



City of Ketchum
Planning & Building

IN RE:)	
)	
Leadville Trading)	KETCHUM PLANNING AND ZONING COMMISSION
Conditional Use Permit)	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Date: April 11, 2023)	DECISION
)	
File Number: P22-066A)	

PROJECT: Leadville Trading

APPLICATION TYPE: Conditional Use Permit

FILE NUMBER: P22-066A

ASSOCIATED APPLICATIONS: Design Review (P22-066)

REPRESENTATIVE: Lucas Winter – The Jarvis Group Architects (Architect)

OWNER: Acquire Realty, LLC

LOCATION: 211 N Leadville Ave – Lot 5 Block 3, Ketchum Townsite

ZONING: Community Core – Subdistrict 2 – Mixed Use (CC-2)

OVERLAY: None

RECORD OF PROCEEDINGS

The City of Ketchum received the application for Final Design Review and Conditional Use Permit on November 28, 2022. The Final Design and CUP applications have been reviewed concurrently and were deemed complete on December 30, 2022. Department comments were provided to the applicant on December 30, 2022, outlining code compliance issues and feedback on design review criteria. Staff received revised submittals from the applicant in January 2023 and providing another set of comments on January 26, 2023. As of the date of this report, all comments have been resolved.

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 8, 2023. The public hearing notice was

published in the Idaho Mountain Express on March 8, 2023. A notice was posted on the project site and the city's website on March 21, 2023, and March 13, 2023 respectively. Story poles were verified on the subject property on March 21, 2023.

The Planning and Zoning Commission (the "Commission") conducted their review of the Design Review (Application No. P22-066) and the Conditional Use Permit (Application No. P22-066A) applications concurrently at their March 28, 2023 hearing. After considering staff's analysis, the applicant's presentation, and public comment, the Commission approved the Design Review application unanimously and approved the Conditional Use Permit unanimously.

BACKGROUND

The Applicant is proposing an 6,039 square foot two-story commercial development known as Leadville Trading (the "project"), located at 222 N Leadville Avenue (the "subject property"). The subject property is a vacant corner lot zoned Community Core -Subdistrict 2 - Mixed Use (CC-2) just southeast of Vintage Restaurant and the McCann Daech Fenton Realtors office, across from the Kneadery and another vacant lot on the opposite corner. As proposed, the project includes a 3,088 square foot basement with circulation and storage, 2,591 net square feet of restaurant space on the ground floor, 2,575 net square feet of office on the second floor.

Based on the size and use of the units, no parking spaces are required for the project. The applicant has requested a conditional use permit to allow for the creation of three on-site parking spaces in the rear of the building accessed from the alley. The project proposes two two-car garages. The project proposes to take advantage of the Floor Area Ratio (FAR) bonus in exchange for community housing, mitigating the additional floor area by making a community housing in-lieu payment. The total FAR for the project is 1.1, where 1.0 is permitted by right.

The project will construct improvements to the right-of-way per the City of Ketchum improvement standards including, streetlights, asphalt alley, curb and gutter, and 8-foot sidewalks. The project proposes a paver sidewalk and to snowmelt the sidewalks adjacent to the project. The city engineer and streets department has conducted a preliminary review of all improvements and believes the improvements to meet the city's standards. Final review of all improvements to the right-of-way will be conducted by the City Engineer and Streets Department prior to issuance of a building permit. An encroachment permit approved by the City Council will be required for the sidewalk pavers and snow melt system.

FINDINGS OF FACT

The Commission, having reviewed the entire project record, provided notice, and conducted the required public hearing, does hereby find that the criteria for a Conditional Use Permit is met and does hereby make and set forth these Findings of Fact, Conclusions of Law, and Decision as follows:

FINDINGS REGARDING CONDITIONAL USE PERMIT CRITERIA

Pursuant to KMC Section 17.116.030, the application for a conditional use permit meets all of the required criteria as outlined in the findings below.

- *Criteria 1* - The characteristics of the conditional use will not be unreasonably incompatible with the types of uses permitted in the applicable zoning district;
 - *Analysis:* Until the adoption of Interim Ordinance 1234, parking was required for office uses in the community core subdistricts. Additionally, the preferred location of on-site parking is off the alley. All recent developments on single Ketchum townsite lots in the community core has provided alley loaded on-site parking spaces perpendicular to the alley for ease of access. The project proposes to locate the requested parking off the alley in a perpendicular fashion consistent with other development within the community core. Finally, the proposed parking is set back 3 feet from the property line which ensures that vehicles will not stick out into the alley and obstruct alley uses. Staff believes the allowance of the on-site parking spaces is compatible with other uses permitted in the zone district as the location and orientation are consistent with that of other similar projects.
- *Criteria 2* - The conditional use will not materially endanger the health, safety and welfare of the community;
 - *Analysis:* As the spaces are set back from the property line, vehicles parked in the spaces will not obstruct the use of the alley nor will it inhibit the safe use of nearby pedestrian corridors. Staff does not believe the on-site parking will endanger the health, safety and welfare of the community.
- *Criteria 3* - The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood;
 - *Analysis:* As noted above, the spaces are located in the rear of the building accessed from the alley. The set back of the parking spaces ensures that vehicles will not obstruct free and clear use of the alley. Additionally, the parking spaces can be accessed from the sidewalk through a door on the 2nd Street side of the building and the building contains a rear entrance near the parking with a designated route. Both of these features ensure that pedestrian come from or to the parking area can access the vehicles safely without having to walk through the alley. Staff believes that the location and accessibility of the proposed parking ensures that the use is not hazardous and does not conflict with existing and anticipated traffic.
- *Criteria 4* - The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area, or conditions can be established to mitigate adverse impacts; and
 - *Analysis:* No public facilities are required for the proposed on-site parking. As noted above, the location of the parking spaces ensures no obstructions to free and clear use of the alley by emergency vehicles or other necessary public services.
- *Criteria 5* - The conditional use is not in conflict with the policies of the comprehensive plan or the basic purposes of this chapter.
 - *Analysis:* The intent of Section 11.D was to support the goals of the comprehensive plan in creating a vibrant downtown and diverse economy by not over-committing valuable ground floor commercial space to parking or luxury residential amenities like personal storage. Staff believes the proposed uses in the project positively contribute to the vibrancy of the downtown with the ground floor restaurant as the community has seen

a decrease in restaurants in the past couple of years. In addition, 78% of the ground floor is dedicated to commercial uses. This percentage demonstrates that the project is designed to prioritize commercial uses. Additionally, the comprehensive plan encourages parking reductions to incentivize development of desired uses but acknowledges that parking in the community core may become challenging in the future. Overall, staff believes the on-site parking spaces does not conflict with the policies of the comprehensive plan as the proposed project still significantly contributes to the vibrancy of downtown and diverse economy with the uses proposed.

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 Conditional Use Permit application for the development and use of the project site.
2. The Commission has authority to hear the applicant’s Conditional Use Permit Application pursuant to Chapter 17.116 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 §17.116.040.
4. The Conditional Use Permit application is governed under Ketchum Municipal Code Chapters 17.116.
5. The Conditional Use Permit application meets all applicable standards specified in Title 17 of Ketchum Municipal Code.

DECISION

THEREFORE, the Commission **approves** this Conditional Use Permit Application File No. P22-066A this Tuesday, April 11, 2023, subject to the following conditions of approval.

CONDITIONS OF APPROVAL

1. This Conditional Use Permit approval is based on the architectural plan set presented at the February 28, 2023 Planning and Zoning Commission meeting, included as Exhibit A to these findings. Building Permit Plans must conform to the approved plans unless otherwise approved in writing by the Commission or the Planning and Zoning

Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to removal.

2. This Conditional Use Permit is not transferable from one parcel of land to another.
3. The term of this Conditional Use Permit shall be that of Design Review approval P22-066. In the event the Design Review approval expires, this Conditional Use Permit approval shall also expire and become null and void.
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.

Findings of Fact **adopted** this 11th day of April 2023.

Neil Morrow, Chair
City of Ketchum
Planning and Zoning Commission



City of Ketchum

Exhibit A: Design Review Plan Set

LEADVILLE TRADING



PROJECT TEAM

ARCHITECT:

THE JARVIS GROUP ARCHITECTS, AIA, PLLC
511 SUN VALLEY ROAD, SUITE 202
P.O. BOX 626
PHONE: 208.726.4031

SURVEYOR/CIVIL:

GALENA ENGINEERING INC.
CIVIL ENGINEERS AND LAND SURVEYORS
317 NORTHRIVER STREET
HAILEY, ID 83333
PHONE: 208.788.1705

PROJECT TABULATION

PROJECT TABULATIONS	
FIRST FLOOR AREA (GROSS):	3,303 SF
SECOND FLOOR AREA (GROSS):	2,736 SF
TOTAL GROSS FLOOR AREA:	6,039 SF
BASEMENT:	3,088 SF
TOTAL NET AREA:	9,127 SF

FLOOR AREA CALCULATIONS	
SITE AREA:	5,504 SF
TOTAL GROSS FLOOR AREA:	6039 SF
FLOOR AREA RATIO:	1.10%
FLOOR AREA - ABOVE 1.0	535 SF

VICINITY MAP



GENERAL NOTES

- THIS PROJECT SHALL COMPLY WITH THE 2018 INTERNATIONAL BUILDING CODE.
- CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS BY KETCHUM BUILDING AND FIRE DEPARTMENTS, STATE ELECTRICAL INSPECTOR OR OTHER GOVERNING AUTHORITIES, AS NECESSARY.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL TEMPORARY UTILITIES, INCLUDING ELECTRICITY NECESSARY FOR CONSTRUCTION.
- ALL CONSTRUCTION DEBRIS IS TO BE STOCKPILED NEATLY ON SITE UNTIL DISPOSAL, WHICH SHALL BE DONE AT THE COUNTY LANDFILL OR RECYCLING FACILITY ONLY.
- EXCEPT AT INTERIOR ELEVATIONS, AND UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE GIVEN TO FACE OF ROUGH FRAMING, CENTERLINE OF COLUMNS, OR FACE OF CONCRETE AND C.M.U. WALL. GIVEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR SHALL TAKE EXTRA CAUTION TO COORDINATE DIMENSIONS OF STRUCTURAL DRAWINGS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. VERIFY ANY DISCREPANCIES WITH ARCHITECT.
- CONTRACTOR SHALL PROVIDE STORAGE FOR ALL BUILDING MATERIALS IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.
- ALL SUBSTITUTIONS ARE TO BE APPROVED BY ARCHITECT. ALONG WITH WRITTEN REQUESTS, CONTRACTOR SHALL PROVIDE ALL INFORMATION REGARDING THE SUBSTITUTION IN QUESTION, INCLUDING AVAILABILITY AND REASON FOR SUBSTITUTION.
- SOLID WOOD BLOCKING, INSULATION OR OTHER FIRE STOP MATERIAL IS TO BE PROVIDED BETWEEN STORIES, BETWEEN TOP STORY AND ROOF SPACE, BETWEEN STAIR STRINGERS AT TOP AND BOTTOM, BETWEEN STUDS ALONG STAIR RUNS AND AT ALL OTHER PLACES THAT COULD AFFORD THE PASSAGE OF FLAME. FIRE STOPS BETWEEN CHIMNEY AND WOOD FRAME SHALL BE NON-COMBUSTIBLE.
- CONTRACTOR SHALL PROVIDE SAMPLES OF ALL FINISHES AND STAIN COLORS FOR APPROVAL BY OWNER / ARCHITECT. THIS INCLUDES INTERIOR AND EXTERIOR STAINS, INTERIOR PAINT, SHEETROCK TEXTURES, CHEMICALLY APPLIED METAL PATINAS, ETC.
- CONTRACTOR SHALL PROVIDE RADON MITIGATION
- ALL UTILITIES SHALL BE UNDERGROUND.
- SMOKE DETECTORS MUST BE INTERCONNECTED WITH A POWER SOURCE FROM THE BUILDING WIRING, AND SHALL BE EQUIPPED WITH BATTERY BACKUP
- ALL EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT
- THE BUILDING WILL BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM.

