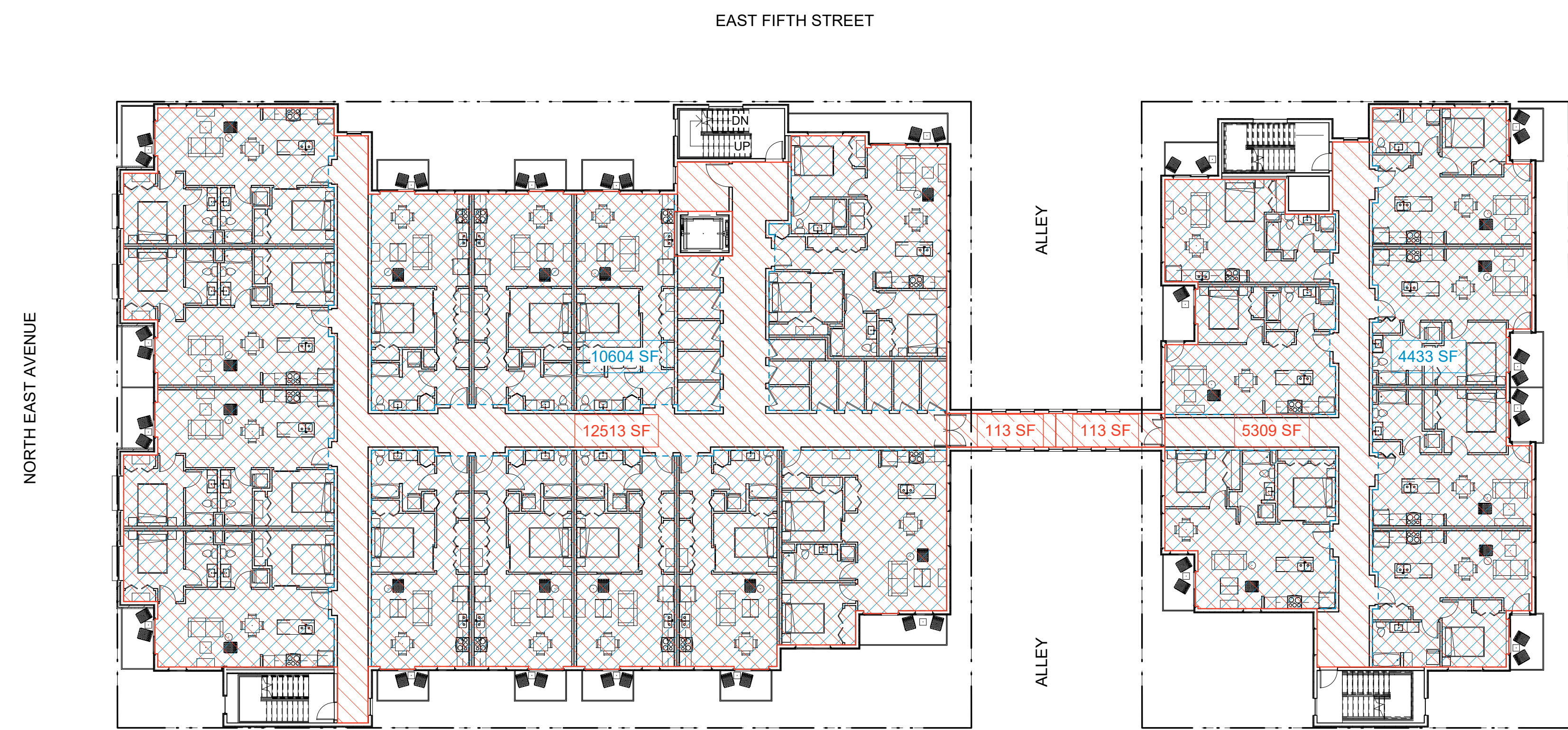
DESIGN REVIEW
07/07/2021





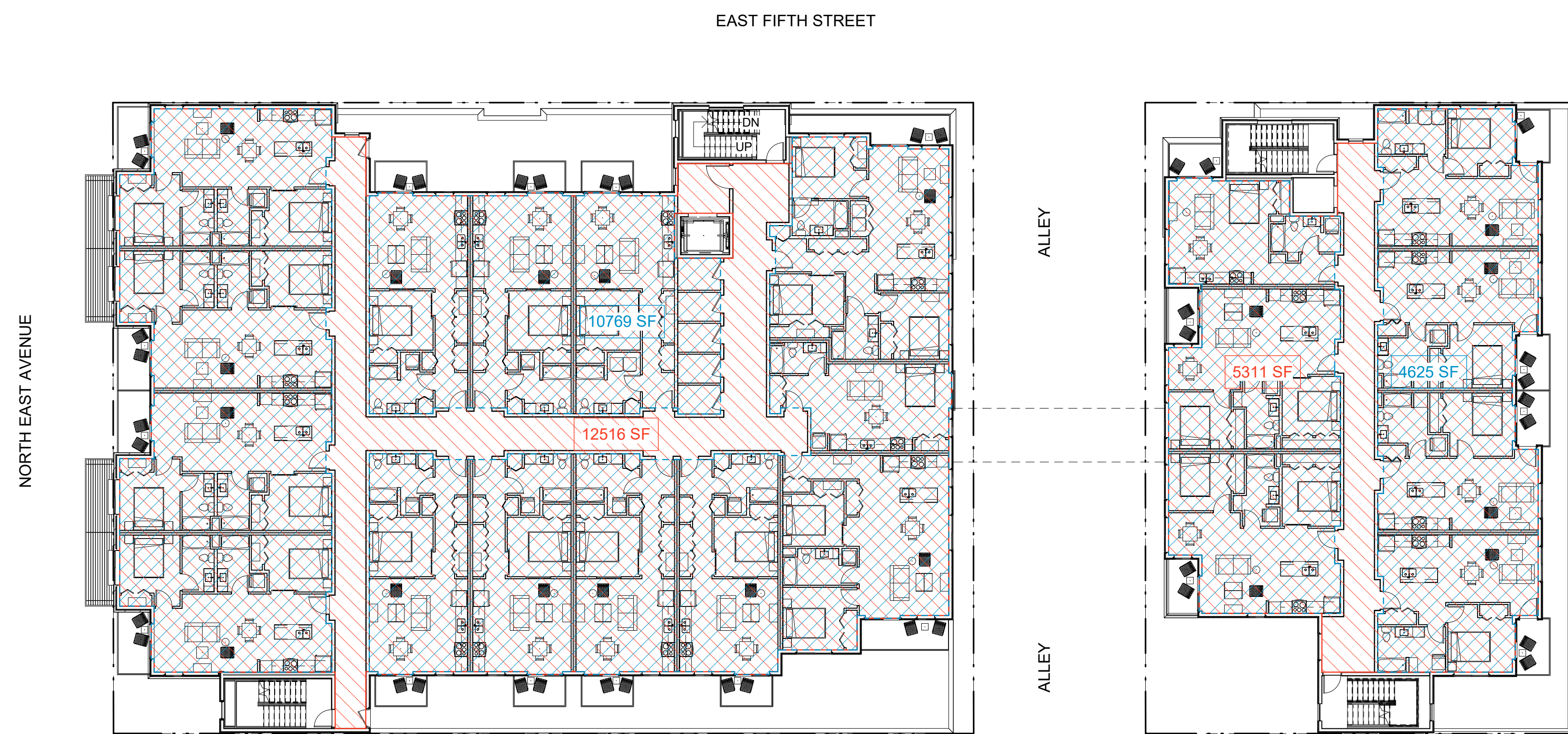
4TH FLOOR
1/16" = 1'-0"

BUILDING A, TOTAL AREA FACTORED INTO GROSS F.A.R. CALCULATION: 8388 SF
 BUILDING B, TOTAL AREA FACTORED INTO GROSS F.A.R. CALCULATION: 2716 SF
 BUILDING A, TOTAL AREA FACTORED INTO NET F.A.R. CALCULATION: 6853 SF
 BUILDING B, TOTAL AREA FACTORED INTO NET F.A.R. CALCULATION: 2072 SF



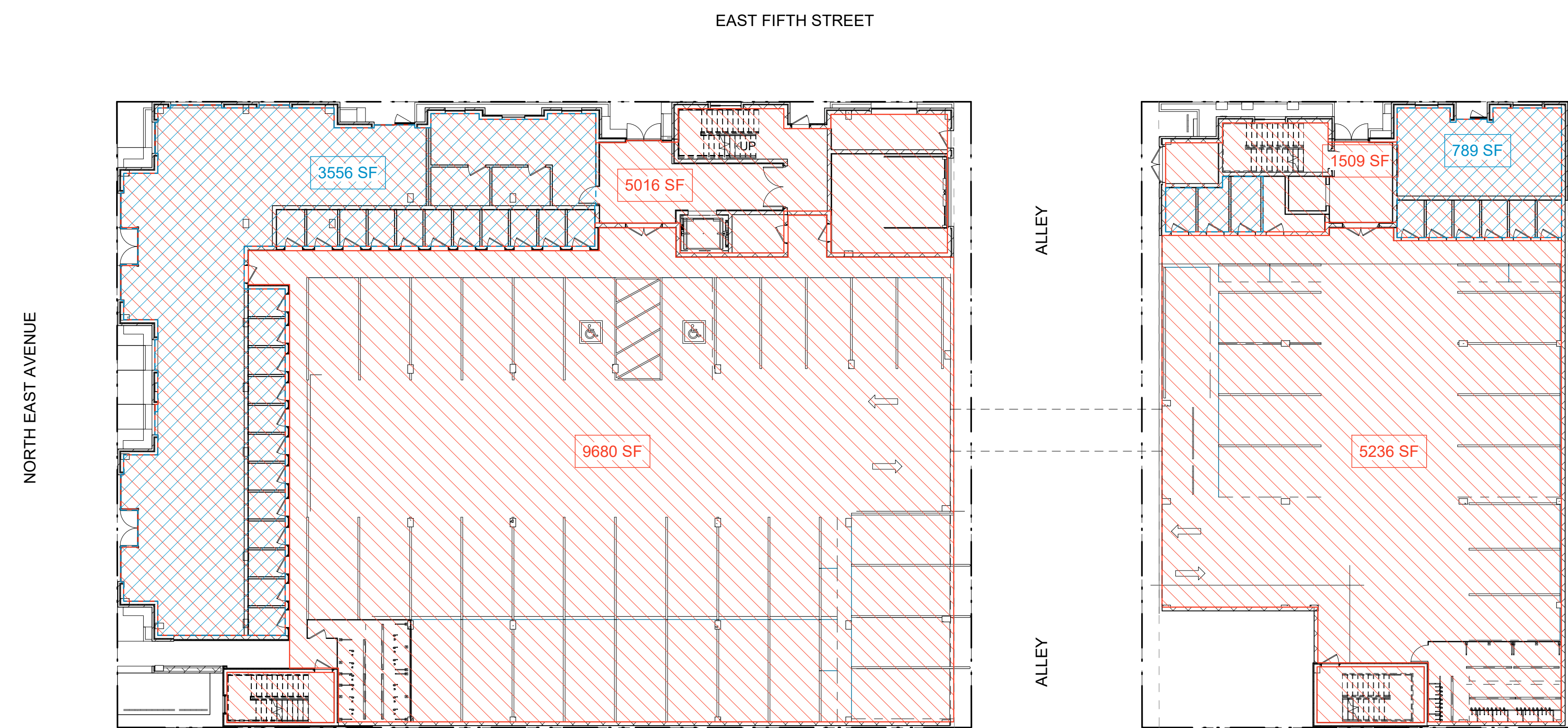
3RD FLOOR
1/16" = 1'-0"

BUILDING A, TOTAL AREA FACTORED INTO GROSS F.A.R. CALCULATION: 12513 SF + 113 SF = 12626 SF
 BUILDING B, TOTAL AREA FACTORED INTO GROSS F.A.R. CALCULATION: 5309 SF + 113 SF = 5422 SF
 BUILDING A, TOTAL AREA FACTORED INTO NET F.A.R. CALCULATION: 10604 SF
 BUILDING B, TOTAL AREA FACTORED INTO NET F.A.R. CALCULATION: 4433 SF



2ND FLOOR
1/16" = 1'-0"

BUILDING A, TOTAL AREA FACTORED INTO GROSS F.A.R. CALCULATION: 12516 SF
 BUILDING B, TOTAL AREA FACTORED INTO GROSS F.A.R. CALCULATION: 5311 SF
 BUILDING A, TOTAL AREA FACTORED INTO NET F.A.R. CALCULATION: 10769 SF
 BUILDING B, TOTAL AREA FACTORED INTO NET F.A.R. CALCULATION: 4625 SF



GROUND FLOOR
1/16" = 1'-0"

BUILDING A, *PARKING INCLUDED*, TOTAL AREA FACTORED INTO GROSS F.A.R. CALCULATION: 5016 SF + 9680 SF = 14721 SF
 BUILDING B, *PARKING INCLUDED*, TOTAL AREA FACTORED INTO GROSS F.A.R. CALCULATION: 1509 SF + 5236 SF = 6745 SF
 BUILDING A, TOTAL AREA FACTORED INTO NET F.A.R. CALCULATION: 3556 SF
 BUILDING B, TOTAL AREA FACTORED INTO NET F.A.R. CALCULATION: 789 SF

FLOOR AREA + FLOOR AREA RATIO

FLOOR AREA RATIO, GROSS

BUILDING A
 SITE AREA
 LOT 3A: 110' x 150' ± = 16814 SF

BUILDING A GROSS AREA, PARKING INCLUDED
 GROUND FLOOR: 14696 SF
 2ND FLOOR: 12516 SF
 3RD FLOOR: 12626 SF
 4TH FLOOR: 8349 SF
 TOTAL: 48187 SF

48187 SF + 16814 SF = 2.87 F.A.R.

BUILDING B
 SITE AREA
 WEST 75' OF LOTS 7 & 8: 110' x 75' ± = 8258 SF

BUILDING B GROSS AREA, PARKING INCLUDED
 GROUND FLOOR: 6745 SF
 2ND FLOOR: 5311 SF
 3RD FLOOR: 5422 SF
 4TH FLOOR: 2742 SF
 TOTAL: 20220 SF

20220 SF + 8258 SF = 2.45 F.A.R.

FLOOR AREA RATIO, NET

BUILDING A
 SITE AREA
 LOT 3A: 110' x 150' ± = 16814 SF

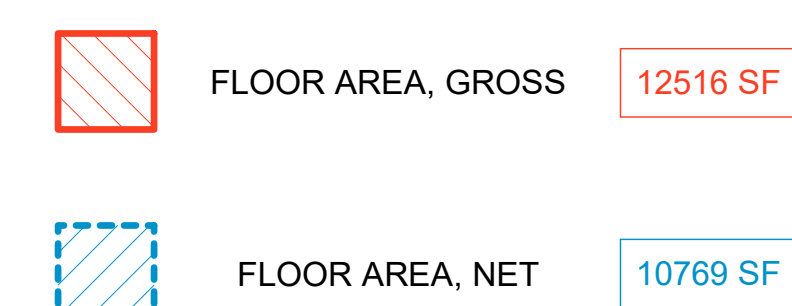
BUILDING A NET AREA
 GROUND FLOOR: 3556 SF
 2ND FLOOR: 10769 SF
 3RD FLOOR: 10604 SF
 4TH FLOOR: 6853 SF
 TOTAL: 31782 SF

31782 SF + 16814 SF = 1.89 F.A.R.

BUILDING B
 SITE AREA
 WEST 75' OF LOTS 7 & 8: 110' x 75' ± = 8258 SF

BUILDING B NET AREA
 GROUND FLOOR: 789 SF
 2ND FLOOR: 4625 SF
 3RD FLOOR: 4433 SF
 4TH FLOOR: 2072 SF
 TOTAL: 11919 SF

11919 SF + 8258 SF = 1.44 F.A.R.

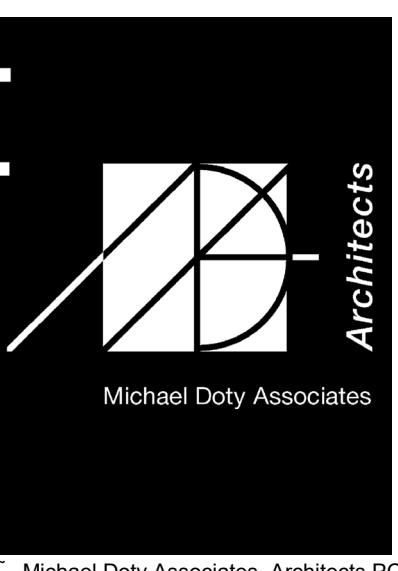


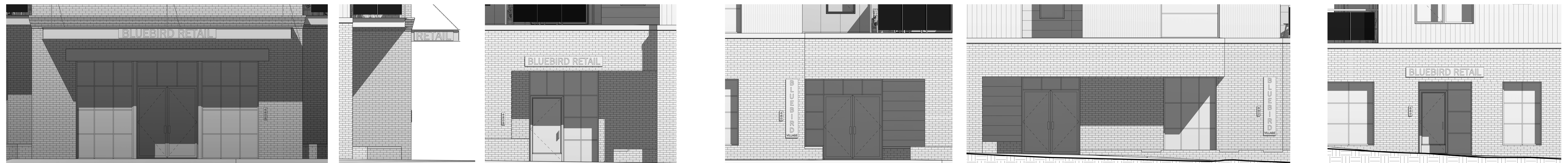
SCALE: 1/16" = 1'-0"

BLUEBIRD VILLAGE

480 N. EAST AVE.
 KETCHUM, ID 83340

DESIGN REVIEW
 07/07/2021



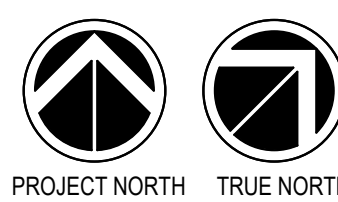
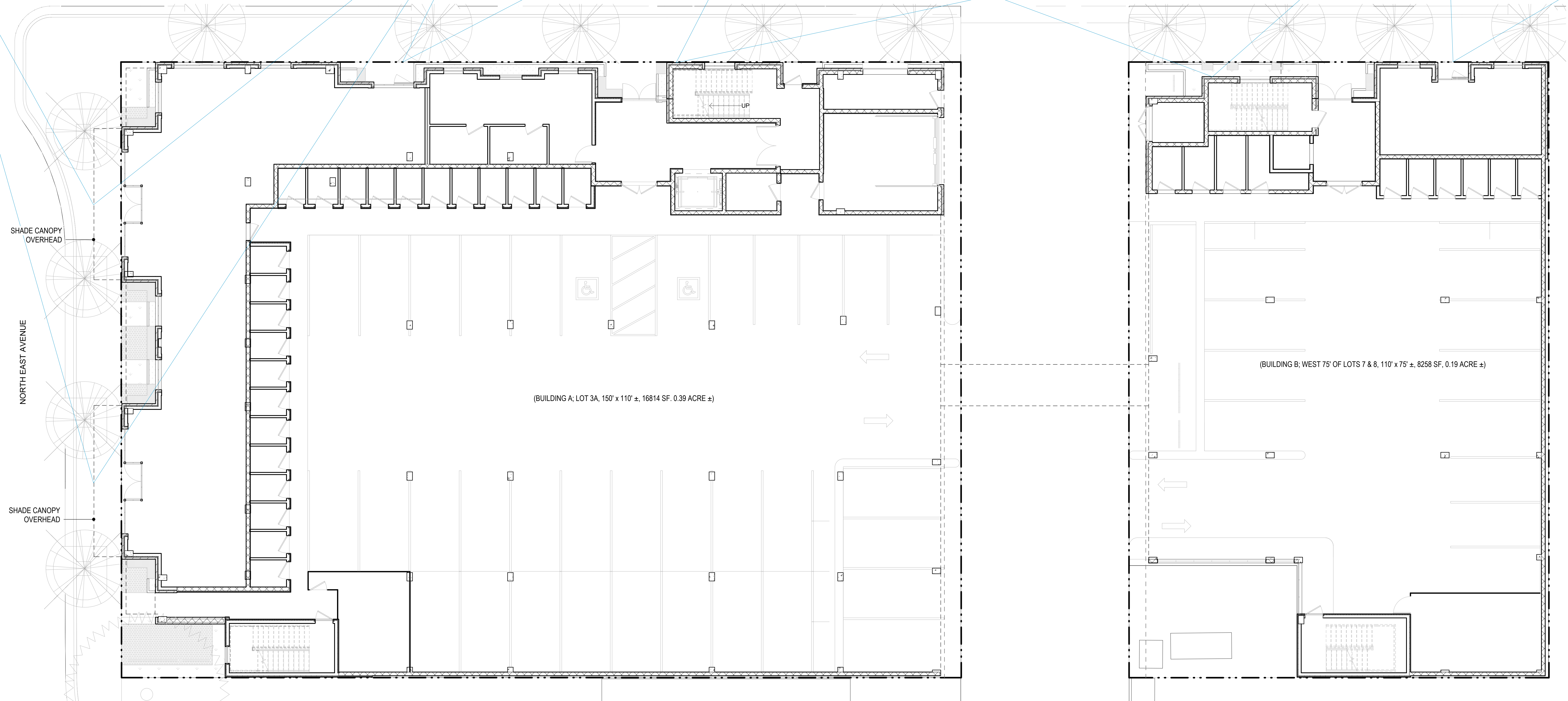


RETAIL SIGNAGE - AWNING
1/4" = 1'-0"

RETAIL SIGNAGE - WALL
1/4" = 1'-0"

BUILDING IDENTIFICATION SIGNAGE - WALL
1/4" = 1'-0"

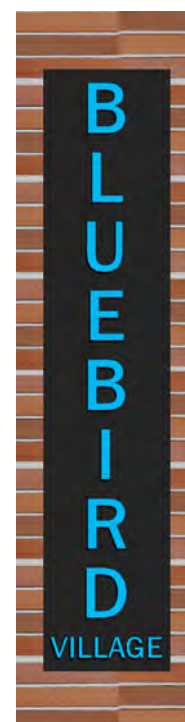
RETAIL SIGNAGE - WALL
1/4" = 1'-0"



PROPOSED MASTER SIGNAGE PLAN

EXTERIOR SIGNAGE INFORMATION, FACTORS, & CALCULATIONS

SIGNAGE MATERIALS AND COLORS
CARBON STEEL, BLACKENED, OXIDIZED and/or PATINATED BLUE, or POWDER COATED BLUE w/ or w/o CLEAR PROTECTIVE COAT
FASTENERS AS REQUIRED
SIGNAGE FONT
TBD (FRANKLIN GOTHIC, AS SHOWN)



BUILDING A, LOT 3A STREET FRONTAGE EAST AVENUE N.
110' (+/-)
SIGN TYPES
AWNING, RETAIL
AREA/SIZE/HEIGHT LIMITATIONS of AWNING SIGNAGE
1SqFt/3LnFt Street Frontage, ≤ 60SqFt;
Height ≤ 1' or 80% of Height of Face or Valance, Whichever is Less;
Lowest Portion ≥ 8' Above Grade
AREA/SIZE/HEIGHT PROPOSED for AWNING SIGNAGE
X SqFt = 110 Ln Ft + 3 LnFt = 36.67 Sq Ft
6 SIGNS, 1' FT HIGH EACH, on 2 AWNINGS of 3 FACES EACH
4 SIGNS, EACH 4' x 1' = 4 SqFt x 4 = 16 SqFt
2 SIGNS, EACH 10' x 1' = 10 SqFt x 2 = 20 SqFt
TOTAL SIGNAGE AREA = 36 SqFt
SIGNAGE AREA per AWNING = 18 SqFt

BUILDING A, LOT 3A STREET FRONTAGE FIFTH STREET E.
150' (+/-)
SIGN TYPES
WALL, RETAIL
WALL, BUILDING IDENTIFICATION
AREA/SIZE/HEIGHT LIMITATIONS of WALL SIGNAGE
1SqFt/3LnFt Street Frontage, ≤ 60SqFt, ≤ 40% of Unbroken Facade Area
2 Signs Per Permitted Use
AREA/SIZE/HEIGHT/NUMBER PROPOSED for WALL SIGNAGE
X SqFt = 150 Ln Ft + 3 LnFt = 50 SqFt
1 SIGN, 8' x 1' = 8 SqFt
1 SIGN, 6' x 1' 3" = 7.5 SqFt
TOTAL SIGNAGE AREA, WALL SIGNAGE, RETAIL & BUILDING ID.
8 SqFt + 7.5 SqFt = 15.5 SqFt, or more, but ≤ 50 SqFt

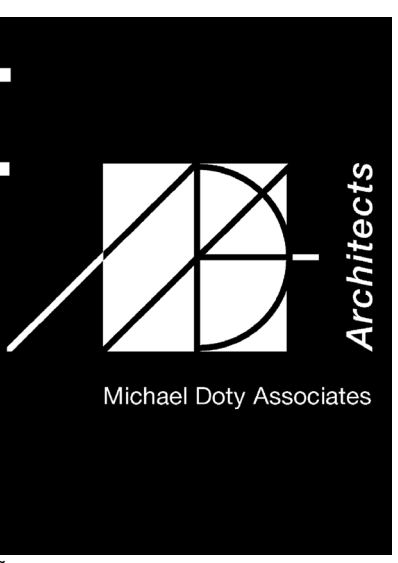
BUILDING B, LOTS 7&8 STREET FRONTAGE FIFTH STREET E.
85' (+/-)
SIGN TYPES
WALL, RETAIL
WALL, BUILDING IDENTIFICATION
AREA/SIZE/HEIGHT LIMITATIONS of WALL SIGNAGE
1SqFt/3LnFt Street Frontage, ≤ 60SqFt, ≤ 40% of Unbroken Facade Area
2 Signs Per Permitted Use
AREA/SIZE/HEIGHT/NUMBER PROPOSED for WALL SIGNAGE
X SqFt = 85 Ln Ft + 3 LnFt = 28.33 SqFt
1 SIGN, 8' x 1' = 8 SqFt
1 SIGN, 6' x 1' 3" = 7.5 SqFt
TOTAL SIGNAGE AREA, WALL & PROJECTING SIGNAGE
8 SqFt + 7.5 SqFt = 15.5 SqFt, or more, but ≤ 28.33 Sq Ft

