

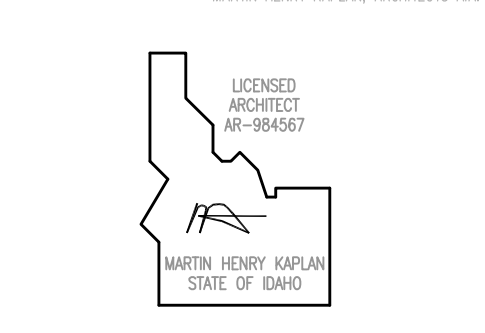
ARCH COMMUNITY HOUSING TRUST

S LEADVILLE AVENUE & E 2ND STREET CITY OF KETCHUM - DESIGN REVIEW

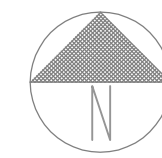


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VICINITY PLAN



WEST AERIAL PERSPECTIVE ENLARGED

ARCH - S LEADVILLE & E 2ND
AN AFFORDABLE HOUSING PROJECT
140-180 N LEADVILLE, KETCHUM ID 83340

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

CITY OF KETCHUM, BLOCK 22, LOTS 3 & 4

PROJECT DATA

SITE AREA: 11,007 SQ FT
EXISTING HOUSE AT 180 N LEADVILLE: 936 SQ FT
EXISTING HOUSE BASEMENT: 294 SQ FT
PROPOSED BUILDING GROSS FLOOR AREAS
BUILDING A: 1,931 SQ FT
BUILDING B: 1,931 SQ FT
BUILDING C: 2,438 SQ FT
BUILDING D: 1,356 SQ FT
PROPOSED GROSS FLOOR AREA: 8,566 S FT
PROPOSED CARPORT: 2,354 SQ FT
FAR ALLOWED: 2.25 (17,124.040 ALLOWABLE 100% AFFORDABLE HOUSING)
FAR PROPOSED: .77
BUILDING HEIGHT ALLOWED: 52' (17,124.040 ALLOWABLE 100% AFFORDABLE HOUSING)
BUILDING HEIGHT MAX PROPOSED: 29'-11.5"
OCCUPANCY CLASSIFICATION: R-2
TYPE OF CONSTRUCTION: TYPE V

PROJECT TEAM

OWNER
ARCH COMMUNITY HOUSING TRUST
PO BOX 3569 HAILEY, ID 83333
TELEPHONE: 208.721.7949

ARCHITECT
MARTIN HENRY KAPLAN, ARCHITECT AIA
PO BOX 482, KETCHUM ID 83340
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CIVIL ENGINEER
OPAL ENGINEERING, PLLC
SAMANTHA STAHLNECKER, P.E.
101 E BULLION STREET, SUITE 3E, HAILEY ID 83333
TELEPHONE: 208.720.9608

LANDSCAPE ARCHITECT
NS CONSULTING, PLLC
NATHAN SCHUTTE, ASLA
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TELEPHONE: 208.320.2911

STRUCTURAL ENGINEER
STRUX ENGINEERING LLC
MATT CHRISTIAN, PE
6015 W OVERLAND ROAD, SUITE 105
BOISE, IDAHO 83709
TELEPHONE: 512.676.9004

SHEET INDEX

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- A.2 PROJECT SURVEY BY BENCHMARK
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- A.4 LEVEL TWO/THREE PLANS
- A.5 UNIT FLOOR PLANS
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- E.1 ELECTRICAL - LANDSCAPE LIGHTING/EXT BUILDING (DARK SKY)
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- C0.90 CIVIL DEMOLITION PLAN
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- C1.01 CIVIL DETAIL SHEET
- C1.10 CIVIL SITE IMPROVEMENT PLAN

NO	DESCRIPTION	DATE
18	PERMIT SET	04.26.26
17	STR. BASE SHEETS	01.18.26
NO	DESCRIPTION	DATE
ISSUES		

DRAWN BY: MHK

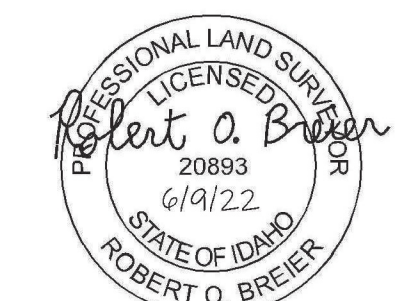
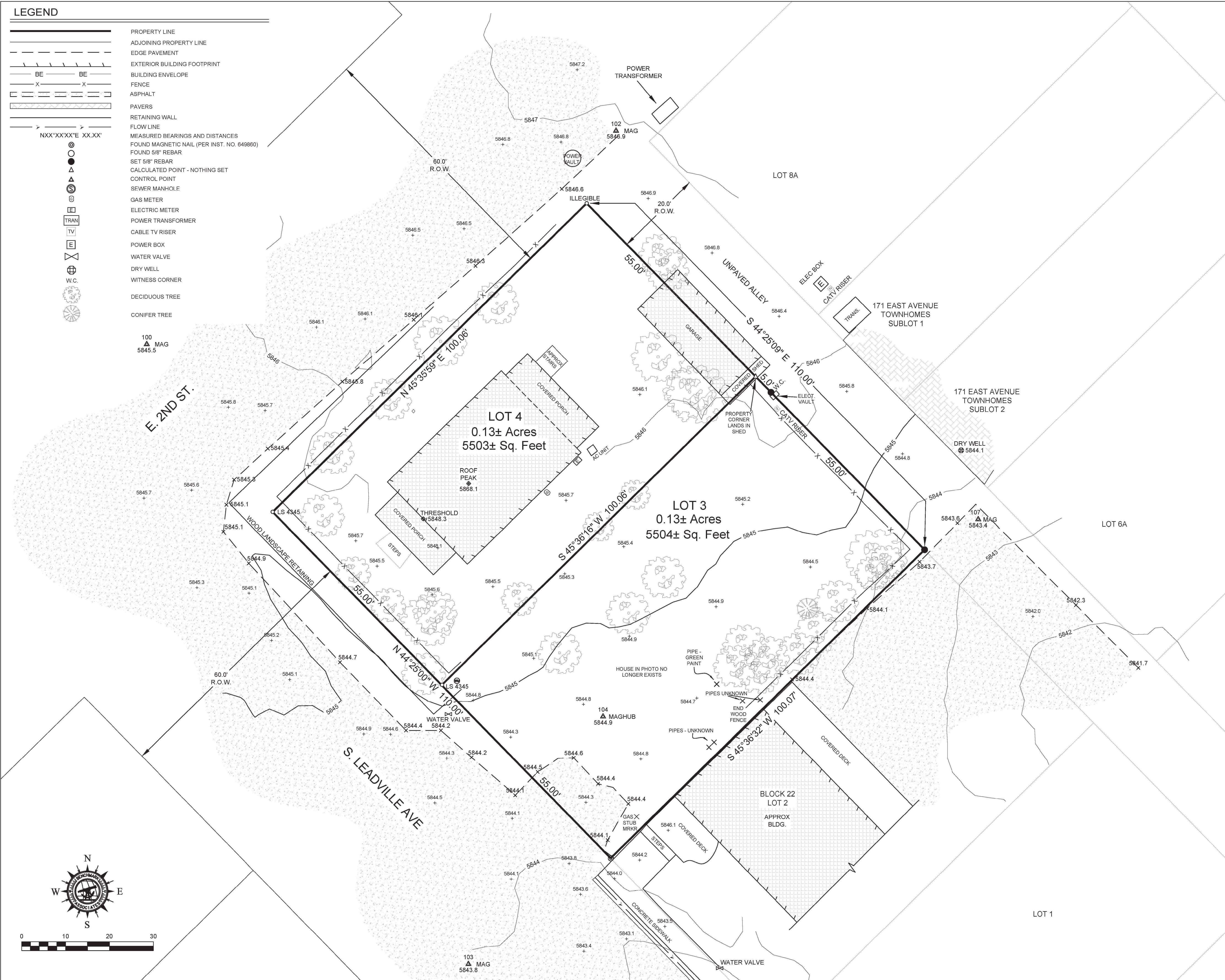
A.1