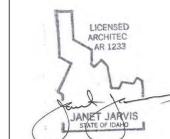
LEGAL DESCRIPTION

LOT 5, BLOCK 3, KETCHUM TOWNSITE

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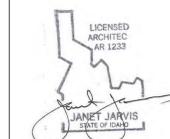
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REVISIONS

NO.	DATE	DESCRIPTION
△ 1	1/9/2023	UPDATED DR
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LEADVILLE TRADING
LOT 5, BLOCK 3 KETCHUM TOWNSITE
IDAHO
KETCHUM

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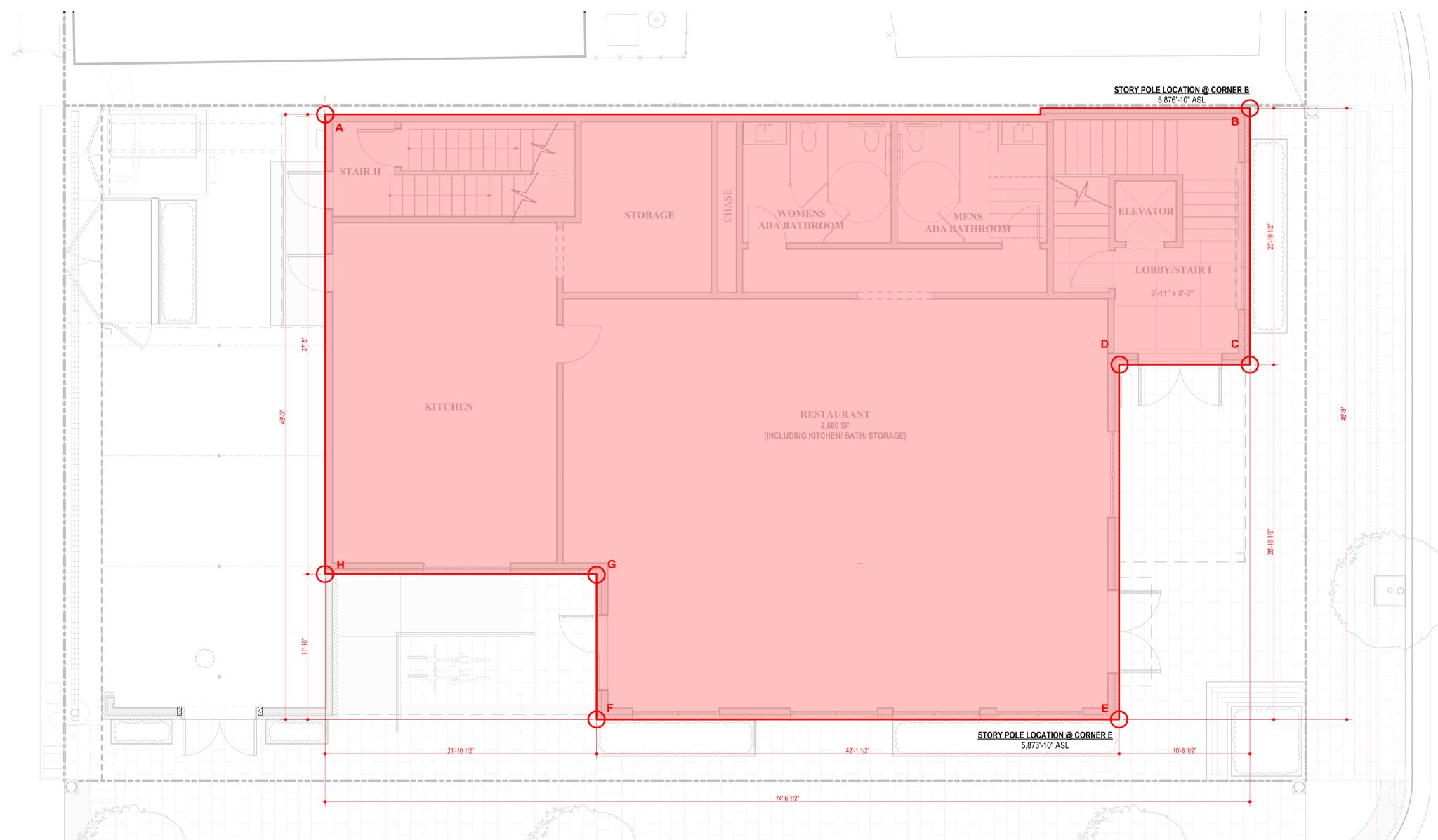
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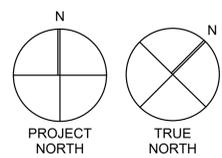
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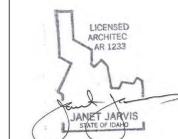
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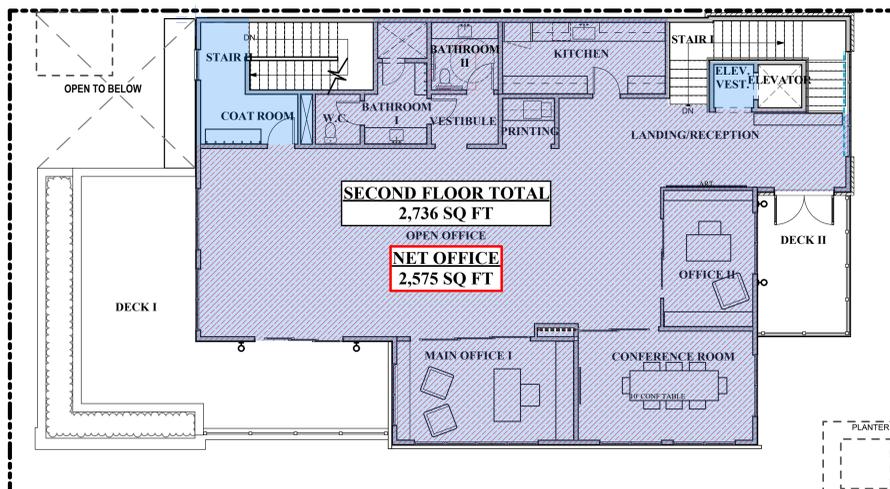


1 PLAN: STAKING PLAN
SCALE: 1/4" = 1'-0"

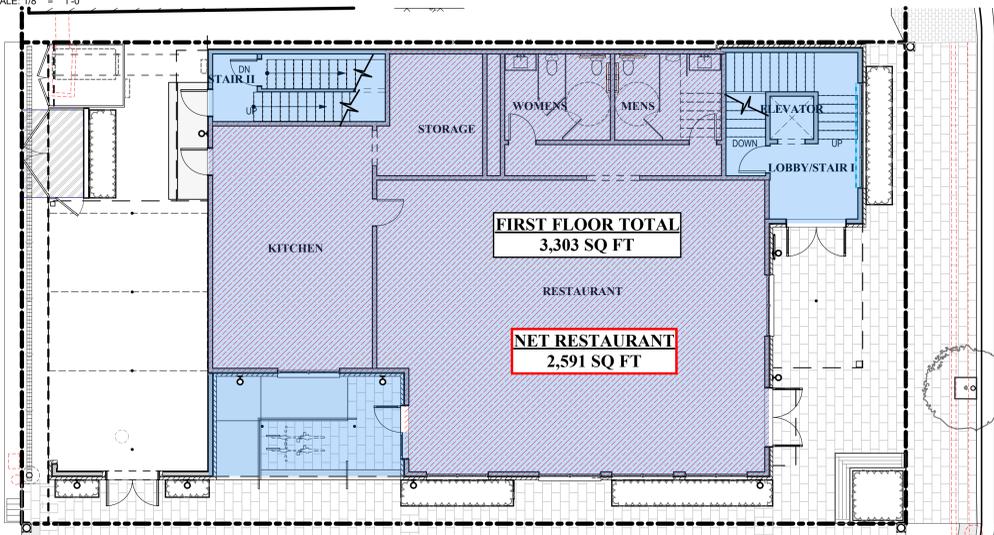




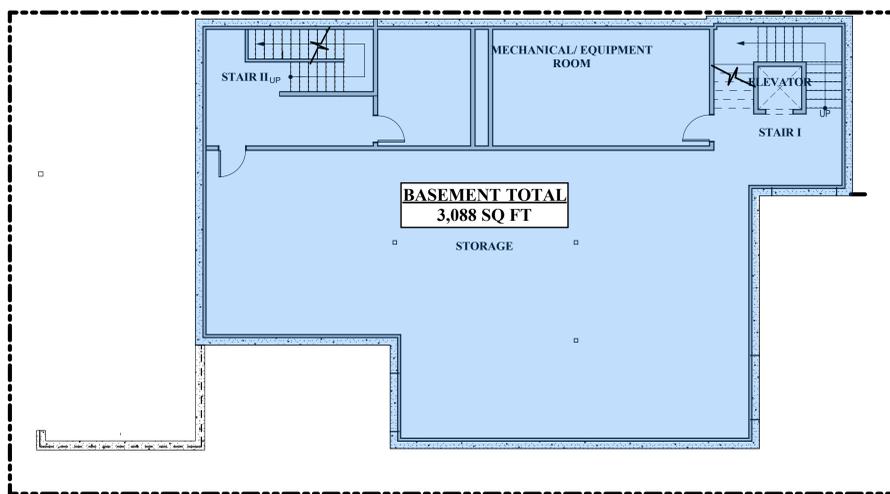
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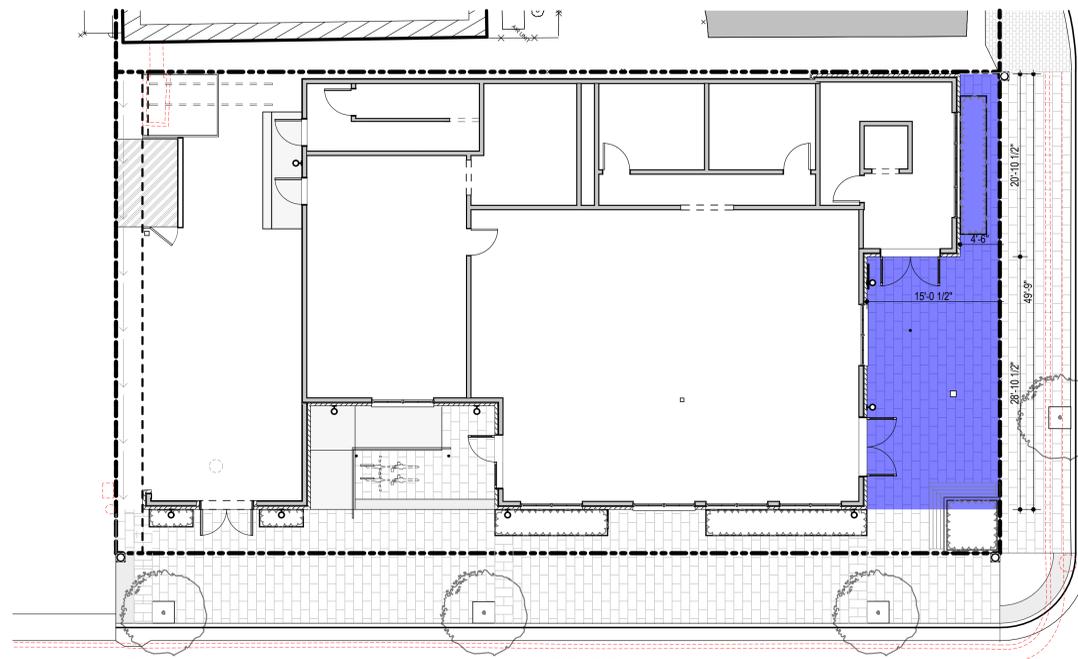
1 PLAN: SECOND FLOOR AREA
SCALE: 1/8" = 1'-0"



2 PLAN: FIRST FLOOR AREA
SCALE: 1/8" = 1'-0"

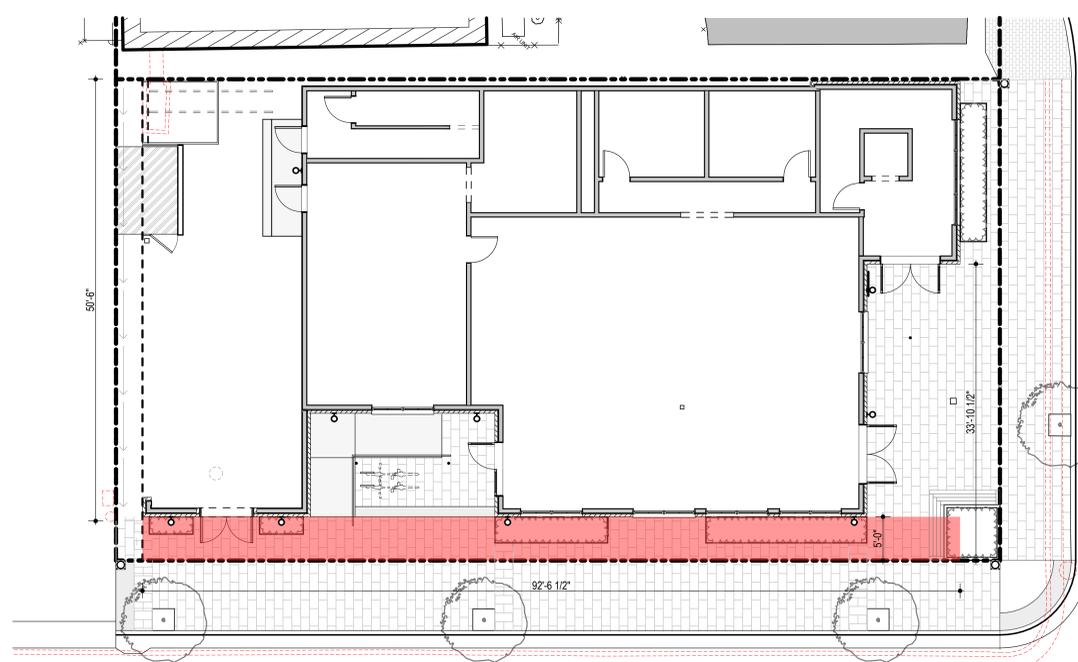


3 PLAN: BASEMENT FLOOR AREA
SCALE: 1/8" = 1'-0"



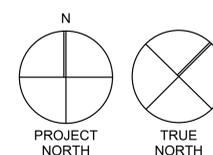
AVERAGE LEADVILLE SETBACK
28'-10 1/2" @ 15'-0 1/2" = 434.3 SQ FT
20'-10 1/2" @ 4'-6" = 94.0 SQ FT
528 SQ FT TOTAL
528 SQ FT / 49'-9" = 10'-7 3/8" AVERAGE