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

BLUEBIRD VILLAGE

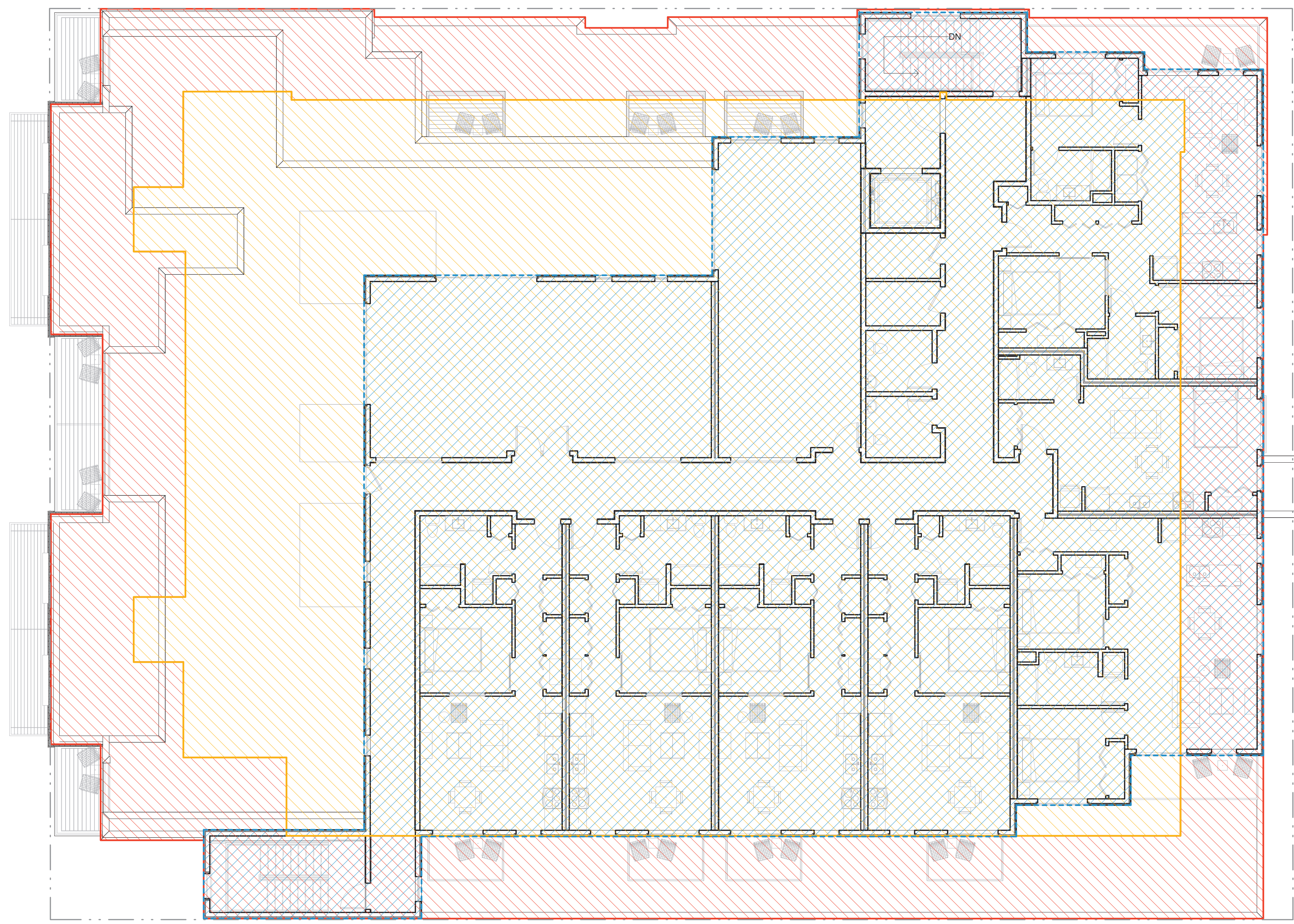
480 N. EAST AVE.
KETCHUM, ID 83340

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EAST FIFTH STREET

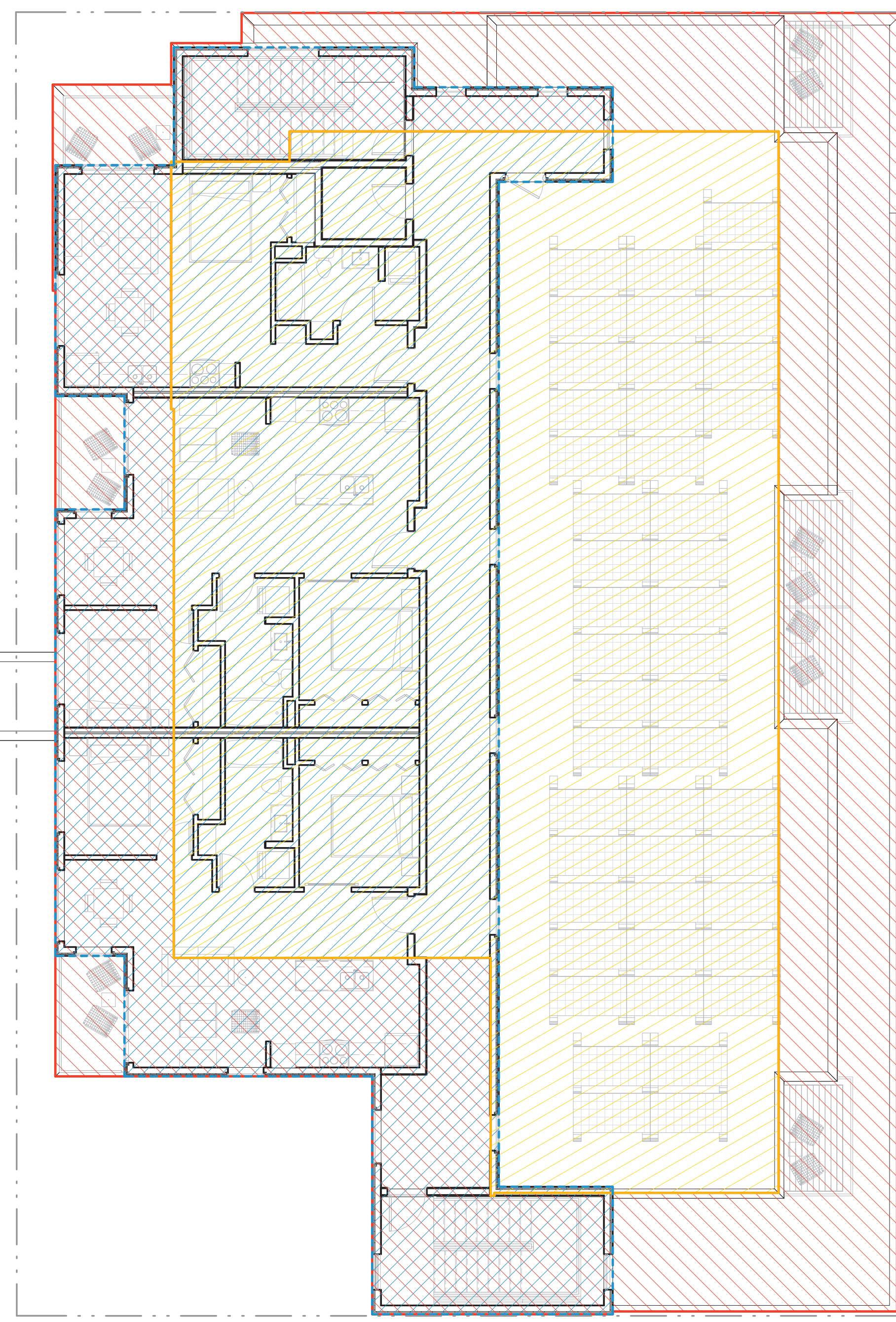
NORTH EAST AVENUE





-  10' SETBACK FROM GROUND FLOOR BUILDING EDGE, AREA = 4863 SF
-  AREA WITHIN 10' SETBACK FROM GROUND FLOOR BUILDING EDGE = 10685 SF
-  PROPOSED 4th FLOOR AREA = 9110 SF
PROPOSED 4th FLOOR AREA UNDER PERMITTED = 10685 SF - 9110 SF = 1575 SF

ALLEY

ALLEY



-  10' SETBACK FROM GROUND FLOOR BUILDING EDGE, AREA = 3176 SF
-  AREA WITHIN 10' SETBACK FROM GROUND FLOOR BUILDING EDGE = 4026 SF
-  PROPOSED 4th FLOOR AREA = 3409 SF
PROPOSED 4th FLOOR AREA UNDER PERMITTED = 4026 SF - 3409 SF = 617 SF

FOURTH FLOOR SETBACK FROM GROUND FLOOR BUILDING EDGE, PER PROPOSED CODE TEXT AMENDMENT

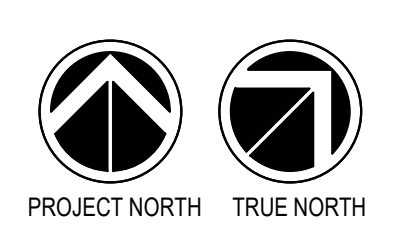
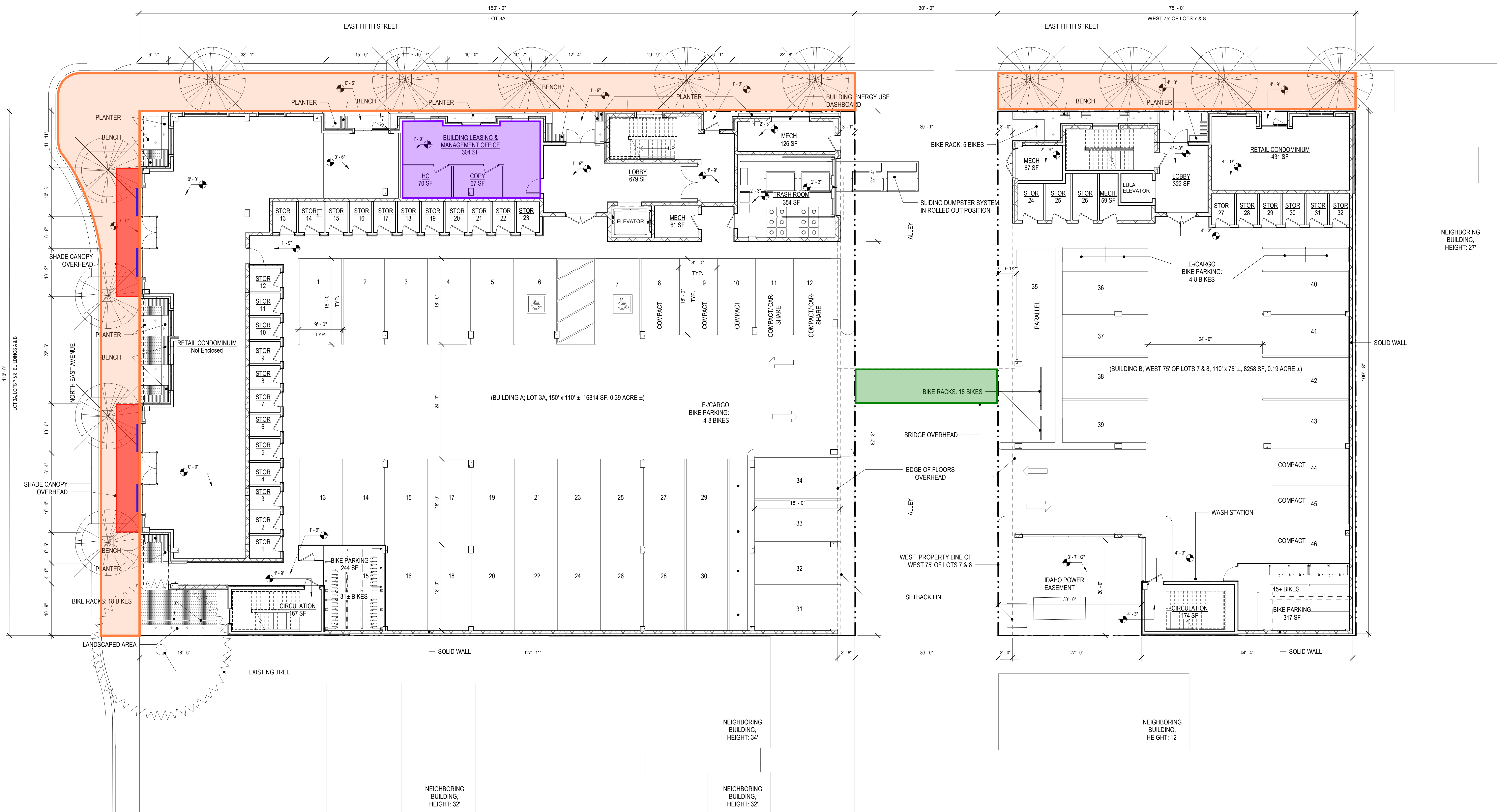
SCALE: 1/8" = 1'-0"

BLUEBIRD VILLAGE

480 N. EAST AVE.
KETCHUM, ID 83340

DESIGN REVIEW
08/04/2021





RIGHT OF WAY ENCROACHMENT + CONDITIONAL USE PLAN

RIGHT OF WAY ENCROACHMENT

- METAL SOLAR SHADES - 5-FOOT ENCROACHMENT AT EAST AVENUE
- 3/8" x 6" STEEL WINDOW SURROUND/SHADE BOX - 6-INCH ENCROACHMENT AT EAST AVENUE
- HYDRONIC SNOWMELT IN SIDEWALKS AT EAST AVENUE AND 5TH STREET
- PEDESTRIAN BRIDGE - 21-FEET ABOVE ALLEY

CONDITIONAL USE

- OFFICE SPACE AT GROUND LEVEL - 441 SF

SCALE: 1/8" = 10'

BLUEBIRD VILLAGE

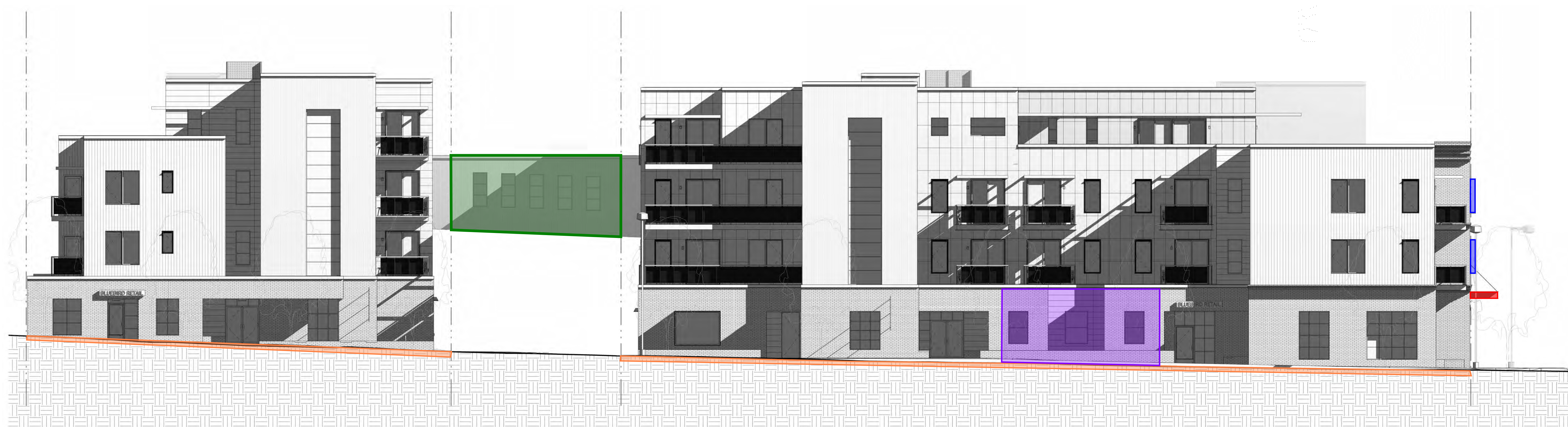
480 N. EAST AVE.
KETCHUM, ID 83340

DESIGN REVIEW
08/04/2021





WEST ELEVATION - NORTH EAST AVENUE 12:45 PM, SEPTEMBER 22, 2021
1/8" = 1'-0"



NORTH ELEVATION - EAST FIFTH STREET 4:00 PM, SEPTEMBER 22, 2021
1/8" = 1'-0"

RIGHT OF WAY ENCROACHMENT + CONDITIONAL USE ELEVATIONS

RIGHT OF WAY ENCROACHMENT

- METAL SOLAR SHADES - 5-FOOT ENCROACHMENT AT EAST AVENUE
- 3/8" x 6" STEEL WINDOW SURROUND/SHADE BOX - 6-INCH ENCROACHMENT AT EAST AVENUE
- HYDRONIC SNOWMELT IN SIDEWALKS AT EAST AVENUE AND 5TH STREET
- PEDESTRIAN BRIDGE - 21-FEET ABOVE ALLEY

CONDITIONAL USE

- OFFICE SPACE AT GROUND LEVEL - 441 SF

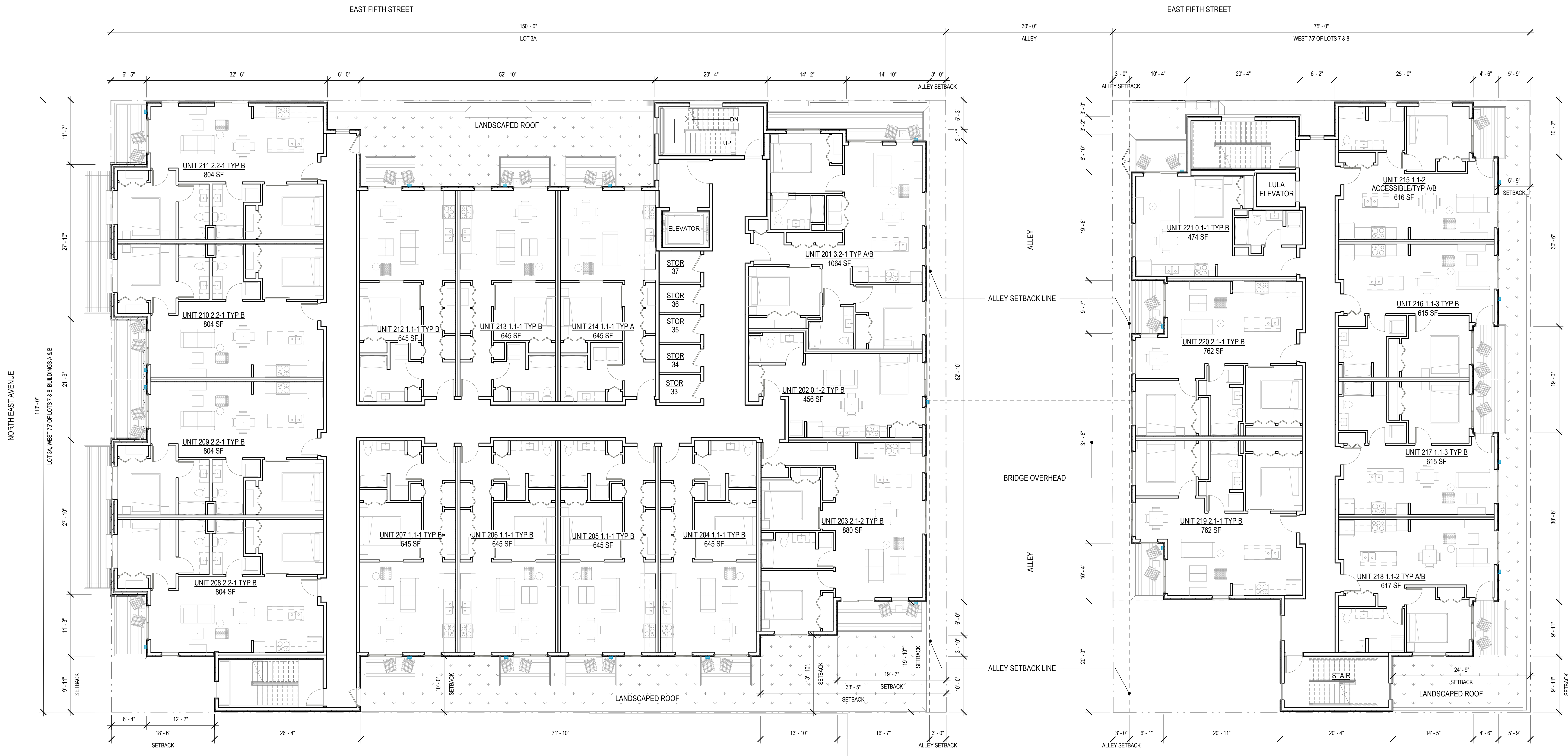
SCALE: 1/8" = 10'

BLUEBIRD VILLAGE

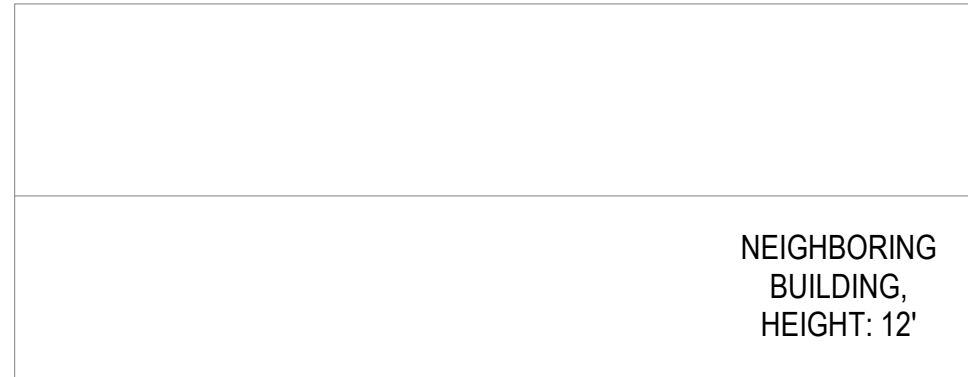
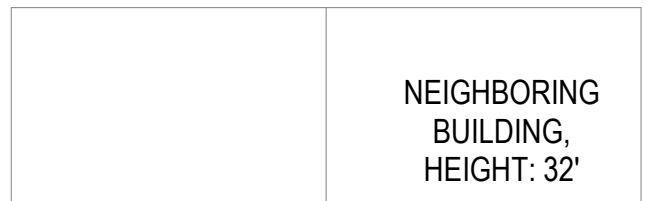
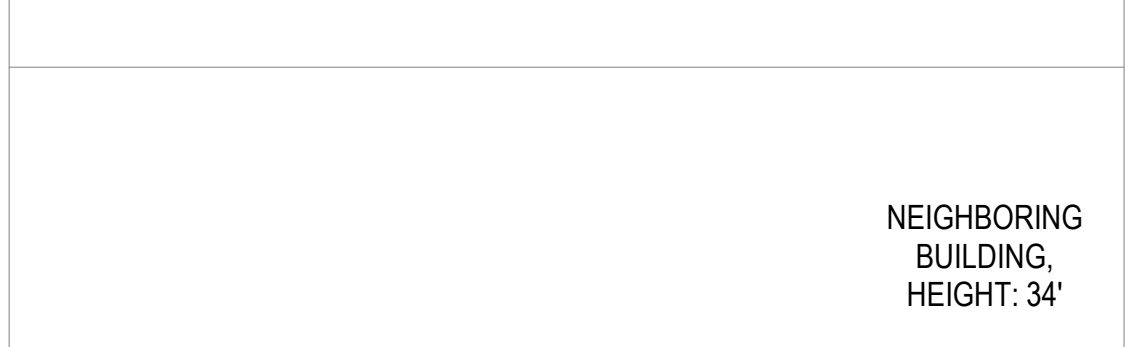
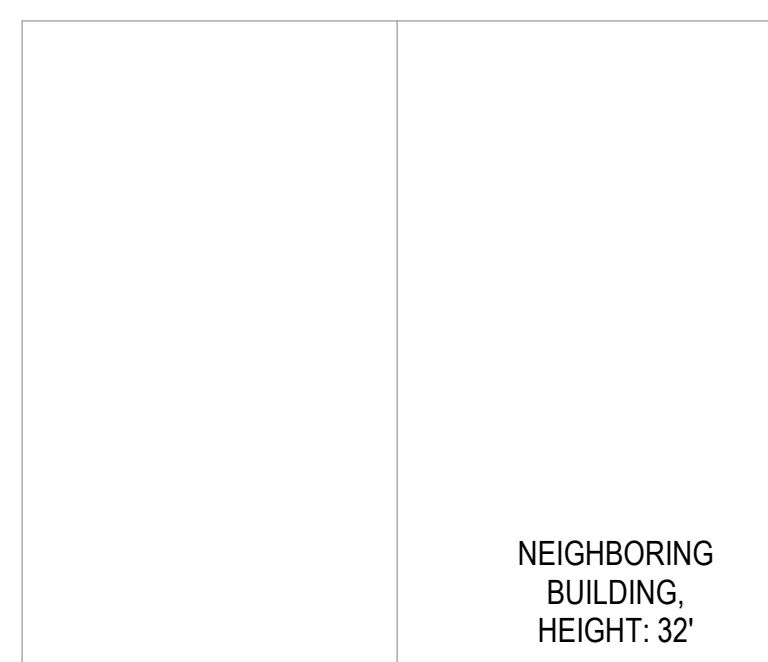
480 N. EAST AVE.
KETCHUM, ID 83340