LEGEND

- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- EDGE PAVEMENT
- EXTERIOR BUILDING FOOTPRINT
- BUILDING ENVELOPE
- FENCE
- ASPHALT
- PAVERS
- RETAINING WALL
- FLOW LINE
- NXX°XX'XX"E XX.XX'
- FOUND MAGNETIC NAIL (PER INST. NO. 649800)
- FOUND 5/8" REBAR
- SET 5/8" REBAR
- CALCULATED POINT - NOTHING SET
- ⊙ CONTROL POINT
- ⊙ SEWER MANHOLE
- ⊙ GAS METER
- ⊙ ELECTRIC METER
- ⊙ POWER TRANSFORMER
- ⊙ CABLE TV RISER
- ⊙ POWER BOX
- ⊙ WATER VALVE
- ⊙ DRY WELL
- ⊙ WITNESS CORNER
- ⊙ DECIDUOUS TREE
- ⊙ CONIFER TREE

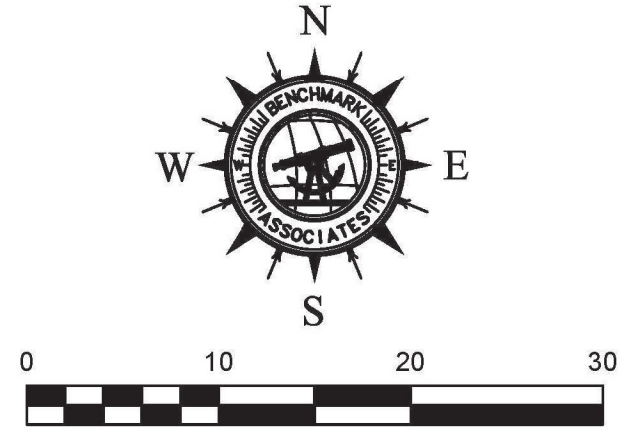
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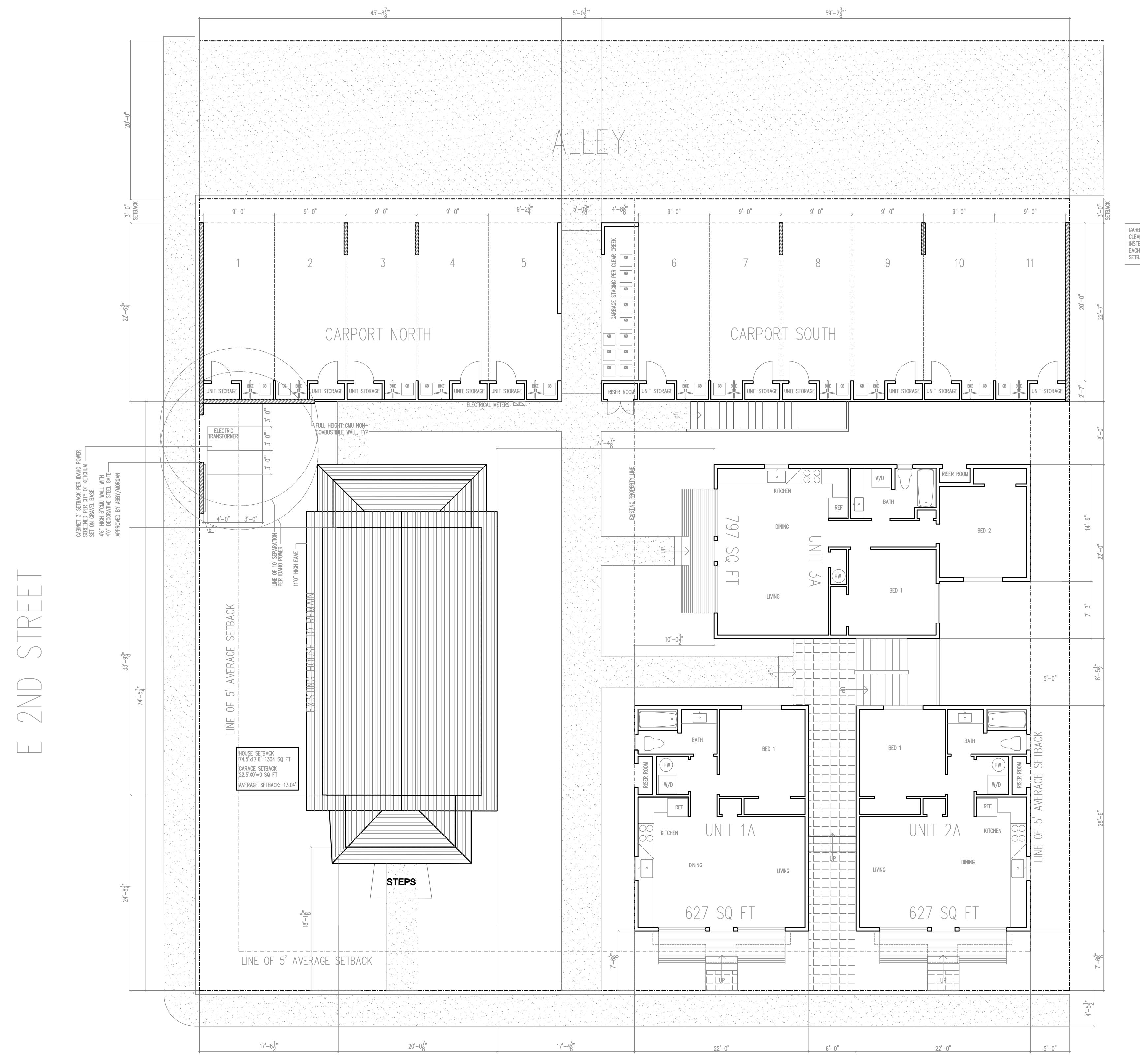
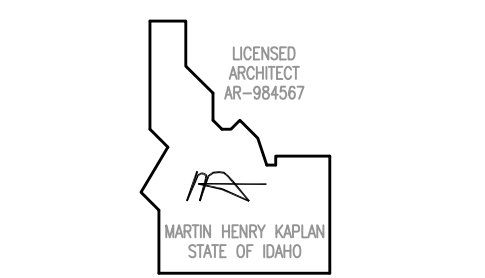
- SURVEY NARRATIVE:**
- THE PURPOSE OF THIS MAP IS TO SHOW LIMITED SITE INFORMATION AS IT EXISTED ON THE DATE THE FIELD SURVEY WAS PERFORMED IN RELATION TO PLATTED LOT LINES. CHANGES MAY HAVE OCCURRED TO SITE CONDITIONS SINCE SURVEY DATE. LOT LINES ARE BASED ON FOUND MONUMENTS. ALL FOUND MONUMENTS WERE ACCEPTED AS EITHER ORIGINAL CORNERS, OR REPLACEMENTS OF ORIGINAL CORNERS. SET MONUMENTS WERE ESTABLISHED USING PROPORTIONED DISTANCES AND BEARINGS ADJUSTED TO BLAINE COUNTY GIS.
 - REFERENCED SURVEYS: PLAT OF VILLAGE OF KETCHUM; INST. NO. 302967; RECORD OF SURVEY OF KETCHUM TOWNSITE; BLOCK 22, LOT 2, INST. NO. 649800; PLAT OF KETCHUM TOWNSITE; BLOCK 22; LOTS 5B, 6A, 7A & 8A, INST. NO. 585272
 - BOUNDARY DIMENSIONS SHOWN HEREON ARE MEASURED. FOR RECORD DIMENSIONS. SEE REFERENCED SURVEYS.
 - VERTICAL DATUM: ELEVATIONS BASED ON NAVD 88 (GEOID03) DATUM UTILIZING SMARTNET CORS STATION IDKM.
 - UNDERGROUND UTILITIES WERE NOT LOCATED AND ARE NOT SHOWN HEREON.
 - THIS MAP WAS PREPARED FOR THE EXPRESS USE OF THE CLIENT AND IS NOT TRANSFERABLE TO OTHERS WITHOUT WRITTEN CONSENT.
 - TITLE POLICY BY STEWART TITLE GUARANTY COMPANY, FILE NO. 22455699, GUARANTEE NO. G-0000381478838, DATED JUNE 7, 2022. CERTAIN INFORMATION CONTAINED WITHIN SAID POLICY MAY NOT APPEAR ON THIS MAP OR MAY AFFECT ITEMS SHOWN ON THIS MAP.
 - ELECTRONIC DATA: BENCHMARK ASSOCIATES ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR THE REUSE, DISTRIBUTION OR ACCURACY OF DATA CONTAINED ON ELECTRONIC COPIES OF THIS DRAWING. THE STAMPED HARD COPY OF THIS DRAWING IS THE FINAL PRODUCT.
 - THIS DRAWING IS VOID AFTER 2 YEARS AND NO FURTHER COPIES OR DIGITAL FILES WILL BE TRANSMITTED.
- EASEMENTS, ENCUMBRANCES AND RESTRICTIONS:**
- BUILDING AREA: BUILDING ENVELOPE IF SHOWN, IS PER PLAT. SETBACK AND FOOTPRINT REQUIREMENTS PER CURRENT CITY/COUNTY ORDINANCES MAY VARY FROM PLAT. IT IS RECOMMENDED THAT SAID ORDINANCES BE REVIEWED PRIOR TO DESIGN.
 - GENERAL RESTRICTIONS: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY APPLICABLE TO THE SUBJECT OF REAL ESTATE: EASEMENTS, OTHER THAN THOSE SHOWN OR LISTED HEREON, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING, WETLANDS, AVALANCHE OR ANY OTHER LAND-USE REGULATIONS OR HAZARDS.
- SURVEY AND SITE FEATURES:**
- BASIS OF BEARINGS IS IDAHO STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE AS DERIVED BY GPS OBSERVATIONS. ALL DISTANCES SHOWN ARE GROUND DISTANCES IN U.S. SURVEY FEET.
 - BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER PLAT. REFER TO PLAT & CC&R'S FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
 - UTILITIES AND DRAIN PIPES IF SHOWN HEREON ARE PER SURFACE EVIDENCE ONLY. OTHER UNDERGROUND UTILITIES MAY EXIST. LOCATION OF UNDERGROUND UTILITIES AND SERVICES SHOULD BE CONFIRMED PRIOR TO EXCAVATION OR DESIGN.
 - BUILDING WALLS IF SHOWN HEREON ARE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.
 - TREE LOCATIONS AND DRIP LINES IF SHOWN HEREON ARE APPROXIMATE.
 - ORTHOGRAPHY: PHOTO RECTIFIED AT GROUND LEVEL ONLY. IMAGES OF OBJECTS ABOVE GROUND LEVEL (TREES, BUILDINGS, POWER POLES, ETC.) MAY BE DISPLACED. DATE OF PHOTOGRAPHY: MAY 2017.
 - CONTOUR INTERVAL: 1' - CONTOURS IN AREAS OF DENSE VEGETATION MAY DEVIATE FROM TRUE ELEVATION BY ONE HALF THE HEIGHT OF THE VEGETATION. DATE OF LIDAR FLIGHT FOR CONTOURS: 2017.
 - MAP SCALE: DUE TO ELECTRONIC MAP DELIVERY AND ALTERNATE PRINTING METHODS, PLEASE USE BAR SCALE TO DETERMINE ACTUAL PRINTED SCALE.
 - FEATURES OBSCURED FROM VIEW BY DEBRIS, SNOW, VEGETATION OR VEHICLES AT THE TIME OF SURVEY, DO NOT APPEAR ON THIS MAP.