4 PLAN: 5' AVERAGE SIDE SETBACK PLAN
SCALE: 1/8" = 1'-0"



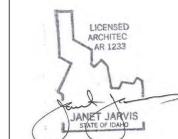
AVERAGE SECOND ST SETBACK
92'-6 1/2" @ 5'-0" = 462.8 SQ FT TOTAL
462.8 SQ FT / 92'-6 1/2" = 5'-0" AVERAGE

5 PLAN: 5' AVERAGE FRONT SETBACK PLAN
SCALE: 1/8" = 1'-0"



LEADVILLE TRADING
LOT 5, BLOCK 3 KETCHUM TOWNSITE

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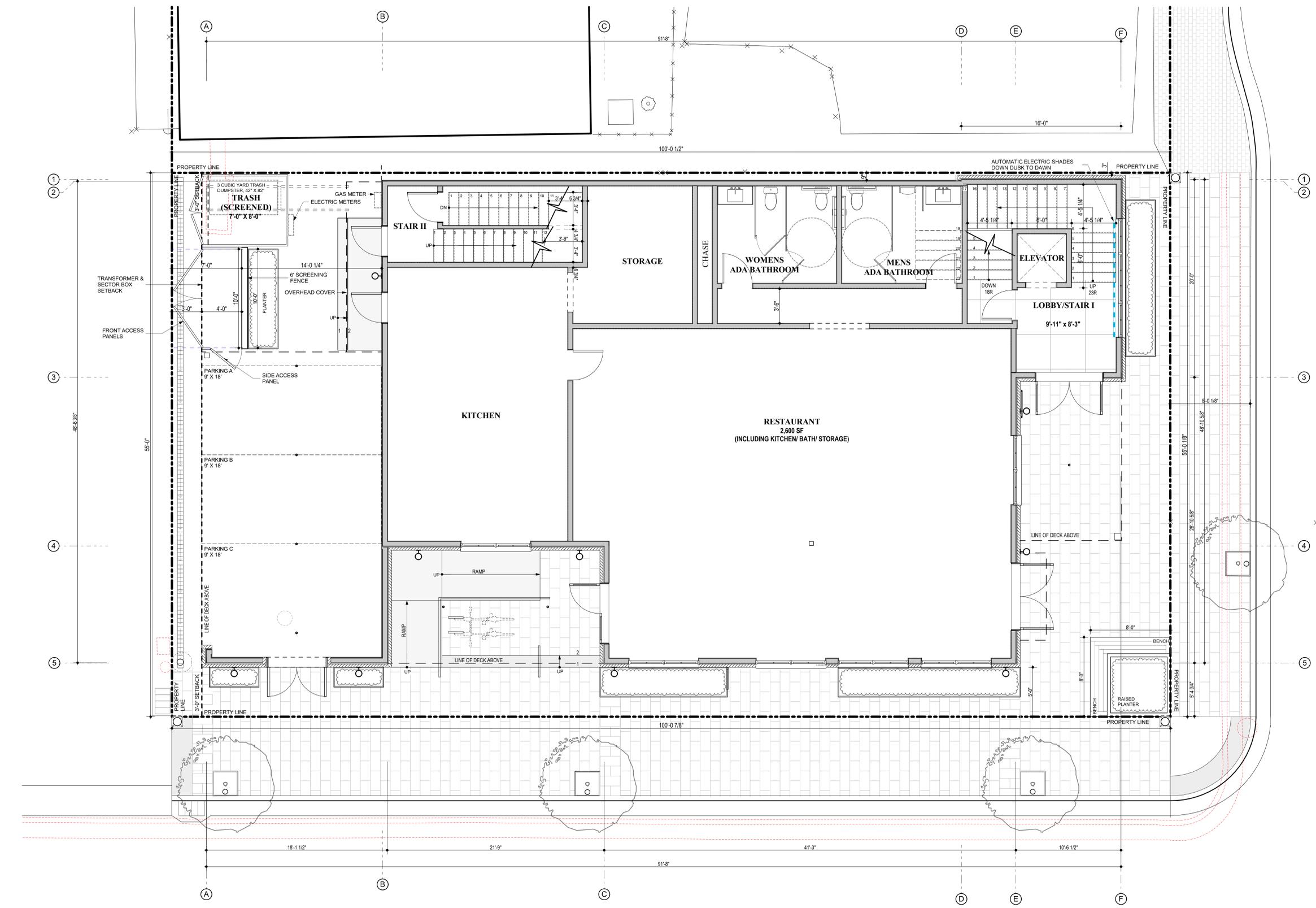
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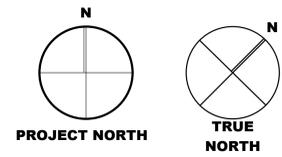
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3	2/24/2023	UPDATED DR

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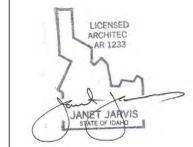
1 PLAN: FIRST FLOOR
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

LEADVILLE TRADING
LOT 5, BLOCK 3 KETCHUM TOWNSITE
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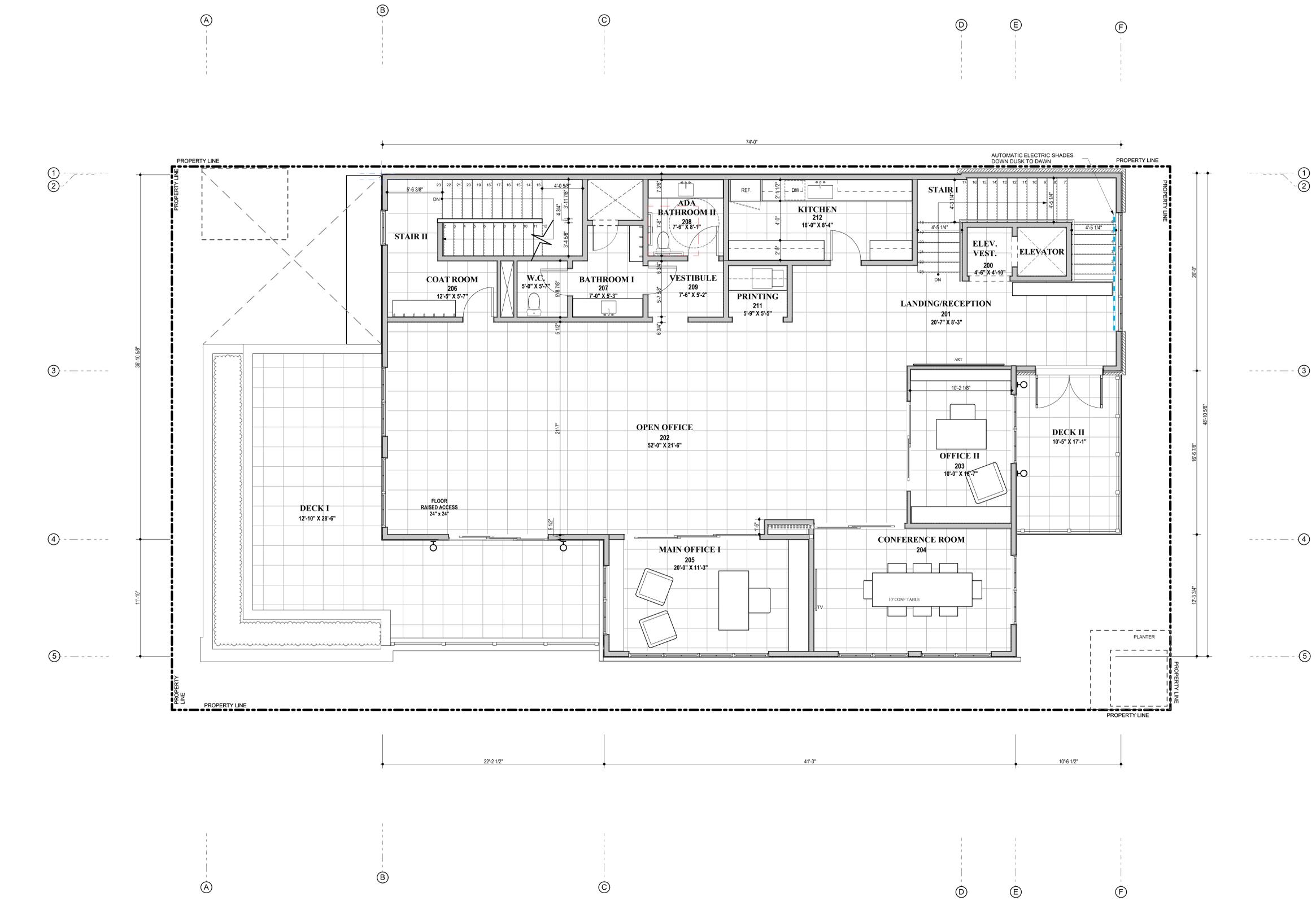
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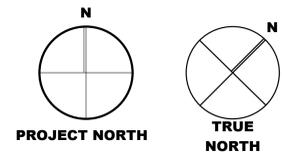
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A2.1

PRINT DATE: Friday, February 24, 2023



1 PLAN: SECOND FLOOR
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN

LEADVILLE TRADING
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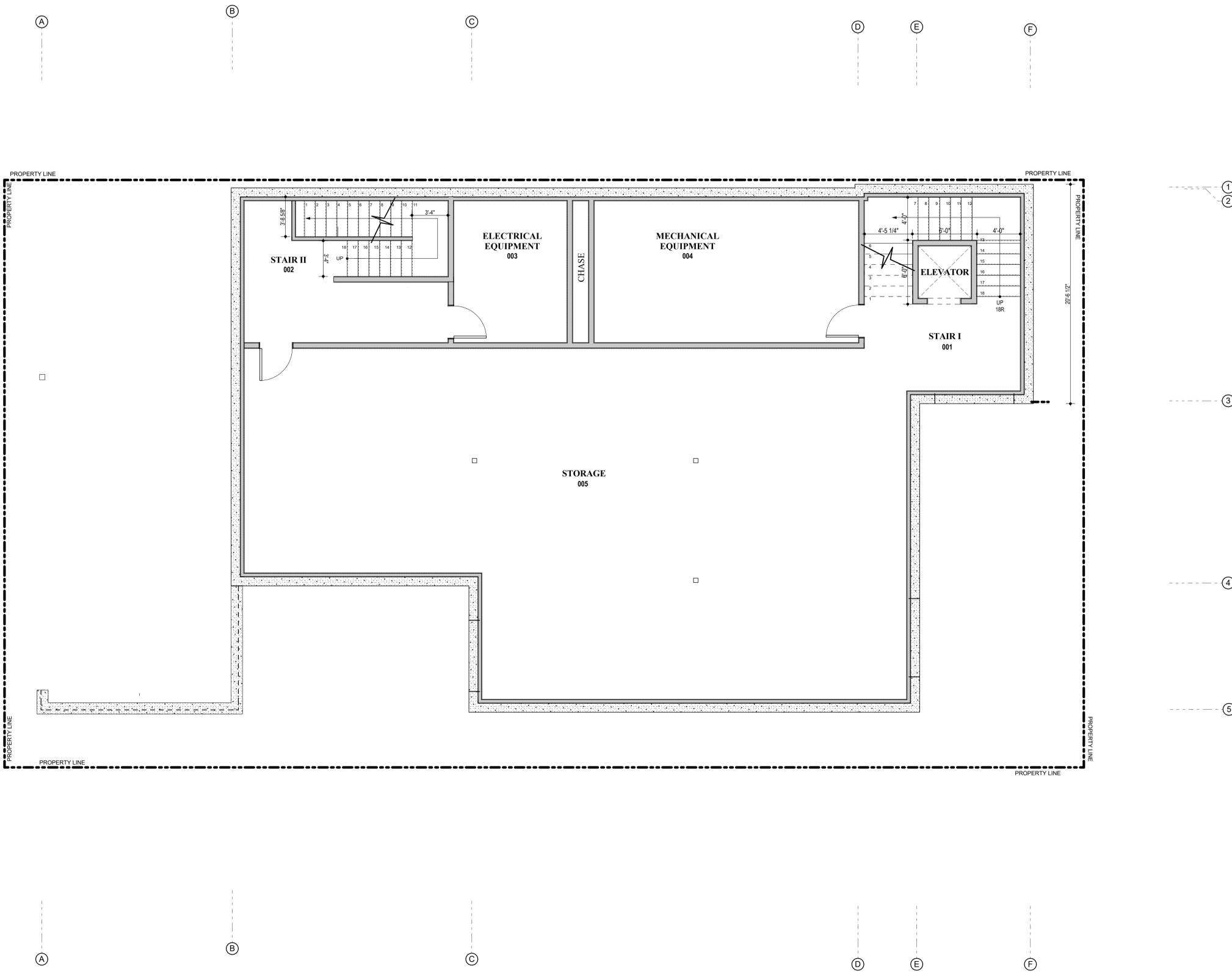
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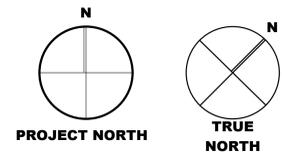
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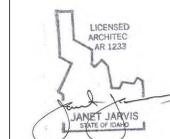
1 PLAN: BASEMENT
SCALE: 1/4" = 1'-0"



