CITY OF KETCHUM, IDAHO
PLANNING AND ZONING COMMISSION
Tuesday, June 25, 2024, 4:30 PM
191 5th Street West, Ketchum, Idaho 83340

AGENDA

PUBLIC PARTICIPATION INFORMATION
Public information on this meeting is posted outside City Hall.

We welcome you to watch Commission Meetings via live stream.
You will find this option on our website at www.ketchumidaho.org/meetings.

If you would like to comment on a public hearing agenda item, please select the best option for your participation:

1. Join us via Zoom *(please mute your device until called upon)*.
   Join the Webinar: https://ketchumidaho-org.zoom.us/j/85713263538
   Webinar ID: 857 1326 3538

2. Address the Commission in person at City Hall.

3. • Submit your comments in writing at participate@ketchumidaho.org *(by noon the day of the meeting)*

This agenda is subject to revisions. All revisions will be underlined.

CALL TO ORDER:
ROLL CALL:
COMMUNICATIONS FROM COMMISSIONERS:
CONSENT AGENDA:
ALL ACTION ITEMS - The Commission is asked to approve the following listed items by a single vote, except for any items that a commissioner asks to be removed from the Consent Agenda and considered separately.

1. ACTION ITEM: Approval of the June 11, 2024 minutes

PUBLIC HEARING:

2. ACTION ITEM: Recommendation to review and approve the Bigwood Clubhouse Design Review Application.
3. ACTION ITEM: Recommendation to review and provide feedback on a Design Review Amendment for Papillon Condos located at 131 N Washington Ave.

NEW BUSINESS:
ADJOURNMENT:

CITY OF KETCHUM
MEETING MINUTES OF THE
PLANNING & ZONING COMISSION
Tuesday, June 11, 2024

CALL TO ORDER: *(00:00:09 in video)*
Neil Morrow called the meeting of the Ketchum Planning and Zoning Commission to order at 4:32 p.m.

ROLL CALL:
Neil Morrow
Susan Passovoy - absent
Brenda Moczygemba
Tim Carter *via zoom
Matthew McGraw

ALSO PRESENT:
Morgan Landers – Director of Planning & Building
Abby Rivin – Senior Planner
Adam Crutcher – Associate Planner
Paige Nied – Associate Planner
Heather Nicolai - Office Administrator

COMMUNICATIONS FROM COMMISSIONERS: *(00:00:30 in video)*

None

CONSENT AGENDA: *(00:00:38 in video)*

1. ACTION ITEM: Approval of the May 28, 2024 minutes
2. ACTION ITEM: Recommendation to review and approve the Findings of Fact, Conclusions of Law & Decision for the 450 Wood River Dr Floodplain Development Permit

Motion to approve the consent agenda. Motion made by Brenda Moczygemba seconded by Matthew McGraw (*00:00:45 in video)*
MOVER: Brenda Moczygemba
SECONDER: Matthew McGraw
AYES: Brenda Moczygemba, Matthew McGraw, Tim Carter & Neil Morrow
NAYS:
RESULT: UNANIMOUSLY ADOPTED

PUBLIC HEARING: (00:00:56 in video)

3. ACTION ITEM: Recommendation to review and approve the Stewart Pictures Work Live Conditional Use Permit and adopt the Findings of Fact, Conclusions of Law, and Decision
   - Staff Report-Adam Crutcher, Associate Planner (00:01:10 in video)
   - Commission questions staff and staff responses (00:05:30 in video)

PUBLIC COMMENT OPENED: (00:06:40 in video)

None

PUBLIC COMMENT CLOSED: (00:06:56 in video)

- Commission deliberations (00:06:57 in video)

Motion to approve the Stewart Pictures Work Live Conditional Use Permit and adopt the Findings of Fact, Conclusions of Law, and Decision. Motion made by Brenda Moczygemba seconded by Matthew McGraw (*00:07:24 in video)*

MOVER: Brenda Moczygemba
SECONDER: Matthew McGraw
AYES: Brenda Moczygemba, Neil Morrow, Tim Carter & Matthew McGraw
NAYS:
RESULT: UNANIMOUSLY ADOPTED

PUBLIC MEETING: (00:07:45 in video)

4. ACTION ITEM: Recommendation to review and provide feedback for the Baldy Mountain House Pre-Application Design Review
   - Staff Report-Abby Rivin, Senior Planner (00:08:00 in video)
   - Commission questions staff and staff responses (00:24:11 in video)
   - Applicant Presentation-Brian Barsotti, Applicant (00:29:45 in video)
   - Applicant Presentation-Daniel Hollis, Architect Hollis Partners Architects (00:53:28 in video)
   - Applicant Presentation-Brian Barsotti, Applicant (01:12:35 in video)
   - Applicant Presentation-Daniel Hollis, Architect Hollis Partners Architects (01:14:10 in video)

PUBLIC COMMENT OPENED: (01:18:53 in video)

- Bob Vincent (01:19:04 in video)
- Kathleen Nichols (01:24:32 in video)
- Scott Curtis (01:25:59 in video)
- Shelia Moriarty (01:28:20 in video)

PUBLIC COMMENT CLOSED: (01:28:58 in video)

- Staff response to questions from public comment (01:29:00 in video)

- Commission comments & direction to applicant (01:35:05 in video)

NEW BUSINESS: *(01:56:07 in video)*

5. Staff Highlights & Updates for Commission *(01:56:09 in video)*

ADJOURNMENT:

Motion to adjourn at 6:29 p.m. *(01:57:30 in video)*

MOVER: Neil Morrow
SECONDER: Matthew McGraw
AYES: Brenda Moczygemba, Matthew McGraw, Tim Carter, & Neil Morrow
NAYS:
RESULT: UNANIMOUSLY ADOPTED

_____
Neil Morrow – P & Z Commissioner

_____
Morgan Landers – Director of Planning & Building

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

PROJECT:	Bigwood Clubhouse
FILE NUMBER:	P24-007a
APPLICATION:	Final Design Review
PROPERTY OWNER:	Bigwood Property Owners Association
ARCHITECT:	Scott Prentice
LOCATION:	105 Clubhouse Dr (Block 19 Bigwood Subdivision)
ZONING:	Recreation Use (RU)
OVERLAY:	None
REVIEWER:	Adam Crutcher, Associate Planner
NOTICE:	As a courtesy, a public meeting notice for the project was mailed to all property owners within 300 feet of the project site and all political subdivisions on June 5, 2024. The notice was published in the Idaho Mountain Express on June 5, 2024. A notice was posted on the project site on June 18, 2024 and the city's website on June 10, 2024.

EXECUTIVE SUMMARY

The applicant has submitted a Design Review for the development of a new clubhouse building at Block 19 within the Bigwood Subdivision (the "subject property") as shown in Figure 1 below. The subject property is zoned Recreation Use (RU) and contains an existing clubhouse which is proposed to be demolished as part of the project. The subject property is within the Bigwood PUD, which received approval on August 15, 1985, and the existing 5,000 square foot clubhouse building was subsequently approved in 1987. The proposed clubhouse building reduces the size of the clubhouse and is approximately 1,800 square feet. The project is subject to Design Review pursuant to Ketchum Municipal Code §17.96.010.A.1. Staff reviewed the design review application of the proposed building and found the project to mostly meet the applicable design review and zoning standards. Staff did have concerns on the proposed color palette of the wood siding to be used which is discussed in greater detail later on in the staff report.

Figure 1. Subject Property location

BACKGROUND

Bigwood DA & PUD

The Bigwood PUD and Development Agreement ("DA") were approved, with conditions, in 1985, to annex the property containing the present day Bigwood Golf Course and neighboring residential lots, within the City limits. The Bigwood Annexation, Services and Development Agreement identified allowed uses on each block within the Bigwood subdivision. The development permitted on Block 19 is a recreation center with a variety of allowed uses inside the building including, "a tennis pro shop, a community recreation room, property management areas, lock rooms, showers, restroom facilities, food and beverage service which shall be limited to the hours of golf course operation, except for Bigwood Property Owners Association uses or functions." The proposed building includes restrooms, changing rooms, storage, and a recreation/clubhouse room. All of the proposed uses align with the allowed uses in the DA, therefore not requiring any amendment to the PUD or DA documents.

Process to Date

The Planning and Building Department received a Pre-Application Design Review application for the project on January 29, 2024. The Commission review the Pre-Application on March 26, 2024 where the commission highlighted the material usage, roof line, and terrace as aspects of the building they found to be quality aspects of the design.

The Planning and Building Department received the Design Review application on April 19, 2024. The application was reviewed and scheduled for hearing on May 30, 2024. As of the date of this staff report, all department comments have been resolved or are addressed in the conditions of approval.

KMC 17.96.040.C.j "Building corners for all proposed buildings and additions shall be staked on the site and all trees proposed to be removed shall be flagged at least one week prior to the Commission meeting. The applicant shall install story poles, or other approved method, at the maximum roof peaks of the proposed buildings as required by the administrator." As the proposed building is smaller in height and footprint than the existing building, staff determined story poles and building corners were not required for this project. KMC 17.96.040.C.4 states, "The Administrator may waive some submittal requirements if it is determined the information is not relevant to the design review."

Analysis

Per KMC 17.96.050.A Criteria. The Commission shall determine the following before approval is given for design review:

1. The project does not jeopardize the health, safety or welfare of the public.
2. The project generally conforms with the goals, policies, and objectives of the adopted comprehensive plan.
3. The project conforms to all applicable standards and criteria as set forth in this chapter, this title, and any other standards as adopted or amended by the City of Ketchum from time to time.

<u>Criteria 1 and 2: Health, Safety, and Welfare of the Public & General Conformance with the Comprehensive Plan</u>

The subject property is located within the Open Space, Parks and Recreation Category of the Future Land Use Map. This category speaks to "Public and private open space, trails, park, and golf courses" as appropriate primary uses and "public utilities or facilities" as appropriate secondary uses. Staff found criteria #1 & #2 were met as the proposal meets the uses detailed in the Open Space, Parks and Recreation category listed above. The proposed development contains restrooms for golf course users and is primarily a private recreation center/park for residents of the Bigwood PUD all of which fit into the primary uses of the future land use designation for the property.

<u>Conformance with Zoning Regulations and Design Review Standards</u>

During city department review, planning staff reviewed the project for conformance with all applicable zoning code requirements, including permitted uses, dimensional standards, parking, and dark skies. Staff found the project to meet all applicable criteria. The comprehensive analysis of zoning requirements is provided in Attachment C.

Staff also reviewed the project for conformance with all design review standards and required improvements specified in KMC 17.96.060. Please see Attachment D for staff's comprehensive analysis of all design review standards. Staff found most of the design review standards to be achieved by the proposed project. The use of gable roof ends, windows used throughout the building, and the covered patio/seating area provide defining architectural features and reduce the appearance of flatness. Also, staff finds the project demonstrates compatibility of design with surrounding residences using natural materials (wood and stone) as well as the inclusion of a pitched roof. However, staff does believe the color palette of wood siding should be changed to one with a warmer color palette. The renderings in

the pre-application plan set showed the accoya wood siding to have a brown coloration, which staff found to be complimentary of the surrounding buildings, as well as a good match with the proposed stone siding. The final design review submittal showed the same wood siding to have a grayer coloration. Staff finds this coloration to be less complimentary to the stone siding and to the surrounding residences. As such, staff recommends the applicant utilize a wood siding that is of a brown coloration as seen in condition of approval #3.

STAFF RECOMMENDATION

Staff finds the project, as conditioned, meets all zoning code requirements and design review standards. Staff recommends approval of the application with the following recommended conditions of approval.

1. The term of Design Review approval shall be twelve (12) months from the date that the Findings of Fact, Conclusions of Law, and Decision are adopted by the Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations (KMC §17.96.090). Any extension shall comply with KMC §17.96.090.
2. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.
3. The applicant shall utilize a wood siding that is brown in color palette. The applicant shall submit final specifications for the exterior materials electronically as well as physical samples for the Commission's final review and approval prior to issuance of a building permit for the project.
4. The applicant shall submit final drainage plains to be reviewed and approved by the City Engineer prior to the issuance of a building permit for the project

Recommended Motion:

"I move to approve the Bigwood Clubhouse design review application subject to conditions 1-4 and direct staff to return with findings of fact."

Attachments:

A. Application Materials
B. Project Plans
C. Dimensional Standards Evaluation
D. Design Review Standards Evaluation

Attachment A:

Application Materials

OFFICIAL USE ONLY
File Number:
Date Received:
By:
Pre-Application Fee Paid:
Design Review Fee Paid:
By:

City of Ketchum
Planning & Building

Design Review Application

Submit completed application and documentation to planningandzoning@ketchumidaho.org Or hand deliver to Ketchum City Hall, 191 5th St. W. Ketchum, ID If you have questions, please contact the Planning and Building Department at (208) 726-7801. To view the Development Standards, visit the City website at: www.ketchumidaho.org and click on Municipal Code. You will be contacted and invoiced once your application package is complete.

APPLICANT INFORMATION	
Project Name: Bigwood Property Owners Clubhouse	Phone: (208)726-4565
Owner: Bigwood Property Owners Association Email: MUllman@charteroak-equity.com	Mailing Address: PO Box 933, Ketchum ID 83340
Architect/Representative: Scott Prentice Architects	Phone: (310)991-4763
Email: scott@scottprenticearchitects.com Architect License Number: AR-986291	Mailing Address: PO Box 518, Pacific Palisades CA 90272
Engineer of Record: Plan North Engineers	Phone: (208)874-3996
Email: kaleb@plan-north.com Engineer License Number: P-21631	Mailing Address: 1401 S Robert St. Boise ID 83705
Primary Contact Name and Phone Number: Scott Prentice, (310)991-4763	

PROJECT INFORMATION		
Legal Land Description: Block 19, Bigwood Subdivision	Street Address: None	
Lot Area (Square Feet): 108,161	Zoning District: RU	RPK #: RPK04260000190
Overlay District: ☐Floodplain ☐ Avalanche ☐Mountain ☐None		
Type of Construction: ☒New ☐Addition ☒Remodel ☐Other		
Anticipated Use: Homeowners Clubhouse, Storage, Restroom/ Changing	Number of Residential Units:	

GROSS FLOOR AREA		Proposed	Existing
Basements	Pool Storage/ Equipment	312.13 Sq. Ft.	312.13 Sq. Ft.
1st Floor	Detached Golfers Restroom	51.79 Sq. Ft.	To Be Demolished 4446.75 (Approx.) Sq. Ft.
2nd Floor GROUND FLOOR	Clubhouse	1792.27 Sq. Ft.	To Be Demolished 600 (Approx.) Sq. Ft.
3rd Floor SECOND FLOOR	Clubhouse	0 Sq. Ft.	Sq. Ft.
Mezzanine		Sq. Ft.	Sq. Ft.
Total		2156.19 Sq. Ft.	5358.88 (Approx.) Sq. Ft.

FLOOR AREA RATIO		
Community Core:	Tourist:	General Residential-High:

BUILDING COVERAGE/OPEN SPACE
Percent of Building Coverage: 2% Proposed, 5% Existing

DIMENSIONAL STANDARDS/PROPOSED SETBACKS			
Front: 30' Standard, 246' Proposed	**Side:** 15' Std, 52' Proposed	**Side:** 15' Std, 142' Proposed	**Rear:** 15' Std, 17' Proposed
Building Height: 23'-3 1/2"			

OFF STREET PARKING		
Parking Spaces Provided: (60) Existing to Remain	Curb Cut: Existing Sq. Ft.	%

WATER SYSTEM	
☒ Municipal Service Existing	☐ Ketchum Spring Water

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

4/1/24

Signature of Owner/Representative Date

DESIGN REVIEW EVALUATION STANDARDS

(May not apply to Administrative Design Review):

17.96.060: IMPROVEMENTS AND STANDARDS FOR ALL PROJECTS

A. Streets:
   1. The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development.
   2. All street designs shall be approved by the City Engineer.

B. Sidewalks:
   1. All projects under 17.96.010(A) that qualify as a "Substantial Improvement" shall install sidewalks as required by the Public Works Department.
   2. Sidewalk width shall conform to the city's right of way standards; however the city engineer may reduce or increase the sidewalk width and design standard requirements at their discretion.
   3. Sidewalks may be waived if one of the following criteria is met:
      a. The project comprises an addition of less than two hundred fifty (250) square feet of conditioned space.
      b. The city engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.
   4. The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.
   5. New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.
   6. The city may approve and accept voluntary cash contributions in lieu of the above described improvements, which contributions must be segregated by the city and not used for any purpose other than the provision of these improvements. The contribution amount shall be one hundred ten percent (110%) of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the city engineer. Any approved in lieu contribution shall be paid before the city issues a certificate of occupancy.

C. Drainage:
   1. All storm water 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.

D. 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 above grade utility, power and communication equipment within the development site shall be concealed from public view.
   3. When extension of utilities is necessary all developers will be required to pay for and install two (2") inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with City of Ketchum standards and at the discretion of the City Engineer.

E. Compatibility of Design:
    1. The project's materials, colors and signing shall be complementary to the townscape, surrounding neighborhoods and adjoining structures.
    2. Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.
    3. Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.

F. Architectural:
    1. Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.
    2. The building character shall be clearly defined by use of architectural features.
    3. There shall be continuity of materials, colors and signing within the project.
    4. Accessory structures, fences, walls, and landscape features within the project shall match or complement the principal building.
    5. Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.
    6. Building(s) shall orient towards their primary street frontage.
    7. Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.
    8. Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.

G. Circulation Design:
    1. Pedestrian, equestrian, and bicycle access shall be located to connect with existing and anticipated easements and pathways.
    2. Awnings extending over public sidewalks shall extend five (5’) feet or more across the public sidewalk but shall not extend within two (2’) feet of parking or travel lanes within the right of way.
    3. Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian, and equestrian use. Consideration shall be given to adequate sight distances and proper signage.
    4. Curb cuts and driveway entrances shall be no closer than twenty (20’) feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right of way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.
    5. Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.

H. 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 (5’) feet and shall be a minimum of twenty-five (25) square feet.
    4. In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.

I. 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 plant species shall be drought tolerant. Native species are recommended but not required.

4. Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.

J. Public Amenities:

1. Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall be approved by the Public Works Director prior to design review approval from the Commission.

17.96.070: COMMUNITY CORE (CC) PROJECTS

In addition to the requirements of section 17.96.060, unless otherwise specified, the below standards apply to projects in the Community Core district.

A. Streets:

1. Street trees, streetlights, street furnishings, and all other street improvements shall be installed or constructed as determined by the Public Works Department.
2. Street trees with a minimum caliper size of three inches (3"), shall be placed in tree grates.
3. Due to site constraints, the requirements of this subsection A may be modified by the Public Works Department.

B. Architectural:

1. Facades facing a street or alley or located more than five (5’) feet from an interior side property line shall be designed with both solid surfaces and window openings to avoid the creation of blank walls and employ similar architectural elements, materials and colors as the front façade.
2. For nonresidential portions of buildings, front building facades and facades fronting a pedestrian walkway shall be designed with ground floor storefront windows and doors with clear transparent glass. Landscaping planters shall be incorporated into facades fronting pedestrian walkways.
3. For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows.
4. Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited.
5. All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters and downspouts.
6. Roof overhangs shall not extend more than three (3’) feet over a public sidewalk. Roof overhangs that extend over the public sidewalk shall be approved by the Public Works Director.
7. Front porches and stoops shall not be enclosed on the ground floor by permanent or temporary walls, windows, window screens, or plastic or fabric materials.

C. Service Areas and Mechanical/Electrical Equipment:

1. Trash disposal areas and shipping and receiving areas shall be located within parking garages or to the rear of buildings. Trash disposal areas shall not be located within the public right of way and shall be screened from public views.
2. Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design.

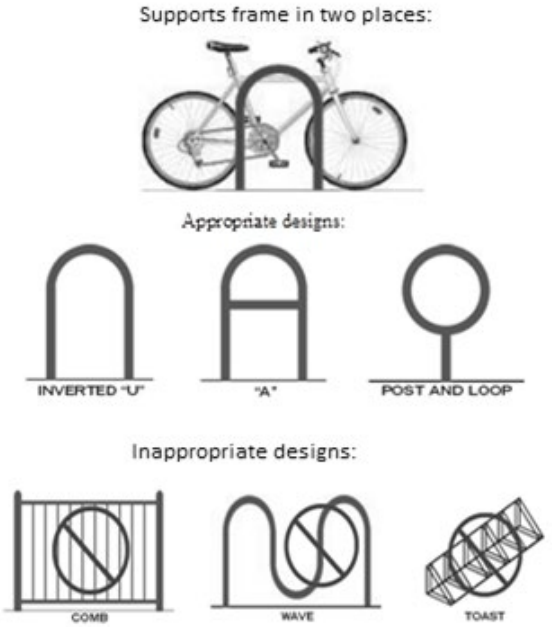
D. Landscaping:

1. When a healthy and mature tree is removed from a site, it shall be replaced with a new tree. Replacement trees may occur on or off site.
2. Trees that are placed within a courtyard, plaza or pedestrian walkway shall be placed within tree wells that are covered by tree grates.
3. The city arborist shall approve all parking lot and replacement trees.

E. Surface Parking Lots:

1. Surface parking lots shall be accessed from off the alley and shall be fully screened from the street.
2. Surface parking lots shall incorporate at least one (1) tree and one (1) additional tree per ten (10) onsite parking spaces. Trees shall be planted in landscaped planters, tree wells and/or diamond shaped planter boxes located between parking rows. Planter boxes shall be designed so as not to impair vision or site distance of the traveling public.
3. Ground cover, low lying shrubs, and trees shall be planted within the planters and planter boxes. Tree grates or landscaping may be used in tree wells located within pedestrian walkways.

F. Bicycle Parking:
1. One (1) bicycle rack, able to accommodate at least two (2) bicycles, shall be provided for every four (4) parking spaces as required by the proposed use. At a minimum, one (1) bicycle rack shall be required per development on private property. Bike racks shall not be located in the public right-or-way.
2. When the calculation of the required number of bicycle racks called for in this section results in a fractional number, a fraction equal to or greater than one-half (1/2) shall be adjusted to the next highest whole number.
3. Bicycle racks shall be clearly visible from the building entrance they serve and not mounted less that fifty (50') feet from said entrance or as close as the nearest non-ADA parking space, whichever is closest.



17.96.080: NOTICE:

All property owners adjacent to properties under application for design review shall be notified by mail ten (10) days prior to the meeting of the date at which said design review is to be considered by the Commission.

17.96.090: TERMS OF APPROVAL:

A. Design Review Approval
1. The term of design review approval shall be twelve (12) months from the date that findings of fact, conclusions of law and decision are adopted by the Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations.
2. Application must be made for a building permit with the Ketchum planning and building department during the twelve (12) month term. Once a building permit has been issued, the design review approval shall be valid for the duration of the building permit.
3. Unless an extension is granted as set forth below, failure to file a complete building permit application for a project in accordance with these provisions shall cause said approval to be null and void.

B. Extensions of Design Review Approval.
1. For design review approvals pertaining to "civic" buildings, the Administrator may, upon written request by the holder, grant a maximum of two (2) twelve (12) month extensions to an unexpired design review approval.
2. For design review approvals pertaining to all other buildings, the city may, upon written request by the holder, grant a maximum of two (2) twelve (12) month extensions to an unexpired design review approval. The first twelve (12) month extension shall be reviewed by the Administrator. The second twelve (12) month extension shall be reviewed by the Commission. Whether or not an extension is warranted shall be based on the following considerations:
    a. Whether there have been significant amendments to ordinances which will apply to the subject design review approval;
    b. Whether significant land use changes have occurred in the project vicinity which would adversely impact the project or be adversely impacted by the project;
    c. Whether hazardous situations have developed or have been discovered in the project area; or

d. Whether community facilities and services required for the project are now inadequate.

3. If any of the foregoing considerations are found to exist with regard to the project for which an extension is sought, an extension will not be granted and the city shall issue this decision in writing; otherwise the city shall approve such an extension. No extensions shall be granted for an expired design review approval.

17.96.100: FEES AND COSTS:

Each applicant for design review approval shall pay to the city certain fees and costs to reimburse the city the reasonable costs of administering and regulating this chapter, including reimbursement for city engineer fees. Said fees and refunds, if any, shall be set by resolution of the Council and shall be paid prior to scheduling of an application before the Commission for design review consideration. Said fees shall be nonrefundable.

DESIGN REVIEW APPLICATION CERTIFICATION OF COMPLETENESS

Project Name:	Reviewed by:
Date:	Time:

REQUIRED DOCUMENTS (CHECK ALL THAT APPLY):

☐ Design review application form including project name, location, applicant, owner, project representatives and contact information.

☐ One (1) PDF electronic set of the complete application containing all requirements as listed below, plans appropriately scaled, shall be submitted. Electronic record of the materials and color sample board may be satisfied with photos. One (1) hardcopy set of scalable plans showing at a minimum the following:

☐ Vicinity map, to scale, showing the project location in relationship to neighboring buildings and the surrounding area. Note: a vicinity map must show location of adjacent buildings and structures.

☐ Drainage plan (grading, catch basins, piping, and dry-wells).

☐ Utilities plan (location and size of water and sewer mains and services, gas, electric, TV and phone).

☐ Site plan, to scale, showing proposed parking (including parking stall dimensions), loading, general circulation and snow storage. List square footage of subject property including lot dimensions.

☐ Landscape plan (existing landscaping on the site shown and adjacent right-of-way as retained, relocated or removed; proposed landscaping including species type, size and quantity).

☐ Floor plan. List gross and net square footage for each floor. List occupancy classification and type of construction.

☐ Detailed elevations of all sides of the proposed building and other exterior elements (colors, materials).

☐ Exterior lighting plan, pursuant to chapter 17.132, showing location, height, type and lumen output; spec sheets for fixtures; illuminance levels/photometrics for exterior lighting.

☐ Photometric analysis prepared by MH Companies (see city Right-of Way and Lighting Standards at https://www.ketchumidaho.org/sites/default/files/fileattachments/streets_amp_facilities/page/2851/row_standards_-_2022.pdf) showing placement of street light fixtures and average and maximum footcandle illumination along the sidewalk adjacent to the project.

☐ Will-serve letters from Idaho Power Company and Clear Creek Disposal

☐ One (1) 11” x 17” materials and colors sample board showing all exterior materials used on the façade of the structure. A digital copy may be sufficient as approved by the Administrator.

☐ At least one week prior to the scheduled Commission meeting, on the site applicant shall stake the building corners for all proposed buildings and additions, all trees proposed to be removed shall be flagged and the applicant shall install story poles, or other height delineation method pre-approved by the Administrator, at the maximum roof peaks of the proposed buildings. Documentation of this work shall be provided to the project planner one week prior to the meeting. Failure by the applicant to perform this work one week prior to the Commission meeting shall result in a continuation of the project for consideration.

☐ For projects requiring pre-application design review, a model or computer simulation renderings, as described in subsection 17.96.010(C) of this chapter shall be required.

- For new multi-tenant buildings, a master signage plan shall be submitted.
- The Administrator may waive some submittal requirements if it is determined the information is not relevant to the design review.
- Other information as required by the Administrator or the Commission.
- Design review fee shall be submitted as described in section 17.96.100 of this chapter.

STAFF COMMENTS:

C L E A R C R E E K D I S P O S A L
PO Box 130 • Ketchum, ID 83340 • Phone 208.726.9600 • www.ccdisposal.com

April 4, 2024

Morgan Landers
Director of Planning and Building
City of Ketchum
P O Box 2315
Ketchum, ID 83340

Via: mlanders@ketchumidaho.org

Re: Bigwood Golf Recreation Center

Ms. Landers,

Please allow this letter to serve that Clear Creek Disposal is in agreement with the service requested in the attached letter for a new clubhouse.

There will not be a commercial operation and carts that they wheel to the street for servicing will suffice.

Respectfully,

Mike Goitiandia
Clear Creek Disposal

.bwg1

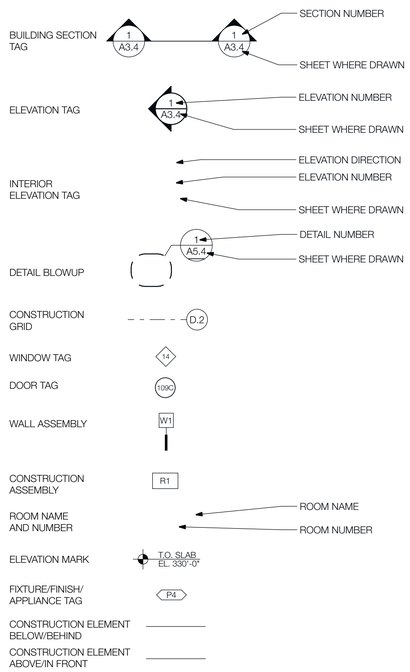
Attachment B:

Project Plans

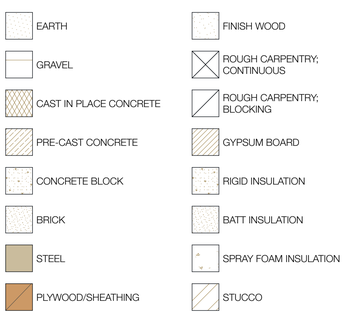
Bigwood Clubhouse

Bigwood Sub Block 19
Ketchum, ID 83340

ARCHITECTURAL SYMBOLS



MATERIAL SYMBOLS



PROJECT DIRECTORY

OWNER:
Bigwood Homeowners Association
c/o Angela Bearup
Overwatch Management
220 2nd Ave. S
Ketchum, ID 83340

ARCHITECT:
SCOTT PRENTICE ARCHITECTS
P.O. Box 9937
Ketchum, ID 83340
T: 310-991-4763
EMAIL: Scott@scottprenticearcitects.com

STRUCTURAL ENGINEER:
PLAN NORTH ENGINEERS
1401 S ROBERT SREET
BOISE, ID 83705
Garrett Dahl, E.I.
O: (208) 874-3996
garrett@plan-north.com

ENERGY CONSULTANT:
JOHN REUTER - GREENWORKS
126 S. MAIN ST. SUITE B4
HAILEY ID 83333
T: 208.721.2922
EMAIL: john@idahogreenworks.com

SURVEYOR/CIVIL ENGINEER:
BENCHMARK ASSOCIATES, P.A.
PO BOX 733 100 BELL DRIVE
KETCHUM IDAHO 83340
T: 208.726.9512
EMAIL: GARTH@BMA5B.COM

ZONING INFORMATION

LOT AREA:	108,161 SF 2.48 Acres	
LOT COVERAGE:	1.6% = 1,730 SF 1,490 SF (BUILDING) 240 SF (ROOF OVERHANGS)	
ALLOWABLE COVERAGE:	35% = 37,856.35 SF	
PROPOSED BUILDING ENVELOPE:	1,082 SF	
ALLOWABLE BLDG HEIGHT:	35'-0"	
PROPOSED BLDG HEIGHT:	23'-3 1/2"	
ZONING:	LR - LIMITED RESIDENTIAL	
PROPOSED BLDG USE:	CLUBHOUSE	
EXISTING BLDG AREA:		
	1ST FLOOR =	4,466.75 SF
	2NDFLOOR =	XXX SF
	TOTAL=	**4,466.75 SF**
PROPOSED BLDG AREA:		
	1ST FLOOR =	1,792.07 SF
	Covered Exterior	621.34
	Exterior Restroom	51.9
	TOTAL=	**2,465.31 SF**
SETBACKS	REQUIRED	PROVIDED
FRONT:	15'-0"	15'-0"
SIDE:	15'-0"	15'-0"
REAR:	15'-0"	15'-0"
PARKING REQ'D:	X SPACES	
PARKING PROVIDED:	X SPACES	

GENERAL NOTES

1. ALL WORK SHALL BE EXECUTED IN ACCORDANCE w/ THE 2018 IRC AND ALL FEDERAL, STATE, AND LOCAL CODES AND AGENCIES HAVING JURISDICTION. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND RESPECTIVE SUB-CONTRACTORS TO BUILD TO SATISFY THESE CODES AND CALL FOR ALL NECESSARY INSPECTIONS.
2. DO NOT SCALE DRAWINGS. ALL NOTES AND NOTED DIMENSIONS TAKE PRECEDENCE OVER VISUAL REPRESENTATIONS OF ASSUMED INFORMATION SHOWN. ALL MANUFACTURERS' OR FABRICATORS' PRINTED WARNINGS, SPECIFICATIONS AND INSTALLATION INSTRUCTIONS TAKE PRECEDENCE OVER CONSTRUCTION DRAWINGS UNLESS AN EXCEPTION IS NOTED. MANUFACTURERS' OPERATING RECOMMENDATIONS SHALL BE STRICTLY OBSERVED.
3. DIMENSIONS SHOWN ON FLOOR PLANS, SECTIONS, ELEVATIONS, AND DETAILS ARE TO GRID LINES, FINISH FACE OF EXISTING WALLS, AND TO THE FACE OF STUDS, MASONRY, AND CONCRETE OF NEW WALLS UNLESS OTHERWISE NOTED.
4. VERIFY ALL EXISTING STRUCTURAL AND LOAD-BEARING CONDITIONS PRIOR TO ANY DEMOLITION WORK OR ANY NEW CONSTRUCTION. CONTACT ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES EXIST.
5. IF THE CONTRACTOR ASCERTAINS AT ANY TIME THAT REQUIREMENTS OF THIS CONTRACT CONFLICT WITH, OR ARE IN VIOLATION OF APPLICABLE LAWS, CODES, REGULATIONS AND ORDINANCES, HE/SHE SHALL NOT PROCEED WITH WORK IN QUESTION, EXCEPT AT HIS/HER OWN RISK, UNTIL THE ARCHITECT HAS BEEN NOTIFIED IN WRITING AND WRITTEN DETERMINATION IS MADE BY THE ARCHITECT. WHERE COMPLETED OR PARTIALLY COMPLETED WORK IS DISCOVERED TO BE IN VIOLATION WITH APPLICABLE LAWS, CODES , REGULATIONS AND ORDINANCES, CONTRACTOR SHALL BE REQUIRED TO REMOVE THAT WORK FROM THE PROJECT AND REPLACE SUCH WORK WITH ALL NEW COMPLYING WORK AT NO ADDITIONAL COST TO THE OWNER OR ARCHITECT.
6. ANY WORK INSTALLED IN CONFLICT WITH THE CONTRACT DOCUMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS/ HER EXPENSE AND AT NO ADDITIONAL EXPENSE TO THE OWNER, ARCHITECT, OR CONSULTANTS.
7. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BELOW GRADE AND RELATED SERVICES CONNECTIONS WITH THE RESPECTIVE UTILITY COMPANIES.
8. INSTALLATION OF ALL SELECTED MATERIALS SHALL BE COMPLETE IN ALL RESPECTS PRIOR TO FINAL ACCEPTANCE. ANY MISCELLANEOUS ITEMS OR MATERIALS NOT SPECIFICALLY NOTED BUT REQUIRED FOR PROPER INSTALLATION SHALL BE FURNISHED BY THE CONTRACTOR.
9. ALL ITEMS TO BE INSTALLED PER MANUFACTURERS' SPECIFICATIONS AT MINIMUM. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND MANUFACTURERS' RECOMMENDATIONS PRIOR TO INSTALLATION.
10. ALL RIGHT OF WAY IMPROVEMENT PER CIVIL GRADING AND DRAINAGE PLAN MUST BE COMPLETED PRIOR TO ISSUANCE OF A TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY UNLESS OTHERWISE AGREED UPON IN WRITING BY THE CITY.
11. ALL LANDSCAPE IMPROVEMENTS SHOWN ON SHEET A007 SHALL BE INSTALLED PRIOR TO ISSUANCE OF A TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY UNLESS OTHERWISE AGREED UPON IN WRITING BY THE CITY.