PREPARED BY:
 BENCHMARK ASSOCIATES
 P.O. BOX 733 - 100 BELL DRIVE, KETCHUM, IDAHO, 83340
 PHONE (208)726-9512 FAX (208)726-9514
 WEB: <http://benchmark-associates.com/>
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	KETCHUM VILLAGE BLOCK 22, LOTS 3 & 4 LOCATED WITHIN SECTION 18, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO		
	PREPARED FOR: JARVIS GROUP		
PROJECT NO. 22078 A TOPOGRAPHIC MAP	DWG BY: HDB DATE OF SURVEY: 6/9/2022	CRD: 22078.CRD 22078_TOPO.DWG	SHEET: 1 OF 1





GARAGE STORAGE
 CLEAR CREEK HAS APPROVED INDIVIDUAL GARAGE STORAGE BINS INSTEAD OF A COMMON GARAGE. BINS WILL BE STORED INSIDE EACH CARPORT PARKING UNIT. BINS WILL BE MOVED TO THE 3' SETBACK AREA AT THE ALLEY FOR COLLECTION BY THE RENTER.

CORRECTLY SETBACK PER BOND POWER SECTION 17.12.040
 4" MIN. 6" MAX. WALL PER SET ON GRADE BASE
 APPROVED BY AEST/MADISON

HOUSE SETBACK 74.5' x 7.8' = 1304 SQ FT
 DRIVEWAY SETBACK 22.5' x 7.8' = 175 SQ FT
 AVERAGE SETBACK 13.04'

BUILDING 1
 TOP BUILDING 1ST FLOOR SETBACK 27'-0" x 76'-3/8" = 76'-3/8"
 BUILDING 2
 TOP BUILDING 1ST FLOOR SETBACK 27'-0" x 76'-3/8" = 76'-3/8"
 AVERAGE SETBACK 76'-3/8"
 NOTE: ENTRY DECK < 18" WFS

E 2ND STREET

180

140

S LEADVILLE AVE
 GROUND FLOOR

BUILDING A: 1,931 SQ FT GROSS FLOOR AREA
 BUILDING B: 1,931 SQ FT GROSS FLOOR AREA
 BUILDING C: 2,438 SQ FT GROSS FLOOR AREA
 BUILDING D: 1,356 SQ FT GROSS FLOOR AREA
 EXISTING HOUSE: 910 SQ FT GROSS FLOOR AREA
 GROSS FLOOR AREA SQ FT PROPOSED: 8,566 SQ FT
 FAR ALLOWED 2.25 (17.124.040 AFFORDABLE HOUSING 100% 24,765.75 SQ FT
 FAR PROPOSED: .77
 CARPORT: 2,334 SQ FT