BASEMENT PLAN

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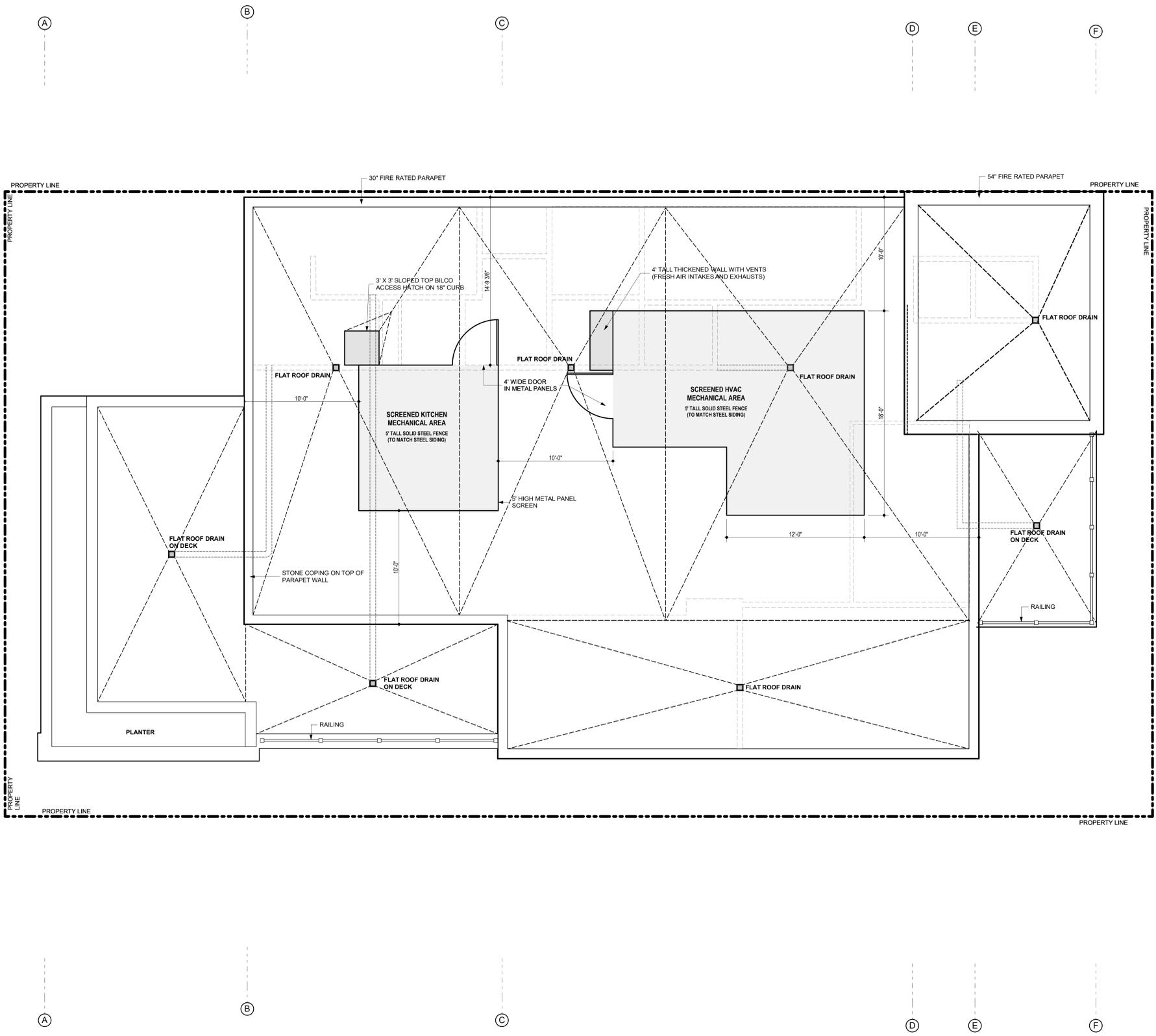
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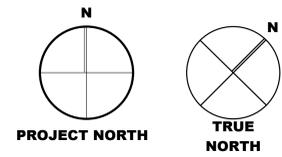
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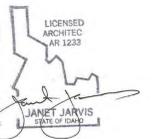
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△ 2	2/24/2023	UPDATED DR
△ 3	3/30/2023	UPDATED ROOF



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



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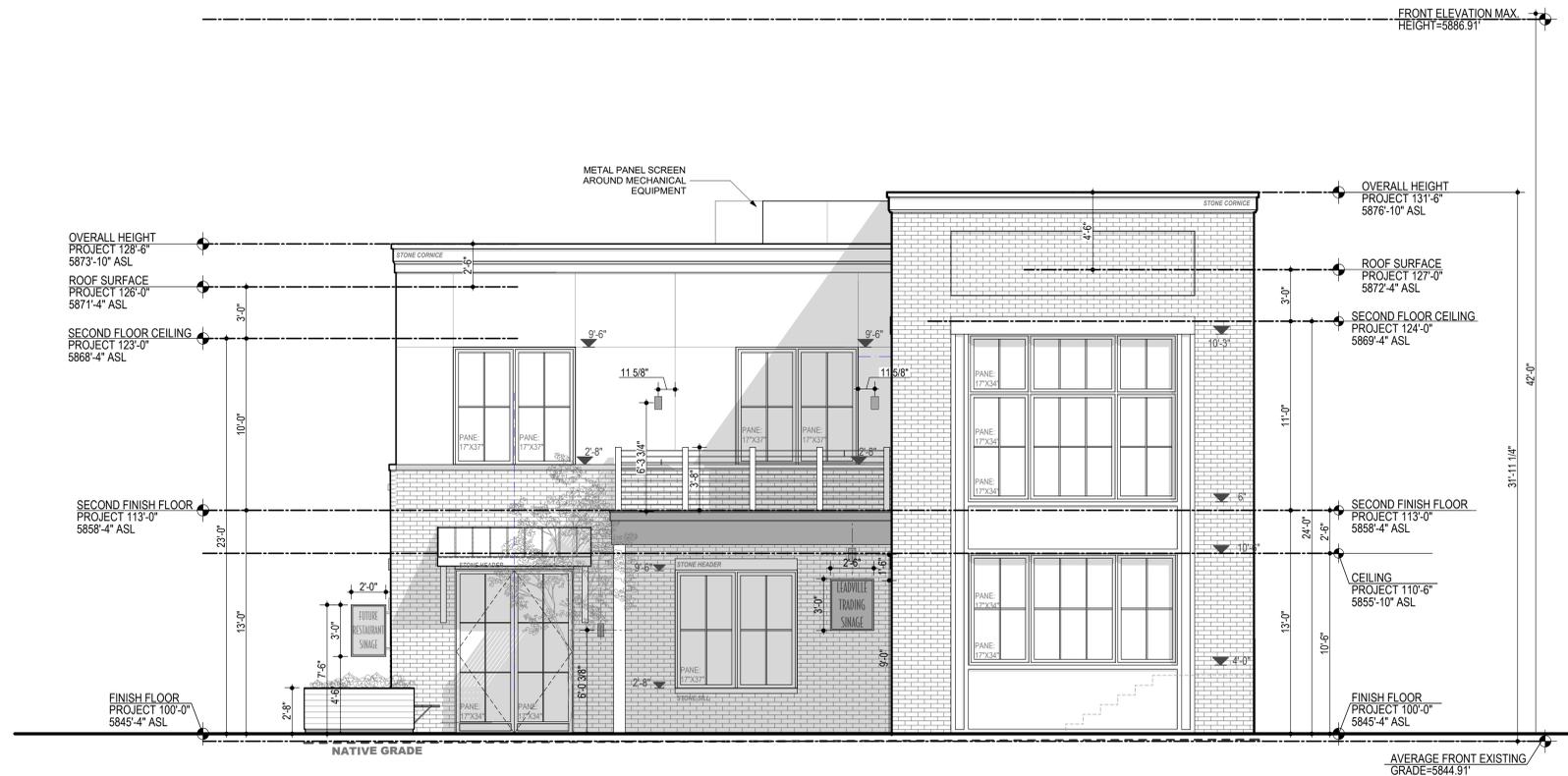
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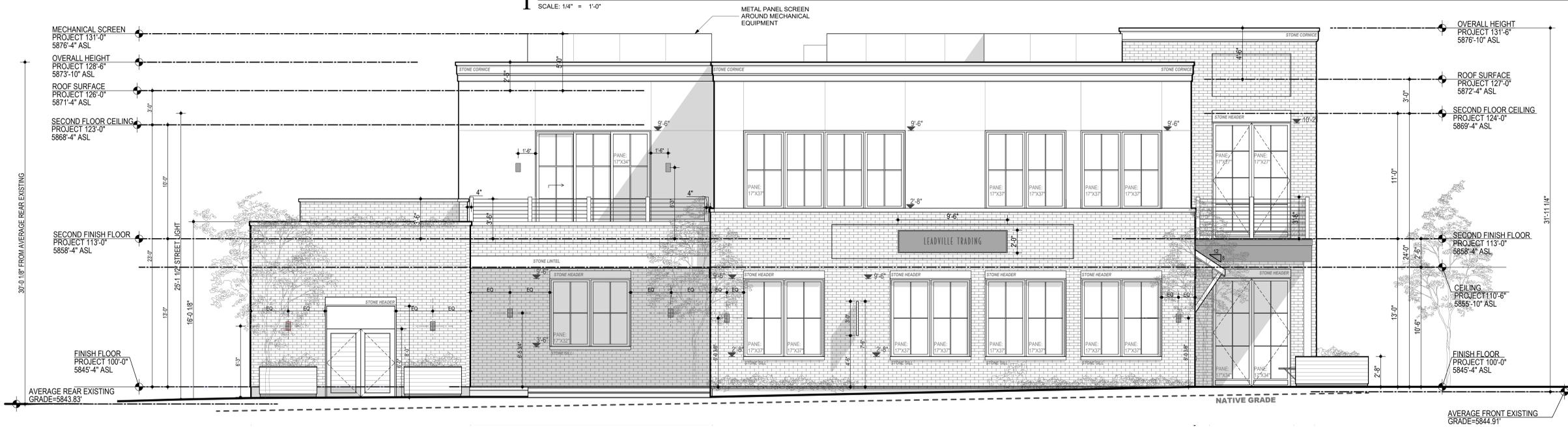
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1 ELEVATION: EAST
SCALE: 1/4" = 1'-0"

