



**City of Ketchum
Planning & Building**

**STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
MEETING OF SEPTEMBER 15, 2020**

- PROJECT:** Leadville Residences
- FILE NUMBER:** P20-077
- APPLICATION TYPE:** Pre-Application Design Review
- REPRESENTATIVE:** Mike Brunelle, Architect
- PROPERTY OWNER:** Leadville South, LLC (GM Property Holdings LLC per Blaine County Assessor's Office Data as of 9/9/20)
- REQUEST:** Pre-Application Design Review for the development of a new three-story, 50.5-foot tall, 7,600-square-foot duplex
- LOCATION:** Northwest Corner of N Leadville Avenue & E 2nd Street (Ketchum Townsite: Block 3: Lot 5)
- ZONING:** Mixed-Use Subdistrict of the Community Core (CC-2)
- OVERLAY:** None

NEW DUPLEX

AT THE CORNER OF LEADVILLE AVENUE & 2nd STREET

The Leadville Residences project proposes to develop a new three-story, 50.5-foot tall, 7,600-square-foot duplex and associated site improvements on a vacant lot located at the corner of Leadville Avenue and 2nd Street. The property is located within the Mixed-Use Subdistrict of the Community Core (CC-2). Multi-family dwelling units are a permitted use in the CC-2 Zone, and unlike the Retail Core Subdistrict (CC-1), dwelling units may be sited on the ground floor. The duplex is comprised of two, attached townhome units with private decks and garages accessed from the Block 3 alleyway.



Figure 1. 3D Massing, Sheet DR-05, Project Plans

DESIGN REVIEW MAINTAINS KETCHUM'S AUTHENTICITY & MOUNTAIN-TOWN CHARACTER

The Pre-Application facilitates an iterative and collaborative process between the Planning & Zoning Commission, developers and their design teams, and the community. This preliminary review allows

the Commission to identify design issues, offer constructive advice, and highlight opportunities to improve project. The Commission’s feedback helps developers produce high-quality buildings and projects that enhance the character of downtown Ketchum.

ANALYSIS

Project Location & Neighborhood Context

The Leadville Residences is an infill project located on a vacant lot at the northwest corner of Leadville Avenue and 2nd Street. The subject property is currently used as a parking lot. The property shares the alley with restaurants and bars fronting Main Street, including the Warfield, Casino, and Rico’s. The neighborhood is characterized by historic buildings, including:

- The Alonzo Price/Esther Fairman House located at 180 N Leadville Avenue, which is a 1.5-story, wood-framed private residence with a front-gable roof built in 1929. Alonzo Price was the son of William Price, who was the manager of the Philadelphia Smelter.
- The Griffith/Conger Compound located at 380 2nd Street—a two-story, wood-framed house built in 1929.
- The Sanger House located at 200 N Leadville Avenue is a 1.5-story, wood-framed house, which was built in 1929.
- The McCann, Daech, Fenton Realty Building (Albert Griffith Warehouse & Grocery Annex) located at 271 N Leadville is a 1.5-story, wood -framed duplex built in the early 1900s.



Figure 2. The Alonzo Price/Esther Fairman House



Figure 3. The Casino (Source: The Community Library Regional History Department)

- The Vintage Restaurant is located within the Bert Cross Cabin, which was built in 1925.
- The Casino (Ketchum Kamp Hotel) is a 2-story, wood-frame building built in the early 1900s.
- The Warfield at Main Street and Sun Valley Road is a 2-story, brick building built in the 1930s.

The neighborhood’s built environment reflects Ketchum’s past. The architecture is defined by natural materials like wood and stone, simple geometrical designs, and Chalet-style features characteristic of alpine-settings.

The subject property is designated as Mixed-Use Commercial on the Future Land Use Map of the 2014 Comprehensive Plan. The Mixed-Use Commercial designation is intended to promote a wide range of land uses. The Comprehensive Plan encourages mixed-use development that integrates different uses, like retail, restaurants, residential, offices, and cultural or civic facilities, within a single building. These mixed-use developments should also contain common public space and contribute to downtown’s street life. Duplexes are designated as primary uses within the City’s Low-Density Residential neighborhoods, not downtown. Multi-family dwelling units are a permitted use in the CC-2 Zone (KMC 17.12.020). Ketchum Municipal Code 17.08.020 defines multiple-family dwelling as a building under single or multiple ownership containing two or more dwelling units used for residential occupancy. Unlike the Retail Core, which limits ground-floor street frontage to commercial uses, residential uses may occupy the ground floor in the Mixed-Use Subdistrict.

Three-Story Luxury Duplex: Zoning & Dimensional Standards Analysis

Staff’s analysis of the project’s compliance with CC-2 zoning and dimensional standards is detailed in Table 1.

Table 1: Zoning & Dimensional Standards Analysis				
Compliant			Standards and Staff Comments	
Yes	No	N/A	Ketchum Municipal Code §	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	Minimum Lot Area
			Staff Comments	Required: 5,500 square feet minimum Existing (Ketchum Townsite: Block 3: Lot 3): 5,500 square feet
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.040	Floor Area Ratios and Community Housing
			Staff Comments	Permitted in Community Core Subdistrict 2(CC-2) Permitted Gross FAR: 1.0 Permitted Gross FAR with Inclusionary Housing Incentive: 2.25 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. Four (4) parking stalls for developments on single Ketchum town site lots of five thousand six hundred (5,600) square feet in size or less are not included in the gross floor area calculation (KMC §17.08.020). Proposed: Duplex Gross Floor Area: 7,600 gross square feet Ketchum Townsite Lot 3 Area: 5,500 sq ft FAR Proposed: 1.4 (7,600 gross sq ft/5,500 sq ft lot area) Increase Above Permitted FAR: 2,100 sq ft 20% of Increase: 420 sq ft Net Livable (15% Reduction): 357 sq ft Community Housing In-Lieu Fee: \$84,966

				Pursuant to Ketchum Municipal Code (KMC) §17.124.040, the increase above the permitted 1.0 Gross FAR is subject to Design Review approval.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	Minimum Building Setbacks
			Staff Comments	<p>Required: Front & Street Side: 5' avg Rear side not adjacent to an alleyway: 0' Interior Side: 0' Cantilevered decks and overhangs: 0' Setbacks for 4th floors: 10 ft Non-habitable structures, fixed amenities, solar and mechanical equipment affixed to the roof from all building facades: 10 ft</p> <p>Proposed: The applicant has provided setback diagrams on Sheet DR-01 of the project plans.</p> <p><u>Front</u> (East/Leadville Avenue): 11'-11" average Building Setback Ranges from Minimum: 2'-6" to Maximum: 15'-11¾"</p> <p><u>Interior Side</u> (North/adjacent to Vintage Restaurant): 2'-8"</p> <p><u>Street Side</u> (South/2nd Street): 7'-2" average Building Setback Ranges from Minimum: 0' to Maximum: ~25 ft</p> <p><u>Rear Side Adjacent to Alleyway</u>: > 3' The building footprint of Unit B's garage is setback 20'-4" from the rear property line. The applicant has indicated the overhang of the second-level deck extending over the driveway.</p> <p>The project plans must dimension the setbacks of cantilevered decks and roof overhangs from all property lines.</p> <p><u>Non-habitable structures, fixed amenities, solar and mechanical equipment affixed to the roof from all building facades:</u> The roof plan is indicated on Sheets DR-02 and L1. The roof deck is accessed by an exterior stairwell located at the third-floor decks fronting Leadville Avenue. The roof deck is also accessed from an elevator centered in the middle of the duplex building. The roof deck plans include raised planters, camp pads, roof-mounted mechanical equipment, BBQ and kitchen facilities, and dining areas.</p> <p>The roof plans must indicate the setback of non-habitable structures, fixed amenities, or mechanical equipment affixed to the roof from all building facades. Non-habitable structures, fixed amenities, solar and mechanical equipment affixed to the roof must be setback 10 feet from all building facades. Roof and ground mounted mechanical and electrical</p>

				equipment shall be fully screened from public view. Screening shall be compatible with the overall building design (Ketchum Municipal Code §17.96.070.C2).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	Building Height
			Staff Comments	<p>Permitted</p> <p><u>Maximum Building Height:</u> 42 feet</p> <p><u>Non-habitable structures located on building roof tops:</u> 10 feet</p> <p><u>Perimeter walls enclosing roof top deck and structures:</u> 4 feet above roof surface height. Perimeter roof top walls are required to be at least 75% transparent.</p> <p><u>Rooftop solar and mechanical equipment above roof surface:</u> 5 feet</p> <p>Proposed</p> <p>The applicant has dimensioned the building and floor heights on Sheet DR-03 of the project plans.</p> <p><u>Maximum Building Height:</u> 42 feet</p> <p><u>Non-habitable structures located on building roof tops:</u> 8 feet-6 inches</p> <p><u>Perimeter walls enclosing roof top deck and structures:</u> The elevations indicate that the roof deck railing and parapet wall extend above the 42-foot maximum building height. The project plans must dimension the height of perimeter walls enclosing the roof deck. Perimeter walls enclosing the roof deck may extend 4 feet above the roof surface and must be 75% transparent.</p> <p><u>Rooftop solar and mechanical equipment above roof surface:</u> The roof plans indicated on Sheets DR-02 and L1 indicated roof-mounted mechanical equipment. The project plans must provide dimensions for the height of all rooftop solar and mechanical equipment extending above the roof surface. Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design (Ketchum Municipal Code §17.96.070.C2).</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.125.030.H	Curb Cut
			Staff Comments	<p>Required:</p> <p>A total of 35% of the linear footage of any street frontage can be devoted to access to off street parking. Corner lots that front two or more streets may select either or both streets as access but shall not devote more than 35% of the total linear footage of street frontage to access off street parking.</p> <p>Proposed: N/A</p>

				The two parking garages are accessed from the Block 3 alleyway.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.40	Parking Spaces
			Staff Comments	<p>Required Residential Multiple-Family Dwelling within the Community Core (CC) District: Units 2,001 square feet and above: 2 parking spaces</p> <p>The duplex development generates a total parking demand of 4 spaces.</p> <p>Proposed: 4 parking spaces Each townhome unit includes an attached garage accessed from the Block 3 alleyway that may accommodate 2 parking spaces.</p> <p>The project plans must indicate the dimensions of the parking spaces within the enclosed garages.</p>

Design Review Standards: Architectural Features and Compatibility of Design

The duplex is larger than the surrounding built environment along Leadville Avenue and 2nd Street. More meaningful scaling devices need to be integrated into the project plans to break up the building’s bulk and mass. The project plans do not specify the proposed exterior materials. The elevations indicate material differentiation using window and door openings, rectangular panels, horizontal siding, and stone veneer. Two-story elements, like the atrium feature, provide visual interest to the front façade along Leadville Avenue.

Design Review helps our community achieve a more sustainable, vibrant, connected, and beautiful Ketchum. Downtown Ketchum is the soul of our small-town, mountain community. Downtown is a vibrant and walkable commercial area and the social center for gatherings with neighbors and visitors. Downtown brings locals, second homeowners, and tourists together to make us a connected community. How will this building enhance the character of downtown Ketchum and contribute to our mountain community?

STAFF RECOMMENDATION

Staff recommends the Commission provide feedback to the applicant and move to continue review of the Pre-Application.

EXHIBITS:

- A. Leadville Residences Pre-Application Design Review Submittal & Project Plans

Exhibit A:
Leadville Residences
Pre-Application Design Review
Submittal & Project Plans



City of Ketchum
Planning & Building

CERTIFIED COMPLETE
8-11-20
MP

OFFICIAL USE ONLY	
File Number:	P20-077
Date Received:	8-11-20
By:	MP
Pre-Application Fee Paid:	1100-
Design Review Fee Paid:	
Approved Date:	
Denied Date:	
By:	
ADRE: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Design Review Application

APPLICANT INFORMATION

Project Name: Leadville Residences	Phone: 208/720-5988
Owner: Leadville South LLC	Mailing Address: 1131 Antler Dr, Hailey, ID 83333
Email: layne@collabeng.com	
Architect/Representative: Mike Brunelle	Phone: 208/589-0771
Email: mike@brunellearchitects.com	Mailing Address: POB 3204, Hailey, ID 83333
Architect License Number: AR-984536	
Engineer of Record: TBD	Phone:
Email: TBD	Mailing Address:
Engineer License Number: TBD	

All design review plans and drawings for public commercial projects, residential buildings containing more than four (4) dwelling units and development projects containing more than four (4) dwelling units shall be prepared by an Idaho licensed architect or an Idaho licensed engineer.

PROJECT INFORMATION

Legal Land Description: Lot 5, Block 3, Ketchum Townsite	
Street Address: Leadville, 2nd Street	
Lot Area (Square Feet): 5500 sf	
Zoning District: CC-2	
Overlay District: <input type="checkbox"/> Floodplain <input type="checkbox"/> Avalanche <input type="checkbox"/> Mountain	
Type of Construction: <input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Remodel <input type="checkbox"/> Other	
Anticipated Use: Residential	Number of Residential Units: 2

TOTAL FLOOR AREA

	Proposed	Existing
Basements	0 Sq. Ft.	Sq. Ft.
1 st Floor	3402 Sq. Ft.	Sq. Ft.
2 nd Floor	2954 Sq. Ft.	Sq. Ft.
3 rd Floor	1800 Sq. Ft.	Sq. Ft.
Mezzanine	Sq. Ft.	Sq. Ft.
Total	8156 Sq. Ft.	Sq. Ft.

FLOOR AREA RATIO

Community Core: 1.4	Tourist:	General Residential-High:
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BUILDING COVERAGE/OPEN SPACE

Percent of Building Coverage: 64.2

DIMENSIONAL STANDARDS/PROPOSED SETBACKS

Front: 5'-0" average	Side: 5'-0" avg - street	Side: 0'-0" - interior	Rear: 3'-0"
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Building Height: 42'-0"

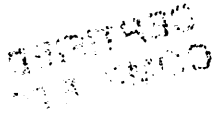
OFF STREET PARKING

Parking Spaces Provided: 8

Curb Cut: Sq. Ft.	%
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WATER SYSTEM

<input checked="" type="checkbox"/> Municipal Service	<input type="checkbox"/> Ketchum Spring Water
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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.

Mike Brunelle

08/10/20

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 streets to their development.
2. All streets designs shall be in conformance with the right-of-way standards and approved by the Public Works Director.

B. Sidewalks:

1. All projects under 17.96.010(A) that qualify as a "Substantial Improvement" shall install sidewalks in conformance with the right-of-way standards. Sidewalk improvements may be waived for projects that qualify as a "Substantial Improvement" which comprise additions of less than 250 square feet of conditioned space.
2. 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.
3. 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.
4. 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 Public Works Director. 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 Public Works Director may require additional drainage improvements as necessary, depending on the unique characteristics of a site.

Project Information

Address: N Leadville Ave, Ketchum, Idaho 83340
Parcel Number: RPK000030050
Legal Description: Ketchum Lot 5, Block 3
Lot Size: 5500 sf
Building Department: City of Ketchum
County: Blaine
Building Code (per City Code 15.04.010)
 • International Building Code (IBC) 2012 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) 2012 Edition, Including the appendix
 • International Existing Building Code (IEBC), 2012 Edition
 • International Property Maintenance Code (IPMC), 2012 Edition
 • International Residential Code (IRC), 2012 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

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 unclosed 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 unclosed decks, interior or exterior circulation, mechanical equipment rooms, parking areas, common areas, public bathrooms or storage areas in basements.