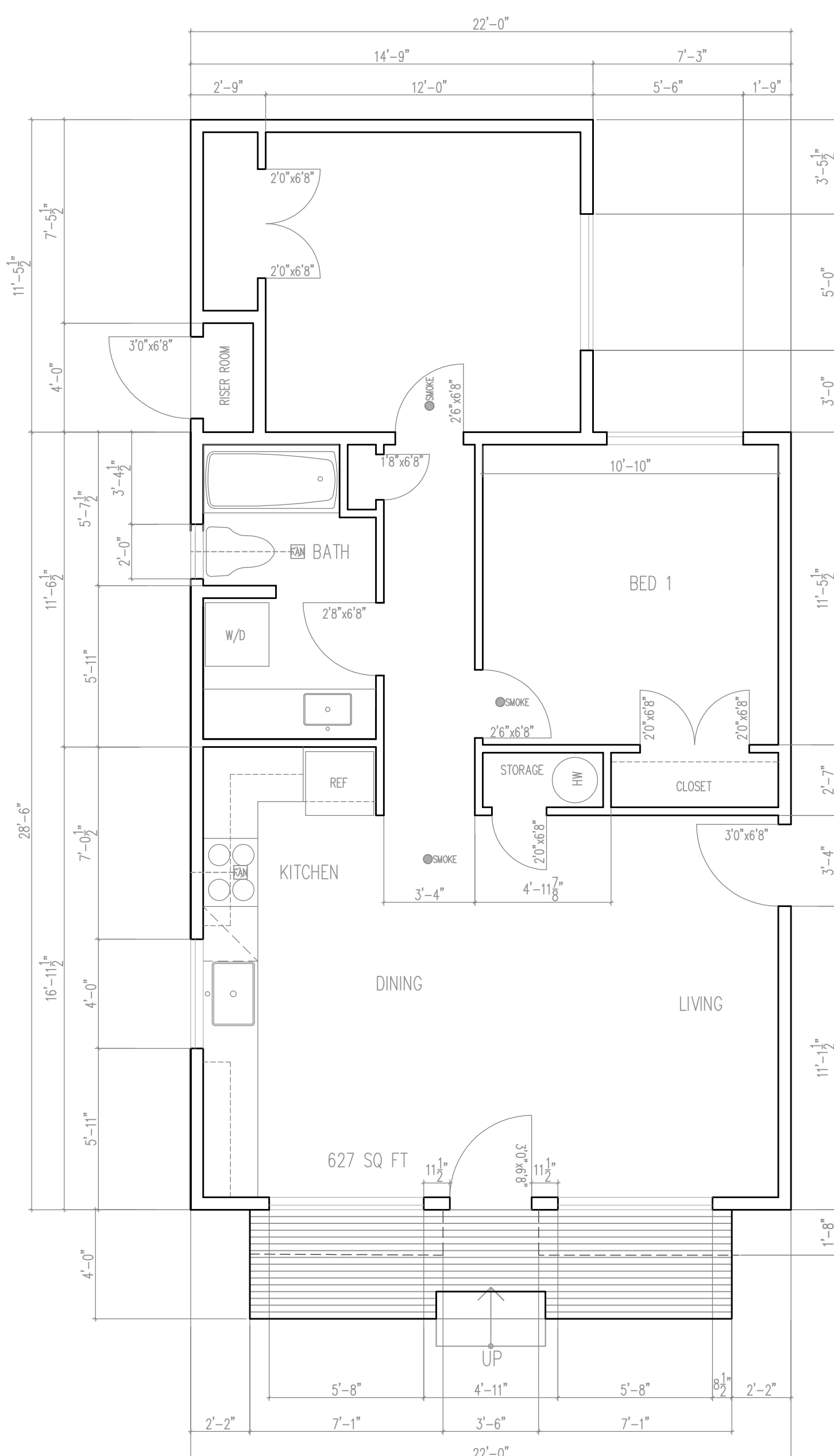
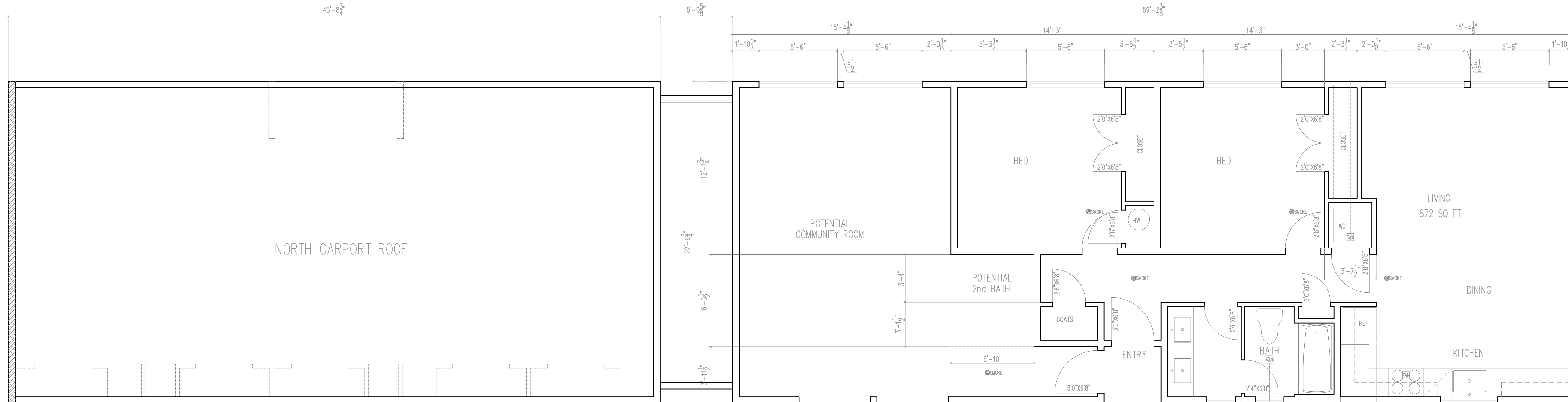
PROPOSED BUILDING HEIGHT: 34'-0" (52' ALLOWED PER 17.12.040 100% COMMUNITY HOUSING)

ARCH - S LEADVILLE & E 2ND
 AN AFFORDABLE HOUSING PROJECT
 140-180 N LEADVILLE, KETCHUM ID 83340

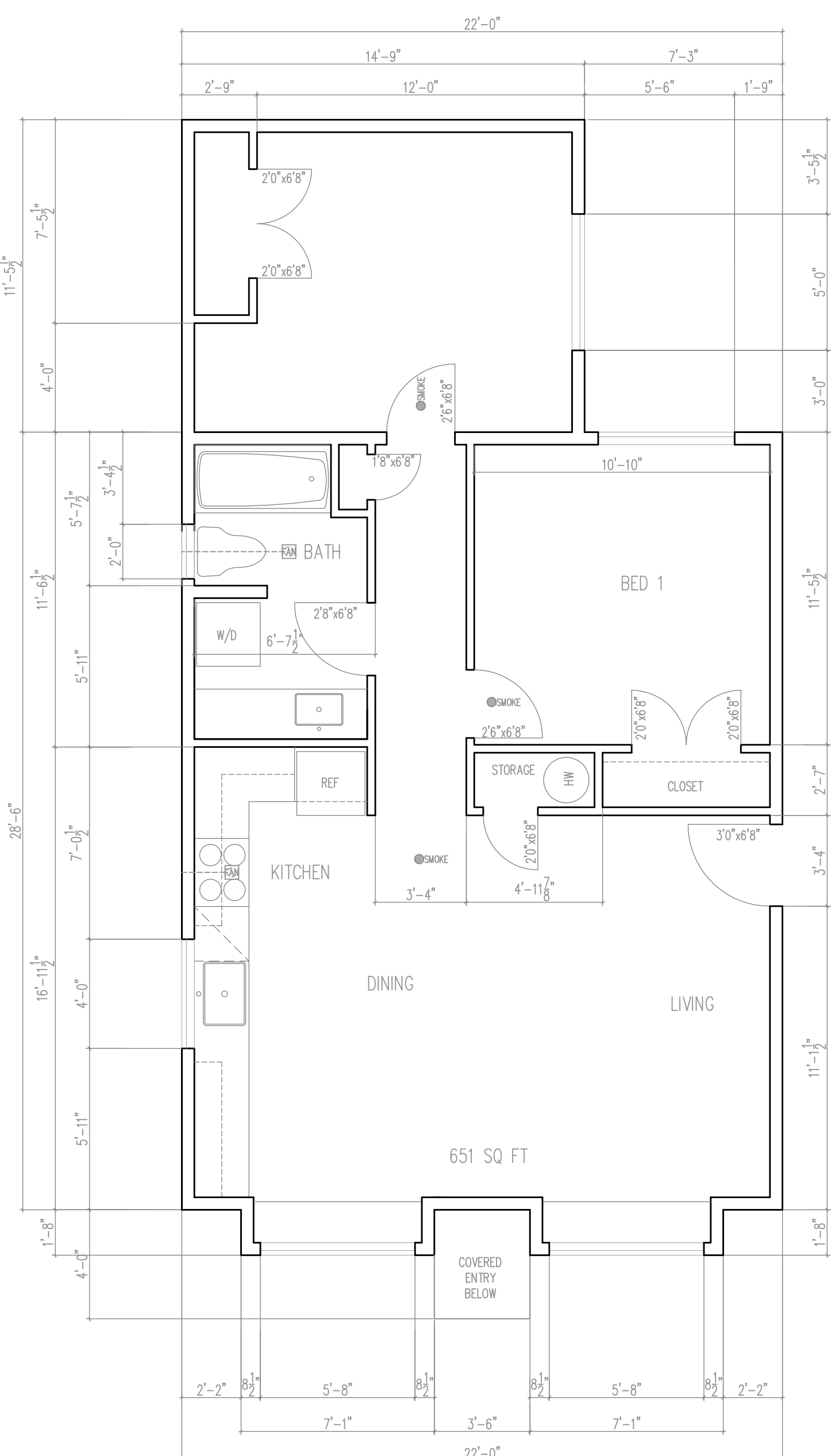
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17	STR BASE SHEET	01.18.26
ISSUES		

DRAWN BY: MHK
 SCALE: 1/8" = 1'-0"

