



City of Ketchum  
Planning & Building

October 26, 2021

Planning and Zoning Commission  
City of Ketchum  
Ketchum, Idaho

**STAFF REPORT**  
**KETCHUM PLANNING AND ZONING COMMISSION**

**INTRODUCTION**

Staff is requesting the Planning and Zoning Commission provide direction to staff on the number of accessory buildings that may be constructed on one property.

**BACKGROUND**

The Zoning Ordinance sets forth standards for construction of an accessory building on a property. Ketchum Municipal Code (KMC) 17.08.020 defines an accessory building as:

Accessory building and use: A subordinate use of a building, other structure or tract of land, or subordinate building or other structure:

- A. Which is clearly incidental to the use of principal building, other structure or use of land;
- B. Which is customary in connection with the principal building, other structure or use of land; and
- C. Which is ordinarily located on the same lot with the principal building, other structure or use of land.

Under permitted uses for each zoning district, the Zoning Ordinance identifies specific permitted and accessory uses. In the LR-Limited Residential District, permitted uses consist of one dwelling unit. Permitted accessory uses consist of an accessory dwelling unit (ADU) and a guest house.

Accessory dwelling units (ADUs) have specific standards and are regulated by KMC 17.124.070 which limits the unit size, building coverage and review procedures.

In practice, the Planning and Building Department advises applicants that a single-family zoned property may contain a primary building, a detached garage and one accessory building. This is based on the interpretation that an accessory building is defined as one building not multiple buildings. In single family zoning districts, the interpretation has been properties may have one primary dwelling unit and one accessory building that will be occupied for a use other than a garage. If the accessory building is an ADU, then the building must meet the standards in KMC 17.124.070.

**REQUEST**

A request has been made to permit four accessory buildings on a site located at 701 Canyon Run. The site contains an existing single-family home with an attached garage. The proposed project consists of the existing home and construction of four separate buildings, a guest house, gym, pool house and barn (Exhibit A). The project will meet all setback and lot coverage requirements for the property.

The site is located in the LR-Limited Residential District which permits one single family dwelling unit. An accessory dwelling unit (ADU) or guest house is also permitted on the site. Under the current interpretation, only one accessory building may be permitted.

### **ANALYSIS**

The placement of one single-family dwelling and four separate accessory buildings occupied for different uses on a single-family site is a departure from the current application of the Zoning Ordinance. Staff is requesting direction from the Planning and Zoning Commission if the present interpretation should be changed to allow more than one occupied accessory building in a single-family district.

A change in the interpretation may result in a different development pattern in single family districts. Instead of a home, garage and accessory building, properties could be developed as a campus of uses. By spreading out buildings and uses on a property, the area of activity is expanded. If a change is to occur in the interpretation, staff believes the change should occur with Planning and Zoning Commission input and discussion at a public meeting instead of an administrative staff determination.

Staff does not have an objection to changing the interpretation provided the following parameters are in place:

- The accessory buildings cannot be used as accessory dwelling units.
- If an accessory dwelling unit is proposed in conjunction with multiple accessory buildings, the accessory dwelling unit shall comply with KMC 17.124.070.
- The property owner records a deed restriction to ensure the accessory structures are not used for sleeping or short-term rental. This is because the structures are not permitted or constructed for overnight occupancy.
- The combination of all the buildings on the site meet all zoning and building code standards that would otherwise apply to the primary dwelling unit.

### **RECOMMENDATION**

Staff recommends the Planning and Zoning Commission provide direction to staff on changes to the interpretation on number of accessory buildings permitted on a parcel.



## PROJECT DATA

PROJECT ADDRESS	
701 N CANYON RUN BLVB KETCHUM, IDAHO 83340	
PARCEL #	
RPH0433000010	
LEGAL DESCRIPTION	
LOCATED WITHIN CANYON RUN SUB LOT 1 BLK 1	
SUBDIVISION	
CANYON RUN SUB. LOT 1	
ZONE DISTRICT	
LR LIMITED RESIDENTIAL	
AUTHORITY HAVING JURISDICTION (AHJ)	
CITY OF KETCHUM	
CONSTRUCTION TYPE	
5-B	
APPLICABLE CODES	
2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL EXISTING BUILDING CODE 2018 INTERNATIONAL RESIDENTIAL CODE 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPSOC) 2018 NATIONAL ELECTRICAL CODE 2018 INTERNATIONAL ENERGY CONSERVATION CODE 2018 INTERNATIONAL FIRE CODE IDAHO PLUMBING CODE	
DESIGN CRITERIA	
SNOW LOAD	120 PSF
WIND DESIGN	90 MPH
FROST LINE DEPTH	32"
SEISMIC	D
100 YEAR FLOOD	NO
IECC COMPLIANCE PATH	PERFORMANCE SEE EXHIBIT: RESCHECK, MANUAL J AND S
FIRE	
FIRE DISTRICT	KETCHUM FIRE PROTECTION
FIRE SPRINKLER	NO

## SHEET INDEX

Sheet Number	SHEET NAME

GARAGE PERMIT 09.09.21  
CITY COUNCIL 10.12.21

S5	Unnamed		
S6	Unnamed		
S7	Unnamed		
01. Master Plan			
A-001	CONSTRUCTION ACTIVITY PLAN	•	•
A-002	SITE / AREA PLANS	•	•
A-003	MASTER GRADING - FOUNDATION PLAN	•	•
A-004	MASTER MAIN LEVEL, ROOF PLAN	•	•
A-005	MASTERPLAN SECTION	•	•
02. Survey			
C- 100	SURVEY/CIVIL	•	•
03. Garage			
A-000	MASTER COVER SHEET	•	•
A-100	COVER SHEET - GARAGE	•	•
A-101	SITE PLAN - GARAGE	•	•
A-102	PLANS - GARAGE	•	•
A-103	PLANS - GARAGE	•	•
A-104	SECTIONS - GARAGE	•	•
A-105	SECTIONS - GARAGE	•	•
A-106	TRUSS PROFILES - GARAGE	•	•
S1	STRUCTURAL - GARAGE		
S2	Unnamed		
S3	Unnamed		
S4	Unnamed		
04. Guest House			
A-200	COVER SHEET - GUEST HOUSE	•	•
A-201	PLANS - GUEST HOUSE	•	•
A-202	SECTIONS - GUEST HOUSE	•	•
A-204	SHOP DRAWINGS - GUEST HOUSE		
A-205	SHOP DRAWINGS - GUEST HOUSE ENTRY		
05. Pool House			
A-300	COVER SHEET - POOL HOUSE	•	•
A-301	PLANS - POOL HOUSE	•	•
A-302	PLANS - POOL HOUSE	•	•
A-303	PLANS - POOL HOUSE	•	•
A-304	SECTIONS - POOL HOUSE	•	•
A-305	SECTIONS - POOL HOUSE	•	•
A-306	SECTIONS - POOL HOUSE	•	•
A-307	SECTIONS - POOL HOUSE		
A-308	SECTIONS - POOL HOUSE		
A-312	SHOP DRAWINGS - POOL HOUSE		
05. Pool House - Architectural			
S8	Unnamed		
06. Gym			
A-400	COVER SHEET - GYM	•	•
A-401	PLANS - GYM	•	•
A-403	SECTIONS - GYM	•	•
A-405	FRAMING PLANS - GYM	•	•
10. SWIMMING POOL			
SP-100	SWIMMING POOL	•	•

## GENERAL NOTES

1. NOTIFY ARCHITECT IF DISCREPANCIES IN DRAWINGS EXIST.

### DESCRIPTION:

THE PROJECT SCOPE INCLUDES THE CONSTRUCTION OF A 3 ACCESSORY STRUCTURES, AN OUTDOOR SWIMMING POOL AND ASSOCIATED LANDSCAPING EXISTING RESIDENCE IS NOT INCLUDED IN THE PROJECT SCOPE.

## GREEN BUILDING CODE REFERENCES

### SITE PRESERVATION:

1. MATURE TREES TO BE PRESERVED SHALL BE FENCED AT THE DRIP LINE FOR THE DURATION OF CONSTRUCTION.
2. ALL RUN OFF SHALL BE CONTAINED ON SITE.

### WATER CONSERVATION:

1. LANDSCAPING IRRIGATION SHALL MEET EPA WATERSENSE PROGRAM REQUIREMENTS.
2. TURF GRASS SHALL BE OF A DROUGHT TOLERANT SPECIES (RHIZOMATOUS TALL FESCUE OR EQUIVALENT) OR LIMITED TO TWENTY FIVE PERCENT (25%) OF THE TOTAL LANDSCAPED PORTION OF THE SITE.
3. SEVENTY FIVE PERCENT (75%) OF NEW TREES AND SHRUBS SHALL BE NATIVE OR LISTED ON THE UNIVERSITY OF IDAHO'S LIST OF DROUGHT TOLERANT SHRUBS AND TREES.