	Residential	Garage	Circulation/Mech
Level 1 (ground level)	1672 sf	1611 sf	119 sf
Level 2 (second level)	2574 sf	0 sf	380 sf
Level 3 (third level)	1548 sf	0 sf	252 sf
Level 4 (fourth level)	76 sf	0 sf	90 sf
Total By Use	5870 sf	1611 sf	841 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
8 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' = 5500 sf (Permitted by right, 1.0)
 Community Core Housing incentive (2.25) = 5500 x 2.25 = 12,375 sf

Basic FAR allowance	Proposed FAR	Min. FAR allowed with inclusionary housing
1.0 (5,500 gsf)	1.4 (7,600 gsf)	2.25 (12,375 gsf)

Community Housing calculation
 7600 gsf - 648 sf (parking discount, (4)-(9x18)) = 6952 sf
 6952 sf - 5500 sf = 1452 sf
 1452 sf x 20% = 290 sf
 290 sf - 15% (gross sf discount) = 246 sf (net sf (inside face of finish sf) Community Housing requirement)
 246 sf (req. Community Housing) - 0 sf (provided Community Housing) = 246 sf
 In-lieu payment = \$238/sf x 246 sf = \$58,548 (in-lieu payment)

Drp 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.

Project Code Information

Construction Type
 Type V-B (Sprinkled)

Occupancy Group (per IBC Table 508.3.3)
 Use Required Fire Separation
 Group R-2 1 Hour Rating (Sprinkled)

Occupancy Load (per IBC Table 1004.1.2)

Space	Function	Area	Load Factor	Maximum Occupancy
Unit A Residential	Residential	3360	200 gross	16
Unit B Residential	Residential	3275	200 gross	16

Means of Egress (per IBC Table 1015.1)
 Spaces with one exit or exit access doorway
 Occupancy Maximum Occupant Load
 Group R 10

Corridor Width (per IBC 1018.2)
 Occupancy Width (minimum)
 Within a dwelling unit 36 inches

Firewall (IBC 706)
 Structure wall to have a fire resistance rating of not less than 2-HR fire rated per IBC table 706.4

Fire Partitions (IBC 420.2, 708.3)
 Fire partitions shall have a fire-resistance rating of not less than 1 hour. Dwelling unit and sleeping unit separations in buildings of Type VB construction shall have fire-resistance ratings of not less than 1/2 hour in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

Horizontal Separation (IBC 420.3, 711.3)
 Horizontal assemblies separating dwelling units in the same building and horizontal assemblies separating sleeping units in the same building shall be a minimum of 1-hour fire-resistance-rated construction. Exception: Dwelling unit and sleeping unit separations in buildings of Type VB construction shall have fire-resistance ratings of not less than 1/2 hour in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

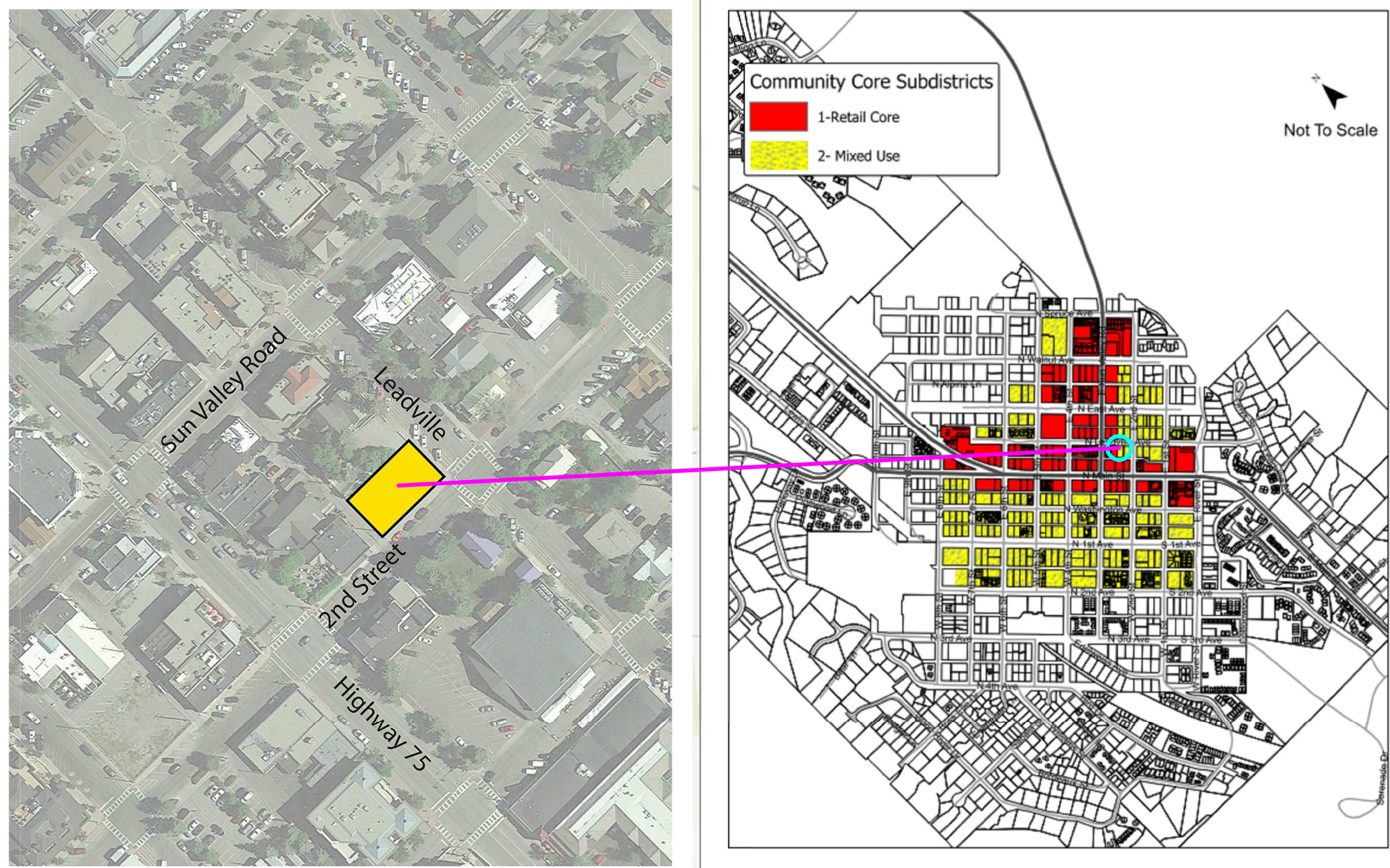
Automatic Sprinkler System
 Fire sprinkler system to be per NFPA13

Means of egress
 Spaces that require only one means of egress
 Occupancy Max. occupant load
 Group R 10

Stairways (per IBC 1017.2)
 Stairways must be at least 44" wide except when serving a total occupant load of >50 where stairs may be 36" wide

Maximum travel distance (per IBC 1021.2(1))
 Occupancy Max. exit travel distance
 R2 (residential) 125ft

Community Core Sub-Districts



Leadville Residences

Lot 5, Block 3, Ketchum Townsite

Ketchum, Idaho

Project Contacts

General Contractor
 Magleby Construction
 Layne Thompson
 511 East Ave, Suite 201
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Landscape Architect
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 Nathan Schutte, ASLA
 380 E Highway 26
 Shoshone, ID 83352
 208/320-2911
 nathanvschutte@gmail.com

Structural Engineer
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Energy Consultation
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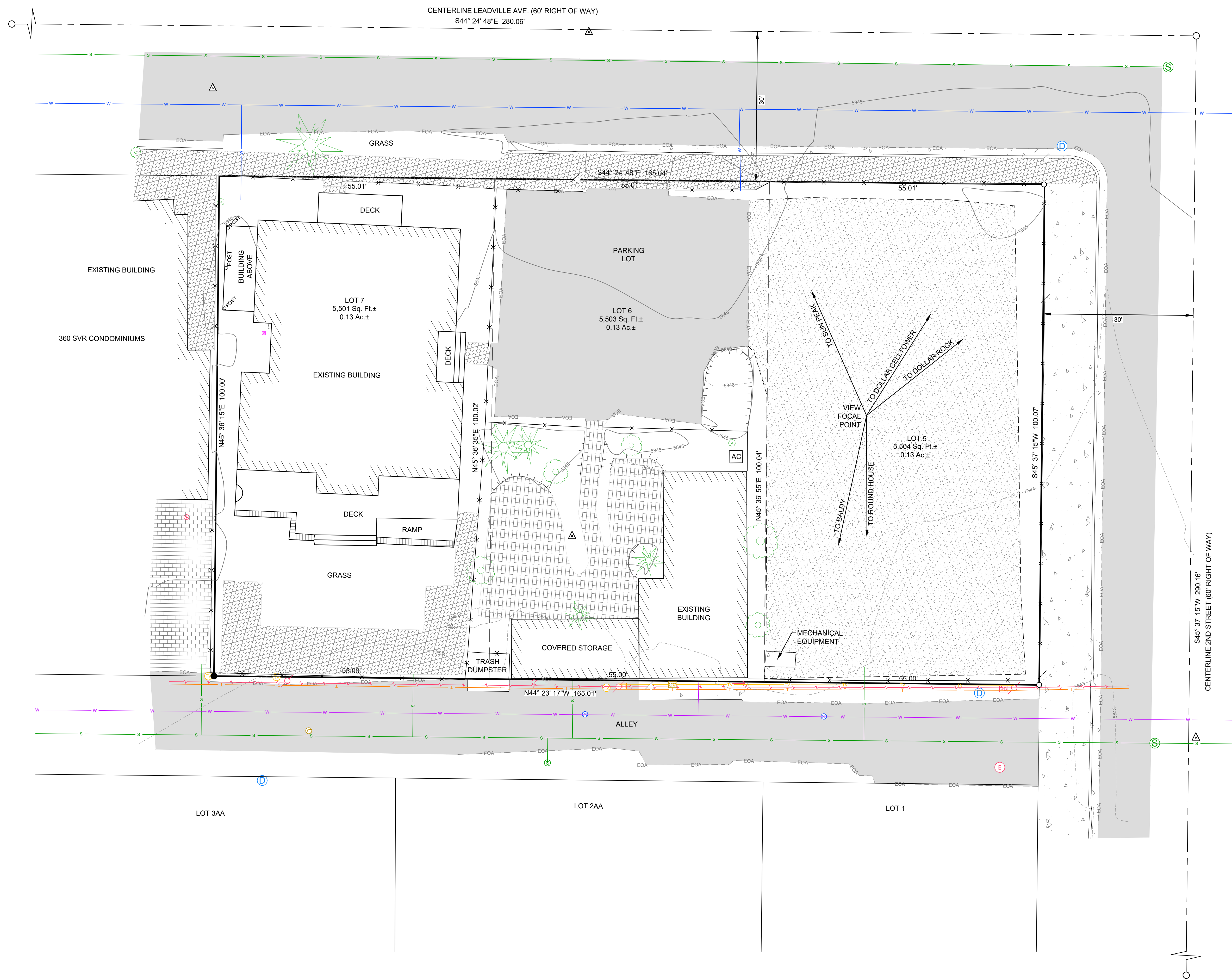
Building Inspector
 City of Ketchum
 Jim Lynch
 480 East Avenue North
 P.O. Box 2315
 Ketchum, ID 83340
 208/726-7802
 jlynch@ketchumidaho.com

Drawing List	
Sheet Number	Sheet Name
CS	Cover
TOPO	survey (existing)
C1.0	Civil
C2.0	Civil
L1	Landscape Plan
DR-01	setback diagrams
DR-02	floor plans
DR-03	elevations
DR-04	sections
DR-05	3d massing

BRUNELLE ARCHITECTS, INC
 MIKE BRUNELLE
 190 CRANBROOK RD
 PO BOX 3204
 HAILEY, IDAHO
 833333
 P. 208.589.0771
 MIKE@BRUNELLEARCHITECTS.COM



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



LEGEND

- Property Line
- Adjoiner's Lot Line
- Internal Lot Line (Not Vacated)
- Centerline Right of Way
- Retaining Wall
- Edge of Asphalt Line
- FND 1/2" = Found 1/2" Rebar
- FND 5/8" = Found 5/8" Rebar
- Set 5/8" Rebar, PLS 16670
- Survey Control
- 5' Contour Interval
- 1' Contour Interval
- Asphalt
- Concrete Sidewalk/Apron
- Pavers
- Gravel
- Curb And Gutter
- FNC = Fence Line
- CT = Conifer Tree
- DT = Deciduous Tree
- SGN = Sign
- Overhead Cable TV
- Cable TV Riser
- Overhead Telephone Line
- Gas Meter
- Gas Valve
- Telephone Riser
- Overhead Power
- Power Box
- Power Meter
- Power Pole
- Guywire
- Power Manhole
- Sewer Line
- Sewer Manhole
- Sewer Cleanout
- Water Main per City of Ketchum Maps
- Ketchum Spring Line per City of Ketchum Maps
- Water Valve
- Drywell
- Valve Box
- Structure
- Planter

- SURVEY NOTES & NARRATIVE**
- The purpose of this map is to show topographical information as it existed on the date the field survey was performed. Changes may have occurred to site conditions since survey date (06/15/2020).
 - Boundary information is based on Found Centerline Monuments, Found Lot Corner Monuments, and the recorded plat of the Village of Ketchum, Instrument Number 302967, records of Blaine County, Idaho.
 - Underground utility locations are based on above ground appurtenances / utilities visible at the time of the survey, and City of Ketchum as built drawings. Sub-surface utility locations are approximate and locations should be verified before any excavation.
 - Galena Engineering Inc. has not received a Title Policy from the client and has not been requested to obtain one. Relevant information that may be contained within a Title Policy may therefore not appear on this map and may affect items shown hereon. It is the responsibility of the client to determine the significance of the Title Policy information and determine whether it should be included. If the client desires for the information to be included they must furnish said information to Galena Engineering, Inc. and request it be added to this map.
 - Benchmark is top of the 5/8" rebar at the Centerline Intersection of Leadville & 2nd Street. Elevation = 5845.38'

**A TOPOGRAPHIC MAP SHOWING
LOTS 5, 6 & 7, BLOCK 3, KETCHUM TOWNSITE**

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

PROJECT INFORMATION
Project: 181811Topo181811Topo.dwg 06/17/20 10:25:44 PM

ORIGINAL SIGNED BY
MARK E. PHILLIPS
DATE ORIGINAL SIGNED:
06/18/2020

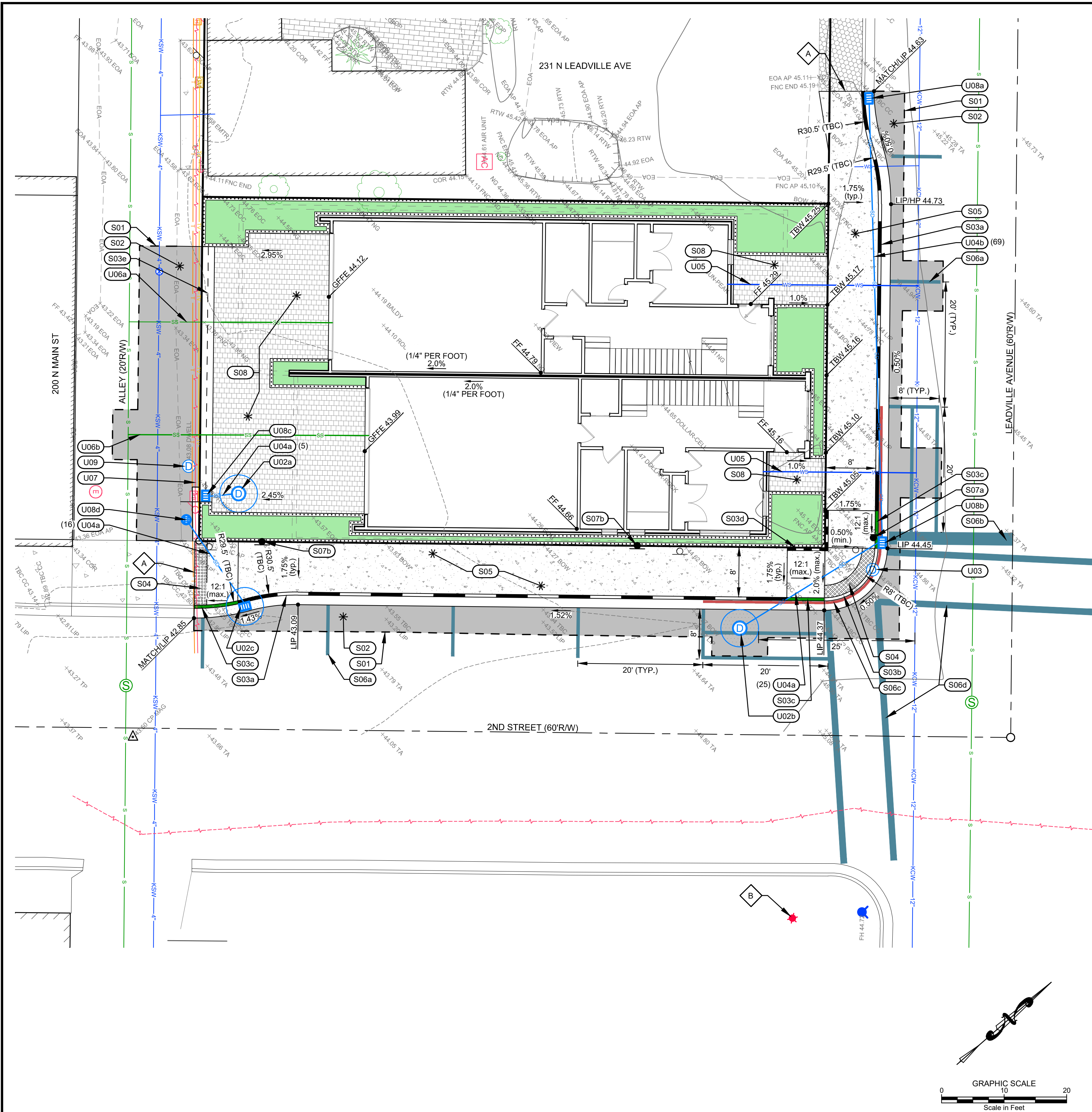
ORIGINAL ON FILE AT
OFFICE OF GALENA
ENGINEERING
(HAILEY, ID)