Building Height Certification Notes:

12. Foundation Location Certification by a licensed surveyor is required to be submitted to the Planning and Building Department for review and approval prior to foundation inspection.

13. Building height certification by a licensed surveyor is required to be submitted to the Planning and Building Department for review and approval prior to scheduling of a framing inspection.

CODE ANALYSIS

APPLICABLE CODES:
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 UNIFORM PLUMBING CODE
2022 NATIONAL ELECTRIC CODE
2018 INTERNATIONAL FUEL GAS CODE

GOVERNING AUTHORITY:
CITY OF KETCHUM, COUNTY OF BLAINE, STATE OF IDAHO

ENERGY ANALYSIS

2018 IECC | CHAPTER 4 | RESIDENTIAL ENERGY EFFICIENCY REQUIREMENTS FOR CLIMATE ZONE 6B

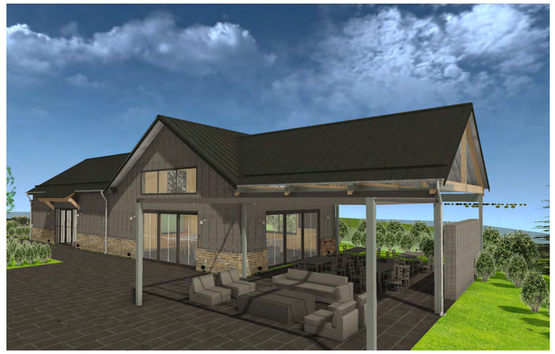
BUILDING ENVELOPE REQUIREMENTS -- OPAQUE ASSEMBLIES (TABLE R402.1.1)

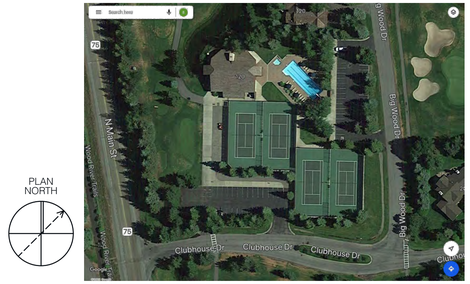
	REQUIRED:	PROVIDED:
CEILING		
WALLS		
SLAB-ON-GRADE		

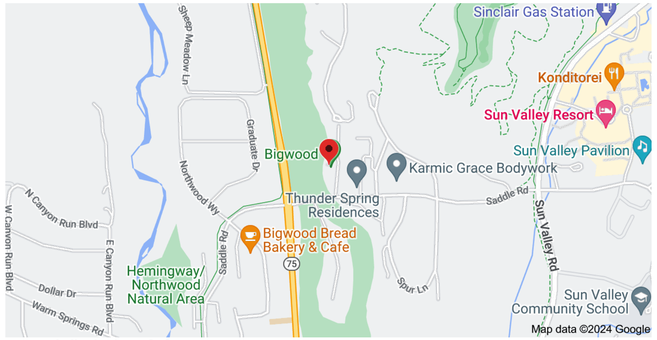
BUILDING ENVELOPE REQUIREMENTS -- FENESTRATION (TABLE C402.3)

	REQUIRED:	PROVIDED:
FIXED FENESTRATION		
SKYLIGHT		
SHGC	N/R	

1. ALL NEW WORK SHALL COMPLY WITH THE MINIMUM R-VALUES AND MAXIMUM U-VALUES LISTED PROVIDED IN ATTACHED RES-CHECK DOCUMENTS
2. THE THERMAL BUILDING ENVELOPE SHALL PROVIDE A CONTINUOUS AIR BARRIER WITHIN THE ENVELOPE ASSEMBLY.
3. WINDOW AND DOOR ASSEMBLIES SHALL BE LABELED CERTIFYING THAT THEY HAVE BEEN TESTED IN ACCORDANCE WITH NFRC PROCEDURES BY AN ACCREDITED, INDEPENDENT LAB. WINDOWS, SLIDING GLASS DOORS, AND SWINGING DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.2 CFM/SF. CURTAIN WALLS AND STOREFRONT GLAZING SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.06 CFM/SF.
4. OPENINGS AND PENETRATIONS IN THE AIR BARRIER SHALL BE APPROPRIATELY SEALED.
5. RECESSED LIGHTING INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES.







Vicinity Map

FIRE SPRINKLERS

Clubhouse structure to be fully sprinklered meeting the requirements of NFPA13.

FIRE DETECTION SYSTEM NOTE

An approved monitored fire detection system shall be installed per City of Ketchum Ordinance #1217 (www.ketchumfire.org) and the requirements of NFPA 72. Alarm system plans shall be submitted to the Ketchum Fire Department for approval and a permit is required prior to installation of alarm systems.

POOL AND SPA NOTE

Pool and spa scope of work under separate permit. Spas and Pools shall meet the requirements of the International Pool and Spa Code adopted by the City of Ketchum.

Approved address numbers shall be placed in such a position to be plainly visible and legible from the road fronting the property. Numbers and letters shall be a minimum of four (4) inches tall, have a minimum 4" brush stroke, contrast with their background, and be positioned a minimum of forty-eight (48) inches above final grade. Buildings with multiple units or occupancies shall receive an individual, unique street address, and all units within shall receive Unit or Suite identifiers as approved by the Fire Marshal. The building shall be addressed per the frontage of the main entrance.

An approved key box shall be installed, with the appropriate keys, for emergency fire department access in a location approved by the fire department. The key box shall be a Knox box brand and sized to accommodate keys to every door of the project.

Fire extinguishers shall be installed and maintained per 2018 IFC Section 906 both during construction and upon occupancy of the building. During construction fire extinguishers shall be placed in a conspicuous, easy to access, unobstructed location that is less than 75' travel distance to any combustibles on site, 30' to any hot work. Extinguishers shall be mounted in a conspicuous, easy to access, unobstructed location. Upon completion, extinguishers shall be mounted in approved locations.

LICENSED ARCHITECT AR986291
SCOTT C. PRENTICE
STATE OF IDAHO

NO.	ISSUE	DATE
1	Pre-Design Review	11/9/23
2	ROM Bid Set	02/26/24
3	Design Review	04/3/24
4	Bid Set	04/18/24
5	Design Review Staff Comments	05/24/24

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Bigwood Clubhouse
Bigwood Sub Block 19
Ketchum, ID 83340

Cover Sheet

APN N/A | Drawn KC | Checked SP

A001

Scott Prentice *Architects*
PO Box 4937 Ketchum ID 83340
phone (310) 991-4763
www.scottprenticearchitects.com

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	353.86'	2579.61'	7°51'34"	S4° 20' 25"E	353.58'
C2	41.35'	25.00'	94°46'02"	S46° 58' 23"W	36.80'
C3	95.54'	513.45'	10°39'41"	N80° 18' 46"W	95.40'
C4	227.44'	530.00'	24°35'15"	N87° 16' 33"W	225.70'
C5	15.71'	10.00'	90°00'42"	N46° 30' 19"E	14.14'

NOTES

SURVEY NARRATIVE:

1. THE PURPOSE OF THIS MAP IS TO SHOW LIMITED SITE INFORMATION AS IT EXISTED ON THE DATE THE FIELD SURVEY WAS PERFORMED IN RELATION TO PLATTED LOT LINES. CHANGES MAY HAVE OCCURRED TO SITE CONDITIONS SINCE SURVEY DATE. LOT LINES ARE BASED ON FOUND MONUMENTS. ALL FOUND MONUMENTS WERE ACCEPTED AS EITHER ORIGINAL CORNERS, OR REPLACEMENTS OF ORIGINAL CORNERS. SET MONUMENTS WERE ESTABLISHED USING PROPORTIONED DISTANCES AND BEARINGS.
2. REFERENCED SURVEYS:
   AMENDED BIGWOOD SUBDIVISION, BIG BLOCK PLAT, INST. NO. 289785, RECORDS OF BLAINE COUNTY, IDAHO.
3. BOUNDARY DIMENSIONS SHOWN HEREON ARE MEASURED. FOR RECORD DIMENSIONS, SEE REFERENCED SURVEYS.
4. VERTICAL DATUM: ELEVATIONS BASED ON NAVD 88 DATUM.
5. UNDERGROUND UTILITIES WERE NOT LOCATED AND ARE NOT SHOWN HEREON.
6. THIS MAP WAS PREPARED FOR THE EXPRESS USE OF THE CLIENT AND IS NOT TRANSFERABLE TO OTHERS WITHOUT WRITTEN CONSENT BY GALENA-BENCHMARK ENGINEERING AND IS NOT VALID OR TO BE USED BY OTHER PARTIES FOR ANY REASON INCLUDING BUT NOT LIMITED TO REAL ESTATE TRANSACTIONS, BUILDING APPLICATIONS, PERMITS, ETC.
7. A TITLE POLICY HAS NOT BEEN SUBMITTED TO GALENA-BENCHMARK ENGINEERING, NOR HAS A TITLE SEARCH BEEN REQUESTED. CERTAIN INFORMATION CONTAINED WITHIN SAID POLICY MAY NOT APPEAR ON THIS MAP OR MAY AFFECT ITEMS SHOWN ON THIS MAP.
8. ELECTRONIC DATA: GALENA-BENCHMARK ENGINEERING ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR THE REUSE, DISTRIBUTION OR ACCURACY OF DATA CONTAINED ON ELECTRONIC COPIES OF THIS DRAWING. THE STAMPED HARD COPY OF THIS DRAWING IS THE FINAL PRODUCT.
9. THIS DRAWING IS VOID AFTER 2 YEARS AND NO FURTHER COPIES OR DIGITAL FILES WILL BE TRANSMITTED.

EASEMENTS, ENCUMBRANCES AND RESTRICTIONS:

10. BUILDING AREA: BUILDING ENVELOPE IF SHOWN, IS PER PLAT. SETBACK AND FOOTPRINT REQUIREMENTS PER CURRENT CITY/COUNTY ORDINANCES MAY VARY FROM PLAT. IT IS RECOMMENDED THAT SAID ORDINANCES BE REVIEWED PRIOR TO DESIGN.
11. GENERAL RESTRICTIONS : EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY APPLICABLE TO THE SUBJECT OF REAL ESTATE: EASEMENTS, OTHER THAN THOSE SHOWN OR LISTED HEREON, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING, WETLANDS, AVALANCHE OR ANY OTHER LAND-USE REGULATIONS OR HAZARDS.

SURVEY AND SITE FEATURES:

12. BASIS OF BEARINGS IS IDAHO STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE AS DERIVED BY GPS OBSERVATIONS. ALL DISTANCES SHOWN ARE GROUND DISTANCES IN INTERNATIONAL FEET.
13. BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER PLAT. REFER TO PLAT & CC&R'S FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
14. UTILITIES AND DRAIN PIPES IF SHOWN HEREON ARE PER SURFACE EVIDENCE ONLY. OTHER UNDERGROUND UTILITIES MAY EXIST. LOCATION OF UNDERGROUND UTILITIES AND SERVICES SHOULD BE CONFIRMED PRIOR TO EXCAVATION OR DESIGN.
15. BUILDING WALLS IF SHOWN HEREON ARE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
16. SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.
17. TREE LOCATIONS AND DRIP LINES IF SHOWN HEREON ARE APPROXIMATE.
18. CONTOUR INTERVAL: 1'
19. MAP SCALE: DUE TO ELECTRONIC MAP DELIVERY AND ALTERNATE PRINTING METHODS, PLEASE USE BAR SCALE TO DETERMINE ACTUAL PRINTED SCALE.
20. FEATURES OBSCURED FROM VIEW BY DEBRIS, SNOW, VEGETATION OR VEHICLES AT THE TIME OF SURVEY, DO NOT APPEAR ON THIS MAP.

LEGEND

- Property Line
- Adjoiner's Lot Line
- FD5/8 = Found 5/8" Rebar
- FD1/2 = Found 1/2" Rebar
- SET5/8 = Set 5/8" Rebar
- CNTRL = Survey Control
- Calculated point (not set)
- 5' Contour Interval
- 1' Contour Interval
- FL = Flow Line of Creek/Ditch
- Curb & Gutter
- FNC = Fence Line
- Building
- Asphalt
- Concrete Sidewalk
- Pavers
- Wood Deck
- RTW = Retaining Wall
- CT = Conifer Tree
- DT = Deciduous Tree
- Approximate Surface Water at time of Survey
- SGN = Sign
- TVBOX = Cable TV Riser
- PHBOX = Telephone Riser
- Light
- PBOX = Power Box
- PMTR = Power Meter
- CB = Catch Basin
- DWELL = Dry Well
- Culvert
- FH = Fire Hydrant
- WV = Water Valve
- VB = Irrigation Valve Box
- AP = Angle Point
- BOW = Back of Walk
- COR = Corner
- CC = Curb Cut
- CMP = Corrugated Metal Pipe
- CMU = Concrete Masonry Unit
- EOA = Edge of Asphalt
- EOC = Edge of Concrete
- FF = Finished Floor
- FL = Flow Line
- IC = Illegible Cap
- LIP = Lip of Gutter
- NC = No Cap
- NG = Natural Ground
- TA = Top of Asphalt
- TC = Top of Concrete
- TBC = Top Back of Curb
- TOP = Top of Slope
- W.C.= Witness Corner

GRAPHIC SCALE
0 20 40
Scale in Feet

A TOPOGRAPHIC MAP SHOWING BLOCK 19, BIGWOOD SUBDIVISION

LOCATED WITHIN SECTION 12, T 4 N., R 17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: BIGWOOD PROPERTY OWNERS ASSOCIATION (C/O MARK ULLMAN)

PROJECT INFORMATION
G:\BIAS\Bigwood Hill\Block 19\23156\dwg\Topo\23156_topo.dwg 09/20/23 11:16:09 AM

PROFESSIONAL LAND SURVEYOR LICENSED Robert Q. Breer 20893 09/20/23 STATE OF IDAHO ROBERT Q. BREER

DESIGNED BY:	
DRAWN BY:	HDB
CHECKED BY:	ROB
SURVEY DATE:	08/04/23

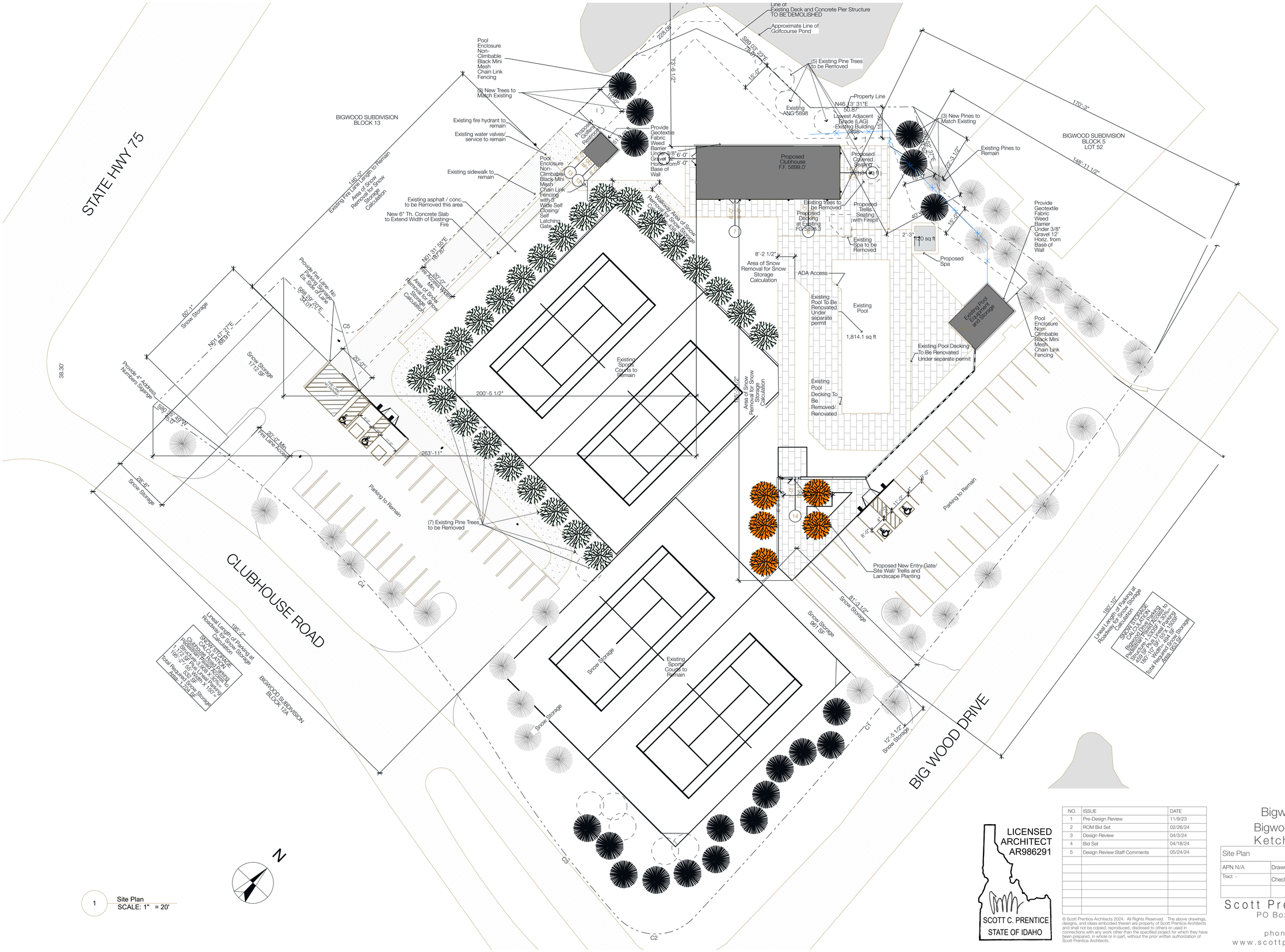
GALENA–BENCHMARK ENGINEERING
Civil Engineers & Land Surveyors
100 Bell Drive
P.O. Box 733
Ketchum, Idaho 83340
(208) 726-9512
www.benchmark-associates.com

SURVEYING ENGINEERING PLANNING GALENA ELEVATION ABOVE SEA 9230 FEET BENCH MARK

PURPOSE: ISSUE FOR REVIEW

NO	DATE	BY	REVISIONS

C0.20


STATE HWY 75
CLUBHOUSE ROAD
BIG WOOD DRIVE
BIGWOOD SUBDIVISION BLOCK 13
BIGWOOD SUBDIVISION BLOCK 5 LOT 52
BIGWOOD SUBDIVISION BLOCK 12A
Line of Existing Deck and Concrete Pier Structure TO BE DEMOLISHED
Approximate Line of Golfcourse Pond
Pool Enclosure Non-Climbable Black Mini Mesh Chain Link Fencing
(5) New Trees to Match Existing
Existing fire hydrant to remain
Existing water valves/ service to remain
Existing sidewalk to remain
Existing asphalt / conc. to be Removed this area
New 6" Th. Concrete Slab to Extend Width of Existing Fire
Existing Fire Lane Length to Remain
Area of Snow Removal for Snow Storage Calculation
Provide Fire Lane, No Parking Signage, Ea Side of Lane
Provide 4" Address Number Signage
Provide Geotextile Fabric Weed Barrier Under 3/8" Gravel 12" Horiz. from Base of Wall
Proposed Clubhouse F.F. 5899.0'
Proposed Covered Seating
Existing Trees to be Removed
Proposed Decking at Existing FG 5896.3
Proposed Trellis Seating with Firepit
Existing Spa to be Removed
Proposed Spa
ADA Access
Existing Pool To Be Renovated Under separate permit
Existing Pool
1,814.1 sq ft
Existing Pool Decking To Be Renovated Under separate permit
Existing Pool Equipment and Storage
Existing Pool Decking To Be Removed/ Renovated
Existing Sports Courts to Remain
Parking to Remain
(7) Existing Pine Trees to be Removed
(5) Existing Pine Trees to be Removed
(3) New Pines to Match Existing
Existing Pines to Remain
Property Line N46°13' 31"E 50.87'
Lowest Adjacent Grade (LAG) Existing Building 5898
Existing ANG 5898
Proposed New Entry Gate/ Site Wall/ Trellis and Landscape Planting
Snow Storage
Snow Storage 1715 SF
Snow Storage 951 SF
Snow Storage 1,180 SF
Snow Storage 1,180 SF
Snow Storage 1,180

1 Site Drainage and Utility Plan
SCALE: 1" = 20'

LICENSED ARCHITECT AR986291
SCOTT C. PRENTICE
STATE OF IDAHO

NO.	ISSUE	DATE
1	Pre-Design Review	11/9/23
2	ROM Bid Set	02/26/24
3	Design Review	04/3/24
4	Bid Set	04/18/24
5	Design Review Staff Comments	05/24/24

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Bigwood Clubhouse
Bigwood Sub Block 19
Ketchum, ID 83340

Site Drainage and Utility Plan

APN N/A	Drawn KC	A009
Tract -	Checked SP	

Scott Prentice *Architects*
PO Box 4937 Ketchum ID
83340
phone (310) 991-4763
www.scottprenticearchitects.com

ARTISTAR - RING MOUNT LED

IP66 RATED

DATE: | PROJECT: | TYPE:

CATALOG NUMBER LOGIC:

*Designed for use with LED transformer. Requires magnetic low voltage dimmer.

**Please see Adjust-a-Lume photometry to determine desired intensity.

CATALOG NUMBER LOGIC
Example: RM - 25 - AR - LED - e64 - NSP - A7 - SAP - 12 - 11 - D
MATERIAL
(Blank) - Aluminum B - Brass S - Stainless Steel
SERIES
RM - Ring Mount
LEAD LENGTH
5 - 5 ft. of Lamp Leads and Cable
25 - 25 ft. of Lamp Leads and Cable
FIXTURE
AR - ArtStar
SOURCE
LED - with Integral Dimming Driver (25W min. load when dimmed)*
LED TYPE
e64 - 7W LED/2700K e79 - 7W LED/2700K 90CRI
e65 - 7W LED/3000K e80 - 7W LED/3000K 80CRI
e66 - 7W LED/4000K e81 - 7W LED/3000K 90CRI
e74 - 7W LED/Amber
OPTICS
NSP - Narrow Spot (13°) MFL - Medium Flood (23°)
SP - Spot (16°) WFL - Wide Flood (37°)
ADJUST-A-LUME OUTPUT INTENSITY**
All (Standard), A6, A7, A8, A9, A4, A3, A2, A1
FINISH (See page 2 for full-color swatches)
Standard Finishes (BZP, BZW, BLF (BLM, MHF, WHM), SAP, VER)
Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRM, HUG, NBP, OCP, RMG, SDS, SMG, TXT, WCP, WIR)
Also available in RAL Finishes
Brass Finishes (MAC, POL, MIT)
Stainless Steel Finishes (MAC, POL)
LENS TYPE
12 - Soft Focus 13 - Rectilinear
SHIELDING
11 - Honeycomb Baffle
CAP STYLE
C - Flush
D - 45° Less Weephole
E - 90° Less Weephole

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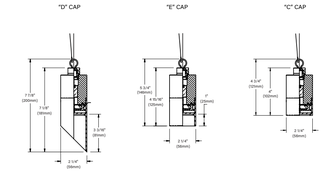
ARTISTAR - RING MOUNT LED

IP66 RATED

DATE: | PROJECT: | TYPE:

"D" CAP | "E" CAP | "C" CAP



STANDARD FINISHES

Satin Black (BLF) | Satin Bronze (BZP) | Satin White (MHF) | Satin Aluminum (SAP)

Black Wrinkle (BLM) | Bronze Wrinkle (BZW) | White Wrinkle (WHM) | Verde (VER)

PREMIUM FINISHES

Cascade Mtn. Granite (CMG) | Rocky Mtn. Granite (RMG) | Sierra Mtn. Granite (SMG) | Absolute Mtn. Granite (AMG) | Textured Forest (TXT)

Black Chrome (BCM) | Beige (BGE) | Weathered Copper (WCP) | Old Copper (OCP) | Hunter Green (HUG)

Antique Brass Powder (ABP) | Brown Patina Powder (BPP) | Sonoran Desert Sandstone (SDS) | Weathered Iron (WIR) | Clear Anodized Powder (CAP)

Cream (CRM) | Antique White (AQW) | Natural Brass Powder (NBP)

Click Here to view larger, full-color swatches of all available finishes on our website.

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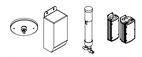
ARTISTAR - RING MOUNT LED

IP66 RATED

DATE: | PROJECT: | TYPE:

Accessories (Configure separately) | Drivers (Configure separately)



SPECIFICATIONS

ELECTRICAL	WATTAGE	7W LED
	ADJUST-E-LUME	Integral electronics allows dynamic lumen response at the individual fixture. Indexed (100% to 25% nom.) lumen output. Maintains output at desired level or may be changed as conditions require. Specify factory preset output intensity.
	WIRING	Outdoor rated, 90µ, 30V, 60°C rated and certified to UL 1838 standard. Anti-Siphon Valve (ASV™) prevents "wicking" through conductor insulation.
	REMOTE TRANSFORMER	For use with 12VAC remote transformer or magnetic transformers only. B-K Lighting cannot guarantee performance with third party manufacturer transformers.
PHYSICAL	MATERIALS	Furnished in copper-free aluminum (6061-T6) brass (360) or stainless steel (304).
	BODY	Unibody design is fully machined from solid billet and provides enclosed, water-proof airway and integral heat sink for maximum component life. High temperature, silicone 'O' Ring provides water-tight seal.
	MOUNTING	Ring 3/4" O.D. black oxide stainless steel mounting ring allows for cable or hook mounting. Machined aluminum endcap in black anodize finish for maximum corrosion resistance provides water tight enclosure for electronics and optical components. Endcap rotates 360° for ease of aiming. Endcap includes 1/4" diameter hole to facilitate external wire splice. Fixture is suspended by 1/32" strand stainless steel safety cable with oval sleeve.
	CAP	Fully machined and accommodates two (2) lens or louver media.
	LENS	Shock-resistant, tempered glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment.
	LED	Integrated solid state system High power, forward throw source complies with ANSI C78.377 binning specifications. Minimum 70,000 hour rated life at 25°C (77°F) ambient temperature. Minimum 50,000 hour rated life. Integral dimming driver. Minimum 50,000 hour rated life at 75% of initial lumens (L70). LEDT technology provides long life, significant energy reduction and exceptional thermal management.
	DIMMING	Line voltage dimmable via magnetic low voltage dimmer. For use with low voltage dimmer with dedicated neutral conductor. For purposes of dimming: Remote magnetic transformer with LEDT Power of V technology loads should be loaded to 25% of the transformer VA (watts) rated value.
	OPTICS	Interchangeable, color-coded OPTIMIT modules permit field changes to optical distribution.
	HARDWARE	Tamper-resistant, stainless steel hardware.
	FINISH	StarGuard, our 15-stage chromate-free process cleans and conversion coats aluminum components prior to application of Class III TGIC polyester powder coating and is RoHS compliant. Powder coat or metal finish options available for brass material and metal finish option only for stainless steel material.
	WARRANTY	5-year limited warranty.
	CERTIFICATION & LISTING	ITL tested to IESNA LM-79 UL Listed, Certified to CAN/CSA/ANSI Standards. RoHS compliant. Suitable for indoor or outdoor use and in wet locations. IP66 Rated. Made in the USA with sustainable processes.

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LAMP & DRIVER DATA (e64, e65, e66, e74)

DATE: | PROJECT: | TYPE:

CATALOG NUMBER LOGIC:

DRIVER DATA	Input Volts	Inrush Current	Operating	Dimmable	Operation Ambient Temperature
	12VAC/DC 50/60Hz	<250mA (non-dimmed)	700mA	Magnetic Low Voltage Dimmer	-22°F-104°F (-30°C - 90°C)

LM79 DATA

BK No.	CCT (Typ.)	CRI (Typ.)	Input Watts (Typ.)
e64	2700K	80	7
	2700K	80	7
	2700K	80	7
	2700K	80	7
e65	3000K	80	7
	3000K	80	7
	3000K	80	7
	3000K	80	7
e66	4000K	80	7
	4000K	80	7
	4000K	80	7
	4000K	80	7
e74	Amber	80	7
	Amber	80	7
	Amber	80	7
	Amber	80	7

L70 DATA

Minimum Rated Life (hrs.) 70% of initial lumens (L_{70})
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000

OPTICAL DATA

Angle	CBCP	Delivered Lumens	Multiplier
13°	5993	456	0.87
16°	4546	445	0.87
23°	1726	397	0.87
37°	531	299	0.87
13°	6131	466	0.89
16°	4650	455	0.89
23°	1766	406	0.89
37°	1957	409	0.89
13°	6889	524	
16°	5225	511	
23°	1984	458	
37°	1300	459	
13°	3,527	299	0.57
16°	2,676	261	0.57
23°	1,131	260	0.57
37°	741	262	0.57

OPTICS

Optic	Angle
NSP - Narrow Spot	13°
SP - Spot	16°
MFL - Medium Flood	23°
WFL - Wide Flood	37°

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YUKON LED (INDIRECT)

IP66 RATED

DATE: | PROJECT: | TYPE:

CATALOG NUMBER LOGIC:

Housing may be shipped ahead upon request.

*Yields up to 60% loss in output

**120V only

CATALOG NUMBER LOGIC
Example YK - 1 - LED - A2780 - BLP - SD - B1 - BLM - 010 - MT
MATERIAL
(Blank) - Aluminum B - Brass S - Stainless Steel
SERIES
YK - Yukon Commercial Steplight
STYLE
1 - Indirect
SOURCE
LED - Linear Array
LED TYPE
A2780 - 12W/2700K/80CRI A2790 - 12W/2700K/90CRI
A3080 - 12W/3000K/80CRI A3090 - 12W/3000K/90CRI
A3580 - 12W/3500K/80CRI A3590 - 12W/3500K/90CRI
A4080 - 12W/4000K/80CRI A4090 - 12W/4000K/90CRI
FINISH (See page 2 for full-color swatches)
Standard Finishes (BZP, BZW, BLF (BLM), MHF (WHM), SAP, VER)
Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRM, HUG, NBP, OCP, RMG, SDS, SMG, TXT, WCP, WIR)
Also available in RAL Finishes
Brass Finishes (MAC, POL, MIT)
Stainless Steel Finishes (MAC, POL)
FACEPLATE
SD - Standard LD - Louvered VR - Visor
BACKPLATE
B1 - Stepped (For use with SD and VR Faceplate)
B2 - Curved (For use with SD and LD Faceplate)
BACKPLATE FINISH
(Blank) - Backplate finish matches faceplate finish
BLM* - Black Wrinkle finish for glare reduction
CONTROL TYPE
ELV - 10W Dimming Driver (For use with Electronic Low Voltage Dimmer)**
INC - 10W Dimming Driver (For use with Incandescent Dimmer)**
010 - 10W Dimming Driver (For use with 0-10 Dimmer)
INPUT VOLTAGE
MT - 120-277 VAC

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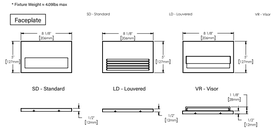
YUKON LED (INDIRECT)

IP66 RATED

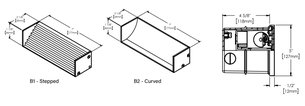
DATE: | PROJECT: | TYPE:

* Fixture Weight = 4.05lbs max

Faceplate



Backplate



STANDARD FINISHES

Satin Black (BLF) | Satin Bronze (BZP) | Satin White (MHF) | Satin Aluminum (SAP)

Black Wrinkle (BLM) | Bronze Wrinkle (BZW) | White Wrinkle (WHM) | Verde (VER)

PREMIUM FINISHES

Cascade Mtn. Granite (CMG) | Rocky Mtn. Granite (RMG) | Sierra Mtn. Granite (SMG) | Absolute Mtn. Granite (AMG) | Textured Forest (TXT)

Black Chrome (BCM) | Beige (BGE) | Weathered Copper (WCP) | Old Copper (OCP) | Hunter Green (HUG)

Antique Brass Powder (ABP) | Brown Patina Powder (BPP) | Sonoran Desert Sandstone (SDS) | Weathered Iron (WIR) | Clear Anodized Powder (CAP)

Cream (CRM) | Antique White (AQW) | Natural Brass Powder (NBP)

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YUKON LED (INDIRECT)

IP66 RATED

DATE: | PROJECT: | TYPE:

Accessories (Configure separately)

SPECIFICATIONS

ELECTRICAL	WATTAGE	12W
	OPERATING VOLTAGE	120-277 VAC
	WIRING	90CA Stranded, HLPE, 90°C, 600V wire.
	DRIVER	One (1) 44mA, Class II, constant current integral driver, 50/60 Hz. ≥3.9 Power Factor, 5A in-rush current, 120-277VAC input, 12-36VDC output, 0-10V dimming, 1% minimum dimming, 0% minimum current, and short circuit protection with auto recovery. Dimming driver for use with 0-10V incandescent, Standard TRIAC, or ELV dimmers. 1-100% range. *TRIAC/ELV dimming at 120 VAC only.
PHYSICAL	MATERIALS	Furnished in copper-free aluminum (6061-T6)
	HOUSING	Corrosion-free composite, made from high strength, thermo-formed, sheet molded polyester compound. Glass reinforced, flame retardant with knockout plugs and (4) side flats for 1/2" or 3/4" conduit adapters.
	WATER MANAGEMENT	Anti-condensation and corrosion vent equalizes fixture pressure and eliminates potential for damage to internal components.
	BACKPLATE	Interchangeable backplate options.
	FACEPLATE	Fully machined. Offered with non-visible, tamper-resistant set screws.
	FINISH	StarGuard*, our exclusive RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class III TGIC polyester powder coating. Brass components are available in hand-rubbed or hand-brushed metal finish. Stainless steel components are available in hand-rubbed metal finish.
	WARRANTY	5-year limited warranty.
	CERTIFICATION & LISTING	UL tested to IESNA LM-79. UL Listed, Certified to CAN/CSA/ANSI Standards. RoHS compliant. Suitable for indoor or outdoor use, in wet locations, and for installation within 4' of the ground. For use in concrete. IP66 Rated. Made in the USA.