### EXTERIOR ENERGY CONSERVATION:

1. INSULATE ALL PIPES TO R-10

### SNOWMELT:

1. INSULATE BELOW AND PERIMETER WITH MINIMUM R-10 STRUCTURAL INSULATION.
2. MINIMUM NINETY TWO PERCENT (92%) EFFICIENCY BOILER OR ENERGY STAR HEAT PUMP
3. PROVIDE AUTOMATED CONTROLS CABABLE OF SHUTTING OFF THE SYSTEM WHEN THE PAVEMENT TEMPERATURE IS ABOVE FIFTY DEGREES FAHRENHEIT AND NO PRECIPITATION IS FALLING AND AN AUTOMATIC OR MANUAL CONTROL THAT WILL ALLOW SHUTOFF WHEN THE OTOUR TEMPERATURE IS ABOVE FORTY DEGREES FAHRENHEIT.
4. PROVIDE POSITIVE DRAINAGE OFF ALL NEW HARDSCAPING. USE GEOFABRIC UNDER PAVERS.

## LANDSCAPING CODE REFERENCES

### DRAINAGE:

1. ALL STORMWATER SHALL BE RETAINED ON SITE.
2. DRAINAGE IMPROVEMENTS CONSTRUCTED SHALL BE EQUAL TO THE LENGTH OF THE SUBJECT PROPERTY LINES ADJACENT TO ANY PUBLIC STREET OR PRIVATE STREET.
3. THE CITY ENGINEER MAY REQUIRE ADDITIONAL DRAINAGE IMPROVEMENTS AS NECESSARY, DEPENDING ON THE UNIQUE CHARACTERISTICS OF A SITE.
4. DRAINAGE FACILITIES SHALL BE CONSTRUCTED PER CITY STANDARDS.

### UTILITIES:

1. ALL UTILITIES NECESSARY FOR THE DEVELOPMENT SHALL BE IMPROVED AND INSTALLED AT THE SOLE EXPENSE OF THE APPLICANT.
2. UTILITIES SHALL BE LOCATED UNDERGROUND AND UTILITY, POWER, AND COMMUNICATION LINES WITHIN THE DEVELOPMENT SITE SHALL BE CONCEALED FROM PUBLIC VIEW.

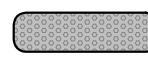

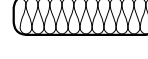




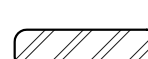
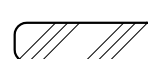
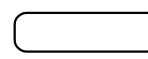
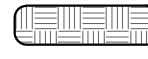
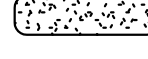

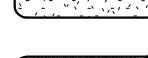


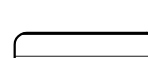
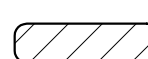


### SNOW STORAGE:

1. SNOW STORAGE AREAS SHALL NOT BE LESS THAN THIRTY PERCENT (30%) OF THE IMPROVED PARKING AND PEDESTRIAN CIRCULATION AREAS.
2. SNOW STORAGE AREAS SHALL BE PROVIDED ON SITE.
3. A DESIGNATED SNOW STORAGE AREA SHALL NOT HAVE ANY DIMENSION LESS THAN FIVE FEET (5') AND SHALL BE A MINIMUM OF TWENTY FIVE (25) SQUARE FEET.
4. IN LIEU OF PROVIDING SNOW STORAGE AREAS, SNOWMELT AND HAULING OF SNOW MAY BE ALLOWED.

### LANDSCAPING:

1. LANDSCAPING IS REQUIRED FOR ALL PROJECTS.
2. LANDSCAPE MATERIALS AND VEGETATION TYPES SPECIFIED SHALL BE READILY ADAPTABLE TO A SITE'S MICROCLIMATE, SOIL CONDITIONS, ORIENTATION AND ASPECT, AND SHALL SERVE TO ENHANCE AND COMPLEMENT THE NEIGHBORHOOD AND TOWNSCAPE.
3. ALL TREES, SHRUBS, GRASSES AND PERENNIALS SHALL BE DROUGHT TOLERANT. NATIVE SPECIES ARE RECOMMENDED BUT NOT REQUIRED.

## ARCHITECTURAL FILL REGIONS

CLOSED CELL SPRAY FOAM INSULATION	
RIGID INSULATION	
BATT INSULATION	
PLYWOOD	
SHEATHING WITH INTEGRAL WRB	
PEAGRAVEL ROOF BALLAST	
PEAGRAVEL DRAINAGE ROCK	
FINISH WOOD	
STEEL	
ALUMINUM	
UNDISTURBED EARTH	
COMPACTED FILL	
SAND	
LAMINATED VENEER LUMBER	
GYPSUM WALL BOARD	
SOLID SURFACE COUNTERTOP	
CONCRETE	
PAVER	
PLASTIC	
BRICK	

## DARK SKIES CODE REFERENCES

### LIGHTING STANDARDS

ALL EXTERIOR LIGHTING SHALL UTILIZE LIGHT SOURCES NOT TO EXCEED 2,700 KELVIN.

ALL EXISTING AND/OR NEW EXTERIOR LIGHTING SHALL NOT CAUSE LIGHT TRESPASS AND SHALL PROTECT ADJACENT PROPERTIES FROM GLARE AND EXCESSIVE LIGHTING. ALL VEHICLE LIGHTING ORIGINATING FROM A COMMERCIAL PROPERTY SHALL BE SHIELDED FROM OTHER ADJACENT PROPERTIES. INCIDENTAL LIGHT TRESPASS (LIGHTING EMANATING FROM TURNING MOTOR VEHICLES OR MOTION SENOR LIGTING) IS PERMITTED.

1. ALL LIGHTING EMITTING FROM ANY ZONING LOT SHALL NOT CAUSE THE LIGHT LEVEL ALONG ANY PROPERTY LINE, AS MEASURED AT A HEIGHT OF SIXTY INCHES (60") ABOVE GRADE IN A PLANE AT ANY ANGLE OF INCLINATION, TO EXCEED THE LIMITATIONS LISTED BELOW.
  - A. ZONE OF LIGHT SOURCE = NON-COMMERCIAL = MAX 0.1 FT-CANDLES

### AREA LIGHTS

1. ALL AREA LIGHTS, INCLUDING STREETLIGHTS AND PARKING AREA LIGHTING, SHALL BE LEVEL MOUNTED AND EIGHTY FIVE DEGREES FULL CUTOFF TYPE FIXTURES.
2. ALL FREESTANDING AREA LIGHTS WITHIN A RESIDENTIAL ZONE, EXCEPT STREETLIGHTS, SHALL BE MOUNTED AT A HEIGHT EQUAL TO OR LESS THAN THE VALUE 3 + (D/3), WHERE D IS THE DISTANCE IN FEET TO THE NEAREST PROPERTY BOUNDARY.
3. BUILDING MOUNTED LUMINAIRES SHALL BE ATTACHED ONLY TO WALLS, AND THE TOP OF THE FIXTURE SHALL NOT EXCEED THE HEIGHT OF THE PARAPET OR ROOF W, WHICHEVER IS GREATER.
4. AREA LIGHTS ON A TIMER, SENSOR ACTIVATED, OR TURNED OFF AT 10:30 PM ARE EXEMPT FROM SUBSECTION B OF THE CITY OF KETCHUM DARK SKIES CODE, PROVIDED ALL OTHER STANDARDS OF THE CODE ARE MET.

## FIRE CODE REFERENCES

### 903.2.8 GROUP R

AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA ALL NEW CONSTRUCTION OF ONE AND TWO FAMILY DWELLINGS AND TOWNHOME BUILDINGS OF 6000 SQUARE FEET OR GREATER SHALL HAVE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLED. WHERE AN ADDITION OR ALTERATION TO AN EXISTING BUILDING BRING THE TOTAL AREA OF THE BUILDING OVER 6000 SQUARE FEET, ONLY THE ADDITIONAL OR ALTERED AREA OF THE BUILDING MUST HAVE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM NOTHING IN THIS CHAPTER SHALL PREVENT ANY PERSON FROM VOLUNTARILY INSTALLING AN AUTOMATIC FIRE SPRINKLER SYSTEM.

### 903.3.3 OBSTRUCTED LOCATIONS.

FIRE SPRINKLER SYSTEM IS NOT REQUIRED FOR KITCHEN EQUIPMENT UNDER EXHAUST HOODS PROTECTED WITH A FIRE EXTINGUISHING SYSTEM IN ACCORDANCE WITH SECTION 904.

SECTION 1405 COMBUSTIBLE MATERIALS ON THE EXTERIOR SIDE OF EXTERIOR WALLS (AMENDMENT)  
SECTION 1405.1 (AMENDED) ALL MATERIALS WITHIN 12" VERTICAL OF FINISHED GRADE SHALL BE 1 HOUR RATED, NON-COMBUSTIBLE, OR COVERED WITH MINIMUM 28 GAUGE FLASHING, THE AREA 12" HORIZONTAL FROM THE BASE FO THE WALL SHALL BE FINISHED IN A WAY TO PREVENT ANY VEGETATION GROWING, AND OR VEGETATIVE DEBRIS TO BE EASILY REMOVED.