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GALENA
ENGINEERING, INC.
Civil Engineers & Land Surveyors
317 N. River Street
Hailey, Idaho 83433
(208) 768-1705
email: galena@galena-engineering.com

NO.	DATE	ISSUE FOR PERMIT	REVISIONS

TOPO



LEGEND		Proposed Items	
	Property Line		6\" Vertical Curb & Gutter
	Adjoiner's Lot Line		6\" Vertical Curb / No Gutter
	Centerline Right of Way		Zero Reveal Curb
	Retaining Wall		Curb Transition
	Edge of Asphalt Line		Curb Painted Red
	FND 1/2" = Found 1/2" Rebar		Truncated Domes
	FND 5/8" = Found 5/8" Rebar		Asphalt
	Survey Control		Concrete Sidewalk
	5' Contour Interval		Pavers
	1' Contour Interval		Sawcut
	Concrete Sidewalk/Apron		Trench Drain
	Pavers		Storm Drain
	Curb And Gutter		Catch Basin
	FNC = Fence Line		Grade Break
	DT = Deciduous Tree		Drywell
	SGN = Sign		Spot Elevation
	Overhead Cable TV		
	Cable TV Riser		
	Overhead Telephone Line		
	Gas Meter		
	Telephone Riser		
	Overhead Power		
	Power Box		
	Power Pole		
	Guywires		Grade
	Power Manhole		Road Paint
	Sewer Line		Sign
	Sewer Service		Street Light
	Sewer Manhole		Water Service
	12" Water Main		2" Valley Gutter
	Ketchum Spring Line per Water Service		Planter, See Arch. Plans
	Water Valve		
	Drywell		
	Structure		
	Planter		
	Fire Hydrant		

- (PIPE LENGTH, LF)
- U01 TRENCH DRAIN WITH HEAT TAPE. SEE LANDSCAPE ARCHITECT DRAWINGS FOR DETAIL. INSTALL PER MANUFACTURERS SPECIFICATIONS.
 - U02 INSTALL DRYWELL PER DETAIL 12, SHEET C2.0.
 - a. RIM ELEV = TBD (SOLID LID) CONNECT ROOF DRAINS PER ARCH. I.E. (IN) = TBD
 - b. RIM ELEV = TBD (SOLID LID) I.E. (IN) = TBD
 - c. RIM ELEV = TBD (RECTANGULAR GRATE) I.E. (IN) = TBD
 - U03 REMOVE AND DISPOSE OF DRYWELL.
 - U04 INSTALL STORM DRAIN
 - a. 12" Ø D3034 PVC PIPE @ S=2.0% MIN. 3.0' MINIMUM COVER.
 - b. 12" WATER QUALITY PIPE @ S=2.0% MIN. 3.0' MINIMUM COVER.
 - U05 INSTALL NEW 1" WATER SERVICE.
 - U06 SEWER SERVICES:
 - a. RETAIN, PROTECT, UTILIZE EXISTING 4" Ø SEWER SERVICE.
 - b. INSTALL NEW 4" Ø PVC SEWER SERVICE.
 - U07 RELOCATE DRY UTILITIES PER ARCHITECTURAL PLANS.
 - U08 INSTALL CATCH BASIN PER DETAIL 7, SHEET C2.0.
 - a. RIM ELEV = TBD (RECTANGULAR GRATE) I.E. (OUT) = TBD
 - b. RIM ELEV = TBD (RECTANGULAR GRATE) I.E. (IN) = TBD I.E. (OUT) = TBD
 - c. RIM ELEV = TBD (RECTANGULAR GRATE) I.E. (OUT) = TBD
 - d. RIM ELEV = TBD (CIRCULAR GRATE) I.E. (OUT) = TBD
 - U09 REMOVE AND DISPOSE OF DRYWELL.

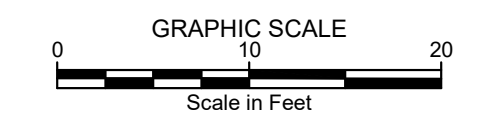
CONSTRUCTION KEYNOTES

- SITE IMPROVEMENTS**
- S01 SAWCUT EXISTING ASPHALT TO PROVIDE FOR A CLEAN VERTICAL EDGE.
 - S02 CONSTRUCT/REPAIR ASPHALT. SEE DETAIL 1, SHEET C2.0.
 - S03 CONSTRUCT CONCRETE CURB
 - a. 6" CONCRETE VERTICAL CURB AND GUTTER PER DETAIL 2, SHEET C2.0.
 - b. ZERO REVEAL CURB AND GUTTER PER DETAIL 3, SHEET C2.0.
 - c. CURB TRANSITION PER DETAIL 3, SHEET C2.0.
 - d. 6" CONCRETE VERTICAL CURB PER DETAIL 4, SHEET C2.0.
 - e. 2" WIDE CONCRETE VALLEY GUTTER PER DETAIL 11, SHEET C2.0.
 - S04 INSTALL TRUNCATED DOME DETECTABLE WARNING INSERT. SEE DETAIL 9, SHEET C2.0.
 - S05 CONSTRUCT CONCRETE SIDEWALK. WIDTH AS SHOWN HEREON. SEE DETAIL 5, SHEET C2.0.
 - S06 INSTALL PAVEMENT MARKINGS PER CITY OF KETCHUM STANDARDS
 - a. 4" WIDE YELLOW PARKING STRIPE
 - b. 24" WIDE WHITE STOP BAR
 - c. NO PARKING ZONE (RED CURB)
 - d. WHITE CROSSWALK STRIPING (MATCH CITY PATTERNS)
 - S07 INSTALL SIGNS. CITY WILL PROVIDE SIGN BASES. SEE DETAIL 9, SHEET C2.0 FOR SIGN BASE DETAIL.
 - a. RELOCATE STOP/STREET SIGN.
 - b. REGULATORY SIGN. COORDINATE TYPE AND FINAL LOCATION WITH CITY OF KETCHUM.
 - S08 INSTALL PAVERS PER ARCHITECTURAL PLANS.
 - A MATCH EXISTING LINES AND GRADES
 - B PROPOSED STREET LIGHT LOCATION PER KETCHUM SIDEWALK IMPROVEMENT PLAN Q1-2 (NOT CONSTRUCTED).

UTILITY IMPROVEMENTS

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" (ISPWC), AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPWC 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 (ISPWC), 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 (ISPWC), 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 ANSINFSF 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 ANSINFSF 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 ISPWC SECTION 201.
- ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPWC 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 ISPWC 802. TYPE II (ITD STANDARD 703.04, 2"). SHALL BE PLACED IN CONFORMANCE WITH ISPWC 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 ISPWC 802, TYPE I (ITD STANDARD 703.04, 3/4" B). SHALL BE PLACED IN CONFORMANCE WITH ISPWC 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 ISPWC SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPWC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPWC 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 SHALL CONFORM TO ISPWC SECTION 701 AND 703. ALL CONCRETE SHALL BE 3,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPWC SECTION 703, TABLE 1.
- ALL TRENCHING SHALL CONFORM TO ISPWC 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 ALPINE ENTERPRISES INC.
- 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.



PROJECT INFORMATION
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 TIME: 3:15:38 PM
 PREPARED FOR: SOUTH LEADVILLE LLC

SITE MAP
LEADVILLE RESIDENCES
LOT 5, BLOCK 3, KETCHUM TOWNSITE
 LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

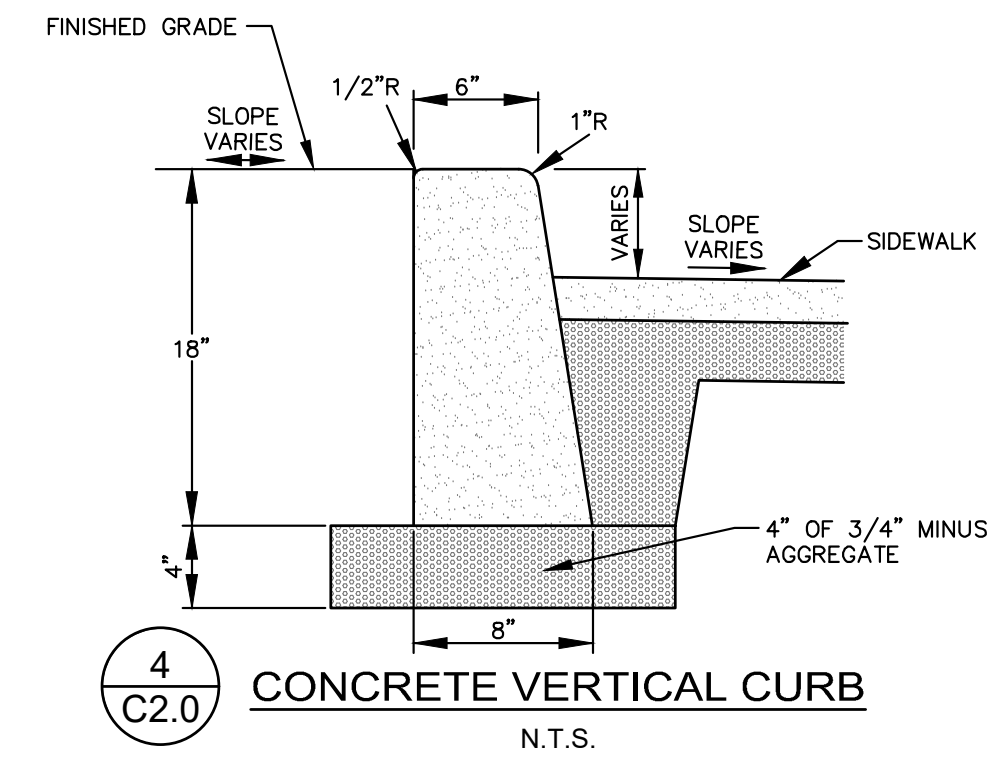
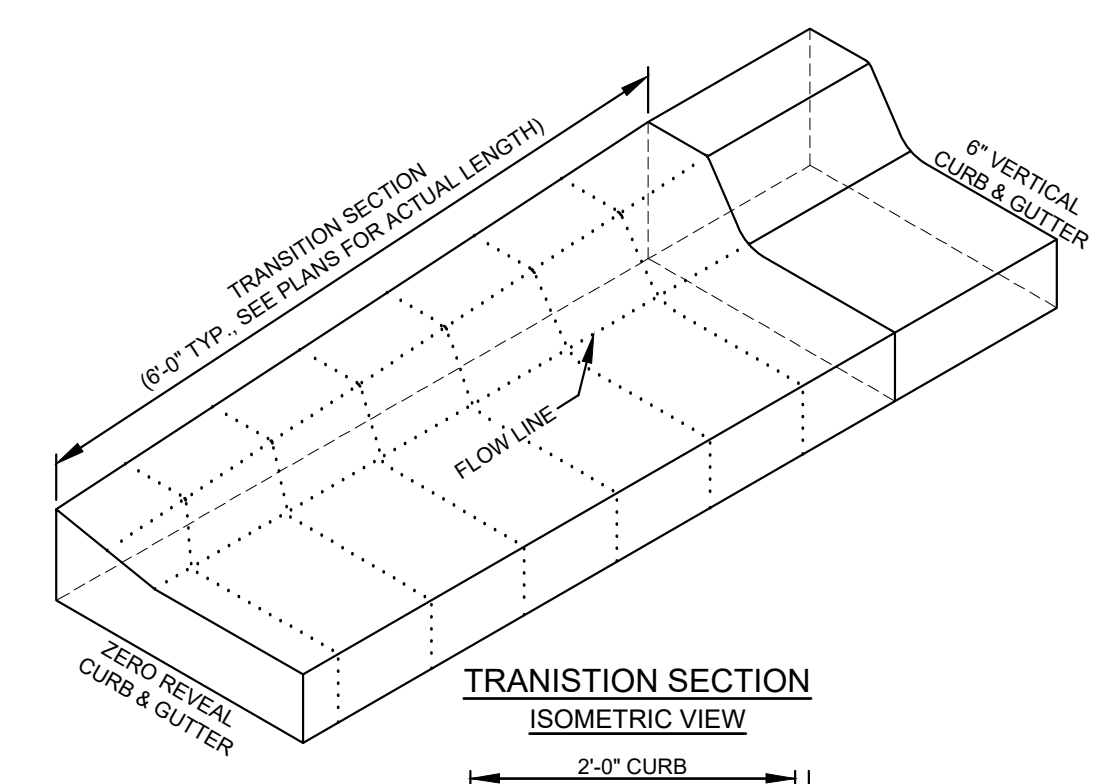
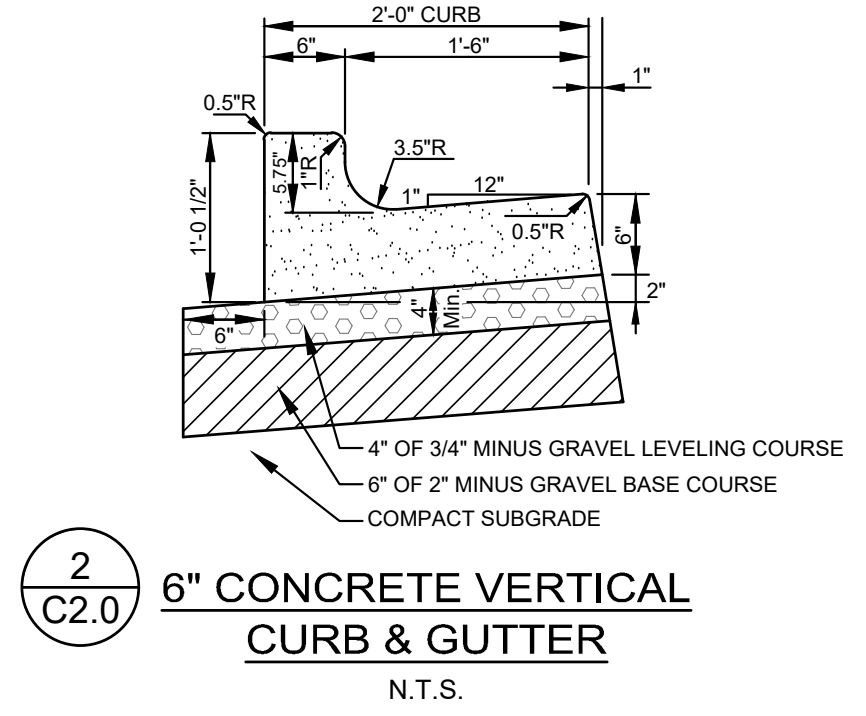
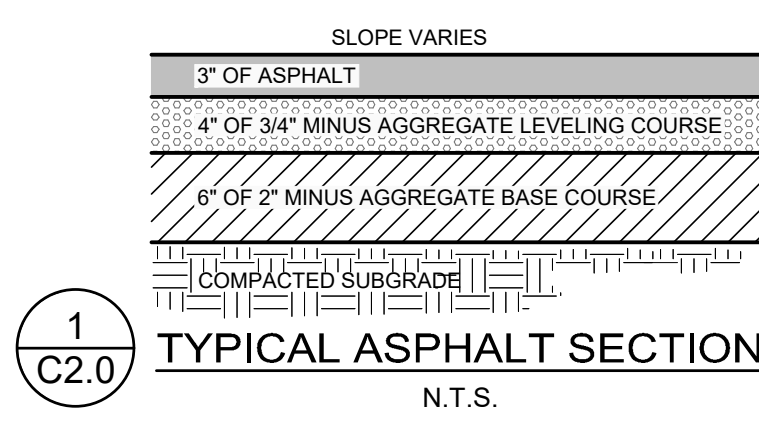
DESIGNED BY: CT
 DRAWN BY: SKS
 CHECKED BY:

