ZONING SUMMARY:

LOT 7A
BUILDING TYPE 3, SUB CATEGORY C
COMMUNITY COMMERCIAL DISTRICT (CC)

DESIGN GUIDELINES PER CHAPTER 17.64
KETCHUM, IDAHO CITY CODE

5,500 SF LOT SIZE
FAR = 1
5,500 GROSS SF DEVELOPMENT ALLOWED
4,822 GROSS SF PROPOSED (SEE FAR PLANS PAGE FOR CALCULATIONS)

BUILDING HEIGHT:
ALLOWED: 40'-0"
PROPOSED: 31'-5" TO ROOF HIGH POINT
39'-6" TO TOP OF CHIMNEY

YARD SETBACKS:
FRONT: 5'-0"
SIDE: 5'-0" VOLUNTARY
REAR: 3'-0"

SITE FOR PROPOSED
4,822 GROSS SF DEVELOPMENT

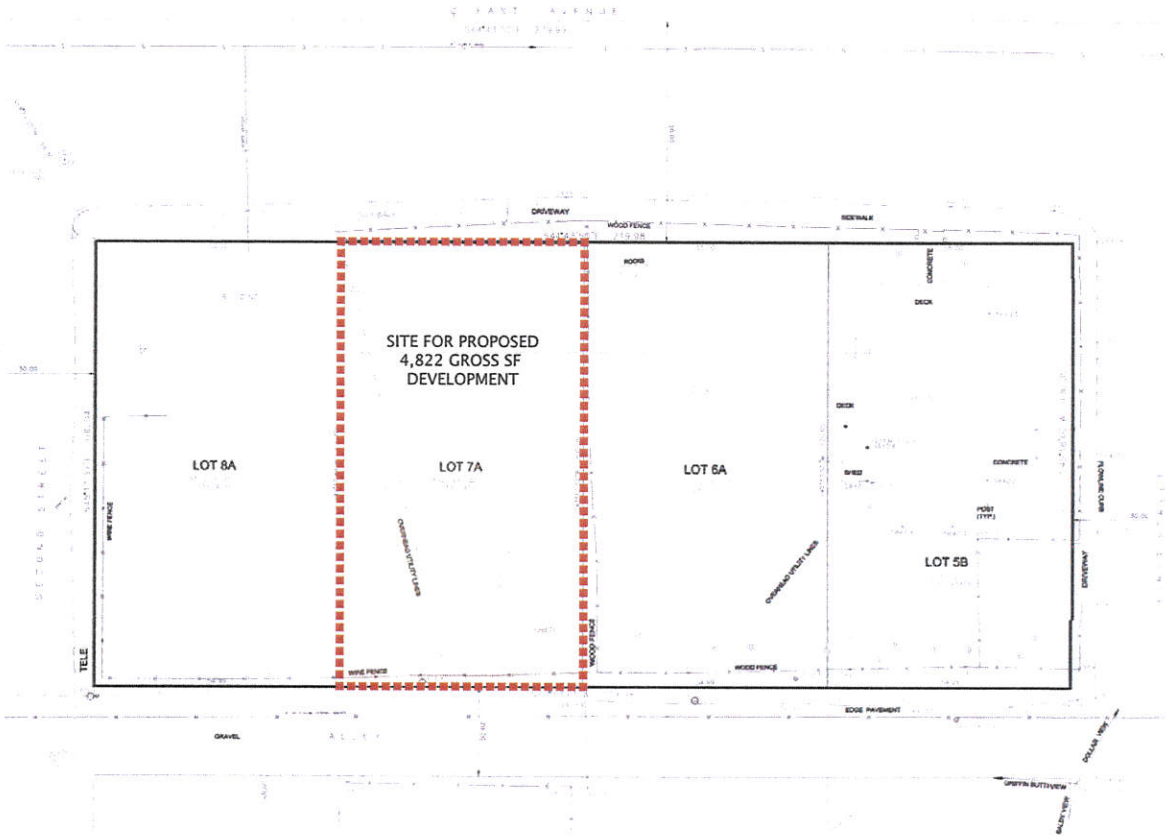
VICINITY MAP
NOT TO SCALE

KETCHUM TOWNSITE : BLOCK 22 : LOTS 5B, 6A, 7A & 8A

LOCATED WITHIN: SECTION 18, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.,
CITY OF KETCHUM, BLAINE COUNTY, IDAHO

A SUBDIVISION OF KETCHUM, BLOCK 22, LOT5A

JANUARY 2011



LEGEND:

OVERHEAD UTILITY LINES
WIRE FENCE
WOOD FENCE

NOTES:

1. BASIS OF BEARINGS IS PER THE CENTERLINE MONUMENTS ON FIRST STREET. BOUNDARY LINES SHOWN HEREON ARE PER THE BLOCK SUBDIVISION. REFER TO THE CITY OF KETCHUM ORDINANCES FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
2. UTILITIES AND DRAIN PIPES SHOWN HEREON ARE PER SURFACE EVIDENCE ONLY AND THE CITY OF KETCHUM WATER AND SEWER MAPS. OTHER UNDERGROUND UTILITIES MAY EXIST. LOCATION OF UNDERGROUND UTILITIES AND SERVICES SHOULD BE CONFIRMED PRIOR TO EXCAVATION OR DESIGN.
3. ELEVATIONS BASED ON NGVD 1929 DATUM.
4. BUILDING WALLS SHOWN HEREON ARE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.

PRELIMINARY
PLAT

KETCHUM TOWNSITE
BLOCK 22
LOTS 5B, 6A, 7A & 8A
SECTION 18, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.,
CITY OF KETCHUM, BLAINE COUNTY, IDAHO

WOLFF MIXED USE DEVELOPMENT
CITY OF KETCHUM PLANNING & ZONING REVIEW
JANUARY 21, 2013

OLSON KUNDIG ARCHITECTS

159 South Jackson Street, Suite 600, Seattle WA 98104 USA T +1 206.624.5670 F +1 206.624.3730 www.olsonkundigarchitects.com

PROJECT AREA CALCULATIONS:

RESIDENTIAL (LOWER LEVEL): 797 GROSS SF
RESIDENTIAL (UPPER LEVEL): 2,560 GROSS SF
COMMERCIAL (LOWER LEVEL): 1,465 GROSS SF
SUB-TOTAL: 4,822 GROSS SF