### FIRE CODE

#### SECTION 1. EXTERIOR CONSTRUCTION FEATURES

EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, WINDOW WITHIN EXTERIOR DOORS, AND SKYLIGHTS SHALL BE TEMPERED GLASS, MULTILAYERED GLAZED PANELS, GLASS BLOCK OR HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES.

#### SECTION 2. DEFENSIBLE SPACE REQUIRED

DEFENSIBLE SPACES ARE REQUIRED IN THE CITY OF KETCHUM AND SHALL BE MAINTAINED IN ACCORDANCE WITH SECTION 2.

#### 201. FIRE RESISTIVE VEGETATION

NONFIRE - RESISTIVE VEGETATION OR GROWTH SHALL BE KEPT CLEAR OF BUILDINGS AND STRUCTURES, IN SUCH A MANNER AS TO PROVIDE A CLEAR AREA FOR FIRE SUPPRESSION OPERATIONS.

#### 202. RESPONSIBILITY

PERSONS, OWNING LEASING, CONTROLLING, OPERATING, OR MAINTAINING BUILDINGS OR STRUCTURES ARE RESPONSIBLE FOR MAINTENANCE OF DEFENSIBLE SPACES. MAINTENANCE FO THE DEFENSIBLE SPACE SHALL INCLUDE MODIFYING OR REMOVING NONFIRE-RESISTIVE VEGETATION AND KEEPING LEAVES, NEEDLES AND OTHER DEAD VEGETATIVE MATERIAL REGULARLY REMOVED FROM DECKS, ROOFS, GUTTERS, AND AROUND FOUNDATION OF BUILDINGS AND STRUCTURES.

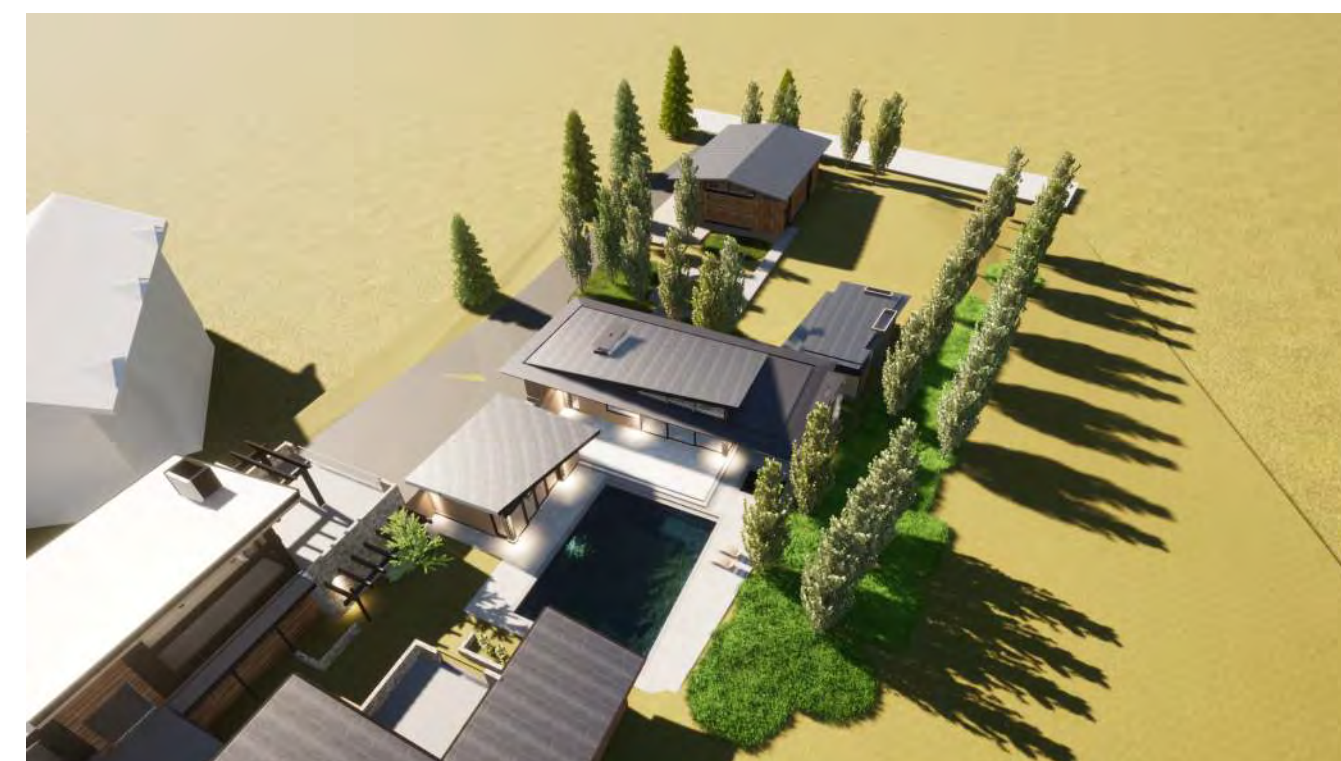
#### 203. TREES

TREE CROWNS EXTENDING TO WITHIN 10 FEET OF ANY STRUCTURE SHALL BE PRUNED TO MAINTAIN A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET. TREE CROWNS WITHIN 30 FEET OF ANY STRUCTURE SHALL BE PRUNED TO REMOVE LIMBS LOCATED LESS THAN 6 FEET ABOVE THE GROUND SURFACE ADJACENT TO THE TREES.

#### 203.1 CHIMNEY.

CLEARANCE PORTION OF TREE CROWNS THAT EXTEND TO WITHIN 10 FEET OF THE OUTLET OF ANY CHIMNEY SHALL BE PRUNED TO MAINTAIN A MINIMUM HORIZONTAL CLEARANCE OF 10'

## PROJECT IMAGERY



## EXISTING RESIDENCE



P.O. BOX 98 BLISS, ID 83314

Project:

**701 N. Canyon Run**

701 N Canyon Run Blvd  
Ketchum, Idaho 83340

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Interior Design  
Migration Studios

Issue:

**FOR CONSTRUCTION**

Revisions:

**NOT FOR CONSTRUCTION**

Project Orientation:

Scale:

As indicated

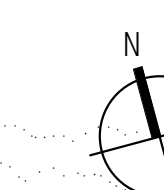
Date Printed:

10.4.21

**MASTER COVER SHEET**

**A-000**





### CONSTRUCTION NOTES

1. NOTIFY ARCHITECT IF DISCREPENCIES IN DRAWINGS EXIST.

**CONSTRUCTION ACTIVITY:**

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SUBCONTRACTORS AND WILL BE HELD RESPONSIBLE FOR ALL ASPECTS OF THE CONSTRUCTION ACTIVITY PERMIT.
2. AT A MINIMUM, ALL NEIGHBORS WITH PROPERTIES ADJACENT TO THE PROJECT SHALL BE PROVIDED NOTICE OF THE PROJECT SCHEDULE AND THE GENERAL CONTRACTOR'S CONTACT INFORMATION IN ADVANCE OF CONSTRUCTION.

**VEHICLE PARKING AND TRAFFICE CONTROL:**

1. PARKING SHALL OCCUR ON THE BUILDING SITE, WITH SECONDARY PARKING ON THE CITY RIGHT OF WAY ADJACENT TO THE PROPERTY UNDER CONSTRUCTION AT THE DISCRETION OF THE PUBLIC WORKS DIRECTOR.
2. IN CASES WHERE PARKING ON BOTH SIDES OF THE STREET WOULD REDUCE THE AVAILABLE TRAVEL SURFACE TO BELOW TWENTY SIX FEET (26') IN WIDTH, PARKING SHALL BE LIMITED TO ONE SIDE OF THE STREET.
3. THE RIGHT OF WAY, OUTSIDE OF THE REQUIRED TRAVEL LANES, DIRECTLY IN FRONT OF THE JOB SITE MAY BE DEDICATED FOR MATERIAL DELIVERY.