GALENA ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 317 N. River Street
 Hailey, Idaho 83433
 (208) 768-1705
 email: galena@galena-engineering.com

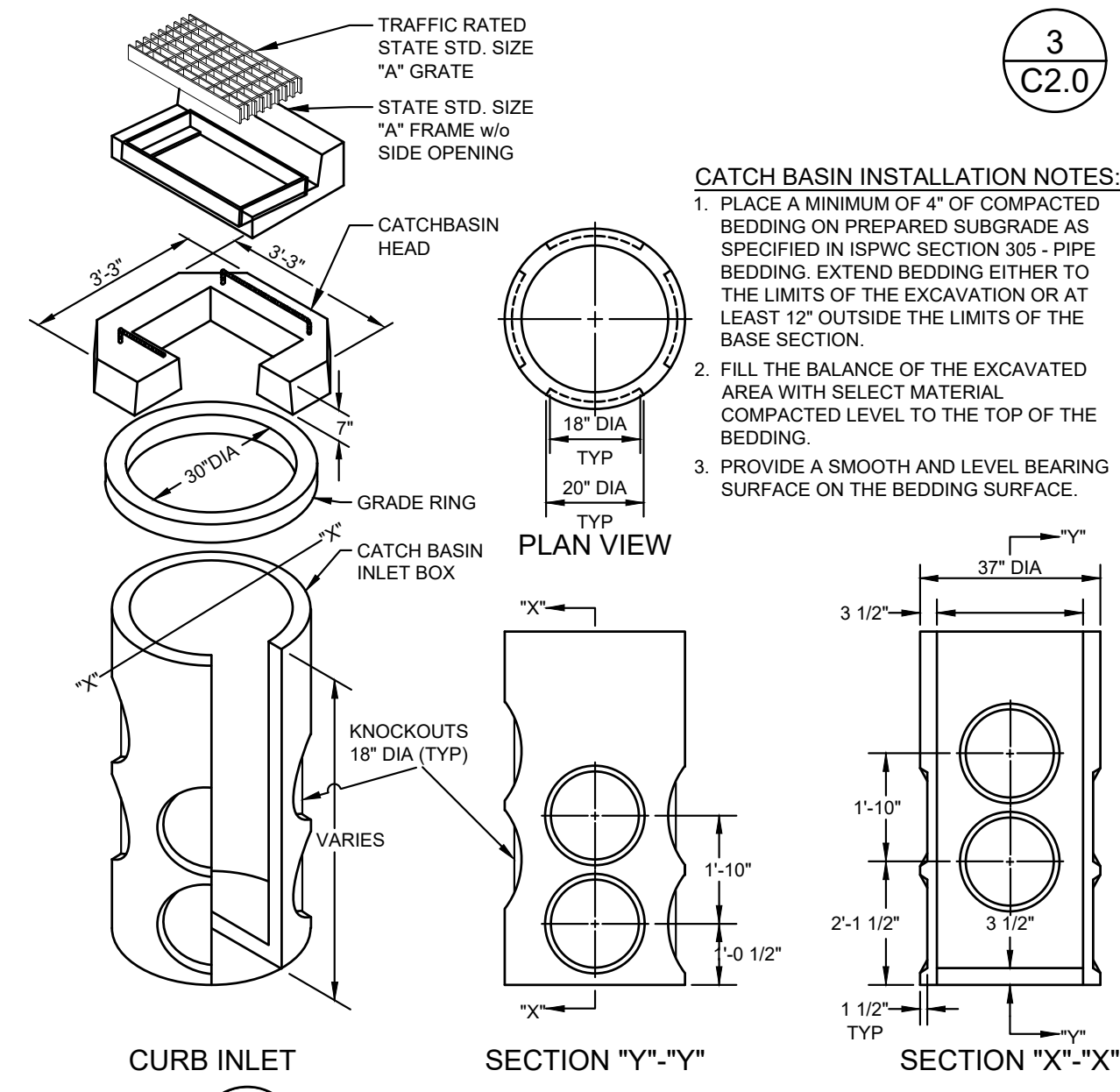
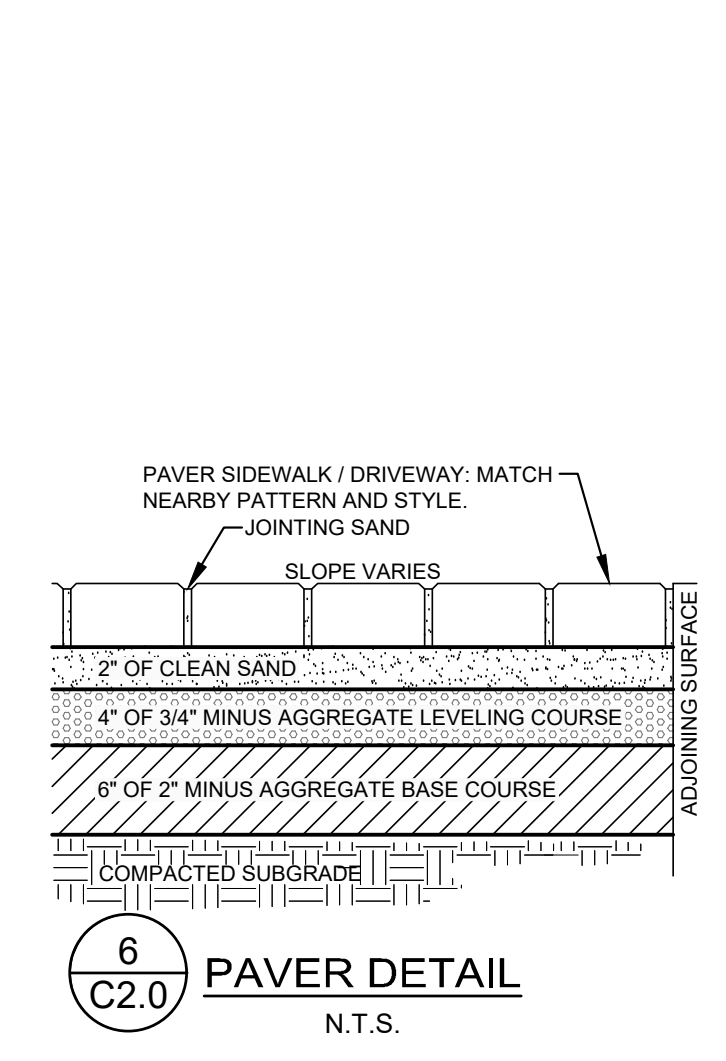
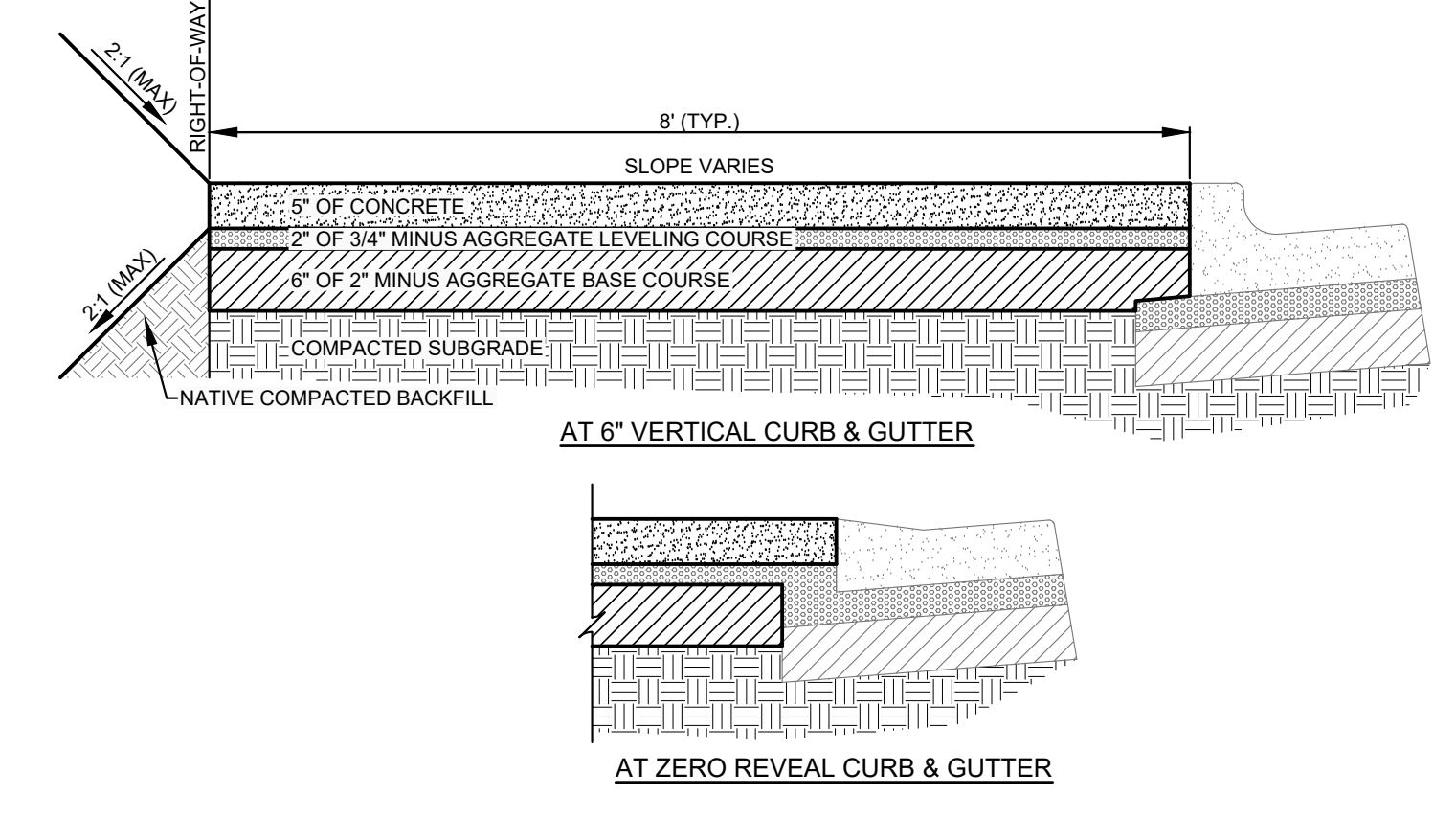
PURPOSE: ISSUE FOR DESIGN REVIEW PRE-APPLICATION