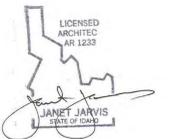


2 ELEVATION: SOUTH
SCALE: 1/4" = 1'-0"



3 ELEVATION: SOUTH (WITH NEIGHBORING BUILDING)
SCALE: 1/8" = 1'-0"

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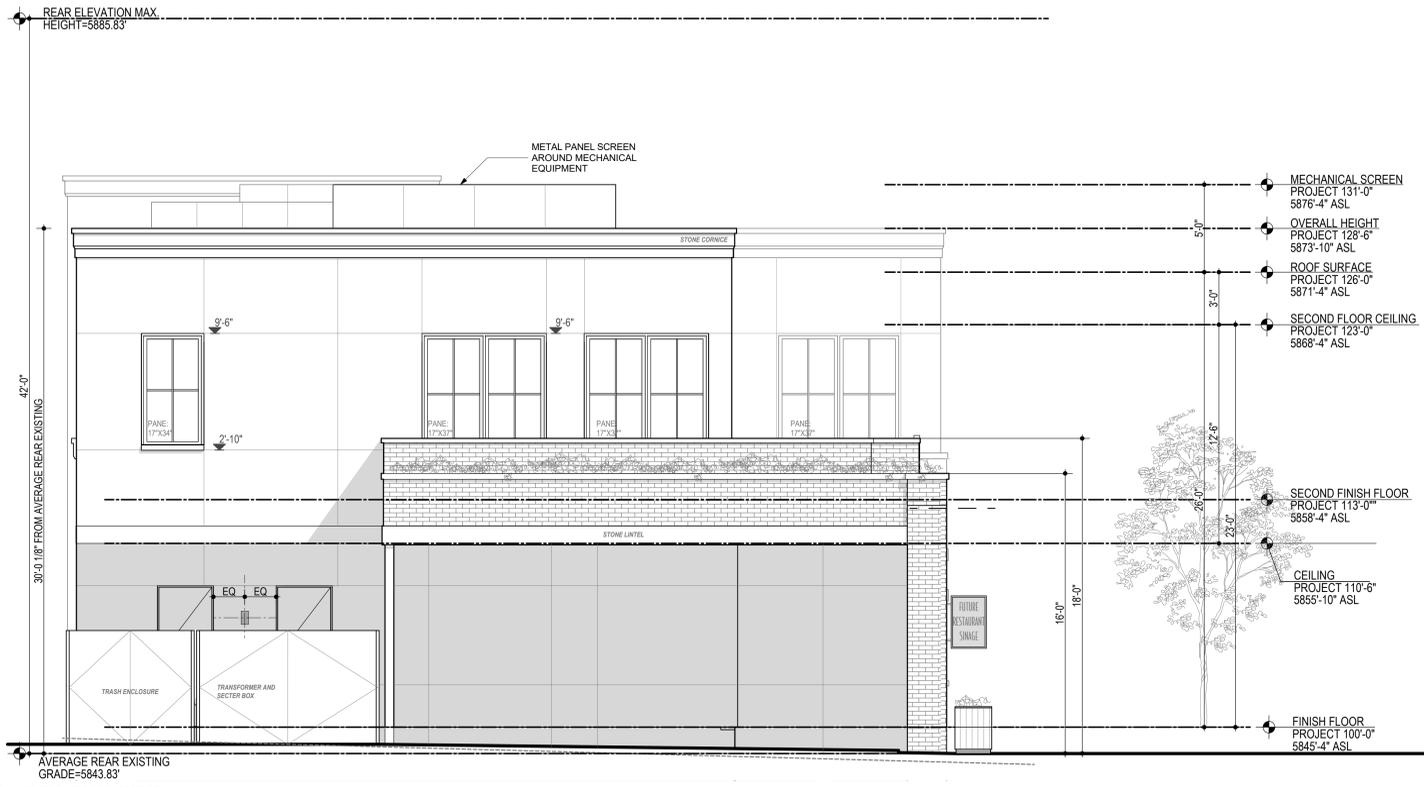
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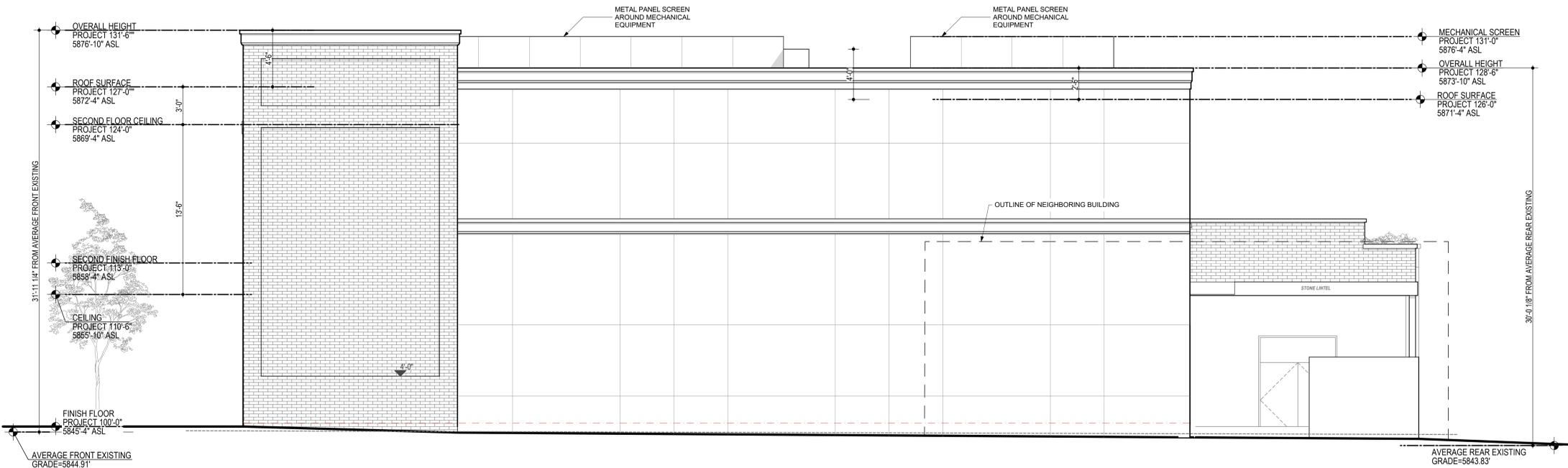
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1	1/9/2023	UPDATED DR
2	2/24/2023	UPDATED DR



PHOTO: TRANSFORMER COVER EXAMPLE



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



2 ELEVATION: NORTH
SCALE: 1/4" = 1'-0"

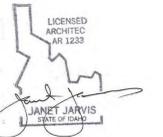


3 ELEVATION: EAST (WITH NEIGHBORING BUILDING)
SCALE: 1/8" = 1'-0"



LEADVILLE TRADING
LOT 5, BLOCK 3 KETCHUM TOWNSITE
KETCHUM
IDAHO

ARCHITECT



ENGINEER

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DRAWN

DATE DESIGN REVIEW 11.22.22

FILE

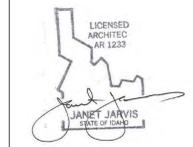
REVISIONS

NO.	DATE	DESCRIPTION
△	1/9/2023	UPDATED DR
△	2/24/2023	UPDATED DR

PRINT DATE: Friday, February 24, 2023

LEADVILLE TRADING
 LOT 5, BLOCK 3 KETCHUM TOWNSITE
 IDAHO
 KETCHUM

ARCHITECT



ENGINEER

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DRAWN

DATE DESIGN REVIEW 11.22.22

FILE

REVISIONS		
NO.	DATE	DESCRIPTION
△	1/9/2023	UPDATED DR
△	2/24/2023	UPDATED DR

PRINT DATE: Friday, February 24, 2023



EXTERIOR METAL
DARK-BRONZE PATINAD METAL.
MINIMAL EXPOSED FASTENING



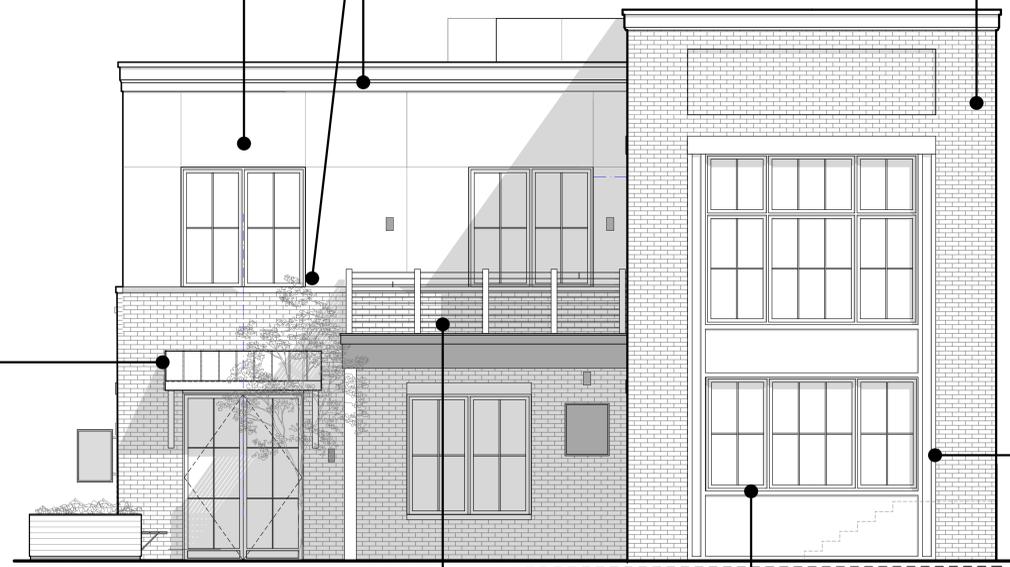
CORRICE AND HEADER DETAILS
CUT LIMESTONE, LIGHT TONED



EXTERIOR BRICK:
RECLAIMED BRICK, EARTH TONES,
GROUT AS SHOWN



EXTERIOR METAL ROOF
BLACK-ZINC MATTE
WESTERN STATES METAL ROOFING



STAIR TOWER WINDOW DETAILING
SEMI-TRANSPARENT DARK STAINED
ARCHITECTURAL CASEWORK

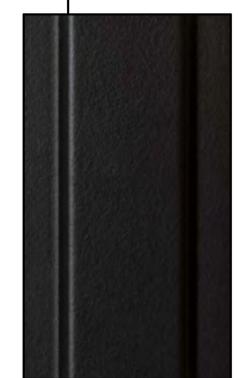


EXTERIOR PAVER
BELGARD CONCRETE PRODUCTS
PLAZA PAVER
12" x 24" x 2 3/8" RUNNING BOND
COLOR: SCANDINA GREY

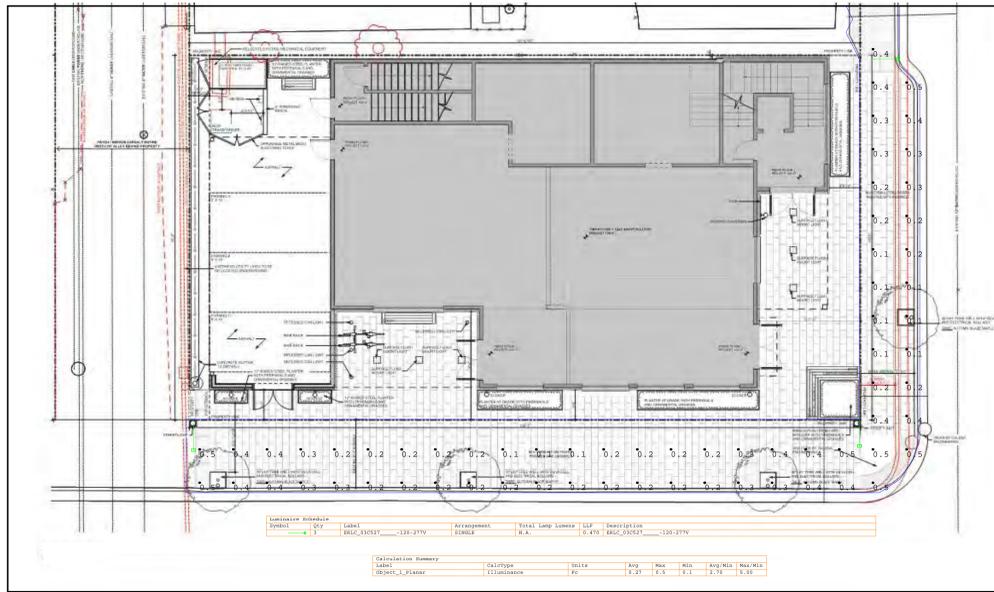


Dimensions Slab
12 x 24 x 2 3/8

GUARDRAILS:
STEEL NEWEL POSTS &
HORIZONTAL STEEL FLAT
BAR WITH DARK BRONZE
FINISH



METAL CLAD WINDOWS AND DOORS:
BURNISHED BLACK OR APPROVED EQUAL



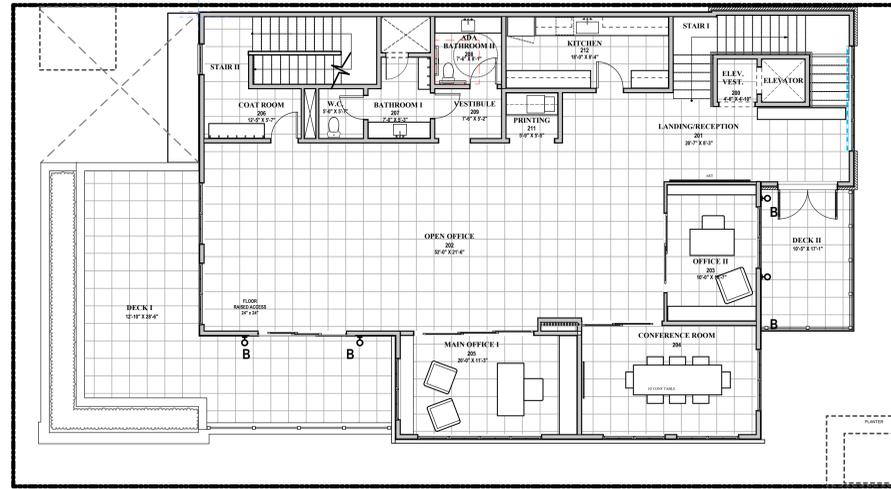
STREELIGHT PHOTOMETRICS
BY: THE MH COMPANY
NOT TO SCALE