**SCREENING:**

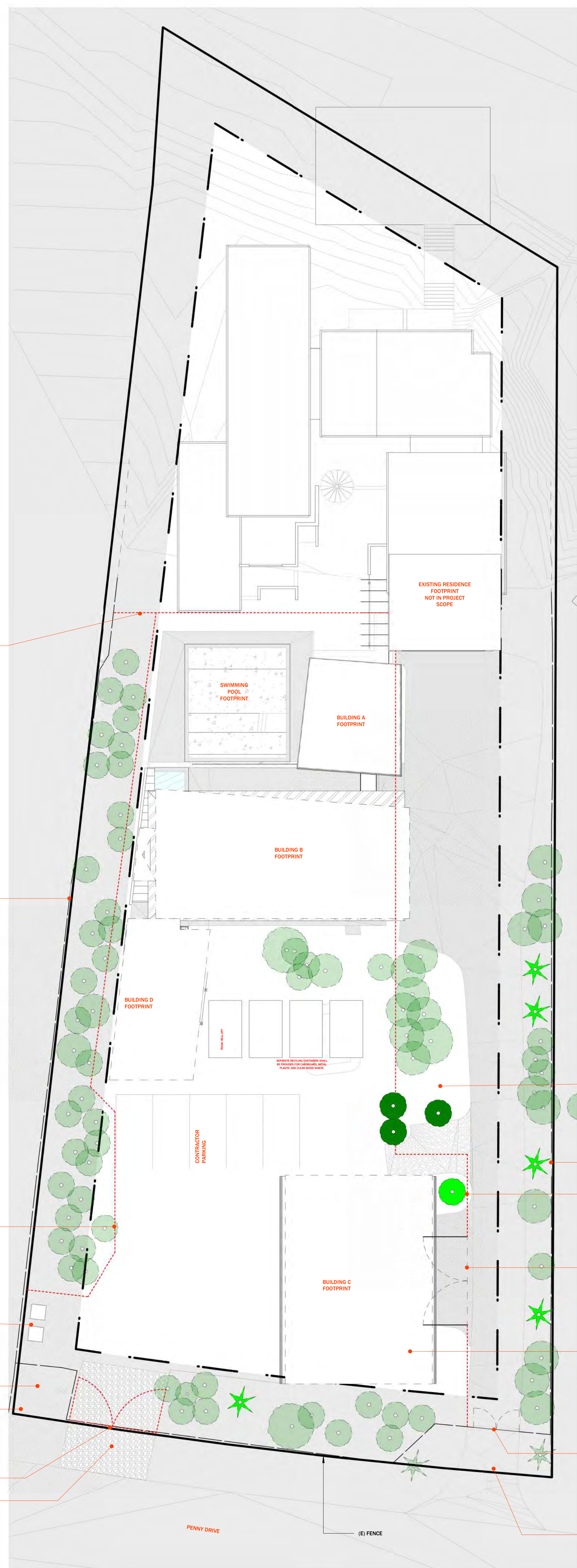
1. THE PERIMETER OF THE JOB SITE SHALL BE SCREENED WITH A FOUR (4) TO SIX (6') HIGH CONSTRUCTION OR TEMPORARY FENCE.

**SITE CLEAN UP:**

1. THE JOB SITE SHALL BE KEPT IN A CLEAN AND ORDERLY CONDITION. TRASH SHALL BE PICKED UP ON THE SITE AND SURROUNDING AREAS ON A DAILY BASIS, AND MATERIALS SHALL BE STORED IN NEAR, TIDY PILES.
2. ALL DISTURBE AREAS SHALL BE RETURNED TO A FINISHED CONDITION PER THE APPROVED LANDSCAPING PLAN PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

**DEFINITIONS:**

PERMANENT CONSTRUCTION DOES NOT INCLUDE LAND PREPARATION, SUCH AS CLEARING, GRADING AND FILLING; NOR DOES IT INCLUDE THE INSTALLATION OF STREETS AND/OR WALKWAYS; NOR DOES IT INCLUDE EXCAVATION FOR A BASEMENT, FOOTINGS, PIERS OR FOUNDATION OR THE ERECTION OF TEMPORARY FORMS; NOR DOES IT INCLUDE THE INSTALLATION ON THE PROPERTY OF ACCESSORY BUILDINGS, SUCH AS GARAGES OR SHEDS NOT OCCUPIED AS DWELLING UNITS OR NOT PART OF THE MAIN STRUCTURE. FOR A SUBSTANTIAL IMPROVEMENT, THE ACTUAL START OF CONSTRUCTION MEANS THE FIRST ALTERATION OF ANY WALL, CEILING, FLOOR, OR OTHER STRUCTURAL PART OF A BUILDING, WHETHER OR NOT THAT ALTERATION AFFECTS THE EXTERNAL DIMENSIONS OF THE BUILDING.



**CONSTRUCTION ACTIVITY PLAN - PHASE 2**  
SCALE: 1/16" = 1'-0"

TEMPORARY CONSTRUCTION FENCE WITH SCREENING

(E) FENCE

CONSTRUCTION FENCE AND SCREENING TO PROTECT EXISTING VEGETATION

TEMPORARY RESTROOM

EXISTING TRANSFORMER, GAS METER AND WATER METER ENCLOSURE

PROJECT SIGNAGE

DEMO 2 SECTIONS OF FENCE AND INSTALL GATE FOR CONSTRUCTION ENTRY

CONSTRUCTION WALK OFF STRIP

\*RESEED ALL DISTURBED AREAS

EXISTING RESIDENCE FOOTPRINT NOT IN PROJECT SCOPE

SWIMMING POOL FOOTPRINT

BUILDING A FOOTPRINT

BUILDING B FOOTPRINT

BUILDING D FOOTPRINT

CONTRACTOR PARKING

BUILDING C FOOTPRINT

EXISTING TRANSFORMER, GAS METER AND WATER METER ENCLOSURE

PROJECT SIGNAGE

DEMO 2 SECTIONS OF FENCE AND INSTALL GATE FOR CONSTRUCTION ENTRY

CONSTRUCTION WALK OFF STRIP

\*RESEED ALL DISTURBED AREAS

MAINTAIN SNOW STORAGE

(E) FENCE

TEMPORARY CONSTRUCTION FENCE WITH PRIVACY SCREENING

SECONDARY ENTRANCE GATE TO BE USED BY MANAGEMENT ONLY.

BUILDING C TO BE USED AS MATERIAL STORAGE AND JOBSITE OFFICE

PRIMARY RESIDENCE ENTRY. DRIVEWAY TO REMAIN CLEAR AT ALL TIMES.

PRIMARY RESIDENCE ENTRY. DRIVEWAY TO REMAIN CLEAR AT ALL TIMES.

PRIMARY RESIDENCE ENTRY. DRIVEWAY TO REMAIN CLEAR AT ALL TIMES.



TEMPORARY CONSTRUCTION FENCE WITH SCREENING

(E) FENCE

CONSTRUCTION FENCE AND SCREENING TO PROTECT EXISTING VEGETATION

TEMPORARY RESTROOM

EXISTING TRANSFORMER, GAS METER AND WATER METER ENCLOSURE

PROJECT SIGNAGE

DEMO 2 SECTIONS OF FENCE AND INSTALL GATE FOR CONSTRUCTION ENTRY

CONSTRUCTION WALK OFF STRIP

RESEED R.O.W POST CONSTRUCTION

\*RESEED ALL DISTURBED AREAS

EXISTING RESIDENCE FOOTPRINT NOT IN PROJECT SCOPE

SWIMMING POOL FOOTPRINT

BUILDING A FOOTPRINT

BUILDING B FOOTPRINT

BUILDING D FOOTPRINT

CONTRACTOR PARKING

BUILDING C FOOTPRINT

EXISTING TRANSFORMER, GAS METER AND WATER METER ENCLOSURE

PROJECT SIGNAGE

DEMO 2 SECTIONS OF FENCE AND INSTALL GATE FOR CONSTRUCTION ENTRY

CONSTRUCTION WALK OFF STRIP

RESEED R.O.W POST CONSTRUCTION

\*RESEED ALL DISTURBED AREAS

EXISTING GUEST PARKING

EXISTING RESIDENCE FRONT ENTRY

CONSTRUCTION FENCE AND SCREENING TO PROTECT EXISTING VEGETATION

SEPARATE RECYCLING CONTAINERS SHALL BE PROVIDED FOR CARDBOARD, METAL, PLASTIC AND CLEAN WOOD WASTE. DUMPSTERS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES.

MAINTAIN SNOW STORAGE

ALL TREES HIGHLIGHTED IN RED TO BE REMOVED PER SPEC.

(E) FENCE

TEMPORARY CONSTRUCTION FENCE WITH PRIVACY SCREENING

SECONDARY ENTRANCE GATE TO BE USED BY MANAGEMENT ONLY.

PRIMARY RESIDENCE ENTRY. DRIVEWAY TO REMAIN CLEAR AT ALL TIMES.