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LAMP & DRIVER DATA (YUKON INDIRECT - page 1 of 2)

DATE: | PROJECT: | TYPE:

LM79 DATA | **OPTICAL DATA**

BK No.	CCT (Typ.)	CRI (Typ.)	Fixture Watts	L70 Data	LED Orientation	Backplate	Faceplate	Accessory/ Optic	Roadway Class	Bug	Del. Lumens	Multiplier
A2780	2700	80	12	50,000	0°	B1	SD	1	Type IV	B0 U3 G1	381	0.82
A2780	**2700**	**80**	**12**	**50,000**	**30°**	**B1**	**SD**	**1**	**Type III**	**B0 U3 G1**	**362**	0.82
A2780	2700	80	12	50,000	60°	B1	SD	1	Type III	B0 U3 G1	252	0.82
A2780	**2700**	**80**	**12**	**50,000**	**0°**	**B1**	**SD**	**2**	**Type III**	**B0 U3 G1**	**320**	0.82
A2780	2700	80	12	50,000	0°	B2	SD	1	Type IV	B0 U3 G1	443	0.82
A2780	**2700**	**80**	**12**	**50,000**	**0°**	**B2**	**LD**	**1**	**Type III**	**B0 U2 G1**	**220**	0.82
A2780	2700	80	12	50,000	0°	B1	VR	1	Type II	B0 U2 G1	237	0.82
A3080	3000	80	12	50,000	0°	B1	SD	1	Type IV	B0 U3 G1	390	0.84
A3080	**3000**	**80**	**12**	**50,000**	**30°**	**B1**	**SD**	**1**	**Type III**	**B0 U3 G1**	**370**	0.84
A3080	3000	80	12	50,000	60°	B1	SD	1	Type III	B0 U3 G1	258	0.84
A3080	**3000**	**80**	**12**	**50,000**	**0°**	**B1**	**SD**	**2**	**Type III**	**B0 U3 G1**	**328**	0.84
A3080	3000	80	12	50,000	0°	B2	SD	1	Type IV	B0 U3 G1	413	0.84
A3080	**3000**	**80**	**12**	**50,000**	**0°**	**B2**	**LD**	**1**	**Type III**	**B0 U2 G1**	**225**	0.84
A3080	3000	80	12	50,000	0°	B1	VR	1	Type II	B0 U2 G1	243	0.84
A3580	3500	80	12	50,000	0°	B1	SD	1	Type IV	B0 U3 G1	402	0.87
A3580	**3500**	**80**	**12**	**50,000**	**30°**	**B1**	**SD**	**1**	**Type III**	**B0 U3 G1**	**382**	0.87
A3580	3500	80	12	50,000	60°	B1	SD	1	Type III	B0 U3 G1	266	0.87
A3580	**3500**	**80**	**12**	**50,000**	**0°**	**B1**	**SD**	**2**	**Type III**	**B0 U3 G1**	**338**	0.87
A3580	3500	80	12	50,000	0°	B2	SD	1	Type IV	B0 U3 G1	467	0.87
A3580	**3500**	**80**	**12**	**50,000**	**0°**	**B2**	**LD**	**1**	**Type III**	**B0 U2 G1**	**232**	0.87
A3580	3500	80	12	50,000	0°	B1	VR	1	Type II	B0 U2 G1	251	0.87
A4080	4000	80	12	50,000	0°	B1	SD	1	Type IV	B0 U3 G1	414	1.00
A4080	**4000**	**80**	**12**	**50,000**	**30°**	**B1**	**SD**	**1**	**Type III**	**B0 U3 G1**	**393**	1.00
A4080	4000	80	12	50,000	60°	B1	SD	1	Type III	B0 U3 G1	274	1.00
A4080	**4000**	**80**	**12**	**50,000**	**0°**	**B1**	**SD**	**2**	**Type III**	**B0 U3 G1**	**348**	1.00
A4080	4000	80	12	50,000	0°	B2	SD	1	Type IV	B0 U3 G1	481	1.00
A4080	**4000**	**80**	**12**	**50,000**	**0°**	**B2**	**LD**	**1**	**Type III**	**B0 U2 G1**	**239**	1.00
A4080	4000	80	12	50,000	0°	B1	VR	1	Type II	B0 U2 G1	258	1.00
A2790	2700	90	12	50,000	0°	B1	SD	1	Type IV	B0 U3 G1	318	0.77
A2790	**2700**	**90**	**12**	**50,000**	**30°**	**B1**	**SD**	**1**	**Type III**	**B0 U3 G1**	**302**	0.77
A2790	2700	90	12	50,000	60°	B1	SD	1	Type III	B0 U3 G1	211	0.77
A2790	**2700**	**90**	**12**	**50,000**	**0°**	**B1**	**SD**	**2**	**Type III**	**B0 U3 G1**	**267**	0.77
A2790	2700	90	12	50,000	0°	B2	SD	1	Type IV	B0 U3 G1	376	0.77
A2790	**2700**	**90**	**12**	**50,000**	**0°**	**B2**	**LD**	**1**	**Type III**	**B0 U2 G1**	**184**	0.77
A2790	2700	90	12	50,000	0°	B1	VR	1	Type II	B0 U2 G1	198	0.77
A3090	3000	90	12	50,000	0°	B1	SD	1	Type IV	B0 U3 G1	326	0.79
A3090	**3000**	**90**	**12**	**50,000**	**30°**	**B1**	**SD**	**1**	**Type III**	**B0 U3 G1**	**309**	0.79
A3090	3000	90	12	50,000	60°	B1	SD	1	Type III	B0 U3 G1	216	0.79
A3090	**3000**	**90**	**12**	**50,000**	**0°**	**B1**	**SD**	**2**	**Type III**	**B0 U3 G1**	**274**	0.79
A3090	3000	90	12	50,000	0°	B2	SD	1	Type IV	B0 U3 G1	378	0.79
A3090	**3000**	**90**	**12**	**50,000**	**0°**	**B2**	**LD**	**1**	**Type III**	**B0 U2 G1**	**188**	0.79
A3090	3000	90	12	50,000	0°	B1	VR	1	Type II	B0 U2 G1	203	0.79

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LAMP & DRIVER DATA (YUKON INDIRECT - page 2 of 2)

DATE: | PROJECT: | TYPE:

LM79 DATA | **OPTICAL DATA**

BK No.	CCT (Typ.)	CRI (Typ.)	Fixture Watts	L70 Data	LED Orientation	Backplate	Faceplate	Accessory/ Optic	Roadway Class	Bug	Del. Lumens	Multiplier
A3590	3500	90	12	50,000	0°	B1	SD	1	Type IV	B0 U3 G1	336	0.81
A3590	**3500**	**90**	**12**	**50,000**	**30°**	**B1**	**SD**	**1**	**Type III**	**B0 U3 G1**	**319**	0.81
A3590	3500	90	12	50,000	60°	B1	SD	1	Type III	B0 U3 G1	222	0.81
A3590	**3500**	**90**	**12**	**50,000**	**0°**	**B1**	**SD**	**2**	**Type III**	**B0 U3 G1**	**282**	0.81
A3590	3500	90	12	50,000	0°	B2	SD	1	Type IV	B0 U3 G1	390	0.81
A3590	**3500**	**90**	**12**	**50,000**	**0°**	**B2**	**LD**	**1**	**Type III**	**B0 U2 G1**	**194**	0.81
A3590	3500	90	12	50,000	0°	B1	VR	1	Type II	B0 U2 G1	208	0.81
A4090	4000	90	12	50,000	0°	B1	SD	1	Type IV	B0 U3 G1	346	0.83
A4090	**4000**	**90**	**12**	**50,000**	**30°**	**B1**	**SD**	**1**	**Type III**	**B0 U3 G1**	**328**	0.83
A4090	4000	90	12	50,000	60°	B1	SD	1	Type III	B0 U3 G1	229	0.83
A4090	**4000**	**90**	**12**	**50,000**	**0°**	**B1**	**SD**	**2**	**Type III**	**B0 U3 G1**	**291**	0.83
A4090	4000	90	12	50,000	0°	B2	SD	1	Type IV	B0 U3 G1	402	0.83
A4090	**4000**	**90**	**12**	**50,000**	**0°**	**B2**	**LD**	**1**	**Type III**	**B0 U2 G1**	**200**	0.83
A4090	4000	90	12	50,000	0°	B1	VR	1	Type II	B0 U2 G1	215	0.83

B-K LIGHTING | MADE IN THE USA | 559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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LANDSCAPE PLANT MATERIAL SPECIFICATIONS

BLUE SPRUCE, Picea pungens

Drought Tolerance
Water Needs: Low (0.2-0.5 in/wk.)
Aspect: Sun

RED ROCKET RED MAPLE, Acer rubrum 'Red Rocket'

Drought Tolerance
Water Needs: Low (0.2-0.5 in/wk.)
Aspect: Sun

SPRING SNOW FLOWERING CRABAPPLE, Malus X "Spring Snow'

Drought Tolerance
Water Needs: Low (0.2-0.5 in/wk.)
Aspect: Sun

NEON BURST DOGWOOD, Cornus alba 'Neon Burst'

Drought Tolerance
Water Needs: Medium (0.5-1 in/wk.)
Aspect: Dappled Sun/Sun

ASH LEAF SPIREA, Sorbaria sorbifolia (New and Existing)

Drought Tolerance
Water Needs: Medium (0.5-1 in/wk.)
Aspect: Dappled Sun/Sun

KARL FOERSTER FEATHER REED GRASS, Calamagrostis acutiflora

Drought Tolerance
Water Needs: Medium (0.5-1 in/wk.)
Aspect: Sun

GOLDSTURM BLACKEYED SUSAN,, Rudbeckia fulgida var. Sullivantii 'Goldsturm'

Drought Tolerance
Water Needs: Low (0.2-0.5 in/wk.)
Aspect: Sun

AND/ OR

ANNUAL PLANTING TBD

Drought Tolerance
Water Needs: Low (0.2-0.5 in/wk.)
Aspect: Sun

SCOTTISH LINKS GRASS, Hydroseed Mix (100 lbs/ acre):

Drought Tolerance
Water Needs: Low (0.2-0.5 in/wk.)
Aspect: Sun

LANDSCAPE LIGHTING SPECIFICATIONS

Recessed Steplight
(See Plan)

BK Lighting
RM-5-AR-LED-e64-MFL-A7-BZP-12-11-C Amber Lens Filter

Tree Canopy Mounted Tree Downlight
(Provide (3)/24" Bx Trees as Indicated

BK Lighting
YK-1-LED-A2780-B2P-SD-B1-010-MT
Amber Lens Filter

60" DIA. NAT GRAY
PRECAST CONCRETE PLANTER
Wausau Tile WATF4128 Acid Wash Gray

11
L002

Annual Precast Concrete Planter

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ARCHITECT
AR986291

SCOTT C. PRENTICE
STATE OF IDAHO

NO.	ISSUE	DATE
1	Pre-Design Review	11/9/23
2	ROM Bid Set	02/26/24
3	Design Review	04/3/24
4	Bid Set	04/18/24
5	Design Review Staff Comments	05/24/24

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Bigwood Clubhouse
Bigwood Sub Block 19
Ketchum, ID 83340

Landscape Planting Schedule & Specifications

APN N/A	Drawn KC	L002
Tract -	Checked SP	

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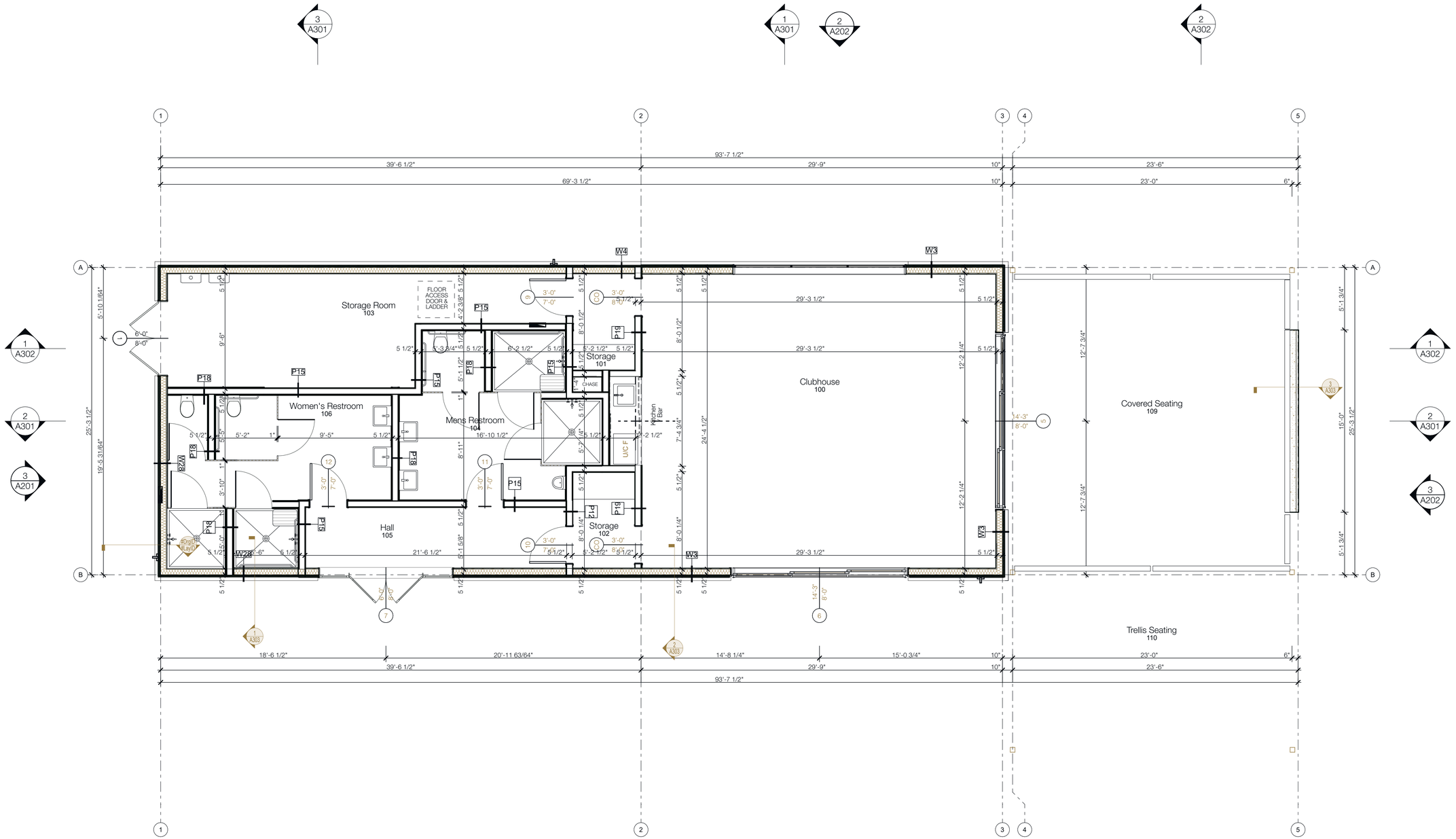
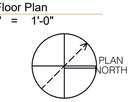


1 Main Level Floor Plan
SCALE: 1/4" = 1'-0"



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Bigwood Clubhouse
Bigwood Sub Block 19
Ketchum, ID 83340

Main Level Floor PLan

APN N/A
Tract -
Drawn KC
Checked SP

A101

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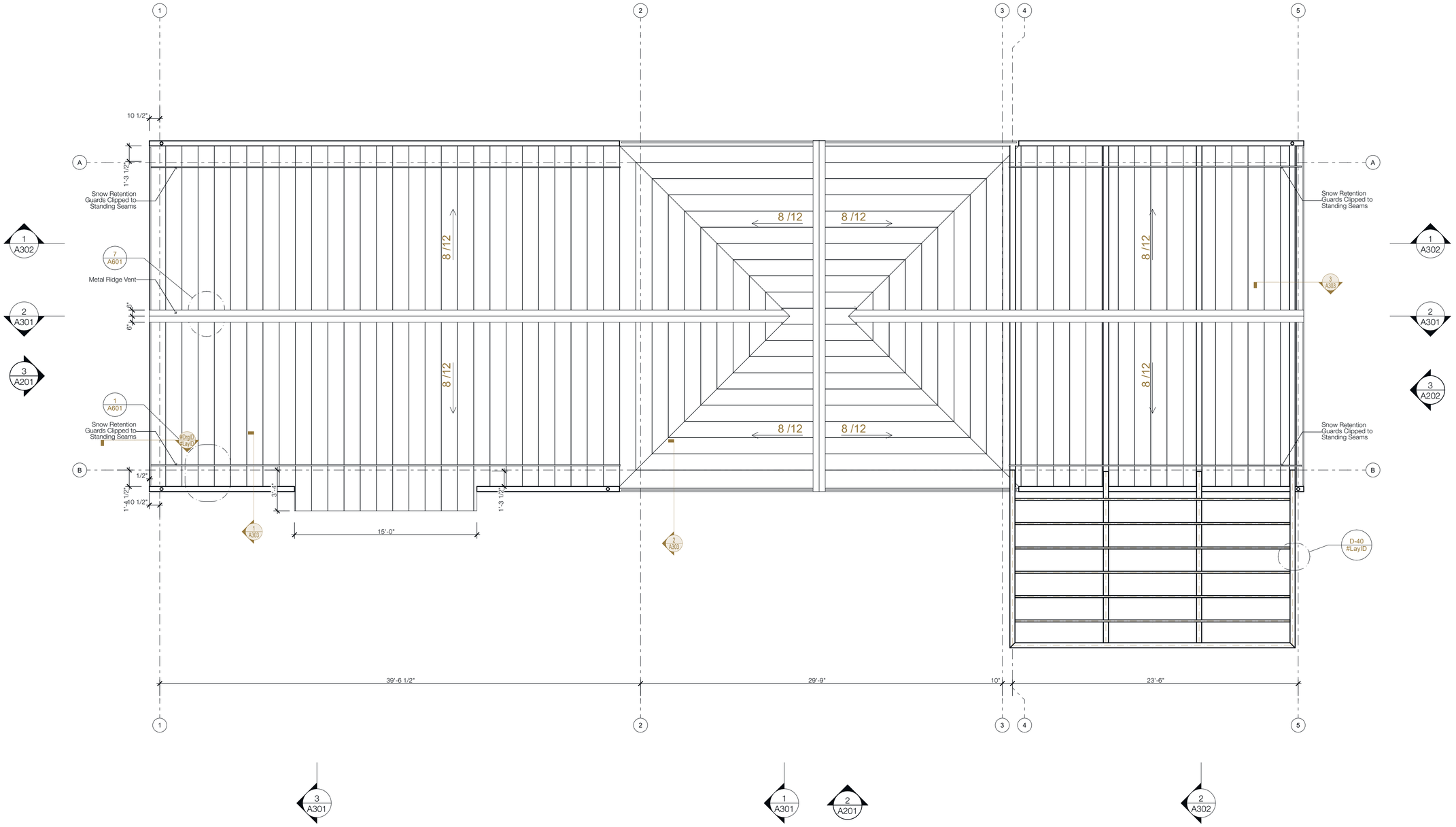
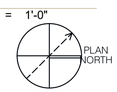


1 Roof Plan
SCALE: 1/4" = 1'-0"



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Bigwood Clubhouse
Bigwood Sub Block 19
Ketchum, ID 83340

Roof Plan

APN N/A	Drawn KC	A102
Tract -	Checked SP	

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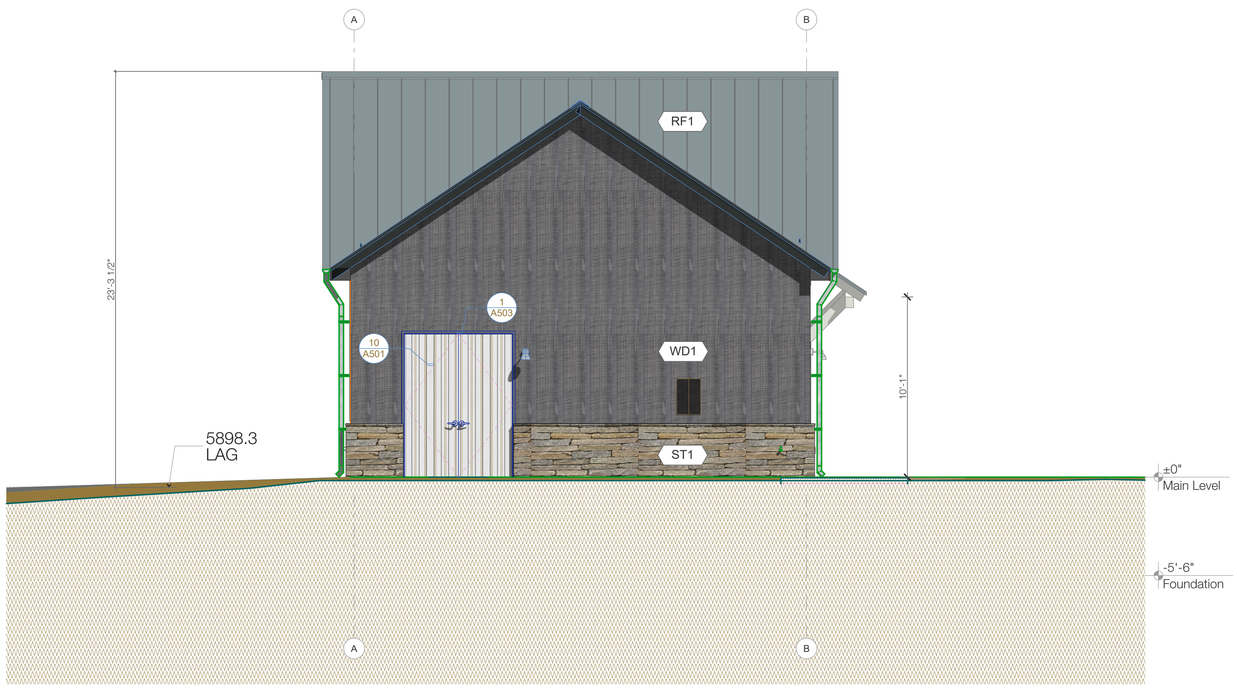
2 East Elevation
SCALE: 1/4" = 1'-0"



3 South Elevation
SCALE: 1/4" = 1'-0"

Toldbod 6.1 Outdoor Wall Sconce
By Louis Poulsen

LUMENS
Call Us 877.445.4486

Toldbod 6.1 Outdoor Wall Sconce
By Louis Poulsen

Product Options

Finish: Black

Details

Injection-molded clear polycarbonate bottom shield diffuser
100% down light
Designed in 2014
Interior Color: Matte White
Powder coated Aluminum shade and wall plate
UL Listed Wet
Made in Denmark

Dimensions

Fixture: Depth 10.5", Weight 3.5Lbs
Shade: Height 6.2", Diameter 6.1"
Wall Plate: Diameter 4.5"

Lighting

Lamp Type	Incandescent
Total Lumens	330.0
# of Bulbs	1 (Not Included)
Bulb Type	40W G16 1/2 E12
Volts	120
Color Temp	2700 (Warm)
Average Lifespan	1500.00
CRI	100
Equivalent Halogen, CFL or LED Bulb Can Be Used	Yes

Additional Details

Product URL:
https://www.lumens.com/toldbod-6-1-outdoor-wall-sconce-by-louis-poulsen-LPL508327.html
Rating: UL Listed Wet

ITEM#: LPL508327

Notes:

Prepared by:

Prepared for:
Project:
Room:
Placement:
Approval:

EXTERIOR ELEVATION NOTES

1. PRE-FINISHED COPING, SCUPPERS, CONDUCTOR HEADS AND DOWNSPOUTS SHALL BE KYNAR FINISH: MEDIUM DARK BRONZE, UNO.
2. EXTERIOR SOFFITS UNDER FLAT AND PITCHED ROOFS SHALL BE SELECT TIGHT KNOT CEDAR PLANK; FINISH TBD.
3. ALL EXPOSED PIPING AND CONDUIT SHALL BE PAINTED TO MATCH ADJACENT WALL MATERIAL.
4. PROVIDE SOLID BLOCKING IN WALL FOR BUILDING MOUNTED FIXTURES AS REQUIRED. REFER TO ELECTRICAL DRAWINGS FOR BUILDING MOUNTED FIXTURE HEIGHTS AND LOCATIONS.
5. SAMPLES OF ALL MATERIALS SHALL BE SUBMITTED TO OWNER AND ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

EXTERIOR FINISH LEGEND

RF1	METAL STANDING SEAM ROOF MANUFACTURER: BATTENLOCK HS SPECIFICATION: 24 GA 16" STANDING SEAM METAL PANEL FINISH/ COLOR: GALVALUME PVDF RESIN MIDNIGHT BRONZE NOTES: CONCEALED FASTENERS, CLASS 'A' RATED SIGNATURE® 300 STANDARD COLORS — MIDNIGHT BRONZE
PS1	PAINTED STEEL MANUFACTURER: - SPECIFICATION: - FINISH/ COLOR: TNEMEC PAINT-DARK GRAY NOTES: -
WD1	EXTERIOR WOOD MANUFACTURER: DELTA MILLWORKS SPECIFICATION: ACCOYA 1X8 ROUGH SAWN 3.0 RIVER STONET&G; VERTICAL COLOR: MANUFACTURER APPLIED
WD2	EXTERIOR FINISH WOOD TRIM MANUFACTURER: DELTA MILLWORKS SPECIFICATION: ACCOYA ROUGH SAWN 3.0 RIVER STONE TRIM PER DETAILS COLOR: MANUFACTURER APPLIED
WD3	EXTERIOR WOOD MANUFACTURER: - SPECIFICATION: SEE EW1 WITH SEMI SOLID STAIN FIELD APPLIED COLOR: DEEP GRAY
ST1	STONE WALL VENEER SOURCE: MONTANA ROCKWORKS SPECIFICATION: CONNECTICUT BLEND LEDGER THIN VENEER
SP1	DECKING MANUFACTURER: CASTOHN SPECIFICATION: 24X48 MOUNTAIN SLATE PAVERS ON COMPACTED GRAVEL BASE COLOR: GRAPHITE

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ARCHITECT
AR986291
SCOTT C. PRENTICE
STATE OF IDAHO

NO.	ISSUE	DATE
1	Pre-Design Review	11/9/23
2	ROM Bid Set	02/26/24
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4	Bid Set	04/18/24
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Bigwood Clubhouse
Bigwood Sub Block 19
Ketchum, ID 83340

Elevations

APN N/A	Drawn KC	A201
Tract -	Checked SP	

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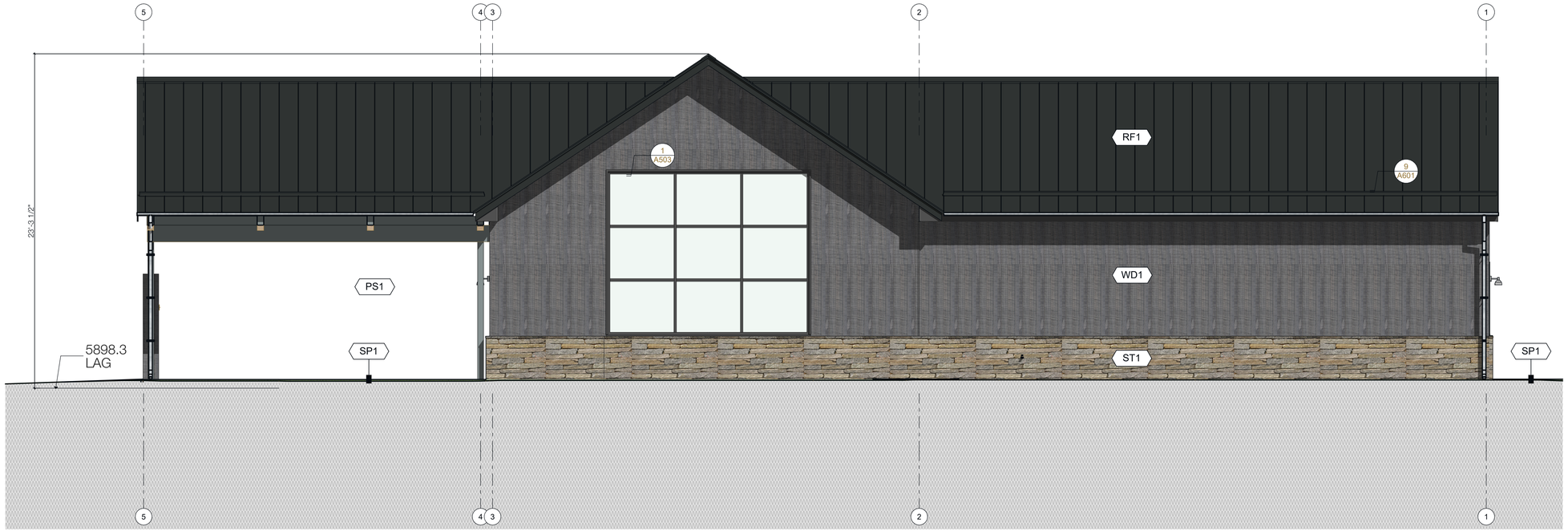
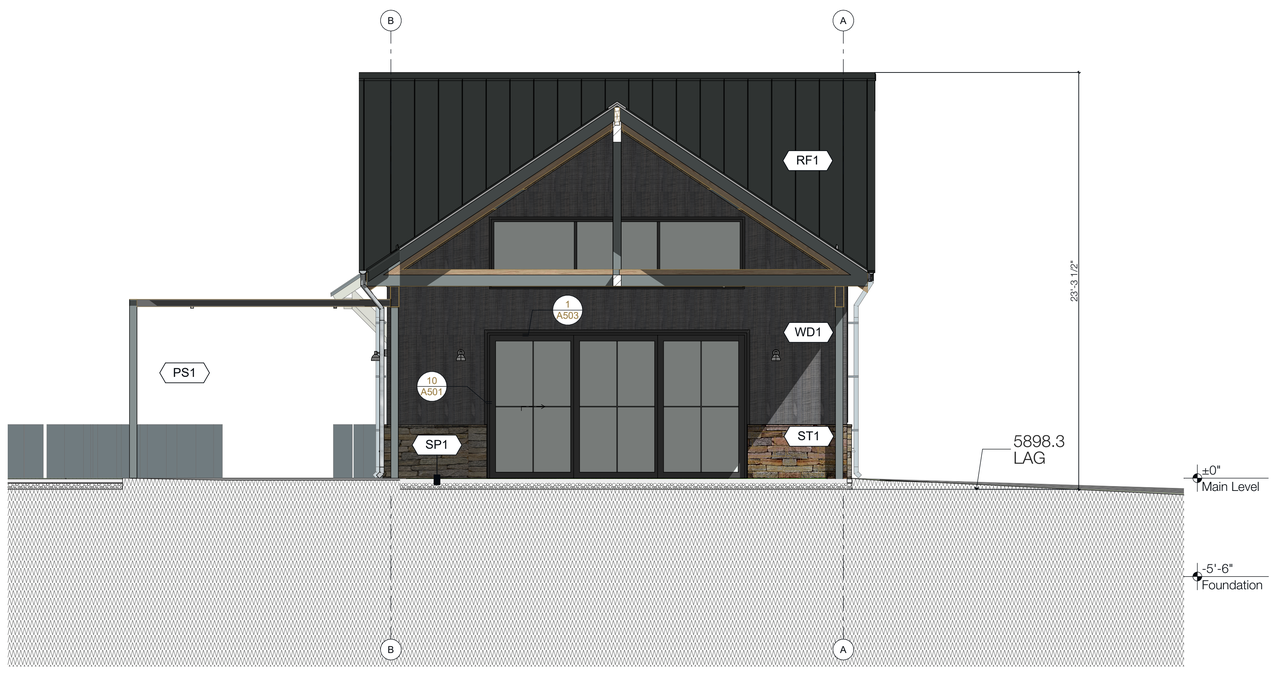


2 West Elevation
SCALE: 1/4" = 1'-0"



3 North Elevation
SCALE: 1/4" = 1'-0"

Toldbod 6.1 Outdoor Wall Sconce
By Louis Poulsen

LUMENS
Call Us 877.445.4486

Toldbod 6.1 Outdoor Wall Sconce
By Louis Poulsen

Product Options

Finish: Black

Details

Injection-molded clear polycarbonate bottom shield diffuser
100% down light
Designed in 2014
Interior Color: Matte White
Powder coated Aluminum shade and wall plate
UL Listed Wet
Made in Denmark

Dimensions

Fixture: Depth 10.5", Weight 3.5Lbs
Shade: Height 6.2", Diameter 6.1"
Wall Plate: Diameter 4.5"

Lighting

Lamp Type	Incandescent
Total Lumens	330.0
# of Bulbs	1 (Not Included)
Bulb Type	40W G16 1/2 E12
Volts	120
Color Temp	2700 (Warm)
Average Lifespan	1500.00
CRI	100
Equivalent Halogen, CFL or LED Bulb Can Be Used	Yes

Notes:

Prepared by:

Prepared for:
Project:
Room:
Placement:
Approval:

Additional Details

Product URL:
https://www.lumens.com/toldbod-6-1-outdoor-wall-sconce-by-louis-poulsen-LPL508327.html
Rating: UL Listed Wet

ITEM#: LPL508327

EXTERIOR ELEVATION NOTES

1. PRE-FINISHED COPING, SCUPPERS, CONDUCTOR HEADS AND DOWNSPOUTS SHALL BE KYNAR FINISH: MEDIUM DARK BRONZE, UNO.
2. EXTERIOR SOFFITS UNDER FLAT AND PITCHED ROOFS SHALL BE SELECT TIGHT KNOT CEDAR PLANK; FINISH TBD.
3. ALL EXPOSED PIPING AND CONDUIT SHALL BE PAINTED TO MATCH ADJACENT WALL MATERIAL.
4. PROVIDE SOLID BLOCKING IN WALL FOR BUILDING MOUNTED FIXTURES AS REQUIRED. REFER TO ELECTRICAL DRAWINGS FOR BUILDING MOUNTED FIXTURE HEIGHTS AND LOCATIONS.
5. SAMPLES OF ALL MATERIALS SHALL BE SUBMITTED TO OWNER AND ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

EXTERIOR FINISH LEGEND

RF1
METAL STANDING SEAM ROOF -
MANUFACTURER: BATTENLOCK HS
SPECIFICATION: 24 GA 16" STANDING SEAM METAL PANEL
FINISH/ COLOR: GALVALUME PVDF RESIN MIDNIGHT BRONZE
NOTES: CONCEALED FASTENERS, CLASS 'A' RATED

SIGNATURE® 300
STANDARD COLORS
MIDNIGHT BRONZE

PS1
PAINTED STEEL
MANUFACTURER: -
SPECIFICATION: -
FINISH/ COLOR: TNEMEC PAINT-DARK GRAY
NOTES: -

WD1
EXTERIOR WOOD
MANUFACTURER: DELTA MILLWORKS
SPECIFICATION: ACCOYA 1X8 ROUGH SAWN 3.0 RIVER STONET&G; VERTICAL
COLOR: MANUFACTURER APPLIED

WD2
EXTERIOR FINISH WOOD TRIM
MANUFACTURER: DELTA MILLWORKS
SPECIFICATION: ACCOYA ROUGH SAWN 3.0 RIVER STONE TRIM PER DETAILS
COLOR: MANUFACTURER APPLIED