NO.	DATE	BY	REVISIONS

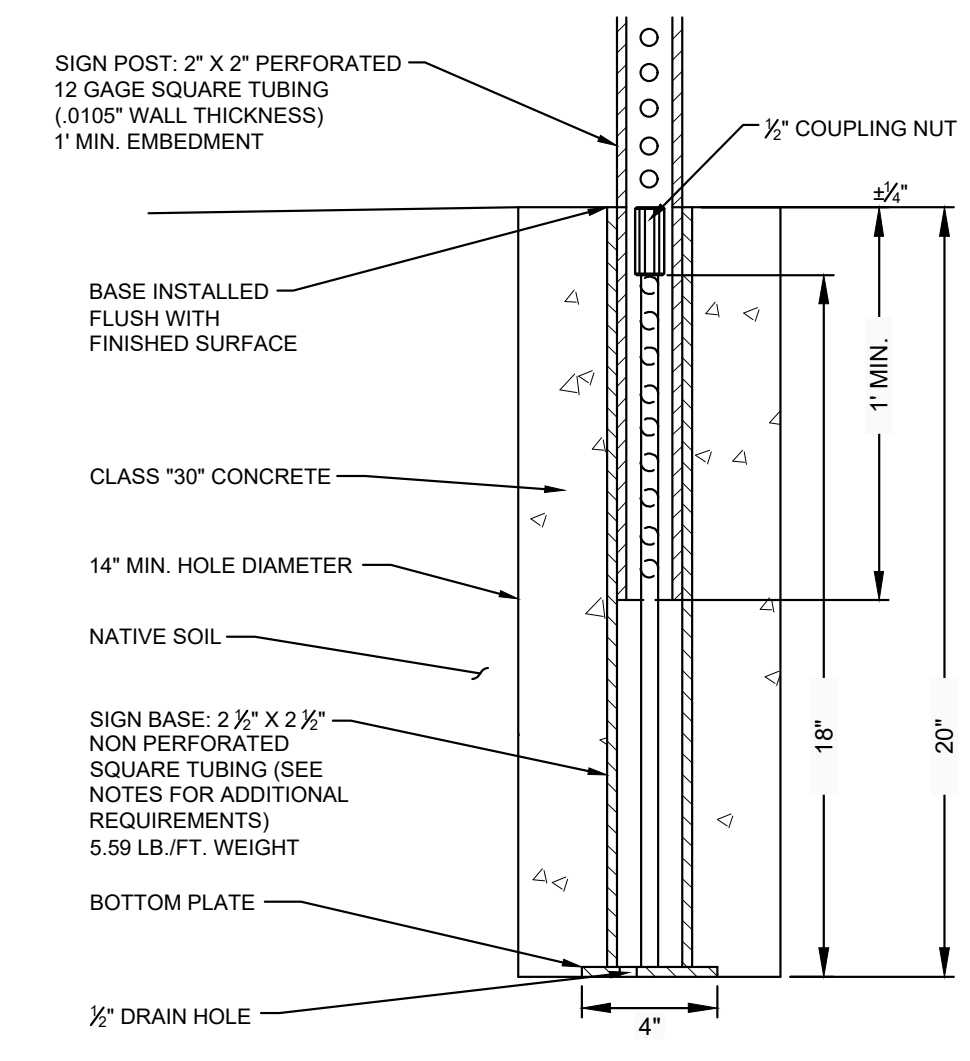
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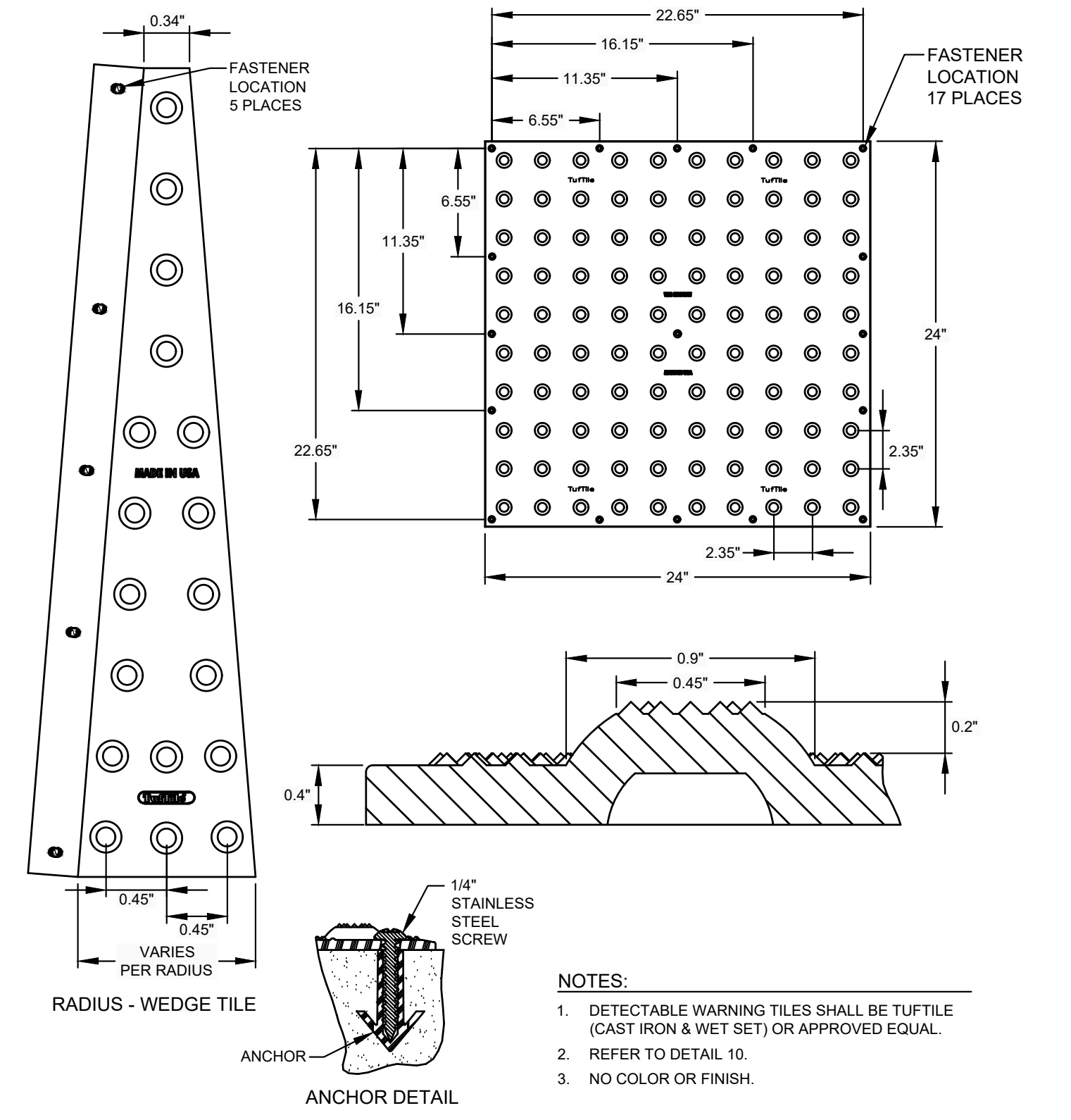
CONCRETE CURB CONSTRUCTION NOTES:
 A. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
 B. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FOOT MAXIMUM SPACING (8-FOOT W/SIDEWALK).



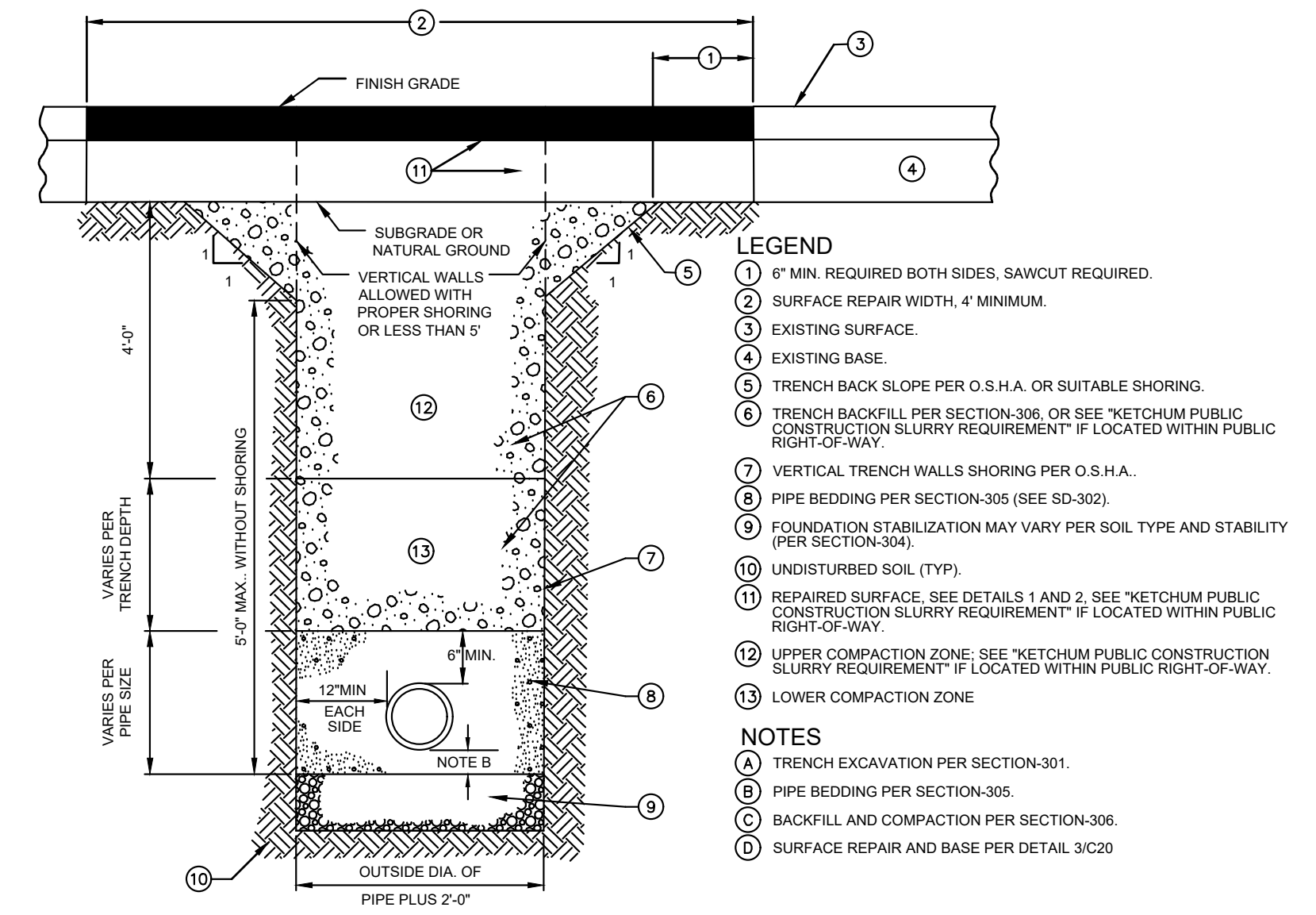
CATCH BASIN INSTALLATION NOTES:
 1. PLACE A MINIMUM OF 4\"/>



NOTES:
 1. BASES SHALL BE INSTALLED TO BE FLUSH WITH SURFACE.
 2. ALL INSTALLATIONS SHALL HAVE 14\"/>



NOTES:
 1. DETECTABLE WARNING TILES SHALL BE TUFTLE (CAST IRON & WET SET) OR APPROVED EQUAL.
 2. REFER TO DETAIL 10.
 3. NO COLOR OR FINISH.



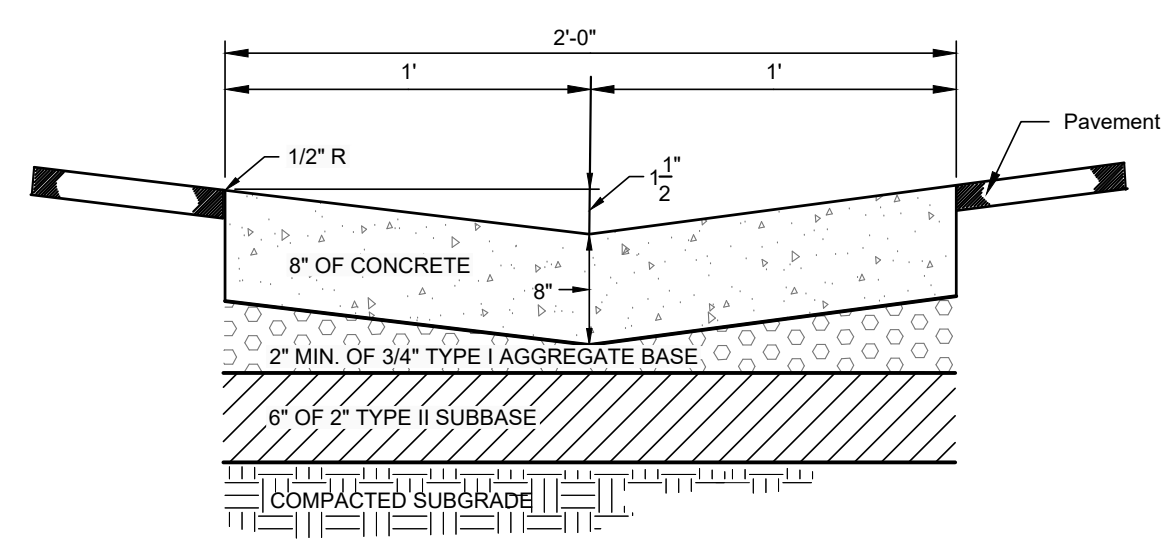
LEGEND
 1 6\"/>

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

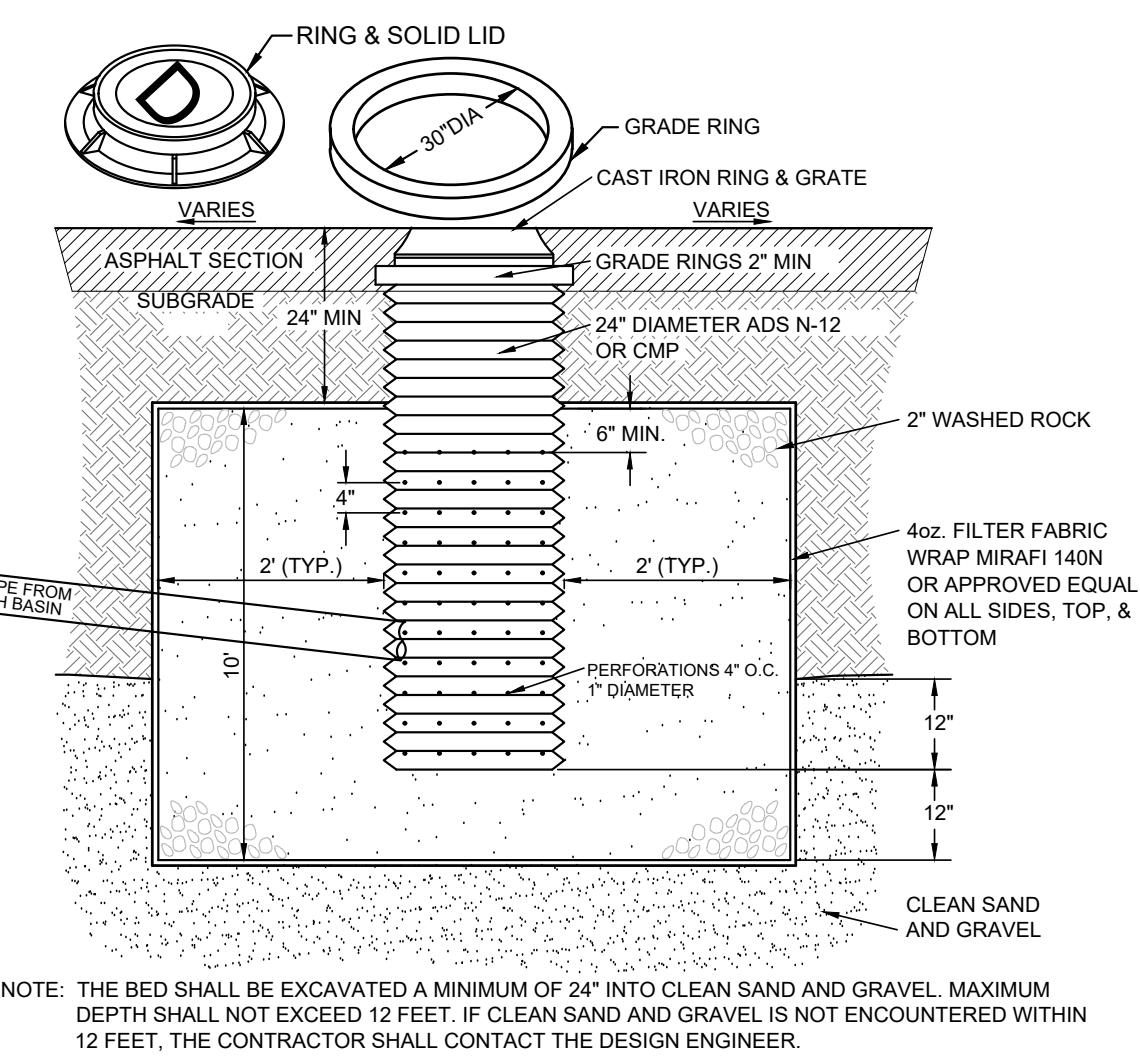
COARSE AGGREGATE (1/2\"/>	2,000 LBS
SAND	800 LBS
PORTLAND CEMENT	94 LBS
WATER	11 GAL (MAX.)

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

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



NOTES:
 1. SUBBASE CAN BE 2\"/>



NOTE: THE BED SHALL BE EXCAVATED A MINIMUM OF 24\"/>

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.