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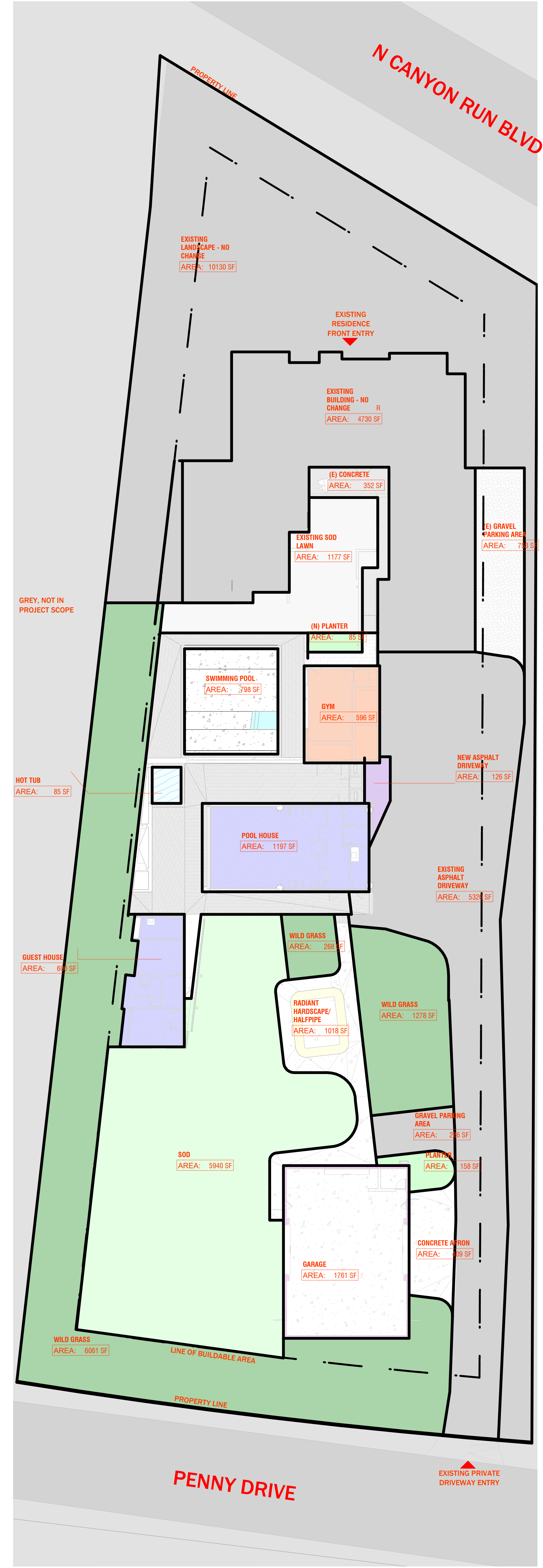
**CONSTRUCTION ACTIVITY PLAN - PHASE 1**  
SCALE: 1/16" = 1'-0"



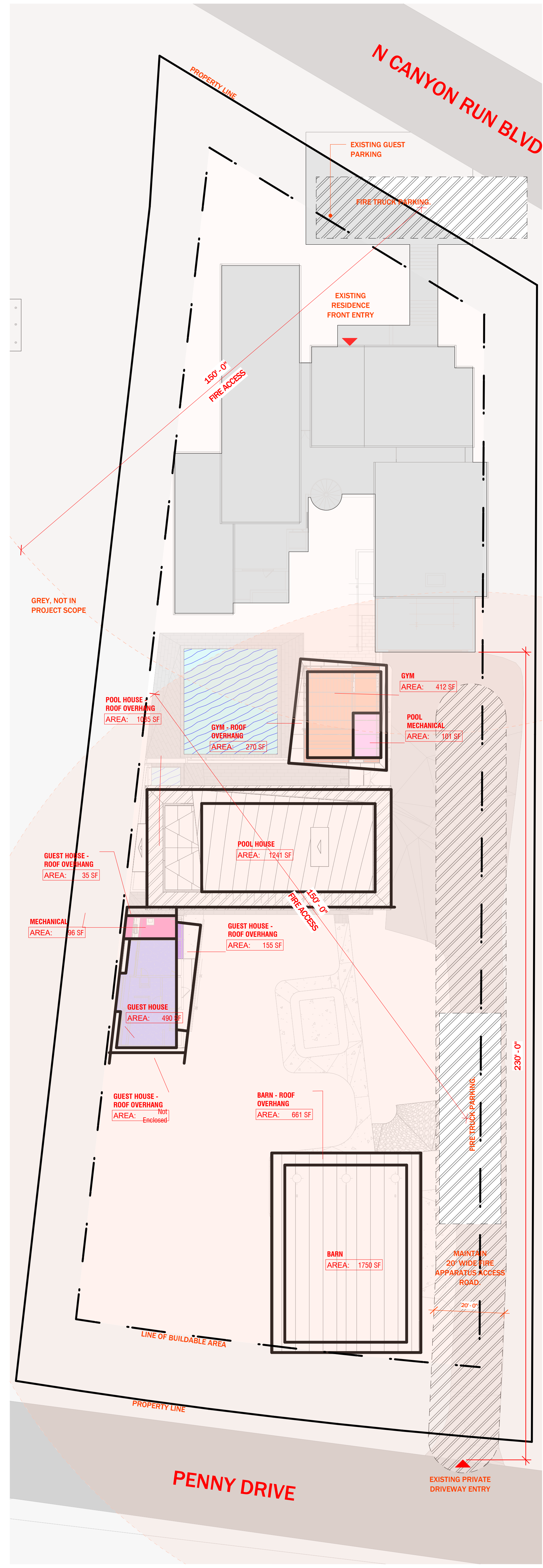
**CODE PLAN LEGEND**

	AREA BOUNDARY
	EGRESS PATH
	MAIN ENTRY
	EGRESS
	ROOM TAG
<b>FIRE RESISTANT CONSTRUCTION</b>	
	1 HR RTD. LOAD BEARING WALL
	1 HR RTD. FIRE BARRIER

<b>AREA USE</b>	
	(E) CONCRETE
	(E) GRAVEL PARKING AREA
	(N) PLANTER
	CONCRETE APRON
	EXISTING ASPHALT DRIVEWAY
	EXISTING BUILDING - NO CHANGE
	EXISTING LANDSCAPE - NO CHANGE
	EXISTING SOD LAWN
	GRAVEL PARKING AREA
	GUEST HOUSE
	GYM
	HOT TUB
	NEW ASPHALT DRIVEWAY
	PLANTER
	POOL HOUSE
	RADIANT HARDSCAPE / HALFPIPE
	SOD
	SWIMMING POOL
	GARAGE
	WILD GRASS



<b>AREA USE</b>	
	BARN
	BARN - ROOF OVERHANG
	MECHANICAL
	GUEST HOUSE
	GUEST HOUSE - ROOF OVERHANG
	GYM
	GYM - ROOF OVERHANG
	POOL HOUSE
	POOL HOUSE - ROOF OVERHANG
	POOL MECHANICAL



**FIRE FLOW AREA**

USE	GFA
<b>INTERIOR</b>	
BARN	1750 SF
GUEST HOUSE	490 SF
GYM	412 SF
MECHANICAL	96 SF
POOL HOUSE	1241 SF
POOL MECHANICAL	101 SF
<b>EXTERIOR</b>	
BARN - ROOF OVERHANG	661 SF
GUEST HOUSE - ROOF OVERHANG	0 SF
GUEST HOUSE - ROOF OVERHANG	35 SF
GUEST HOUSE - ROOF OVERHANG	156 SF
GYM - ROOF OVERHANG	270 SF
POOL HOUSE - ROOF OVERHANG	1085 SF
<b>TOTAL</b>	<b>6296 SF</b>

**LOT COVERAGE - BUILDING**

USE	GFA
<b>INTERIOR</b>	
EXISTING BUILDING - NO CHANGE	4730 SF
GARAGE	1761 SF
GUEST HOUSE	600 SF
GYM	996 SF
POOL HOUSE	1197 SF
<b>EXTERIOR</b>	
EXISTING LANDSCAPE - NO CHANGE	10130 SF
GRAVEL PARKING AREA	286 SF
PLANTER	158 SF
SOD	5940 SF
WILD GRASS	1278 SF
WILD GRASS	6061 SF
<b>TOTAL</b>	<b>32738 SF</b>