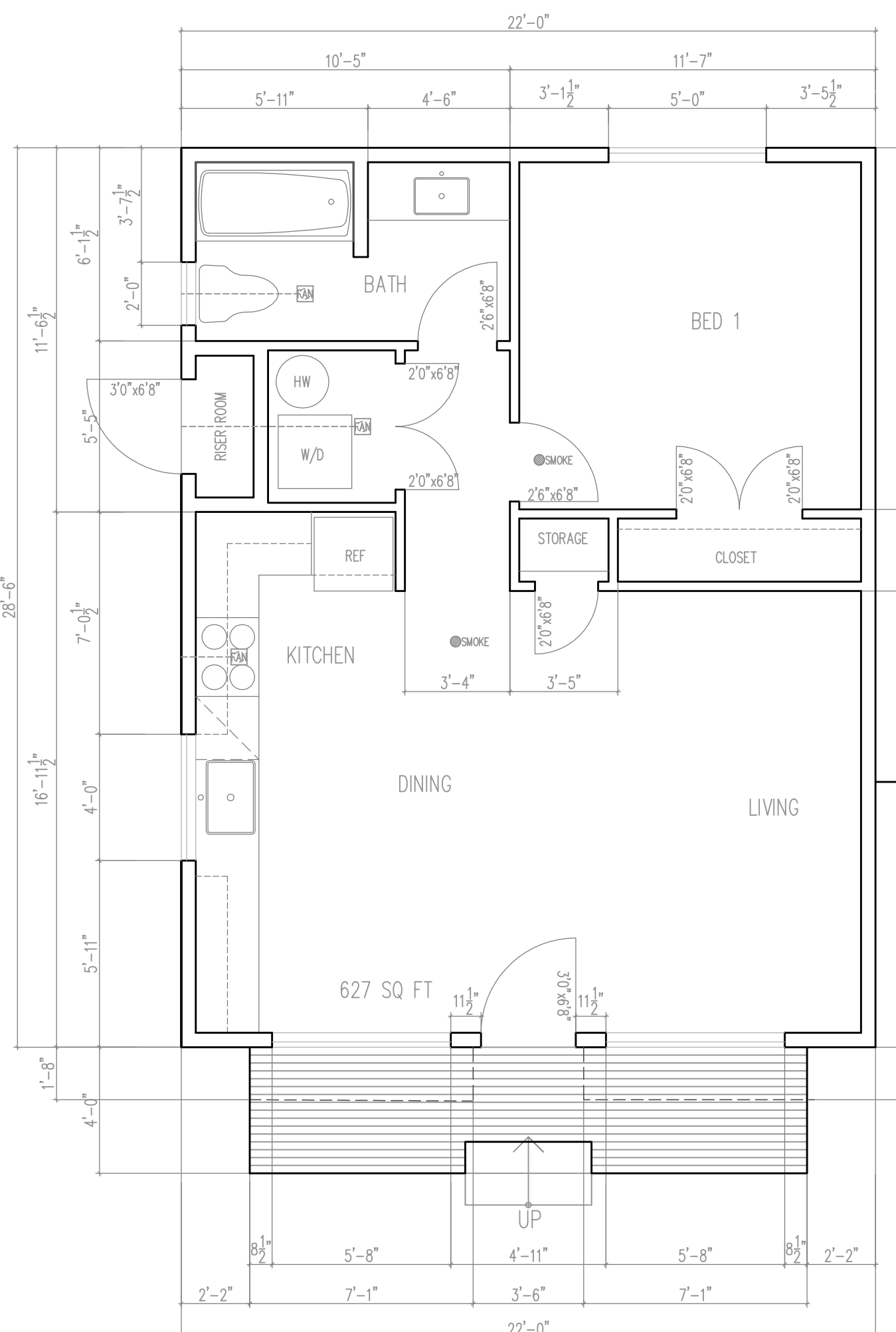
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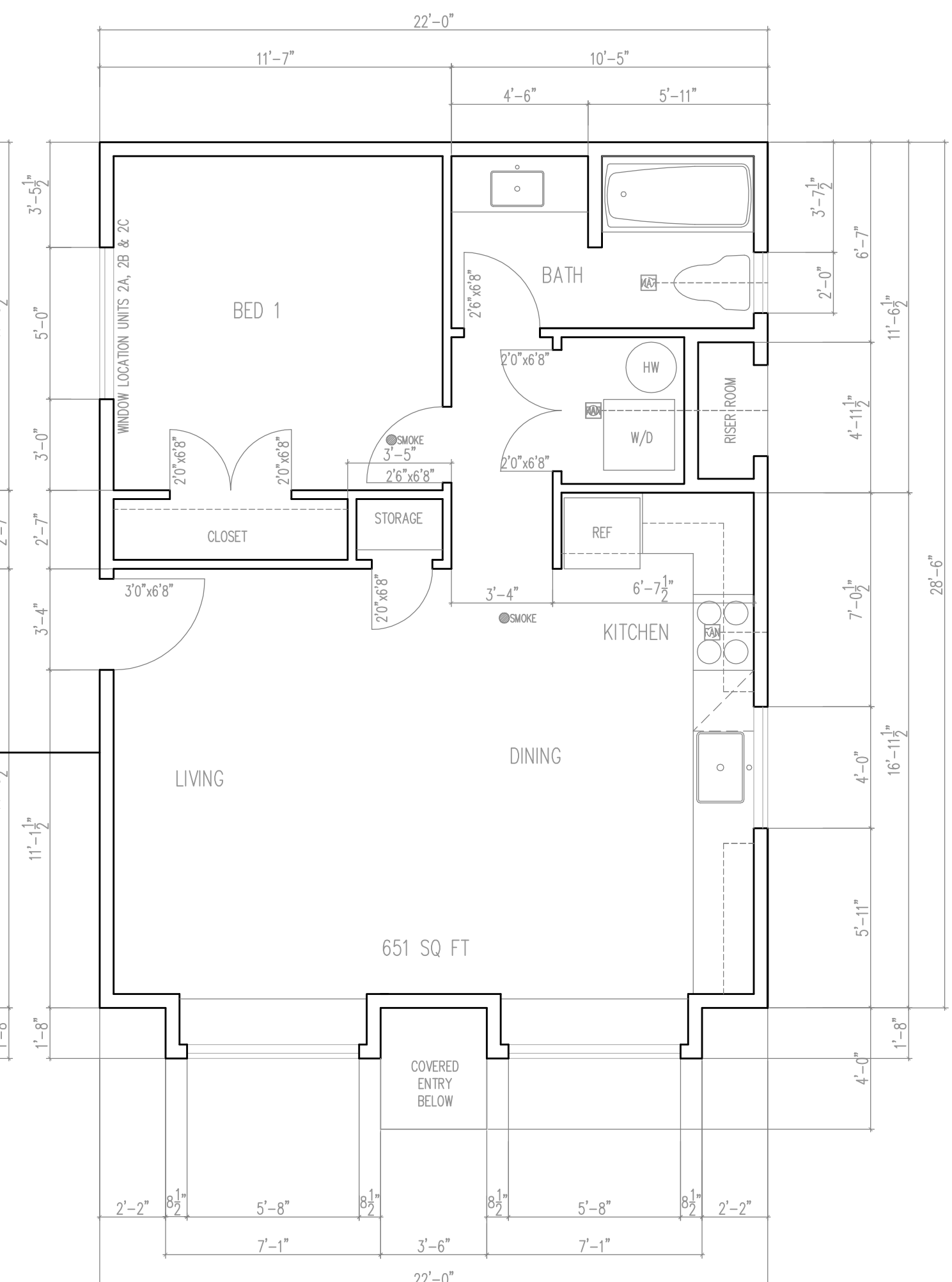
UNIT 3A