DETAIL SHEET
LEADVILLE RESIDENCES
LOT 5, BLOCK 3, KETCHUM TOWNSITE
 LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR SOUTH LEADVILLE LLC

PROJECT INFORMATION
 File: 198101101.dwg
 Date: 10/20/2020 3:55:38 PM

PROFESSIONAL SEAL
GALENA ENGINEERING, INC.
 LICENSED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 STATE OF IDAHO
 No. 17414
 DATE: 10/20/2020

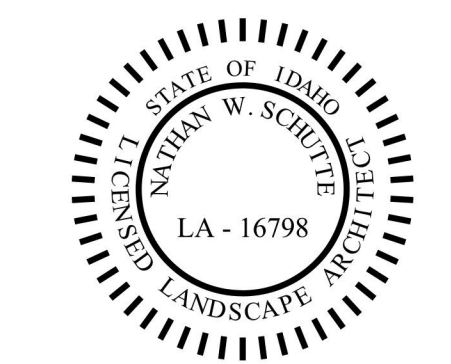
DESIGNED BY: _____
 DRAWN BY: SKS
 CHECKED BY: _____

GALENA ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 317 N. River Street
 Hailey, Idaho 83433
 (208) 768-1705
 email: galena@galena-engineering.com

NO.	DATE	BY	REVISIONS

PURPOSE: ISSUE FOR DESIGN REVIEW PRE-APPLICATION

C2.0



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PROJECT
LEADVILLE RESIDENCES
 Lot 5, Block 3, KETCHUM TOWNSITE
 Ketchum, Idaho

DOCUMENT DATE
August 10, 2020

DRAWN BY
Nathan Schutte

REVISION
No. Date Remark

PRELIMINARY
LANDSCAPE PLAN

L1



GROUND LEVEL

LANDSCAPE LEGEND

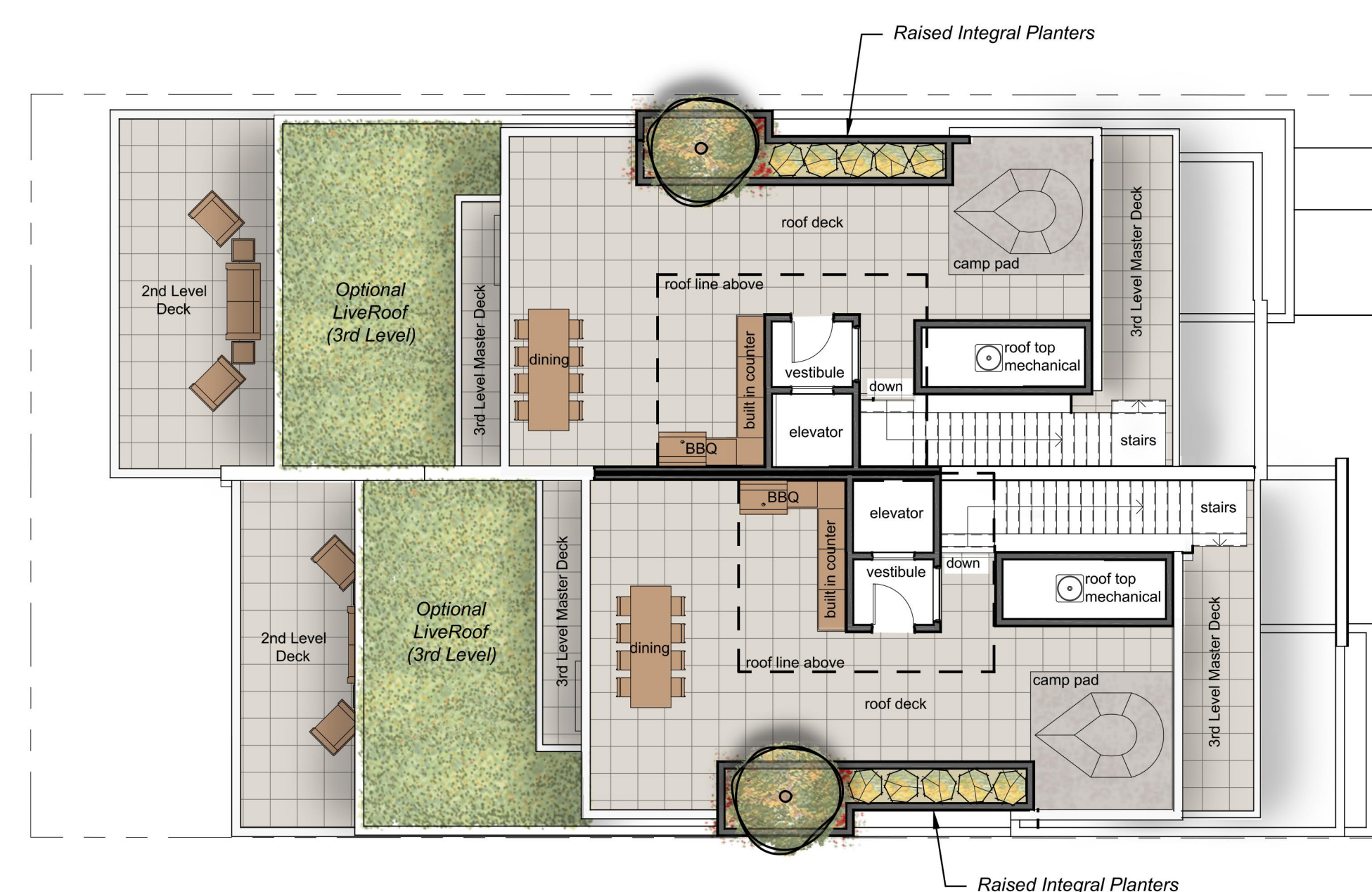
symbol	quan	description	size
	5	Street Trees With Tree Grate Autumn Blaze Maple - <i>Acer x freemannii</i> Amur Chokecherry - <i>Prunus maackii</i>	3" Gal.
	2	Roof Top Deciduous Trees Cockspur Hawthorne - <i>Crataegus crus-galli var. inermis</i> Tartarian Maple - <i>Acer tataricum</i>	10 Gal
	2	Atrium Trees Tall Ficus	10'
	4	Evergreen Shrub Scotch Dwarf Pine - <i>Pinus sylvestris 'Pumilia'</i> Blue Sester's Dwarf Spruce - <i>Picea pungens 'Sester's Dwarf'</i>	5 Gal
	7	Shrub Massing Diablo Ninebark - <i>Physocarpus opulifolius 'Diablo'</i> Common Snowberry - <i>Symphoricarpos albus</i> American Cranberrybush - <i>Viburnum trilobum</i>	5 Gal.
	65	Ornamental Grasses Reed Grass - <i>Calamagrostis x s. 'Karl Foerster'</i> Flame Grass - <i>Miscanthus sinensis</i> Blue Oat Grass - <i>Helictotrichon sempervirens</i>	1 Gal.
	300 sq ft	Native Perennials Coneflower - <i>Echinacea</i> Black Eye Susan - <i>Rudbeckia hirta</i> Lavendar - <i>Lavandula</i> Salvia - <i>Salvia divinorum</i>	1 Gal.
	70 sq ft	Atrium Plantings Creeping Fig - <i>Ficus pumila</i> Kinnickinnick - <i>Arctostaphylos uva x ursi</i> Vinca - <i>Vinca minor</i>	1 Gal.
	700 sq ft	LiveRoof Green Roof Sedum Mix - TBD	Modules

LANDSCAPE NOTES

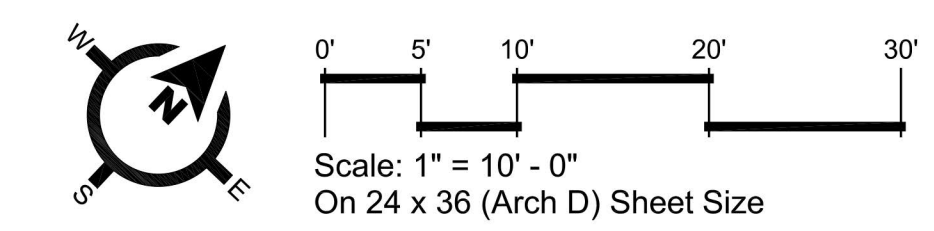
- All planting beds to have drip irrigation
- All planting beds to have 3" cover of bark or compost mulch.

PLAN LEGEND

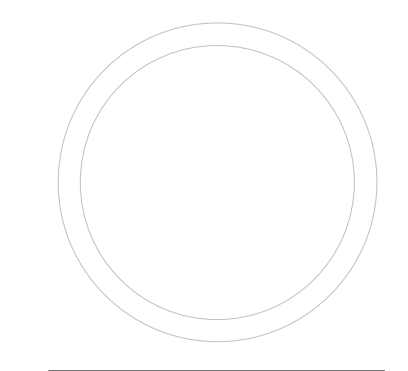
	Property Boundary (Per Survey)
	Entry Walks
	Landscape Boulders
	Driveways (Pavers)
	Existing Tree



ROOF LEVEL EXTERIOR SPACES



NOT FOR CONSTRUCTION

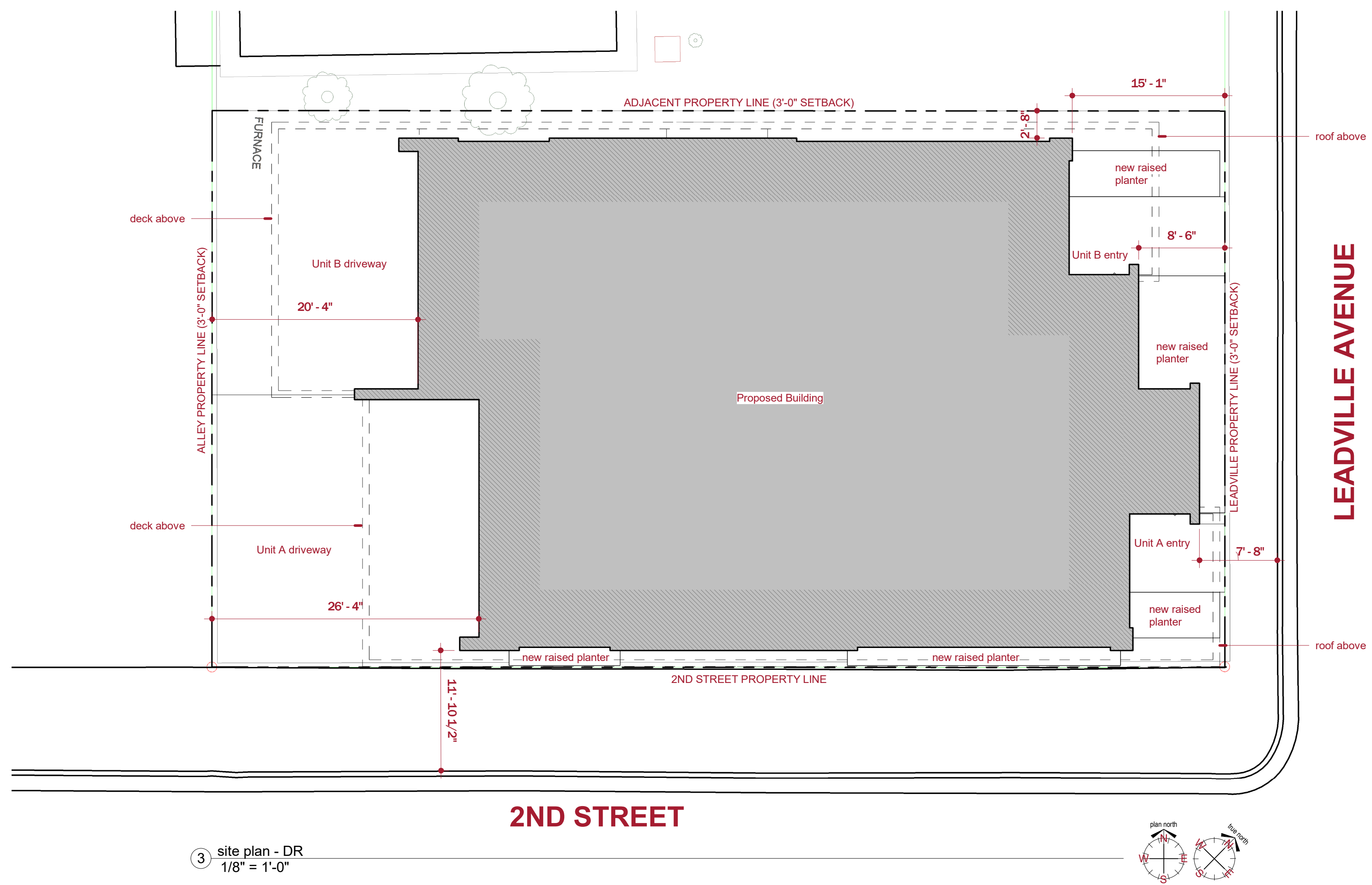
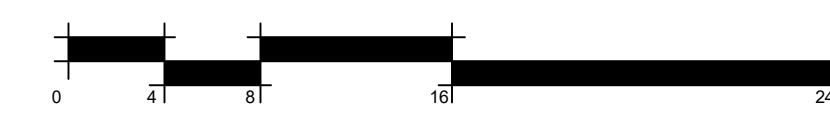


setback diagrams

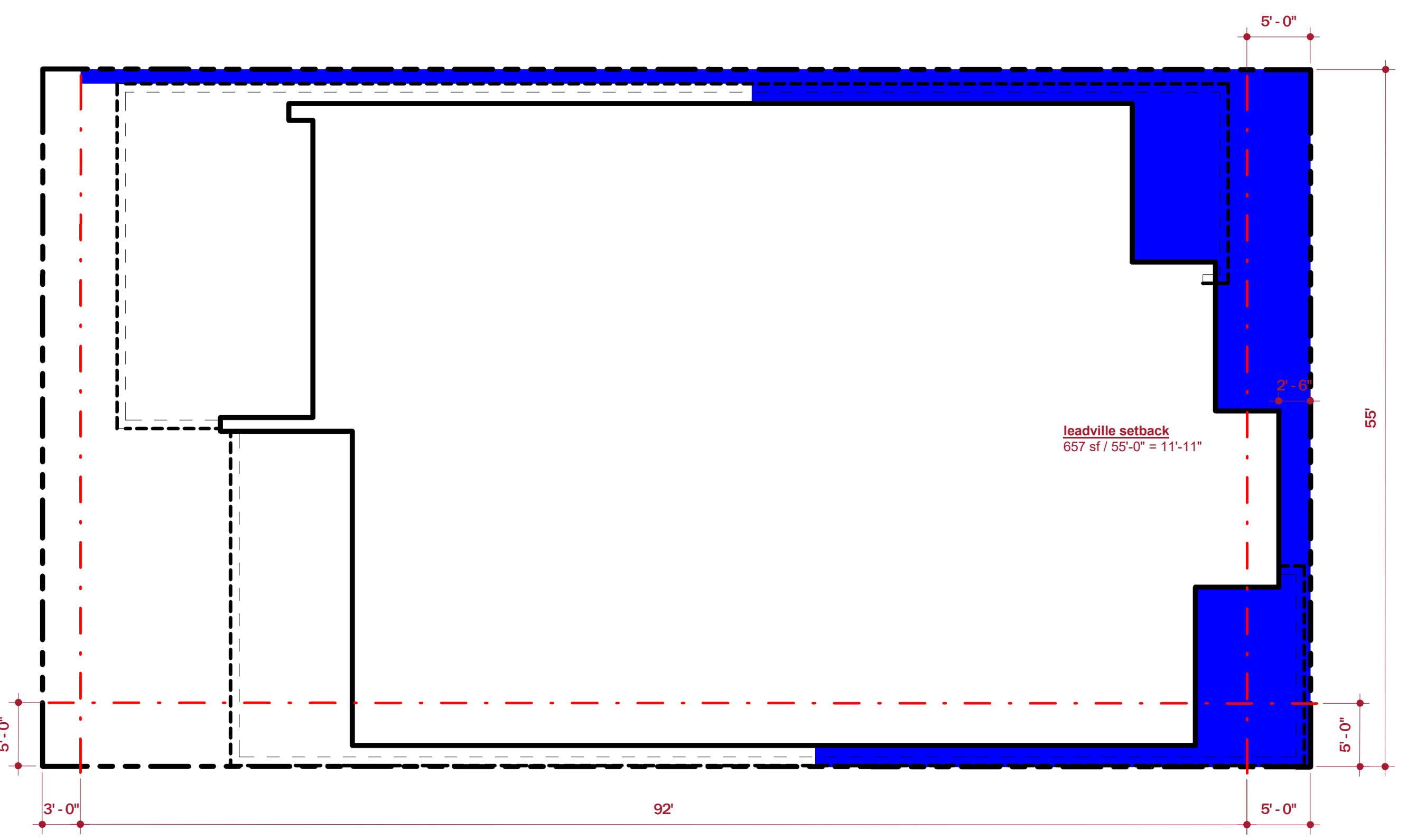
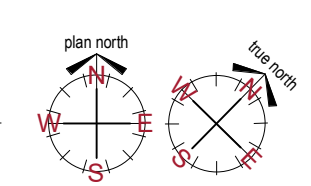
SCALE: 1/8" = 1'-0"