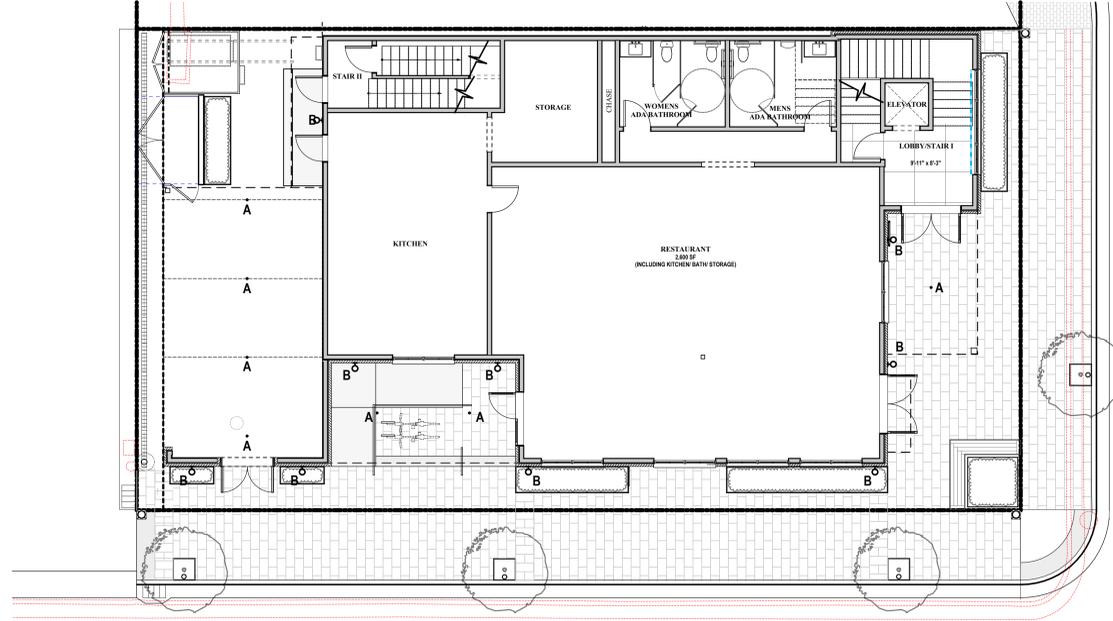
SITE LIGHTING PHOTOMETRICS - FIRST FLOOR
BY: HELIUS LIGHTING
NOT TO SCALE



SITE LIGHTING PHOTOMETRICS - SECOND FLOOR
BY: HELIUS LIGHTING
NOT TO SCALE



1 PLAN: SECOND FLOOR EXTERIOR LIGHTING
SCALE: 1/8" = 1'-0"



2 PLAN: FIRST FLOOR EXTERIOR LIGHTING
SCALE: 1/8" = 1'-0"

TYPE A

Juno
2" IC 600 AND 1000 LUMENS LED ROUND DOWNLIGHT CONE
2LEDTRIM G2 DC

ORDERING INFORMATION (OVER AND TRIM EACH ORDERED SEPARATELY)

Series	Color	Finish	Voltage	Notes
2LEDTRIM	White	Aluminum	120V	Standard
2LEDTRIM	White	Aluminum	277V	Standard

TRIM

Series	Color	Finish	Notes
300CA	White	Aluminum	Standard
300CA	White	Aluminum	Standard

TRIM LED ASSEMBLY

Series	Color	Finish	Notes
300CA	White	Aluminum	Standard
300CA	White	Aluminum	Standard

Category No. Description

- 300CA: Trim, Construction Mounting Frame with 2x3" lip hangers
- 300CA: 2" New Construction Housing for spray foam installation
- 300CA: 2" LED Strip, No Ceiling Adapter
- 300CA: 2" LED Strip, No Ceiling Adapter for 1"-1 1/2" Recessed Ceiling
- 300CA: 2" LED Strip, No Ceiling Adapter for 1"-1 1/2" Recessed Ceiling
- 300CA: 2" LED Strip, No Ceiling Adapter for 1"-1 1/2" Recessed Ceiling
- 300CA: 2" LED Strip, No Ceiling Adapter for 1"-1 1/2" Recessed Ceiling

Acuity Brands
1000 S. Hill Street • Suite 1000 • Phoenix, AZ 85024 • Phone: 1-800-755-5876 • Fax: 1-800-755-5876 • www.acuitybrands.com

TYPE B

BEGA
Wall luminaires with directed light in one direction

Housing: One Piece, die cast aluminum housing with a one piece, die cast aluminum mounting plate. The mounting plate is supplied with a flat plate that mounts directly to a standard, recessed 4" octagonal ceiling box. One ceiling is marine grade, copper free (0.3% copper content) A300 D aluminum alloy.

Endcap: Clear tempered glass offset Prismatic reflector made of pure anodized aluminum. Housing is secured to the mounting plate with two (2) mechanically fastened stainless steel set screws.

Electrical: 7.5W LED luminaire, 10.3 total system watts, -30°C max temperature. Integral 120V through 277V electronic LED driver. 120V, 0-10V dimming, LED modules are available from factory for easy replacement. Standard LED color temperature is 3000K with an RFL CR. Available in 4000K, 3000K, and 2700K (RFL CR); add suffix to code.

Note: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BK), White (WT), Bronze (BRZ), Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

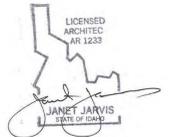
CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65.

Weight: 5.3 lbs.

Luminaire Lumens: 747

Part # 33-581-K27

BEGA 1000 BEGA Way, Carpinteria, CA 93013 800-864-0033 FAX 800-566-9474 www.bega-us.com
Copyright BEGA 2020 - Luminaire 11/20/2020



NO.	DATE	DESCRIPTION
1	1/9/2023	UPDATED DR
2	1/27/2023	UPDATED DR
3	2/24/2023	UPDATED DR

LEADVILLE TRADING

KETCHUM, IDAHO

JANUARY 2023

CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO REGULATIONS FOR PUBLIC DRINKING WATER SYSTEMS," THE CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPMC), AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPMC ON SITE DURING CONSTRUCTION.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING AND DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL DIGLINE (1-800-342-1585) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL CLEAN UP THE SITE AFTER CONSTRUCTION SO THAT IT IS IN A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, EPA'S NPDES CONSTRUCTION GENERAL PERMIT.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
- CONSTRUCTION OF WATER MAINS AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC), IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE CITY OF KETCHUM UTILITIES DEPARTMENT STANDARDS.
- CONTRACTOR SHALL PRESSURE TEST, DISINFECT, AND CONDUCT BIOLOGICAL TESTING IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE PRESSURE TESTING, DISINFECTION, AND MICROBIOLOGICAL TESTING PROCEDURES.
- ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL BE ANS/NSF STD. 61 COMPLIANT.
- ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL COMPLY WITH THE LOW LEAD ACT REQUIRING ALL MATERIALS TO HAVE A LEAD CONTENT EQUAL TO OR LESS THAN 0.25%.
- THE CONTRACTOR SHALL USE ANS/NSF STANDARD 60 CHEMICALS AND COMPOUNDS DURING INSTALLATION & DISINFECTION OF POTABLE WATER MAIN.
- CONTRACTOR SHALL COORDINATE LOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) NOT SHOWN ON THE DRAWING WITH IDAHO POWER.
- ALL CLEARING & GRUBBING SHALL CONFORM TO ISPMC SECTION 201.
- ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPMC SECTION 202. EXCAVATED SUBGRADE SHALL BE COMPACTED AND ALL UNSUITABLE SECTIONS REMOVED AND REPLACED WITH STRUCTURAL FILL AS DETERMINED BY THE ENGINEER. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
- ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPMC 802, TYPE II (ITD STANDARD 703.04, 2"). SHALL BE PLACED IN CONFORMANCE WITH ISPMC SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.
- ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPMC 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPMC SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
- ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPMC SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPMC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPMC SECTION 805.
- ALL EDGES OF EXISTING ASPHALT PAVING SHALL BE SAW CUT 24" TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PER THE CURRENT EDITION OF THE US DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL CONCRETE FORM WORK SHALL CONFORM TO ISPMC SECTION 701 AND 703. ALL CONCRETE SHALL BE 3,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPMC SECTION 703, TABLE 1.C.
- ALL TRENCHING SHALL CONFORM TO ISPMC STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
- TOPOGRAPHIC, SITE, AND BOUNDARY SURVEYS SHOWN HEREON WERE CONDUCTED BY GALENA ENGINEERING, INC., 10/21/2021. REFER TO TOPOGRAPHIC MAP FOR NOTES.
- PER IDAHO CODE § 55-1613, THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS; ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED AND RE-MONUMENTED, AT THE EXPENSE OF THE AGENCY OR PERSON CAUSING THEIR LOSS OR DISTURBANCE AT THEIR ORIGINAL LOCATION OR BY SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT BENCHMARK OR CONTROL POINT, BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.



VICINITY MAP
N.T.S.

SHEET INDEX

SHEET#	DESCRIPTION
C0.10	COVER SHEET
C1.00	SITE GRADING, DRAINAGE, AND UTILITY PLAN
C2.00	DETAIL SHEET
C2.10	DETAIL SHEET
C2.20	DETAIL SHEET

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

SITE IMPROVEMENT PLAN
LEADVILLE TRADING

LOCATED WITHIN SECTION 18, T.4 N., R. 18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: THE JARVIS GROUP ARCHITECTS, AIA PLLC

PROJECT INFORMATION
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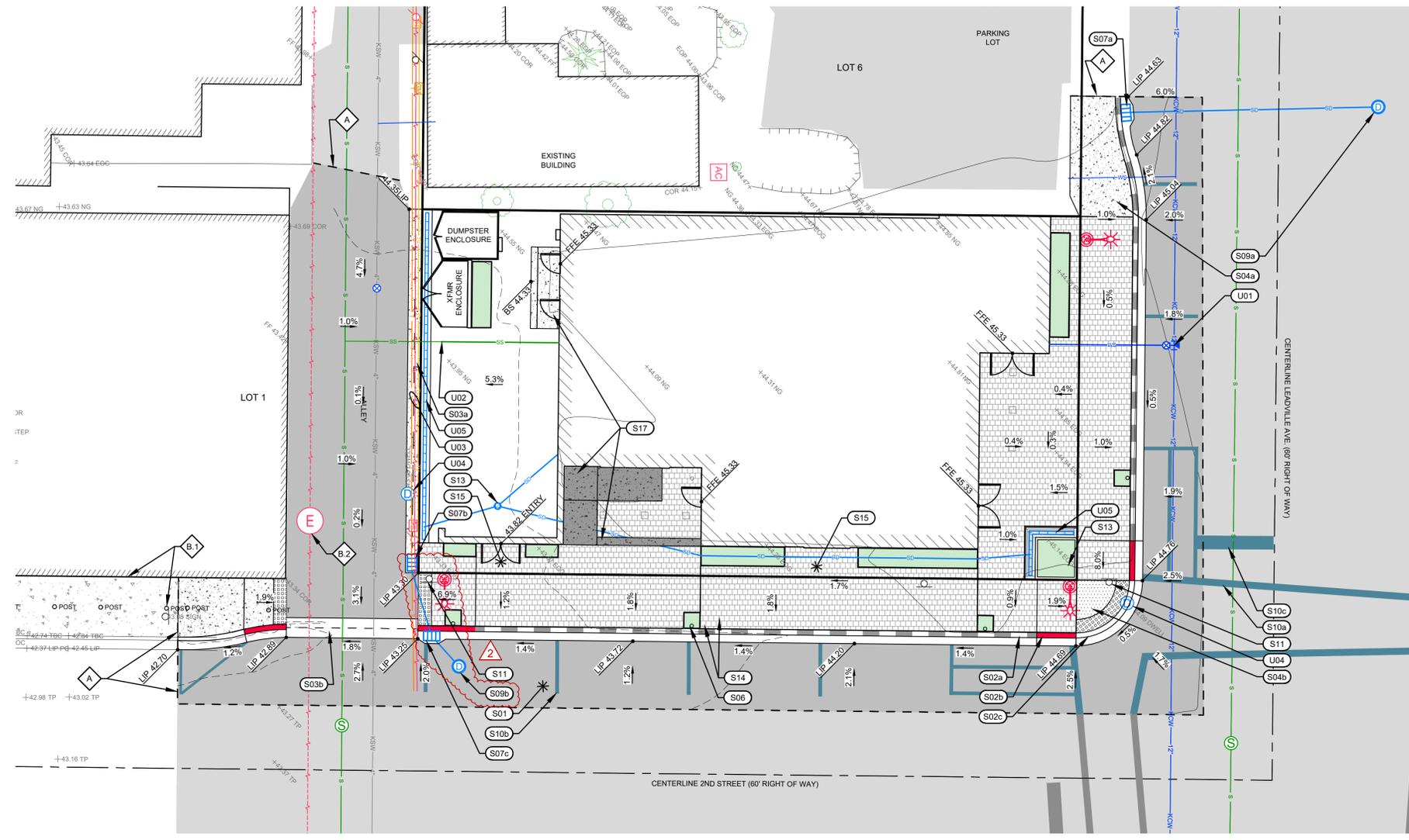
MS DESIGNED BY
MS DRAWN BY
JL CHECKED BY