UNIT 3B/C



UNIT 1A
REVERSE UNIT 1B

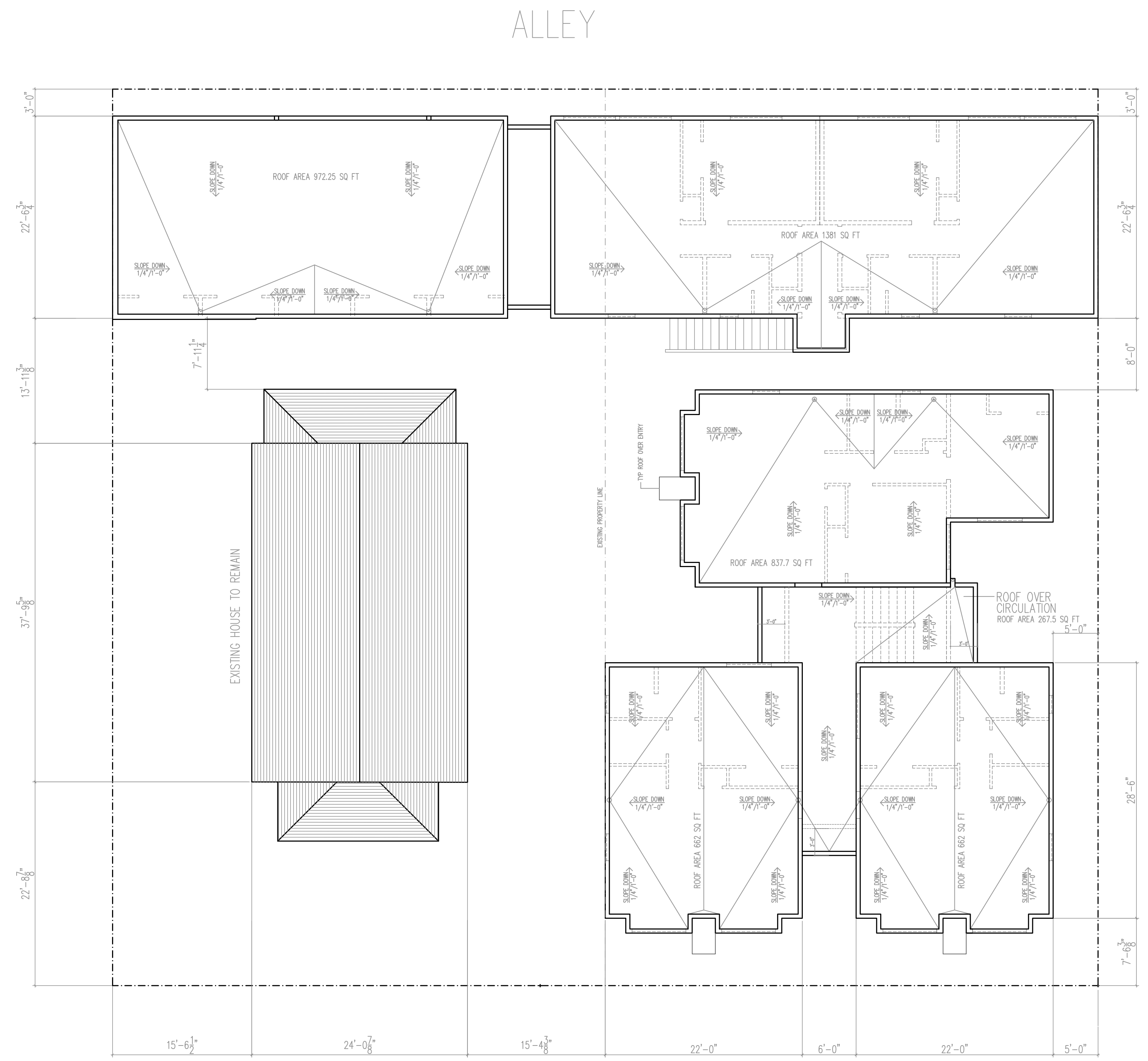


UNIT 2B/C
REVERSE UNIT 1B/C

ARCH - S LEADVILLE & E 2ND
AN AFFORDABLE HOUSING PROJECT
140-180 N LEADVILLE, KETCHUM ID 83340

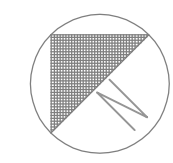
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18	PERMIT SET	04.26.26
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ISSUES		

DRAWN BY: MHK
SCALE: 1/8" = 1'-0"



180 140

LEADVILLE
 ROOF PLAN/CRICKETS

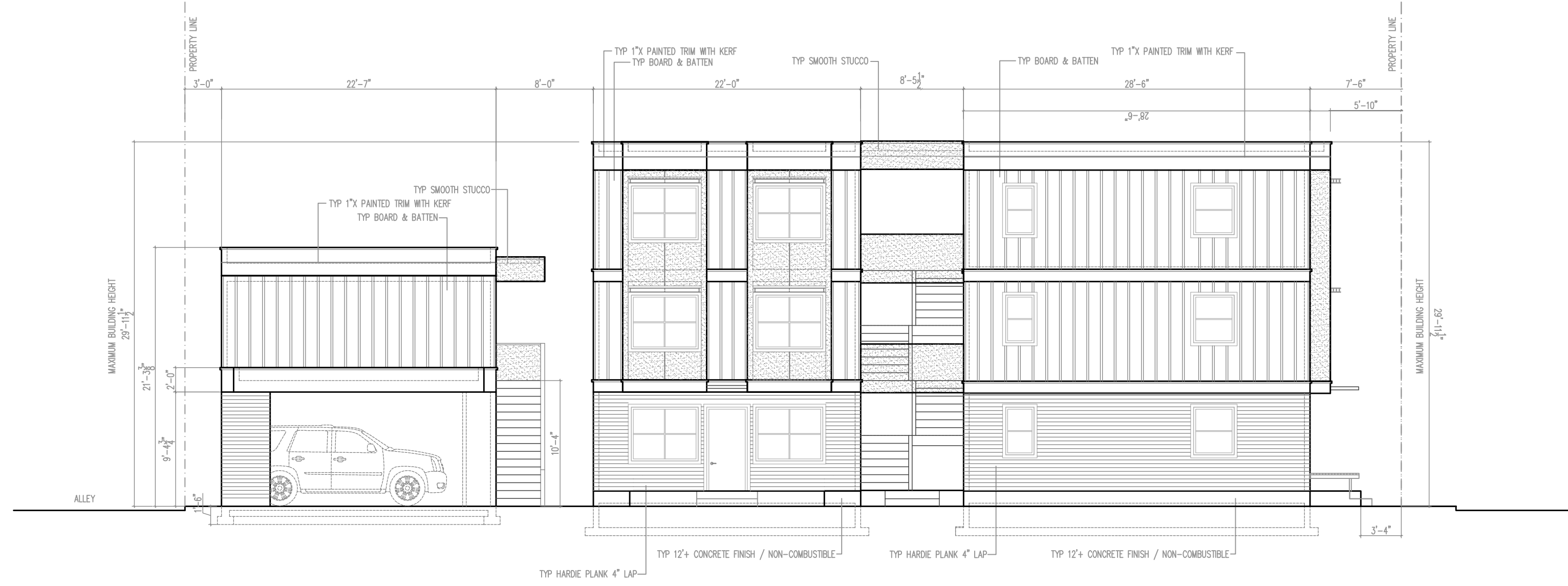


ARCH - S LEADVILLE & E 2ND
 AN AFFORDABLE HOUSING PROJECT
 140-180 N LEADVILLE, KETCHUM ID 83340

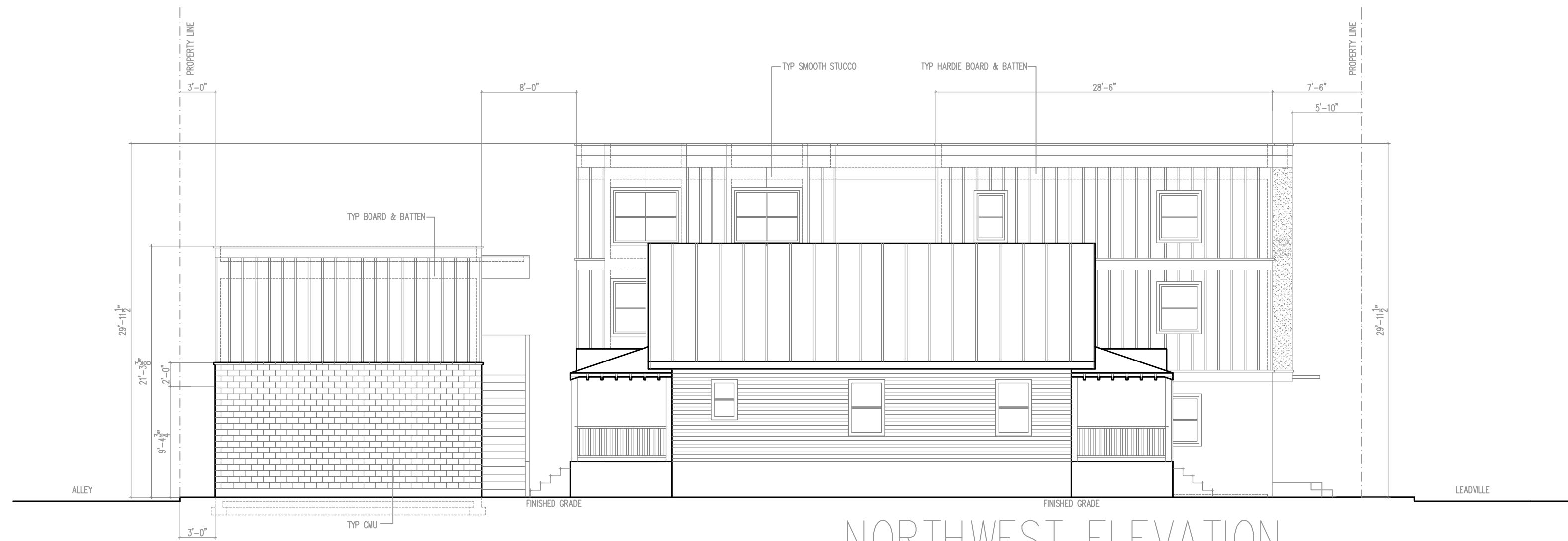
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17	STR. BASE SHEET	01.18.26
ISSUES		