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■ PROPOSED APPROXIMATE AIR CONDITIONING VENT LOCATION



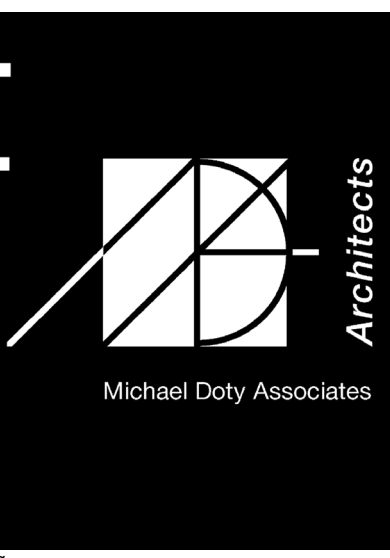
FRESH AIR (AC PORT) VENT PLAN, TYPICAL FLOOR



BLUEBIRD VILLAGE

480 N. EAST AVE.
KETCHUM, ID 83340

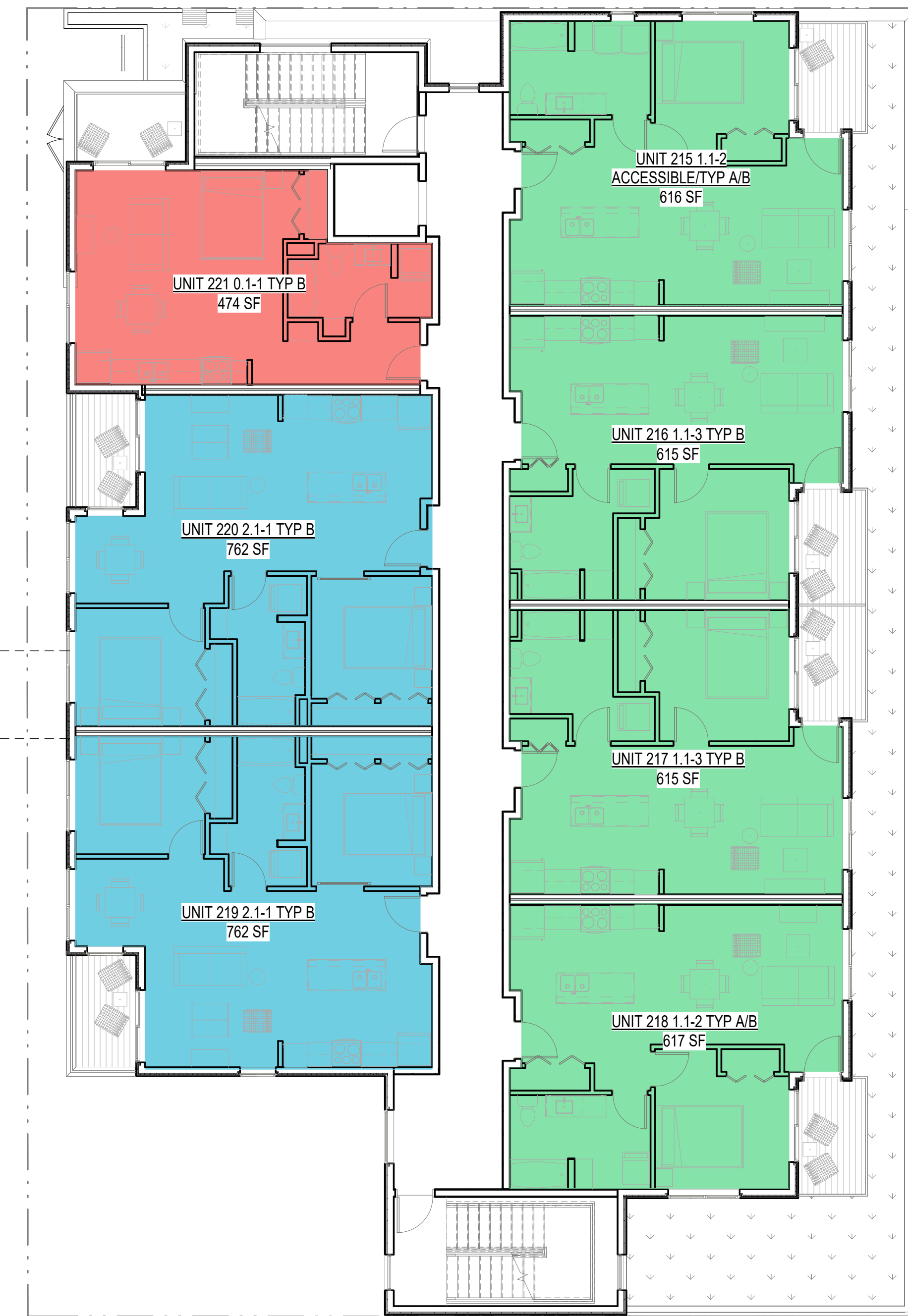
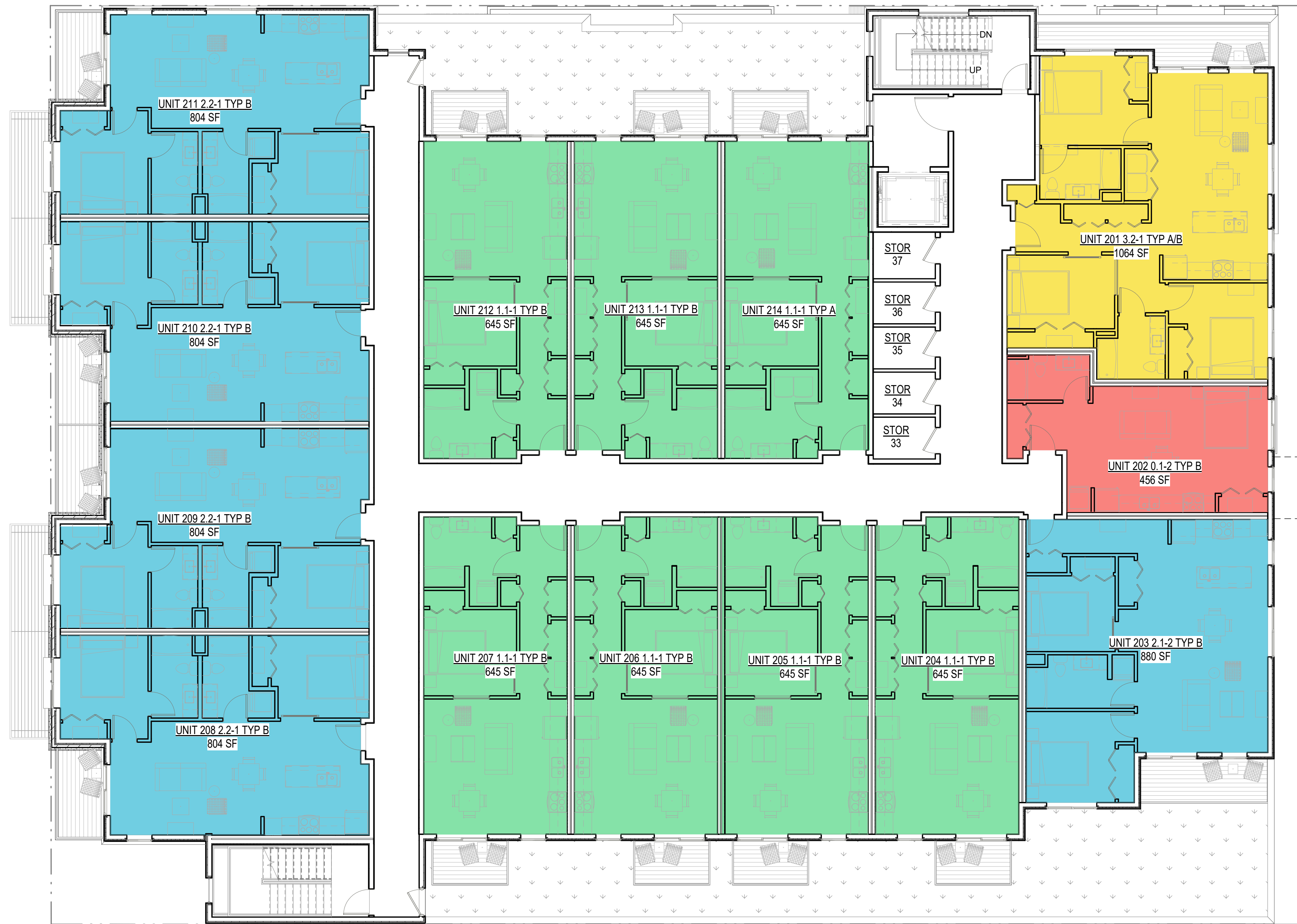
DESIGN REVIEW
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EAST FIFTH STREET

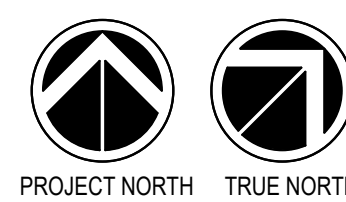
EAST FIFTH STREET

NORTHEAST AVENUE



ALLEY

ALLEY



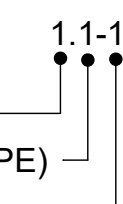
PROPOSED SECOND FLOOR PLAN

USE & OCCUPANCY CLASSIFICATION

RESIDENTIAL GROUP R-2
STORAGE GROUP S-2

RESIDENTIAL UNIT TYPE KEY

NUMBER OF BEDROOMS (PRIMARY DEFINITION OF TYPE)
NUMBER OF BATHROOMS (SECONDARY DEFINITION OF TYPE)
FLOOR PLAN TYPE & PREVALENCE IN PROJECT*
*PER TYPE: WHERE TYPES HAVE EQUAL NUMBERS OF DIFFERENT FLOOR PLANS. NUMBER DOES NOT NECESSARILY ALSO INDICATE PREVALENCE: 1 INDICATES MOST PREVALENT, 2 LESS PREVALENT, & SO ON



RESIDENTIAL UNIT TYPE COLOR CODE KEY

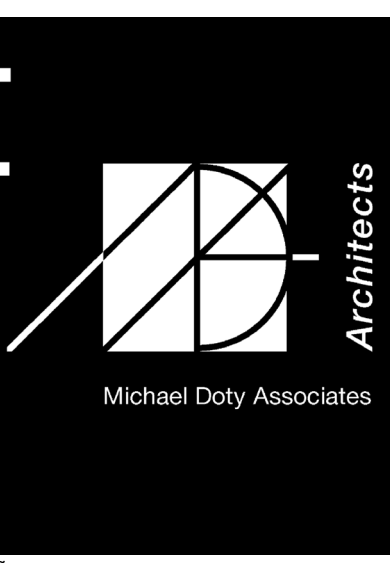
- 1 BEDROOM UNITS
- 2 BEDROOM UNITS
- 3 BEDROOM UNITS
- STUDIO UNITS

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

BLUEBIRD VILLAGE

480 N. EAST AVE.
KETCHUM, ID 83340

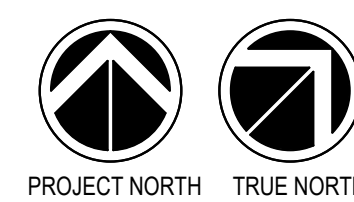
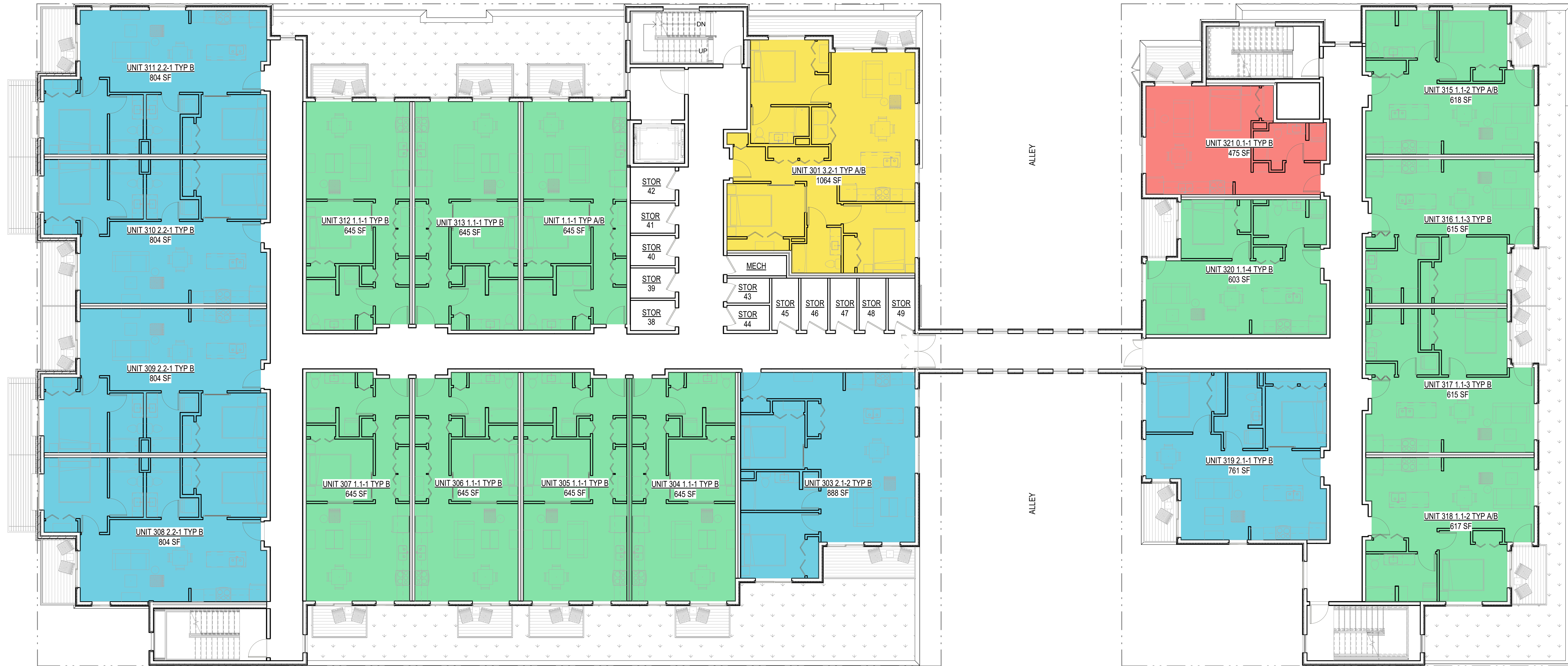
DESIGN REVIEW
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EAST FIFTH STREET

EAST FIFTH STREET

NORTHEAST AVENUE



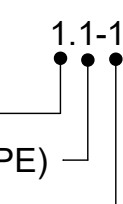
PROPOSED THIRD FLOOR PLAN

USE & OCCUPANCY CLASSIFICATION

RESIDENTIAL GROUP R-2
STORAGE GROUP S-2

RESIDENTIAL UNIT TYPE KEY

NUMBER OF BEDROOMS (PRIMARY DEFINITION OF TYPE)
NUMBER OF BATHROOMS (SECONDARY DEFINITION OF TYPE)
FLOOR PLAN TYPE & PREVALENCE IN PROJECT*
*PER TYPE: WHERE TYPES HAVE EQUAL NUMBERS OF DIFFERENT FLOOR PLANS, NUMBER DOES NOT NECESSARILY ALSO INDICATE PREVALENCE; 1 INDICATES MOST PREVALENT, 2 LESS PREVALENT, & SO ON



RESIDENTIAL UNIT TYPE COLOR CODE KEY

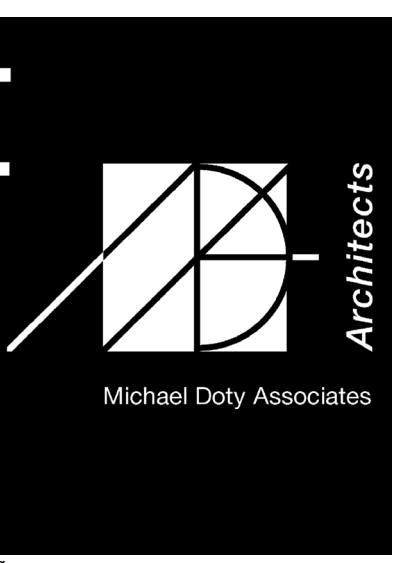
- 1 BEDROOM UNITS
- 2 BEDROOM UNITS
- 3 BEDROOM UNITS
- STUDIO UNITS

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

BLUEBIRD VILLAGE

480 N. EAST AVE.
KETCHUM, ID 83340

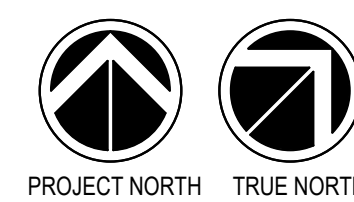
DESIGN REVIEW
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EAST FIFTH STREET

EAST FIFTH STREET

NORTHEAST AVENUE



PROPOSED FOURTH FLOOR PLAN

USE & OCCUPANCY CLASSIFICATION

- RESIDENTIAL GROUP R-2
- STORAGE GROUP S-2
- ASSEMBLY GROUP A-3

RESIDENTIAL UNIT TYPE KEY

NUMBER OF BEDROOMS (PRIMARY DEFINITION OF TYPE)
 NUMBER OF BATHROOMS (SECONDARY DEFINITION OF TYPE)
 FLOOR PLAN TYPE & PREVALENCE IN PROJECT*

*PER TYPE: WHERE TYPES HAVE EQUAL NUMBERS OF DIFFERENT FLOOR PLANS, NUMBER DOES NOT NECESSARILY ALSO INDICATE PREVALENCE; 1 INDICATES MOST PREVALENT, 2 LESS PREVALENT, & SO ON

RESIDENTIAL UNIT TYPE COLOR CODE KEY

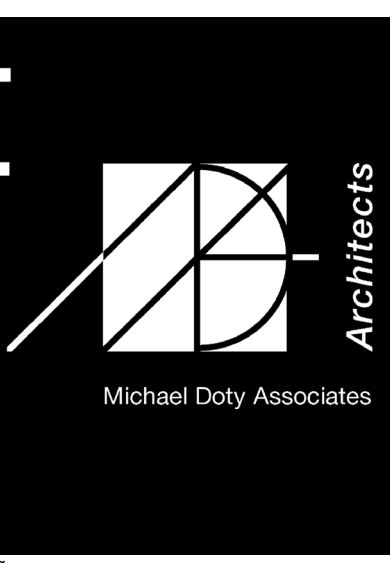
- 1 BEDROOM UNITS
- 2 BEDROOM UNITS
- 3 BEDROOM UNITS
- STUDIO UNITS

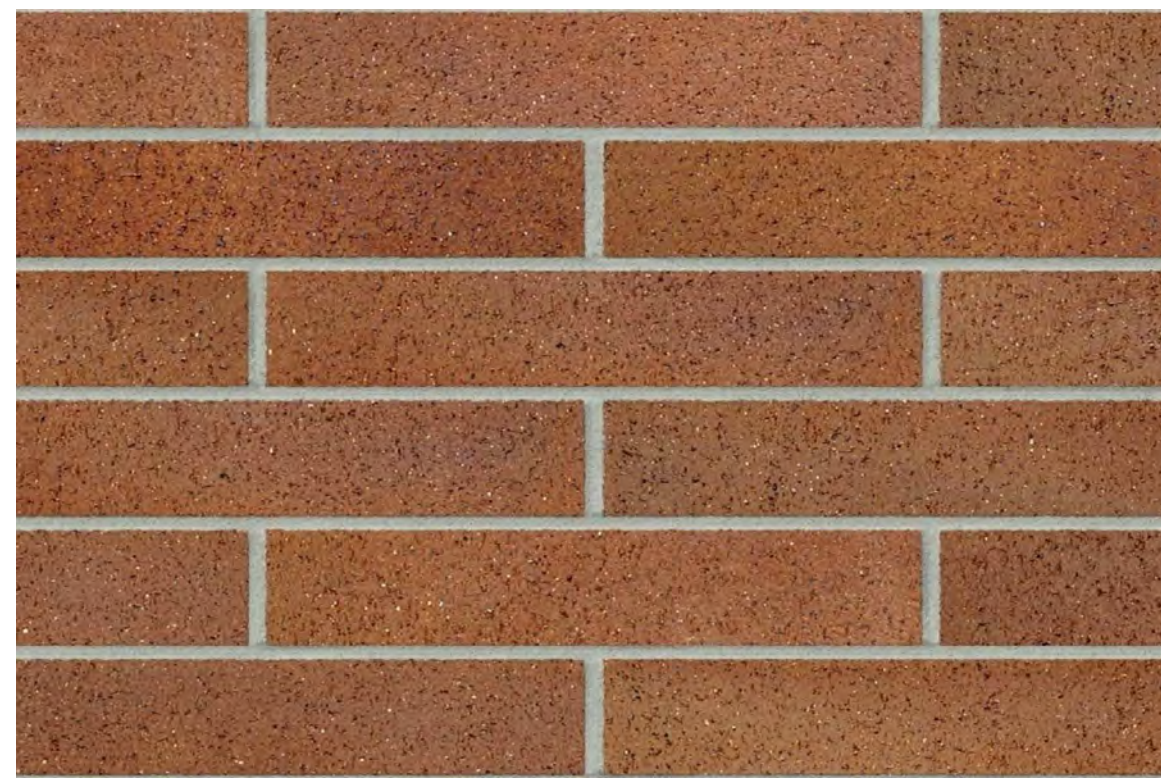
SCALE: 1/8" = 1'-0"

BLUEBIRD VILLAGE

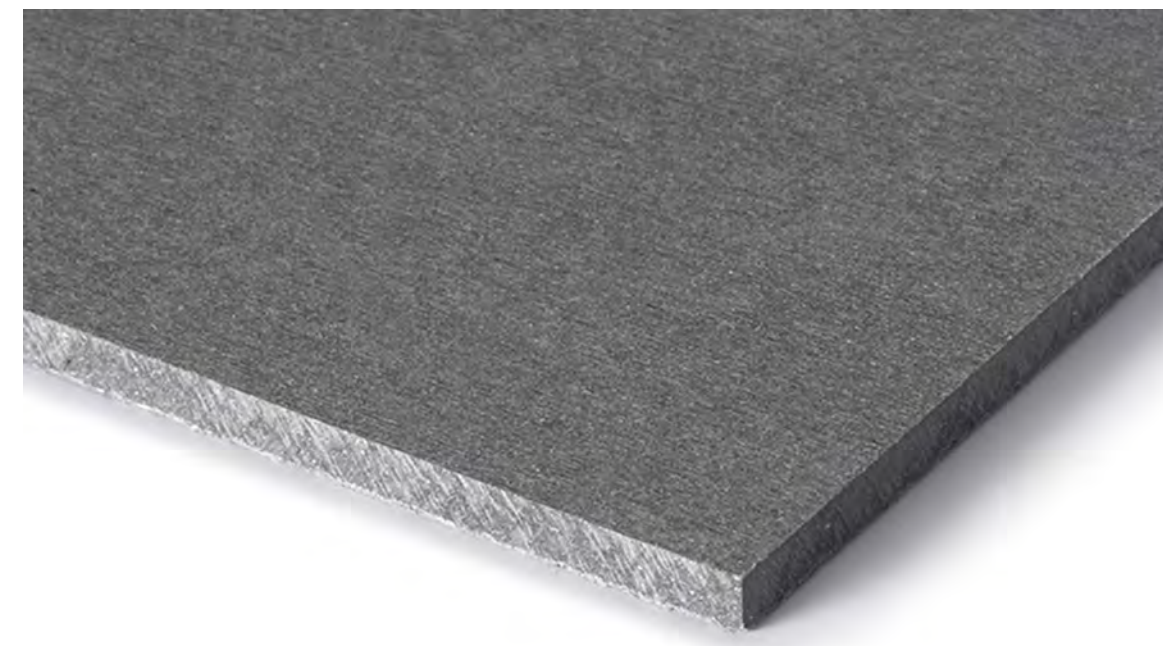
480 N. EAST AVE.
 KETCHUM, ID 83340

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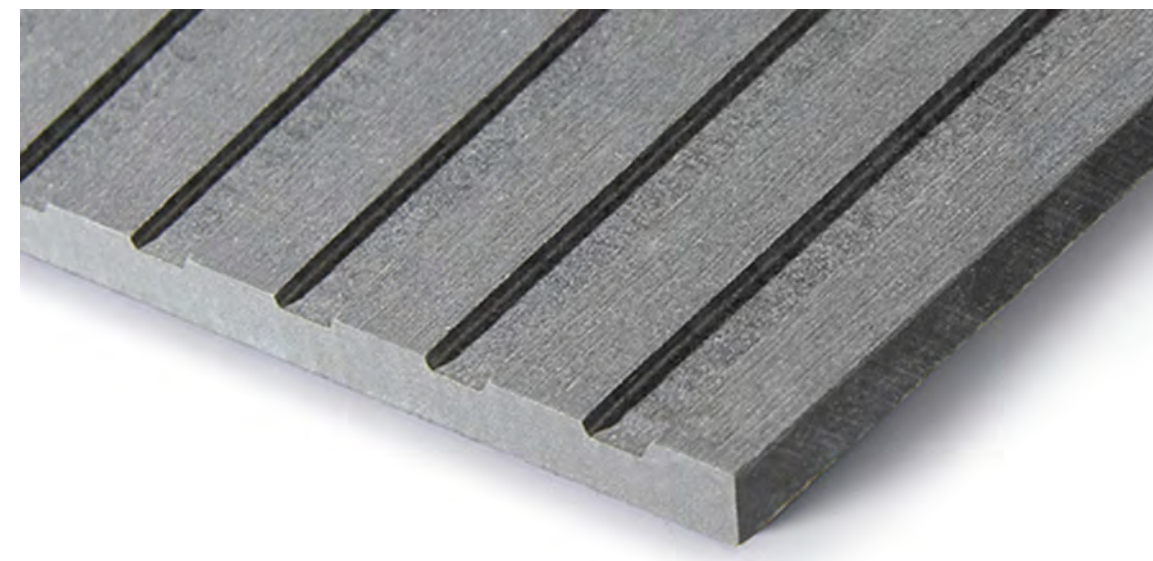