WD3
EXTERIOR WOOD
MANUFACTURER: -
SPECIFICATION: SEE EW1 WITH SEMI SOLID STAIN FIELD APPLIED
COLOR: DEEP GRAY

ST1
STONE WALL VENEER
SOURCE: MONTANA ROCKWORKS
SPECIFICATION: CONNECTICUT BLEND LEDGER THIN VENEER

SP1
DECKING
MANUFACTURER: CASTOHN
SPECIFICATION: 24X48 MOUNTAIN SLATE PAVERS
ON COMPACTED GRAVEL BASE
COLOR: GRAPHITE

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AR986291
SCOTT C. PRENTICE
STATE OF IDAHO

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Bigwood Clubhouse
Bigwood Sub Block 19
Ketchum, ID 83340

Elevations

APN N/A
Tract -
Drawn KC
Checked SP

A202

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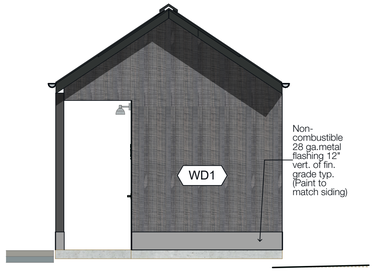
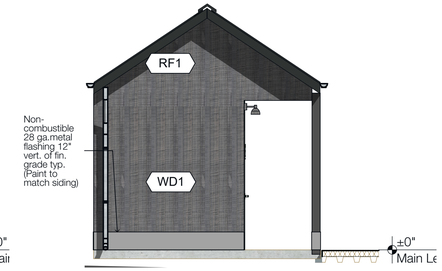


2 East Elevation
SCALE: 1/4" = 1'-0"

3 South Elevation
SCALE: 1/4" = 1'-0"



4 West Elevation
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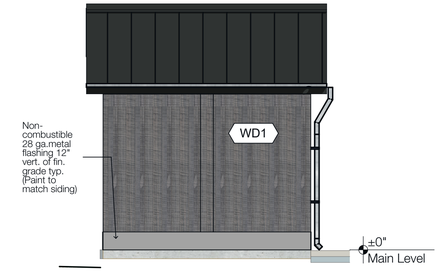
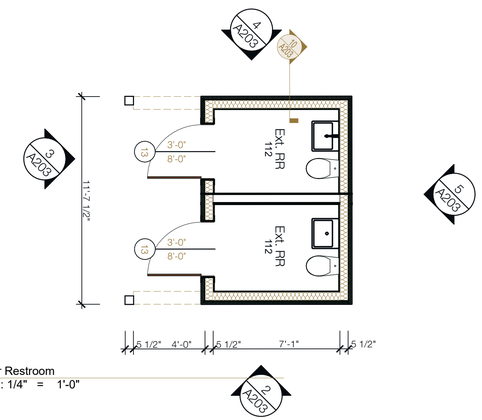


5 North Elevation
SCALE: 1/4" = 1'-0"



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

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Bigwood Clubhouse
Bigwood Sub Block 19
Ketchum, ID 83340

Exterior Restroom

APN N/A	Drawn KC	A203
Tract -	Checked SP	

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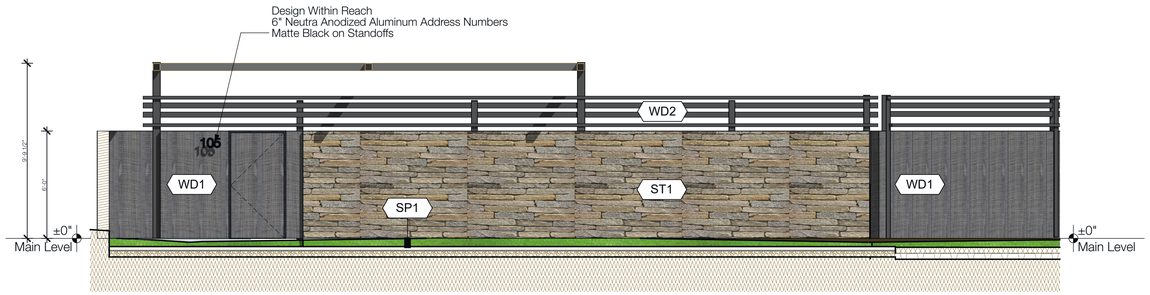
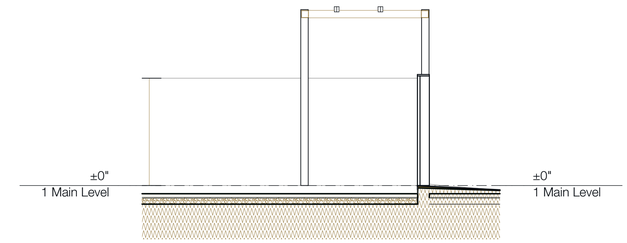
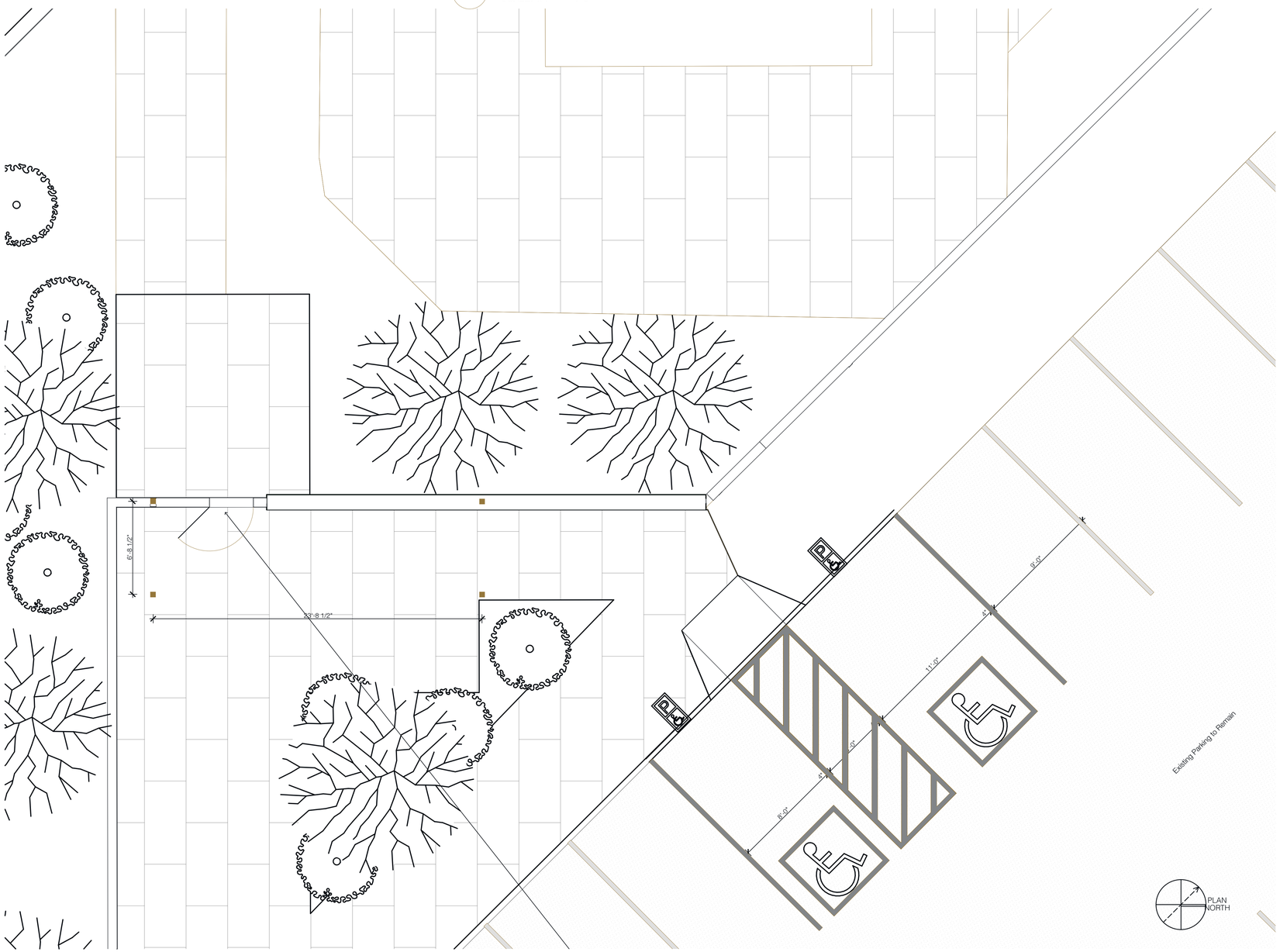


1 Gate Elevation
SCALE: 1/4" = 1'-0"



2 Section Looking West @ Master Bath
SCALE: 1/4" = 1'-0"



3 ENTRY GATE PLAN
SCALE: 1/4" = 1'-0"

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Bigwood Clubhouse
Bigwood Sub Block 19
Ketchum, ID 83340

Entry Gate Plan & Elevations

APN N/A | Drawn KC
Tract - | Checked SP

A204

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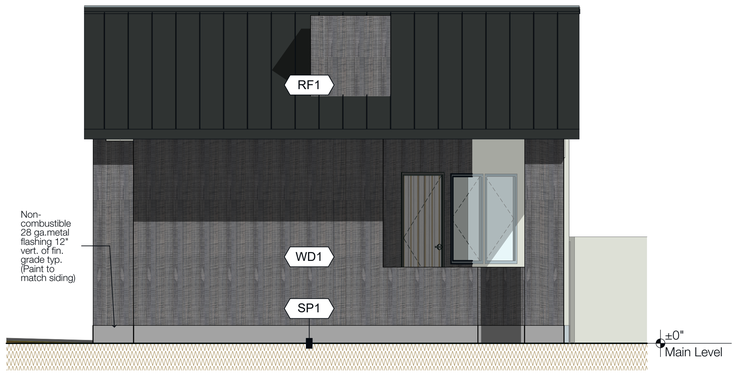
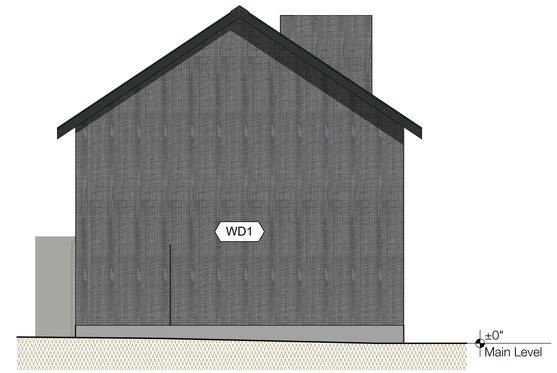
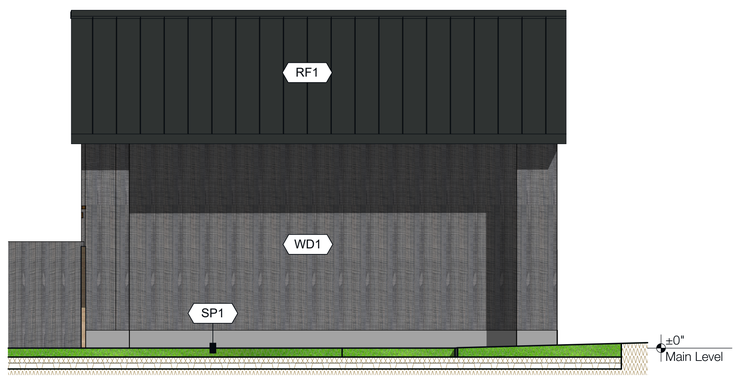
www.scottprenticearchitects.com



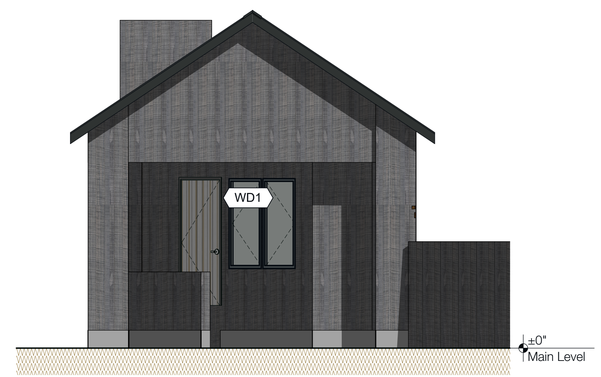
2 Pool East Elevation
SCALE: 1/4" = 1'-0"



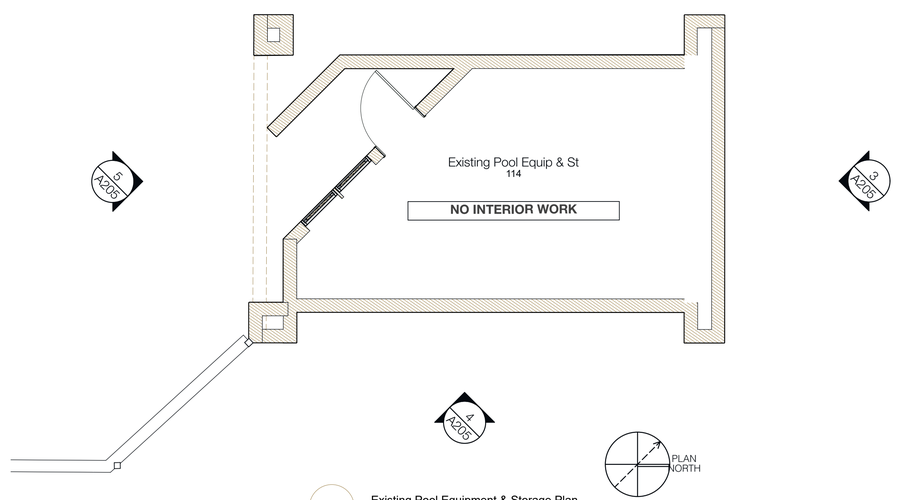
3 Pool North Elevation
SCALE: 1/4" = 1'-0"



4 Pool West Elevation
SCALE: 1/4" = 1'-0"



5 Pool South Elevation
SCALE: 1/4" = 1'-0"



1 Existing Pool Equipment & Storage Plan
SCALE: 1/4" = 1'-0"

LICENSED
ARCHITECT
AR986291
SCOTT C. PRENTICE
STATE OF IDAHO

NO.	ISSUE	DATE
1	Pre-Design Review	11/9/23
2	ROM Bid Set	02/26/24
3	Design Review	04/3/24
4	Bid Set	04/18/24
5	Design Review Staff Comments	05/24/24

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Bigwood Clubhouse
Bigwood Sub Block 19
Ketchum, ID 83340

Existing Pool Equipment & Storage

APN N/A	Drawn KC	A205
Tract -	Checked SP	

Scott Prentice *Architects*
PO Box 4937 Ketchum ID
83340
phone (310) 991-4763
www.scottprenticearchitects.com

BATTENLOK® HS

BattenLok® HS is a mechanically field-seamed, high strength structural standing seam roof system ideal for functionality with a wide array of coating options.

The BattenLok® HS panels have a 2" tall vertical seam and are available in both 12-inch and 16-inch widths. BattenLok® HS can be installed directly over purlins or bar joists and is capable of transitioning from roof to fascia. BattenLok® HS does not require a solid substructure for support. This panel is modeled after Steelox's LRX and PRX roof panels.

Available in a profile suitable for curving in the field or through a third-party vendor contracted by the customer. Please contact your District Sales Manager for order assistance.

3D PANEL VIEW

RF1-METAL ROOFING

CONNECTICUT BLEND LEDGE THIN VENEER

CONNECTICUT BLEND LEDGE IS MADE UP OF FIVE FIVE UNIQUE STONES PROVIDING A WIDE COLOR RANGE OF BLUES, GREYS, TANS, BROWNS, AND CREAM COLORS. THE LEDGESTONE PATTERN HAS A MIX OF THIN PIECES WITH VARYING LENGTHS. THE VISIBLE PART OF THE STONE IS THE "END GRAIN" WHICH IS DISTINCTLY DIFFERENT FROM THE FACE OF THE STONE.

STONE THICKNESS & SIZE RANGE

THICKNESS: 3/4" – 1 -1/2"
FACE VALUES: 1-4" HIGH X 6-12" LENGTHS

STONE WEIGHTS & COVERAGES

FLATS:
WEIGHT PER SQUARE FOOT: UNDER 15 LBS
COVERAGE PER PALLET: LARGE BOX – 108 SQ FT // MEDIUM BOX – 54 SQFT // SMALL BOX – 9 SQFT

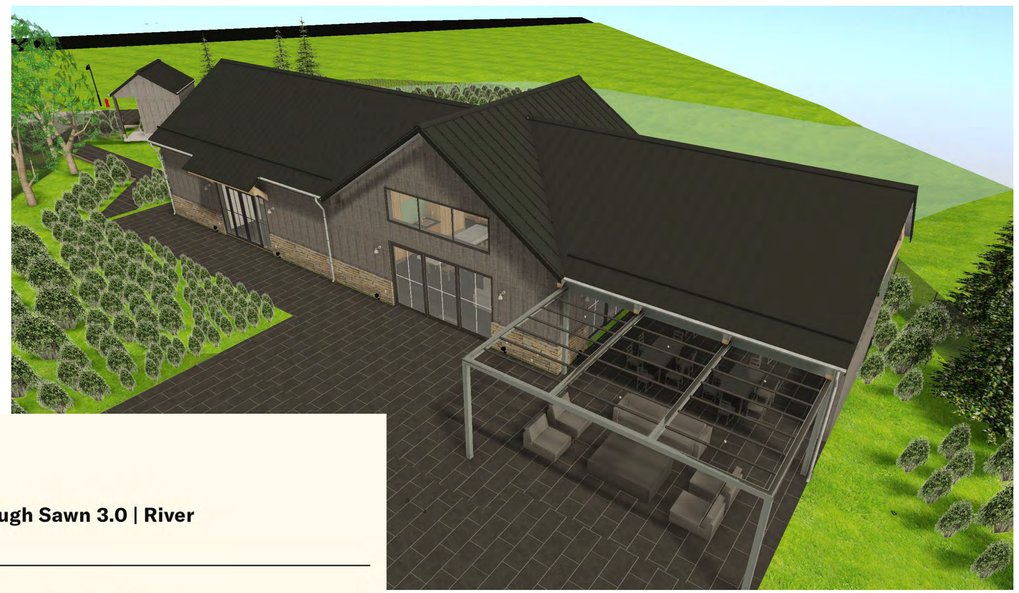
CORNERS:
COVERAGE PER PALLETS: LARGE BOX – 100 LINFT // MEDIUM BOX – 50 LIN-FT // SMALL BOX – 5 LINFT

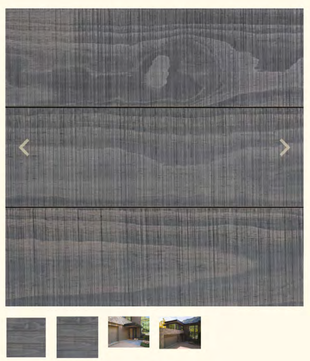
GEOLOGICAL STONE TYPE: GRANITE

**ALL WEIGHTS AND COVERAGES ARE APPROXIMATE*

SPEC SHEET SPEC SHEET(PDF) GALLERY

SV1-STONE WALL VENEER





PRODUCT SPECS

Accoya | Rough Sawn 3.0 | River Stone

STANDARD SIZES
3/4x6, 3/4x8, 1x6, 1x8, 1-1/2x6, 1-1/2x8, 2x6, 2x8

LENGTHS
8'-16' random, 5% or less 6'-8'

DURABILITY
Class 1

FIRE RATING
SFM 12-7A-1

WARRANTY
Accoya Warranty Certificate

SPECIES GUIDE
Accoya Species Guide

EW1-EXTERIOR WOOD SIDING

DK1-DECKING

Mountain Slate Paver™ Collection

CONCEPTUAL MATERIALS AND COLOR PALETTE

LICENSED ARCHITECT AR986291
SCOTT C. PRENTICE
STATE OF IDAHO

NO.	ISSUE	DATE
1	Pre-Design Review	11/9/23
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Bigwood Clubhouse
Bigwood Sub Block 19
Ketchum, ID 83340

Concept Materials & Color Pallette

APN N/A	Drawn KC	09
Tract -	Checked SP	

Scott Prentice *Architects*
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phone (310) 991-4763
www.scottprenticearchitects.com

Attachment C:

Zoning Standards Evaluation

City of Ketchum
Planning & Building

Bigwood Clubhouse
COMPLIANCE WITH ZONING REGULATIONS

Compliance with Zoning and Dimensional Standards				
Compliant			Standards and Findings	
Yes	No	N/A	Ketchum Municipal Code	City Standards and Findings
☒	☐	☐	17.12.030	Minimum Lot Area
			Finding	**Required:** 9,000 square feet **Existing:** 108,161 square feet
☒	☐	☐	17.12.030	Building Coverage
			Finding	**Permitted:** 25% **Proposed:** 2%
☒	☐	☐	17.12.030	Minimum Building Setbacks
			Finding	**Minimum Required Setbacks*:** Front: 30' Side: 15' Rear: 15' **Proposed:** Front (south): 246' Side (west): 52' Side (east): 142' Rear (south): 17'
☒	☐	☐	17.12.030	Building Height
			Finding	**Maximum Permitted:** 35' **Proposed:** 23' 3.5"
☐	☐	☒	17.125.030.H	Curb Cut
			Finding	**Permitted:** A total of 35% of the linear footage of any street frontage can be devoted to access off street parking. **Proposed:** No change
☒	☐	☐	17.125.020.A.2 & 17.125.050	Parking Spaces

			Finding	Off-street parking standards of this chapter apply to any new development and to any new established uses. **Required:** Nonresidential, in zoning districts other than LI-1, LI-2, and LI-3 require 1 parking space per 1,000 gross square feet. **Proposed:** >60
☒	☐	☐	17.125.030.M	Snow Storage
			Finding	**Permitted:** All surface parking lots shall be designed with either an underground heating system to facilitate the removal of snow or a storage area for plowed snow. The storage area shall be 150 square feet for every 55 feet of linear lot width of the surface parking lot. **Proposed:** 375 lineal feet of parking lot requires 1022 sq ft of snow storage. Proposed is 1,026 square feet of snow storage

Attachment D:

Design Review

Standards Evaluation

Bigwood Clubhouse
DESIGN REVIEW STANDARDS ANALYSIS

17.96.060.A.1 - Streets	Conformance
The applicant shall be responsible for all costs associated with providing a connection from an existing City street to their development.	N/A
Finding: Project is already connected to city street (Clubhouse Dr)	

17.96.060.A.2 - Streets	Conformance
All street designs shall be approved by the City Engineer.	N/A
Finding: No change to street or access is proposed	

17.96.060.B.1 - Sidewalks	Conformance
All projects under subsection 17.96.010.A of this chapter that qualify as a "substantial improvement" shall install sidewalks as required by the Public Works Department.	N/A
Finding: Sidewalks not required for the proposed project.	

17.96.060.B.2 - Sidewalks	Conformance
Sidewalk width shall conform to the City's right-of-way standards, however the City Engineer may reduce or increase the sidewalk width and design standard requirements at their discretion.	N/A
Finding: Sidewalks not required for the proposed project.	

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

17.96.060.B.4 - Sidewalks	Conformance
The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.	N/A
Finding: Sidewalks were not required for the proposed project.	

17.96.060.B.5 – Sidewalks	Conformance
New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.	N/A
Finding: Sidewalks were not required for the proposed project.	

17.96.060.B.6 - Sidewalks	Conformance
The City may approve and accept voluntary cash contributions in lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be 110 percent of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in lieu contribution shall be paid before the City issues a certificate of occupancy.	YES
Finding: Sidewalks were not required for the proposed project.	

17.96.060.C.1 - Drainage	Conformance
All stormwater shall be retained on site.	YES
Finding: Pursuant to KMC §17.96.060.C.1, all storm water drainage shall be retained on site. Drainage improvements are specified on Sheet A009 on the project plans. The drainage improvements include the installation of new drywells. The City Engineer may require an additional drywell to the north of the proposed building. All drainage plans and specifications	

shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit.

17.96.060.C.2 - Drainage	Conformance
Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.	YES
Finding: No drainage improvements are required along the public streets fronting the subject property.	

17.96.060.C.3 - Drainage	Conformance
The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.	YES
Finding: The City Engineer may require an additional drywell to the north of the proposed building. Final drainage plans shall be reviewed and approved by the City Engineer at time of Building Permit submittal.	

17.96.060.C.4 - Drainage	Conformance
Drainage facilities shall be constructed per City standards.	YES
Finding: The drainage improvements for the proposed project include the installation of drywells to collect stormwater. The City Engineer has reviewed the proposed drainage plan and believes the drywells meet city standards. All drainage plans and specifications shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit.	

17.96.060.D.1 - Utilities	Conformance
All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.	YES
Finding: All project costs associated with the development, including the installation of utilities, are the responsibility of the applicant.	

17.96.060.D.2 - Utilities	Conformance
Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.	YES
Finding: Utilities are existing and meet this requirement.	

17.96.060.D.3 - Utilities	Conformance

When extension of utilities is necessary all developers will be required to pay for and install two-inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with City of Ketchum standards and at the discretion of the City Engineer.	N/A
Finding: N/A. Extension of utilities is not necessary to service the proposed storage & restroom buildings.	

17.96.060.E.1 – Compatibility of Design	Conformance
The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.	YES
Finding: Staff finds the use of wood siding and stone siding to be match the surrounding neighborhood. However staff believes the wood siding should switch to a warmer color palette than what is shown in the project plans.	

17.96.060.E.2 – Compatibility of Design	Conformance
Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.	N/A
Finding: N/A. The subject property does not contain any significant landmarks.	

17.96.060.E.3 – Compatibility of Design	Conformance
Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.	N/A
Finding: N/A. Existing building was built after 1940.	

17.96.060.F.1 – Architectural	Conformance
Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.	YES
Finding: Entryway to building is clearly defined by pathways. No sidewalks exist in the surrounding neighborhood.	

17.96.060.F.2 – Architectural	Conformance
The building character shall be clearly defined by use of architectural features.	YES
Finding: The project utilizes gable roof ends and windows throughout the building.	

17.96.060.F.3 – Architectural	Conformance
There shall be continuity of materials, colors and signing within the project.	YES
Finding: The building utilizes primarily wood and stone siding throughout the project.	

17.96.060.F.4 – Architectural	Conformance
Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.	YES
Finding: Accessory buildings (golfers restroom) & landscape features utilize the same materials as primary building.	

17.96.060.F.5 – Architectural	Conformance
Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.	YES
Finding: The building is small in nature and has material differentiation throughout to reduce the appearance of bulk and flatness.	

17.96.060.F.6 – Architectural	Conformance
Building(s) shall orient toward their primary street frontage.	YES
Finding: The structure is proposed to orient towards the parking area.	

17.96.060.F.7 – Architectural	Conformance
Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.	YES
Finding: No satellite receivers are proposed for the project. Trash will be handled in carts which will be rolled out and picked up by Clear Creek Disposal.	

17.96.060.F.8 – Architectural	Conformance
Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.	YES
Finding: Snow retention guards are seen on Sheet A102.	

17.96.060.G.1 – Circulation Design	Conformance
Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.	YES
Finding: No existing pathways or easements lead to subject property. If pedestrians are to visit subject property, access would occur along Bigwood Dr or Clubhouse Dr.	

17.96.060.G.2 – Circulation Design	Conformance
Awnings extending over public sidewalks shall extend five feet or more across the public sidewalk but shall not extend within two feet of parking or travel lanes within the right-of-way.	N/A
Finding: Sidewalks are not required for the proposed project.	

17.96.060.G.3 – Circulation Design	Conformance
Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.	N/A
Finding: N/A. No change to circulation design is proposed.	

17.96.060.G.4 – Circulation Design	Conformance
Curb cuts and driveway entrances shall be no closer than 20 feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right-of-way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.	N/A
Finding: N/A. No change to curb cuts is proposed.	

17.96.060.G.5 – Circulation Design	Conformance
Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.	YES
Finding: Access for emergency vehicles, snowplows, and garbage trucks is provided by paved portion of site on far western edge of subject property.	

17.96.060.H.1 – Snow Storage	Conformance
Snow storage areas shall not be less than 30 percent of the improved parking and pedestrian circulation areas.	YES
Finding: Sheet A008 shows the proposed snow storage areas to include a total of 1,631 square feet, meeting the required 30% (5438 * .30 = 1,631 square feet). Snow storage for parking lot meets requirements identified in zoning standards document.	

17.96.060.H.2 – Snow Storage	Conformance
Snow storage areas shall be provided on site.	YES
Finding: The location of the snow storage area is indicated on Sheet A008 of the project plans.	

17.96.060.H.3 – Snow Storage	Conformance
A designated snow storage area shall not have any dimension less than five feet and shall be a minimum of 25 square feet.	YES
Finding: The snow storage areas for the proposed project do not have dimensions less than five feet as seen on A008.	

17.96.060.H.4 – Snow Storage	Conformance
In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed.	N/A
Finding: The project does not propose snowmelt or hauling of snow.	

17.96.060.I.1 – Landscaping	Conformance
Landscaping is required for all projects.	YES
Finding: Landscaping has been provided for the project as indicated on Sheet L001.	

17.96.060.I.2 – Landscaping	Conformance
Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.	YES
Finding: The landscape plan for the project proposes species which are drought tolerant to the area.	

17.96.060.I.3 – Landscaping	Conformance
All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.	YES
Finding: The landscape plan for the project proposes drought-tolerant species, including sumac, dogwood, reed grass and more as seen on Sheet L001.	

17.96.060.I.4 – Landscaping	Conformance
Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.	YES
Finding: The project proposes many trees & shrubs to around the proposed structure and patio area.	

17.96.060.J.1 – Public Amenities	Conformance
Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.	N/A
Finding: Sidewalks were not required for this project.	

17.96.060.K.1 – Underground Encroachments	Conformance
Encroachments of below grade structures into required setbacks are subject to subsection 17.128.020.K of this title and shall not conflict with any applicable easements, existing underground structures, sensitive ecological areas, soil stability, drainage, other sections of this Code or other regulating codes such as adopted International Code Council Codes, or other site features concerning health, safety, and welfare.	N/A
Finding: N/A. No encroachments of below grade structures are proposed.	

17.96.060.K.2 – Underground Encroachments	Conformance
No below grade structure shall be permitted to encroach into the riparian setback.	N/A
Finding: N/A. No encroachments of below grade structures are proposed, and the structure is not located within the riparian setback.	

City of Ketchum
Planning & Building

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

PROJECT:	Papillon Condos (formerly Bohica Mixed-Use)
APPLICATION TYPE:	Design Review Amendment
APPLICANT:	Mike Brunelle, Brunelle Architects (Architect)
PROPERTY OWNER:	Bohica Idaho, LLC
REQUEST:	Design Review amendment for revisions to the front façade of the building along N Washington Ave.
LOCATION:	131 N Washington Avenue - Ketchum Townsite: Block 39: Lot 3
ZONING:	Community Core – Subdistrict 2 – Mixed Use (CC-2)
REVIEWER:	Morgan R. Landers, AICP – Director of Planning and Building
NOTICE:	A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on June 5, 2024. The public hearing notice was published in the Idaho Mountain Express on June 5, 2024. A notice was posted on the project site and the city's website on June 18 and June 10, 2024, respectively.

I. EXECUTIVE SUMMARY

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

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

480 East Ave. N. ★ P.O. Box 2315 ★ Ketchum, ID 83340 ★ main (208) 726-7801 ★ fax (208) 726-7812
facebook.com/CityofKetchum ★ twitter.com/Ketchum_Idaho ★ www.ketchumidaho.org

II. CONFORMANCE WITH ZONING AND DESIGN REVIEW STANDARDS:

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

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

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

Changes to the front façade include:

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

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

Criteria #2: Design Review Standards and Zoning Regulations

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

Figure 1: Original Approval

Figure 2: Proposed Design

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

STAFF RECOMMENDATION

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

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

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

ATTACHMENTS:

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

City of Ketchum

ATTACHMENT A:

Design Review Approval

P21-001

Findings of Fact

City of Ketchum
Planning & Building

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

PROJECT:	Bohica Multi-Use
APPLICATION TYPE:	Design Review
FILE NUMBER:	P22-001
ASSOCIATED APPLICATIONS:	Condominium Subdivision Preliminary Plat (P22-012)
REPRESENTATIVE:	Mike Brunelle, Brunelle Architects (Architect)
OWNER:	Bohica Idaho, LLC
LOCATION:	131 N Washington Ave – Lot 3 Block 39, Ketchum Townsite
ZONING:	Community Core – Subdistrict 2 – Mixed Use (CC-2)
OVERLAY:	None

RECORD OF PROCEEDINGS

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

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

A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on March 23, 2022. The public hearing notice was published in the Idaho Mountain Express the on March 23, 2022. A notice was posted on the project site and the city's website on March 23, 2022.

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

BACKGROUND

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

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

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

To achieve this development program, the applicant proposes to:

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

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

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

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

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

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

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

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

FINDINGS OF FACT

The Commission, having reviewed the entire project record, provided notice, and conducted the required public hearing, does hereby make and set forth these Findings of Fact, Conclusions of Law, and Decision as follows:

FINDINGS REGARDING COMPLIANCE WITH ZONING REGULATIONS

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

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

17.96.060.B.1 - Sidewalks	Conformance
All projects under subsection 17.96.010.A of this chapter that qualify as a "substantial improvement" shall install sidewalks as required by the Public Works Department.	YES
Finding: KMC 17.124.140 outlines the zone districts where sidewalks are required when substantial improvements are made, which include the CC, all tourist zone districts, and all light industrial districts. As the project is within the CC-2 zone district, sidewalks are required and included in the project plans.	

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

17.96.060.B.3 - Sidewalks	Conformance
Sidewalks may be waived if one of the following criteria is met: *a) The project comprises an addition of less than 250 square feet of conditioned space.* b) *The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.*	N/A
Finding: The applicant has not requested, nor has the City Engineer granted a waiver to the sidewalk requirement for the project.	

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

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

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

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

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

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

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17.96.060.C.4 - Drainage	Conformance
Drainage facilities shall be constructed per City standards.	YES Condition #5
Finding: Based on review of the project plans by the City Engineer during department review, all drainage facilities meet city standards. Final design of drainage facilities will be reviewed and approved by the city engineer prior to issuance of a building permit per condition #5.	

17.96.060.D.1 - Utilities	Conformance
All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.	YES
Finding: All project costs associated with the development, including installation of utilities, are the responsibility of the applicant. The applicant has not made requests for funding to the City, and no funds have been provided by the city for the project.	

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

17.96.060.D.3 - Utilities	Conformance
When extension of utilities is necessary all developers will be required to pay for and install two-inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with City of Ketchum standards and at the discretion of the City Engineer.	N/A
Finding: The location of the subject property is already served by fiber optic cable and therefore no conduit is required in this location.	

17.96.060.E.1 – Compatibility of Design	Conformance
The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.	YES

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

17.96.060.E.2 – Compatibility of Design	Conformance
Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.	N/A
Finding: The existing building was constructed in 2008 and is not listed as a historical or cultural landmark on the City of Ketchum's Historical Building/Site List, therefore this standard does not apply.	