**LOT COVERAGE - LANDSCAPE**

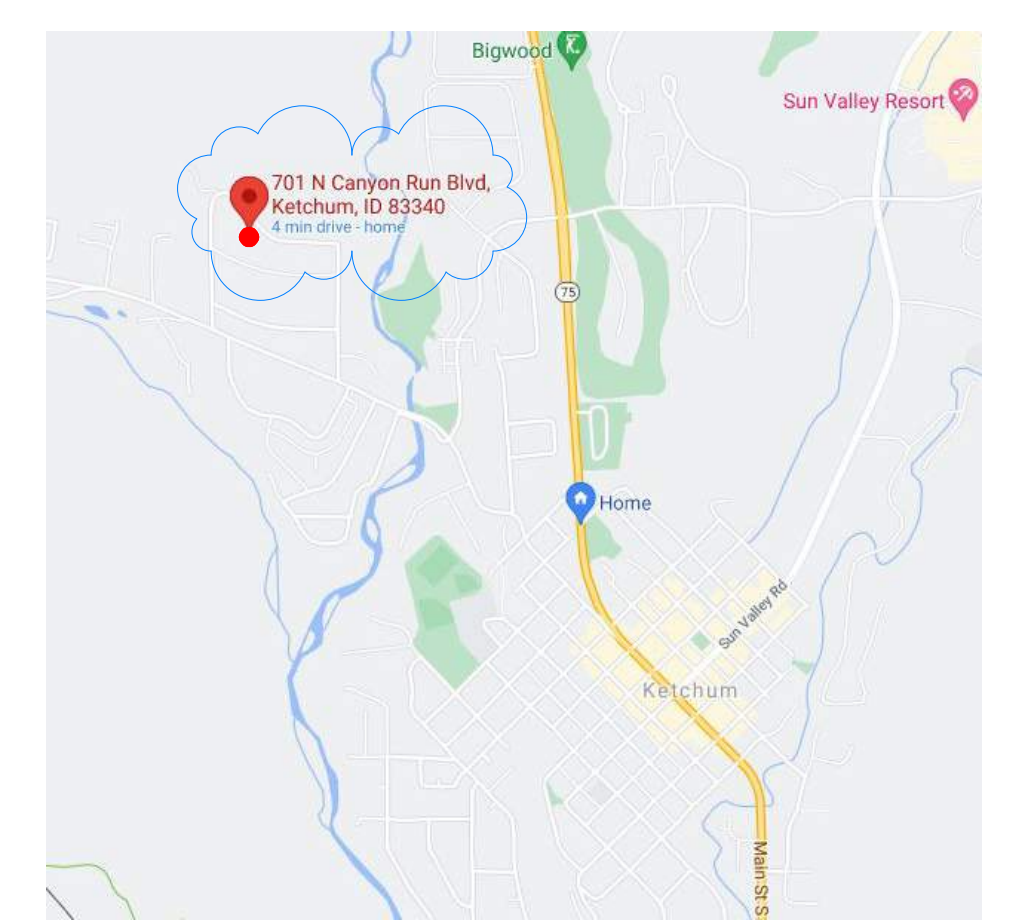
USE	GFA
<b>EXTERIOR</b>	
(E) CONCRETE	352 SF
(E) GRAVEL PARKING AREA	753 SF
(N) PLANTER	85 SF
CONCRETE APRON	409 SF
EXISTING ASPHALT DRIVEWAY	5320 SF
EXISTING SOD LAWN	1177 SF
HOT TUB	85 SF
NEW ASPHALT DRIVEWAY	126 SF
RADIANT HARDSCAPE / HALFPIPE	1018 SF
SWIMMING POOL	798 SF
WILD GRASS	268 SF
<b>TOTAL</b>	<b>10392 SF</b>

**GENERAL LOT INFORMATION**

LOT AREA:	1.05 ACRES = 45,592 S.F.
ALLOWABLE FAR:	35% SITE AREA = 15,957 S.F.
<b>FOOTPRINT</b>	
EXISTING STRUCTURE GROUND LEVEL + PATIOS = 4,730 SF	
NEW ACCESSORY STRUCTURES = 4,181 SF	
<b>TOTAL = 8,911 SF = 19.5% OF SITE AREA</b>	
DESIGN IS COMPLIANT.	

**DISTRICT SPECIFIC STANDARDS**

	MINIMUM	ACTUAL
SETBACKS - FRONT	15' MIN	29' - 2 1/2"
SETBACKS - SIDE	17' MIN.	17' - 0 1/16"
SETBACKS - REAR	17' MIN.	18' - 5"
	MAXIMUM	PROPOSED
STORIES	2	2
HEIGHT	35'	19'5" ABOVE PENNY DR.



P.O. BOX 98 BLISS, ID 83314

**Project:**  
**701 N. Canyon Run**

701 N Canyon Run Blvd  
Ketchum, Idaho 83340

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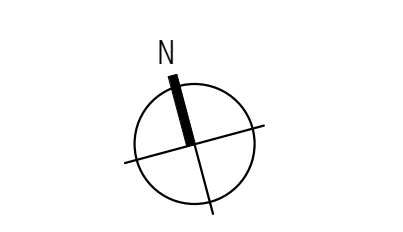
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Interior Design  
Migration Studios

**Issue:**  
**FOR CONSTRUCTION**

**Revisions:**  
**NOT FOR CONSTRUCTION**



Project Orientation:

Scale:  
As indicated

Date Printed:  
10.4.21

**SITE / AREA PLANS**

**A-002**





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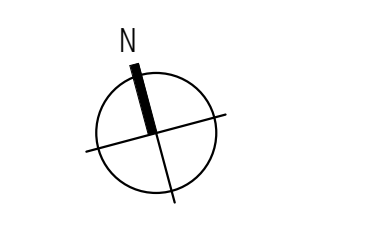
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MASTER  
GRADING/FOUNDATION  
PLAN