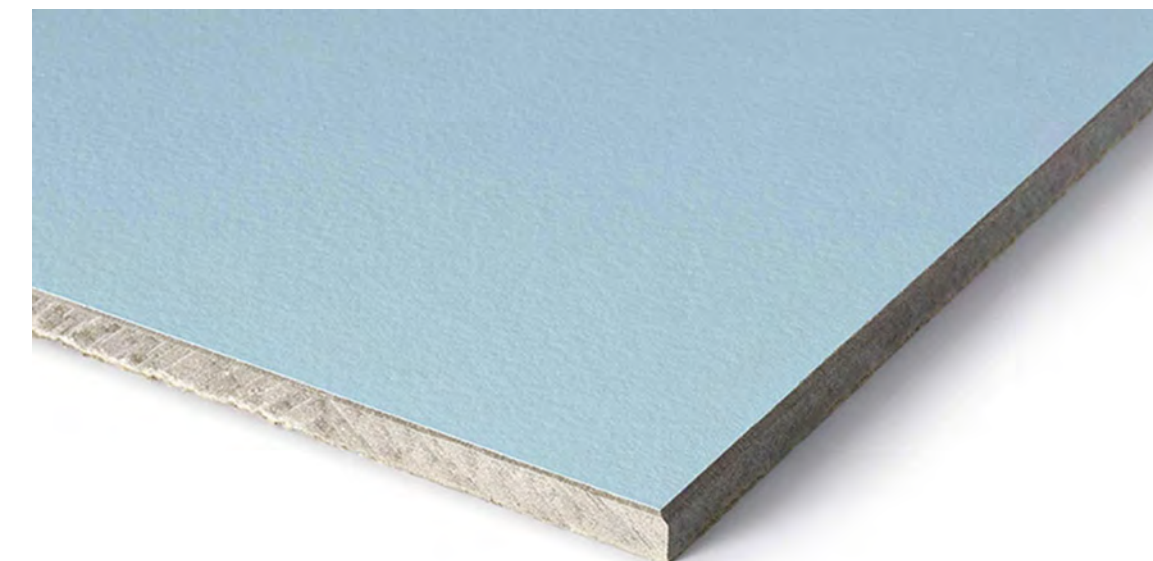
EXTERIOR FINISH 1 (EF-1):
LONG FORMAT/NORMAN/ROMAN TERRA
COTTA COLOR RANGE BRICK; EXACT
PRODUCT & COLOR TBD



EXTERIOR FINISH 2 (EF-2):
FIBER CEMENT PANEL, AMERICAN FIBER
CEMENT CORPORATION,
CEMBRIT PATINA 050 GRAPHITE



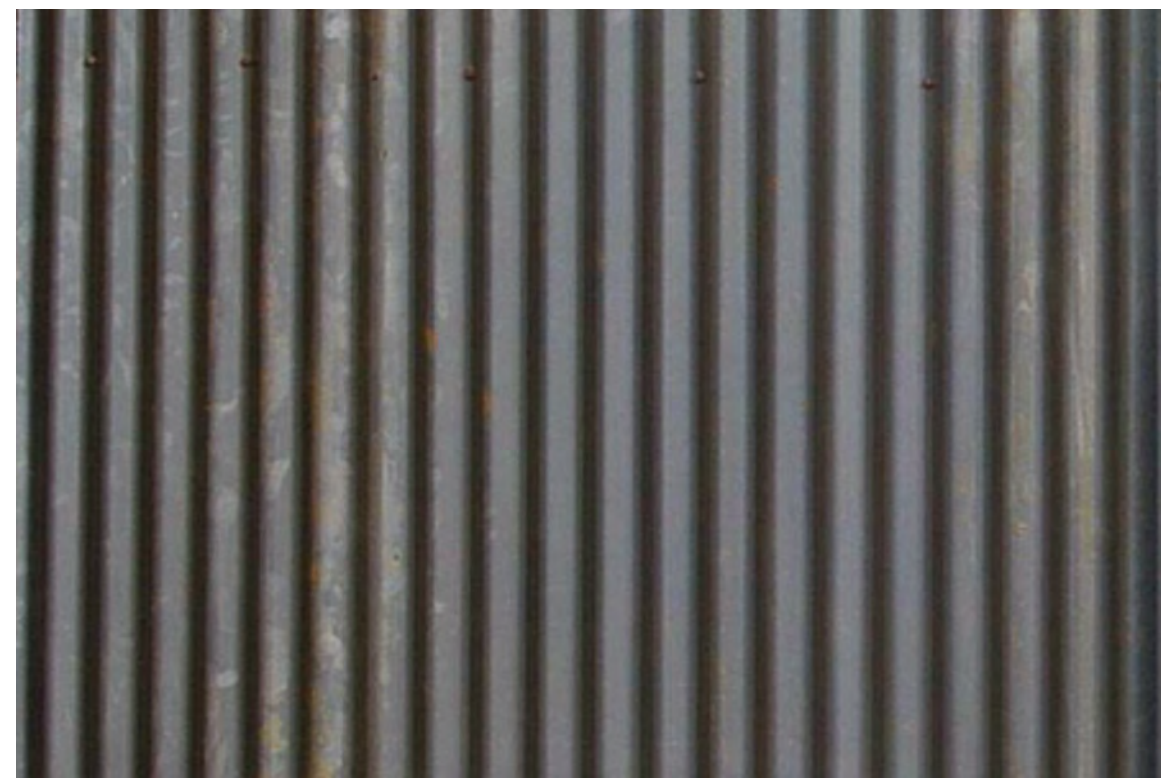
EXTERIOR FINISH 3 (EF-3):
FIBER CEMENT PANEL, AMERICAN FIBER
CEMENT CORPORATION,
CEMBRIT PATINA 050 GRAPHITE



EXTERIOR FINISH 4 (EF-4):
FIBER CEMENT PANEL, AMERICAN FIBER
CEMENT CORPORATION,
CEMBRIT COVER OSLO



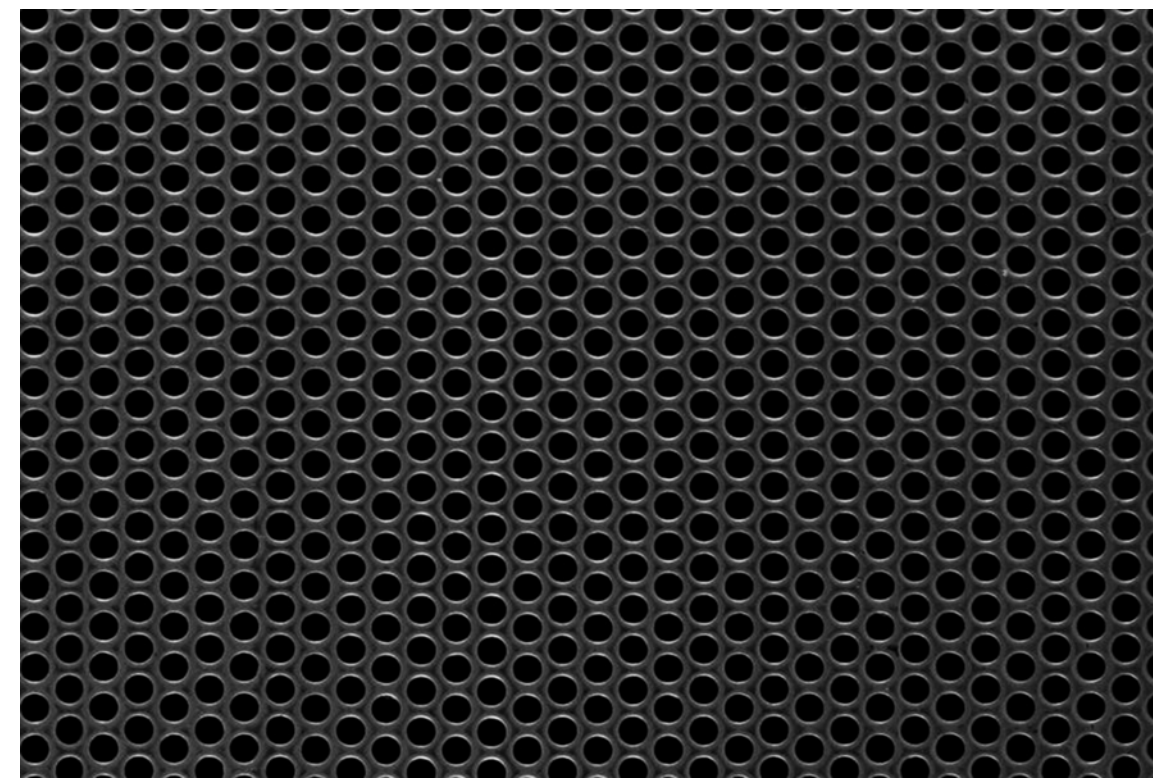
EXTERIOR FINISH 5 (EF-5):
WEATHERED WOOD BOARD, VERTICAL;
EXACT PRODUCT TBD



EXTERIOR FINISH 6 (EF-6):
CORRUGATED METAL, VERTICAL SIDING,
DARK; EXACT PRODUCT & COLOR OR FINISH
TBD



EXTERIOR FINISH 7 (EF-7):
BLACKENED OR BLACK PROTECTIVE FINISH
COATED METAL: STEEL, ALUMINUM, OR
OTHER; EXACT TONE OF BLACK TBD & MAY
VARY



EXTERIOR FINISH 8 (EF-8):
BLACKENED OR BLACK PROTECTIVE FINISH
COATED PERFORATED METAL: STEEL,
ALUMINUM, OR OTHER; EXACT TONE OF
BLACK TBD & MAY VARY; SPECS OF
PERFORATED METAL TBD



EXTERIOR FINISH 9 (EF-9):
MILGARD WINDOWS BLACK VINYL



EXTERIOR FINISH 10 (EF-10):
GLASS, SPECIFIC TYPE(S) TBD
ALSO PICTURED: EF-7 & STOREFRONT
WINDOW & DOOR SYSTEM & STAIRWELL &
CORRIDOR WINDOW SYSTEM; EXACT
PRODUCT TBD



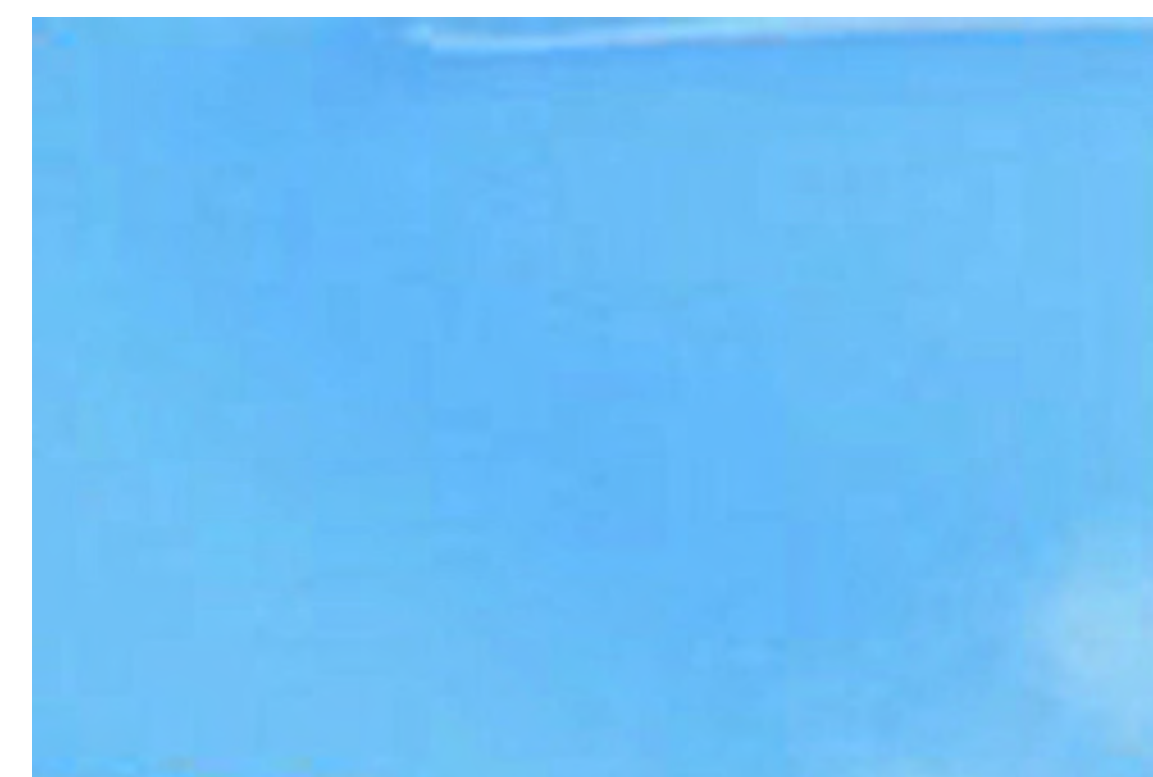
EF-9 & EF-10
MILGARD STYLELINE SERIES V250
CASEMENT WINDOW; PICTURE WINDOW
SHOWN BETWEEN TWO CASEMENT
WINDOWS



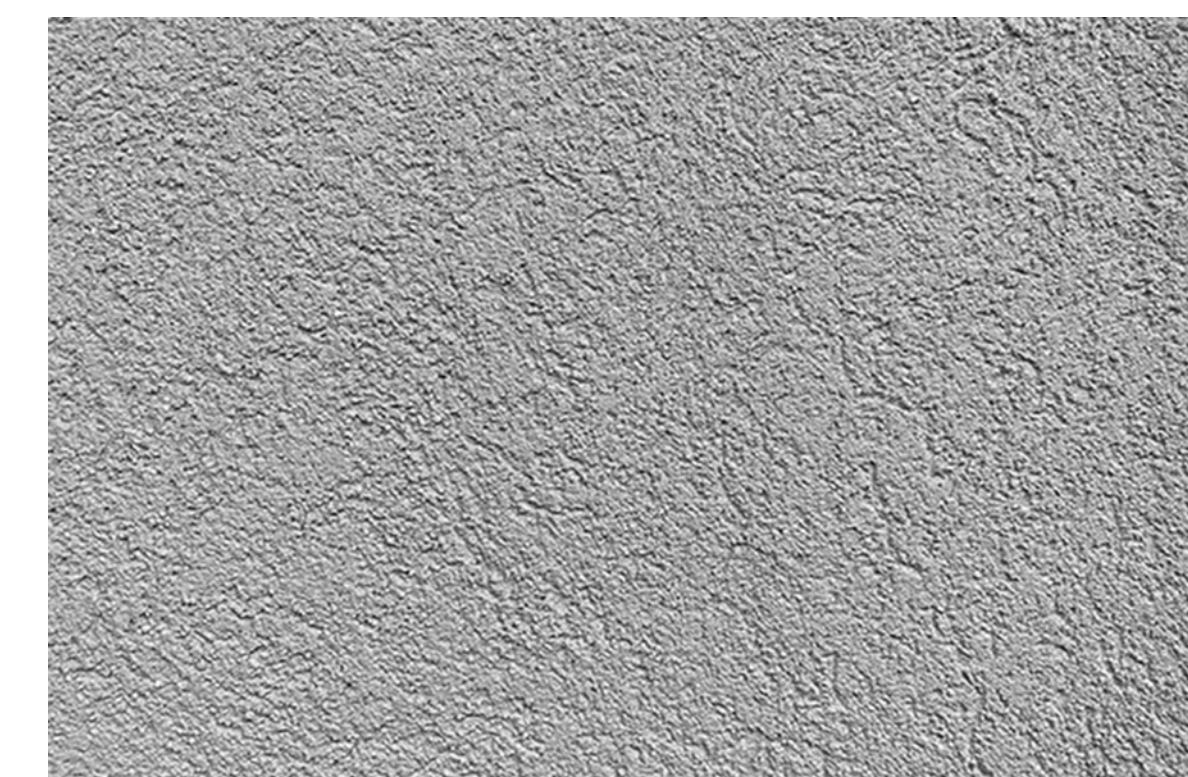
EF-9 & EF-10
MILGARD STYLELINE SERIES V250 PICTURE
WINDOW



EF-9 & EF-10
MILGARD TRINSIC SERIES V300 PATIO
[SLIDING] DOOR



EXTERIOR FINISH 11 (EF-11):
BLUE POWDER COATED METAL: STEEL OR
OTHER; LIMITED TO SIGNAGE; EXACT COLOR
TBD



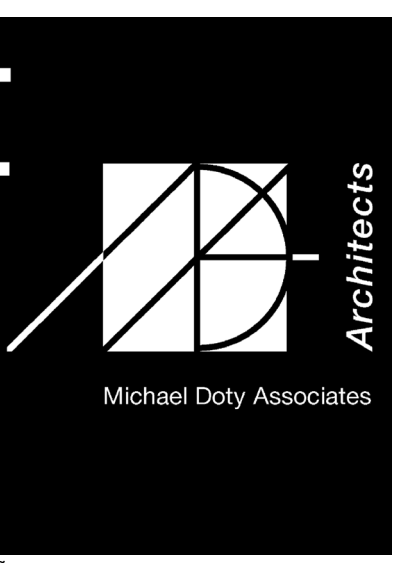
EXTERIOR FINISH 12 (EF-12):
GRAY STUCCO; LIMITED TO INTERIOR LOT
LINE GROUND FLOOR WALLS; EXACT
PRODUCT & TONE TBD

PROPOSED EXTERIOR FINISHES

BLUEBIRD VILLAGE

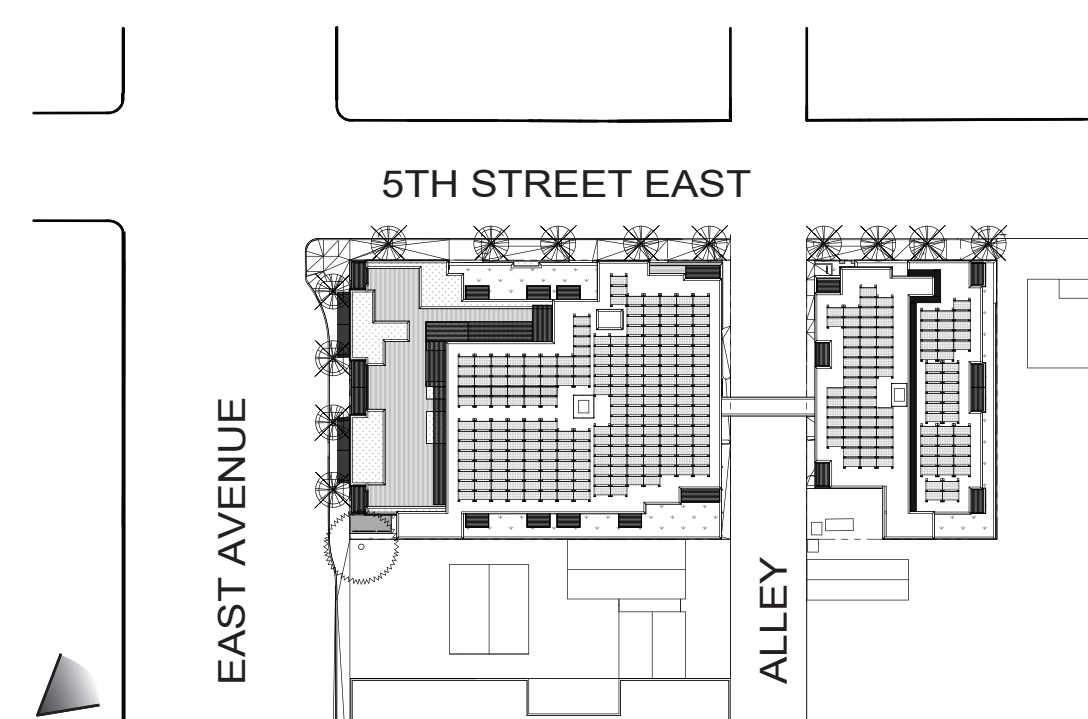
480 N. EAST AVE.
KETCHUM, ID 83340

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PROPOSED SW CORNER VIEW



BLUEBIRD VILLAGE

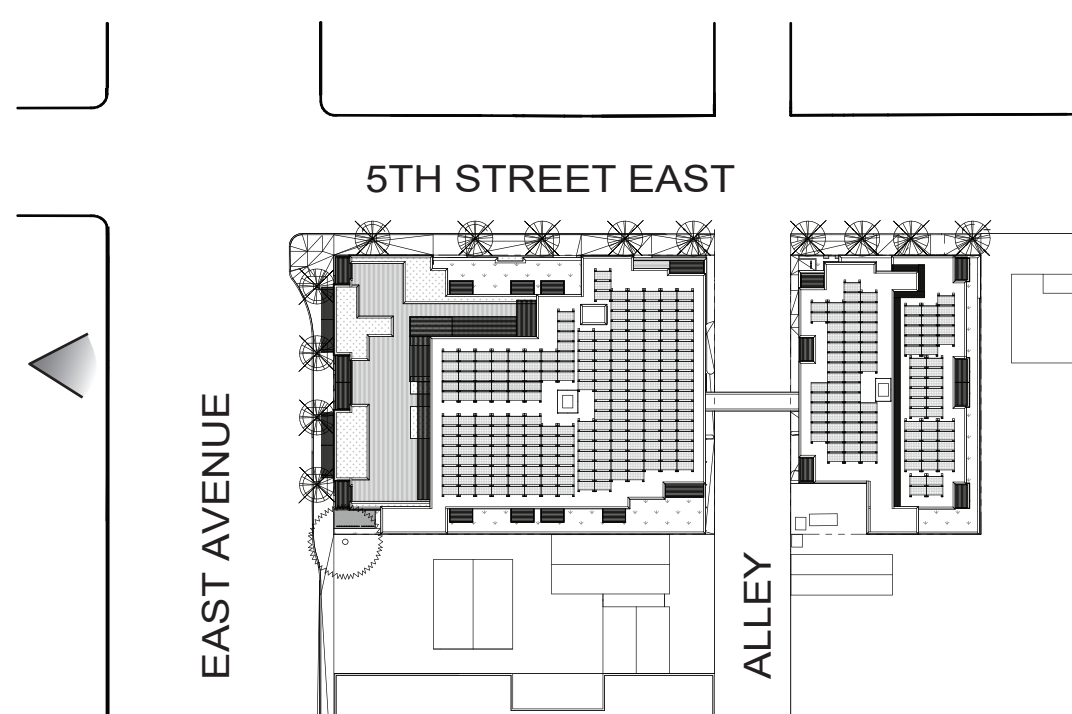
480 N. EAST AVE.
KETCHUM, ID 83340

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PROPOSED EAST AVENUE FACADE



BLUEBIRD VILLAGE

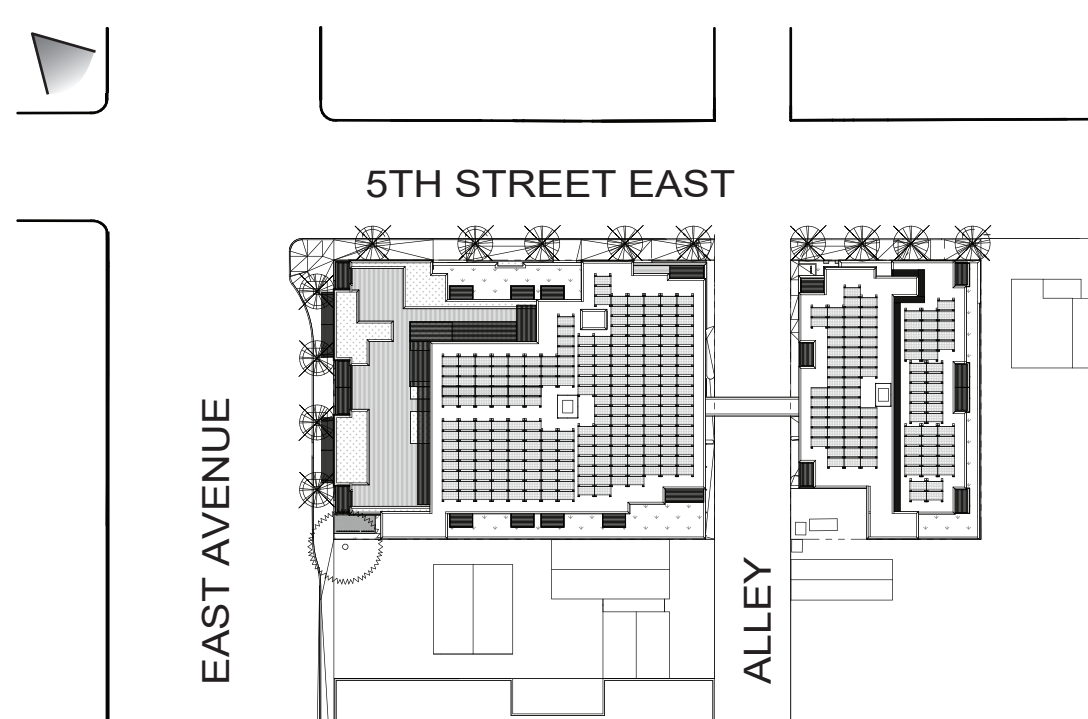
480 N. EAST AVE.
KETCHUM, ID 83340

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PROPOSED NW CORNER VIEW



BLUEBIRD VILLAGE

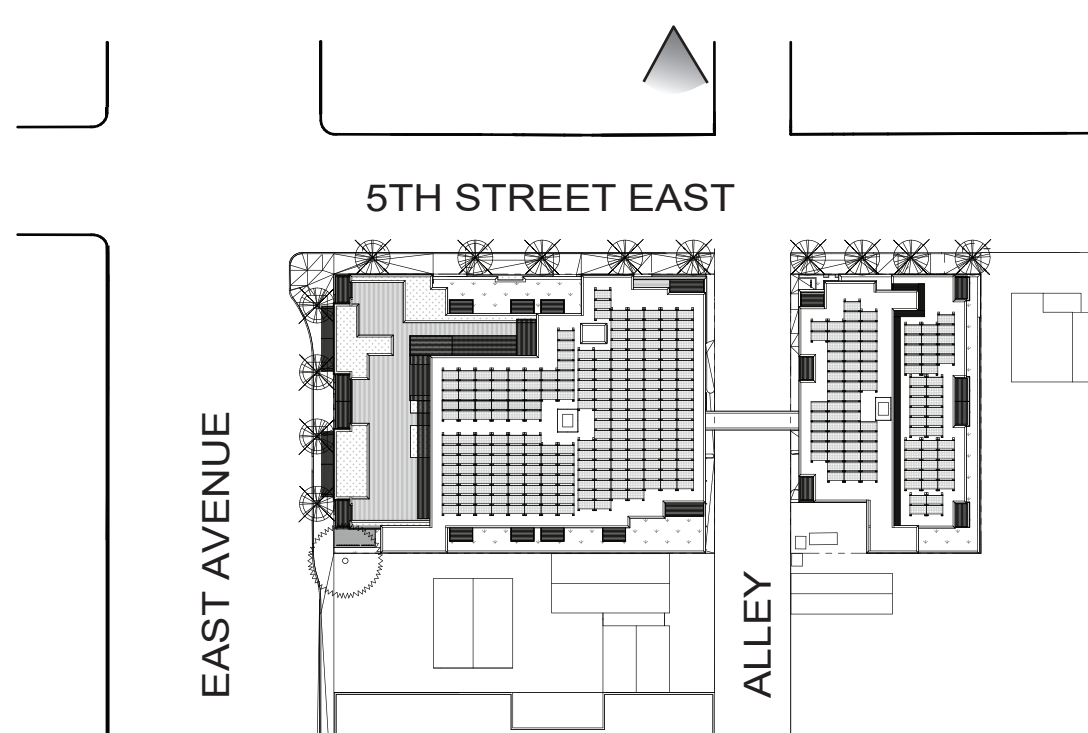
480 N. EAST AVE.
KETCHUM, ID 83340

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PROPOSED FIFTH STREET FACADE