ASSUMING 4-STALL GARAGE EXEMPTION
PER CHAPTER 17 CITY OF KETCHUM CODE

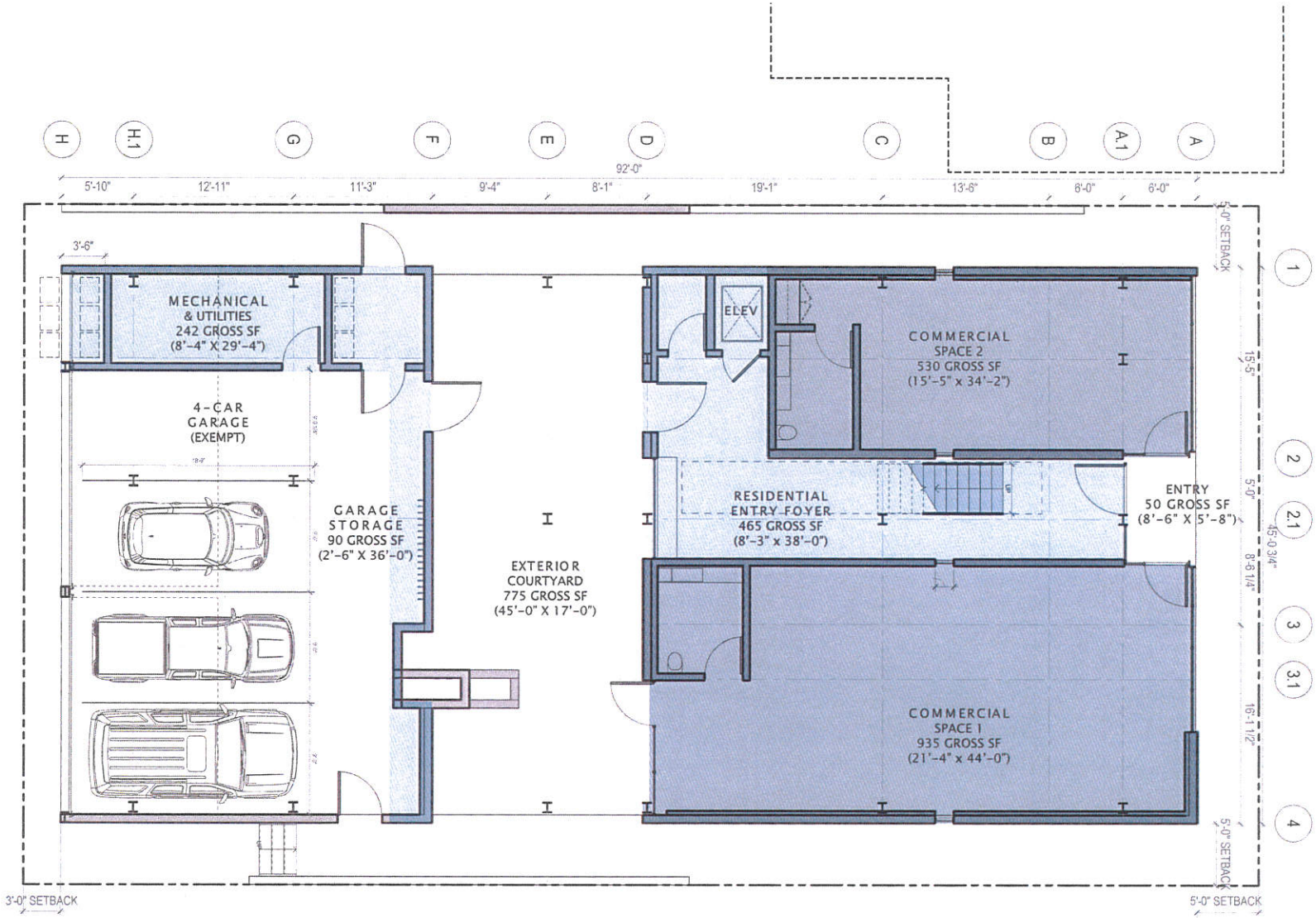
5,500 SF LOT SIZE
FAR = 1

5,500 SF ALLOWED
> 4,822 GROSS SF PROPOSED

RESIDENCE

COMMERCIAL

NOT INCLUDED IN FAR CALCULATIONS



WOLFF MIXED USE DEVELOPMENT
CITY OF KETCHUM PLANNING & ZONING REVIEW
JANUARY 21, 2013

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TRUE NORTH

PROJECT NORTH

LOWER LEVEL FAR PLAN DIAGRAM
SCALE: 1/8" = 1'-0"

PROJECT AREA CALCULATIONS:

RESIDENTIAL (LOWER LEVEL): 797 GROSS SF
RESIDENTIAL (UPPER LEVEL): 2,560 GROSS SF
COMMERCIAL (LOWER LEVEL): 1,465 GROSS SF
SUB-TOTAL: 4,822 GROSS SF