DR-01

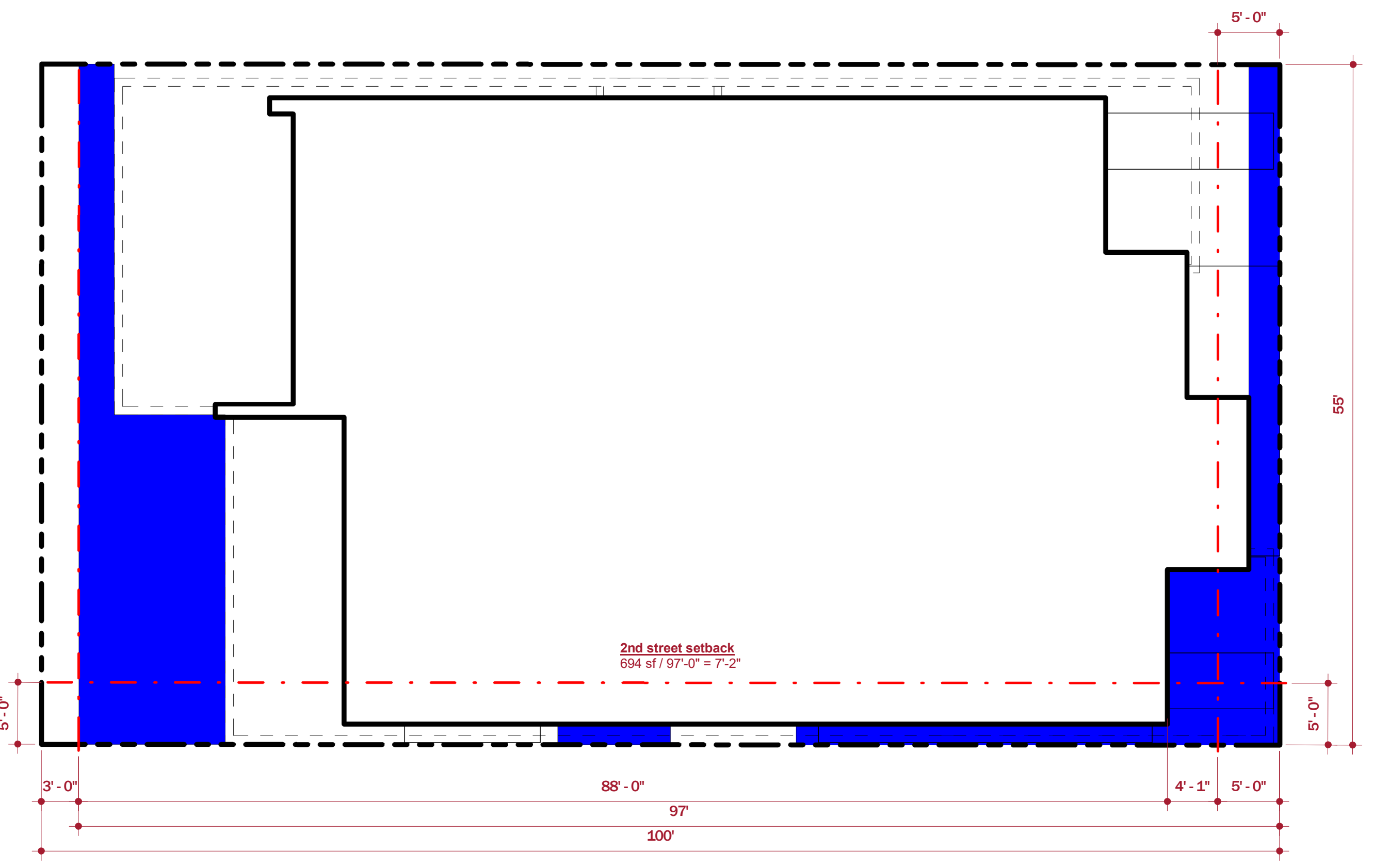
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③ site plan - DR
1/8" = 1'-0"

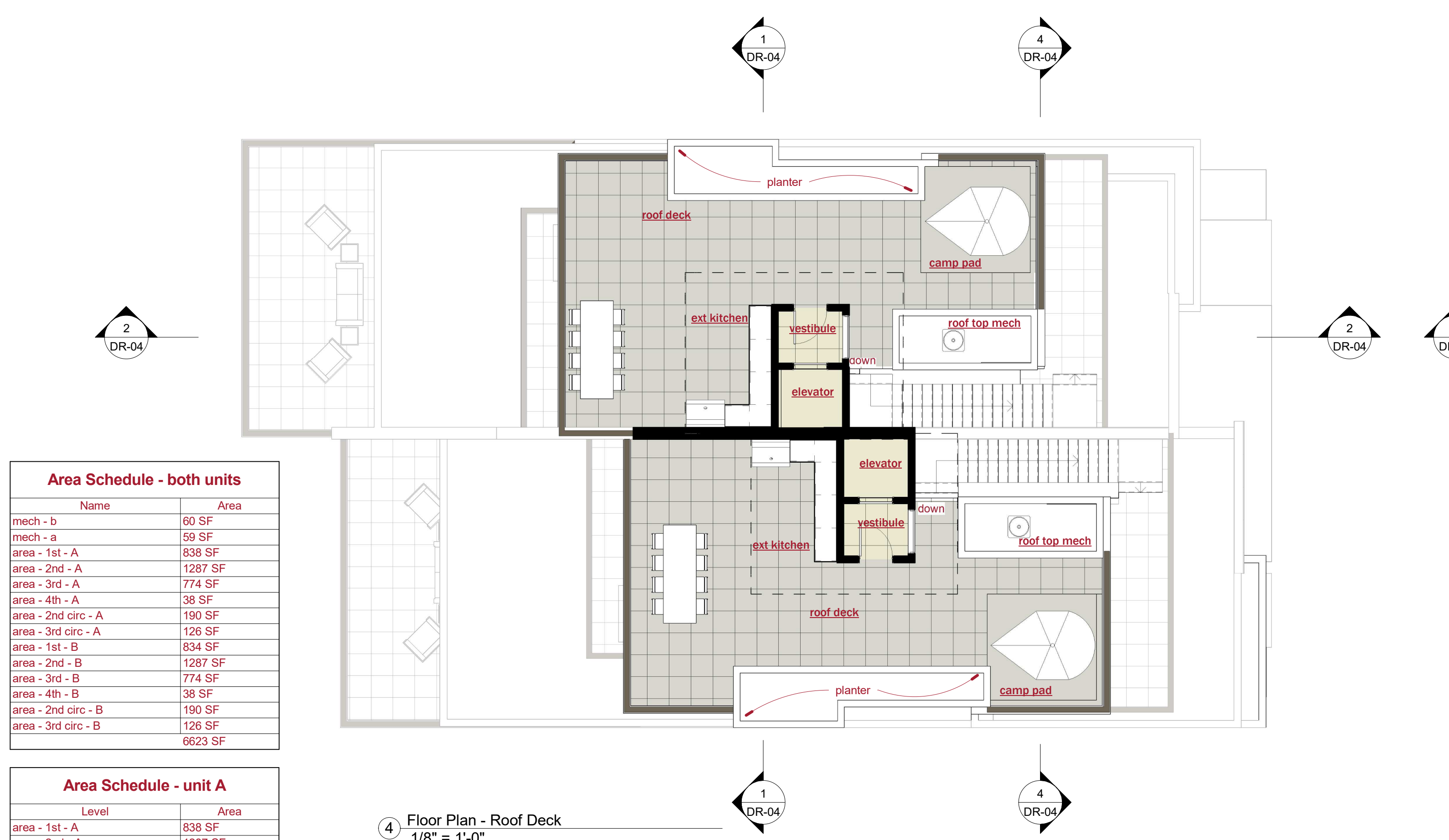


① setback diagram - leadville
1/8" = 1'-0"



② setback diagram - 2nd street
1/8" = 1'-0"

NOT FOR CONSTRUCTION



4 Floor Plan - Roof Deck
1/8" = 1'-0"

Area Schedule - both units

Name	Area
mech - b	60 SF
mech - a	59 SF
area - 1st - A	838 SF
area - 2nd - A	1287 SF
area - 3rd - A	774 SF
area - 4th - A	38 SF
area - 2nd circ - A	190 SF
area - 3rd circ - A	126 SF
area - 1st - B	834 SF
area - 2nd - B	1287 SF
area - 3rd - B	774 SF
area - 4th - B	38 SF
area - 2nd circ - B	190 SF
area - 3rd circ - B	126 SF
Total	6623 SF

Area Schedule - unit A

Level	Area
area - 1st - A	838 SF
area - 2nd - A	1287 SF
area - 3rd - A	774 SF
area - 4th - A	38 SF
area - 2nd circ - A	190 SF
area - 3rd circ - A	126 SF
Total	3254 SF

Area Schedule - unit B

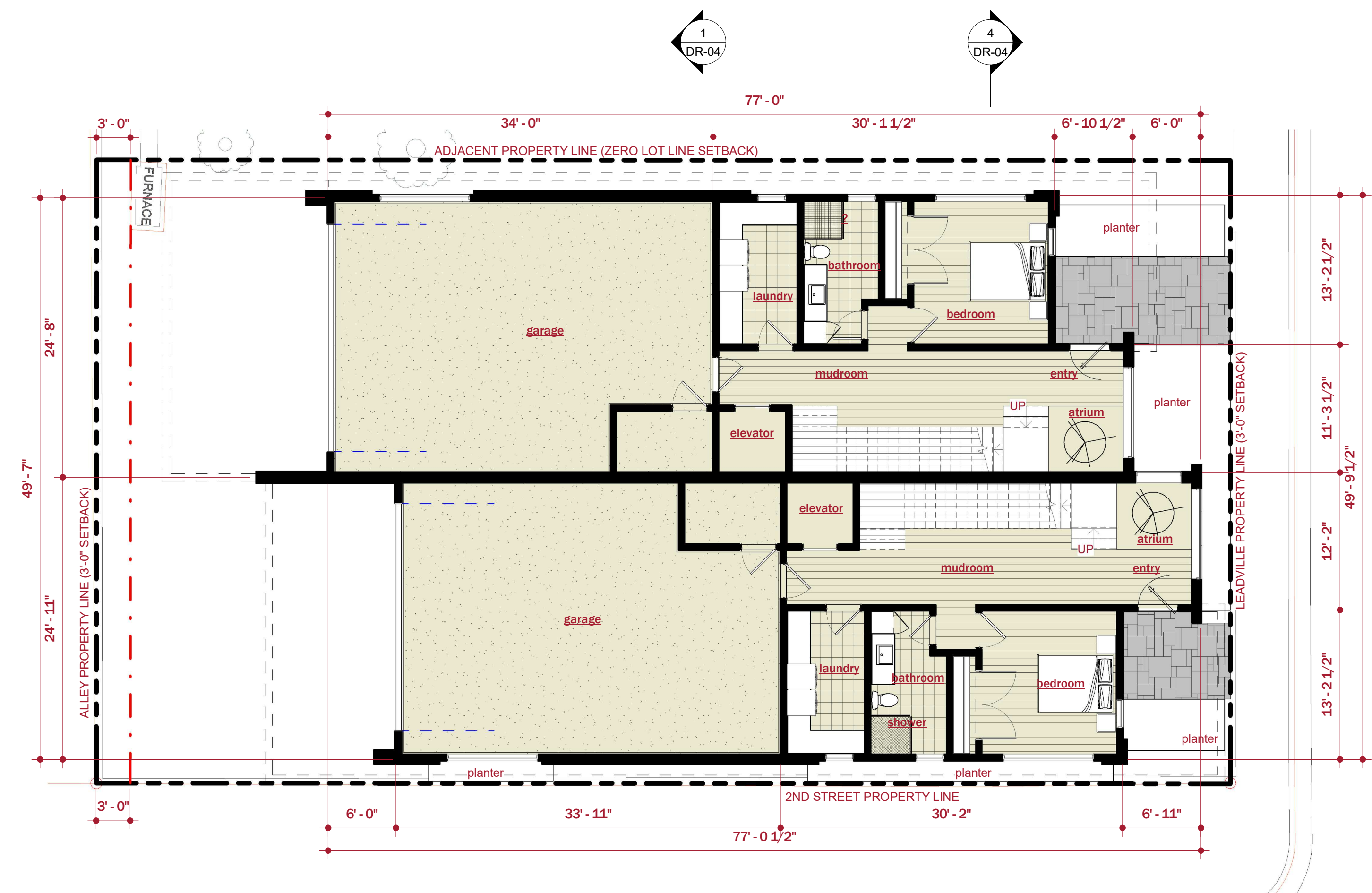
Level	Area
area - 1st - B	834 SF
area - 2nd - B	1287 SF
area - 3rd - B	774 SF
area - 4th - B	38 SF
area - 2nd circ - B	190 SF
area - 3rd circ - B	126 SF
Total	3250 SF



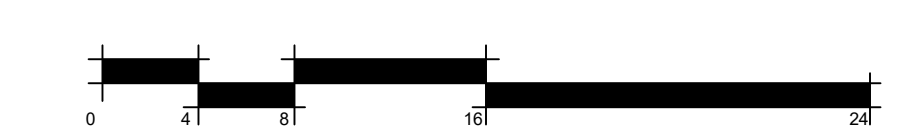
2 Floor Plan - Level 2
1/8" = 1'-0"



3 Floor Plan - Level 3
1/8" = 1'-0"



1 Floor Plan - Level 1
1/8" = 1'-0"



NOT FOR CONSTRUCTION

elevations

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

DR-03

DRAWN BY: Author

1
DR-04

4
DR-04



1 elevation - south
1/8" = 1'-0"

2
DR-04



2 elevation - east
1/8" = 1'-0"

2
DR-04



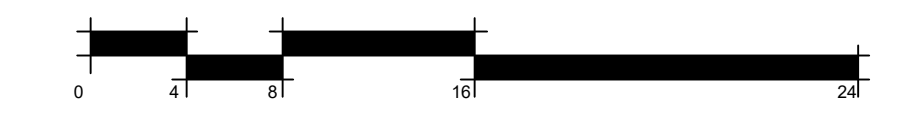
3 elevation - west
1/8" = 1'-0"

4
DR-04

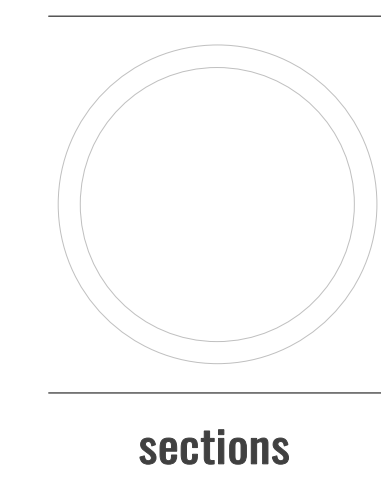
1
DR-04



4 elevation - north
1/8" = 1'-0"