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

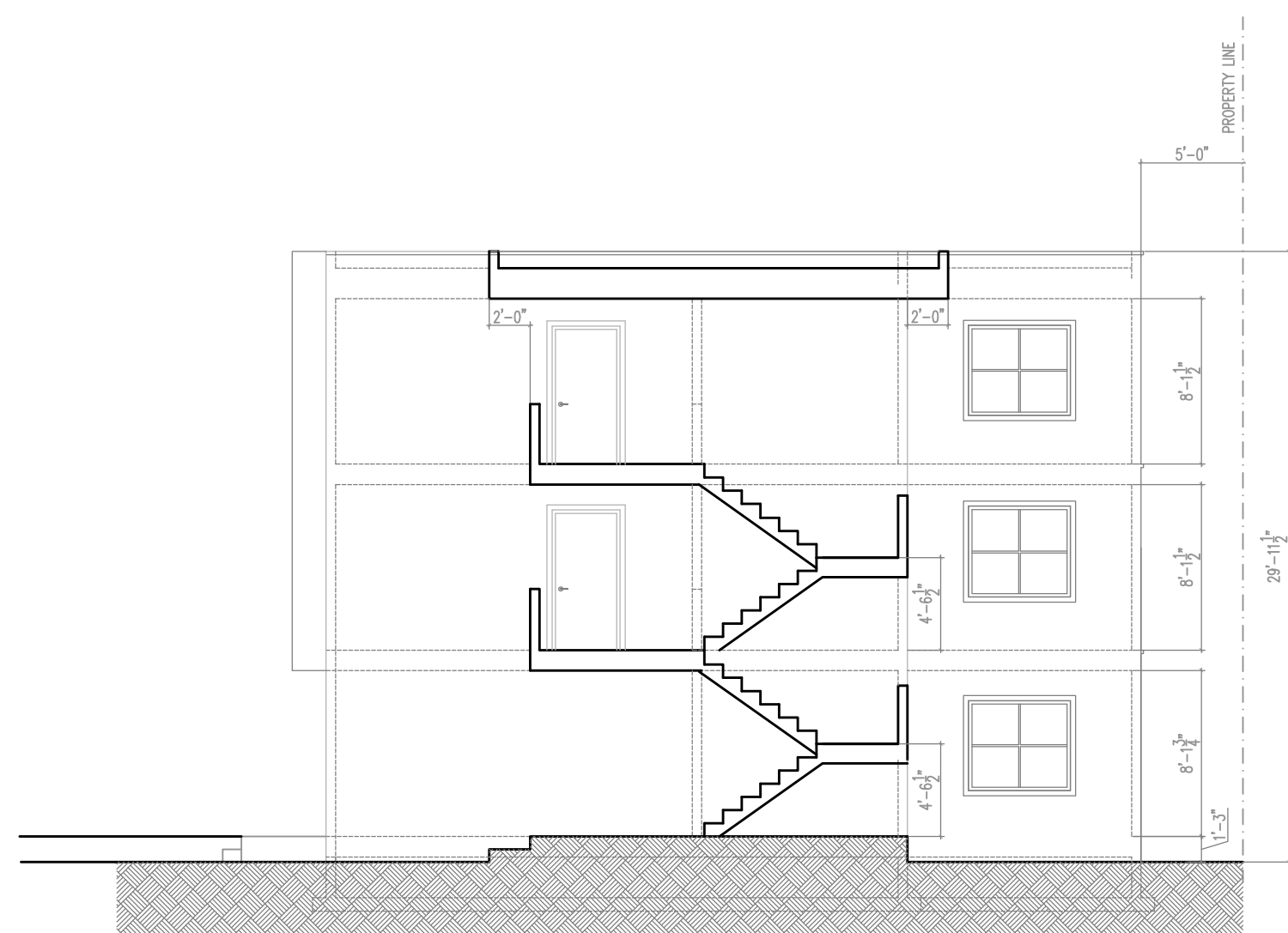
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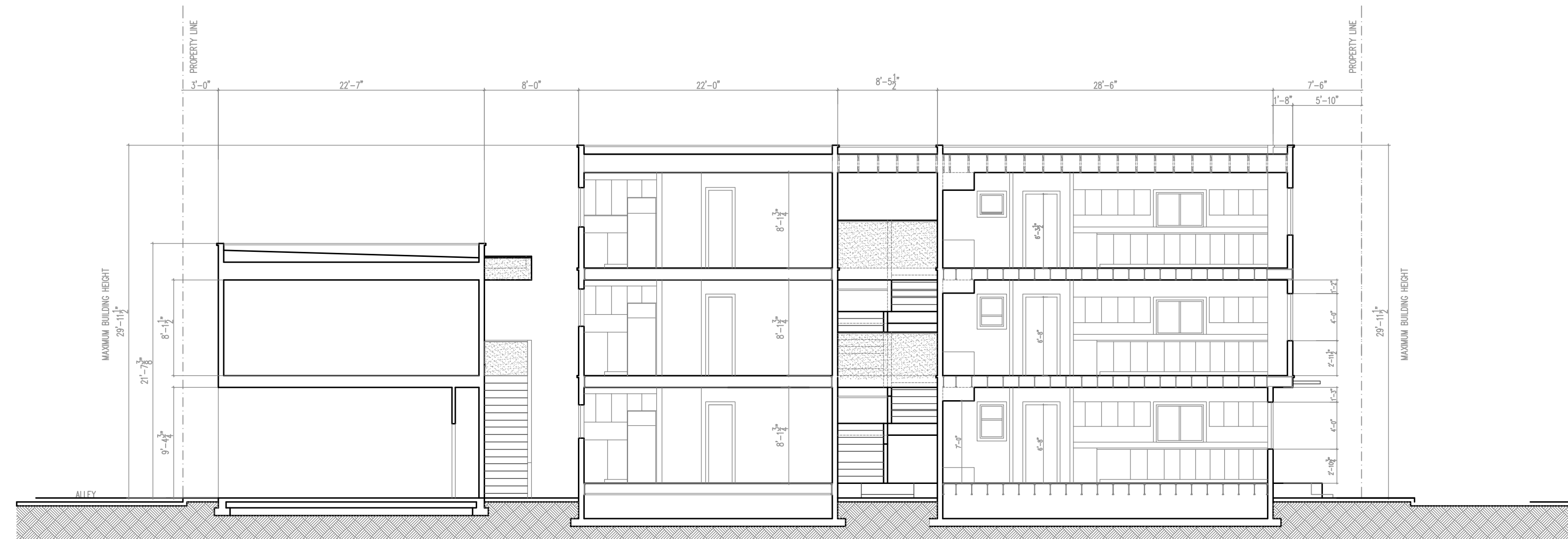
NORTHWEST ELEVATION
THRU CENTER OF PROPERTY