ASSUMING 4-STALL GARAGE EXEMPTION
PER CHAPTER 17 CITY OF KETCHUM CODE

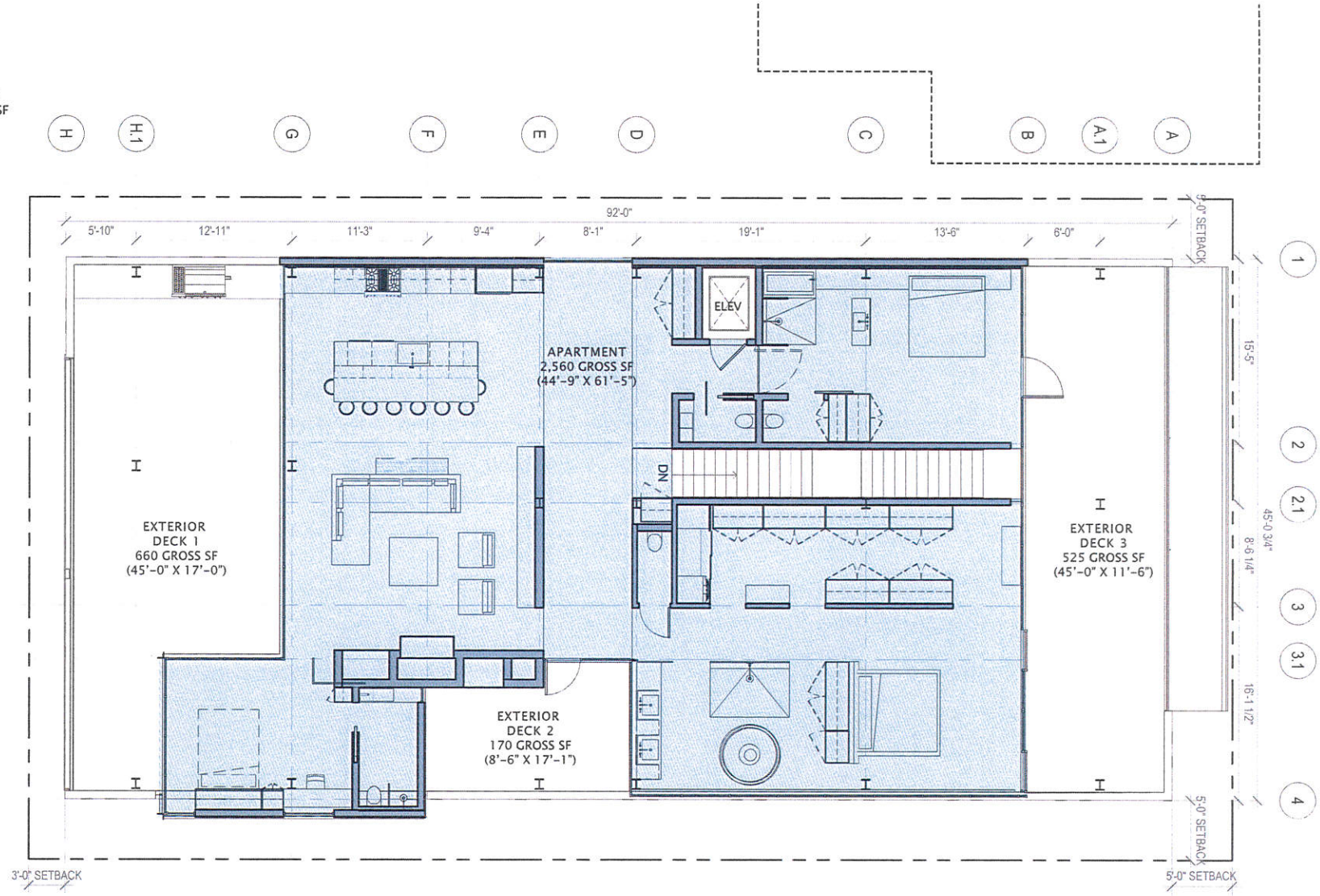
5,500 SF LOT SIZE
FAR = 1

5,500 SF ALLOWED
> 4,822 GROSS SF PROPOSED

RESIDENCE

COMMERCIAL

NOT INCLUDED IN FAR CALCULATIONS



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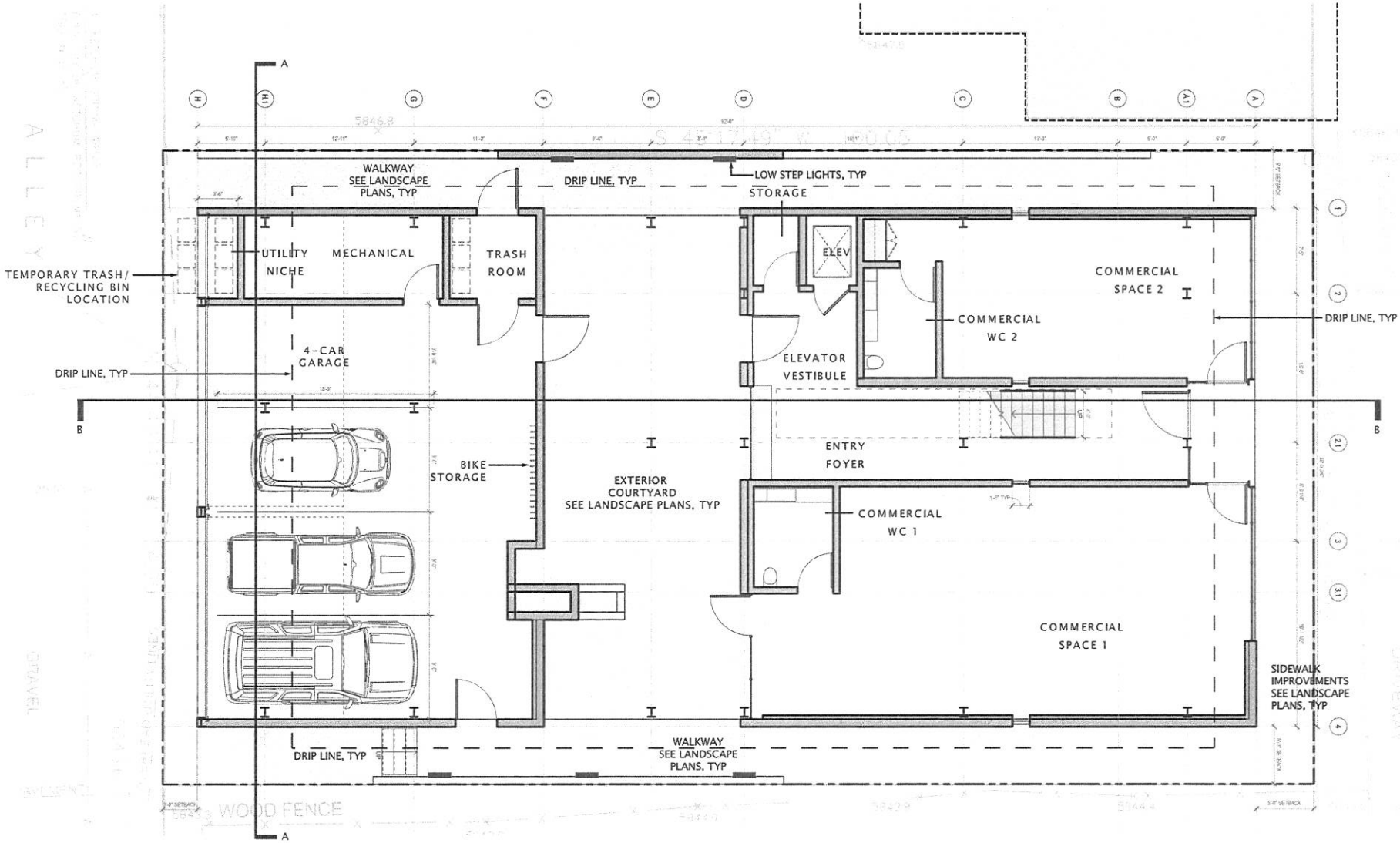
TRUE NORTH

PROJECT NORTH

APARTMENT LEVEL FAR PLAN DIAGRAM

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



WOLFF MIXED USE DEVELOPMENT
CITY OF KETCHUM PLANNING & ZONING REVIEW
JANUARY 21, 2013

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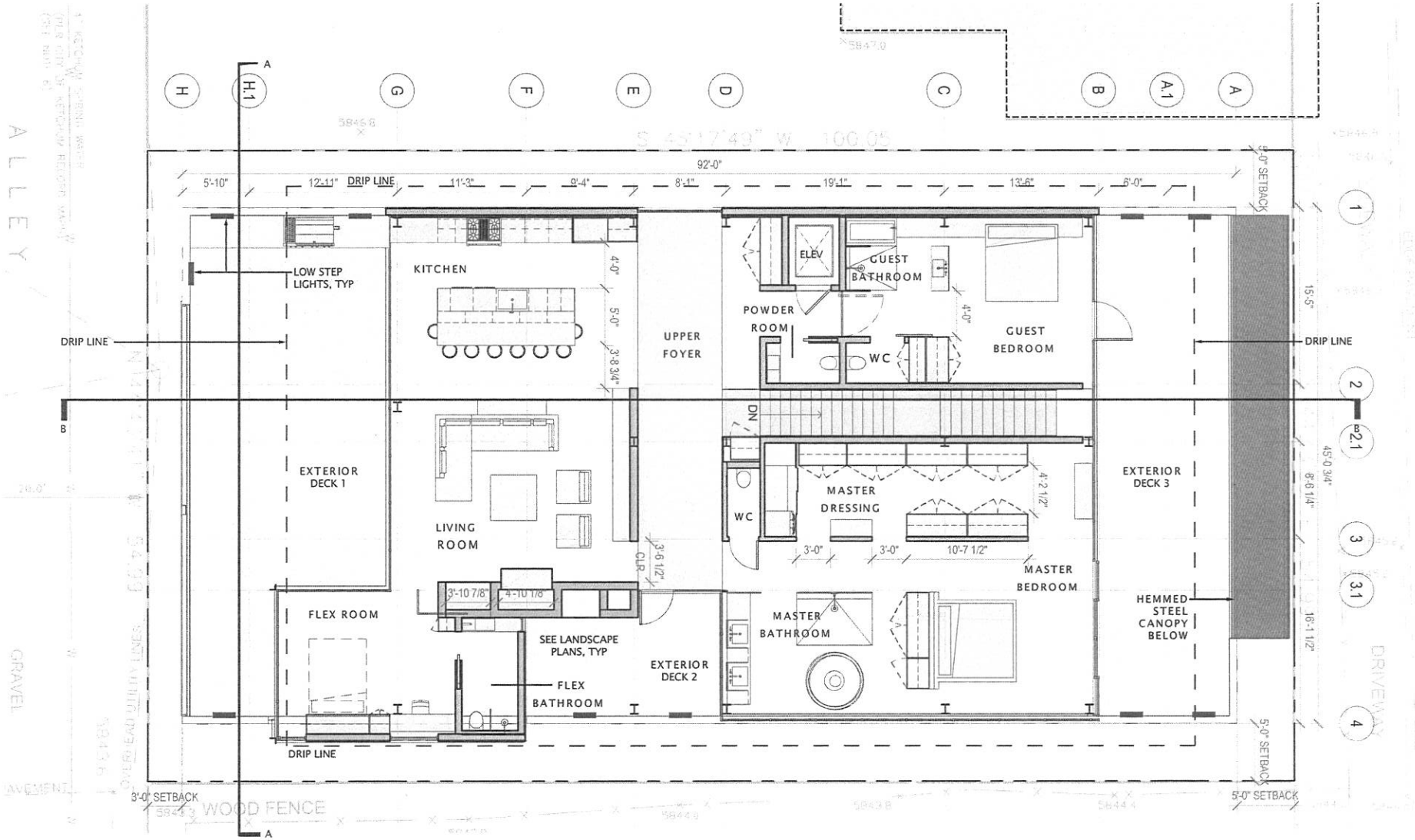
TRUE NORTH