BLUEBIRD VILLAGE

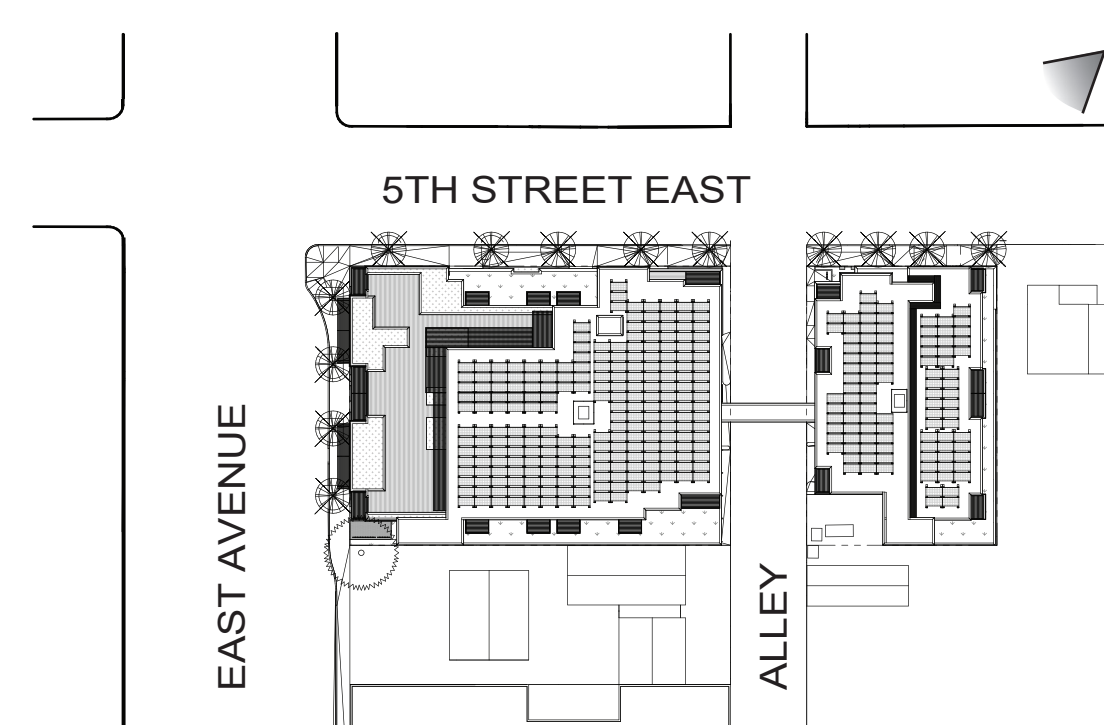
480 N. EAST AVE.
KETCHUM, ID 83340

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PROPOSED NE CORNER VIEW



BLUEBIRD VILLAGE

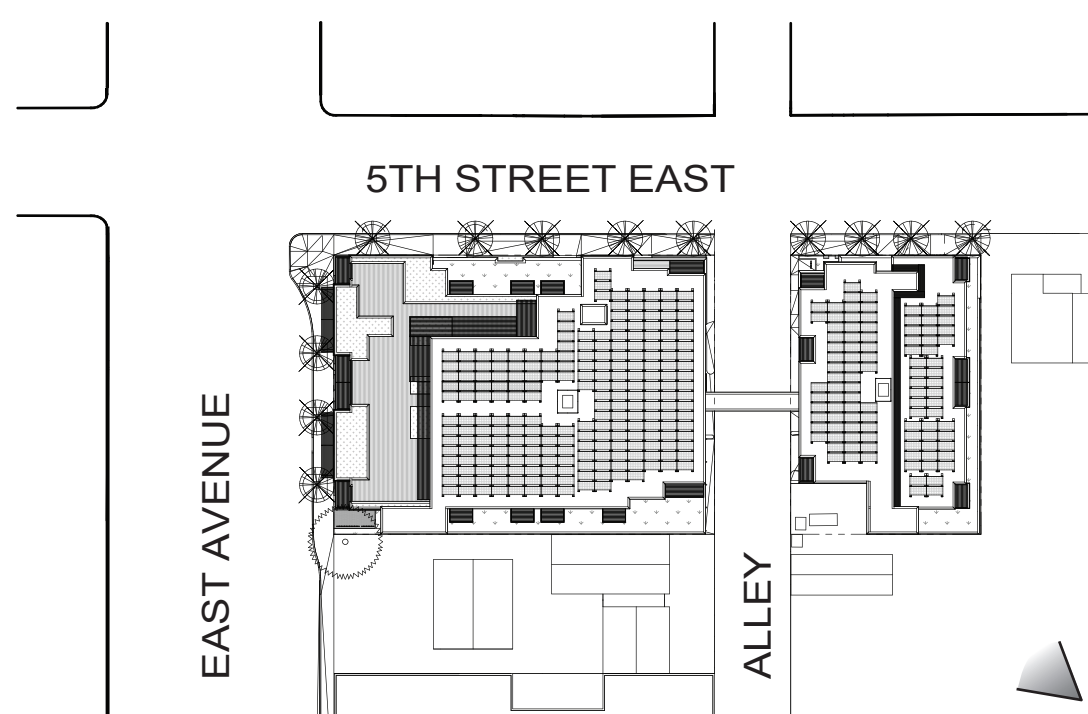
480 N. EAST AVE.
KETCHUM, ID 83340

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PROPOSED SE CORNER VIEW



BLUEBIRD VILLAGE

480 N. EAST AVE.
KETCHUM, ID 83340

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ELECTRICAL LEGEND - LIGHTING

	REFERENCE FIXTURE SCHEDULE FOR MOUNTING TYPE, MOUNTING HEIGHT, AND FIXTURE TYPE.
	DOUBLE FACE EXIT SIGN, CEILING MOUNTED, PROVIDE UNSWITCHED CONDUCTOR.
	WALL MOUNTED DOUBLE FACE EXIT SIGN PROVIDE UNSWITCHED CONDUCTOR, MOUNT AT +8'-0" UNO.
	SINGLE FACE EXIT SIGN, CEILING MOUNTED PROVIDE UNSWITCHED CONDUCTOR.
	WALL MOUNTED SINGLE FACE EXIT SIGN PROVIDE UNSWITCHED CONDUCTOR, MOUNT AT +8'-0" UNO.
	ARROW INDICATES DIRECTION TO BE SHOWN ON SIGN.
	1'x1' LIGHT FIXTURE.
	1'x1' LIGHT FIXTURE, PROVIDE EMERGENCY BATTERY BACKUP CONNECTED TO AN UNSWITCHED CONDUCTOR.
	TRACK LIGHT
	1'x4' LIGHT FIXTURE.
	1'x4' LIGHT FIXTURE, PROVIDE EMERGENCY BATTERY BACKUP CONNECTED TO AN UNSWITCHED CONDUCTOR.
	2'x4' LIGHT FIXTURE.
	2'x4' LIGHT FIXTURE, PROVIDE EMERGENCY BATTERY BACKUP CONNECTED TO AN UNSWITCHED CONDUCTOR.
	2'x2' LIGHT FIXTURE.
	2'x2' LIGHT FIXTURE, PROVIDE EMERGENCY BATTERY BACKUP CONNECTED TO AN UNSWITCHED CONDUCTOR.
	DIRECT/INDIRECT LIGHT FIXTURE. SEE SCHEDULE FOR LENGTH.
	DIRECT/INDIRECT LIGHT FIXTURE. SEE SCHEDULE FOR LENGTH. PROVIDE EMERGENCY BATTERY BACKUP CONNECTED TO AN UNSWITCHED CONDUCTOR.
	STRIP LIGHT FIXTURE. SEE SCHEDULE FOR LENGTH.
	STRIP LIGHT FIXTURE. SEE SCHEDULE FOR LENGTH. PROVIDE EMERGENCY BATTERY BACKUP CONNECTED TO AN UNSWITCHED CONDUCTOR.
	WALL MOUNTED LIGHT FIXTURE.
	WALL MOUNTED LIGHT FIXTURE, PROVIDE EMERGENCY BATTERY BACKUP CONNECTED TO AN UNSWITCHED CONDUCTOR.
	RECESSED LIGHT FIXTURE.
	RECESSED LIGHT FIXTURE, PROVIDE EMERGENCY BATTERY BACKUP CONNECTED TO AN UNSWITCHED CONDUCTOR.
	ROUND LIGHT FIXTURE.
	ROUND EMERGENCY LIGHT FIXTURE, PROVIDE EMERGENCY BATTERY BACKUP CONNECTED TO AN UNSWITCHED CONDUCTOR.
	WALL MOUNTED LIGHT FIXTURE.
	WALL MOUNTED EMERGENCY LIGHT FIXTURE, PROVIDE EMERGENCY BATTERY BACKUP CONNECTED TO AN UNSWITCHED CONDUCTOR.
	POLE LIGHT 1' HEAD WITH POLE
	TIME CLOCK
	PHOTO CONTROL CELL LOCATED 12" ABOVE ROOF FACING NORTH.
	OCCUPANCY SENSOR, PROVIDE RELAYS AND POWER PACKS AS REQUIRED.
	LED DRIVER
	EMERGENCY EGRESS LIGHTING WITH OUT FIXTURE HEADS, CONNECT TO AN UNSWITCHED CONDUCTOR.
	EMERGENCY EGRESS LIGHTING, CONNECT TO AN UNSWITCHED CONDUCTOR.
	INDICATES FIXTURE TYPE. REFER TO FIXTURE SCHEDULE.
	EXTERIOR WALL PACK
	EMERGENCY EXTERIOR WALL PACK, PROVIDE EMERGENCY BATTERY BACKUP CONNECTED TO AN UNSWITCHED CONDUCTOR.

DEVICES

	SWITCH, TYPE AS INDICATED, +48V AFF
	2 DOUBLE POLE
	3 3-WAY
	4 4-WAY
	K KEYED
	P PILOT LIGHT
	D DIMMER
	HP HORSEPOWER RATED
	T THERMAL OVERLOAD
	LV LOW VOLTAGE
	OS OCCUPANCY SENSOR
	OR LOW VOLTAGE, MOMENTARY OVERRIDE
	VS VACANCY SENSOR
	a SUPERSCRIPT INDICATES LIGHTS TO BE SWITCHED TOGETHER
	SS DUAL LEVEL SWITCHING, INSIDE AND OUTSIDE LAMPS OF FIXTURE TO BE SWITCHED SEPARATELY.
	SSa DUAL LEVEL SWITCHING WITH OCCUPANCY SENSOR, INSIDE AND OUTSIDE LAMPS OF FIXTURE TO BE SWITCHED SEPARATELY.
	SSs OCCUPANCY SENSOR WITH MANUAL DIMMING, SET FOR 50% AUTOMATIC ON, AUTOMATIC OFF, WITH MANUAL DIMMING.
	SO SINGLE CONVENIENCE OUTLET, +18" AFF UNO
	DO DUPLEX CONVENIENCE OUTLET, +18" AFF UNO
	FDO FLOOR MOUNT DUPLEX CONVENIENCE OUTLET
	SDO SWITCHED DUPLEX CONVENIENCE OUTLET, +18" AFF UNO
	FSDO FLOOR MOUNTED SWITCHED DUPLEX CONVENIENCE OUTLET
	USDO USB DUPLEX CONVENIENCE OUTLET, +18" AFF UNO
	USFO USB FOURPLEX CONVENIENCE OUTLET, +18" AFF UNO
	FOFO FOURPLEX CONVENIENCE OUTLET, +18" AFF UNO
	FFOFO FLOOR MOUNT FOURPLEX CONVENIENCE OUTLET
	CONNECTION POINT TO EQUIPMENT SPECIFIED. ELECTRICAL CONTRACTOR TO SUPPLY BACKWAY AND CONDUCTORS AND MAKE FINAL CONNECTION TO EQUIPMENT UNDER THIS SECTION, UNO
	FLOOR MOUNTED CONNECTION POINT, SEE NOTE ABOVE FOR REQUIREMENTS
	FLOOR MOUNTED JUNCTION BOX
	JUNCTION BOX
	WMPB WALL MOUNTED PUSH BUTTON, MOUNT AT SWITCH HEIGHT UNO
	WMPB-C WALL MOUNTED PUSH BUTTON, HANDICAPPED MOUNT AT SWITCH HEIGHT UNO
	WMPB WALL MOUNTED PUSH BUTTON, MOUNT AT SWITCH HEIGHT UNO
	MSC MOTOR STARTER/CONTACTOR, SIZE/POLES NEMA 1 UNO AS INDICATED
	CS&D COMBINATION STARTER AND DISCONNECT, SIZE/POLES, STARTER SIZE AS INDICATED, NEMA 1 UNO
	FDS FUSED DISCONNECT SWITCH, SIZE/POLES, FUSE SIZES AS INDICATED, NEMA 1 UNO
	NFDS NON-FUSED DISCONNECT SWITCH/POLES AS INDICATED, NEMA 1 UNO
	TH THERMOSTAT, +48" AFF PROVIDE CONDUIT, J-BOX, CONDUCTORS AS REQUIRED TO CONTROL ASSOCIATED UNITS. UNO COORDINATE WITH DIVISION 15.
	PP POWER POLE - DUAL CHANNEL
	TR TRANSFORMER
	PANELBOARD. SEE SCHEDULE FOR TYPE.
	EQUIPMENT CABINET, SURFACE MOUNTED
	EQUIPMENT CABINET FLUSH MOUNTED
	SMOR SURFACE MULTI-OUTLET RACEWAY
	MECHANICAL EQUIPMENT CALL OUT
	KITCHEN EQUIPMENT CALLOUT

ONE LINE

	DELTA WYE TRANSFORMER UNO
	PANEL BOARD, SEE SCHEDULE FOR TYPE AND SIZE
	CIRCUIT BREAKER, SIZE AND POLES INDICATED
	FUSE, SIZE AND TYPE INDICATED, PROVIDE FUSE FOR EACH POLE
	INTERRUPTER SWITCH, SIZE AND POLES INDICATED
	FUSED SWITCH, SIZE/POLES AND FUSE SIZE INDICATED
	DRAW OUT CIRCUIT BREAKER, SIZE AND POLES INDICATED
	INDIVIDUAL BREAKER WITH SHUNT TRIP, SIZE AND POLES INDICATED, NEMA 1 UNO
	INDIVIDUAL BREAKER, SIZE AND POLES INDICATED, NEMA 1 UNO
	GFP GROUND FAULT PROTECTION
	TSSR TRANSIENT VOLTAGE SURGE SUPPRESSION
	ABS ADJUSTABLE BREAKER SETTINGS (PER SPECIFICATIONS): L-LONG TIME S-SHORT TIME T-INSTANTANEOUS G-GROUND FAULT R-ENERGY REDUCING MAINTENANCE SWITCH WITH STATUS INDICATOR
	GROUND
	ST SHUNT TRIP COIL
	MOTOR
	DISCONNECT SWITCH, SIZE AND POLES INDICATED, NEMA 1 UNO
	OVERHEAD SERVICE DROP
	GENERATOR SET, MAIN BREAKER SIZE INDICATED
	AUTOMATIC TRANSFER SWITCH (ATS)
	METER AND BASE
	NEUTRAL
	DRY TYPE TRANSFORMER
	PAD MOUNT TRANSFORMER

SECURITY

	CCTV CAMERA POWER SUPPLY
	CCTV SYSTEM POWER SUPPLY
	ADJUSTABLE CAMERA (PAN/TILT/ZOOM)
	FIXED CAMERA
	CAMERA IN OUTDOOR HOUSING
	ADJUSTABLE CAMERA (PAN/TILT/ZOOM) IN OUTDOOR HOUSING
	CCTV OUTLET, +18" UNO
	CEILING MOUNTED CCTV OUTLET
	SECURITY SYSTEM KEYPAD CONTROLLER COORDINATE BOX SIZE AND MOUNTING WITH VENDOR
	CARD READER
	CEILING MOUNTED MOTION SENSOR
	WALL MOUNTED MOTION SENSOR, MOUNTING HEIGHT INDICATED
	PANIC BUTTON - MOUNTED UNDER COUNTER

NOTE: THIS IS A STANDARD LIST OF COMMONLY USED ELECTRICAL SYMBOLS. SOME OF THE SYMBOLS SHOWN MAY NOT HAVE BEEN USED IN THIS DRAWING PACKAGE.

FIRE ALARM

	PULL STATION, +44" AFF WITH PRE-ALARM COVER
	FIRE ALARM HORN, +84" AFF UNO
	FIRE ALARM STROBE, +84" AFF UNO, STROBE INTENSITY INDICATED, 'C' INDICATES CEILING MOUNTED
	FIRE ALARM HORN/STROBE, +84" AFF UNO, STROBE INTENSITY INDICATED, 'C' INDICATES CEILING MOUNTED
	FIRE ALARM BELL, +84" AFF UNO, 'C' INDICATES CEILING MOUNTED
	FIRE ALARM CHIME, +84" AFF UNO, 'C' INDICATES CEILING MOUNTED
	FIRE ALARM CHIME/STROBE, +84" AFF UNO, STROBE INTENSITY INDICATED, 'C' INDICATES CEILING MOUNTED
	SPEAKER STROBE, +84" AFF UNO, 'C' INDICATES CEILING MOUNTED
	END OF LINE RESISTOR
	FLOW SWITCH, PROVIDE MONITOR MODULE AS REQUIRED
	TAMPER SWITCH, PROVIDE MONITOR MODULE AS REQUIRED
	PRESSURE SWITCH, PROVIDE MONITOR MODULE AS REQUIRED
	FIRE SYSTEM ANNUNCIATOR, FLUSH MOUNTED +54" UNO
	POST INDICATOR VALVE, PROVIDE MONITOR MODULE AS REQUIRED
	ELECTROMAGNETIC DOOR HOLDER
	RELAY
	CONTROL MODULE
	MONITOR MODULE
	FIRE ALARM KNOX BOX
	FIRE ALARM CONTROL PANEL
	NAC EXTENDER PANEL
	FIRE/SMOKE DAMPER
	LED INDICATOR LIGHT, CEILING MOUNTED UNO
	LED INDICATOR LIGHT WITH TEST SWITCH, CEILING MOUNTED UNO
	DUCT MOUNTED SMOKE DETECTOR
	SMOKE DETECTOR, CEILING MOUNTED UNO
	H HEAT
	I IONIZATION
	ID IN DUCT
	P PHOTOELECTRIC
	R RELAY
	WG PROVIDE PROTECTIVE WIRE GUARD
	BEAM DETECTOR, SENDER & RECEIVER

COMMUNICATIONS

	JUNCTION BOX FOR FUTURE TELEPHONE/DATA OUTLET. MOUNT AT 18" A.F.F. UNO. PROVIDE SINGLE-GANG MUD RING WITH BLANK COVER PLATE. PROVIDE 1" CONDUIT TO NEAREST ACCESSIBLE CEILING SPACE.
	TELEPHONE/DATA OUTLET, MOUNT AT 18" A.F.F. UNO. PROVIDE 1" CONDUIT TO NEAREST ACCESSIBLE CEILING. INSTALL QUANTITY OF DATA (D) AND TELEPHONE (T) CABLES INDICATED TO THE NEAREST DATA RACK. PROVIDE (2) DATA CABLES IF A CABLE QUANTITY IS NOT INDICATED.
	FLOOR MOUNTED BOX FOR FUTURE TELEPHONE/DATA OUTLET. JUNCTION BOX WITH SINGLE-GANG MUD RING. PROVIDE 1" CONDUIT TO NEAREST ACCESSIBLE CEILING SPACE. PROVIDE BLANK COVER PLATE.
	FLOOR MOUNTED TELEPHONE/DATA OUTLET, PROVIDE 1" CONDUIT TO NEAREST ACCESSIBLE CEILING. INSTALL QUANTITY OF DATA (D) AND TELEPHONE (T) CABLES INDICATED TO THE NEAREST DATA RACK. PROVIDE (2) DATA CABLES IF A CABLE QUANTITY IS NOT INDICATED.
	INTERCOM SYSTEM CALL BUTTON, +48" UNO.
	CEILING MOUNTED SPEAKER WITH BACKBOX
	WALL MOUNTED SPEAKER, WITH BACKBOX +80" UNO
	VOLUME CONTROL, +48" UNO
	TELEVISION OUTLET, +18" AFF UNO, PROVIDE 1-1/4" CONDUIT TO NEAREST ACCESSIBLE CEILING SPACE
	CEILING MOUNTED TELEVISION OUTLET
	CABLE TRAY, 4" DEEP WIRE BASKET STYLE. 'XX' INDICATES WIDTH PROVIDE ALL FITTINGS AND SUPPORT HARDWARE REQUIRED

ELECTRICAL ABBREVIATIONS

A	AMPERES
AC	6" ABOVE BACKSPLASH
AF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AF	AMP FRAME
AT	AMPS INTERRUPTING CAPACITY
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
BD	BOTTOM OF DECK
BS	BOTTOM OF STRUCTURE
C	CEILING MOUNTED CONDUIT
CB	CIRCUIT BREAKER
CF	COMPACT FLUORESCENT
CKT	CIRCUIT
CO	CONDUIT ONLY, PROVIDE PULL-LINE
CT	CURRENT TRANSFORMER
CTL	CONTROL
DC	DIRECT CURRENT
DEM	DEMOLITION
DET	DETAIL
DTT	DOUBLE TWIN TUBE
E	EMERGENCY
EX	EXISTING
EL	ELECTRICAL CONTRACTOR EMERGENCY LIGHT
F	FUSE
FUT	FUTURE
FACP	FIRE ALARM CONTROL PANEL
G/ND	GROUND
GFI	GROUND FAULT CIRCUIT INTERRUPTER
GFI	GROUND FAULT INTERRUPTER
HH	HAND HOLE
HD	HIGH INTENSITY DISCHARGE
HOA	HAND-OFF-AUTO
HPS	HIGH PRESSURE SODIUM
HVAC	HEATING, VENTILATION, & AIR CONDITIONING
IG	ISOLATED GROUND
IPCO	INDIAN POWER COMPANY
J-BOX	JUNCTION BOX
KVA	KILOVOLT-AMP
KW	KILOWATT
KWH	KILOWATT-HOUR
LCP	LIGHTING CONTROL PANEL
MB	MAIN BREAKER
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MDD	MAIN DISTRIBUTION PANEL
MLO	MAIN LUGS ONLY
MIC	MODULAR METERING CENTER
MH	METAL HALIDE
MSE	MAIN SWITCH BOARD
MTC	MOUNTING
N	NEUTRAL
N	NEW
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
NO	NORMALLY OPEN
NTS	NOT TO SCALE
OH	OVERHEAD
OS	OCCUPANCY SENSOR
P	POLES
PC	PHOTO-CONTROL
PVC	POLYVINYL CHLORIDE
PWR	POWER
RE	REFERENCE
REC	RECEPTACLE
R	RELOCATED
SF	SQUARE FEET
TB	TO BE DETERMINED
TDR	TIME DELAY RELAY
TK	TOE KICK
TSP	TWISTED SHIELDED PAIR
TRT	TRIPLE TUBE
TBT	TELEPHONE TERMINAL BOARD
(TTP)	TYPICAL
UC	UNDERCABINET
UG	UNDERGROUND
U.N.O.	UNLESS NOTED OTHERWISE
V	VOLT
VA	VOLT-AMPERE
W	WATT
WG	WIRE GUARD
WP	WEATHER PROOF/NEMA 3R
PROVIDED/	PROVIDE AND INSTALL / PROVIDED AND
INSTALL/	INSTALL BY / PROVIDE AND INSTALL
INSTALL	INSTALL
NOTE:	THIS IS A STANDARD LIST OF COMMONLY USED ELECTRICAL ABBREVIATIONS. SOME OF THE ABBREVIATIONS SHOWN ABOVE MAY NOT BE USED IN THIS DRAWING PACKAGE.