17.96.060.E.3 – Compatibility of Design	Conformance
Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.	N/A
Finding: The existing building was built in 2008, therefore this standard does not apply.	

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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17.96.060.I.3 – Landscaping	Conformance
All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.	YES
Finding: The autumn blaze maple tree is often used as a street tree as it provides visual interest in the fall. Although not native to the region, the maple tree and tall grasses proposed are considered to have a high drought tolerance.	

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

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

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

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

FINDINGS REGARDING DESIGN REVIEW STANDARDS – COMMUNITY CORE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CONCLUSIONS OF LAW

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

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DECISION

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

CONDITIONS OF APPROVAL

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

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

Neil Morrow, Chair
City of Ketchum
Planning and Zoning Commission

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City of Ketchum

ATTACHMENT B:

Memo of Modifications Requested

Minor Modification narrative – 2024-05-08

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

Submittal does not affect the proposed building use.

Submittal affects building envelop change:

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

Drawing sheet narrative:

A-201 – East Elevation

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

A-202 – West Elevation

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

A-203 – North Elevation

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

Minor Modification narrative

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

Submittal does not affect the proposed building use.

Submittal affects building envelop change:

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

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

Drawing sheets revised are as follows:

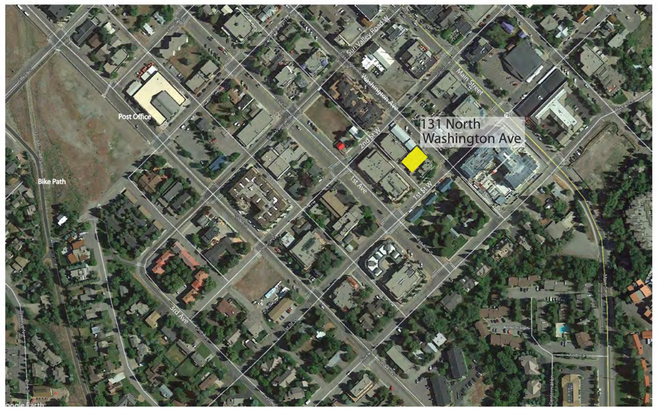
- CS – Cover Sheet
- A-005
- A-105
- A-200
- A-200a
- A-201
- A-202
- A-203
- S2.4
- S5.0
- New sheet – S2.5

City of Ketchum

ATTACHMENT C:

Proposed Plans

OWNERSHIP OF DOCUMENTS: This document, and the ideas and designs incorporated herein as an instrument of professional service, is the property of Brunelle Architects, and is not to be used, in whole or in part, for any other project without the written authorization of Brunelle Architects, Inc.



Project Team

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

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Lee Fieguth
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C: 208/309-53333

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markell.bateman@frost-structural.com

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

Horizontal siding and vertical corner boards added to rendering 5

Project Information

Address: 131 N Washington Ave, Ketchum, Idaho 83340
Parcel Number: RPK00000390030
Legal Description: Ketchum Lot 3, Block 39
Lot Size: 5500 sf
Building Department: City of Ketchum
County: Blaine
Building Code (per City Code 15.04..010)

- International Building Code (IBC) 2018 Edition, Appendices A, B, C, E, G, I, and J and revised section 903 and excluding section 101.4.3
- International Energy Conservation Code (IECC) 2018 Edition, Including the appendix
- International Existing Building Code (IEBC), 2018 Edition
- International Property Maintenance Code (IPMC), 2018 Edition
- International Residential Code (IRC), 2018 Edition, Parts 1 through IV and IX, including appendices D, E, F, G, H, J, K, and M.
- International Building Code (IBC), Water conservation provisions of Appendix M
- Ketchum Municipal Code, Chapter 15.08

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

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

Setbacks / Height (per City Code 17.12.040. Table , Subdistrict 2: Mixed Use):

Front and street side	= 5'-0" average
Side (Interior side)	= 0'
Rear	= 3'
Setback for 4th floor	= 10'
Cantilevered decks/overhangs	= 0'

Maximum Building heights

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

Planning Code Compliance

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

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

Parking Calculations
Residential multiple-family dwelling within the Community Core (CC) District :

Units 750 square feet or less	0 parking spaces
Units 751 square feet to 2,000 square feet	1 space
Units 2,001 square feet and above	2 parking spaces

3 parking spaces provided

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

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

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

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

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

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

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

Index of Drawings

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

Bohica Building
131 N Washington Ave
Ketchum, ID 83340

BRUNELLE ARCHITECTS, INC
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BRUNELLE ARCHITECTS INC

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Hailey Idaho
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p. 208.589.0771
©2020

PROJECT:
Bohica Building

131 N Washington Ave
Ketchum, ID 83340

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

REVISION	DATE
5	10/3/23

NOTES:

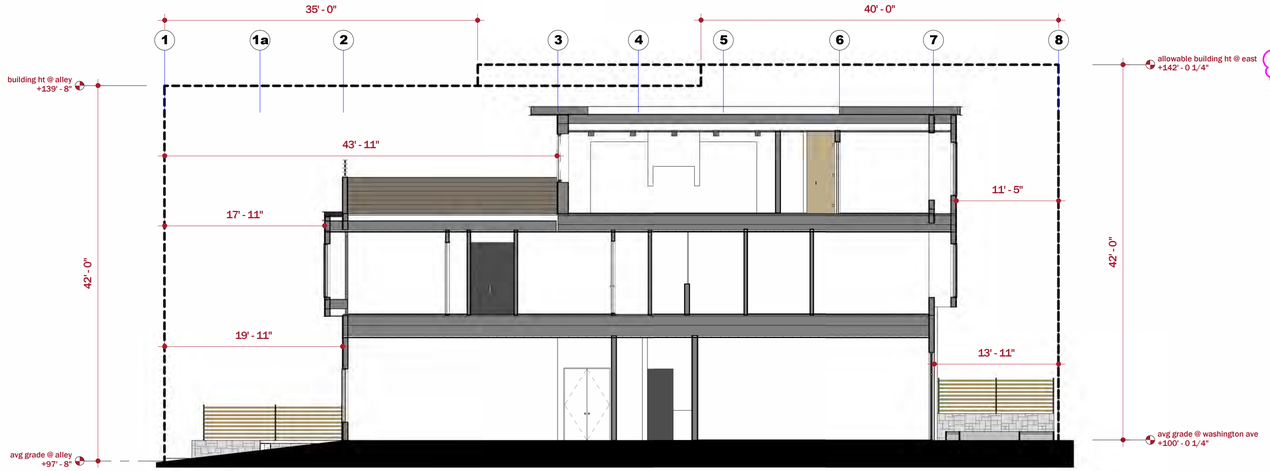
Licensed Architect
Michael R. Brunelle
AR-984536
Hailey
State of Idaho

Cover Sheet

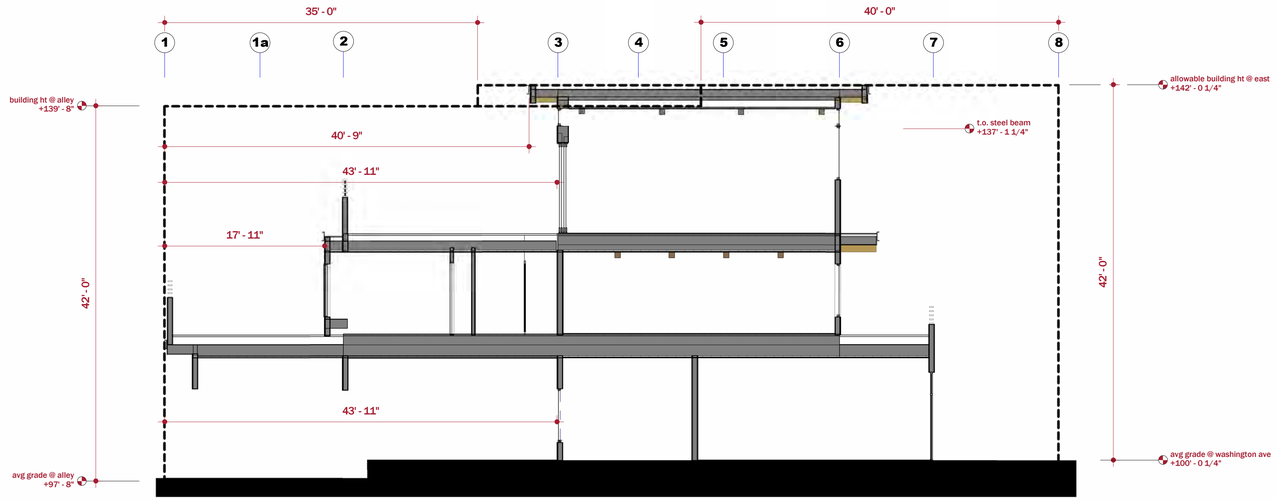
SCALE: As indicated

CS

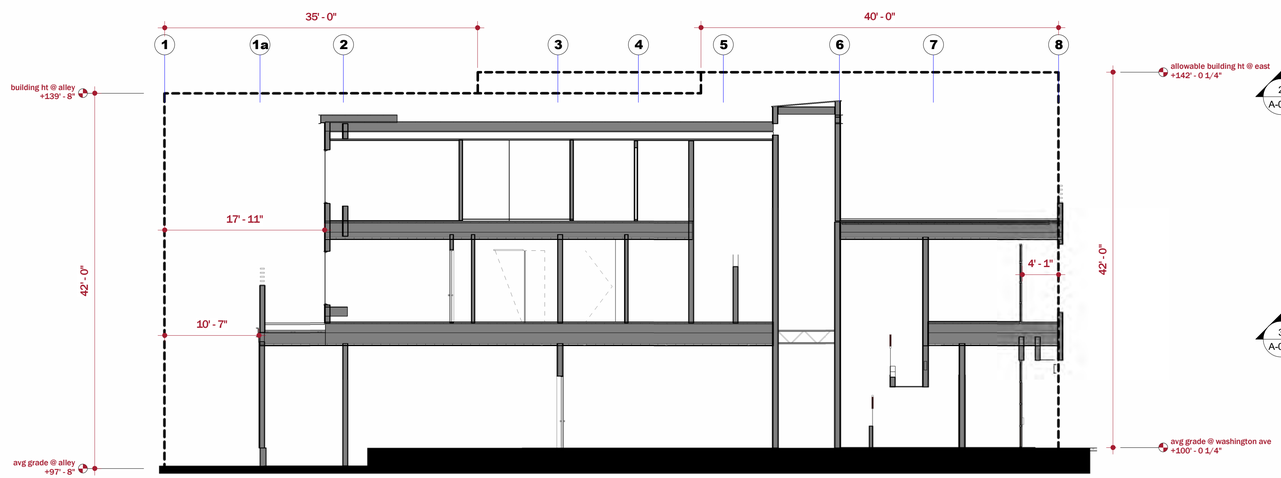
DRAWN BY: Author
PLOT DATE: 10/3/2023 12:38:11 PM



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



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



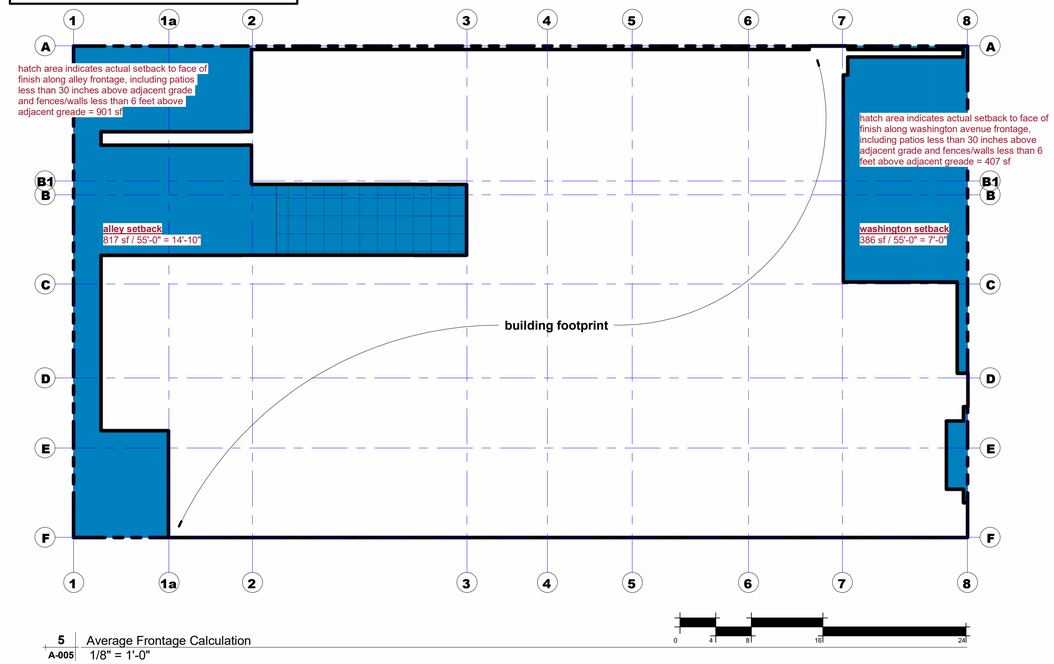
3 A-005 setback section - 3
1/8" = 1'-0"

Average Grade Calculation

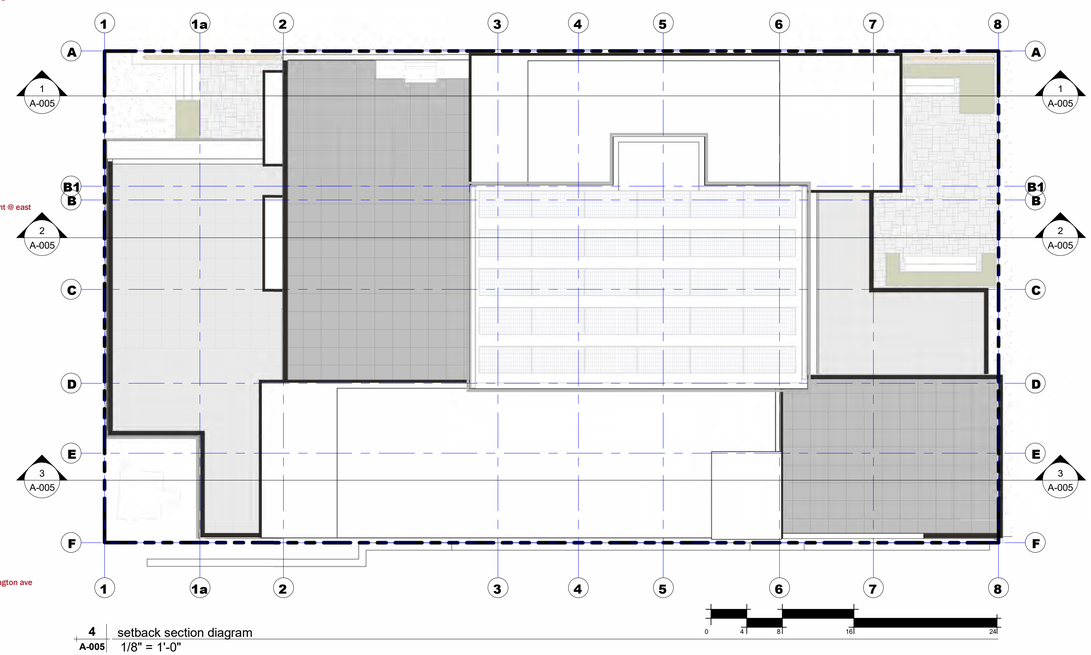
Grade 5836.66 ft = 100'-0"
Average grade = 5836.62 ft
Allowable building ht = 5878.62 ft 5

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

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



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



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

BRUNELLE ARCHITECTS INC

190 Croebreak Rd
PO BOX 3204
Hailey Idaho
83333-3204
p 208.580.0171

©2020

PROJECT:
Bohica Building

131 N Washington Ave
Ketchum, ID 83340

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

REVISION	DATE
5	10/3/23

NOTES:

Licensed Architect
Michael R. Brunelle
AR-984536
Hailey
State of Idaho

setback sections

SCALE: As indicated

A-005

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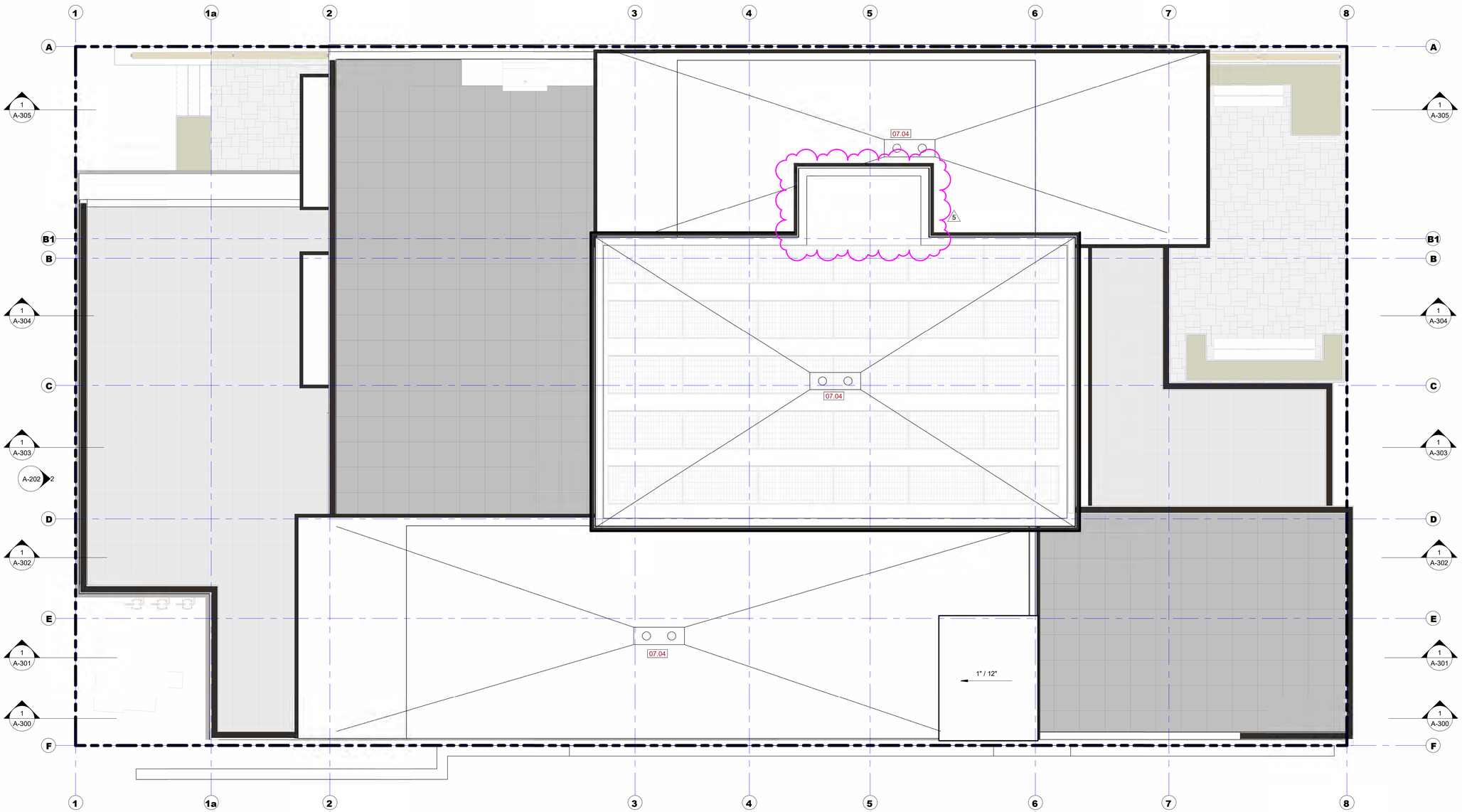
Plot Date: 10/3/2023 12:36:53 PM



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

XX.XX

Division 01 — General Requirements

Division 02 — Site/Existing Conditions
02.01 Gas meter, protection as required by city code

Division 03 — Concrete
03.01 4" concrete slab per foundation plan over, 2" rigid insulation (2000 psf, R-8 min.) over, 6 mil reinforced poly vapor barrier over, 6" crushed washed gravel over, undisturbed subsoil or engineered fill

Division 04 — Masonry
04.01 Paver, Belgard 'Dublin Cobble Paver', 3 piece pattern over, 2" sand setting bed over, geotextile layer over, 4" gravel over, geotextile layer
04.02 6" stone veneer (match existing) siding over, Zip System wall sheathing over, 2x framed wall over, 6-mil. visq. vapor barrier over, interior finish. Wall insulation to be R-21.

Division 05 00 00 — Metals
05.01 24 gauge metal - bonderized, window / door / trim drip edge, flashing

Division 06 — Wood, Plastics, and Composites
06.01 3/4" x 5" horizontal, square edge lap horizontal siding over, Zip System wall sheathing over, 2x framed wall over, 6-mil. visq. vapor barrier over, interior finish. Wall insulation to be R-21.
06.02 Soffit - 1x6 T&G, square edge with 1/16" gap, stained to match existing
06.03 Wood horizontal slat wall privacy screen
06.04 Timber exposed rafter - Douglas Fir, stained to match existing
06.05 Roof fascia
06.06 Timber bench

Division 07 — Thermal and Moisture Protection
07.01 Ballasted Protected EPDM roof system, washed rock ballast over, filter fabric over, 2 layers extruded polystyrene (with drainage channels) over, 4-mil. polyethylene slip sheet over, Grace ice and water shield - bituminous waterproof membrane
07.02 Grace Ice and Water roofing underlayment
07.03 Dampproofing
07.04 Roof drain combo/overflow drain, slope 1/4"/ft min to drain
07.05 Floor drain w grease trap interceptor connection to drainage system
07.08 Roof frame cavity insulation: R-54 min. insulation combination - closed cell polyurethane foam with blown-in blanket insulation
07.09 Wall cavity insulation: R-28 min. insulation combination - closed cell polyurethane foam with blown-in blanket insulation
07.10 Spray polyurethane insulation: R10 min.
07.11 Tapered EPS roof insulation

Division 08 — Openings
08.01 Aluminum clad windows with insulating Low-E glass by Sierra Pacific, Urban Casement, color to be Sift Espresso 097
08.02 Frameless shower enclosure - tempered
08.03 Garage door
08.04 Tempered safety glass
08.05 Means of egress opening
08.06 Crawlspace access - 30" x 48"

Division 09 — Finishes
09.01 -

Division 10 — Specialties
10.01 Handrail - per IBC section 1012
10.02 Steel planters
10.03 Bike rack
10.04 Unit address plaque
10.05 Building signage

Division 11 — Equipment
11.01 -

Division 12 — Furnishings
12.01 -

Division 13 — Special Construction
13.01 Shower niche

Division 14 — Conveying Equipment
14.01 -

Division 21 — Fire Suppression
21.01 Sprinler system per NFPA13
21.02 Standpipe Fire department connection installed per code
21.03 KnoxBox 3200, installed per code
21.04 Fire sprinkler connection alarm bell, installed per code

Division 22 — Plumbing
22.01 Locate shower valve on knee wall

Division 23 — Heating, Ventilating, and Air Conditioning (HVAC)
23.01 Direct vent exhaust for gas fireplace
23.02 Exhaust venting for kitchen range hood

Division 26 — Electrical
26.01 Electric meters
26.02 Wall sconce - dark sky compliant
26.03 Wall lourve - dark sky compliant
26.04 Electrical transformer
26.05 Electrical sector
1 26.06 Street Light

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PROJECT:
Bohica Building

131 N Washington Ave
Ketchum, ID 83340

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

REVISION	DATE
5	10/3/23

NOTES:

Licensed Architect
Michael R. Brunelle
AR-984536
Hailey
State of Idaho

roof plan

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

A-105

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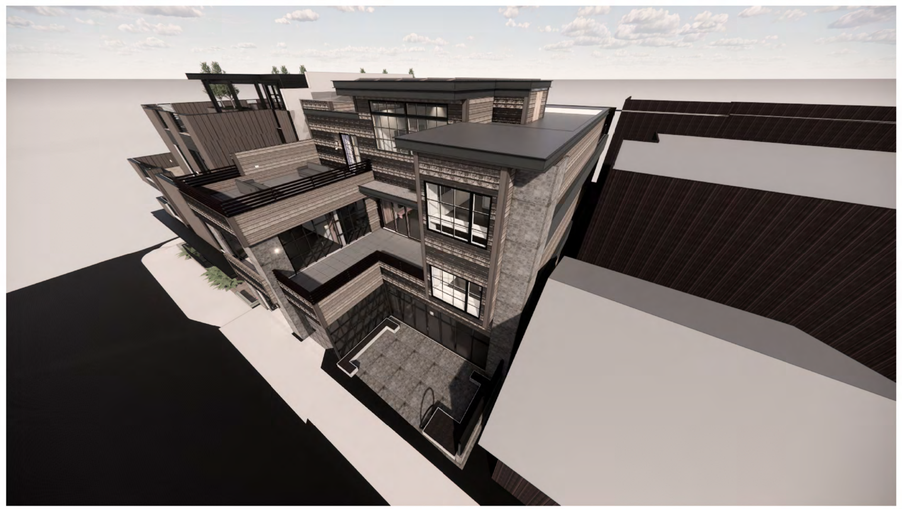
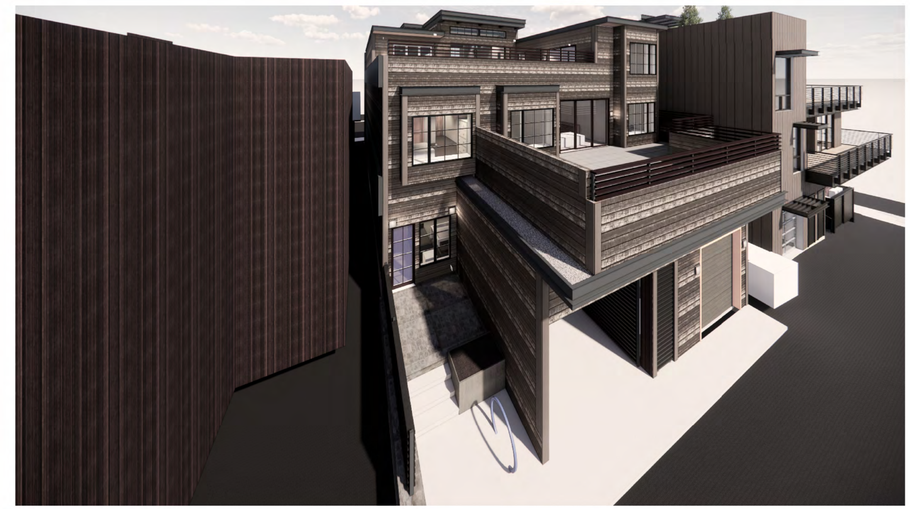
Plot Date: 10/3/2023 12:36:57 PM

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

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



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



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

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

Horizontal siding and vertical corner boards added to rendering 5

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Ketchum, ID 83340

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

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

NOTES:

Licensed Architect
Michael R. Brunelle
AR-984536
Hailey
State of Idaho

renderings

SCALE: 12" = 1'-0"

A-200

3

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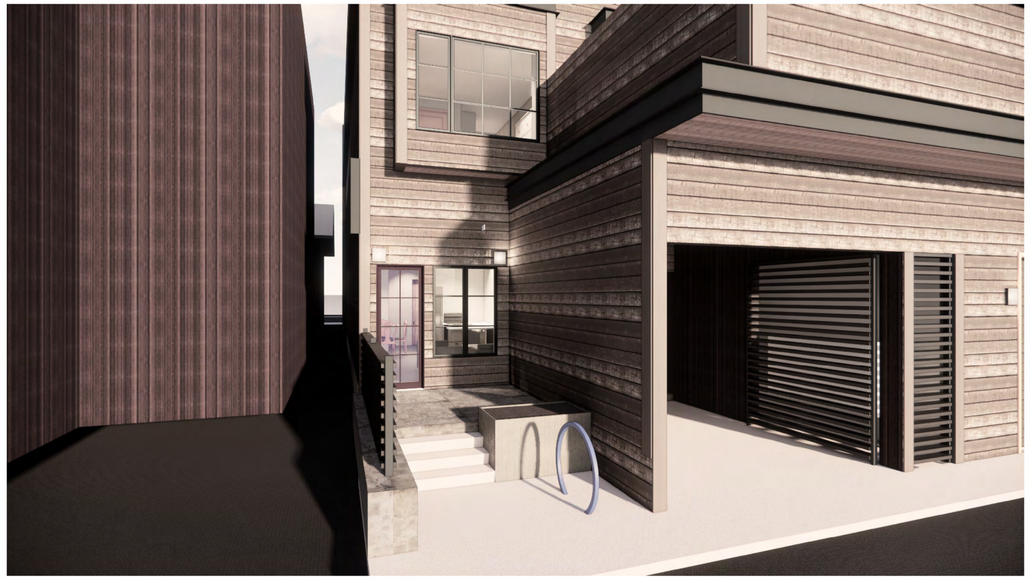

1 | A-200a housing patio
12" = 1'-0"

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

Horizontal siding and vertical corner boards added to rendering 5

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3	8/25/23
5	10/3/23

NOTES:

Licensed Architect
Michael R. Brunelle
AR-984536
Hailey
State of Idaho

renderings

SCALE: 12" = 1'-0"

A-200a

3

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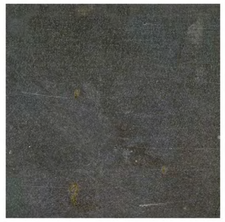
Plot Date: 10/3/2023 12:37:02 PM

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



MAT 1 - Metal - unpainted, sealed steel

MAT 2 - Drystack stone veneer

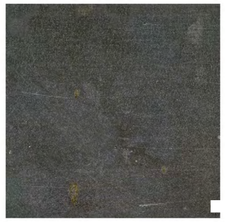
MAT 3 - Corner Boards - 2x8, circle sawn, cedar, stained Hewn.com 'Aloha'

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

MAT 5 - Roofing - stone ballasted

MAT 6 - Wood railing with steel posts, Kebony

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



MAT 8 - Metal pa atch steel fascia material

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PROJECT:
Bohica Building

131 N Washington Ave
Ketchum, ID 83340

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

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

NOTES:

Licensed Architect
Michael R. Brunelle
AR-984536
Hailey
State of Idaho

elevations

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

A-201

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Plot Date: 5/8/2024 3:24:42 PM

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

MAT 1 - Metal - unpainted, sealed steel

MAT 2 - Drystack stone veneer

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

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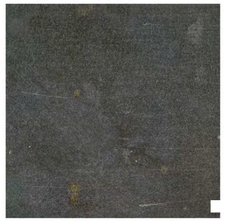

MAT 8 - Metal pa atch steel fascia material

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NOTES:

Licensed Architect
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AR-984536
Hailey
State of Idaho

elevations

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

A-202

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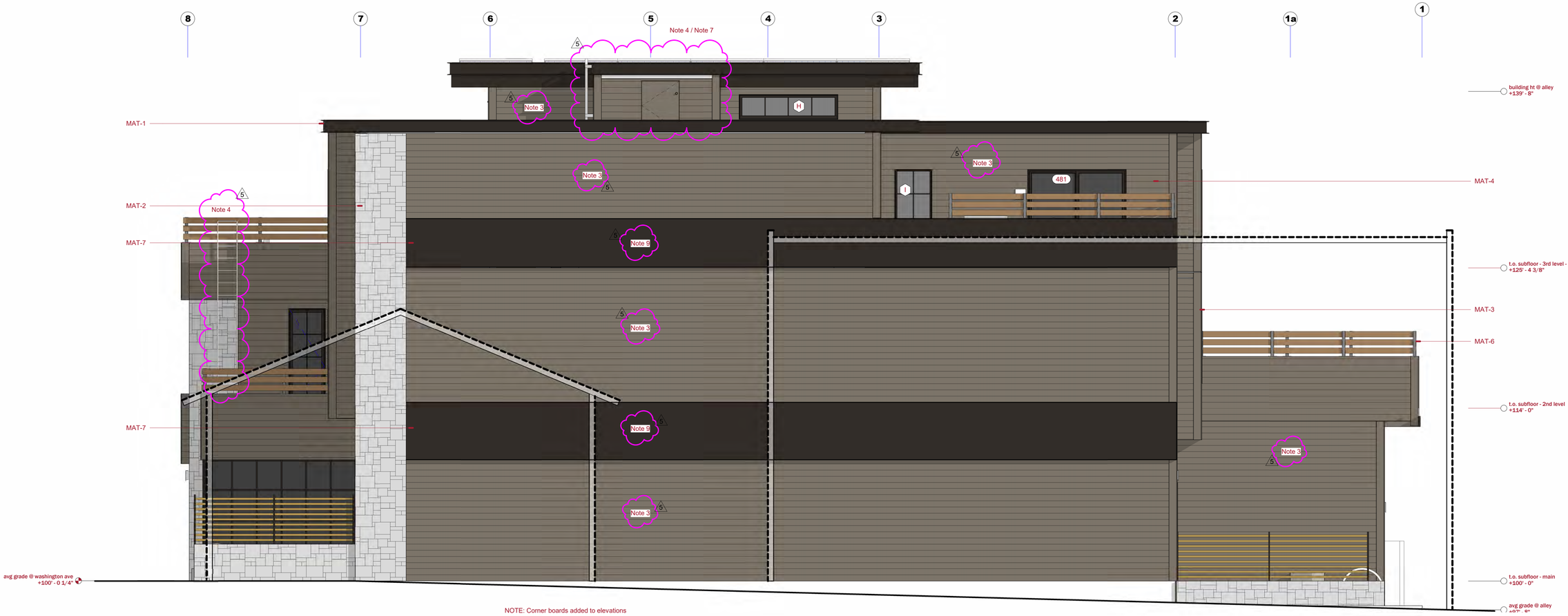
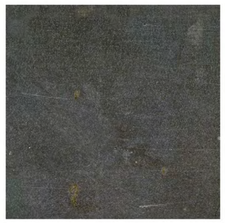
Plot Date: 5/8/2024 3:25:57 PM



NOTE: Corner boards added to elevations

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

Horizontal siding and vertical corner boards added to rendering



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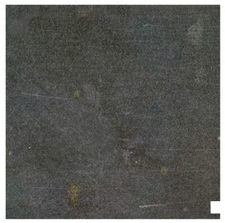

MAT 8 - Metal pa atch steel fascia material

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4	9/30/23
5	10/3/23

NOTES:

Licensed Architect
Michael R. Brunelle
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Hailey
State of Idaho

elevations

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

A-203

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Plot Date: 5/8/2024 3:26:28 PM

SHEARWALL TYPE SCHEDULE

NOTES:

1. SHEARWALL TYPES LISTED BELOW ARE NOT JOB SPECIFIC. SOME TYPES MAY NOT BE USED ON THE PLANS.
2. FRAMING MEMBER SUPPORTING MATERIAL SHALL BE SPACED AT 16" ON CENTER (O.C.) MAXIMUM.
3. ANCHOR BOLTS TO FOUNDATION SHALL BE 10" LONG AND SHALL BE EMBED 7" INTO CONCRETE. EXPANSION BOLTS OR SHOT PINS MAY BE USED AT INTERIOR WALLS (AWAY FROM EDGE OF SLAB OR SLAB STEP-DOWN) PER SUPPLEMENTAL INSTRUCTIONS.
4. A MINIMUM OF (2) ANCHOR BOLTS SHALL BE USED ON EACH BASE PLATE PIECE. PROVIDE (1) ANCHOR BOLT MINIMUM WITHIN 9" OF EACH END PIECE.
5. PROVIDE CONTINUOUS DOUBLE 2x TOP PLATE AT ALL SHEARWALLS AND EXTERIOR WALL. UNLESS NOTED OTHERWISE (U.N.O.), LAP SPLICE TOP PLATE A MINIMUM 4'-0" WITH 16d NAILS STAGGERED AT 2" ON CENTER (O.C.) ((24) 16d NAILS TOTAL...
6. PROVIDE FULL HEIGHT DOUBLE STUDS AT ENDS OF SHEARWALLS UNLESS NOTED OTHERWISE ON PLANS OR DETAILS.
7. BLOCK ALL PANEL EDGES. EDGE NAIL SHEATHING AT BLOCKED EDGES.