PROJECT NORTH

LOWER LEVEL PLAN

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



WOLFF MIXED USE DEVELOPMENT
CITY OF KETCHUM PLANNING & ZONING REVIEW
JANUARY 21, 2013

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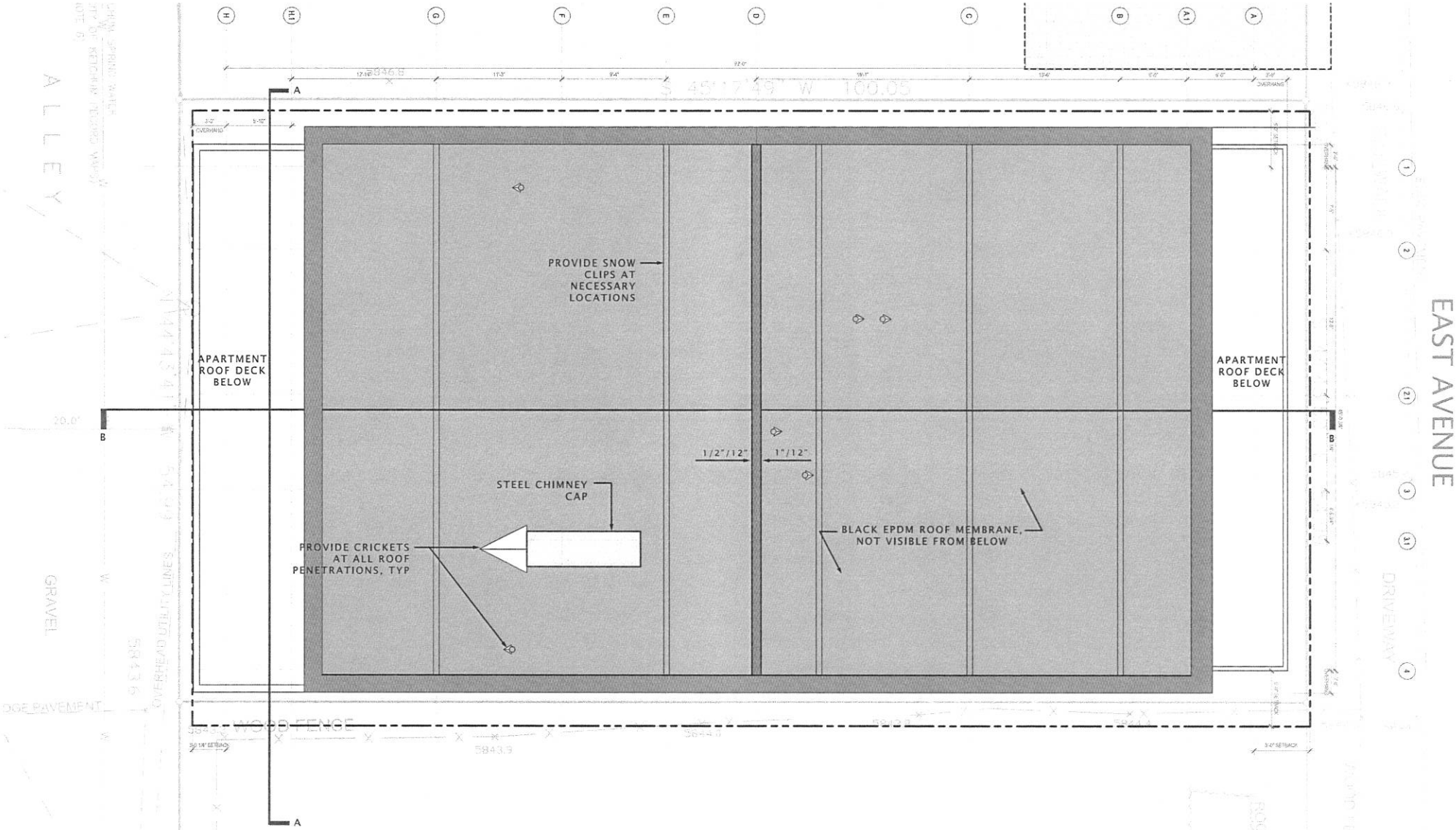
TRUE NORTH

PROJECT NORTH

APARTMENT LEVEL PLAN

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



WOLFF MIXED USE DEVELOPMENT
CITY OF KETCHUM PLANNING & ZONING REVIEW
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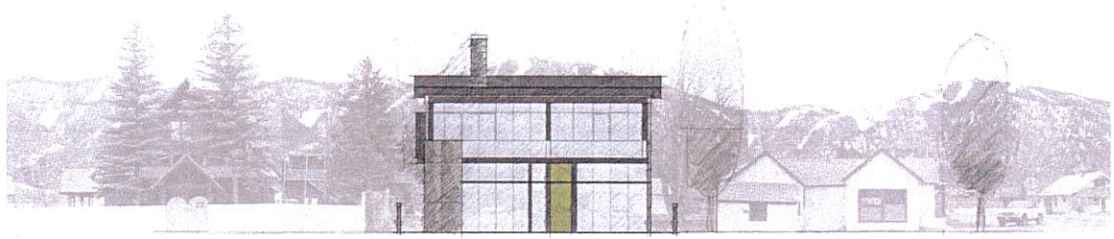
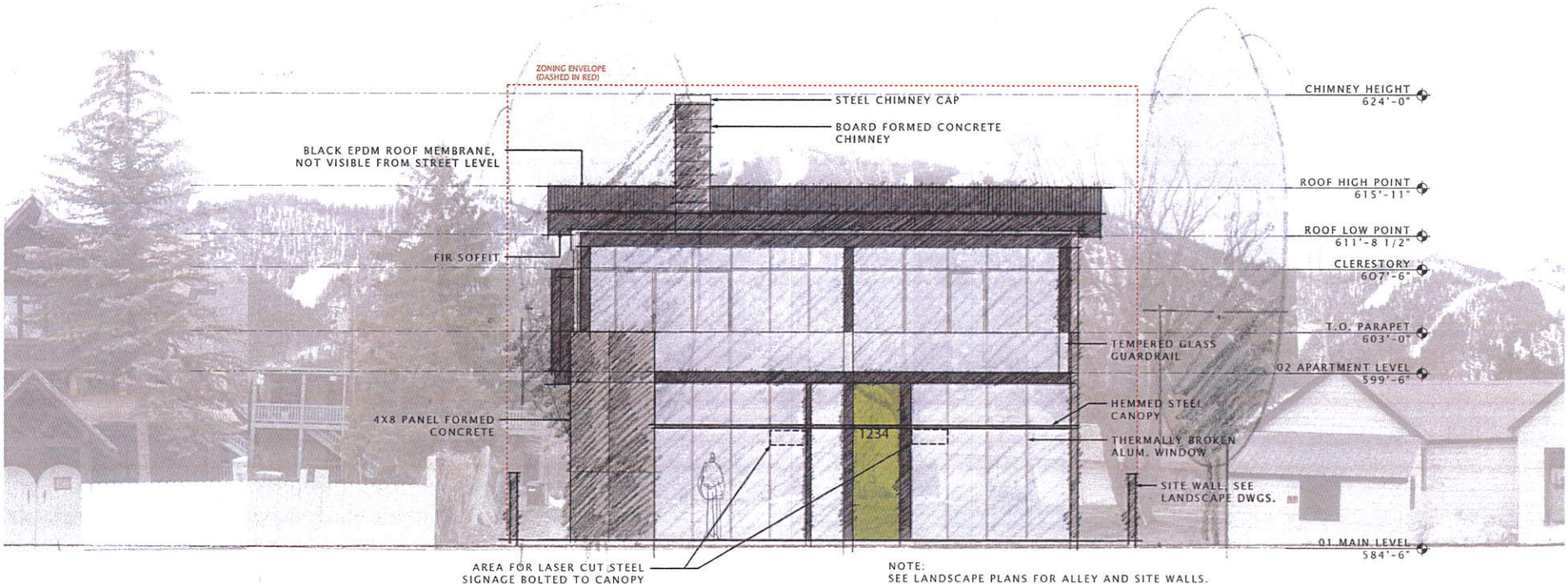
TRUE NORTH

PROJECT NORTH

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



NORTH ELEVATION WITH CONTEXT



NOTE:
SEE LANDSCAPE PLANS FOR ALLEY AND SITE WALLS.

LASER CUT STEEL SIGNAGE AT ARTIST'S STUDIO IN SEATTLE.

NORTH ELEVATION

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

0 1' 2' 3' 4' 8' 12'