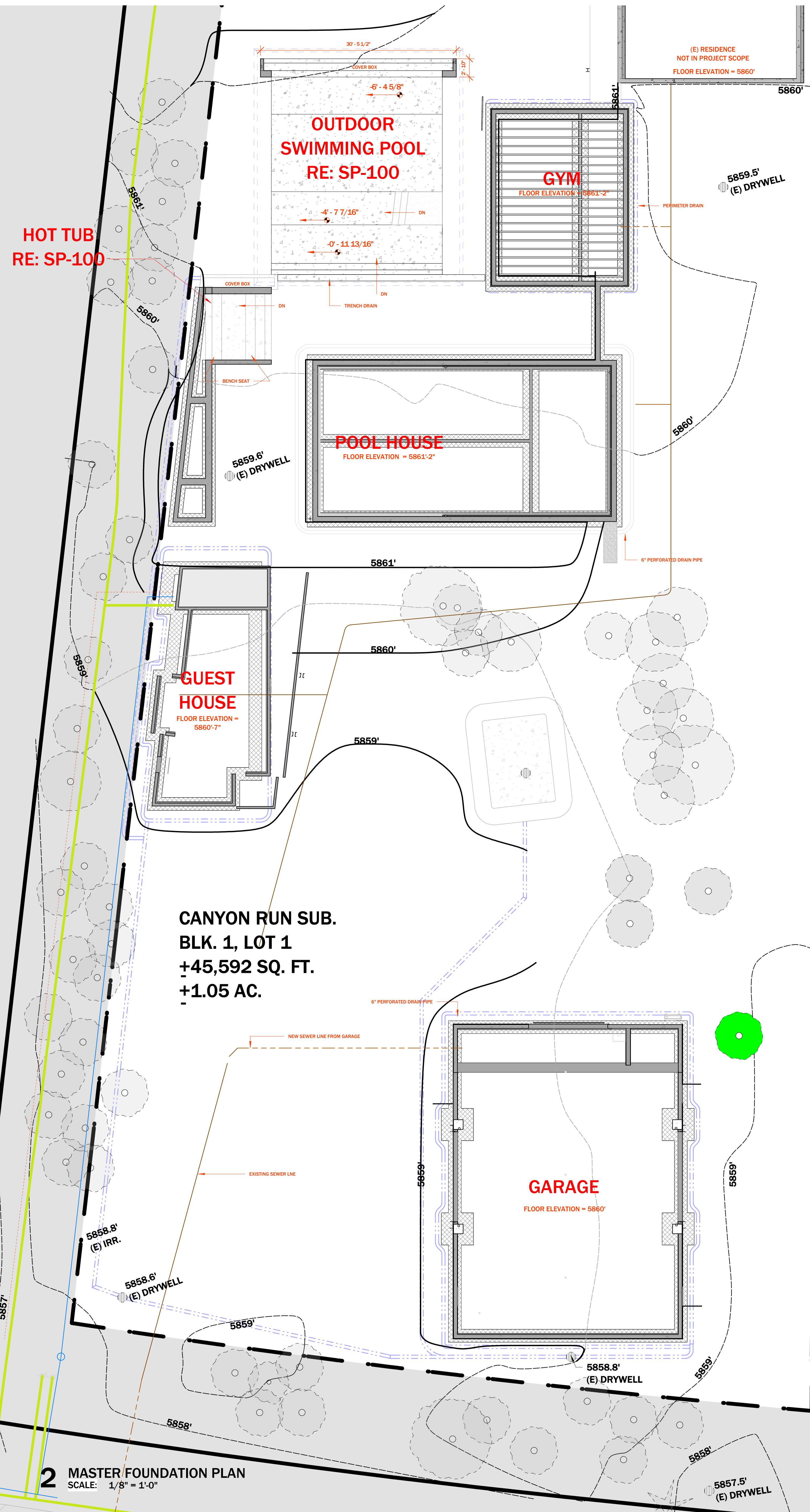
**A-003**

### LANDSCAPE LEGEND

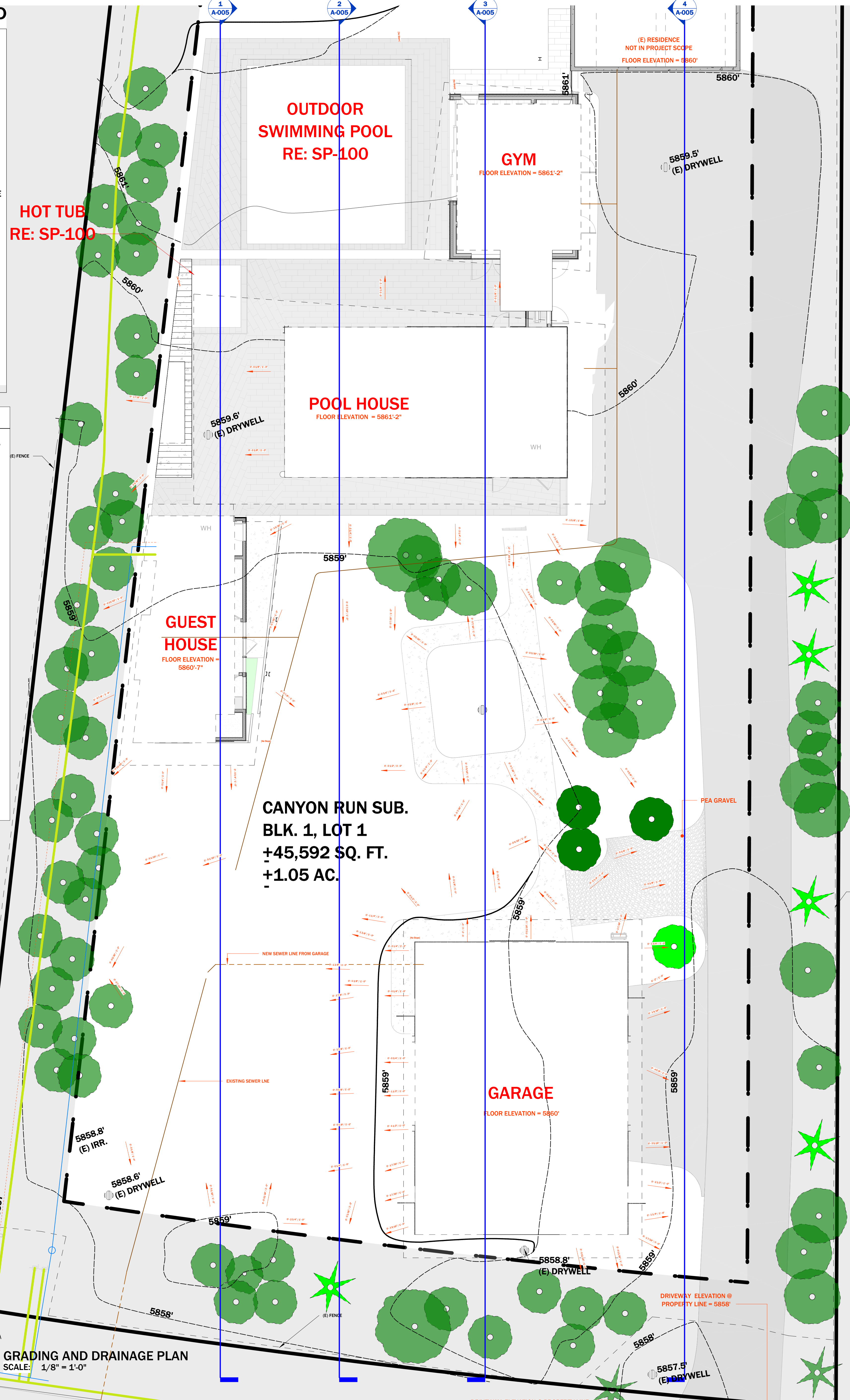
	ASPHALT
	STONE PAVERS
	GRAVEL
	PROPERTY LINE
	BUILDABLE AREA
	GAS LINE
	POWER LINE
	STORM DRAIN LINE
	(E) SANITARY SEWER
	(N) SANITARY SEWER
	SURFACE DRAINAGE
	WATER LINE
	(E) CONTOUR LINE
	(N) CONTOUR LINE
	PERFORATED DRAINAGE
	PIPE
	PITCH/SLOPE %
	DRYWELL
	CATCH BASIN
	TREES TO BE REMOVED
	EXISTING TREES
	NEW TREES

### GENERAL NOTES

ZURN Z886-PVS CHANNELS IS 80" LONG, WITH 0.375" WIDE SLOT AND HAVE A 4" THROAT. MODULAR CHANNEL SECTIONS SHALL BE MADE OF 0% WATER ABSORBENT HIGH DENSITY POLYETHYLENE (HDPE). SHALL HAVE A POSITIVE MECHANICAL CONNECTION BETWEEN CHANNEL SECTIONS THAT WILL NOT SEPARATE DURING THE INSTALLATION AND SHALL MECHANICALLY LOCK INTO THE CONCRETE SURROUND A MINIMUM OF EVERY 10". CHANNELS WEIGH LESS THAN 2.31 LBS. PER LINEAR FOOT. HAVE A SMOOTH, 1.5 RADIUS SELF-CLEANING BOTTOM WITH A MANNING'S COEFFICIENT OF 0.009 AND 0.75% OR NEUTRAL 0% BUILT IN SLOPE. CHANNELS SHALL HAVE REBAR CLIPS STANDARD TO SECURE TRENCH IN ITS FINAL LOCATION. SHALL BE PROVIDED WITH STANDARD PVS NON-REMOVABLE GRATES. ZURN 0.375" WIDE REVEAL AND 2.75" TALL FABRICATED STEEL PAVER SLOT GRATE WITH DUCTILE IRON REINFORCING CONFORMING TO ASTM SPECIFICATION A536-84, GRADE 80-55-06. IS RATED CLASS B PER THE DIN EN1433 TOP LOAD CLASSIFICATIONS. SUPPLIED IN 40" NOMINAL LENGTHS WITH 0.75 BEARING DEPTH. GRATE HAS AN OPEN AREA OF 4.5 SQ. IN PER FT.