GALENA
ENGINEERING, INC.
Civil Engineers & Land Surveyors
317 N. River Street
Hailey, Idaho 83433
email: galena@galena-engineering.com

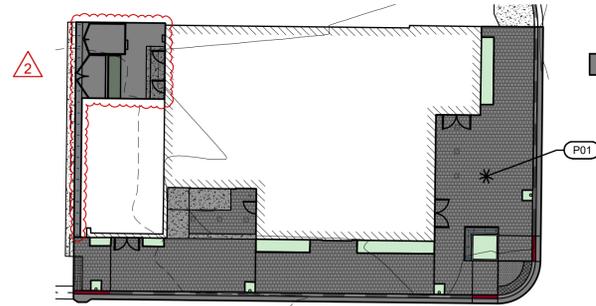
NO.	DATE	BY	REVISIONS
1	01/05/23	MS	Updates Per 12272022 City Engineering Review

C0.10

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



SNOWMELT SYSTEM LAYOUT PLAN
SCALE: 1" = 20'



SNOWMELT SYSTEM NOTES

- (P01) INSTALL SNOWMELT SUBBASE TO THE EXTENTS SHOWN PER DETAIL 7 / C2.00. HEATED SNOWMELT SUBBASE SHALL EXTEND TO ADJACENT CURB AND GUTTER AS INDICATED. A ROW ENCROACHMENT PERMIT MUST BE OBTAINED PRIOR TO THE CONSTRUCTION OF SNOWMELT SYSTEM WITHIN THE ROW.

SITE IMPROVEMENT KEY NOTES

- (S01) CONSTRUCT ASPHALT ROADWAY / ASPHALT REPAIR. SEE DETAIL 1 / C2.00.
 - (S02) CONSTRUCT CONCRETE CURB AND GUTTER
 - a. 6" ROLLED C&G PER DETAIL 2 / C2.00.
 - b. CURB TRANSITION PER DETAIL 3 / C2.00.
 - c. ZERO REVEAL CURB AND GUTTER PER DETAIL 3 / C2.00.
 - (S03) CONSTRUCT CONCRETE VALLEY GUTTER
 - a. 24" WIDE PER DETAIL 4 / C2.00.
 - b. 36" WIDE PER DETAIL 5 / C2.00.
 - (S04) CONSTRUCT CONCRETE SIDEWALK. WIDTH AS SHOWN HEREON. SEE DETAIL 6 / C2.00.
 - a. FLAT WORK
 - b. ADA COMPLIANT RAMPS / LANDING.
 - (S05) INSTALL CITY OF KETCHUM APPROVED CAST IRON TRUNCATED DOME DETECTABLE WARNING INSERT. SEE DETAIL 9 / C2.00.
 - (S06) INSTALL TREE AND TREE WELL AS SHOWN HEREON. SEE DETAIL 4 / C2.10.
 - (S07) INSTALL CATCH BASIN WITH MINIMUM SUMP DEPTH OF 12".
 - 30" DIAMETER CATCH BASIN.** SEE DETAIL 2 / C2.10.
 - a. RIM = 5844.57 I.E.(OUT) = 5841.57
 - b. RIM = 5843.08 I.E.(OUT) = 5840.08
 - c. RIM = 5843.16 I.E.(IN) = 5839.88 I.E.(OUT) = 5839.78
 - (S08) INSTALL 12" ADS N-12 STORM DRAIN PIPE WITH A MINIMUM SLOPE OF 2.0%. SEE DETAIL 2 / C2.20 FOR POTABLE AND NON-POTABLE WATER LINE SEPARATION AND DETAIL 1 / C2.20 FOR TRENCHING.
 - (S09) DRYWELLS.
 - a. INSTALL NEW DRYWELL SEE DETAIL 3 / C2.10. RIM = 5845.69 (APPROX. MATCH EX. ASPHALT) I.E.(IN) = 5840.81
 - b. INSTALL NEW DRYWELL SEE DETAIL 3 / C2.10. RIM = 5844.32 I.E.(IN) = 5839.66
 - (S10) INSTALL ROAD STRIPING / PAINT
 - a. WHITE CROSSWALK STRIPING (12" WIDE).
 - b. YELLOW ASPHALT PARKING STRIPING (4" WIDE). MATCH CITY PATTERNS.
 - c. WHITE CROSSWALK / STOP BAR STRIPING (24" WIDE).
 - (S11) RELOCATE SIGNS. SEE DETAIL 8 / C2.00 FOR SIGN BASE DETAIL.
 - a. STOP & STREET SIGN
 - b. REGULATORY PARKING
 - (S13) INSTALL LANDSCAPE DRYWELL. CONNECT TRENCH DRAINS & ROOF DRAINS TO DRYWELL. SEE DETAIL 5 / C2.10.
 - (S14) CONSTRUCT HEATED PAVER SIDEWALK. SEE DETAIL 7 / C2.00 & SNOWMELT SYSTEM LAYOUT PLAN (THIS SHEET) FOR EXTENTS OF SNOWMELT SUBBASE.
 - (S15) GRADE TO DRAIN TO PLANTER AREAS.
 - (S16) INSTALL STREETLIGHTS. SEE DETAIL 4 / C2.20.
 - (S17) REFERENCE ARCHITECTURAL PLANS FOR STEP, STAIR, AND RAMP DETAILS.
- MATCH EXISTING LINES AND GRADES. COORDINATE WITH PROPERTY OWNER TO DETERMINE EXACT LIMITS OF CONSTRUCTION.
- (A) RETAIN AND PROTECT
 - 1. EXISTING STRUCTURE
 - 2. UTILITY STRUCTURE AND RISERS

UTILITY IMPROVEMENT KEY NOTES

- (U01) INSTALL (") WATER SERVICE LINE STAINLESS STEEL TAPPING SADDLE GATE VALVE W/ THRUST BLOCKS SEE DETAILS 1 / C2.20 FOR TRENCHING, & 3 / C2.20 FOR THRUST BLOCKING. COORDINATE ACTIVITY WITH THE KETCHUM WATER DEPARTMENT.
- (U02) UTILIZE EXISTING 4" SEWER SERVICE. TIE-IN TO EXISTING SERVICE AND INSTALL NEW 4" GRAVITY PVC LINE TO BUILDING.
- (U03) RELOCATE OVERHEAD UTILITIES UNDERGROUND. COORDINATE RELOCATION WITH DRY UTILITY FRANCHISES ACCORDINGLY.
- (U04) ABANDON EXISTING DRYWELLS IN PLACE.
- (U05) INSTALL TRENCH DRAIN. SEE DETAIL 1 / C2.10

ABBREVIATIONS:

- BS = BOTTOM OF STAIR
- FF = FINISHED FLOOR
- FEE = FINISHED FLOOR AT ENTRY
- FG = FINISHED GRADE
- HP = HIGH POINT
- I.E. = INVERT ELEVATION
- LF = LINEAL FEET
- LP = LOW POINT
- MAX = MAXIMUM
- MIN = MINIMUM
- PC = POINT OF CURVATURE
- PRC = POINT OF REVERSE CURB
- PT = POINT OF TANGENT
- TBW = TOP BACK OF WALK
- TFC = TOP FACE OF CURB
- TS = TOP OF STAIR
- TYP = TYPICAL

GRADING, DRAINAGE & UTILITY PLAN
LEADVILLE TRADING
LOCATED WITHIN SECTION 18, T.4 N., R. 18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: THE JARVIS GROUP ARCHITECTS, AIA PLLC

PROJECT INFORMATION
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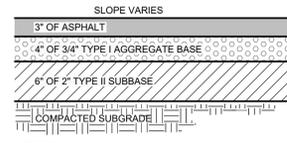


MS DESIGNED BY
MS DRAWN BY
JL CHECKED BY

GALENA ENGINEERING, INC.
Civil Engineers & Land Surveyors
317 N. River Street
Halley, Idaho 83333
(208) 768-1705
email: galena@galena-engineering.com

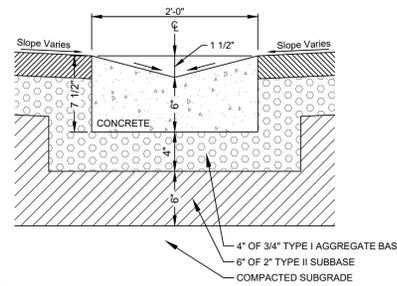
NO.	DATE	BY	REVISIONS
A	01/05/23	MS	Updates Per 12272022 City Review & Architectural Changes
A	01/27/23	MS	Streetlight, Snowmelt & Drainage Modifications

PURPOSE: ISSUE FOR DESIGN REVIEW
C1.00



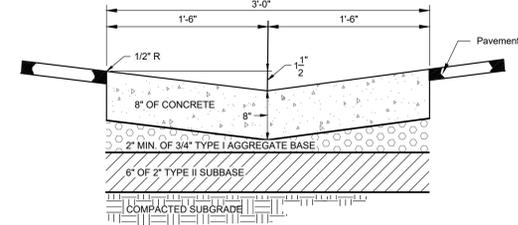
- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 1/2" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

1
C2.00 **TYPICAL ASPHALT SECTION**
N.T.S.



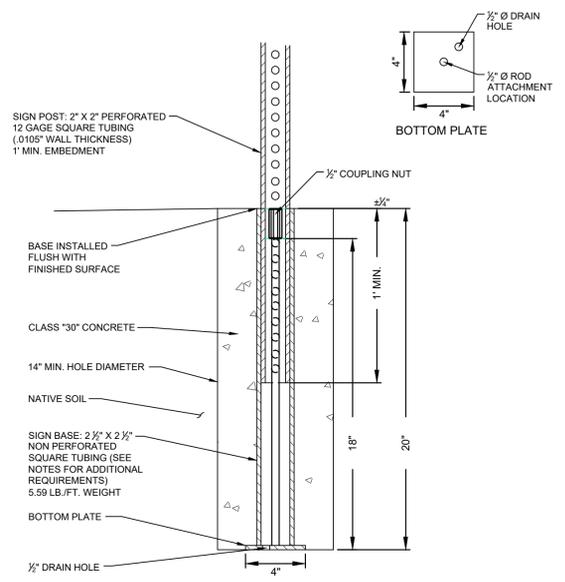
- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 1/2" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.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

4
C2.00 **24" WIDE CONCRETE VALLEY GUTTER**
N.T.S.



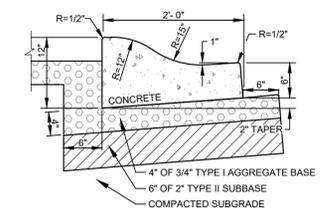
- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 1/2" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.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

5
C2.00 **36" CONCRETE VALLEY GUTTER**
N.T.S.



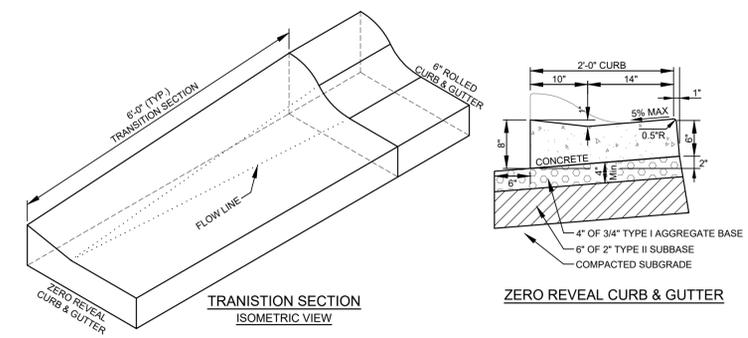
- NOTES:**
- BASES SHALL BE INSTALLED TO BE FLUSH WITH SURFACE.
 - ALL INSTALLATIONS SHALL HAVE 14" Ø MINIMUM FOUNDATION OR GROUTED INTO SOLID ROCK.
 - ALL STREET SIGNS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE MUTCD.
 - SIGN PLACEMENT SHALL BE APPROVED BY THE CITY OF KETCHUM.
 - CITY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