WOLFF MIXED USE DEVELOPMENT
CITY OF KETCHUM PLANNING & ZONING REVIEW
JANUARY 21, 2013

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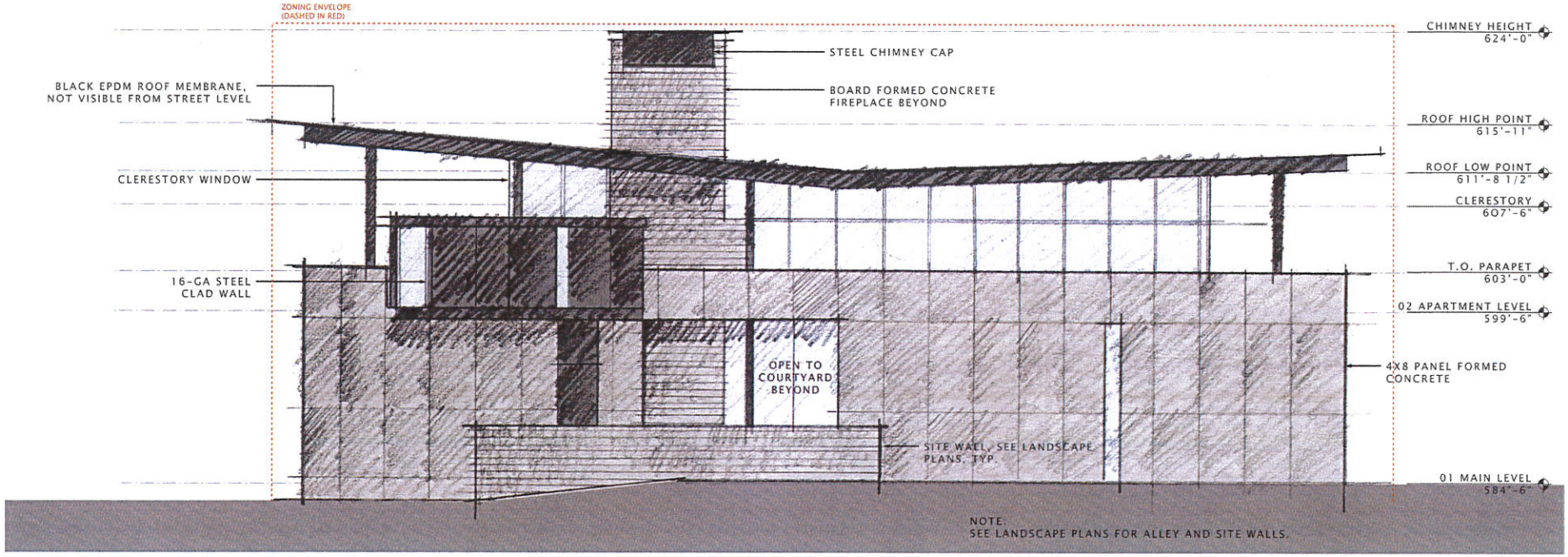
EAST AVENUE STREET CONTEXT



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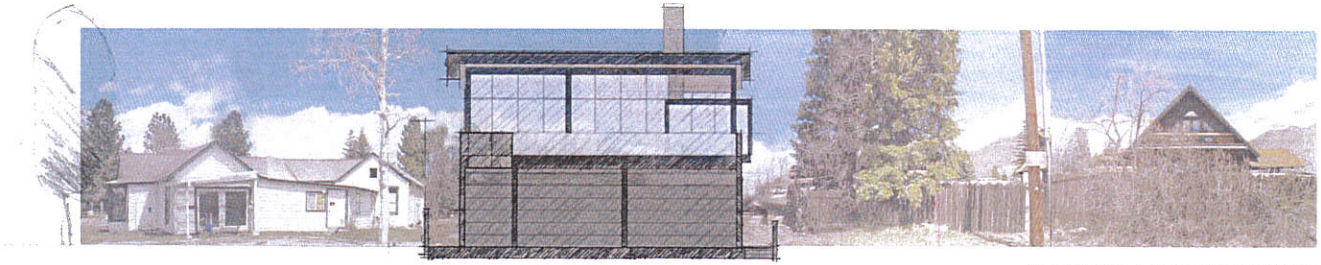
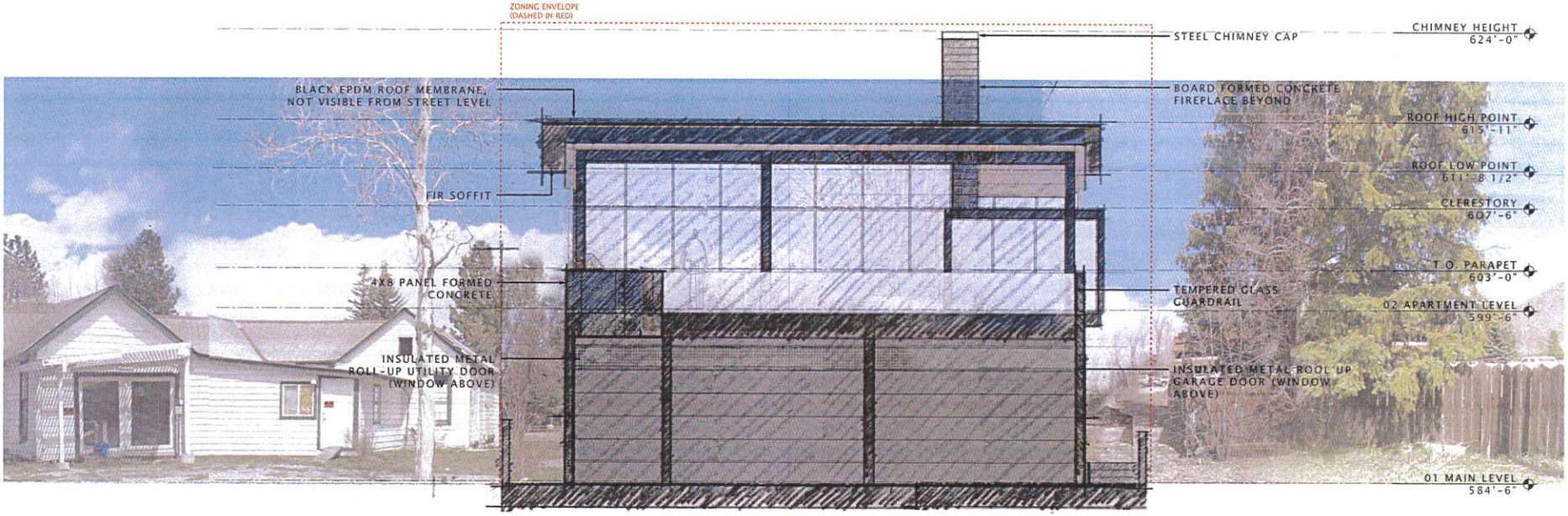
EAST ELEVATION

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

0 1' 2' 3' 4' 8' 12'



SOUTH ELEVATION WITH CONTEXT



NOTE:
SEE LANDSCAPE PLANS FOR
ALLEY AND SITE WALLS.

SOUTH ELEVATION

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

0 1' 2' 3' 4' 8' 12'

WOLFF MIXED USE DEVELOPMENT
CITY OF KETCHUM PLANNING & ZONING REVIEW
JANUARY 21, 2013

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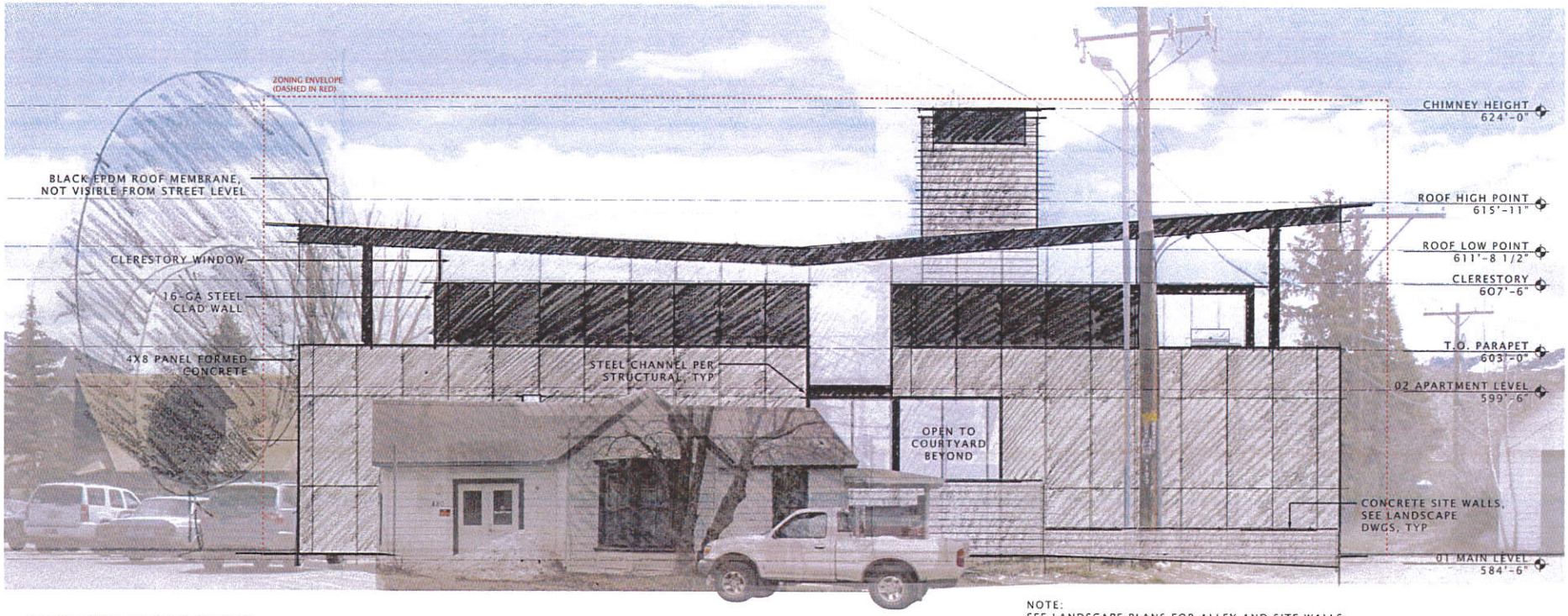
WEST ELEVATION WITH CONTEXT



NOTE:
SEE LANDSCAPE PLANS FOR ALLEY AND SITE WALLS.