MARK	SHEATHING MATERIAL	EDGE NAILING	FIELD NAILING	BOTTOM PLATE ATTACHMENT
5	7/16" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 6" O.C.	8d COMMON AT 12" O.C.	CONCRETE: 1/2" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 36" O.C. CONCRETE: 5/8" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 48" O.C. WOOD: 16d STAGGERED AT 6" O.C.
6.	7/16" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 4" O.C.	8d COMMON AT 12" O.C.	CONCRETE: 1/2" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 24" O.C. CONCRETE: 5/8" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 32" O.C. WOOD: 16d STAGGERED AT 4" O.C.
7	7/16" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 3" O.C.	8d COMMON AT 12" O.C.	CONCRETE: 1/2" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 18" O.C. CONCRETE: 5/8" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 26" O.C. WOOD: 16d STAGGERED AT 3" O.C.
8	7/16" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL (2) 2x OR 3x STUDS/BLOCKING AT ADJOINING PANEL EDGES.	8d COMMON AT 2" O.C. STAGGER AT ADJOINING PANEL EDGES.	8d COMMON AT 12" O.C.	CONCRETE: 1/2" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 8" O.C. CONCRETE: 5/8" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 14" O.C. WOOD: SDS1/4"x4-1/2" AT 8" O.C.

HOLDOWN SCHEDULE

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

POST (P) SCHEDULE

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

STEEL COLUMN (SC) SCHEDULE

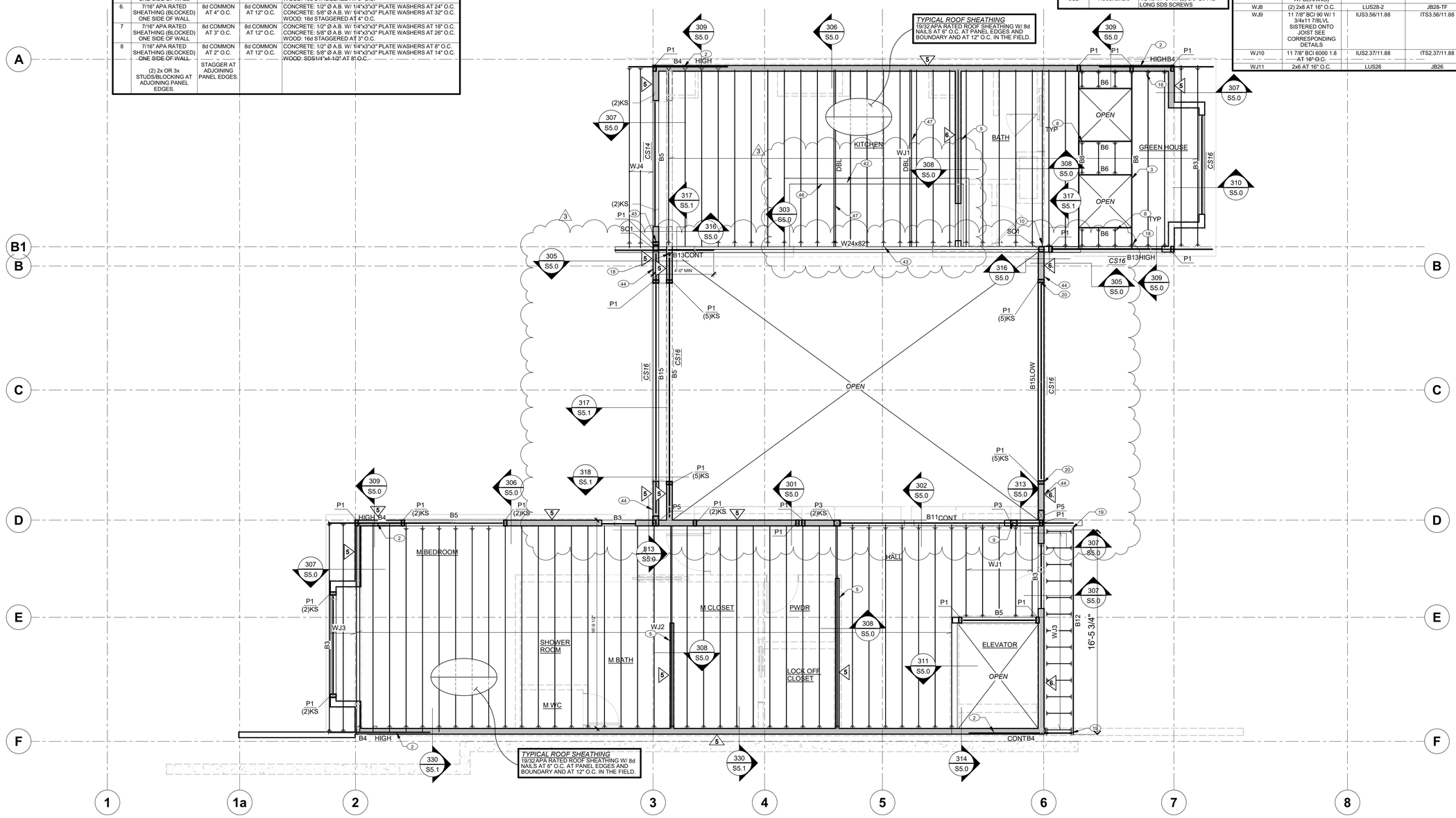
MARK	SIZE	BASE CONNECTION
ESC1	HSS4X4X1/4	SEE CORRESPONDING DETAILS
ESC2	HSS5X5X1/4	SEE CORRESPONDING DETAILS
ESC4	HSS5X5X1/2	SEE CORRESPONDING DETAILS
SC1	HSS6X6X3/8	SEE CORRESPONDING DETAILS
SC2	HSS5X5X3/8	1/2"x8"x1'-0" W/ (2) 5/8" DIA 12" LONG SDS SCREWS

WOOD JOIST (WJ) SCHEDULE

MARK	JOIST	FACE MOUNT HANGER	TOP FLANGE HANGER
WJ1	11 7/8" BCI 60 AT 16" O.C.	IUS2.37/11.88	ITS2.37/11.88
WJ2	11 7/8" BCI 90 AT 16" O.C. (WEB STIFFENERS AT BEARING)	IUS2.37/11.88	ITS2.37/11.88
WJ3	9 1/2" BCI 5000 1.7 AT 16" O.C.	IUS3.56/11.88	ITS3.56/11.88
WJ4	(2)1-3/4x9-1/2 LVL AT 16" O.C.		
WJ5	11 7/8" BCI 5000 1.7 AT 16" O.C.	IUS2.06/11.88	ITS3.56/11.88
WJ6	11 7/8" BCI 90 AT 12" O.C.	IUS3.56/11.88	ITS3.56/11.88
WJ7	14" BCI 90 AT 12" O.C. (WEB STIFFENERS AT BEARING)	MIU3.56/14	MIT414
WJ8	(2) 2x8 AT 16" O.C.	LUS28-2	JB28-TF
WJ9	11 7/8" BCI 90 W / 1 3/4x11 7/8LVL SISTERED ONTO JOIST SEE CORRESPONDING DETAILS	IUS3.56/11.88	ITS3.56/11.88
WJ10	11 7/8" BCI 6000 1.8 AT 16" O.C.	IUS2.37/11.88	ITS2.37/11.88
WJ11	2x6 AT 16" O.C.	LUS26	JB26

ROOF FRAMING PLAN NOTES

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



KEYNOTES

2	HHUS7.25/10 HANGER
3	SKYLIGHTS, SEE ARCHITECTURAL PLANS
5	ALIGN ADDITIONAL JOIST W/ SHEAR WALL
8	HU11 HANGER
9	POCKET BEAM INTO TRUSS AND PROVIDE P1 POST AT EACH END OF BEAM, SEE DETAIL FOR ADDITIONAL INFORMATION
10	ALIGN JOIST W/ GRIDLINE 6 AND ATTACH PER DETAIL 316/S5.0
18	HU610 HANGER
19	INVERTED HUC412 HANGER
20	ATTACH BEAM TO KING STUD W/ HGA10 CLIP AT TOP AND BOTTOM OF BEAM, ALIGN BEAM W/ SHEARWALL ABOVE
42	INSTALL WEBSTIFFENERS BELOW WALL ABOVE
43	INSTALL WEBSTIFFENERS IAT JOISTS THAT CARRY BEARING WALL ABOVE
44	FRAME WALL W/ 1 3/4x5 1/2 LVL AT 12" O.C.
45	SOLID BLOCK BELOW WOOD BEAM TO WOOD POST BELOW
46	INSTALL 6x6 MECHANICAL CURB THAT WOOD STUD WALL BEARS ON ABOVE
47	ALIGN DOUBLE JOSIT W/ POST ABOVE

BEAM (B) SCHEDULE

MARK	SIZE
B1	(3)2x6 or 6x6 or (3)1-3/4x5-1/2LVL or 5-1/4x5-1/2 LVL
B2	(3)2x8 or 6x8 or (3)1-3x5-1/2LVL or 5-1/4x5-1/2 LVL
B3	(3)2x10 or 6x10 or (3)1-3/4x7-1/4LVL or 5-1/4x7-1/4 LVL
B4	(3)1-3/4x9-1/2 LVL or 5-1/4x9-1/2LVL
B5	(3)1-3/4x9-1/2 LVL or 5-1/4x9-1/2LVL
B6	(1) 1-3/4x11-7/8LVL
B7	(2)1-3/4x11-7/8 or 3-1/2x11-7/8LVL
B8	(3)1-3/4x11-7/8 LVL or 5-1/4x11-7/8LVL
B9	(3)1 3/4x14LVL OR 5 1/4x14LVL
B10	(3) 1-3/4x18LVL
B11	5 1/8x24 GLB
B12	(2)1-3/4x9-1/2 LVL ATTACHED TO C12x30 SEE DETAIL
B13	5 1/4x9 1/2 LVL
B14	5 1/4x11 7/8 LVL
B15	5 1/4x14 LVL
B16	7x11 7/8 LVL
B17	(4)1-3/4x11-7/8 LVL
B18	(4)1-3/4x18 LVL (SEE DETAIL)
B19	(4)1 3/4x14LVL OR 7x14LVL
EB1	(3)2x6 or 6x6 or (3)1-3/4x5-1/2LVL
EB2	(3)2x8 or 6x8 or (3)1-3x5-1/2LVL
EB3	(3)2x10 or 6x10 or (3)1-3/4x7-1/4LVL
EB4	(3)1-3/4x9-1/2 LVL or 5-1/4x9-1/2LVL
EB5	(2)1-3/4x11-7/8 or 3-1/2x11-7/8LVL
EB6	(3)1-3/4x11-7/8 or 5-1/4x11-7/8LVL
EB7	(3)1-3/4x14 or 5-1/4x14LVL
EB8	(3)1-3/4x16 or 5-1/4x16LVL
EB9	(3) 1-3/4x18LVL or 5-1/4x18LVL
EB10	5 1/8x21 GLB
EB11	5-1/8x28-1/2 GLB
EB12	(2) 1-3/4x18LVL

ROOF FRAMING PLAN

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

NORTH

REV.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			

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PROJECT: BOHICA
131 N Washington Ave
Ketchum, ID 83340

CLIENT:

STRUCTURAL ENGINEERS SEAL: PROFESSIONAL ENGINEER REGISTERED 11697 STATE OF IDAHO MARCELL B. FROST 8/29/23

ROOF FRAMING PLAN

JOB NO.: F21-325 | PROJECT MANAGER: MB | CAD OPERATOR: Admin

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DATE: | CURRENT REV.

S2.4

SHEARWALL TYPE SCHEDULE

NOTES:

1. SHEARWALL TYPES LISTED BELOW ARE NOT JOB SPECIFIC. SOME TYPES MAY NOT BE USED ON THE PLANS.
2. FRAMING MEMBER SUPPORTING MATERIAL SHALL BE SPACED AT 16" ON CENTER (O.C.) MAXIMUM.
3. ANCHOR BOLTS TO FOUNDATION SHALL BE 10" LONG AND SHALL BE EMBED 7" INTO CONCRETE. EXPANSION BOLTS OR SHOT PINS MAY BE USED AT INTERIOR WALLS (AWAY FROM EDGE OF SLAB OR SLAB STEP-DOWN) PER SUPPLEMENTAL INSTRUCTIONS.
4. A MINIMUM OF (2)ANCHOR BOLTS SHALL BE USED ON EACH BASE PLATE PIECE. PROVIDE (1) ANCHOR BOLT MINIMUM WITHIN 9" OF EACH END PIECE.
5. PROVIDE CONTINUOUS DOUBLE 2x TOP PLATE AT ALL SHEARWALLS AND EXTERIOR WALL. UNLESS NOTED OTHERWISE (U.N.O.), LAP SPLICE TOP PLATE A MINIMUM 4'-0" WITH 16d NAILS STAGGERED AT 2" ON CENTER (O.C.) ((24) 16d NAILS TOTAL...
6. PROVIDE FULL HEIGHT DOUBLE STUDS AT ENDS OF SHEARWALLS UNLESS NOTED OTHERWISE ON PLANS OR DETAILS.
7. BLOCK ALL PANEL EDGES. EDGE NAIL SHEATHING AT BLOCKED EDGES.

MARK	SHEATHING MATERIAL	EDGE NAILING	FIELD NAILING	BOTTOM PLATE ATTACHMENT
5	7/16" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 6" O.C.	8d COMMON AT 12" O.C.	CONCRETE: 1/2" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 36" O.C. CONCRETE: 5/8" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 48" O.C. WOOD: 16d STAGGERED AT 6" O.C.
6.	7/16" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 4" O.C.	8d COMMON AT 12" O.C.	CONCRETE: 1/2" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 24" O.C. CONCRETE: 5/8" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 32" O.C. WOOD: 16d STAGGERED AT 4" O.C.
7	7/16" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 3" O.C.	8d COMMON AT 12" O.C.	CONCRETE: 1/2" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 18" O.C. CONCRETE: 5/8" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 26" O.C. WOOD: 16d STAGGERED AT 3" O.C.
8	7/16" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL (2) 2x OR 3x STUDS/BLOCKING AT ADJOINING PANEL EDGES.	8d COMMON AT 2" O.C. STAGGER AT ADJOINING PANEL EDGES.	8d COMMON AT 12" O.C.	CONCRETE: 1/2" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 8" O.C. CONCRETE: 5/8" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 14" O.C. WOOD: SDS1/4"x4-1/2" AT 8" O.C.

WOOD JOIST (WJ) SCHEDULE

MARK	JOIST	FACE MOUNT HANGER	TOP FLANGE HANGER
WJ1	11 7/8" BCI 60 AT 16" O.C.	IUS2.37/11.88	ITS2.37/11.88
WJ2	11 7/8" BCI 90 AT 16" O.C. (WEB STIFFENERS AT BEARING)	IUS2.37/11.88	ITS2.37/11.88
WJ3	9 1/2" BCI 5000 1.7 AT 16" O.C.	IUS3.56/11.88	ITS3.56/11.88
WJ4	(2)1-3/4x9-1/2 LVL AT 16" O.C.		
WJ5	11 7/8" BCI 5000 1.7 AT 16" O.C.	IUS2.06/11.88	ITS3.56/11.88
WJ6	11 7/8" BCI 90 AT 12" O.C.	IUS3.56/11.88	ITS3.56/11.88
WJ7	14" BCI 90 AT 12" O.C. (WEB STIFFENERS AT BEARING)	MIU3.56/14	MIT414
WJ8	(2) 2x8 AT 16" O.C.	LUS28-2	JB28-TF
WJ9	11 7/8" BCI 90 W/ 1 3/4x11 7/8LVL SISTERED ONTO JOIST SEE CORRESPONDING DETAILS	IUS3.56/11.88	ITS3.56/11.88
WJ10	11 7/8" BCI 6000 1.8 AT 16" O.C.	IUS2.37/11.88	ITS2.37/11.88
WJ11	2x6 AT 16" O.C.	LUS26	JB26

HOLDOWN SCHEDULE

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

POST (P) SCHEDULE

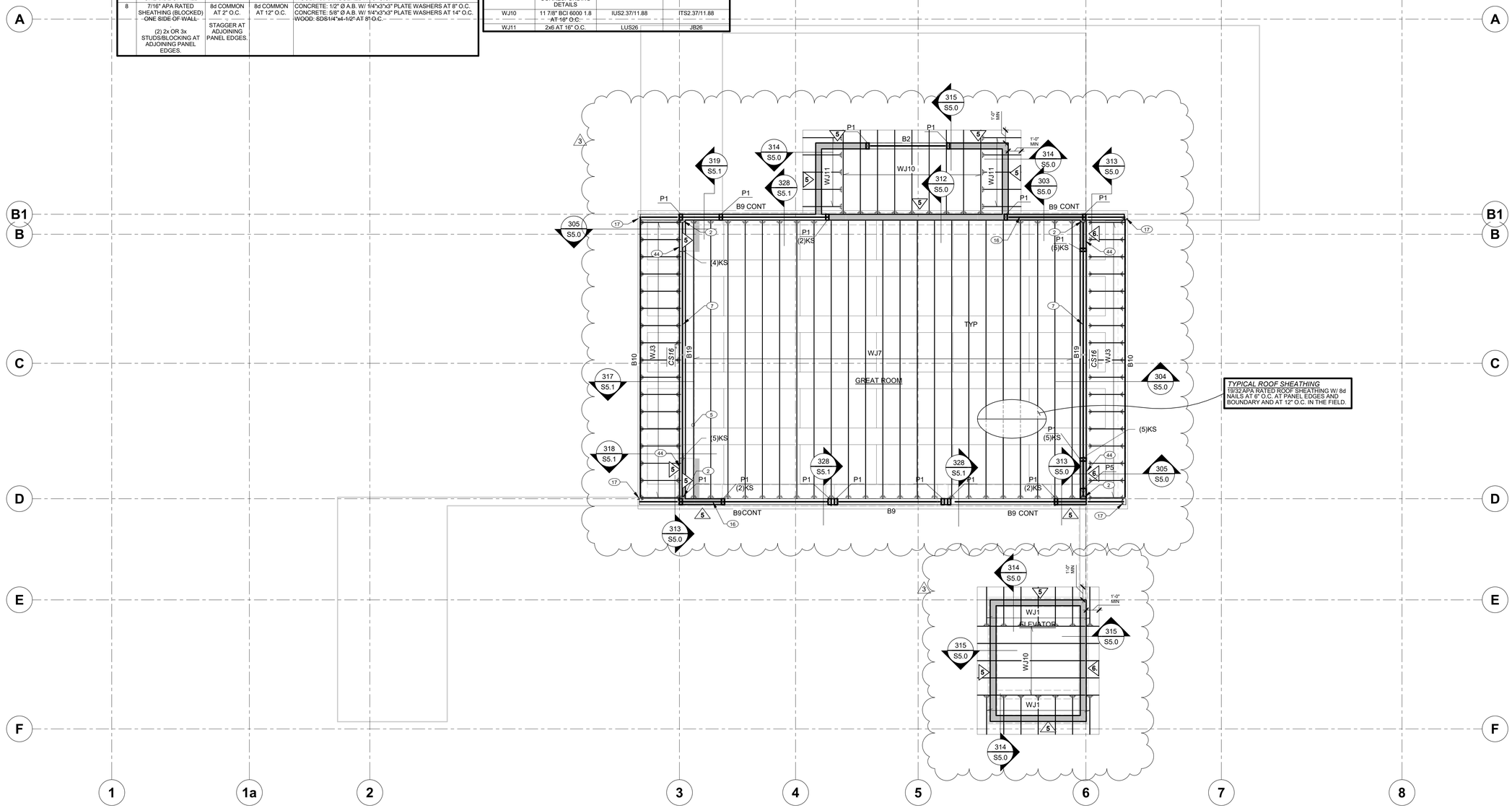
MARK	SIZE	SPECIES AND GRADE	CONNECTION
P1	(2) 2x6	DOUG FIR NO. 2	SEE TYPICAL DETAIL
P2	(3) 2x6	DOUG FIR NO. 2	SEE TYPICAL DETAIL
P3	(4) 2x6	DOUG FIR NO. 2	SEE TYPICAL DETAIL
P4	6x6	DOUG FIR NO. 2	SEE TYPICAL DETAIL
P5	5 1/4x9 1/2 LVL	LVL	SEE TYPICAL DETAIL
P6	5 1/4x11 7/8 LVL	LVL	SEE TYPICAL DETAIL

STEEL COLUMN (SC) SCHEDULE

MARK	SIZE	BASE CONNECTION
ESC1	HSS4X4X1/4	SEE CORRESPONDING DETAILS
ESC2	HSS5X5X1/4	SEE CORRESPONDING DETAILS
ESC4	HSS6X5X1/2	SEE CORRESPONDING DETAILS
SC1	HSS6X6X3/8	SEE CORRESPONDING DETAILS
SC2	HSS5X5X3/8	1/2"x8"x1'-0" W/ (2) 5/8" DIA 12" LONG SDS SCREWS

ROOF FRAMING PLAN NOTES

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



KEYNOTES

2	HHUS7.25/10 HANGER
5	ALIGN ADDITIONAL JOIST W/ SHEAR WALL
7	WOOD BEAM EXTEND TO B&D GRIDLINES
16	6'-0" MIN BACK SPAN
17	INVERTED HUC610 HANGER
44	FRAME WALL W/ 1 3/4x5 1/2 LVL AT 12" O.C.

BEAM (B) SCHEDULE

MARK	SIZE
B1	(3)2x6 or 6x6 or (3)1-3/4x5-1/2LVL or 5-1/4x5-1/2 LVL
B2	(3)2x8 or 6x8 or (3)1-3x5-1/2LVL or 5-1/4x5-1/2 LVL
B3	(3)2x10 or 6x10 or (3)1-3/4x7-1/4LVL or 5-1/4x7-1/4 LVL
B4	(3)1-3/4x9-1/2 LVL or 5-1/4x9-1/2LVL
B5	(3)1-3/4x9-1/2 LVL or 5-1/4x9-1/2LVL
B6	(1) 1-3/4x11-7/8LVL
B7	(2)1-3/4x11-7/8 or 3-1/2x11-7/8LVL
B8	(3)1-3/4x11-7/8 LVL or 5-1/4x11-7/8LVL
B9	(3)1 3/4x14LVL OR 5 1/4x14LVL
B10	(3) 1-3/4x18LVL
B11	5 1/8x24 GLB
B12	(2)1-3/4x9-1/2 LVL ATTACHED TO C12x30 SEE DETAIL
B13	5 1/4x9 1/2 LVL
B14	5 1/4x11 7/8 LVL
B15	5 1/4x14 LVL
B16	7x11 7/8 LVL
B17	(4)1-3/4x11-7/8 LVL
B18	(4)1-3/4x18 LVL (SEE DETAIL)
B19	(4)1 3/4x14LVL OR 7x14LVL
EB1	(3)2x6 or 6x6 or (3)1-3/4x5-1/2LVL
EB2	(3)2x8 or 6x8 or (3)1-3x5-1/2LVL
EB3	(3)2x10 or 6x10 or (3)1-3/4x7-1/4LVL
EB4	(3)1-3/4x9-1/2 LVL or 5-1/4x9-1/2LVL
EB5	(2)1-3/4x11-7/8 or 3-1/2x11-7/8LVL
EB6	(3)1-3/4x11-7/8 or 5-1/4x11-7/8LVL
EB7	(3)1-3/4x14 or 5-1/4x14LVL
EB8	(3)1-3/4x16 or 5-1/4x16LVL
EB9	(3) 1-3/4x18LVL or 5-1/4x18LVL
EB10	5 1/8x21 GLB
EB11	5-1/8x28-1/2 GLB
EB12	(2) 1-3/4x18LVL

HIGH ROOF FRAMING PLAN

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

NORTH

REV.	DATE	BY	DESCRIPTION
A			
A			
A			
A			
A	8/16/23		FRAMING CHANGES
A			
A			

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PROJECT: BOHICA
131 N Washington Ave
Ketchum, ID 83340

CLIENT:

STRUCTURAL ENGINEERS SEAL: PROFESSIONAL ENGINEER REGISTERED STATE OF IDAHO 11697 MARCELL B. FROST 8/29/23

HIGH ROOF FRAMING PLAN

JOB NO.: F21-325 | PROJECT MANAGER: MB | CAD OPERATOR: AuthorX

FROST Structural Engineering
1020 E. Lincoln Road
Idaho Falls, ID 83401
phone: 208.227.8404
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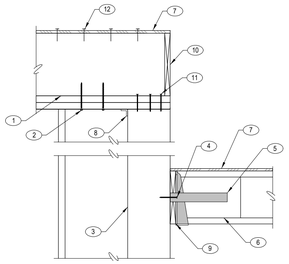
DATE: | CURRENT REV.: A

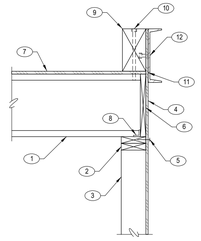
S2.5



KEYNOTES:	
1.	WOOD BEAM, SEE PLAN
2.	(2) 1/4" Ø x 6" LONG SDS SCREWS AT 16" O.C.
3.	WOOD POST
4.	1/2" LOG SCREW W/ 8" MIN EMBEDMENT
5.	HTT4
6.	WEB STIFFNER
7.	ROOF SHEATHING, SEE PLAN
8.	HGA 10 CLIP
9.	(1) 1/4" LSL W/ (6) 1/4" ⌭ BY 6" LONG SDS SCREWS AT POST
10.	CONT RIM BOARD
11.	(6) 1/4" Ø LONG SDS SCREWS AT EACH JOIST
12.	BOUNDARY NAILING, SEE PLAN

3

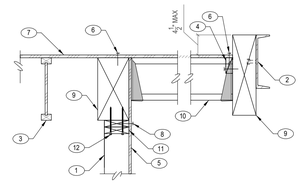
313 WOOD TRUSS AT WOOD POST
SCALE: NTS



KEYNOTES:	
1.	WOOD JOIST W/ CLIP, SEE PLAN
2.	CONT DBL 2x TOP PLATE W/ LAP SPLICE, SEE TYPICAL DETAIL
3.	WOOD STUD WALL, SEE PLAN
4.	WALL SHEATHING AS OCCURS, SEE PLAN
5.	EDGE NAILING, SEE SHEARWALL SCHEDULE
6.	CONT RIM BOARD
7.	ROOF SHEATHING, SEE PLAN
8.	A35 CLIP AT 16" O.C.
9.	WOOD BEAM, SEE PLAN
10.	1/2" ⌭ 12" LONG SCREW AT EACH JOIST
11.	NO SPLICE IN WALL SHEATHING
12.	CONT STEEL CHANNEL BY ARCHITECTURAL W/ 5/8" DIA 2" LONG THREADED STUDS AT 24" O.C. (DRILL AND EPOXY)

3

309 WOOD BEAM AT WOOD JOIST
SCALE: NTS

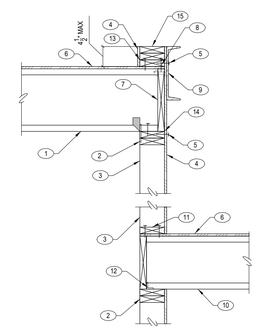


KEYNOTES:	
1.	WOOD STUD WALL, SEE PLAN
2.	CONT STEEL CHANNEL BY ARCHITECTURAL W/ 5/8" DIA 2" LONG THREADED STUDS AT 24" O.C. (DRILL AND EPOXY)
3.	WOOD JOIST, SEE PLAN
4.	2x BLOCKING W/ (3) 16d NAILS BETWEEN EACH JOIST
5.	WALL SHEATHING AS OCCURS, SEE PLAN
6.	BOUNDARY NAILING, SEE PLAN
7.	ROOF SHEATHING, SEE PLAN
8.	EDGE NAILING, SEE SHEARWALL SCHEDULE
9.	WOOD BEAM, SEE PLAN
10.	WOOD JOIST W/ HANGER, SEE PLAN
11.	CONT DBL TOP PLATE
12.	(2) 1/4" Ø x 6" LONG SDS SCREWS AT 16" O.C.

NOTES:	
A.	COORDINATE ROOF VENTILATION
B.	FASCIA PER ARCHITECTURAL DETAILS

3

305 WOOD TRUSS AT WOOD JOIST
SCALE: NTS

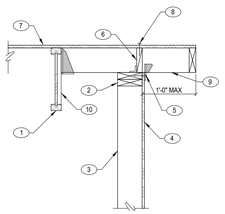


KEYNOTES:	
1.	WOOD JOIST W/ CLIP, SEE PLAN
2.	CONT DBL 2x TOP PLATE W/ LAP SPLICE, SEE TYPICAL DETAIL
3.	WOOD STUD WALL, SEE PLAN
4.	WALL SHEATHING AS OCCURS, SEE PLAN
5.	EDGE NAILING, SEE SHEARWALL SCHEDULE
6.	ROOF SHEATHING, SEE PLAN
7.	CONT RIM BOARD
8.	BOUNDARY NAILING, SEE PLAN
9.	CONT STEEL CHANNEL BY ARCHITECTURAL W/ 5/8" THREADED STUDS AT 24" O.C. STAGGER (PROVIDE NUT AND WASHER)
10.	WOOD JOIST W/ HANGER, SEE PLAN
11.	CONT 2x BOTTOM PLATE W/ (2) #8 SCREWS INTO EACH JOIST BELOW
12.	A35 CLIP AT 16" O.C.
13.	CONT 2x BOTTOM PLATE W/ (2) #8 SCREWS AT EACH TRUSS
14.	NO SPLICE IN WALL SHEATHING AT TOP PLATE
15.	BUILT-UP 2x PLATE AS REQUIRED

NOTES:	
A.	NO WALL SHEATHING SPLICE BETWEEN BLOCKING AND TOP PLATE
B.	COORDINATE ROOF VENTILATION
C.	FASCIA PER ARCHITECTURAL DETAILS

3

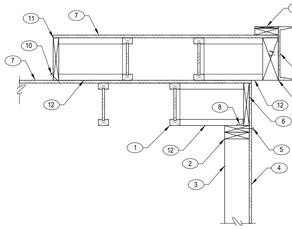
301 WOOD TRUSS AT WOOD JOIST
SCALE: NTS



KEYNOTES:	
1.	WOOD JOIST, SEE PLAN
2.	CONT DBL 2x TOP PLATE W/ LAP SPLICE, SEE TYPICAL DETAIL
3.	WOOD STUD WALL, SEE PLAN
4.	WALL SHEATHING AS OCCURS, SEE PLAN
5.	EDGE NAILING, SEE SHEARWALL SCHEDULE
6.	2x BLOCKING W/ A35 CLIP BETWEEN EACH JOIST
7.	ROOF SHEATHING, SEE PLAN
8.	BOUNDARY NAILING, SEE PLAN
9.	WOOD JOIST W/ HANGER, SEE PLAN
10.	WEB STIFFENER

3

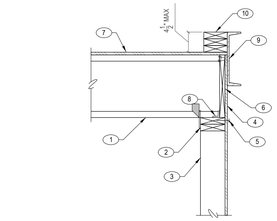
314 WOOD JOIST AT WOOD STUD WALL
SCALE: NTS



KEYNOTES:	
1.	WOOD JOIST W/ CLIP, SEE PLAN
2.	CONT DBL 2x TOP PLATE W/ LAP SPLICE, SEE TYPICAL DETAIL
3.	WOOD STUD WALL, SEE PLAN
4.	WALL SHEATHING AS OCCURS, SEE PLAN
5.	EDGE NAILING, SEE SHEARWALL SCHEDULE
6.	CONT RIM BOARD
7.	ROOF SHEATHING, SEE PLAN
8.	A35 CLIP AT 16" O.C.
9.	WOOD BEAM, SEE PLAN
10.	#8 SCREW AT EACH I-JOIST BLOCK
11.	CONT RIMBOARD W/ #8 SCREWS
12.	IG JOIST BLOCK
13.	CONT STEEL CHANNEL BY ARCHITECTURAL W/ 5/8" DIA 2" LONG THREADED STUDS AT 24" O.C. (DRILL AND EPOXY)
14.	BUILT-UP 2x PLATE AS REQUIRED

3

310 WOOD JOIST AT WOOD STUD WALL
SCALE: NTS

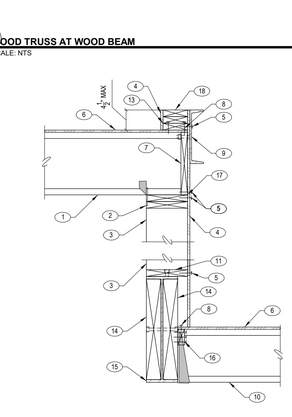


KEYNOTES:	
1.	WOOD JOIST W/ CLIP, SEE PLAN
2.	CONT DBL 2x TOP PLATE W/ LAP SPLICE, SEE TYPICAL DETAIL
3.	WOOD STUD WALL, SEE PLAN
4.	WALL SHEATHING AS OCCURS, SEE PLAN
5.	EDGE NAILING, SEE SHEARWALL SCHEDULE
6.	CONT RIM BOARD
7.	ROOF SHEATHING, SEE PLAN
8.	A35 CLIP AT 16" O.C.
9.	WOOD BEAM, SEE PLAN
10.	WOOD JOIST W/ HANGER, SEE PLAN
11.	CONT 2x BOTTOM PLATE W/ (2) #8 SCREWS INTO EACH JOIST BELOW
12.	WOOD BEAM, SEE PLAN
13.	CONT 2x BOTTOM PLATE W/ (2) #8 SCREWS AT EACH TRUSS
14.	2x BLOCKING W/ (3) 16d NAILS BETWEEN EACH JOIST
15.	NO SPLICE IN WALL SHEATHING AT TOP PLATE
16.	BUILT-UP 2x PLATE AS REQUIRED

NOTES:	
A.	NO WALL SHEATHING SPLICE BETWEEN BLOCKING AND TOP PLATE
B	COORDINATE ROOF VENTILATION
C.	FASCIA PER ARCHITECTURAL DETAILS

3

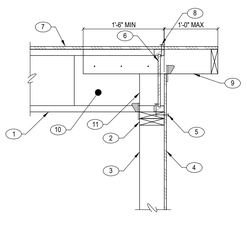
306 WOOD JOIST AT WOOD STUD WALL
SCALE: NTS



KEYNOTES:	
1.	WOOD JOIST W/ CLIP, SEE PLAN
2.	CONT DBL 2x TOP PLATE W/ LAP SPLICE, SEE TYPICAL DETAIL
3.	WOOD STUD WALL, SEE PLAN
4.	WALL SHEATHING AS OCCURS, SEE PLAN
5.	EDGE NAILING, SEE SHEARWALL SCHEDULE
6.	CONT RIM BOARD
7.	ROOF SHEATHING, SEE PLAN
8.	A35 CLIP AT 16" O.C.
9.	WOOD BEAM, SEE PLAN
10.	#8 SCREWS INTO EACH BLOCK AS REQUIRED
11.	BUILT-UP PLATES AS REQUIRED
12.	I-JOIST BLOCK

3

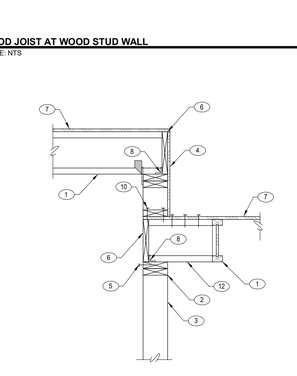
302 WOOD TRUSS AT WOOD BEAM
SCALE: NTS



KEYNOTES:	
1.	WOOD JOIST W/ CLIP, SEE PLAN
2.	CONT DBL 2x TOP PLATE W/ LAP SPLICE, SEE TYPICAL DETAIL
3.	WOOD STUD WALL, SEE PLAN
4.	WALL SHEATHING AS OCCURS, SEE PLAN
5.	EDGE NAILING, SEE SHEARWALL SCHEDULE
6.	I-JOIST BLOCKING W/ (3) 16d NAILS BETWEEN EACH JOIST
7.	ROOF SHEATHING, SEE PLAN
8.	BOUNDARY NAILING, SEE PLAN
9.	WOOD JOIST W/ 16d NAILS AT 6" O.C., SEE PLAN
10.	WEB STIFFENER
11.	2x BLOCK BELOW EACH JOIST

3

315 WOOD JOIST AT WOOD STUD WALL
SCALE: NTS

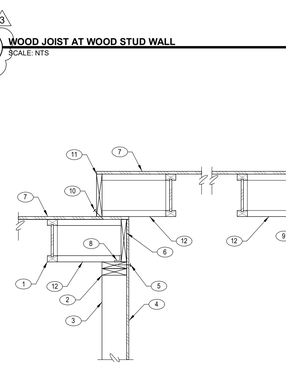


KEYNOTES:	
1.	WOOD JOIST W/ CLIP, SEE PLAN
2.	CONT DBL 2x TOP PLATE W/ LAP SPLICE, SEE TYPICAL DETAIL
3.	WOOD STUD WALL, SEE PLAN
4.	WALL SHEATHING AS OCCURS, SEE PLAN
5.	EDGE NAILING, SEE SHEARWALL SCHEDULE
6.	ROOF SHEATHING, SEE PLAN
7.	CONT RIM BOARD
8.	BOUNDARY NAILING, SEE PLAN
9.	NO SPLICE IN WALL SHEATHING AT TOP PLATE
10.	WOOD JOIST W/ HANGER, SEE PLAN
11.	CONT 2x BOTTOM PLATE W/ THREADED STUDS AT 32" O.C.
12.	2x BLOCKING W/ (3) 16d NAILS BETWEEN EACH JOIST
13.	STEEL BEAM, SEE PLAN
14.	SOLID WEB THAT BEARS ON BOTTOM STEEL BEAM W/ 5/8" Ø THREADED STUDS AT 16" O.C.