8
C2.00 **TYPICAL SIGN BASE**
N.T.S.



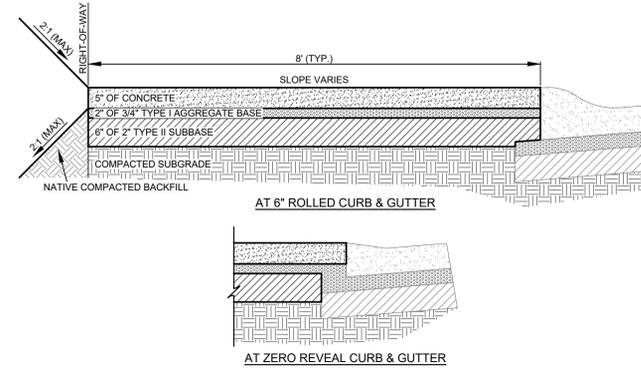
- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 1/2" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.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

2
C2.00 **6" CONCRETE ROLLED CURB & GUTTER**
N.T.S.



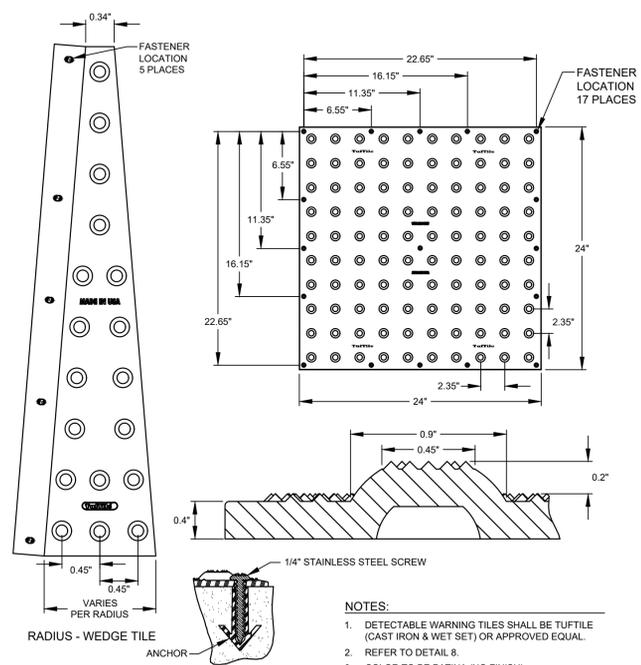
- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 1/2" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
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 - 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADI.
 - CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET WISIDEWALK).

3
C2.00 **TYPICAL CURB TRANSITION DETAIL**
N.T.S.



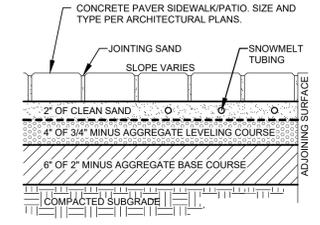
- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 1/2" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.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

6
C2.00 **TYPICAL CONCRETE SIDEWALK SECTION**
N.T.S.



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

9
C2.00 **DETECTABLE WARNING PLATE**
N.T.S.



7
C2.00 **HEATED PAVER DETAIL**
N.T.S.

DETAIL SHEET
LEADVILLE TRADING
 LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR: THE JARVIS GROUP ARCHITECTS, AIA PLLC
 PROJECT INFORMATION
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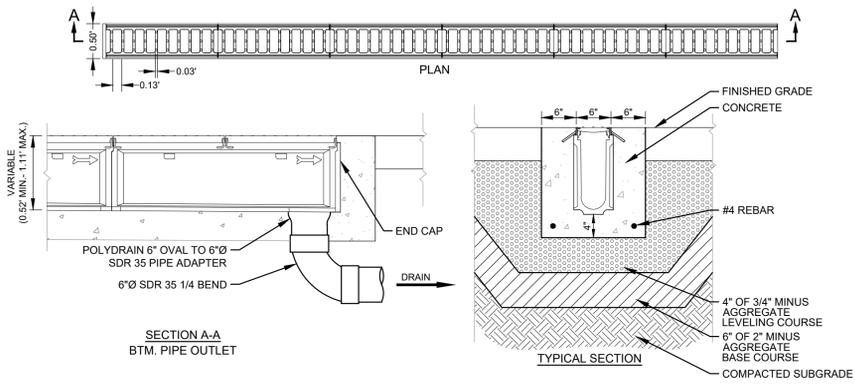
MS DESIGNED BY
 MS DRAWN BY
 JL CHECKED BY

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 317 N. River Street
 Halley, Idaho 83333
 (208) 788-1705
 email: galena@galena-engineering.com

NO.	DATE	BY	REVISIONS
1	01/05/23	MS	Updates Per 12/27/2022 City Engineering Review

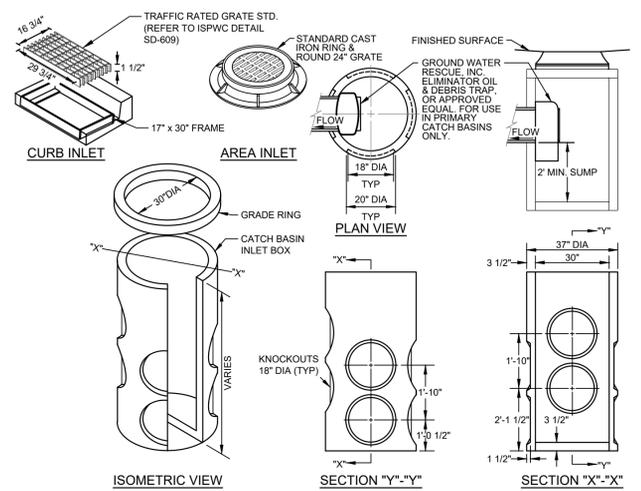
C2.00

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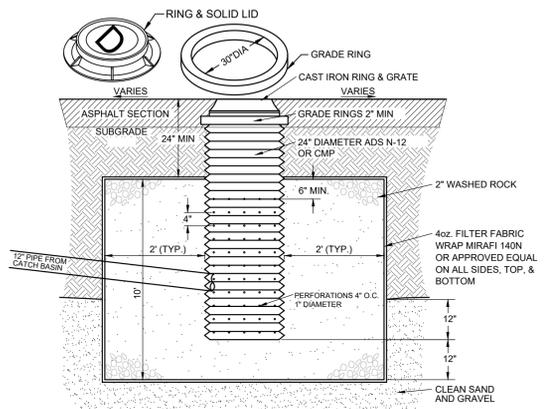
- NOTES:**
1. LINE DRAIN IS SUITABLE FOR APPLICATIONS FOR CONTROLLING SPREAD IN GUTTER FLOW CONDITIONS OR TO INTERCEPT SHEET FLOW. TYPICAL APPLICATION IS AT THE STREET CURB OR BARRIER.
 2. THE FRAME AND GRATE IS SUITABLE FOR PEDESTRIAN AND BICYCLE TRAFFIC AND RATED FOR H-25 AND HS-25 LOADS.
 3. CONCRETE THICKNESS, TYPE, AND AMOUNT OF REINFORCEMENT TO BE SAME AS ADJACENT PAVEMENT OR GREATER. PERFORM STRUCTURAL ANALYSIS TO DETERMINE REQUIREMENTS FOR APPLICATION.
 4. TOP OF GRATE TO BE INSTALLED FLUSH TO 1/8 IN BELOW FINISHED GRADE. BEVEL CONCRETE TO TOP OF GRATE IF BELOW FLUSH.

1
C2.10 **TRENCH DRAIN DETAIL**
(ABT INTERCEPTOR LINE DRAIN OR APPROVED EQUAL)
N.T.S.



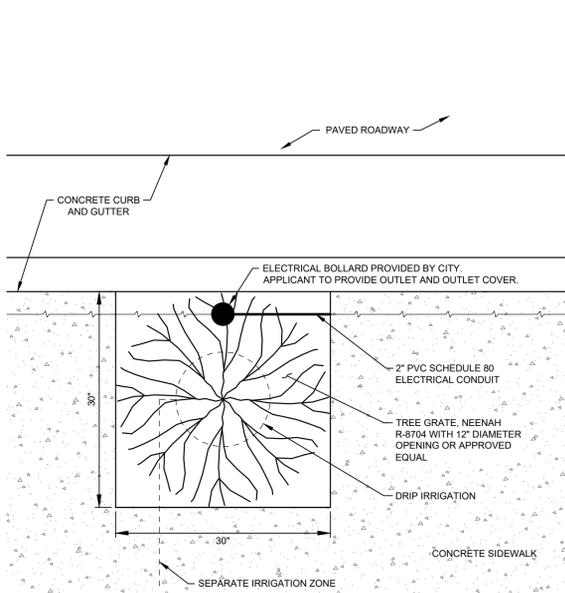
- CATCH BASIN INSTALLATION NOTES:**
1. A PRIMARY CATCH BASIN IS DEFINED AS THE FIRST STORM STRUCTURE UPSTREAM OF A DRYWELL. A SATELLITE CATCH BASIN IS DEFINED AS THE STORM STRUCTURE UPSTREAM OF THE PRIMARY CATCH BASIN.
 2. THE OIL & DEBRIS TRAP SHALL BE INSTALLED ON THE OUTLET OF THE PRIMARY CATCH BASIN ONLY, NOT ON SATELLITE CATCH BASINS.
 3. PLACE A MINIMUM OF 4\"/>

2
C2.10 **30\"/>**



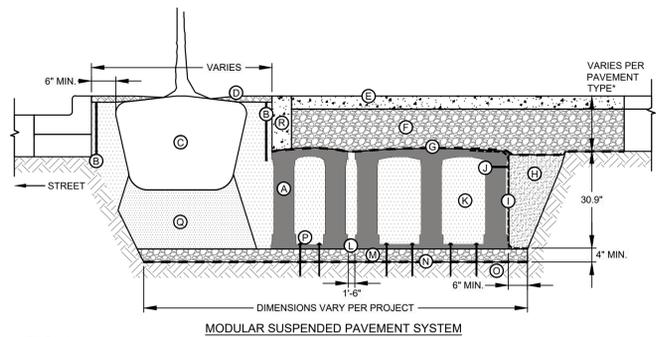
- NOTES:**
1. THE BED SHALL BE EXCAVATED A MINIMUM OF 24\"/>

3
C2.10 **DRYWELL DETAIL (6\"/>**



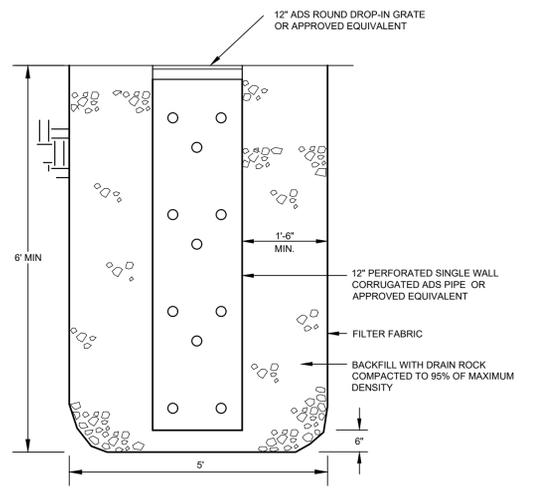
- NOTES:**
1. TREE TO BE 3\"/>

4
C2.10 **TREE WELL DETAILS**
N.T.S.



- KEY PLAN:**
- A. SILVA CELL SYSTEM (DECK, BASE, AND POSTS) OR APPROVED EQUAL.
 - B. DEEPROOT ROOT BARRIER, 12\"/>
- MINIMUM PAVEMENT PROFILE OPTIONS TO MEET H-20 LOADING:**
- | PAVEMENT | AGGREGATE BASE COURSE |
|----------|-----------------------|
| 4\"/> | |
| 3\"/> | |
| 4\"/> | |
| 2.6\"/> | |

- NOTES:**
1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS.
 2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 3. A PROJECT SPECIFIC DETAIL WILL NEED TO BE PROVIDED TO CITY FOR REVIEW AND APPROVAL.



5
C2.10 **LANDSCAPE DRYWELL**
N.T.S.

DETAIL SHEET
LEADVILLE TRADING
 LOCATED WITHIN SECTION 18, T.4 N., R. 18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
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NO.	DATE	BY	REVISIONS
1	07/05/23	MS	Updates Per 12/27/2022 City Engineering Review

C2.10

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