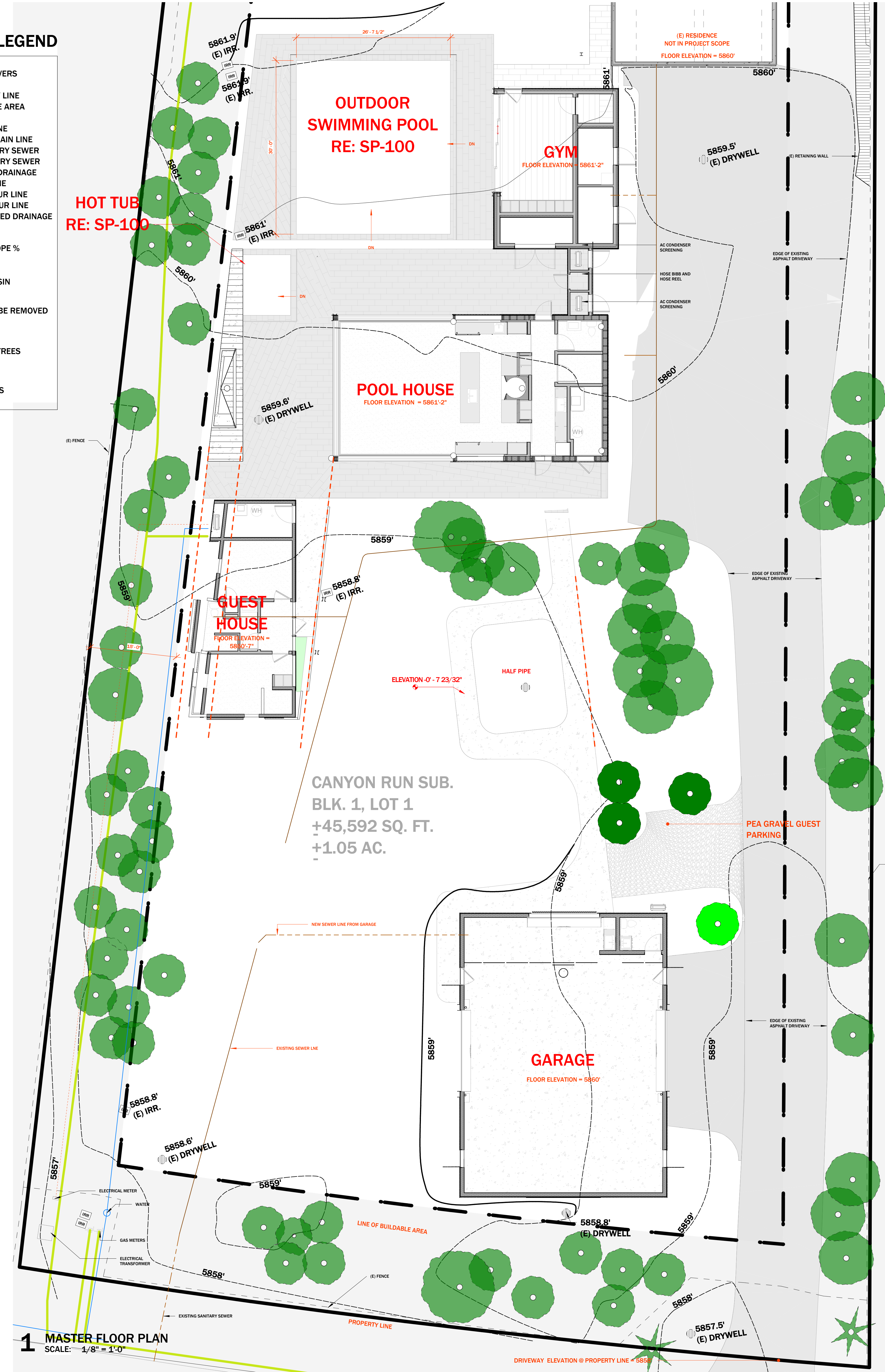
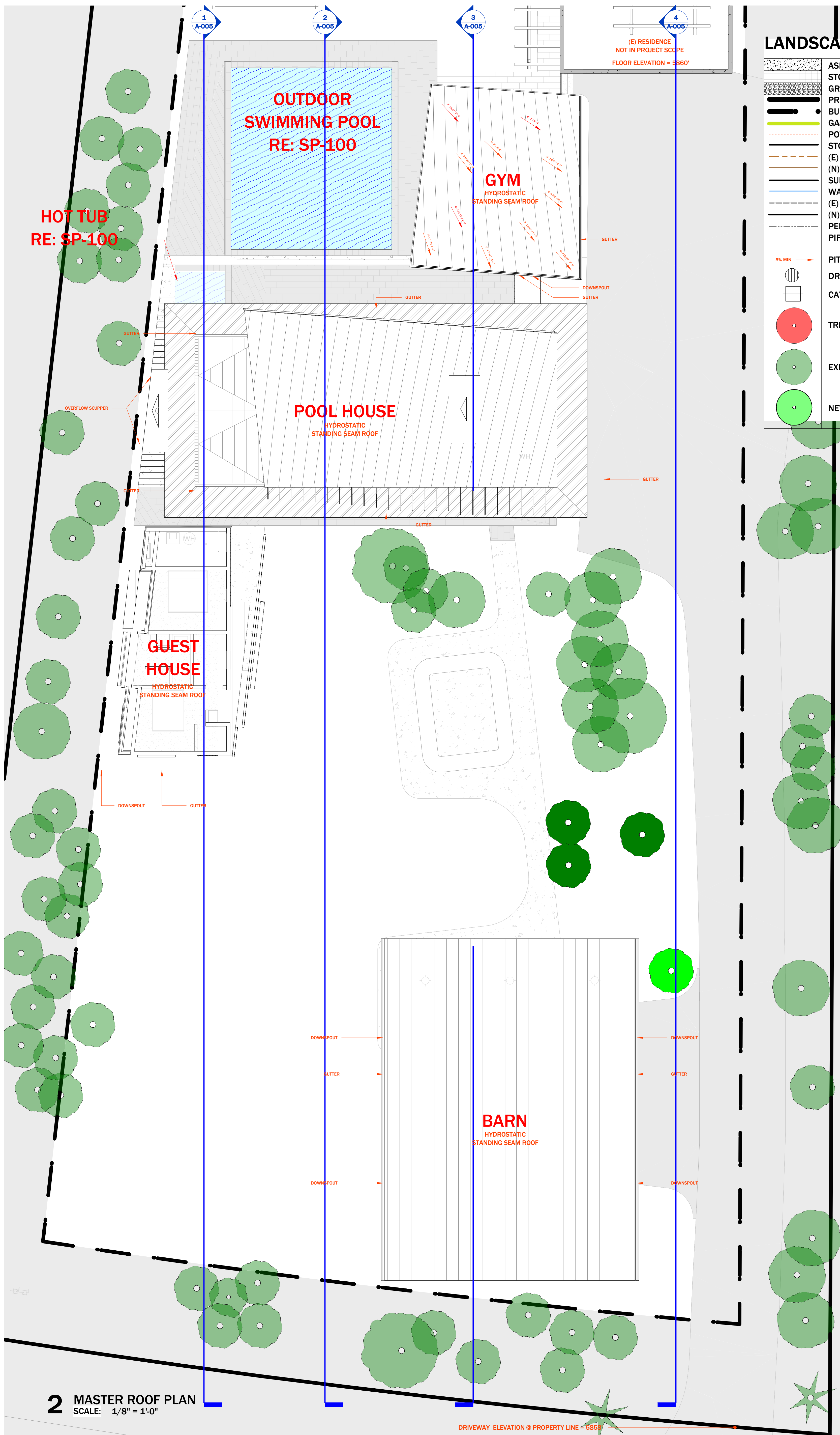


**2 MASTER FOUNDATION PLAN**  
SCALE: 1/8" = 1'-0"



**1 GRADING AND DRAINAGE PLAN**  
SCALE: 1/8" = 1'-0"





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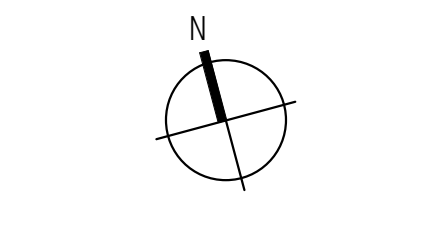
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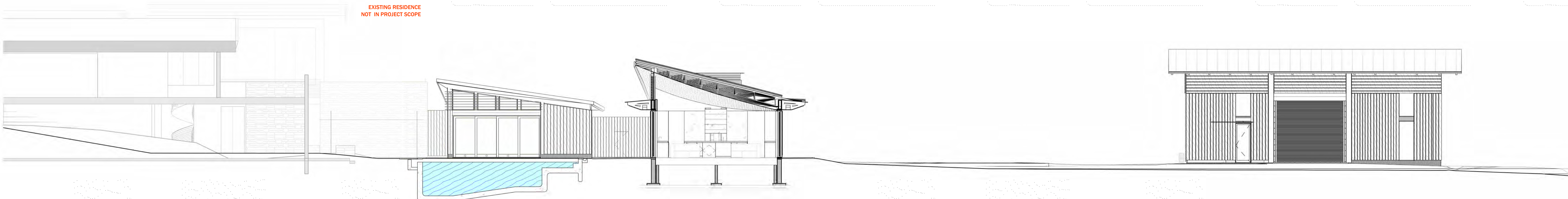
**MASTER MAIN LEVEL/ROOF PLAN**

**A-004**

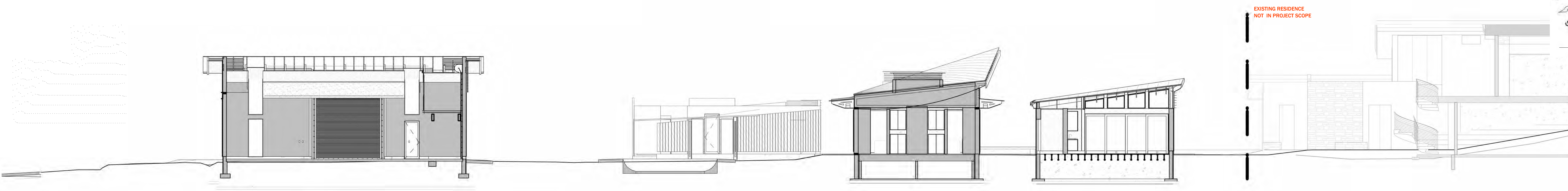




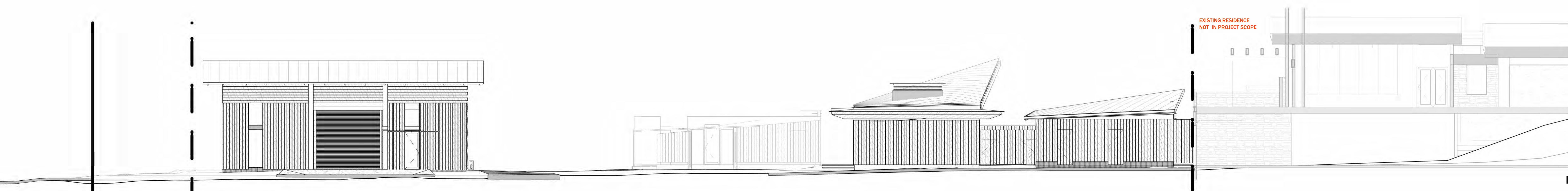
**1 MASTERPLAN SECTION - EAST**  
SCALE: 1/8" = 1'-0"



**2 MASTERPLAN SECTION - EAST 2**  
SCALE: 1/8" = 1'-0"



**3 MASTERPLAN SECTION - WEST**  
SCALE: 1/8" = 1'-0"



**4 MASTERPLAN SECTION - WEST 2**  
SCALE: 1/8" = 1'-0"