NOTES:	
A.	NO WALL SHEATHING SPLICE BETWEEN BLOCKING AND TOP PLATE
B.	COORDINATE ROOF VENTILATION
C.	FASCIA PER ARCHITECTURAL DETAILS

3

311 WOOD JOIST AT WOOD STUD WALL
SCALE: NTS



KEYNOTES:	
1.	WOOD JOIST W/ CLIP, SEE PLAN
2.	CONT DBL 2x TOP PLATE W/ LAP SPLICE, SEE TYPICAL DETAIL
3.	WOOD STUD WALL, SEE PLAN
4.	WALL SHEATHING AS OCCURS, SEE PLAN
5.	EDGE NAILING, SEE SHEARWALL SCHEDULE
6.	ROOF SHEATHING, SEE PLAN
7.	CONT RIM BOARD
8.	BOUNDARY NAILING, SEE PLAN
9.	NO SPLICE IN WALL SHEATHING AT TOP PLATE
10.	WOOD JOIST W/ HANGER, SEE PLAN
11.	CONT 2x BOTTOM PLATE W/ THREADED STUDS AT 32" O.C.
12.	2x BLOCKING W/ (3) 16d NAILS BETWEEN EACH JOIST
13.	STEEL BEAM, SEE PLAN
14.	SOLID WEB THAT BEARS ON BOTTOM STEEL BEAM W/ 5/8" Ø THREADED STUDS AT 16" O.C.

NOTES:	
A.	NO WALL SHEATHING SPLICE BETWEEN BLOCKING AND TOP PLATE
B.	COORDINATE ROOF VENTILATION
C.	FASCIA PER ARCHITECTURAL DETAILS

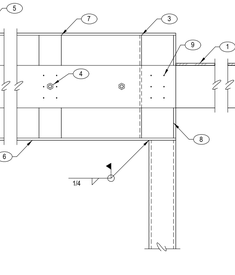
3

307 WOOD JOIST AT WOOD STUD WALL
SCALE: NTS

KEYNOTES:	
1.	WOOD JOIST W/ CLIP, SEE PLAN
2.	CONT DBL 2x TOP PLATE W/ LAP SPLICE, SEE TYPICAL DETAIL
3.	WOOD STUD WALL, SEE PLAN
4.	WALL SHEATHING AS OCCURS, SEE PLAN
5.	EDGE NAILING, SEE SHEARWALL SCHEDULE
6.	CONT RIM BOARD
7.	ROOF SHEATHING, SEE PLAN
8.	A35 CLIP AT 16" O.C.
9.	WOOD BEAM, SEE PLAN
10.	#8 SCREW AT EACH I-JOIST BLOCK
11.	CONT RIMBOARD W/ #8 SCREWS
12.	IG JOIST BLOCK
13.	CONT STEEL CHANNEL BY ARCHITECTURAL W/ 5/8" DIA 2" LONG THREADED STUDS AT 24" O.C. (DRILL AND EPOXY)
14.	BUILT-UP 2x PLATE AS REQUIRED

3

303 WOOD TRUSS AT STEEL BEAM
SCALE: NTS

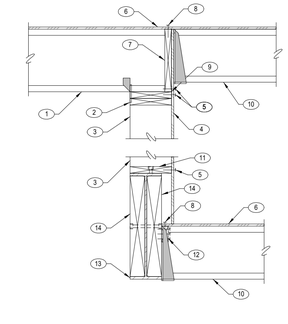


KEYNOTES:	
1.	BUILT-UP 2x PLATE AS REQUIRED
2.	CONT STEEL CHANNEL BY ARCHITECTURAL W/ 5/8" DIA 2" LONG THREADED STUDS AT 24" O.C. (DRILL AND EPOXY)
3.	WOOD JOIST, SEE PLAN
4.	2x BLOCKING W/ (3) 16d NAILS BETWEEN EACH JOIST
5.	WALL SHEATHING AS OCCURS, SEE PLAN
6.	BOUNDARY NAILING, SEE PLAN
7.	ROOF SHEATHING, SEE PLAN
8.	EDGE NAILING, SEE SHEARWALL SCHEDULE
9.	WOOD BEAM, SEE PLAN
10.	WOOD JOIST W/ HANGER, SEE PLAN
11.	(2) 16d NAILS AT 6" O.C.

NOTES:	
A.	COORDINATE ROOF VENTILATION
B.	FASCIA PER ARCHITECTURAL DETAILS

3

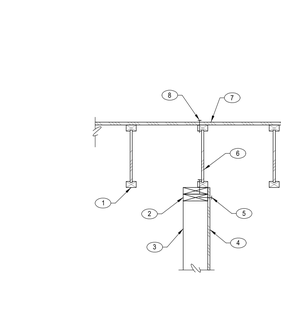
316 WOOD TRUSS AT STEEL COLUMN
SCALE: NTS



KEYNOTES:	
1.	WOOD BEAM, SEE PLAN
2.	INVERTED HEANGER, SEE PLAN
3.	1/2" WEB STIFFNER ON OTHER SIDE OF BEAM
4.	1/2" ⌭ THREADED STUDS AT 16" O.C.
5.	SOLID BLOCKS WEB BETWEEN FLANGES AT WOOD BEAM ALONG LENGTH OF BEAM
6.	STEEL BEAM, SEE PLAN
7.	VERTICAL FULL HEIGHT BLOCK AT EACH THREADED STUD
8.	SOLID BLOCK TO WOOD POST BELOW TO SUPPORT CANTILEVER WOOD BEAM
9.	(6) 1/4" DIA 8" LONG SDS SCREWS AT EACH BLOCK

3

312 WOOD JOIST AT STEEL BEAM
SCALE: NTS

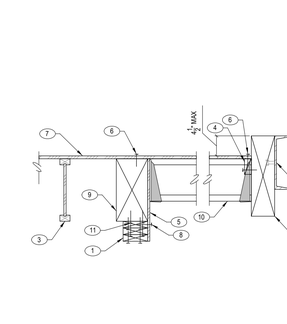


KEYNOTES:	
1.	WOOD JOIST W/ CLIP, SEE PLAN
2.	CONT DBL 2x TOP PLATE W/ LAP SPLICE, SEE TYPICAL DETAIL
3.	WOOD STUD WALL, SEE PLAN
4.	WALL SHEATHING AS OCCURS, SEE PLAN
5.	EDGE NAILING, SEE SHEARWALL SCHEDULE
6.	ROOF SHEATHING, SEE PLAN
7.	CONT RIM BOARD
8.	BOUNDARY NAILING, SEE PLAN
9.	NO SPLICE IN WALL SHEATHING AT TOP PLATE
10.	WOOD JOIST W/ HANGER, SEE PLAN
11.	CONT 2x BOTTOM PLATE W/ THREADED STUDS AT 32" O.C.
12.	2x BLOCKING W/ (3) 16d NAILS BETWEEN EACH JOIST
13.	STEEL BEAM, SEE PLAN
14.	SOLID WEB THAT BEARS ON BOTTOM STEEL BEAM W/ 5/8" Ø THREADED STUDS AT 16" O.C.

NOTES:	
A.	NO WALL SHEATHING SPLICE BETWEEN BLOCKING AND TOP PLATE
B.	COORDINATE ROOF VENTILATION
C.	FASCIA PER ARCHITECTURAL DETAILS

3

308 WOOD JOIST AT WOOD STUD WALL
SCALE: NTS



KEYNOTES:	
1.	WOOD JOIST W/ CLIP, SEE PLAN
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9.	WOOD BEAM, SEE PLAN
10.	WOOD JOIST W/ HANGER, SEE PLAN
11.	CONT 2x BOTTOM PLATE W/ (2) #8 SCREWS INTO EACH JOIST BELOW
12.	WOOD BEAM, SEE PLAN
13.	CONT 2x BOTTOM PLATE W/ (2) #8 SCREWS AT EACH TRUSS
14.	2x BLOCKING W/ (3) 16d NAILS BETWEEN EACH JOIST
15.	NO SPLICE IN WALL SHEATHING AT TOP PLATE
16.	BUILT-UP 2x PLATE AS REQUIRED

NOTES:	
A.	NO WALL SHEATHING SPLICE BETWEEN BLOCKING AND TOP PLATE
B.	COORDINATE ROOF VENTILATION
C.	FASCIA PER ARCHITECTURAL DETAILS

3

304 WOOD JOIST AT WOOD BEAM
SCALE: NTS

REV.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			

This drawing is the property of FROST Structural Engineering, Inc. Legally, the drawing can not be copied in whole or in part without the express written consent of the author. The information herein and is not to be used on any other project. Contractor shall verify all dimensions and conditions on the job and shall report at once any error, inconsistency or omission discovered during construction. The contractor assumes full liability for deviations from the intent of these plans.

PROJECT:
BOHICA
131 N Washington Ave
Ketchum, ID 83340

CLIENT:

STRUCTURAL ENGINEERS SEAL:

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

ROOF FRAMING DETAILS

JOB NO.: F21-325 | PROJECT MANAGER: WB | CAD OPERATOR: AdmcV

FROST Structural Engineering
1020 E. Lincoln Road
Idaho Falls, ID 83401
phone: 208.227.8404
fax: 208.227.8405
info@frost-structural.com

DATE: | CURRENT REV.

S5.0

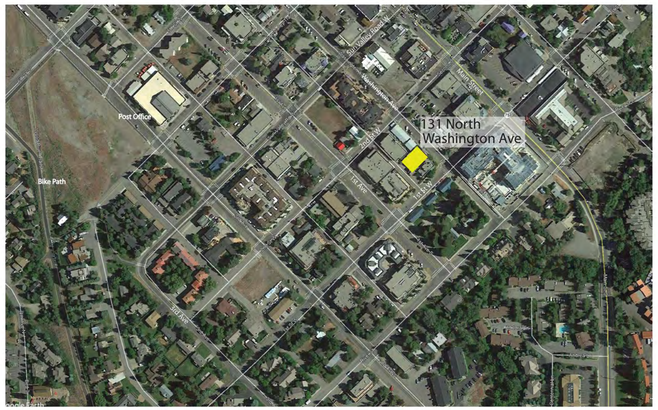
City of Ketchum

ATTACHMENT D:

Current Approved Plans

City Of Ketchum
Approved
These plans have been reviewed for substantial compliance with applicable building codes Code deficiencies found at inspections will need to be corrected. Approval of these plans does not authorize violations of adopted plans including any attached reports and calculations, are required to be in the construction site at all times. Approval of these plans does not imply approval of any other code or ordinance.
BLD22205-00091
10/21/22

OWNERSHIP OF DOCUMENTS: This document, and the ideas and designs incorporated herein as an instrument of professional service, is the property of Brunelle Architects, and is not to be used, in whole or in part, for any other project without the written authorization of Brunelle Architects, Inc.



Project Team

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

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

Surveyor/Civil
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kurt@eggersassociates.com

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

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

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

Project Information

Address: 131 N Washington Ave, Ketchum, Idaho 83340
Parcel Number: RPK00000390030
Legal Description: Ketchum Lot 3, Block 39
Lot Size: 5500 sf
Building Department: City of Ketchum
County: Blaine
Building Code (per City Code 15.04..010)

- International Building Code (IBC) 2018 Edition, Appendices A, B, C, E, G, I, and J and revised section 903 and excluding section 101.4.3
- International Energy Conservation Code (IECC) 2018 Edition, Including the appendix
- International Existing Building Code (IEBC), 2018 Edition
- International Property Maintenance Code (IPMC), 2018 Edition
- International Residential Code (IRC), 2018 Edition, Parts 1 through IV and IX, including appendices D, E, F, G, H, J, K, and M.
- International Building Code (IBC), Water conservation provisions of Appendix M
- Ketchum Municipal Code, Chapter 15.08

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

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

Setbacks / Height (per City Code 17.12.040. Table , Subdistrict 2: Mixed Use):

Front and street side	= 5'-0" average
Side (Interior side)	= 0'
Rear	= 3'
Setback for 4th floor	= 10'
Cantilevered decks/overhangs	= 0'

Maximum Building heights

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

Planning Code Compliance

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

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

Parking Calculations
Residential multiple-family dwelling within the Community Core (CC) District :

Units 750 square feet or less	0 parking spaces
Units 751 square feet to 2,000 square feet	1 space
Units 2,001 square feet and above	2 parking spaces

3 parking spaces provided

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

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

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

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

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

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

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

1

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S4.0	floor framing details
S4.1	floor framing details
S4.2	floor framing details
S5.0	roof framing details
S5.1	roof framing details
S6.0	moment frame detail

Bohica Building
131 N Washington Ave
Ketchum, ID 83340

BRUNELLE ARCHITECTS, INC
MIKE BRUNELLE
190 CRANBROOK RD
PO BOX 3204
HAILEY, IDAHO
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BRUNELLE ARCHITECTS INC

190 Cranbrook Rd
PO BOX 3204
Hailey Idaho
83333-3204
p 208.589.0771
©2020

PROJECT:
Bohica Building

131 N Washington Ave
Ketchum, ID 83340

DATE: 07/01/22
PROJECT NO

REVISION	DATE
1	6/28/22

NOTES:

Licensed Architect
Michael R. Brunelle
AR-984536
Hailey
State of Idaho

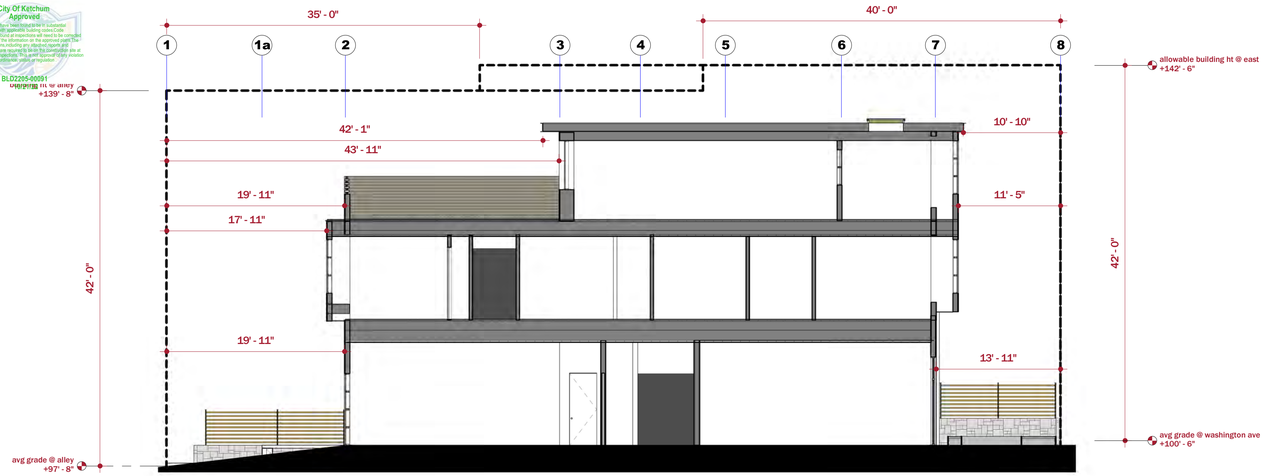
Cover Sheet

SCALE: As indicated

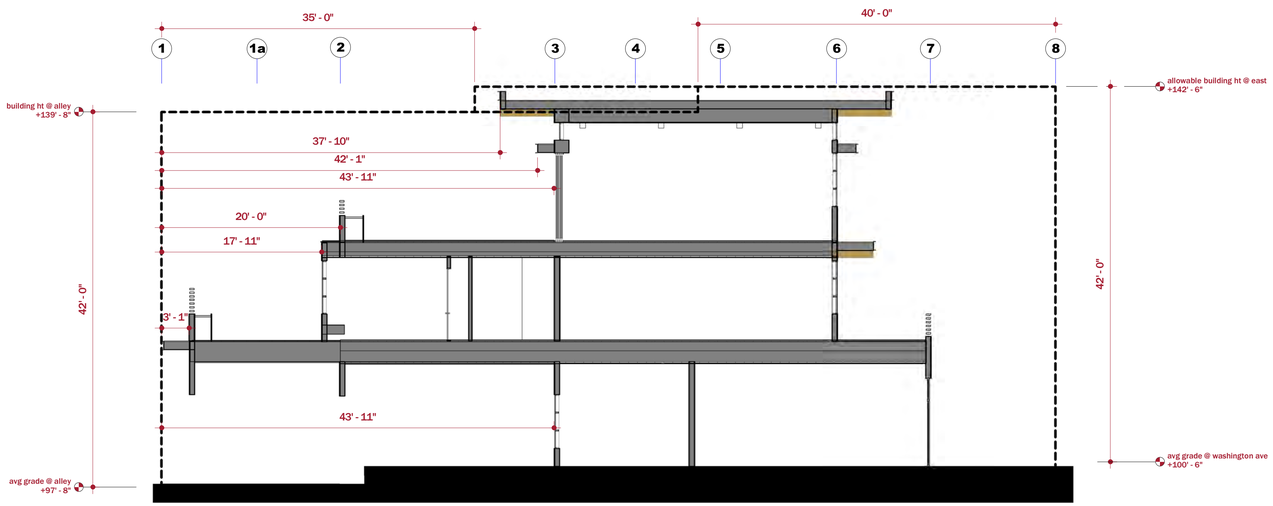
CS

DRAWN BY: Author
PLOT DATE: 8/9/2022 10:40:35 PM

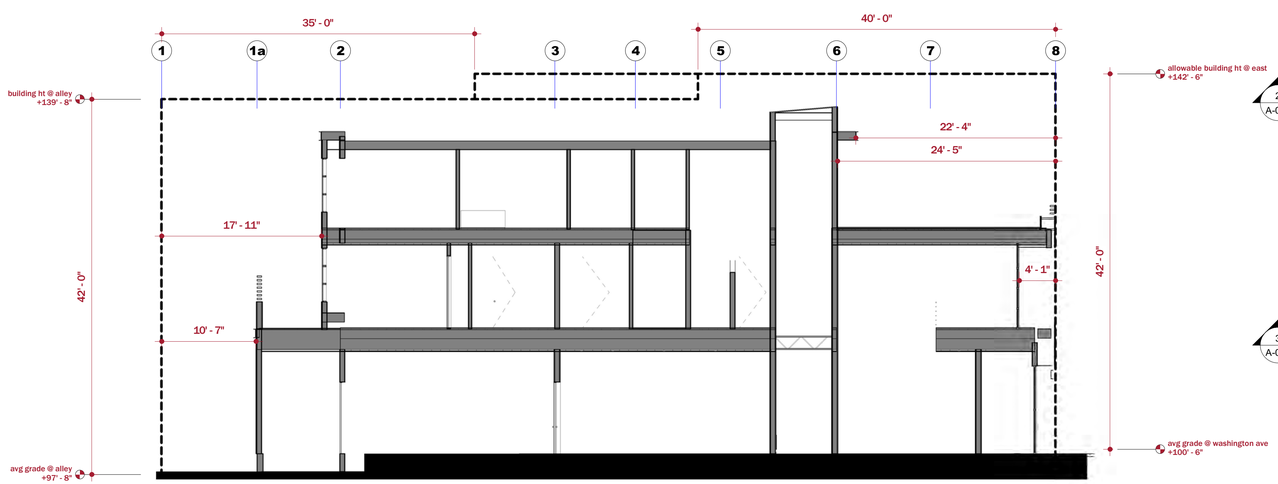
City Of Ketchum
Approved
These plans have been reviewed for compliance with applicable building codes Code enforcement found at inspections will need to be corrected to meet the applicable codes. Approval of these plans does not authorize violations of any adopted codes and regulations, are required to be in the construction site at all times and shall be available for inspection upon request. Approval does not authorize violations of any codes.
BLD22095-00091



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



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



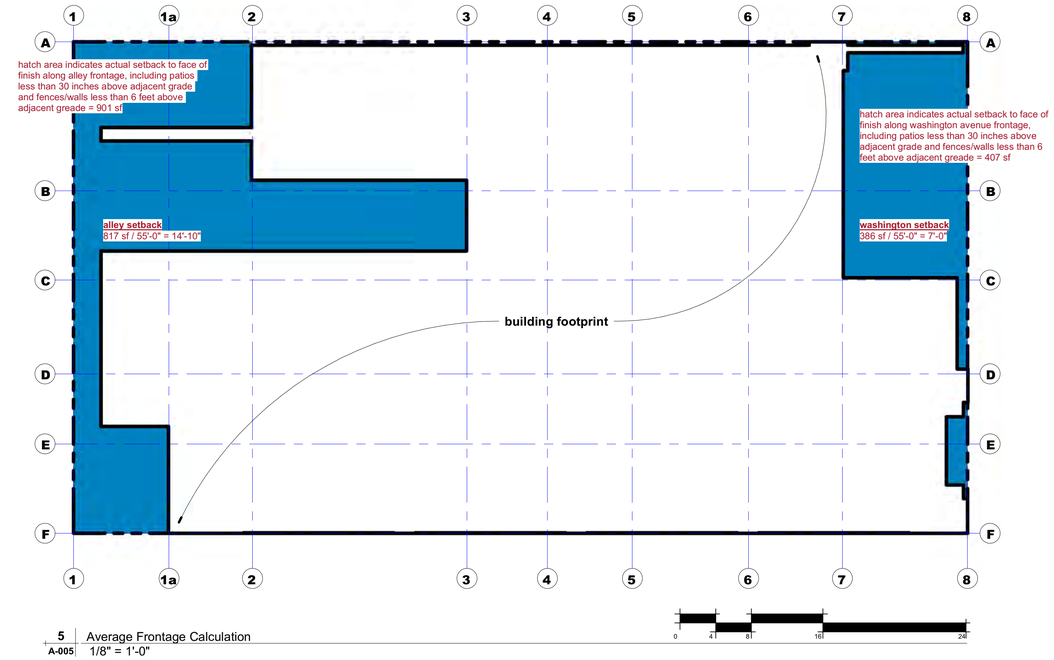
3 A-005 setback section - 3
1/8" = 1'-0"

Average Grade Calculation

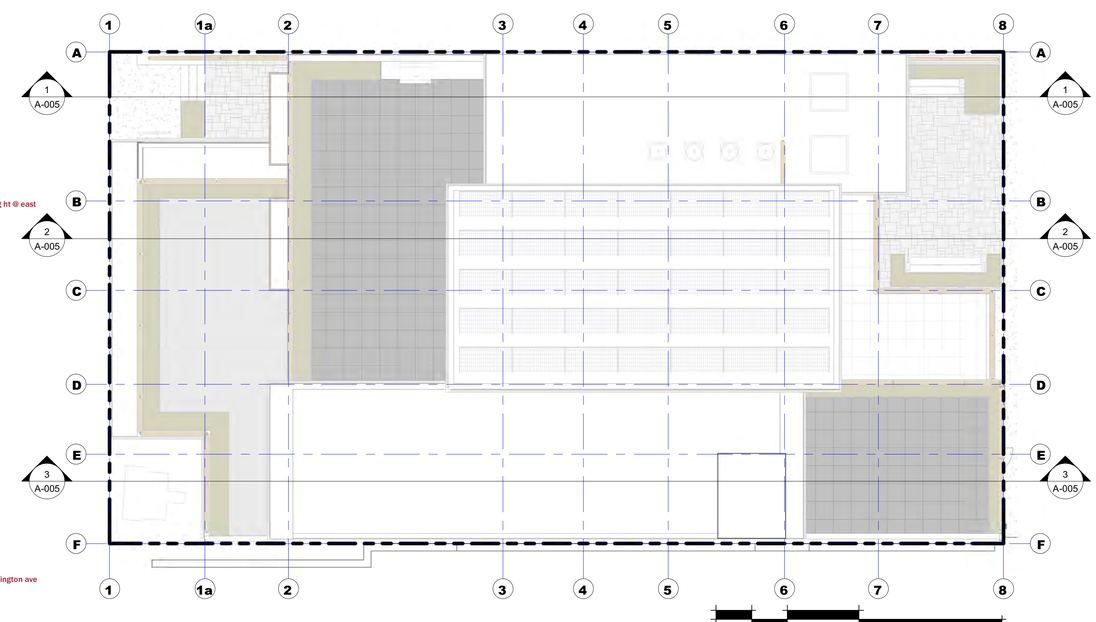
Grade 5836.0 ft = 100'-0"

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

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



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



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

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PROJECT:
Bohica Building

131 N Washington Ave
Ketchum, ID 83340

DATE: 05/13/22
PROJECT NO

REVISION	DATE

NOTES:

Licensed Architect
Michael R. Brunelle
AR-984536
Hailey
State of Idaho

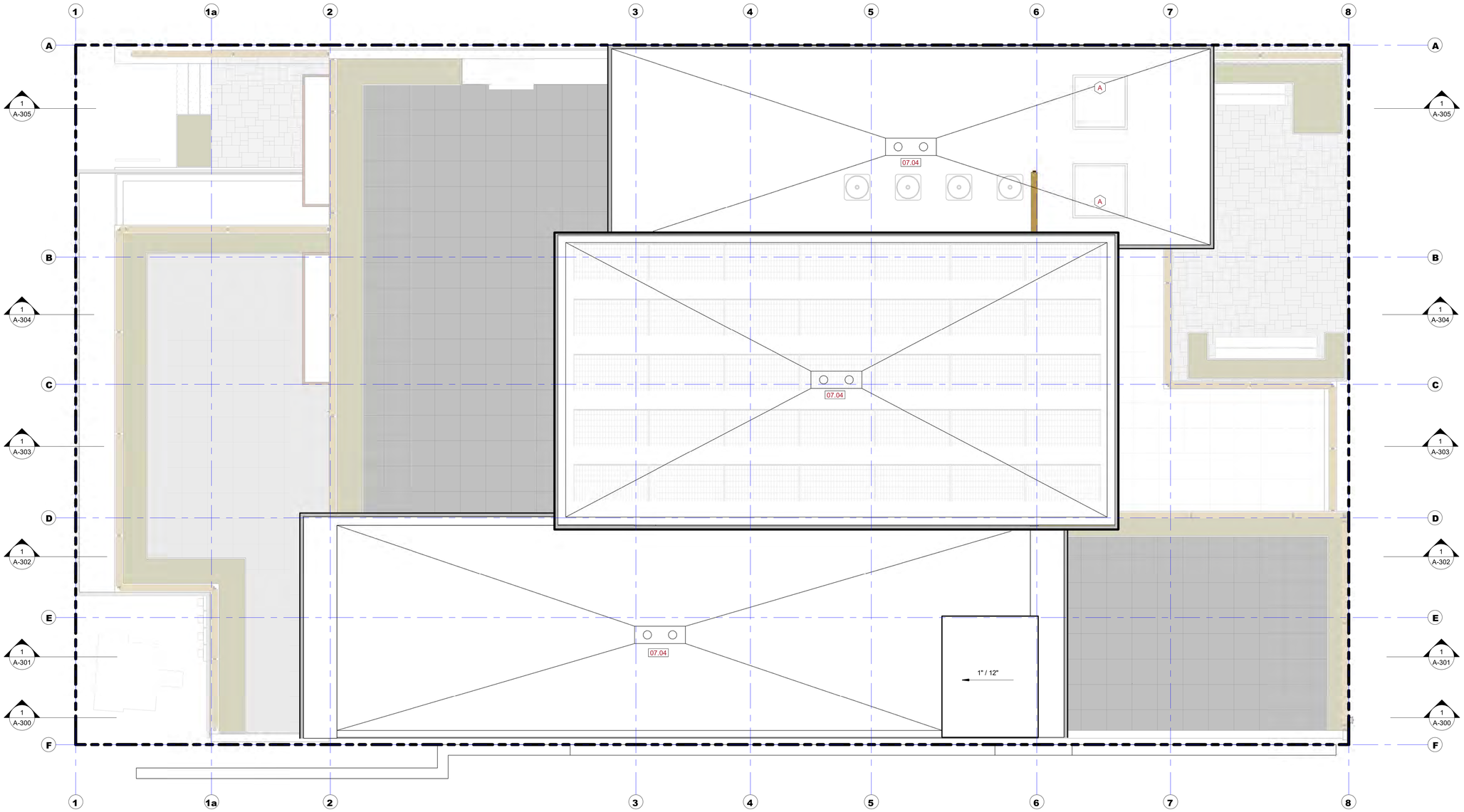
setback sections

SCALE: As indicated

A-005

DRAWN BY: Author

City Of Ketchum
Approved
These plans have been reviewed for compliance with applicable building codes. Code deficiencies found at inspections will need to be corrected. Approval of these plans does not authorize violations of adopted plans including any attached reports and calculations, are required to be on the construction site at all times and available to all inspectors. Approval of these plans does not grant permission for any violations.
BLD22-05-00091
10/21/22



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

XX.XX

Division 01 — General Requirements

Division 02 — Site/Existing Conditions
02.01 Gas meter, protection as required by city code

Division 03 — Concrete
03.01 4" concrete slab per foundation plan over, 2" rigid insulation (2000 psf, R-8 min.) over, 6 mil reinforced poly vapor barrier over, 6" crushed washed gravel over, undisturbed subsoil or engineered fill

Division 04 — Masonry
04.01 Paver, Belgard 'Dublin Cobble Paver', 3 piece pattern over, 2" sand setting bed over, geotextile layer over, 4" gravel over, geotextile layer
04.02 6" stone veneer (match existing) siding over, Zip System wall sheathing over, 2x framed wall over, 6-mil. visq. vapor barrier over, interior finish. Wall insulation to be R-21.