WOLFF MIXED USE DEVELOPMENT
CITY OF KETCHUM PLANNING & ZONING REVIEW
JANUARY 21, 2013

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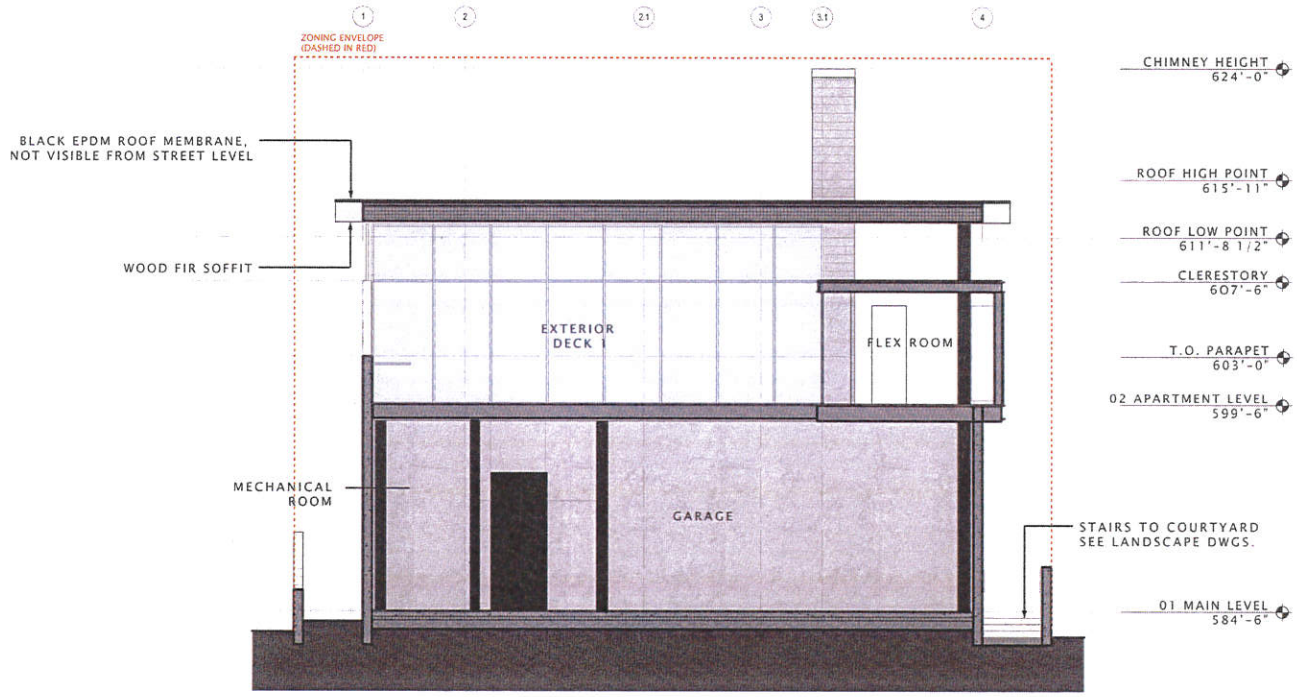
WEST ELEVATION
SCALE: 1/8" = 1'-0"



NOTE:
SEE LANDSCAPE PLANS FOR SITE WALLS AND
SITE DEVELOPMENT.

SECTION A

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

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JANUARY 21, 2013

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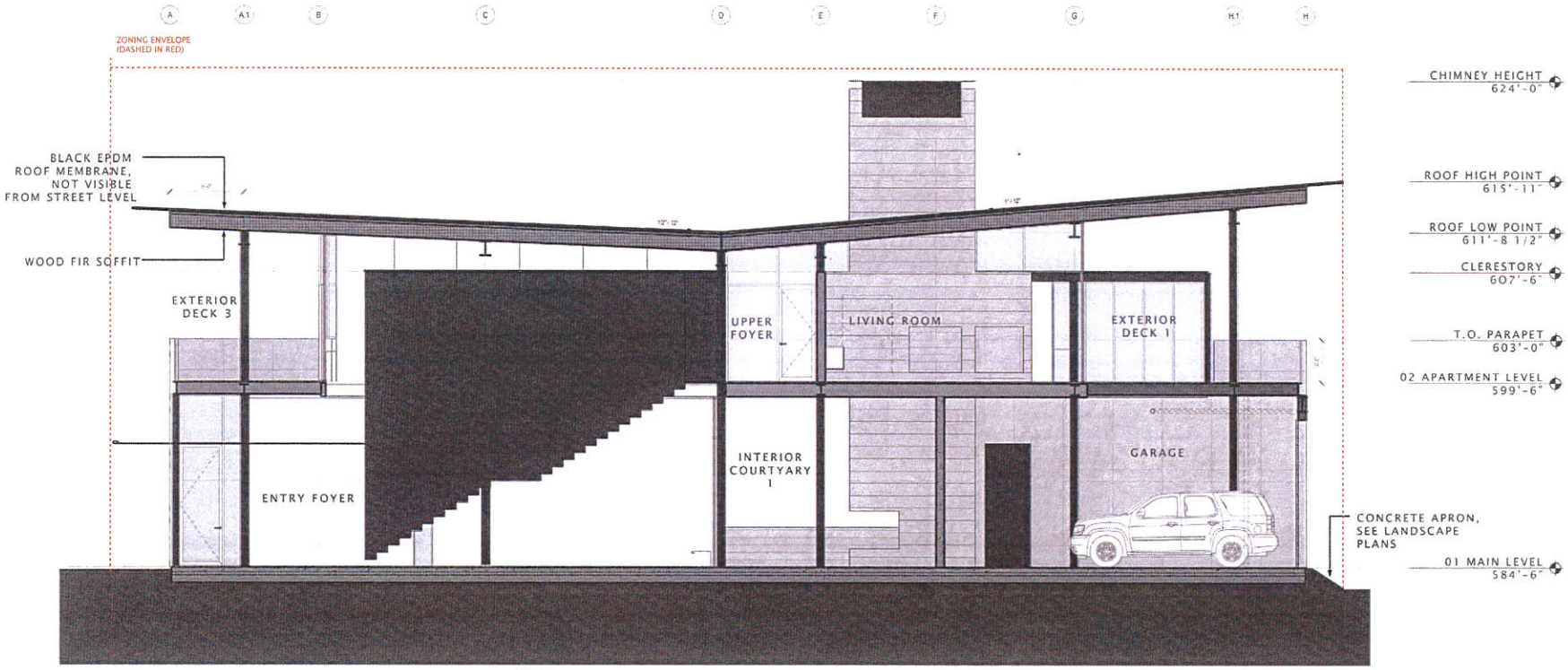

NOTE:
SEE LANDSCAPE PLANS FOR SITE WALLS AND
SITE DEVELOPMENT.