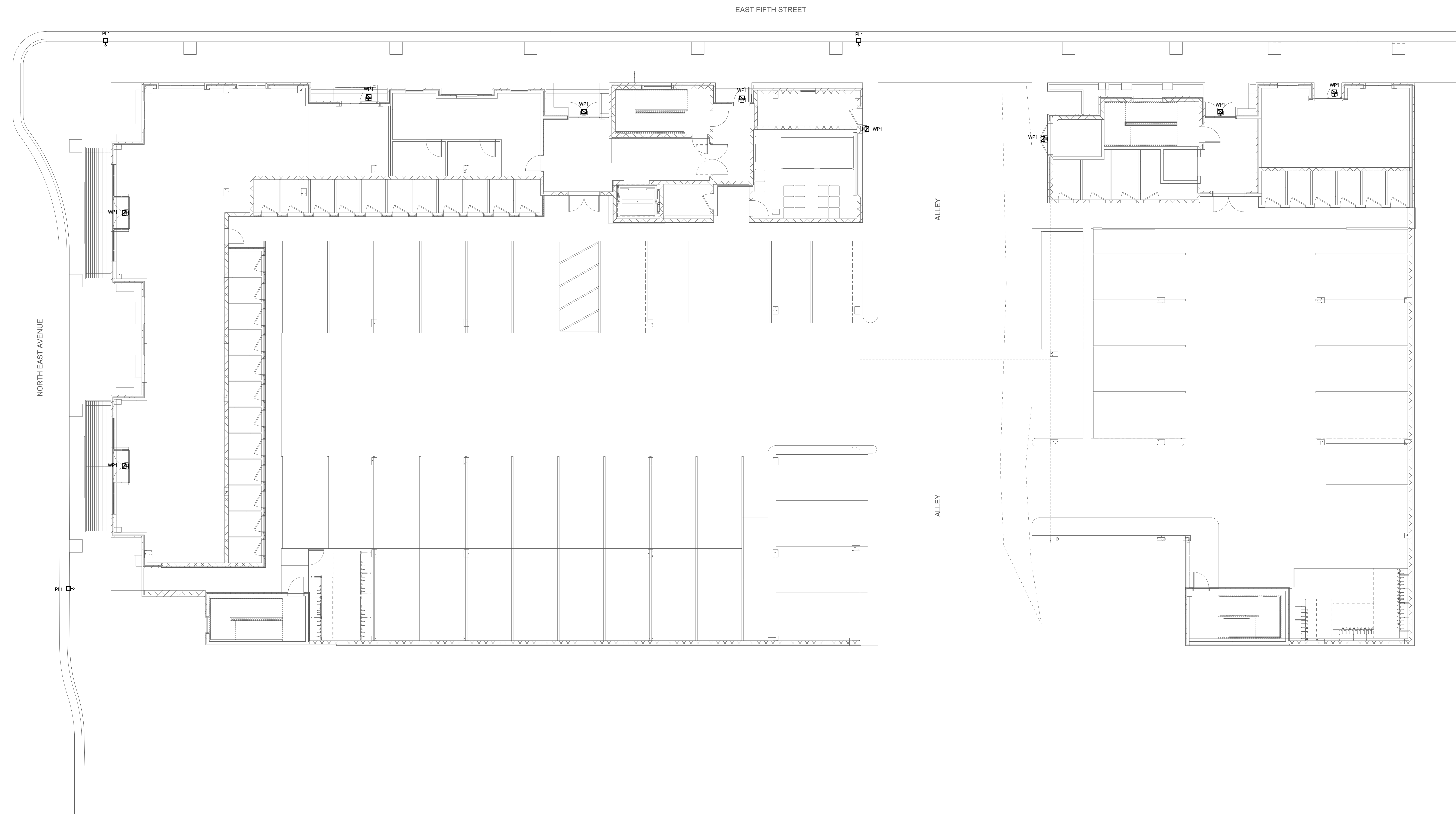
ELECTRICAL GENERAL NOTES

- THESE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC IN NATURE. THEREFORE, THE ELECTRICAL CONTRACTOR SHALL COORDINATE ALL ELECTRICAL EQUIPMENT AND DEVICE LOCATIONS WITH ARCHITECTURAL, MECHANICAL, AND PLUMBING DIVISIONS PRIOR TO ROUGH-IN. REFER TO AND COORDINATE WITH ARCHITECTURAL, MECHANICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL WORK THAT IS REQUIRED BY THE ELECTRICAL CONTRACTOR.
 - ALL CONDUIT AND JUNCTION BOXES ARE TO BE CONCEALED UNLESS LOCATED WITHIN DEDICATED ELECTRICAL OR MECHANICAL ROOMS. USE OF SURFACE MOUNTED RACEWAYS IN ALL OTHER SPACES MUST BE APPROVED BY THE ARCHITECT FOR EACH LOCATION. WHERE SURFACE RACEWAYS ARE APPROVED, UTILIZE WIREMOLD, OR APPROVED EQUAL, SURFACE MOUNTED RACEWAYS PAINTED TO MATCH SURROUNDING WALLS.
 - REFER TO ARCHITECTURAL ELEVATIONS FOR OUTLET HEIGHTS WHERE THE SPECIFIC OUTLET HEIGHT IS NOT INDICATED. REFER TO THE ELECTRICAL LEGEND FOR THE DEFAULT OUTLET HEIGHT WHEN NOT INDICATED ON ELEVATIONS OR ON AT THE DEVICES.
 - PROVIDE PULL-LINE IN ALL EMPTY CONDUITS.
 - TERMINATE ALL LOW-VOLTAGE CONDUITS WITH INSULATED THROAT BUSHING CONNECTED TO AN UNSWITCHED CONDUCTOR.
 - MECHANICAL EQUIPMENT INDICATED IS SHOWN IN AN APPROXIMATE LOCATION. COORDINATE EXACT LOCATION WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
 - ALL NON-LOCKING, 120V, 15 AND 20-AMP RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER NEC 408.12
- FIRE ALARM:**
- INSTALL PLENUM RATED FIRE ALARM CONDUCTORS FROM ALL FIRE ALARM DEVICES INDICATED TO THE FIRE ALARM CONTROL PANEL OR NAC EXTENDER PANEL(S) AS REQUIRED. STUB 3/4" CONDUIT FROM DEVICE TO VOID ABOVE CEILING. PROVIDE NAC EXTENDER PANELS (QUANTITY AS REQUIRED) IN LOCATIONS INDICATED AND CIRCUITING AS REQUIRED FOR A COMPLETE INSTALLATION. CIRCUIT THE FIRE ALARM NOTIFICATION AND INITIATION DEVICES PER THE ELECTRICAL SPECIFICATIONS. FURNISH AND INSTALL ALL APPURTENANCES AND PROGRAMMING REQUIRED FOR A COMPLETE AND OPERATIONAL SYSTEM. REFER TO ELECTRICAL FIRE-ALARM SPECIFICATIONS FOR SYSTEM REQUIREMENTS AND SUBMITTAL PROCEDURES.
 - CONTRACTOR SHALL COORDINATE WITH AN UNDERGROUND LOCATING SERVICE PRIOR TO COMMENCING WORK. SEE CIVIL DRAWINGS FOR ADDITIONAL SITE INFORMATION. COORDINATE WITH OTHER SITE DISCIPLINES.
 - SITE LIGHTING AND UTILITY EQUIPMENT SHOWN IN APPROXIMATE LOCATION. COORDINATE EXACT LOCATION WITH CIVIL DRAWINGS, PROPERTY LINES, AND UTILITY COMPANIES PRIOR TO ROUGH-IN.
 - REFER TO POLE BASE DETAIL FOR SITE LIGHTING POLE BASE REQUIREMENTS.
 - ROUTE CONDUITS IN COMMON TRENCH WHERE POSSIBLE REFER TO TRENCHING DETAIL.
- DEMOL:**
- THE ELECTRICAL DEMOLITION DRAWING(S) PROVIDED ARE INTENDED TO ASSIST THE ELECTRICAL CONTRACTOR IN ESTABLISHING AREAS REQUIRING DISCONNECTION, REMOVAL, OR RELOCATION OF ELECTRICAL EQUIPMENT, OUTLETS, WIRING, DEVICES, FIXTURES, ETC. AND MAY NOT INDICATE ALL DEVICES OR THE FULL EXTENT OF DEMOLITION AND RECONNECTION WHICH MAY BE REQUIRED. THE ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY EXAMINE ALL REQUIRED DEMOLITION WORK AND INCLUDE ALL LABOR AND INCIDENTALS THAT WILL BE NECESSARY TO PERFORM DEMOLITION RECONNECTION AND TEMPORARY POWER CONNECTIONS IN THE BID.
 - ALL ELECTRICAL DEVICES AND WALLS INDICATED ON THE ELECTRICAL DEMOLITION DRAWING(S) ARE TO REMAIN UNLESS OTHERWISE NOTED.

ELECTRICAL SPECIFICATIONS

- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE LOCALLY ADOPTED ELECTRICAL CODE, ALL LOCAL CODES, AND TO THE FULL ACCEPTANCE OF THE AUTHORITY HAVING JURISDICTION.
- OBTAIN ALL PERMITS, COORDINATE, FURNISH, INSTALL, CONNECT AND TEST ALL ELECTRICAL EQUIPMENT REQUIRED FOR ALL THE SYSTEMS INSTALLED UNDER THIS CONTRACT TO INSURE COMPLETE AND FULLY OPERATIONAL SYSTEMS.
- CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF AS-BUILT DRAWINGS. AS-BUILT SET OF DRAWINGS SHALL BE UPDATED DAILY AND SHALL DOCUMENT THE ACTUAL INSTALLED CONDITION OF THE ENTIRE ELECTRICAL INSTALLATION. AS-BUILT SET OF DRAWINGS SHALL BE AVAILABLE AT ALL TIMES ON THE SITE FOR INSPECTION BY CODE OFFICIALS, OWNER, ARCHITECT, AND ENGINEER.
- PROTECT ALL EXISTING WORK FROM DAMAGE DURING CONSTRUCTION.
- DESIGN IS BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS TO DETERMINE STATUS OF ACTUAL CONDITIONS AS THEY RELATE TO THE SCOPE OF WORK AS SHOWN ON THESE PLANS.
- COORDINATE ALL ELECTRICAL WORK WITH ALL OTHER TRADES.
- COORDINATE EXACT LOCATION AND MOUNTING HEIGHTS OF ALL ELECTRICAL EQUIPMENT AND DEVICES WITH THE ARCHITECTURAL ELEVATIONS AND DETAILS PRIOR TO ROUGH-IN.
- DEMOLITION WORK IS A PART OF THIS PROJECT. SEE DRAWINGS FOR EXISTING ELECTRICAL DEVICES TO BE REMOVED. REMOVE ASSOCIATED BOXES, RACEWAYS AND CONDUCTORS BACK TO SOURCE, AND MAKE SAFE.
- ALL MATERIALS AND EQUIPMENT FURNISHED TO THE PROJECT SHALL BE NEW AND SHALL BEAR THE LISTING LABEL OF A NATIONALLY RECOGNIZED TESTING LAB AS DEFINED BY OSHA.
- ALL ELECTRICAL DEVICES AND TERMINALS SHALL BE RATED 75°C MINIMUM.
- ALL CONDUCTORS SHALL BE STRANDED COPPER, 800 VOLT MINIMUM. INSULATION TYPE SHALL BE THHN/TWN, FULLY COLOR CODED WITH GAUGE, TYPE AND MANUFACTURER MARKED EVERY 24" ALONG. CONDUCTOR COLOR CODE SHALL BE AS FOLLOWS:

208Y/120 VOLT SYSTEM	480Y/277 VOLT SYSTEM
PHASE A - BLACK	PHASE A - BROWN
PHASE B - RED	PHASE B - ORANGE
PHASE C - BLUE	PHASE C - YELLOW
NEUTRAL - WHITE	NEUTRAL - GRAY
GROUND - GREEN	GROUND - GREEN
- MINIMUM SIZE WIRE FOR POWER AND LIGHTING CIRCUITS SHALL BE #12 AWG. ALL POWER AND LIGHTING CONDUCTORS SHALL BE ROUTED IN 3/4" CONDUIT MINIMUM.
- EMT OR MC TYPE CABLE IS ALLOWED WHEN CONCEALED IN INTERIOR SPACES. MC TYPE CABLE IS NOT ALLOWED FOR HOMERUNS.
- MAKE ALL CONNECTIONS TO EQUIPMENT PER MANUFACTURER'S REQUIREMENTS.
- ALL EQUIPMENT, SWITCHING DEVICES AND PANELS SHALL BE MOUNTED SO AS TO BE ACCESSIBLE AND SHALL BE MOUNTED PLUMB AND SQUARE WITH WALLS.
- DEVICES AND RACEWAYS PENETRATING FIRE RATED WALLS AND FLOORS SHALL BE SEALED WITH FIRE RESISTIVE MATERIAL. COMPATIBLE WITH CONSTRUCTION PENETRATED. TO MAINTAIN RATING OF THE WALL. SEALANT SYSTEM SHALL BE A U.L. APPROVED SYSTEM AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- FURNISH AND INSTALL PULL CORD IN ALL EMPTY CONDUITS.
- ALL JUNCTION BOX COVERS WITH POWER WIRING SHALL HAVE THE PANEL AND CIRCUIT LABELED ON THE OUTSIDE SURFACE. ALL LABELS FOR EXPOSED JUNCTION BOXES IN "FINISHED AREAS" SHALL BE LABELED UTILIZING SELF ADHESIVE LABELS PRODUCED BY A MECHANICAL LABELING MACHINE. LABELS FOR JUNCTION BOX COVERS IN CONCEALED LOCATIONS SHALL CONSIST OF THE INFORMATION BEING NEATLY HANDWRITTEN ON THE OUTSIDE SURFACE OF THE COVER WITH A PERMANENT STYLE MARKER.
- CLEARLY LABEL ALL ACCESSIBLE CONDUIT STUBS WITH SYSTEM NAME AND LOCATION (ROOM NUMBER) WHERE THE OTHER END OF THE CONDUIT TERMINATES. USE INDELEIBLE INK. LABELS SHALL BE LOCATED ON THE CONDUIT IN A POSITION THAT CAN BE EASILY READ.
- ALL 1 POLE BREAKER CIRCUITS SHALL HAVE AN INDEPENDENT NEUTRAL CONDUCTOR. NO EDISON STYLE SHARED NEUTRAL CONDUCTORS ARE ALLOWED.
- ALL CONDUCTORS IN ELECTRICAL PANELS, CABINETS AND EQUIPMENT SHALL BE NEATLY TRAINED AND LACED.
- THE CONTRACTOR SHALL PROVIDE UPDATED CIRCUIT PANEL DIRECTORIES FOR ALL PANELS. DIRECTORIES SHALL BE TYPED.
- PROVIDE ELECTRICAL SUBMITTALS FOR EQUIPMENT SHOWN AS REQUIRED BY DIVISION 1 SPECIFICATIONS.
- ELECTRICAL CONTRACTOR SHALL OBTAIN THE AVAILABLE FAULT CURRENT VALUE FROM THE LOCAL UTILITY OR THE ONE-LINE DIAGRAM AND LABEL THE MAIN BREAKER WITH THAT VALUE.
- SWITCH AND RECEPTACLE LABELING

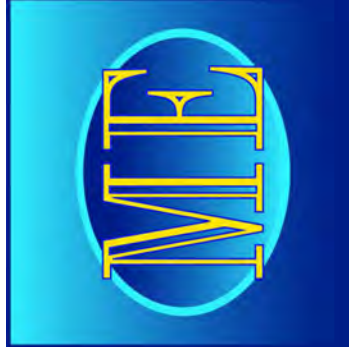


ELECTRICAL SITE PLAN

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

NO.	REVISIONS	DATE

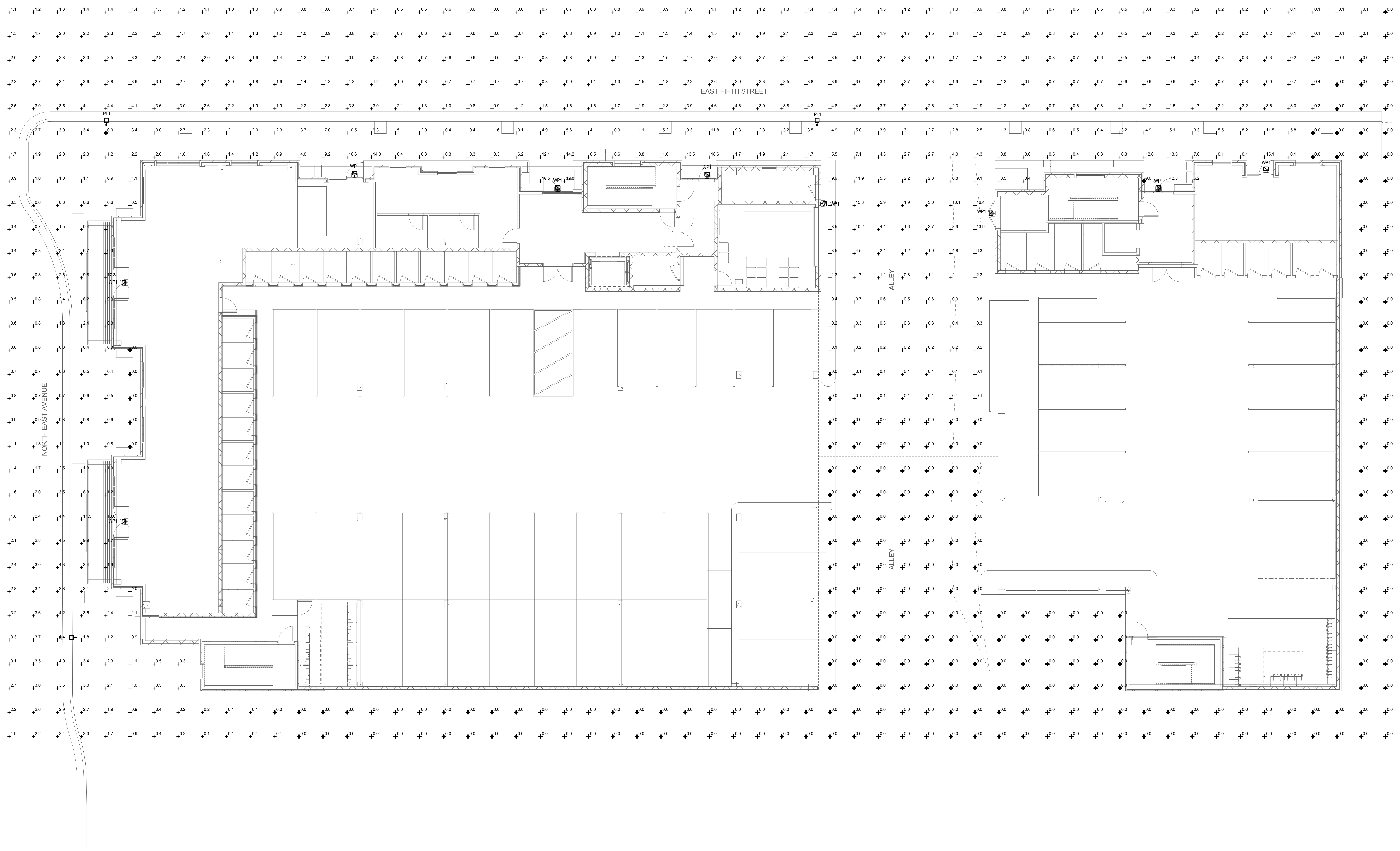
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ENGINEERING, P.A.
224 S. Whisperwood Way Boise, Idaho 83709
645 W. 25TH St. Idaho Falls, Idaho 83402
208.384.0382 musgrovepa.com 208.321.2862
OVER 40 YEARS OF EXCELLENCE



BLUEBIRD VILLAGE
480 N. EAST AVE.
KETCHUM, ID 83340

PROJECT	20-523
DRAWN	RM
CHECKED	TM
DATE	07/01/21
SCALE	NOTED ON PLANS
SHEET	

E1.00

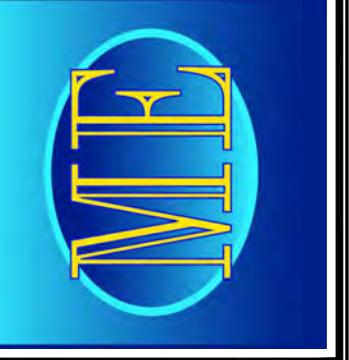


ELECTRICAL SITE PHOTOMETRIC PLAN

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

NO.	REVISIONS	DATE

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ENGINEERING, P.A.
 224 S. Whippoorwill Way
 Boise, Idaho 83709
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 musgrovepa.com
 645 W. 25TH ST.
 IDAHO FALLS, IDAHO 83402
 208.332.2802



BLUEBIRD VILLAGE
480 N. EAST AVE.
KETCHUM, ID 83340

PROJECT	20-523
DRAWN	RM
CHECKED	TM
DATE	07/01/21
SCALE	NOTED ON PLANS
SHEET	

E1.01



4TH FLOOR EXTERIOR LIGHTING PLAN

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

NO.	REVISIONS	DATE

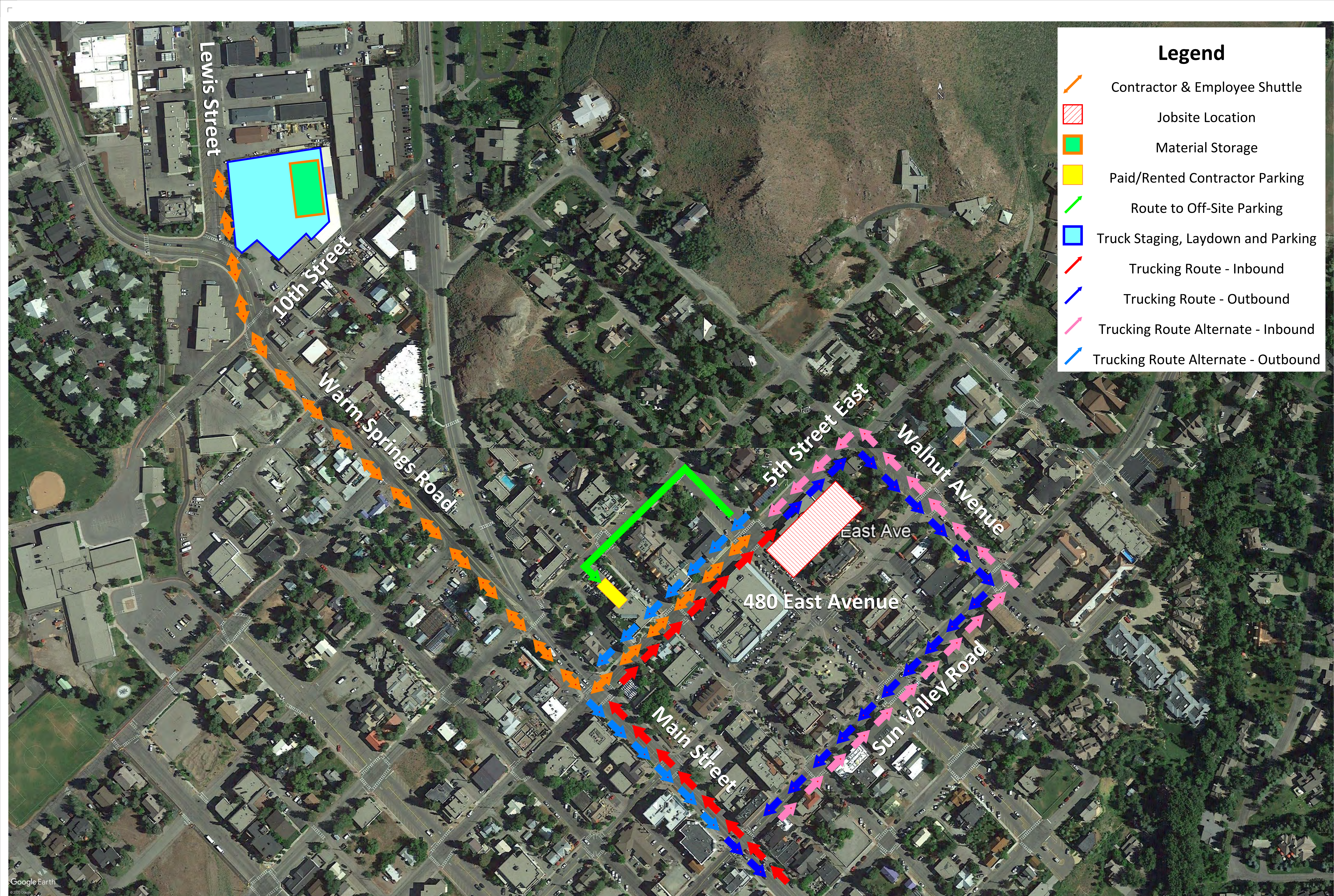
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 OVER 40 YEARS OF EXCELLENCE



BLUEBIRD VILLAGE
 480 N. EAST AVE.
 KETCHUM, ID 83340

PROJECT	20-523
DRAWN	RM
CHECKED	TM
DATE	07/01/21
SCALE	NOTED ON PLANS
SHEET	

E1.10



Legend

- Contractor & Employee Shuttle
- Jobsite Location
- Material Storage
- Paid/Rented Contractor Parking
- Route to Off-Site Parking
- Truck Staging, Laydown and Parking
- Trucking Route - Inbound
- Trucking Route - Outbound
- Trucking Route Alternate - Inbound
- Trucking Route Alternate - Outbound

PROJECT NO.
SET NO.