Division 05 00 00 — Metals
05.01 24 gauge metal - bonderized, window / door / trim drip edge, flashing

Division 06 — Wood, Plastics, and Composites
06.01 3/4" x 5" horizontal, square edge lap horizontal siding over, Zip System wall sheathing over, 2x framed wall over, 6-mil. visq. vapor barrier over, interior finish. Wall insulation to be R-21.
06.02 Soffit - 1x6 T&G, square edge with 1/16" gap, stained to match existing
06.03 Wood horizontal slat wall privacy screen
06.04 Timber exposed rafter - Douglas Fir, stained to match existing
06.05 Roof fascia
06.06 Timber bench

Division 07 — Thermal and Moisture Protection
07.01 Ballasted Protected EPDM roof system, washed rock ballast over, filter fabric over, 2 layers extruded polystyrene (with drainage channels) over, 4-mil. polyethylene slip sheet over, Grace ice and water shield - bituminous waterproof membrane
07.02 Grace Ice and Water roofing underlayment
07.03 Dampproofing
07.04 Roof drain combo/overflow drain, slope 1/4"/ft min to drain
07.05 Floor drain w grease trap interceptor connection to drainage system
07.08 Roof frame cavity insulation: R-54 min. insulation combination - closed cell polyurethane foam with blown-in blanket insulation
07.09 Wall cavity insulation: R-28 min. insulation combination - closed cell polyurethane foam with blown-in blanket insulation
07.10 Spray polyurethane insulation: R10 min.
07.11 Tapered EPS roof insulation

Division 08 — Openings
08.01 Aluminum clad windows with insulating Low-E glass by Sierra Pacific, Urban Casement, color to be Sift Espresso 097
08.02 Frameless shower enclosure - tempered
08.03 Garage door
08.04 Tempered safety glass
08.05 Means of egress opening
08.06 Crawlspace access - 30" x 48"

Division 09 — Finishes
09.01 -

Division 10 — Specialties
10.01 Handrail - per IBC section 1012
10.02 Steel planters
10.03 Bike rack
10.04 Unit address plaque
10.05 Building signage

Division 11 — Equipment
11.01 -

Division 12 — Furnishings
12.01 -

Division 13 — Special Construction
13.01 Shower niche

Division 14 — Conveying Equipment
14.01 -

Division 21 — Fire Suppression
21.01 Sprinler system per NFPA13
21.02 Standpipe Fire department connection installed per code
21.03 KnoxBox 3200, installed per code
21.04 Fire sprinkler connection alarm bell, installed per code

Division 22 — Plumbing
22.01 Locate shower valve on knee wall

Division 23 — Heating, Ventilating, and Air Conditioning (HVAC)
23.01 Direct vent exhaust for gas fireplace
23.02 Exhaust venting for kitchen range hood

Division 26 — Electrical
26.01 Electric meters
26.02 Wall sconce - dark sky compliant
26.03 Wall lourve - dark sky compliant
26.04 Electrical transformer
26.05 Electrical sector

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131 N Washington Ave
Ketchum, ID 83340

DATE: 05/13/22
PROJECT NO

REVISION	DATE

NOTES:

Licensed Architect
Michael R. Brunelle
AR-984536
Hailey
State of Idaho

roof plan

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

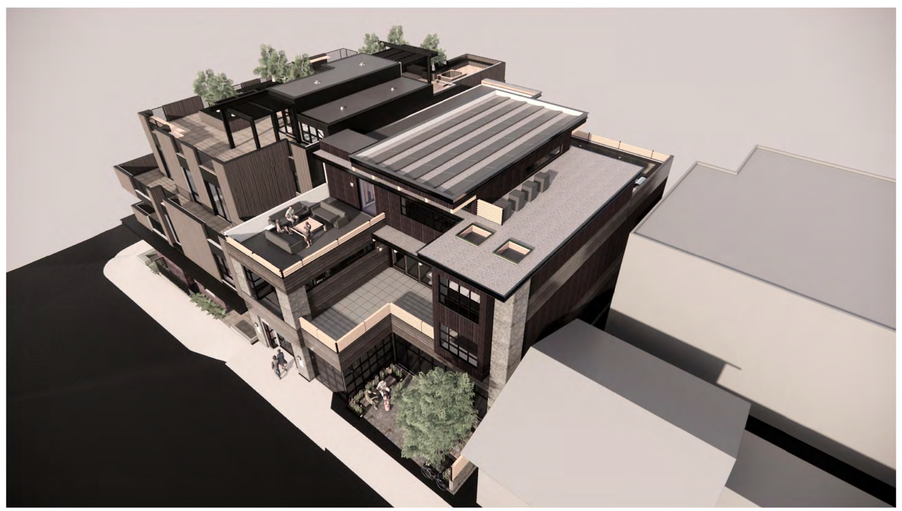
A-105

DRAWN BY: Author

City Of Ketchum
Approved
These plans have been reviewed for compliance with applicable building codes Code deficiencies found at inspections will need to be corrected. Approval of these plans does not permit violations of any law. These approved plans including any attached reports and calculations, are required to be on the construction site at all times and available for inspection at the request of the authorities having jurisdiction.
BLD2205-00091
10/21/22

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

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



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

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

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

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REVISION	DATE

NOTES:

Licensed Architect
Michael R. Brunelle
AR-984536
Hailey
State of Idaho

renderings

SCALE: 12" = 1'-0"

A-200

DRAWN BY: Author

City Of Ketchum
Approved
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BLD22-05-00091
10/21/22

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

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

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

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AR-984536
Hailey
State of Idaho

renderings

SCALE: 12" = 1'-0"

A-200a

DRAWN BY: Author

City Of Ketchum
Approved
These plans have been reviewed for compliance with applicable building codes. Code deficiencies found at inspections will need to be corrected. Approval of these plans does not permit violations of any adopted codes, ordinances, or regulations, nor authorize the construction of any building or structure on any property in violation of any covenant, condition, or restriction.
BLD22055-00091
10/21/22

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

MAT 1 - Metal - unpainted, sealed steel

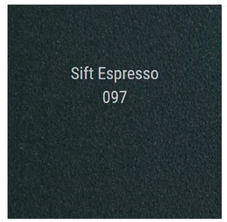
MAT 2 - Drystack stone veneer

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

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

MAT 5 - Roofing - stone ballasted

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



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

MAT 8 - Stucco, match existing

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PROJECT:
Bohica Building

131 N Washington Ave
Ketchum, ID 83340

DATE: 05/13/22
PROJECT NO

REVISION	DATE
1	6/28/22

NOTES:

Licensed Architect
Michael R. Brunelle
AR-984536
Hailey
State of Idaho

elevations

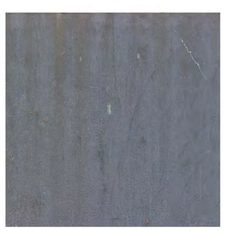
SCALE: 1/4" = 1'-0"

A-201

DRAWN BY: Author

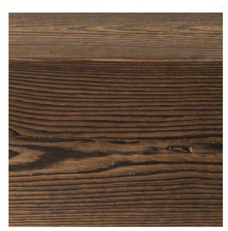
City Of Ketchum
Approved
These plans have been reviewed for compliance with applicable building codes.Code deficiencies found at inspections will need to be corrected. Approval of these plans does not permit the violation of any adopted codes and ordinances, are required to be on the construction site at all times and are subject to stop work orders. Right of entry pursuant to IC 67-6502 applicable upon request.
BLD22205-00091
10/21/22

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



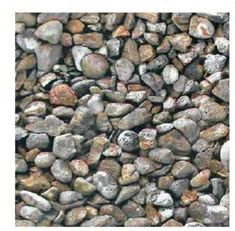
MAT 1 - Metal - unpainted, sealed steel

MAT 2 - Drystack stone veneer



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

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



MAT 5 - Roofing - stone ballasted

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

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

MAT 8 - Stucco, match existing

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1	6/28/22

NOTES:

Licensed Architect
Michael R. Brunelle
AR-984536
Hailey
State of Idaho

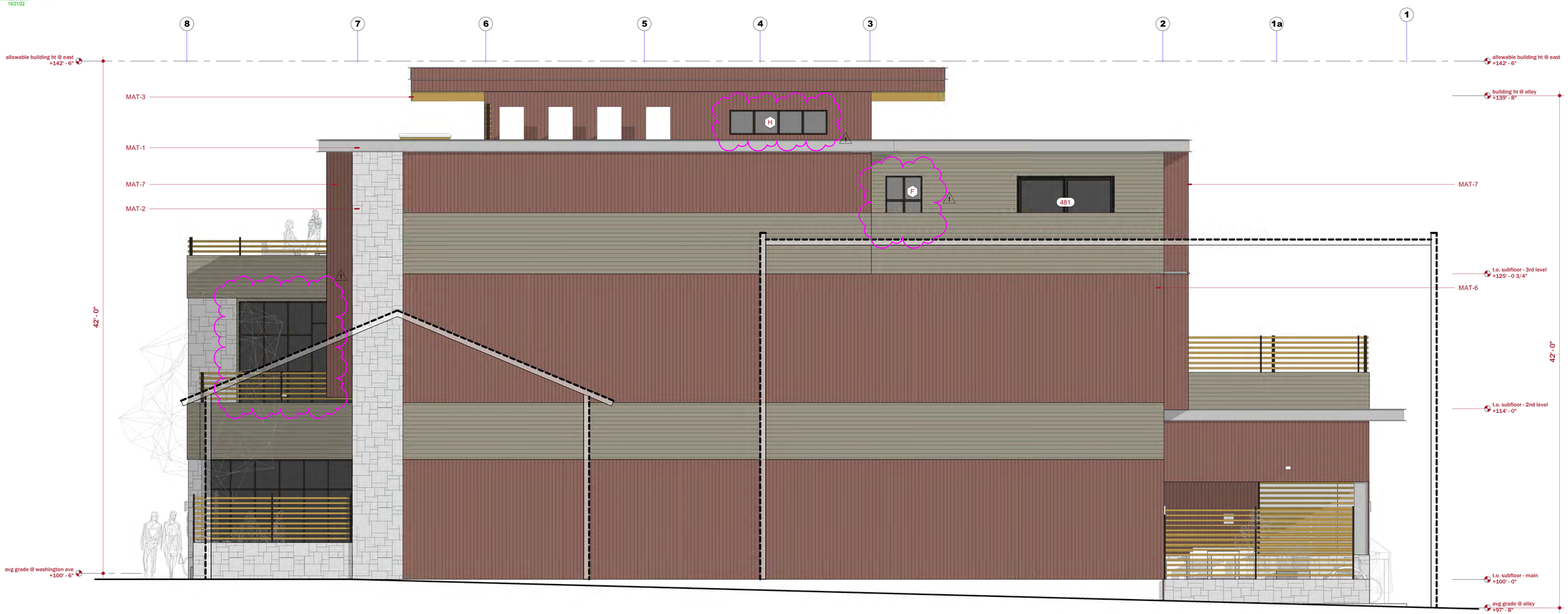
elevations

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

A-202

DRAWN BY: Author

City Of Ketchum
Approved
These plans have been reviewed for compliance with applicable building codes Code deficiencies found at inspections will need to be corrected. Approval of these plans does not authorize violations of adopted plans including any adopted energy and calculations, are required to be on the construction site at all times and available to the building official or design professional upon request.
BLD2205-00091
10/21/22



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

MAT 1 - Metal - unpainted, sealed steel

MAT 2 - Drystack stone veneer

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

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

MAT 5 - Roofing - stone ballasted

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

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

MAT 8 - Stucco, match existing

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DATE: 05/13/22
PROJECT NO

REVISION	DATE
1	6/28/22

NOTES:

Licensed Architect
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Hailey
State of Idaho

elevations

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

A-203

DRAWN BY: Author

City Of Ketchum
Approved
These plans have been reviewed for substantial compliance with applicable building codes.Code compliance found at inspections will need to be verified. Approval of these plans does not authorize violation of any approved plans including any attached square foot calculations, are required to be in the construction site at all times and available for inspection. Approval is valid provided all fees under ordinance chapter 4 are paid.
BLD2205-00091
10/21/22

SHEARWALL TYPE SCHEDULE

NOTES:

1. SHEARWALL TYPES LISTED BELOW ARE NOT JOB SPECIFIC. SOME TYPES MAY NOT BE USED ON THE PLANS.
2. FRAMING MEMBER SUPPORTING MATERIAL SHALL BE SPACED AT 16" ON CENTER (O.C.) MAXIMUM.
3. ANCHOR BOLTS TO FOUNDATION SHALL BE 10" LONG AND SHALL BE EMBED 7" INTO CONCRETE. EXPANSION BOLTS OR SHOT PINS MAY BE USED AT INTERIOR WALLS (AWAY FROM EDGE OF SLAB OR SLAB STEP-DOWN) PER SUPPLEMENTAL INSTRUCTIONS.
4. A MINIMUM OF (2) ANCHOR BOLTS SHALL BE USED ON EACH BASE PLATE PIECE. PROVIDE (1) ANCHOR BOLT MINIMUM WITHIN 9" OF EACH END PIECE.
5. PROVIDE CONTINUOUS DOUBLE 2x TOP PLATE AT ALL SHEARWALLS AND EXTERIOR WALL. UNLESS NOTED OTHERWISE (U.N.O.), LAP SPLICE TOP PLATE A MINIMUM 4'-0" WITH 16d NAILS STAGGERED AT 2" ON CENTER (O.C.) ((24) 16d NAILS TOTAL...
6. PROVIDE FULL HEIGHT DOUBLE STUDS AT ENDS OF SHEARWALLS UNLESS NOTED OTHERWISE ON PLANS OR DETAILS.
7. BLOCK ALL PANEL EDGES. EDGE NAIL SHEATHING AT BLOCKED EDGES.

MARK	SHEATHING MATERIAL	EDGE NAILING	FIELD NAILING	BOTTOM PLATE ATTACHMENT
5	7/16" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 6" O.C.	8d COMMON AT 12" O.C.	CONCRETE: 1/2" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 36" O.C. CONCRETE: 5/8" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 48" O.C. WOOD: 16d STAGGERED AT 6" O.C.
6	7/16" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 4" O.C.	8d COMMON AT 12" O.C.	CONCRETE: 1/2" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 24" O.C. CONCRETE: 5/8" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 32" O.C. WOOD: 16d STAGGERED AT 4" O.C.
7	7/16" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 3" O.C.	8d COMMON AT 12" O.C.	CONCRETE: 1/2" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 18" O.C. CONCRETE: 5/8" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 26" O.C. WOOD: 16d STAGGERED AT 3" O.C.
8	7/16" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL (2) 2x OR 3x STUDS/BLOCKING AT ADJOINING PANEL EDGES.	8d COMMON AT 2" O.C. STAGGER AT ADJOINING PANEL EDGES.	8d COMMON AT 12" O.C.	CONCRETE: 1/2" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 8" O.C. CONCRETE: 5/8" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 14" O.C. WOOD: SDS1/4"x4-1/2" AT 8" O.C.

HOLDOWN SCHEDULE

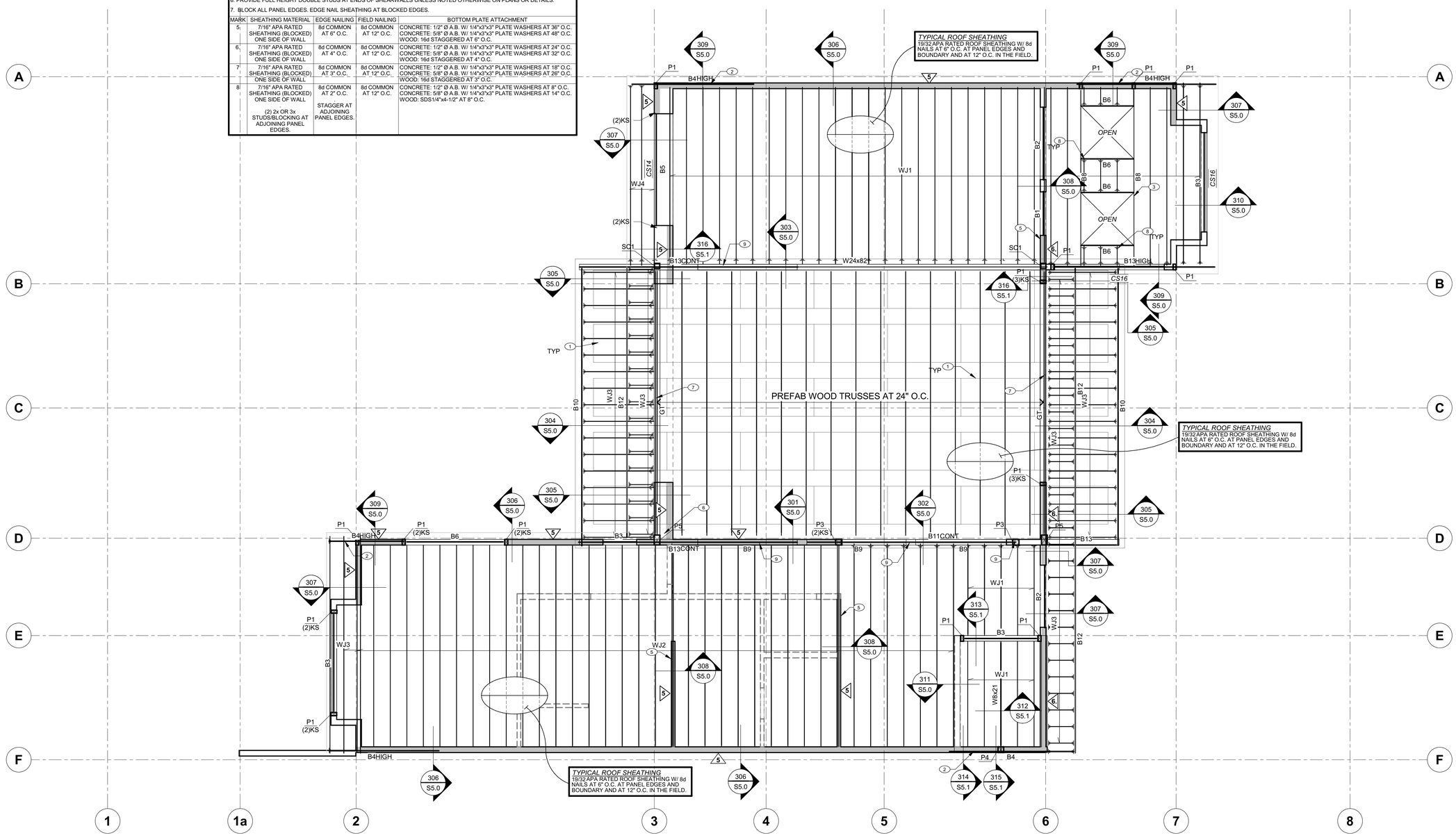
MARK	HOLDOWN	SHEARWALL END POST UNO ON PLAN	ALTERNATE HOLDOWN
A	SIMPSON HDU5	(2) 2x STUDS	N/A
B	SIMPSON HTT4	(2) 2x STUDS	N/A
C	SIMPSON HTT5	(2) 2x STUDS	N/A

WOOD JOIST (WJ) SCHEDULE

MARK	JOIST	FACE MOUNT HANGER	TOP FLANGE HANGER
WJ1	11 7/8" BCI 60 AT 16" O.C.	IUS2.37/11.88	ITS2.37/11.88
WJ2	11 7/8" BCI 90 AT 16" O.C.	IUS3.56/11.88	ITS3.56/11.88
WJ3	9 1/2" BCI 5000 1.7 AT 16" O.C.	IUS3.56/11.88	ITS3.56/11.88
WJ4	<varies>	<varies>	<varies>
WJ6	11 7/8" BCI 90 AT 12" O.C.	IUS3.56/11.88	ITS3.56/11.88

POST (P) SCHEDULE

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



ROOF FRAMING PLAN NOTES

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

KEYNOTES

1	SOLAR PANELS (MAX WEIGHT 5 PSF)
2	8'-0" MIN BACK SPAN
3	SKYLIGHTS, SEE ARCHITECTURAL PLANS
5	ALIGN ADDITIONAL JOIST W/ SHEAR WALL
6	POCKET BEAM INTO WALL PER TPICAL DETAIL
7	DESIGN GT TRUSS FOR MAX TOTAL DEFLECTION OF L/840
8	HU11 HANGER
9	POCKET BEAM INTO TRUSS AND PROVIDE P1 POST AT EACH END OF BEAM, SEE DETAIL FOR ADDITIONAL INFORMATION

STEEL COLUMN (SC) SCHEDULE

MARK	SIZE	BASE CONNECTION
ESC1	HSS5X5X3/8	SEE CORRESPONDING DETAILS
SC1	HSS6X6X5/16	SEE CORRESPONDING DETAILS
SC2	HSS5X5X3/8	SEE CORRESPONDING DETAILS

BEAM (B) SCHEDULE

MARK	SIZE
B1	(3)2x6 or 6x6 or (3)1-3/4x5-1/2LVL
B2	(3)2x8 or 6x8 or (3)1-3x5-1/2LVL
B3	(3)2x10 or 6x10 or (3)1-3/4x7-1/4LVL
B4	(2)1-3/4x9-1/2 LVL or 3-1/2x9-1/2LVL
B5	(3)1-3/4x9-1/2 LVL or 5-1/4x9-1/2LVL
B6	(1) 1-3/4x11-7/8LVL
B7	(2)1-3/4x11-7/8 or 3-1/2x11-7/8LVL
B8	(3)1-3/4x11-7/8 LVL or 5-1/4x11-7/8LVL
B9	(3)1 3/4x14LVL
B10	(3) 1-3/4x18LVL
B11	5 1/8x24 GLB
B12	(2)1-3/4x9-1/2 LVL ATTACHED TO C12x30 SEE DETAIL
B13	HSS9x5x3/8
B14	5 1/4x11 7/8
B15	5 1/4x14
EB1	(3)2x6 or 6x6 or (3)1-3/4x5-1/2LVL
EB2	(3)2x8 or 6x8 or (3)1-3x5-1/2LVL
EB3	(3)2x10 or 6x10 or (3)1-3/4x7-1/4LVL
EB5	(2)1-3/4x11-7/8 or 3-1/2x11-7/8LVL
EB6	(3)1-3/4x11-7/8 or 5-1/4x11-7/8LVL
EB7	(3)1-3/4x11-7/8 or 5-1/4x11-7/8LVL
EB8	(3)1-3/4x11-7/8 or 5-1/4x11-7/8LVL
EB10	5 1/8x21 GLB

HIGH ROOF FRAMING PLAN

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

NORTH

REV.	DATE	BY	DESCRIPTION
A			
A			
A			
A			
A			
A			
A			

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PROJECT: BOHICA
131 N Washington Ave
Ketchum, ID 83340

CLIENT:

STRUCTURAL ENGINEERS SEAL: PROFESSIONAL ENGINEER REGISTERED 11697 STATE OF IDAHO MARKELL BATEMAN 5/13/22

HIGH ROOF FRAMING PLAN

JOB NO.: IF21-325 | PROJECT MANAGER: MB | CAD OPERATOR: AuthorF

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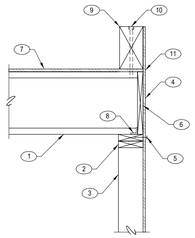
DATE: | CURRENT REV.:

S2.4

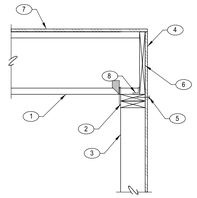
City Of Ketchum
Approved
These plans have been reviewed for compliance with applicable building codes. Code deficiencies found at inspections will need to be corrected to the extent of the applicable codes. Approval of these plans does not authorize violations of any adopted codes or regulations, are required to be in the construction site at all times and shall be available for inspection upon request. Approval of plans does not grant permission to violate any provision of any code, ordinance, or regulation.
BLD22055-00091
10/21/22



KEYNOTES:

1.	WOOD JOIST W/ CLIP, SEE PLAN
2.	CONT DBL 2x TOP PLATE W/ LAP SPLICE, SEE TYPICAL DETAIL
3.	WOOD STUD WALL, SEE PLAN
4.	WALL SHEATHING AS OCCURS, SEE PLAN
5.	EDGE NAILING, SEE SHEARWALL SCHEDULE
6.	CONT RIM BOARD
7.	ROOF SHEATHING, SEE PLAN
8.	A35 CLIP AT 16" O.C.
9.	WOOD BEAM, SEE PLAN
10.	1/4 - 12" LONG SCREW AT EACH JOIST
11.	NO SPLICE IN WALL SHEATHING

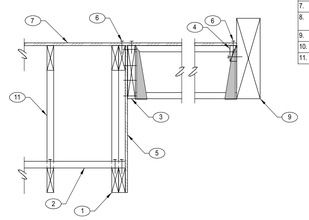
309 WOOD BEAM AT WOOD JOIST
SCALE: NTS



KEYNOTES:

1.	WOOD JOIST W/ CLIP, SEE PLAN
2.	CONT DBL 2x TOP PLATE W/ LAP SPLICE, SEE TYPICAL DETAIL
3.	WOOD STUD WALL, SEE PLAN
4.	WALL SHEATHING AS OCCURS, SEE PLAN
5.	EDGE NAILING, SEE SHEARWALL SCHEDULE
6.	CONT RIM BOARD
7.	ROOF SHEATHING, SEE PLAN
8.	A35 CLIP AT 16" O.C.

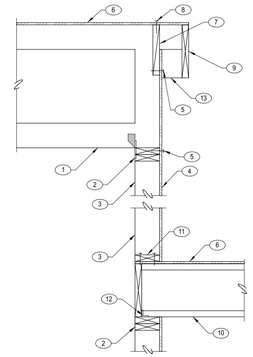
306 WOOD JOIST AT WOOD STUD WALL
SCALE: NTS



KEYNOTES:

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

301 WOOD TRUSS AT WOOD JOIST
SCALE: NTS

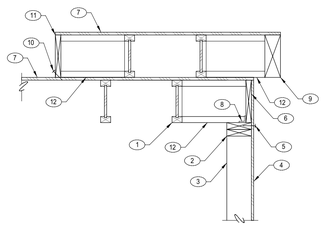


KEYNOTES:

1.	WOOD TRUSS W/ CLIP, SEE PLAN
2.	CONT DBL 2x TOP PLATE W/ LAP SPLICE, SEE TYPICAL DETAIL
3.	WOOD STUD WALL, SEE PLAN
4.	WALL SHEATHING AS OCCURS, SEE PLAN
5.	EDGE NAILING, SEE SHEARWALL SCHEDULE
6.	ROOF SHEATHING, SEE PLAN
7.	2x BLOCKING BETWEEN EACH TRUSS
8.	BOUNDARY NAILING, SEE PLAN
9.	WOOD JOIST, SEE PLAN
10.	WOOD JOIST W/ CLIP, SEE PLAN
11.	CONT 2x BOTTOM PLATE W/ (2) #8 SCREWS INTO EACH JOIST BELOW
12.	A35 CLIP AT 16" O.C.
13.	FUR DOWN FRAMING AS REQUIRED

NOTES:

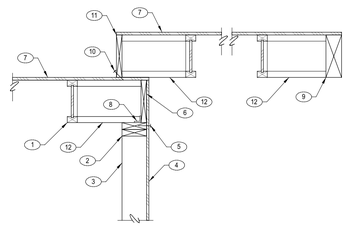
A.	NO WALL SHEATHING SPLICE BETWEEN BLOCKING AND TOP PLATE
B.	COORDINATE ROOF VENTILATION
C.	FASCIA PER ARCHITECTURAL DETAILS



KEYNOTES:

1.	WOOD JOIST W/ CLIP, SEE PLAN
2.	CONT DBL 2x TOP PLATE W/ LAP SPLICE, SEE TYPICAL DETAIL
3.	WOOD STUD WALL, SEE PLAN
4.	WALL SHEATHING AS OCCURS, SEE PLAN
5.	EDGE NAILING, SEE SHEARWALL SCHEDULE
6.	CONT RIM BOARD
7.	ROOF SHEATHING, SEE PLAN
8.	A35 CLIP AT 16" O.C.
9.	WOOD BEAM, SEE PLAN
10.	#8 SCREW AT EACH I-JOIST BLOCK
11.	CONT RIMBOARD W/ #8 SCREWS
12.	IG JOIST BLOCK

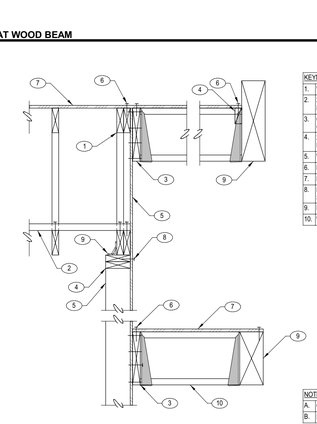
310 WOOD JOIST AT WOOD STUD WALL
SCALE: NTS



KEYNOTES:

1.	WOOD JOIST W/ CLIP, SEE PLAN
2.	CONT DBL 2x TOP PLATE W/ LAP SPLICE, SEE TYPICAL DETAIL
3.	WOOD STUD WALL, SEE PLAN
4.	WALL SHEATHING AS OCCURS, SEE PLAN
5.	EDGE NAILING, SEE SHEARWALL SCHEDULE
6.	CONT RIM BOARD
7.	ROOF SHEATHING, SEE PLAN
8.	A35 CLIP AT 16" O.C.
9.	WOOD BEAM, SEE PLAN
10.	#8 SCREW AT EACH I-JOIST BLOCK
11.	CONT RIMBOARD W/ #8 SCREWS
12.	IG JOIST BLOCK

307 WOOD JOIST AT WOOD STUD WALL
SCALE: NTS



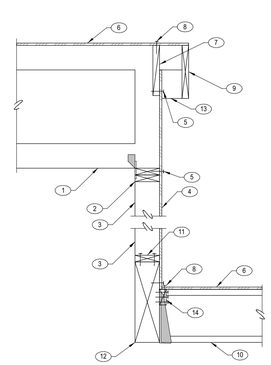
KEYNOTES:

1.	WOOD GIRDER TRUSS, SEE PLAN
2.	2x4 x 6'-0" LONG AT 6'-0" O.C. W/ (2) 16d NAILS AT EACH TRUSS
3.	CONT RIM BOARD W/ (4) 16d NAILS AT 8" O.C.
4.	2x BLOCKING W/ (3) 16d NAILS BETWEEN EACH JOIST
5.	WALL SHEATHING AS OCCURS, SEE PLAN
6.	BOUNDARY NAILING, SEE PLAN
7.	ROOF SHEATHING, SEE PLAN
8.	EDGE NAILING, SEE SHEARWALL SCHEDULE
9.	HGA 10-CLIP AT 16" O.C.
10.	WOOD JOIST W/ HANGER, SEE PLAN

NOTES:

A.	COORDINATE ROOF VENTILATION
B.	FASCIA PER ARCHITECTURAL DETAILS

304 WOOD JOIST AT WOOD BEAM
SCALE: NTS



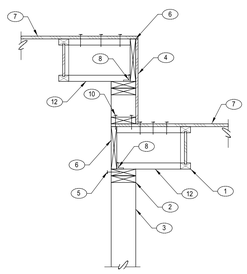
KEYNOTES:

1.	WOOD TRUSS W/ CLIP, SEE PLAN
2.	CONT DBL 2x TOP PLATE W/ LAP SPLICE, SEE TYPICAL DETAIL
3.	WOOD STUD WALL, SEE PLAN
4.	WALL SHEATHING AS OCCURS, SEE PLAN
5.	EDGE NAILING, SEE SHEARWALL SCHEDULE
6.	ROOF SHEATHING, SEE PLAN
7.	2x BLOCKING BETWEEN EACH TRUSS
8.	BOUNDARY NAILING, SEE PLAN
9.	WOOD JOIST, SEE PLAN
10.	WOOD JOIST W/ HANGER, SEE PLAN
11.	CONT 2x BOTTOM PLATE W/ (2) #8 SCREWS INTO EACH JOIST BELOW
12.	WOOD BEAM, SEE PLAN
13.	FUR DOWN FRAMING AS REQUIRED
14.	2x BLOCKING W/ (3) 16d NAILS BETWEEN EACH JOIST

NOTES:

A.	NO WALL SHEATHING SPLICE BETWEEN BLOCKING AND TOP PLATE
B.	COORDINATE ROOF VENTILATION
C.	FASCIA PER ARCHITECTURAL DETAILS

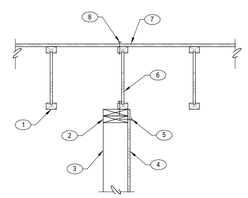
302 WOOD TRUSS AT WOOD BEAM
SCALE: NTS



KEYNOTES:

1.	WOOD JOIST W/ CLIP, SEE PLAN
2.	CONT DBL 2x TOP PLATE W/ LAP SPLICE, SEE TYPICAL DETAIL
3.	WOOD STUD WALL, SEE PLAN
4.	WALL SHEATHING AS OCCURS, SEE PLAN
5.	EDGE NAILING, SEE SHEARWALL SCHEDULE
6.	CONT RIM BOARD
7.	ROOF SHEATHING, SEE PLAN
8.	A35 CLIP AT 16" O.C.
9.	WOOD BEAM, SEE PLAN
10.	#8 SCREWS INTO EACH BLOCK AS REQUIRED
11.	BUILT-UP PLATES AS REQUIRED
12.	IG JOIST BLOCK

311 WOOD JOIST AT WOOD STUD WALL
SCALE: NTS



KEYNOTES:

1.	WOOD JOIST, SEE PLAN
2.	CONT DBL 2x TOP PLATE W/ LAP SPLICE, SEE TYPICAL DETAIL
3.	WOOD STUD WALL, SEE PLAN
4.	WALL SHEATHING AS OCCURS, SEE PLAN
5.	EDGE NAILING, SEE SHEARWALL SCHEDULE
6.	ALIGN CONT JOIST W/ STUD WALL W/ 16d NAILS AT 4" O.C.
7.	ROOF SHEATHING, SEE PLAN
8.	BOUNDARY NAILING, SEE PLAN

308 WOOD JOIST AT WOOD STUD WALL
SCALE: NTS

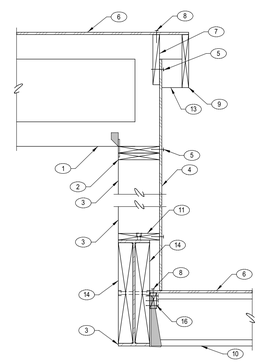
KEYNOTES:

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

NOTES:

A.	NO WALL SHEATHING SPLICE BETWEEN BLOCKING AND TOP PLATE
B.	COORDINATE ROOF VENTILATION
C.	FASCIA PER ARCHITECTURAL DETAILS

305 WOOD TRUSS AT WOOD JOIST
SCALE: NTS



KEYNOTES:

1.	WOOD TRUSS W/ CLIP, SEE PLAN
2.	CONT DBL 2x TOP PLATE W/ LAP SPLICE, SEE TYPICAL DETAIL
3.	WOOD STUD WALL, SEE PLAN
4.	WALL SHEATHING AS OCCURS, SEE PLAN
5.	EDGE NAILING, SEE SHEARWALL SCHEDULE
6.	ROOF SHEATHING, SEE PLAN
7.	2x BLOCKING BETWEEN EACH TRUSS
8.	BOUNDARY NAILING, SEE PLAN
9.	WOOD JOIST, SEE PLAN
10.	WOOD JOIST W/ HANGER, SEE PLAN
11.	CONT 2x BOTTOM PLATE W/ (2) #8 SCREWS INTO EACH JOIST BELOW
12.	WOOD BEAM, SEE PLAN
13.	FUR DOWN FRAMING AS REQUIRED
14.	SOLID WEB THAT BEARS ON BOTTOM STEEL BEAM W/ 1/4" - THREADED STUDS AT 16" O.C.
15.	STEEL BEAM, SEE PLAN
16.	2x BLOCKING W/ (3) 16d NAILS BETWEEN EACH JOIST

NOTES:

A.	NO WALL SHEATHING SPLICE BETWEEN BLOCKING AND TOP PLATE
B.	COORDINATE ROOF VENTILATION
C.	FASCIA PER ARCHITECTURAL DETAILS

303 WOOD TRUSS AT STEEL BEAM
SCALE: NTS

REV.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
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7			

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PROJECT:
BOHICA
131 N Washington Ave
Ketchum, ID 83340

CLIENT:

STRUCTURAL ENGINEERS SEAL:
PROFESSIONAL ENGINEER REGISTERED 11697 STATE OF IDAHO MARKELL BATEMAN
5/13/22

ROOF FRAMING DETAILS

JOB NO.: F21-325 | PROJECT MANAGER: MB | CAD OPERATOR: AuArkv

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DATE: | CURRENT REV.

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