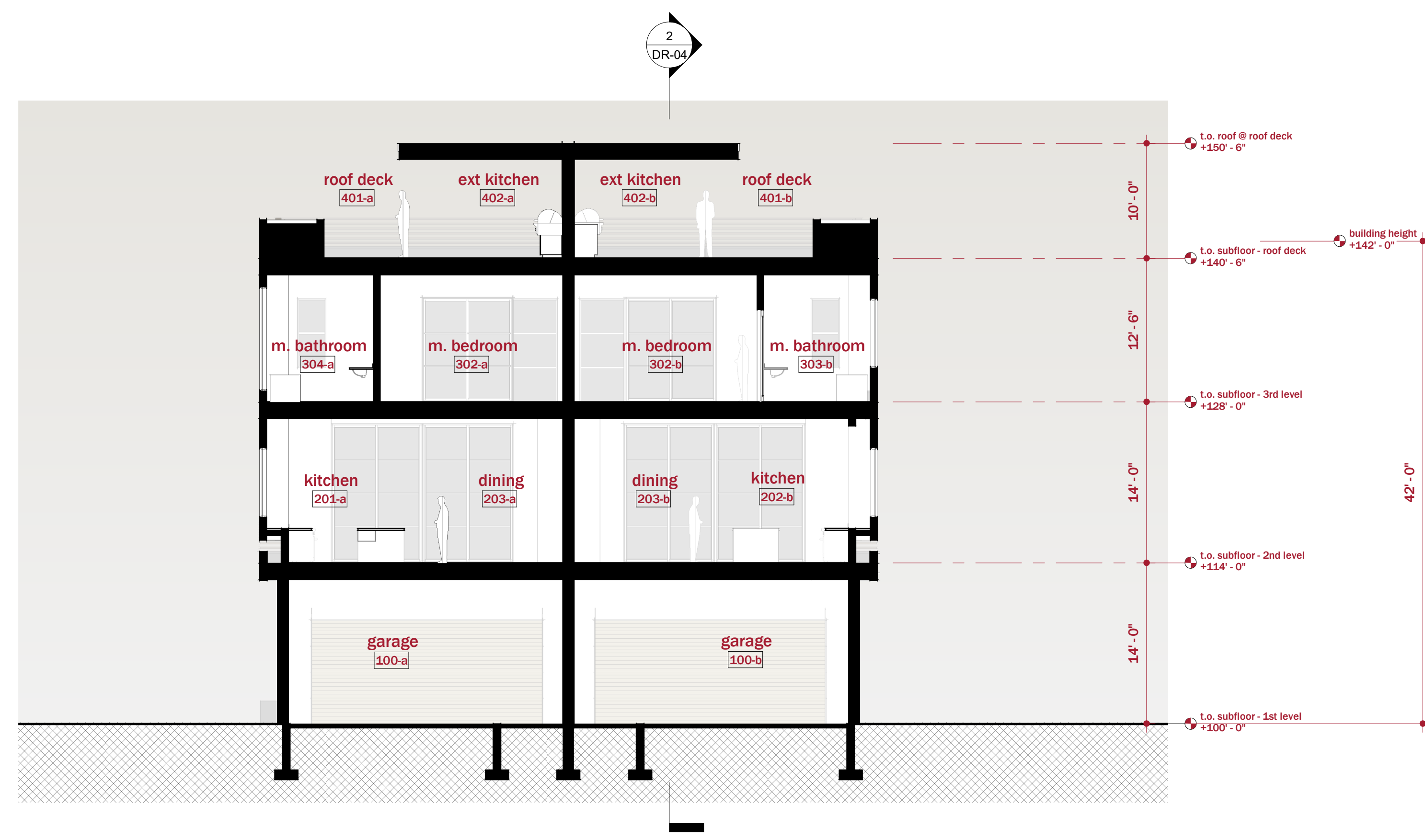
NOT FOR CONSTRUCTION



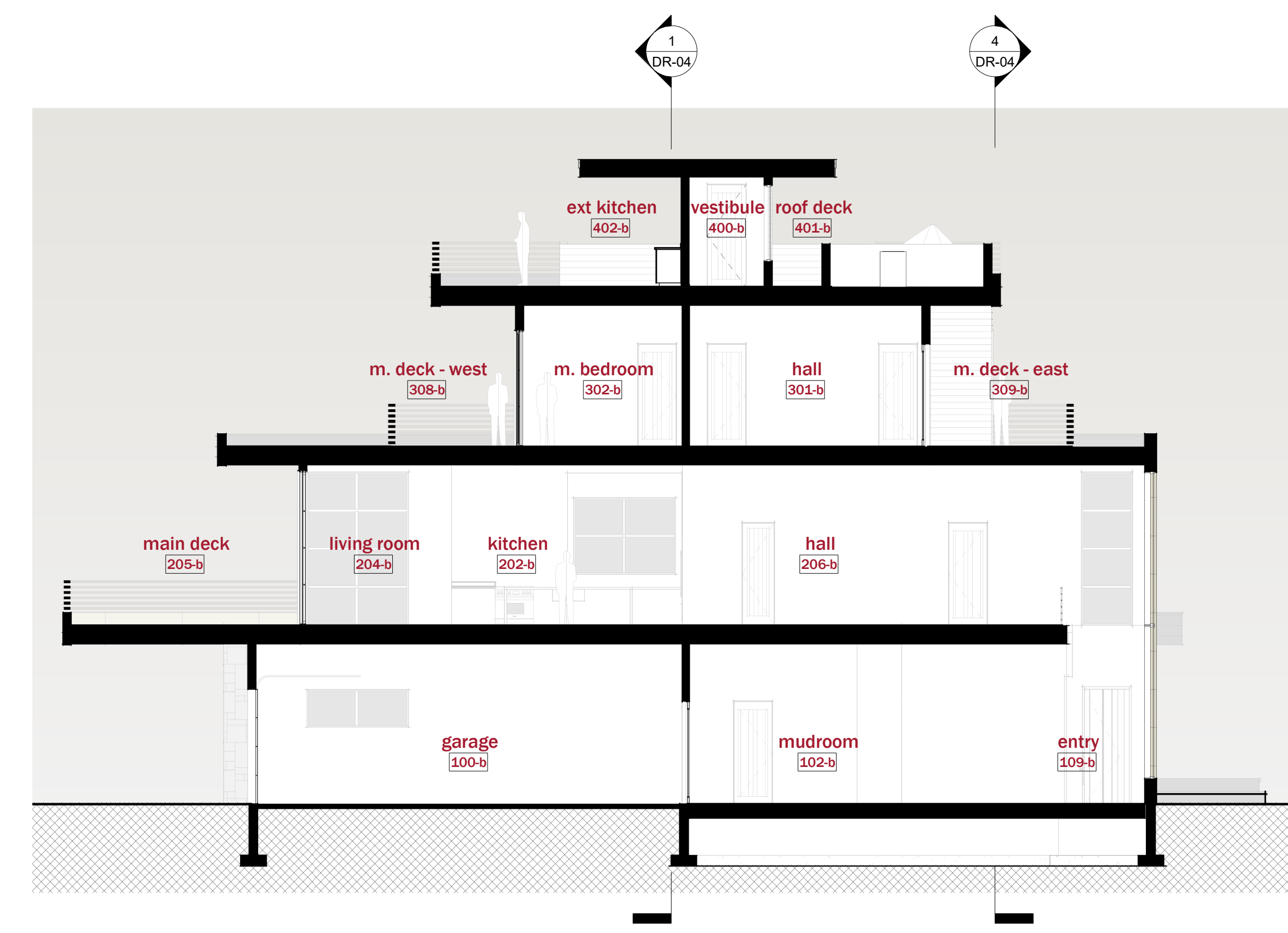
SCALE: 1/8" = 1'-0"

DR-04

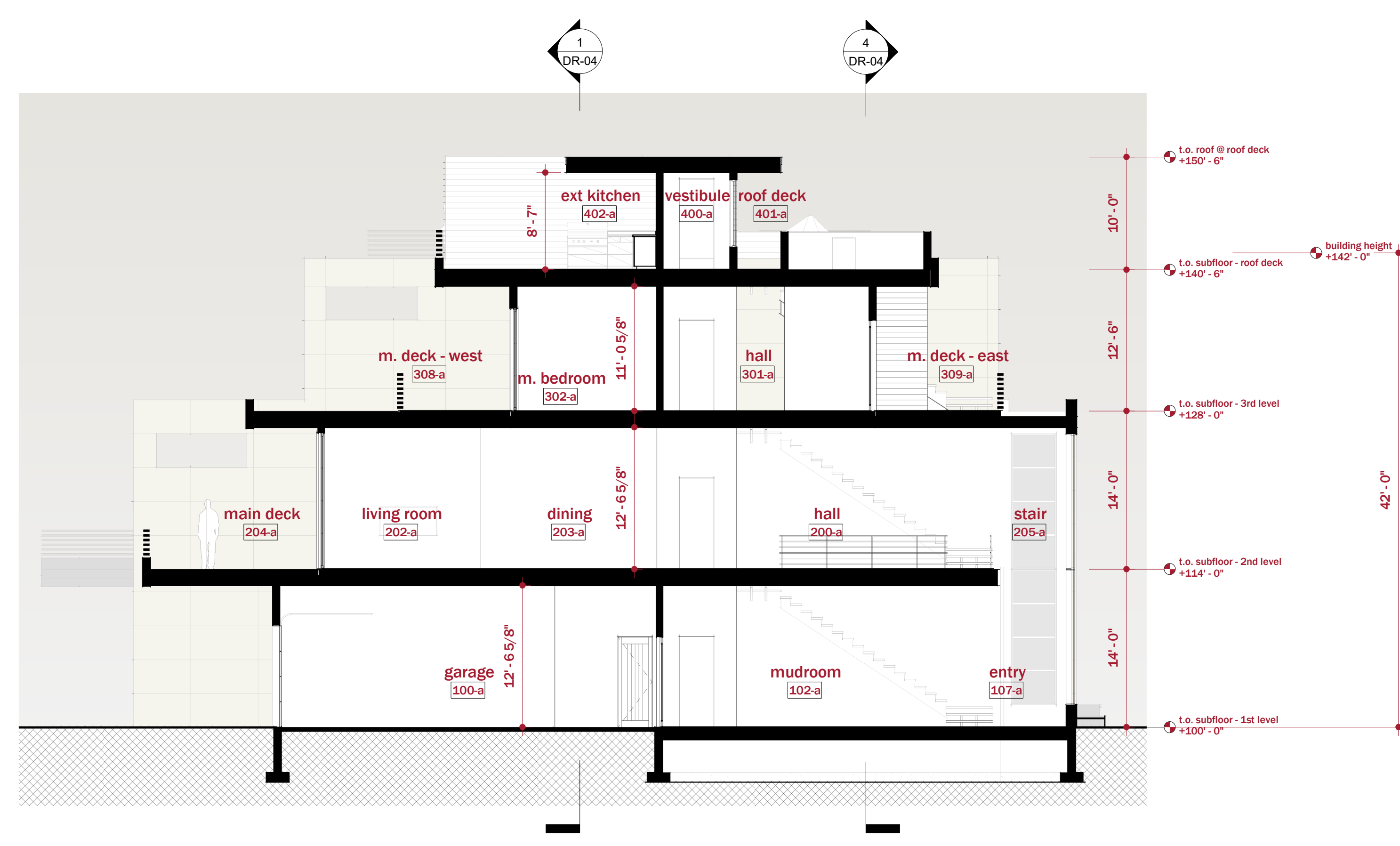
DRAWN BY: Author



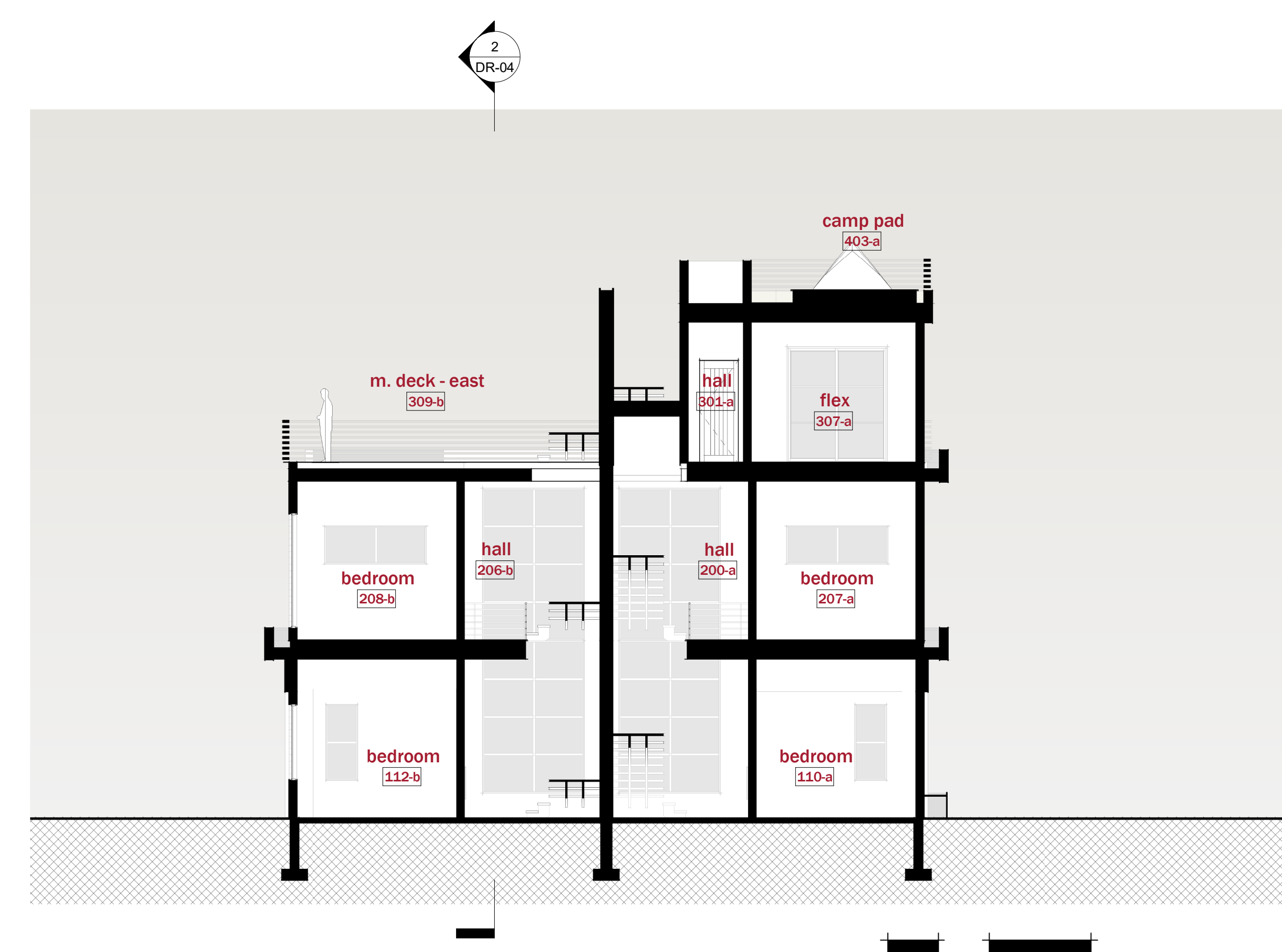
① section
1/8" = 1'-0"



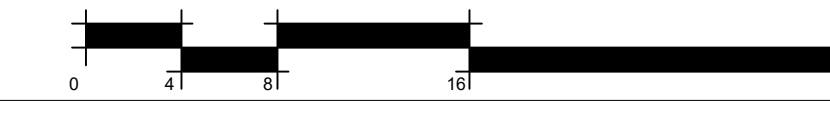
② section
1/8" = 1'-0"



③ section
1/8" = 1'-0"



④ section
1/8" = 1'-0"





① 2020-08-09 - NE BirdsEye - 2nd level
12" = 1'-0"



⑤ 2020-08-09 - SW BirdsEye - 4th level
12" = 1'-0"



② 2020-08-09 - NE BirdsEye - 4th level
12" = 1'-0"



④ 2020-08-09 - SE Perspective
12" = 1'-0"



③ 2020-08-09 - NW BirdsEye - 3rd level
12" = 1'-0"

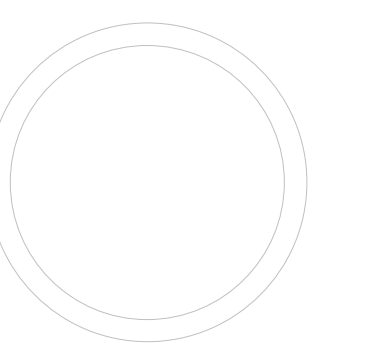
PROJECT:
**Leadville
Residences**

Lot 5, Block 3, Ketchum Townsite
Ketchum, Idaho

DATE:	08/09/20
PROJECT NO:	
REVISION:	DATE

NOTES:

NOT FOR CONSTRUCTION



3d massing

SCALE: 12" = 1'-0"

DR-05

DRAWN BY: Author