BLUEBIRD VILLAGE
GMD KCDC APPLICATION

PRINT RECORD

PURPOSE	DATE
PRELIM. BUDGET	6/12/2020

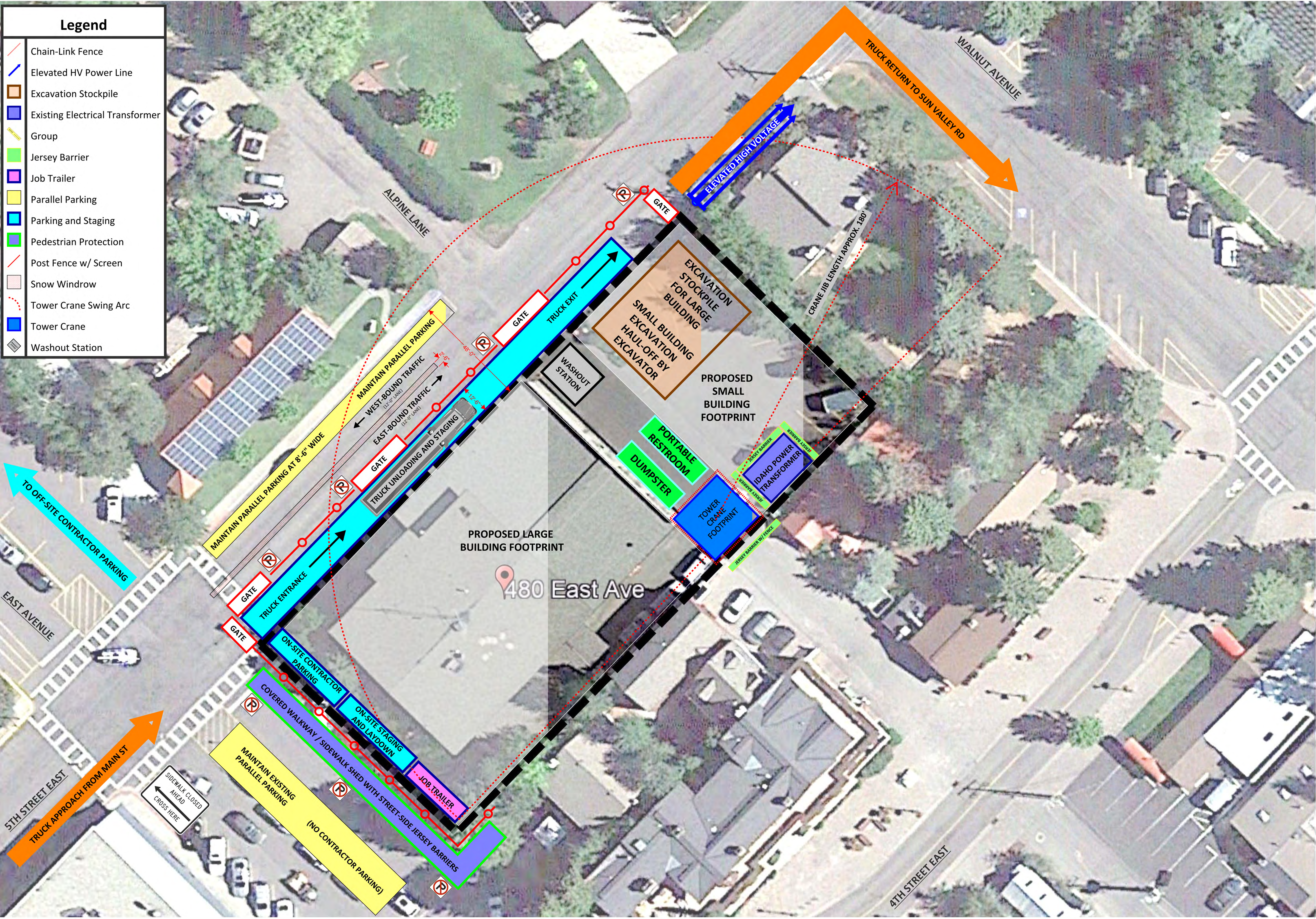
REVISION RECORD

NO.	DESCRIPTION	DATE

DRAWN:
CHECKED:
DATE: 12/14/2020
SHEET TITLE:
CONSTRUCTION MANAGEMENT PLAN

Legend

- Chain-Link Fence
- Elevated HV Power Line
- Excavation Stockpile
- Existing Electrical Transformer
- Group
- Jersey Barrier
- Job Trailer
- Parallel Parking
- Parking and Staging
- Pedestrian Protection
- Post Fence w/ Screen
- Snow Window
- Tower Crane Swing Arc
- Tower Crane
- Washout Station



PROJECT NO.
SET NO.

BLUEBIRD VILLAGE
GMD KCDC APPLICATION

PRINT RECORD

PURPOSE	DATE
KETCHUM P&Z	

REVISION RECORD

#	CHANGE	DATE

DRAWN:
CHECKED:
DATE: 02/18/2021
SHEET TITLE:

CONSTRUCTION MANAGEMENT PLAN

EXHIBIT C

GROUND LEASE

by and between

CITY OF KETCHUM
an Idaho municipal corporation
(“Owner”)

and

KETCHUM COMMUNITY DEVELOPMENT CORPORATION
an Idaho nonprofit corporation
(“Tenant”)

FOR

BLUEBIRD VILLAGE

480 East Avenue
Ketchum, Idaho 83340

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EXHIBITS

Exhibit A Legal Description of the Land

**GROUND LEASE
FOR
BLUEBIRD VILLAGE
480 EAST AVENUE
KETCHUM, IDAHO 83340**

This Ground Lease for Bluebird Village (this “Lease”) is made effective as of the date this Agreement is recorded in the real property records of Blaine County, Idaho (“Effective Date”) by and between City of Ketchum, an Idaho municipal corporation (“Owner”) and Ketchum Community Development Corporation, an Idaho nonprofit corporation (“Tenant”).

RECITALS

- A. Owner owns the parcel of land located at 480 East Avenue, Ketchum, Idaho 83353, that is legally described on Exhibit A (the “Land”).
- B. Tenant desires to lease the Land for redevelopment into a mixed-use project with street-level retail, parking, and affordable rental housing units in an energy-efficient building designed to blend into Ketchum’s downtown core, as graphically depicted on Exhibit B (the “Project” or “Bluebird Village”).
- C. Owner has authority, pursuant to Idaho Code § 50-1407, to manage city property and authorize the lease of any real property not otherwise needed for city purposes, upon any terms as the City Council determines may be just and equitable.
- D. Owner, by approval of this Lease, hereby finds that the Land is not otherwise needed for city purposes, that affordable community housing is an important community need, that it is in the best interest of the public to lease the Land to Tenant, and that the terms of this Lease are just and equitable.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties, the receipt and sufficiency of which are hereby acknowledged, Owner and Tenant agree that the foregoing recitals are true and correct and incorporated herein by this reference, and further agree as follows:

ARTICLE 1 LEASE OF LAND

- 1.1 **Land Restoration.** Owner agrees to restore the Land to a vacant “bare ground” state that is ready for development of the Project thereon, including (a) abatement and removal of any Hazardous Materials (as defined in Section 16.1) thereon, if any; (b) removal of any existing structures and other improvements on the Land, including any below-grade elements thereof (such as foundations, footings and utilities; (c) restoration of the surface of the Land to a clear, level and rough graded condition (collectively, the “Land Restoration”). Owner agrees to use commercially reasonable efforts to complete the Land Restoration on or before April 30, 2022. Owner will provide Tenant with a completion notice once the Land Restoration is fully complete and the Land is ready for development of the Project (the “Completion Notice”).
- 1.2 **Lease.** This Lease will be fully effective as of the Effective Date. From the Commencement Date (defined in Article 2), Owner hereby leases the Land to Tenant on the terms hereof. Tenant hereby accepts the lease of the Land from Owner on the terms hereof. Tenant warrants to Owner that Tenant accepts the Land in its as-is condition without representation or warranty from Owner,

except as expressly provided in this Lease. The term “Leasehold Interest” refers to Tenant’s interest in this Lease and the leasehold estate and all attendant and appurtenant rights, including without limitation, Tenant’s rights to all improvements to the Land.

ARTICLE 2 LEASE TERM

The “Term” of the Lease will commence on the date that Owner provides the Completion Notice to Tenant (the “Commencement Date”) and will expire seventy-five (75) years after the Commencement Date (the “Expiration Date”).

ARTICLE 3 RENT

For the entire Term, the rent due under this Lease is Ten Dollars (\$10), which Owner acknowledges to be paid by Tenant in full as of the Effective Date.

ARTICLE 4 THE PROJECT

Tenant will cause the Project to be constructed on the Land in accordance with this Lease and applicable law. Once the Project is constructed on the Land, Tenant will (or will require Subtenants to) keep the Project in a state of good condition, maintenance and repair, with ordinary wear and tear excepted. Tenant may alter the Project in any lawful manner, provided that the Project (as altered) complies with the terms of this Lease.

ARTICLE 5 USE OF PREMISES

- 5.1 **Permitted Uses.** Owner and Tenant agree that the principal purpose of this Lease is (a) to provide Affordable Housing Units (as defined below) for lease to Qualified Tenants (as defined below) for a rent that does not exceed the rent limit set forth in Section 5.7 below (collectively, the “Affordability Requirement”); (b) to provide Community Housing Units (as defined below) for lease to individuals meeting asset, income and minimum occupancy guidelines approved by the governing housing authority and the City of Ketchum, as ‘community housing’ under the Ketchum City Code (or its successor provisions) (collectively, the “Community Requirement”); and (c) provide ground floor commercial space for retail, restaurant, office, service and similar users for the benefit of the general public. Accordingly, the Land and the Project will be used primarily for the foregoing principal purpose and other uses that may be incidental thereto or in support thereof, and for no other purposes, except as otherwise approved by Owner.
- 5.2 **Affordable Housing Units.** A “Affordable Housing Unit” is each residential dwelling unit in the Project that is designated as being subject to the Affordability Requirement, which will be all residential dwelling units in the Project except Community Housing Units and Employee Housing Units. Tenant agrees to market, lease and operate the Affordable Housing Units on the terms set forth in this Lease.
- 5.3 **Community Housing Units.** A “Community Housing Unit” is each residential dwelling unit in the Project that is designated as being subject to the Community Requirement. Tenant agrees to market, lease and operate the Community Housing Units on the terms set forth in this Lease and the requirements of the Ketchum City Code.
- 5.4 **Employee Housing Units.** A “Employee Housing Unit” is each residential dwelling unit in the Project that is designated for occupancy by (or are reserved for occupancy by) a residential tenant household where at least one person of that household is a full time employee (30+ hours per week)

primarily providing services with respect to and for the Project. Tenant may designate up to two (2) dwelling units as Employee Housing Units.

- 5.5 **Qualified Tenants.** As used herein, the term “residential tenant” for a Affordable Housing Unit means all persons that lease or occupy the Affordable Housing Unit as a dwelling, whether or not the persons are related. A “**Qualified Tenant**” is any residential tenant household that meets Tenant’s then-current tenant selection criteria for the Project with a household income that does exceed the applicable household income limit of the Applicable Affordable Housing Program (if any is then in effect) or, if no such Applicable Affordable Housing Program is then in effect, then in accordance with the then current applicable household income limits of the Low Income Housing Tax Credit (LIHTC) program. Nothing in this Lease will require Tenant to lease any Affordable Housing Unit to a residential tenant that does not meet Tenant’s then-current tenant selection criteria for the Project (other than limited income as permitted herein). Nothing in this Lease limits Tenant’s right to enforce the terms of any lease or other agreement with a residential tenant (or any the occupant) in the Project.
- 5.6 **Income Qualification.** Each Affordable Housing Unit must be occupied (or, if unoccupied, made available for occupancy) by a Qualified Tenant. Tenant will verify that each residential tenant meets the income qualification to be a Qualified Tenant, which verification may be by any reasonable method, including the residential tenant’s production of reasonable evidence of residential tenant’s income and residential tenant’s self-certification that income statements are true and correct in all material respects. Once a residential tenant is verified to be a Qualifying Tenant and leases a Affordable Housing Unit, then the residential tenant will remain a Qualifying Tenant for as long as the residential tenant remains a tenant in the Project.
- 5.7 **Rent Limit for Affordable Housing Units.** To maintain the Affordable Housing Units as affordable, Tenant will charge monthly rent for each Affordable Housing Unit that does not exceed the applicable rent limit of the Applicable Affordable Housing Program (if any is then in effect) or, if no such Applicable Affordable Housing Program is then in effect, then in accordance with the then current applicable rent limits of Low Income Housing Tax Credit (LIHTC) program. If at any time during the Term, Tenant is permitted by the Applicable Affordable Housing Program to exceed the foregoing rent limit for an Affordable Housing Unit for any particular residential tenant, then the portion of the rent that exceeds the foregoing rent limit will be paid to Owner. The Commercial space in the Project is excluded from this provision for the Term of the Lease.
- 5.8 **Ketchum Preference Policy.** Except to the extent prohibited by any Applicable Affordable Housing Program (defined in Section 5.10) or other applicable law, all Affordable Housing Units and Community Housing Units must be leased in accordance with the then current preference policy or ordinance adopted by the City of Ketchum, if any (a “**Ketchum Preference Policy**”).
- 5.9 **Annual Reports.** After occupancy of the Project, Tenant will provide Owner with a written report (in any form reasonably requested by Owner) by March 1 of each year that provides reasonable evidence that the Affordable Housing Units have been leased (or made available for lease) in compliance with the Affordability Requirement (as applicable) during the prior calendar year.
- 5.10 **Federal or State Affordability Programs.** Owner and Tenant intend the Affordability Requirement and this Lease to be adjusted as necessary to allow for the Project to fully take advantage of any then available federal, state or local programs for affordable housing. Affordable housing programs include, by way of example and not limitation, the Low Income Housing Tax Credit (LIHTC) program, HOME investment partnership program (HOME), Community Development Block Grants (CDBG) funding, and the HUD Housing Trust Fund (HTF) program.

To the extent that any program requires an amendment or rider to this Lease, Owner agrees to promptly execute any amendment or rider that is reasonably required for the Project to fully participate in the Program. To the extent any element of the Affordability Requirement or this Lease is inconsistent with any federal, state or local state affordable housing program that applies to the Project (or any residential dwelling units therein) (an “**Applicable Affordable Housing Program**”), then the terms of the Applicable Affordable Housing Program will govern over the inconsistent terms of the Affordability Covenant or the Lease.

- 5.11 **Commercial Tenants.** Tenant may lease the Commercial Space to any party for the occupancy and use thereof (a “**Commercial Tenant**”) provided that (a) the lease is subject to the terms of this Lease; (b) the term of the lease will expire prior to the Term; and (c) the uses allowed in the Commercial Space are limited to office, retail, restaurant, service and similar uses that are open to the general public. Except as restricted by this Lease, Tenant may lease the commercial space in any lawful manner and on any financial terms as Tenant deems appropriate.
- 5.12 **Prohibited Uses.** Tenant agrees that it will not permit the Land or the Project for (a) any use that constitutes a public or private nuisance in or around the Land; (b) use that violates applicable law; (c) any industrial use; (d) any use related to the service of automobiles or other self-powered machines; (e) any dry-cleaner (or other cleaning service that uses solvents similar to dry-cleaning); (f) any ‘head’ shop or similar operation that sells any paraphernalia related to the use of marijuana, cannabis, tetrahydrocannabinol or other illegal substances; or (g) any use relates to the use, sale, cultivation, manufacture, distribution or marketing of any substance containing any amount of marijuana, cannabis or tetrahydrocannabinol (whether for commercial, medical, or personal purpose) if such activities are prohibited by applicable federal, state or local law (and if the any such activities become lawful under some federal, state or local applicable law, but prohibited by other federal, state or local law, then the such activities will remain prohibited).

ARTICLE 6 SUBLEASE AND ENCUMBRANCE OF LEASEHOLD ESTATE

- 6.1 **Tenant’s Right to Sublease.** Tenant may, at any time, sublease all or any portion of the Leasehold Interest (each, a “**Sublease**”) without Owner’s consent, and in that event, the subtenant of the Sublease (each, a “**Subtenant**”) will perform all of Tenant’s obligations under this Lease with respect to the Leasehold Interest subleased under the Sublease (said Leasehold Interest subleased by the Sublease is hereafter called the “**Subleased Property**”). By way of example, if Tenant enters into a Sublease for portion of the Project that has Affordable Housing Units (or that will be developed into Affordable Housing Units), then the Subtenant of the Sublease will be the “**Tenant**” under this Lease with respect to the Sublease, and any reference herein to Tenant with respect to the Subleased Property will also mean the Subtenant. For clarity, the following leases are not Subleases under this Lease: (a) the lease of an Affordable Housing Unit, Community Housing Unit or Employee Housing Unit to a qualifying residential tenant thereof; and (b) the lease of Commercial Space to a Commercial Tenant. The Sublease must specify that the Sublease is limited to the Leasehold Interest, and must have a stated expiration date which is prior to expiration of the Term. Tenant will cause a true, complete and correct copy of the original of each Sublease, together with written notice containing the name and address of the holder Subtenant, to be delivered to Owner within ten (10) days of Tenant’s execution and delivery of the Sublease or Leasehold Mortgage. Subject to the terms of this Lease, a Subtenant may enforce its rights under its Sublease and take possession of the Leasehold Interest subleased under the Sublease (said Leasehold Interest subleased by the Sublease is hereafter called the “**Subleased Property**”), in any lawful way.
- 6.2 **Tenant’s Right to Encumber.** Tenant may, at any time, encumber all or any portion of the Leasehold by deed of trust, mortgage or other security instrument (collectively, “**Leasehold**

Mortgage”). Any Leasehold Mortgage of any part of the Leasehold Interest must be expressly subject and subordinate to the terms of this Lease. Tenant covenants to pay the indebtedness secured by any Leasehold Mortgage when the same will become due and payable, and to perform, when the performance is required, all obligations of the mortgagor thereunder. Tenant further agrees not to suffer or permit any default to occur and continue under any Leasehold Mortgage beyond any applicable cure period. The Leasehold Mortgage will specify that the indebtedness is that of Tenant only and is not the indebtedness of Owner and that the lien of the Leasehold Mortgage is limited to the Leasehold Interest. Each Leasehold Mortgage must, by its own terms, have a stated maturity date which is prior to expiration of the Term, and Tenant covenants that it will be so paid and that the Leasehold Interest will be released from the lien prior to the expiration of the Term. Tenant will cause a true, complete and correct copy of the original of each Leasehold Mortgage, together with written notice containing the name and address of the holder thereunder (the “**Mortgagee**”), to be delivered to Owner within ten (10) days of Tenant’s execution and delivery of the Mortgage to the Mortgagee. Subject to the terms of this Lease, a Mortgagee may enforce its rights under its Leasehold Mortgage and succeed to the Leasehold Interest encumbered by the Leasehold Mortgage (said Leasehold Interest encumbered by the Leasehold Mortgage is hereafter called the “**Leasehold Mortgage Property**”), in any lawful way, including possession through foreclosure, assignment and/or deed or assignment in lieu of foreclosure, and upon foreclosure of the Leasehold Mortgage or acceptance of an assignment and/or deed in lieu of foreclosure to the leasehold estate, take possession of the Leasehold Mortgage Property subject to the interests of the Project tenants.

- 6.3 **Owner’s Rights.** Owner will not be required (a) to pledge its fee interest in the Land to secure any Sublease or Leasehold Mortgage; (b) to subordinate the fee interest to the rights of any Subtenant or Mortgagee; or (c) to assume in any manner any liability of Tenant under any Sublease or Leasehold Mortgage. The Sublease must specify that the Sublease is limited to the Leasehold Interest. The Sublease must, by its own terms, have a stated expiration date which is prior to expiration of the Term. Tenant will cause a true, complete and correct copy of the original of each Sublease or Leasehold Mortgage, together with written notice containing the name and post office address of the holder thereunder, to be delivered to Owner within ten (10) days of Tenant’s execution and delivery of the Sublease or Leasehold Mortgage.
- 6.4 **Notices to Recognized Interest Holder.** Any Subtenant or Mortgagee may give notice to Owner of its name and address (who is sometimes referred to herein as a “**Recognized Interest Holder**”) in the manner provided in this Lease, and if the notice is given, Owner will give to the Recognized Interest Holder a copy of each notice of default given pursuant to Section 14.1 by Owner to Tenant (the “**Owner Notice**”) at the same time as and whenever any Owner Notice will thereafter be given by Owner to Tenant, addressed to the Recognized Interest Holder at its address last furnished to Owner (the “**Holder Notice**”). No notice by Owner to Tenant hereunder will be deemed to have been duly given unless and until a copy thereof has been served on the Recognized Interest Holder in the manner provided in this Lease.
- 6.5 **Recognized Interest Holder Provisions.** Owner agrees that it will not accept the surrender of the Land by Tenant prior to the termination of this Lease, or consent to the modification of any term of the Lease which materially alters the rights and obligations of the parties hereunder, or consent to the termination thereof by Tenant, without the prior written approval of each Recognized Interest Holder, in each instance, which approval will not be unreasonably withheld, conditioned or delayed. Owner further agrees that it will not seek to terminate the Lease or Tenant’s right of possession thereunder by reason of any act or omission of Tenant until:

- (1) Owner has given to each Recognized Interest Holder a copy of the Owner Notice with respect to the Event of Default, as defined hereafter in Section 14.1, upon which the proposed termination is based;
- (2) after the expiration of all applicable notice and grace periods set forth under the Lease with respect to the Event of Default (a **“Lease Default”**), Owner will have given written notice to each Recognized Interest Holder of the failure of Tenant to cure the lease Default. The Holder Notice will be sent by certified mail, return receipt requested or by a nationally recognized commercial overnight delivery service to the address designated in writing to Owner by each Recognized Interest Holder (or any other address as may hereinafter be designated in writing to Owner by each Recognized Interest Holder); and
- (3) a reasonable period of time will have elapsed following the receipt of the Holder Notice, during which period any Recognized Interest Holder will have the right, but will not be obligated, to remedy the lease Default, Owner agreeing to accept any remedy by any Recognized Interest Holder as if the same had been performed by Tenant.

As used herein, a reasonable period of time will be 60 days if the lease Default can be remedied during the 60 day period; provided, however, if the lease Default cannot be remedied during the 60 day period, then the period of time as is necessary to remedy the lease Default (not to exceed one-hundred twenty (120) days), provided any Recognized Interest Holder has commenced to cure the lease Default within the 60 day period and continues to diligently prosecute the same. Any default that, by its nature, is not capable of being cured by Recognized Interest Holder will be deemed cured whether or not the default is cured, but as to Recognized Interest Holder only and not as to Tenant. Further:

- (a) Owner will accept performance by any Recognized Interest Holder of any covenant, condition or agreement on Tenant’s part to be performed hereunder with the same force and effect as though performed by Tenant.
- (b) If the Recognized Interest Holder is a Mortgagee, then the time for the Recognized Interest Holder to cure any Lease Default by Tenant which reasonably requires that the Recognized Interest Holder be in possession of the Leasehold Mortgage Property to do so, will be deemed extended to include the period of time required by the Recognized Interest Holder to obtain the possession or obtain Tenant’s interest in the Leasehold Mortgage Property (by foreclosure or otherwise) with due diligence; provided, however, that the Recognized Interest Holder will have delivered to Owner its written commitment to cure outstanding Lease Defaults reasonably requiring possession of the Leasehold Mortgage Property and which are capable of being cured by the Recognized Interest Holder (which commitment may be revoked by Recognized Interest Holder by written notice to Owner); and further provided, however, that during the period all other obligations of Tenant under this Lease are being duly performed to the extent that the other obligations are capable of being performed by the Recognized Interest Holder, including but not limited the payment of rent and other monetary obligations due Owner.
- (c) The provisions of this Section 6.5 are for the benefit of each Recognized Interest Holder and may be relied upon and will be enforceable by each Recognized Interest Holder and their respective successors and assigns. Neither a Recognized Interest Holder nor any other holder or owner of the indebtedness secured by a Leasehold Mortgage or otherwise will be liable upon the covenants, agreements or obligations of Tenant contained in this Lease, unless and until the Recognized Interest Holder or that holder or owner acquires the interest

of Tenant, and then only to the extent set forth in this Section 6.5. Owner and Tenant agree to execute the documentation reasonably requested by a Recognized Interest Holder consistent with the terms and provisions of this Article 6.

- (d) Anything herein contained to the contrary notwithstanding, the provisions of this Section 6.5 will inure only to the benefit of all Recognized Interest Holders and their respective successors and assigns. If more than one the Mortgagee (one the Mortgagee being intended to include multiple mortgagees holding a single mortgage or deed of trust) will make written requests upon Owner for a new ground lease in accordance with the provisions of this Section, the new ground lease will be entered into pursuant to the request of the Recognized Interest Holder whose Leasehold Mortgage will be prior in lien thereto according to the records of Blaine County and thereupon the written requests for a new ground lease of each person junior in priority will be deemed to be void and of no force and effect.

6.6 Other Miscellaneous Provisions Concerning Leasehold Mortgages

- (a) At Tenant's request, Owner will execute a written agreement with a Recognized Interest Holder in which Owner agrees that it consents to the granting of the Sublease or Leasehold Mortgage and that Owner will not disturb the tenancy or rights of the Recognized Interest Holder (its successors or assigns and any subsequent purchaser) so long as the Recognized Interest Holder (its successors or assigns and subsequent purchaser) cures any existing defaults as required herein and commits no default beyond the applicable notice and curative periods hereunder and is otherwise in full compliance with the terms of this Lease. Additionally, Owner will execute the other documentation reasonably requested to confirm the rights of a Recognized Interest Holder hereunder; provided, under no circumstances will Owner be responsible for the payment of the debt secured by the Leasehold Mortgage, and in no event will Owner's fee simple estate in the Land, including Owner's reversionary interest in the Project be subject or subordinate to any Sublease or the lien of the Leasehold Mortgage.
- (b) Owner agrees that it will promptly make the reasonable amendments or modifications of the Lease as are requested by any Recognized Interest Holder, provided that there will be no adverse change in any of the substantive rights, duties or obligations of Owner under this Lease. The preceding sentence is effective regardless of the fact that the Recognized Interest Holder may make the request prior to the execution of the applicable Sublease or Leasehold Mortgage; in that event, said amendments or modifications to the Lease will become effective as of the execution of the Sublease or Leasehold Mortgage.