SECTION B

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

0 1' 2' 3' 4' 8' 12'

WOLFF MIXED USE DEVELOPMENT
CITY OF KETCHUM PLANNING & ZONING REVIEW
JANUARY 21, 2013

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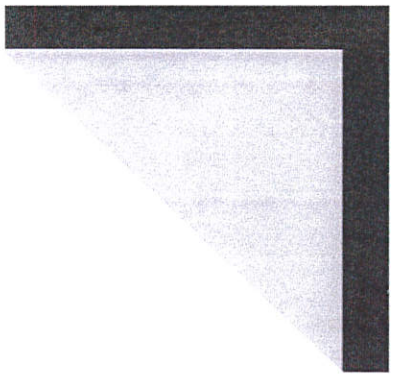
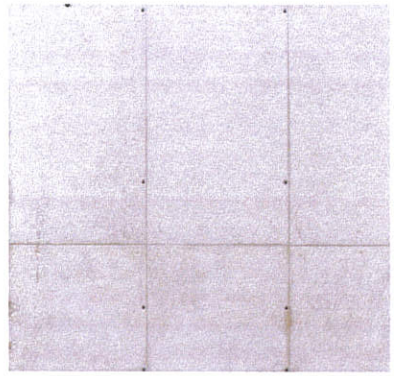
WOLFF : MIXED-USE MATERIAL BOARD

REFER TO DRAWINGS FOR MATERIAL LOCATIONS

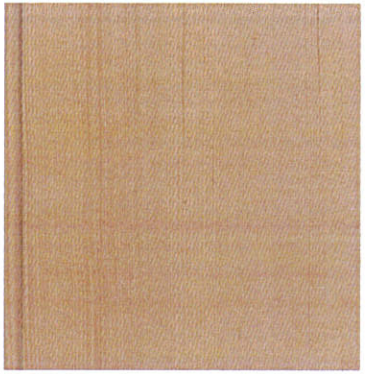


BLACK PAINTED ALUMINUM WINDOW

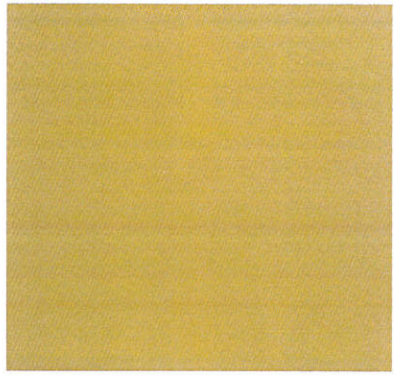
BOARD FORMED CONCRETE



4X8 PANEL FORMED CONCRETE



TONGUE AND GROOVE FIR



WASABI GREEN

MATTE BLACK PAINTED STEEL

WOLFF MIXED USE DEVELOPMENT
CITY OF KETCHUM PLANNING & ZONING REVIEW
JANUARY 21, 2013

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EXISTING CONDITIONS
TIM AND ROBIN WOLFF
KETCHUM, BLOCK 22, LOT 7A

Date: 01.21.2013
Drawn By: BY
Checked By: BY
File: wolff_existing conditions.dwg
Sheet No. 1

Ben Young
Landscape Architect
Box 544 | Ketchum, Idaho 83340
208 726 5603
ben@byla.us

No.	Description	Signature	Date

APPROVAL

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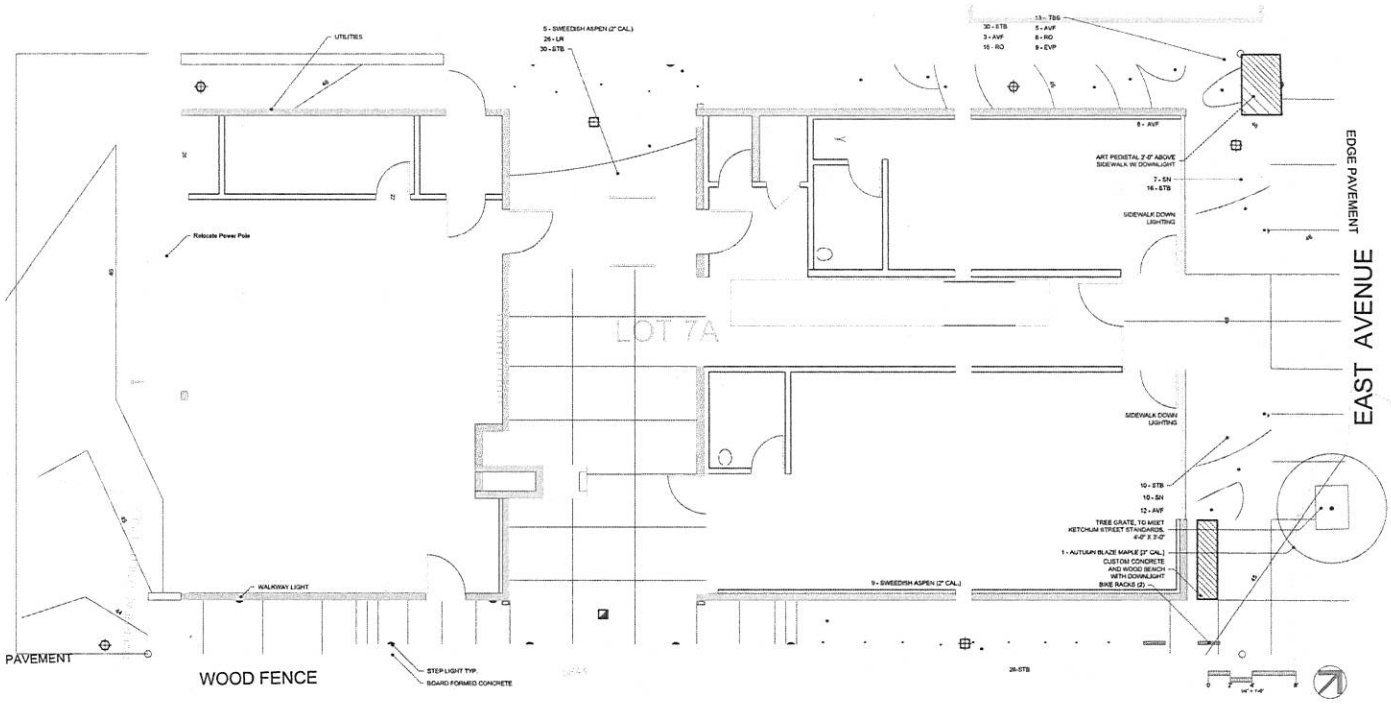
ben young landscape architect



LEGEND

- NEW CONCRETE
- PRIVACY WALL
- CURB/SHORT WALL
- NEW ASPHALT
- PLANTING BED
- SUMP
- DRYWELL
- CATCH BASIN
- STEP LIGHT
- BENCH
- TREE

NOTES:

1. ALL GRADING AND SITING BASED OFF A SURVEY DONE BY BENCHMARK ENGINEERING DATED 9/20/2005.
2. PROPOSED WATER AND SEWER LOCATIONS ARE APPROXIMATE. EXACT LOCATIONS SHALL BE FIELD VERIFIED.
3. NEW POWER TRANSFORMER TO BE INSTALL ON ADJACENT LOT 8A. ALL UTILITIES TO BE BURIED UNDERGROUND. SEE LANDSCAPE PLAN FOR EXACT UTILITY LOCATION ON BUILDING.
4. ALL SNOW SHALL BE CLEARED AND HAULED TO AN OFF-SITE LOCATION.
5. ALL GUTTERS DRAIN TO ON-SITE DRYWELLS FOR RETENTION AND INFILTRATION.

NOTES:

ALL LANDSCAPING TO BE IRRIGATED BY AN AUTOMATIC DRIP SPRINKLER SYSTEM.