ARTICLE 7 TAXES

From and after the Commencement Date and continuing thereafter during the Term, Tenant will pay or cause to be paid all real and personal property taxes, general and special assessments, and all other charges, assessments and taxes of every description, levied on or assessed against the Land, the Project and other improvements located on the Land. Tenant will make all payments directly to the appropriate charging or taxing authority before delinquency. If, however, the law expressly permits the payment of any or all of the above items in installments (whether or not interest accrues on the unpaid balance), Tenant may, at Tenant's election, utilize the permitted installment method, but will pay each installment before delinquency. All payments of taxes or assessments will be prorated for the year in which this Lease commences and for the year in which the Lease terminates. Tenant will have the right to contest or review by legal proceedings, as permitted under applicable law, any assessed valuation, real estate tax, or assessment; provided that, unless

Tenant has paid the tax or assessment under protest, Tenant will furnish to Owner (i) proof reasonably satisfactory to Owner that the protest or contest may be maintained without payment under protest, and (ii) a surety bond or other security reasonably satisfactory to Owner securing the payment of the contested item or items and all interest, penalty and cost in connection therewith upon the final determination of the contest or review. Any amount already paid by Tenant and subsequently recovered by Owner or Tenant as the result of the contest or review will be for the account of Tenant.

ARTICLE 8 MAINTENANCE AND REPAIR

Tenant agrees that it will, at its own expense, maintain or cause to be maintained the entire Land, the Project and any other improvements and appurtenances thereto and every part thereof, in good order, condition and repair and in accordance with applicable law. In the event any repairs required to be made under the provisions of this Lease are not made within thirty (30) days after written notice from Owner to do so, then Owner may, at its option, enter upon the Land and repair the same, and the cost and expense of the repairs, with interest at the applicable legal rate will be due and paid by Tenant to Owner upon demand.

ARTICLE 9 MECHANICS' LIENS

Tenant will not suffer, create or permit any mechanic's liens or other liens to be filed against the fee interest of Owner in the Land or Project by reason of any work, labor, services or materials supplied or claimed to have been supplied to Tenant or anyone holding the Land or any part thereof through or under Tenant. If any mechanic's or laborer's liens or materialman's lien will be recorded against the Land or the Project, then within sixty (60) days after notice of the filing thereof, or fifteen (15) days after Tenant is served with a complaint to foreclose said lien or Owner advises Tenant in writing that Owner has been served with the complaint, whichever is earlier, Tenant will use commercially reasonable efforts cause the lien to be removed, or will transfer the lien to bond for the benefit of Owner pursuant to applicable law. If Tenant in good faith desires to contest the lien, Tenant will be privileged to do so, but in that case Tenant agrees to indemnify and save Owner harmless from all liability for damages, including attorneys' fees and costs, occasioned thereby and will, in the event of a judgment of foreclosure upon any mechanic's, laborer's or materialman's lien, cause the same to be discharged and removed prior to the execution of the judgment.

ARTICLE 10 CONDEMNATION

10.1 Interests of Parties on Condemnation. If the Land or any part thereof will be taken for public purpose by condemnation as a result of any action or proceeding in eminent domain, or will be transferred in lieu of condemnation to any authority entitled to exercise the power of eminent domain, the interests of Owner, Tenant and any Recognized Interest Holder in the award or consideration for the transfer, and the allocation of the award and the other effect of the taking or transfer upon this Lease, will be as provided by this Article 10.

10.2 Total Taking. If the entire Land is taken, then (a) the right of Tenant and each Subtenant to possess the Land under this Lease will terminate on the date title to the Land vests in the condemning authority; and (b) this Lease will terminate after Tenant and each Recognized Interest Holder has received all amounts that it may be entitled to receive with respect to the taking.

10.3 Partial Taking.

- (a) In the event of taking or transfer of only a part of the Land, leaving the remainder of the Land in a location, form, shape or reduced size as to be not effectively and practicably usable in the good faith opinion of Tenant (and each Subtenant, if any) for the operation thereon of the Project, taking into consideration the effect, if any, of the taking on the

availability of parking proximately located to the Project, and if Owner agrees with the determination of the Tenant (and each Subtenant, if any), which consent will not be unreasonably withheld, this Lease and all right, title and interest thereunder may be terminated by Tenant (and each Subtenant, if any) giving, within sixty (60) days of the occurrence of the event, thirty (30) days' notice to Owner of Tenant's (and each Subtenant's, if any) election to terminate.

- (b) In the event of a taking of only a part of the Land leaving the remainder of the Land in a location, form, shape or reduced size as to be used effectively and practicably in the good faith opinion of Tenant (and each Subtenant, if any) for the purpose of operation of the Project therein, this Lease will terminate only as to the portion of the Land so taken or transferred as of the date title to the portion vests in the condemning authority, and will continue in full force and effect as to the portion of the Land not so taken or transferred. If title and possession of a portion of the Land is taken under the power of eminent domain, and the Lease continues as to the portion remaining, all compensation and damages ("**Compensation**") payable to Tenant (or the applicable Subtenant, if any) by reason of any improvements so taken will be available to be used, to the extent reasonably needed, by Tenant (or the applicable Subtenant, if any) in replacing any improvements so taken with improvements of the same type as the remaining portion of the Land.

10.4 **Allocation of Award.** Any Compensation awarded or payable because of the taking of all or any portion of the Land by eminent domain will be awarded in accordance with the values of the respective interests in the Land and all improvements thereon immediately prior to the taking. The value of Owner's interest in the Land immediately prior to a taking will include the then value of its interest in the Land prior to the Expiration Date of this Lease, together with the value of its reversionary interest in the Land and Project after the Expiration Date. The value of Tenant's interest in the Land immediately prior to a taking will include the then value of its interest in the Land and Project for the remainder of the Term. The values will be those determined in the proceeding relating to the taking or, if no separate determination of the values is made in the proceeding, those determined by agreement between Owner, Tenant and any affected Recognized Interest Holders. If the agreement cannot be reached, the values will be determined by an appraiser or appraisers appointed in the manner by agreement of the parties to the dispute, or if no agreement is reached within a reasonable period of time, then an appraiser or appraisers appointed by an arbitrator appointed under Idaho Uniform Arbitration Act. In the event of separate awards, then each party may retain the separate awards made to each and any of them. To the extent any outstanding amount under any Leasehold Mortgagee exists, then the outstanding balance of the Leasehold Mortgage will be satisfied first from Tenant's award or share of the award, and if the share is insufficient, then Tenant will pay the balance from its own resources.

10.5 **Voluntary Conveyance.** Any voluntary conveyance by Owner under threat of a taking under the power of eminent domain in lieu of formal proceedings will be deemed a taking within the meaning of this Article 10.

ARTICLE 11 ASSIGNMENT

Tenant may not assign, sublease, convey or transfer this Lease or the Leasehold Estate, other than as expressly permitted in Article 5 and Article 6 of this Lease, without the prior written consent of Owner, which Owner will not unreasonably withhold. No assignment, sublease, conveyance or transfer of this Lease or the Leasehold Estate will release Tenant from this Lease, and Tenant will remain fully liable for all obligations binding upon Tenant under this Lease. In the event of an approved sale or transfer of Tenant's

interest in this Lease, any approved assignee will be required to assume in writing the “Tenant” obligations under this Lease.

ARTICLE 12 INSURANCE AND INDEMNIFICATION

- 12.1 **Comprehensive Liability Insurance.** Tenant will, at its cost and expense, at all times during the Term, maintain in force, for the joint benefit of Owner and Tenant, a commercial general liability insurance policy or its equivalent issued by a carrier licensed to do business the State of Idaho with a Best’s Insurance Guide Rating of A+, by the terms of which Owner and Tenant, are named as insureds or additional insureds, as the case may be, and are indemnified against liability for damage or injury to the Land or person (including death) of any person entering upon or using the Land or the Project. The insurance policy or policies will be maintained on the minimum basis of \$1,000,000.00 for damage to property and for bodily injury or death as to any person, and \$1,000,000.00 as to any one accident. Owner reserves the right to require reasonable increases in the limits of coverage from time to time during the Term; and the requested increase will be deemed reasonable if consistent with commercially reasonable practices for similar projects in the same geographic area. The insurance policy or policies will be stated to be primary and noncontributing with any insurance which may be carried by Owner. Evidence of said insurance will be delivered to Owner on the Commencement Date, and evidence of renewal will be delivered to Owner not less than fifteen (15) days prior to the renewal date of any insurance policies during the Term. In the event Tenant fails to timely pay any premium when due, Owner will be authorized, but not obligated, to do so, and may charge all costs and expenses thereof, including the premium and interest at the maximum rate allowed by law, to Tenant, to be paid by Tenant.
- 12.2 **Fire and Extended Coverage Property Insurance.** Tenant will, at its cost and expense and at all times during the Term, maintain in force, for the joint benefit of Owner, Tenant and all Recognized Interest Holders, a policy of insurance against loss or damage to the Project by fire and lightning, and the other perils as are covered under a “Cause of Loss-Special Form” policy or equivalent together with the broadest form of the “extended coverage” or “all risk” endorsements, or equivalent, available in Idaho including damage by wind storm, hurricane, explosion, smoke, sprinkler leakage, vandalism, malicious mischief and any other risks as are normally covered by the endorsements. Owner will be named as an additional insured on the policy of insurance, and any Recognized Interest Holder will be named as required by the Sublease or Leasehold Mortgage, and subject to terms of the Sublease or Leasehold Mortgage any insurance proceeds will be applied in the manner as set forth in this Lease. The insurance will be carried and maintained to the extent of full (actual) replacement cost of the Project; provided however, that during the period of construction, Tenant will provide or cause to be provided in lieu thereof builders’ risk or similar type of insurance to the full replacement costs thereof. The insurance policy or policies will be stated to be primary and noncontributing with any insurance which may be carried by Owner. Evidence of said insurance will be delivered to Owner on the Commencement Date. Evidence of renewal will be delivered to Owner not less than fifteen (15) days prior to the renewal date of any insurance policies during the Term. In the event Tenant fails to timely pay any premium when due, Owner will be authorized, but not obligated, to do so, and may charge all costs and expenses thereof, including the premium and interest at Owner’s Interest Rate, to Tenant, to be paid by Tenant as additional rent hereunder. Owner will have no obligation to obtain insurance for the benefit of Tenant.
- 12.3 **Evidence of Insurance.** Evidence of the required liability insurance will be delivered to Owner on the Commencement Date. Evidence of the required property insurance will be delivered to Owner prior to construction of the Project. Evidence of renewal will be delivered to Owner not less than fifteen (15) days prior to the renewal date of any insurance policies during the Term. In the event

Tenant fails to timely pay any premium when due, Owner will be authorized, but not obligated, to do so, and may charge all costs and expenses thereof, including the premium and interest at Owner's Interest Rate, to Tenant, to be paid by Tenant as additional rent hereunder. Owner will have no obligation to obtain insurance for the benefit of Tenant.

- 12.4 **Waiver of Subrogation.** Owner and Tenant and all parties claiming under them mutually release and discharge each other from all claims and liabilities arising from or caused by any casualty or hazard covered or required hereunder to be covered in whole or in part by the casualty and liability insurance to be carried on the Project, the Land or in connection with any improvements on or activities conducted on the Land and the Project, and waive any right of subrogation which might otherwise exist in or accrue to any person on account thereof, and evidence the waiver by endorsement to the required insurance policies, provided that the release will not operate in any case where the effect is to invalidate or substantially increase the cost of the insurance coverage (provided that in the case of increased cost, the other party will have the right, within thirty (30) days following written notice, to pay the increased cost, thereby keeping the release and waiver in full force and effect).
- 12.5 **Indemnification.** Tenant (and each Subtenant, but only with respect to the Subleased Property) hereby agrees to indemnify, defend and save Owner harmless from and against any third-party claims, losses, damages and expense (including attorneys' fees and costs through litigation and all appeals) in connection with the loss of life, personal injury and damage to property caused by (a) any occurrence in, upon, at or about the Land or Project; (b) the occupancy, use, construction upon and maintenance of the Land and Project by Tenant (or the applicable Subtenant), and its guests and invitees, and any party acting by, through or under any of them; and (c) any wrongful or negligent act or failure to act by Tenant (or the applicable Subtenant) or its employees, agents or contractors. Nothing contained herein will be construed to make Tenant or any Subtenant liable for any injury or loss caused by the negligence, gross negligence or willful misconduct of Owner or any agent or employee of Owner.

ARTICLE 13 DAMAGE AND DESTRUCTION

- 13.1 **Tenant's Duty to Restore Property.** If any buildings or improvements now or hereafter on the Land are damaged and/or destroyed in whole or in part by fire, theft, the elements, or any other cause, this Lease will continue in full force and effect, and Tenant, at its sole cost and expense, will have the right to repair and restore the damaged or destroyed Project in any matter permitted by this Lease. The work of repair and restoration will be commenced by Tenant as soon as reasonably possible, with due consideration given to, among other things, clearing of damaged portions of the Land and site preparation, adjustment of insurance claims, redesign, rebidding and repermitting, obtaining a new loan or loans for construction or repair. Tenant will proceed diligently to commence repairs and restoration. Once construction has commenced, Tenant will proceed diligently thereafter to complete the construction or repair, subject to reasonable delays due to force majeure events or events beyond the reasonable control of Tenant. Tenant will not be responsible for delays caused by force majeure events or for reasons beyond the reasonable control of Tenant.
- 13.2 **Option to Terminate Lease for Destruction.** Notwithstanding Section 13.1 above, if the Project is damaged or destroyed by fire, theft or any other casualty, then Tenant will have the option of terminating this Lease by at least sixty (60) days' prior written notice of Tenant's intent to do so. If Tenant elects to terminate this Lease, then Tenant will also be required to remove, at Tenant's own expense, all debris and remains of the damaged improvements from the Land.

ARTICLE 14 DEFAULTS AND REMEDIES

14.1 **Defaults.** Each of the following events will constitute an “Event of Default”:

14.1.1 Tenant’s abandonment of the Land, or the improvements now or hereafter constructed thereon, where the abandonment continues for a period of sixty (60) days after notice thereof by Owner to Tenant;

14.1.2 Any violation of the Affordability Requirements or use restrictions set forth in this Lease; provided, however, as to any violations of the use restrictions by any Subtenant, tenant or occupant of the Project, then Tenant’s only obligation is to take reasonable action to stop the violation by the Subtenant, tenant or occupant promptly after receipt of written notice from Owner specifying the violation of the use restriction. The reasonable action may include legal or equitable actions to enforce the use restrictions against the Subtenant, tenant or occupant; provided, however, Tenant will not be obligated to pursue the termination of any Sublease or the eviction of the Qualified Tenant.

14.1.3 Tenant’s failure to pay any monetary obligations of any nature whatsoever required to be paid by Tenant under this Lease when due and payable;

14.1.4 Tenant’s failure to observe or perform any other material covenants, conditions or agreements under this Lease.

14.2 **Notice and Right to Cure.** As to any Event of Default occurring under this Lease, Tenant will have thirty (30) days after written notice is given by Owner specifying the nature of the default to cure the default; provided, however, that if after exercise of due diligence and its best efforts to cure the non-monetary default Tenant is unable to do so within the thirty (30) day period, then the curing period will be extended for the reasonable time as may be reasonably approved by Owner for curing the default, so long as Tenant continues to diligently prosecute to completion the curing of the default.

14.3 **Remedies.** If any default by Tenant will continue uncured upon expiration of the applicable curing period, then subject to the rights of any Mortgagee or Subtenant under this Lease, Owner may, at Owner’s election, terminate this Lease by notice to Tenant. All Tenant’s rights in the Land, the Project and in all improvements will terminate upon termination of this Lease. Promptly after any termination, Tenant will surrender and vacate the Land and the Project, and Owner may re-enter and take possession of the Land and the Project, subject to (a) any Subleases where the Subtenant is not in default beyond any applicable cure period; (b) any leases authorized pursuant to Article 5, all of which will remain in full force and effect; and (c) any federal or state affordability programs to which the Project (or individual residential units therein) may be bound. Termination under this paragraph will not relieve Tenant from the payment of any sum then due to Owner, or from any claim for damages previously accrued, or then accruing, against Tenant. Owner will utilize commercially reasonable efforts to mitigate damages in case an Event of Default will occur.

ARTICLE 15 SURRENDER AND REMOVAL

Upon any termination of the Term, Tenant will surrender possession of the Land and all improvements constructed and installed thereon. Tenant may remove, or cause to be removed, all personal property, trade fixtures and equipment of Tenant, other than permanent fixtures, from the Land within thirty (30) days after the date of any termination of this Lease; thereafter all personal property, trade fixtures and equipment not removed will belong to Owner without the payment of any consideration.

ARTICLE 16 HAZARDOUS MATERIALS

- 16.1 **Definition. “Hazardous Materials”** means any material, substance or waste that is or has the characteristic of being hazardous, toxic, ignitable, reactive or corrosive, including, without limitation, petroleum, PCBs, asbestos, materials known to cause cancer or reproductive problems and those materials, substances and/or wastes, including infectious waste, medical waste, and potentially infectious biomedical waste, which are or later become regulated by any local governmental authority, the State of Idaho or the United States Government, including substances defined as “hazardous substances,” “hazardous materials,” “toxic substances” or “hazardous wastes” in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. § 9601, et seq.; the Hazardous Materials Transportation Act, 49 U.S.C. § 1801, et seq.; the Resource Conservation and Recovery Act, 42 U.S.C. § 6901, et seq.; all corresponding and related State of Idaho and local statutes, ordinances and regulations, including without limitation any dealing with underground storage tanks; and in any other environmental law, regulation or ordinance now existing or hereinafter enacted (collectively, “**Hazardous Materials Laws**”).
- 16.2 **Use of Property by Tenant.** Tenant (and each Subtenant, but only with respect to the Subleased Property) hereby agrees that it and its employees, representatives, agents, contractors, subcontractors, tenants, subtenants and any other occupants of the Land (for purpose of this Section 16.2, referred to collectively herein as “**Occupants**”) will not use, generate, manufacture, process, store or dispose of, on, under or about the Land except in compliance with applicable Hazardous Materials Laws, e.g., Occupants of the Project will have the right to use and store reasonable quantities of Hazardous Materials at the Project used by Tenant as cleaning and office supplies. store reasonable quantities of Hazardous Materials within the Project.
- 16.3 **Indemnification by Tenant.** Tenant (and each Subtenant, but only with respect to its Subleased Property) will indemnify, defend and hold Owner harmless from any claims, damages, losses or expenses (including reasonable attorneys’ fees and costs through litigation and all appeals) resulting from death of or injury to any person, or damage to any property, or government mandated remediation plans, arising from by (a) Tenant’s (or Subtenant’s, as applicable) failure to comply with any Hazardous Materials Laws with respect to the Land, or (b) a breach of any covenant, warranty or representation of Tenant (or Subtenant, as applicable) under this Article 16. The foregoing indemnification by Tenant and each Subtenant will not extend to Hazardous Materials on, in or about the Land prior to prior to the Commencement Date.

ARTICLE 17 REPRESENTATIONS AND WARRANTIES

- 17.1 **By Owner.** Owner makes the following representations and warranties to Tenant: (a) Owner is duly organized and existing under the laws of its state of origin and has all requisite legal power and authority to execute, deliver and perform this Lease; (b) the execution, delivery and performance by Owner of this Lease have been duly authorized by all requisite entity action of Owner and there is no provision in its charter documents requiring further consent by any other person or entity; (c) this Lease constitutes the legal, valid and binding obligation of Owner, enforceable against Owner in accordance with its terms, except as enforceability may be limited by applicable bankruptcy, reorganization, moratorium or similar laws affecting or limiting creditors’ rights generally or by equitable principles relating to enforceability; (d) Owner has fee title to the Land and there are no liens or encumbrances against the Land except as permitted under this Lease; and (e) Owner will not during the Term of the Lease cause or suffer any lien, claim or encumbrances

to exist against the Land by or through Owner, except as permitted by this Lease; (f) as long as Tenant is not in material default of this Lease (beyond any applicable cure period), Tenant will quietly hold, occupy and enjoy the Land during the Term without hindrance of Owner or any person claiming by, through or under Owner; and (g) Owner will cooperate with Tenant as reasonably necessary for Tenant to enjoy the benefits of this Lease, including executing any applications, consents or other instruments that are required (by applicable law or otherwise) to be executed by the fee simple owner of the Land, including any entitlement, subdivision or development applications.

- 17.2 **By Tenant.** Tenant makes the following representations and warranties to Owner: (a) Tenant is duly organized and existing under the laws of its state of origin and has all requisite legal power and authority to execute, deliver and perform this Lease; (b) the execution, delivery and performance by Tenant of this Lease have been duly authorized by all requisite entity action of Tenant and there is no provision in its charter documents requiring further consent by any other person or entity; (c) this Lease constitutes the legal, valid and binding obligation of Tenant, enforceable against Tenant in accordance with its terms, except as enforceability may be limited by applicable bankruptcy, reorganization, moratorium or similar laws affecting or limiting creditors' rights generally or by equitable principles relating to enforceability; (d) Tenant has inspected the Land and accepts the Land in its as-is condition, except for Owner's representations, warranties and covenants under this Lease; and (e) Tenant will not during the Term of the Lease cause or suffer any lien, claim or encumbrances to exist against the Land by or through Tenant, except as permitted by this Lease.

ARTICLE 18 NOTICES

Unless otherwise specifically required by this Lease or applicable law, any notices, approvals, consents or other communications required or permitted by this Lease or by applicable law to be served on, given to, or delivered to any party to this Lease must be writing and will be deemed duly served, given, delivered and received only when actually received by the receiving party (or delivery is refused by the receiving party). Delivery may be by any reasonable method. Each party agrees to give notice to the other parties of its address and any change of its address for the purpose of this section by giving written notice of the change to the other party in the manner herein provided. If any party fails to provide a current address for notices, then the other parties may serve notices to the then current address for the other party (or its registered agent) in the records of the Idaho Secretary of State or the records of the Blaine County Assessor. For so long as the City of Ketchum remains the Owner, then City of Ketchum may update its notice address by public notice.

ARTICLE 19 GENERAL PROVISIONS

- 19.1 **Survival of Indemnities.** All representations, warranties and indemnities of Owner, Tenant and each Subtenant under this Lease will survive the expiration or sooner termination of this Lease.
- 19.2 **Unavoidable Delay; Force Majeure.** If either party will be delayed or prevented from the performance of any act required by this Lease by reason of acts of God, strikes, lockouts, labor troubles, pandemics, epidemics, inability to procure materials, restrictive governmental laws, or regulations or other cause, without fault and beyond the reasonable control of the party obligated, performance of the act will be excused for the period of the delay; and the period for the performance of any act will be extended for a period equivalent to the period of the delay.
- 19.3 **Interpretation.** Time is of the essence of any obligation where time is a factor. The use herein of any gender includes all other genders, and the use of the singular number includes the plural and

vice-versa, whenever the context so requires. Captions in this Lease are inserted for convenience of reference only and do not define, describe or limit the scope or the intent of this Lease or any of the terms hereof. The word “including” will be construed without limitation, as if the words “but not limited to” appear immediately after. The words shall, will and must have the same meaning, which is mandatory. This Lease will not be construed in favor of any party hereto, but to be construed fairly and broadly toward effectuating the purposes hereof. If any term, provision, covenant or condition of this Lease is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of the provisions will remain in full force and effect and will in no way be affected, impaired or invalidated. For purposes of this Lease, the parties to this Lease includes Owner and Tenant, and if applicable, any Subtenant in possession of a Subleased Property, but only with respect to the Subleased Property.

- 19.4 **Entire Agreement.** This Lease contains the entire agreement between the parties regarding the subject matter hereof. Any other oral or written representations, agreements, understandings and/or statements will be of no force and effect.
- 19.5 **Waiver; Amendment.** No modification, waiver, amendment, discharge or change of this Lease will be valid unless the same is in writing and signed by the party against which the enforcement of the modification, waiver, amendment, discharge or change is or may be sought. Owner and Tenant agree that they will not amend this Lease with respect to any Subleased Property without the prior written consent of the Subtenant thereof.
- 19.6 **Attorney’s Fees.** If either party retains an attorney to enforce or interpret this Lease, the prevailing party will be entitled to recover reasonable attorneys’ fees and litigation costs incurred through litigation, bankruptcy proceedings and all appeals.
- 19.7 **Governing Law.** This Lease will be construed and enforced in accordance with the laws of the State of Idaho.
- 19.8 **Binding Effect.** This Lease will bind, and inure to the benefit of, the parties and their respective successors and permitted assigns.
- 19.9 **Estoppel Certificates.** Either party will execute, acknowledge and deliver to the other party, within twenty (20) days after the request by the other party, a statement in writing certifying, if it is the case, that this Lease is unmodified and in full force and effect (or if there have been modifications that the same is in full force and effect as modified); the date of commencement of this Lease; the dates for which the rent and other charges have been paid; any alleged defaults and claims against the other party; and providing any other information as may be reasonably requested.
- 19.10 **Waiver of Trial by Jury.** EXCEPT AS OTHERWISE PROVIDED BY LAW, OWNER AND TENANT MUTUALLY, EXPRESSLY, IRREVOCABLY AND UNCONDITIONALLY WAIVE TRIAL BY JURY FOR ANY PROCEEDINGS ARISING OUT OF OR IN CONNECTION WITH THIS LEASE, OR ANY CONDUCT OR COURSE OF DEALING OF THE PARTIES, STATEMENTS (WHETHER ORAL OR WRITTEN) OR ACTIONS OF ANY PERSONS. THIS WAIVER IS A MATERIAL INDUCEMENT TO OWNER TO ACCEPT DELIVERY OF THIS LEASE.

[end of text; counterpart signature pages follows]

EXHIBIT A
LEGAL DESCRIPTION OF THE LAND

City Hall Property: Lots 3 and 4 Block 45 of the Ketchum Original Town Site

Parking Lot: Lots W 75' of 7 and 8 Block 45 of the Ketchum Original Town Site

EXHIBIT B
CONCEPT PLANS FOR PROJECT