SHRUB AND PERENNIAL LIST:

23 AVF	ARTEMESIA "VALERIE FINNIS"
9 EVP	EUPATORIUM "GATEWAY"
19 SJH	SPIREA "GORNAY"
144 STB	SPIREA "TOR BIRCHLEAF"
24 RO	RUDBECKIA OCCIDENTALIS
26 LR	LIGULARIA "THE ROCKET"
5 A	ALLIUM "GLOBEMASTER"

Ben Young
Landscape Architect
Box 594 | Ketchum, Idaho 83340
208.726.5003
ben@byla.net

No.	Description	APPROVAL Signature	Date

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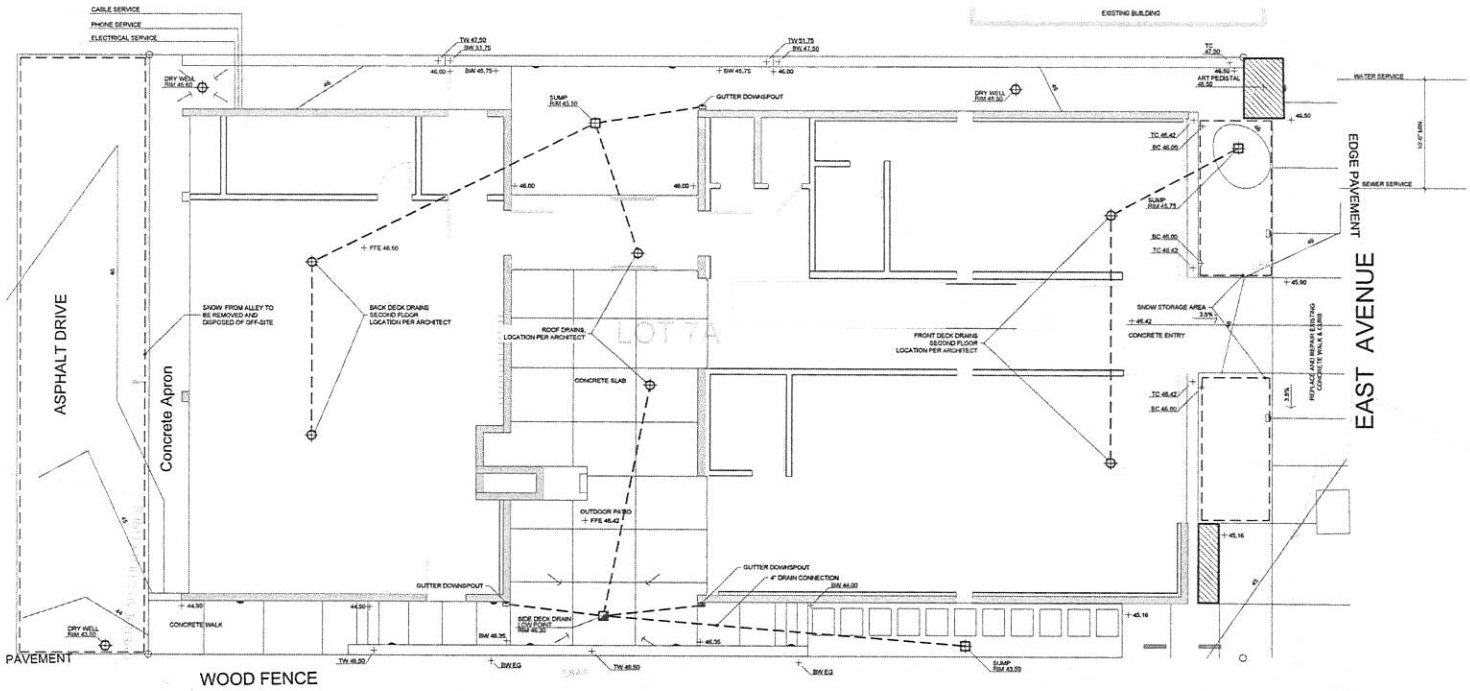
ben young landscape architect

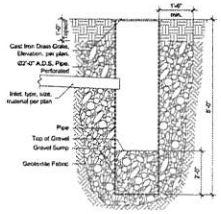
SITE PLAN
TIM AND ROBIN WOLFF
KETCHUM, BLOCK 22, LOT 7A

Date: 01.21.2013
Drawn By: SL
Checked By: BY
File: wolff_site plan.dwg

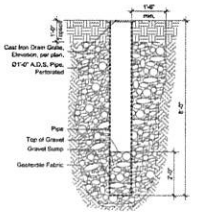
Sheet No. 2

3





1/1 SUMP



2/1 Drywell

LEGEND

- NEW CONCRETE
- PRIVACY WALL
- CURB/SHORT WALL
- NEW ASPHALT
- PLANTING BED
- SUMP
- DRY WELL
- CATCH BASIN
- STEP LIGHT
- BENCH

NOTES:

- ALL GRADING AND SITING BASED OFF A SURVEY DONE BY BENCHMARK ENGINEERING DATED 3/25/2005.
- PROPOSED WATER AND SEWER LOCATIONS ARE APPROXIMATE. EXACT LOCATIONS SHALL BE FIELD VERIFIED.
- NEW POWER TRANSFORMER TO BE INSTALL ON ADJACENT LOT 9A. ALL UTILITIES TO BE BURIED UNDERGROUND. SEE LANDSCAPE PLAN FOR EXACT UTILITY LOCATION ON BUILDING.
- ALL SNOW SHALL BE CLEARED AND HAULED TO AN OFF-SITE LOCATION.
- ALL GUTTERS DRAIN TO ON-SITE DRYWELLS FOR RETENTION AND INFILTRATION.

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No.	Description	APPROVAL Signature	Date

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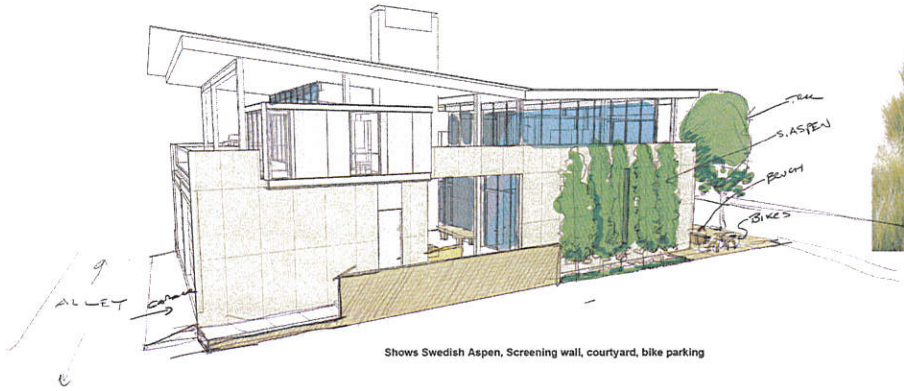
ENGINEERING, & UTILITIES SCHEMATIC
TIM AND ROBIN WOLFF
KETCHUM, BLOCK 22, LOT 7A

Date: 01.21.2013
Drawn By: SL
Checked By: BY
File: wolff_engineering.dwg

Sheet No. 3



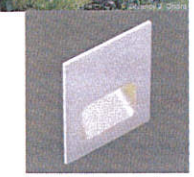
Shows Swedish Aspen, Screening wall, courtyard, bike parking

South Elevation

Shows Front planting beds, street tree, art plinth, improved sidewalk

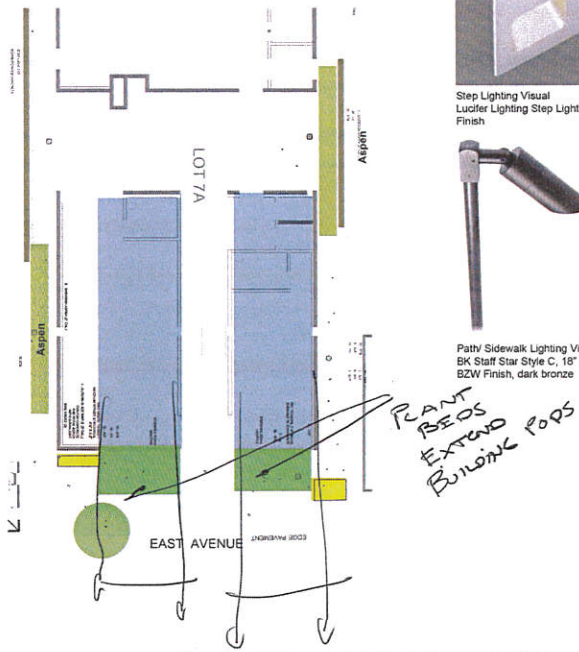
Street Elevation

Plant Materials, Bench visuals



Step Lighting Visual
Lucifer Lighting Step Light, Brass Finish

Path/ Sidewalk Lighting Visual
BK Staff Star Style C, 18" HT
BZW Finish, dark bronze



Shows minimal planting approach, plantings to reflect architectural intent

Planting Concept

Landscape Detail and Concepts

TIM AND ROBIN WOLFF

KETCHUM, BLOCK 22, LOT 7A

LD

Ben Young
Landscape Architect
Box 5941 Ketchum, Idaho 83340
208 726.5903
ben@byla.ca

No	Description	APPROVAL Signature	Date

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ben young landscape architect