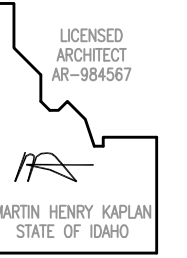
NORTHWEST ELEVATION



SECTION B.B



SECTION A.A

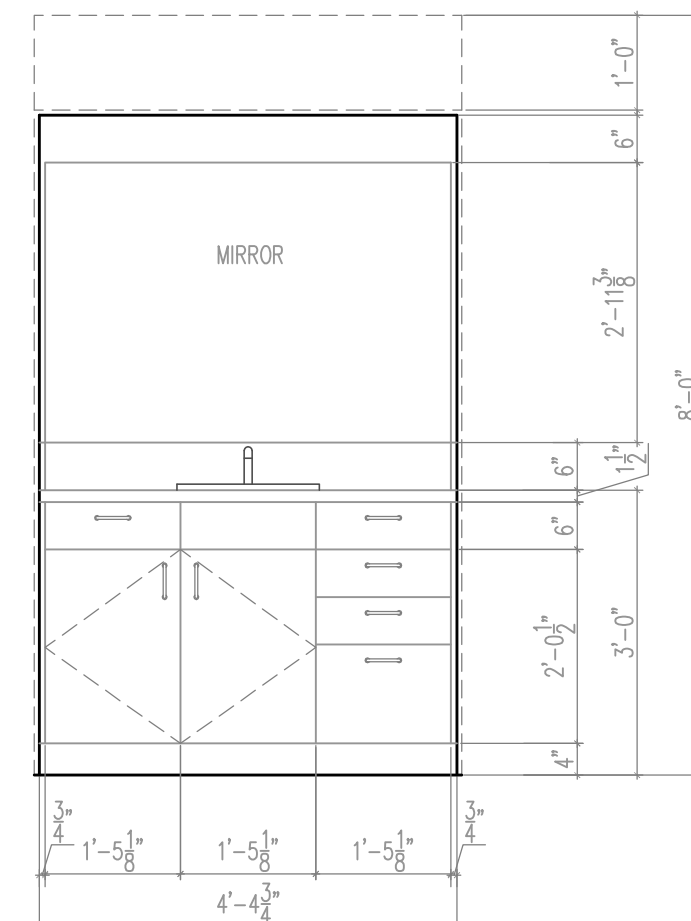


ARCH - S LEADVILLE & E 2ND
AN AFFORDABLE HOUSING PROJECT
140-180 N LEADVILLE, KETCHUM ID 83340

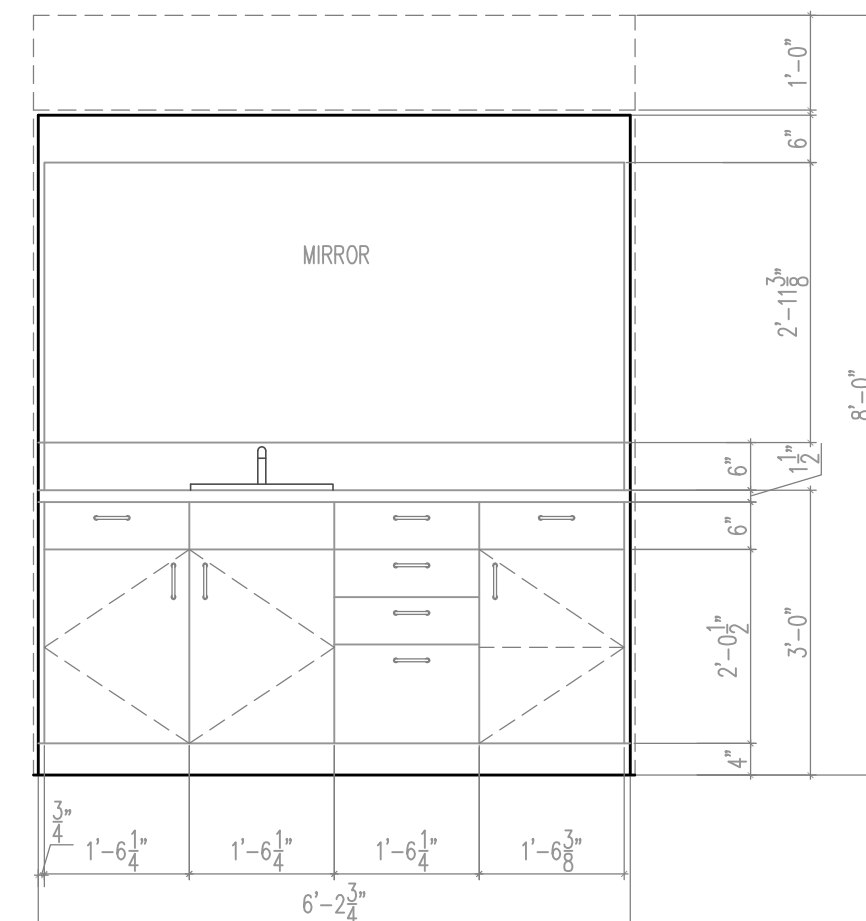
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18	PERMIT SET	04.26.26
17	STR. BASE SHEET	01.18.26
ISSUES		

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

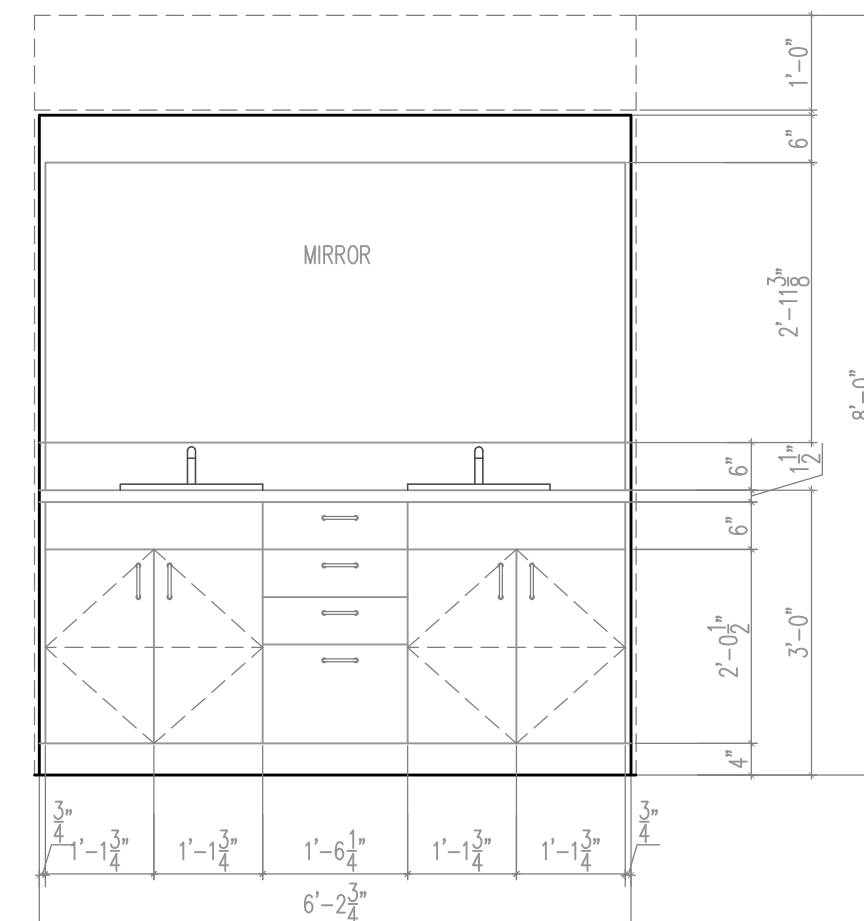
A.8



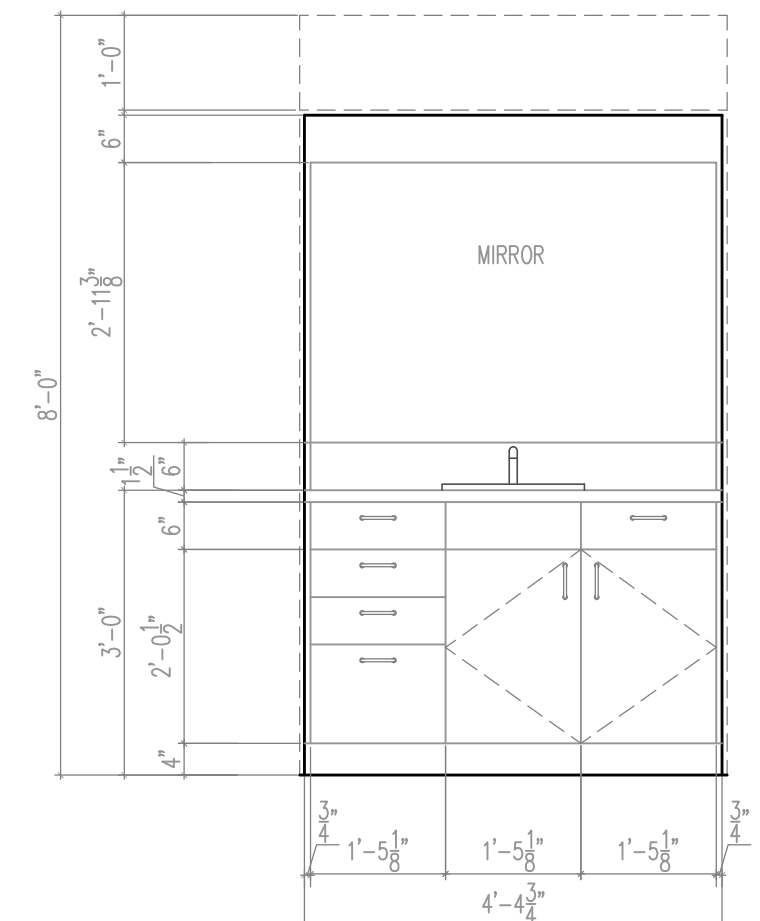
BATH CABINETS UNITS 1A, 1B, 1C



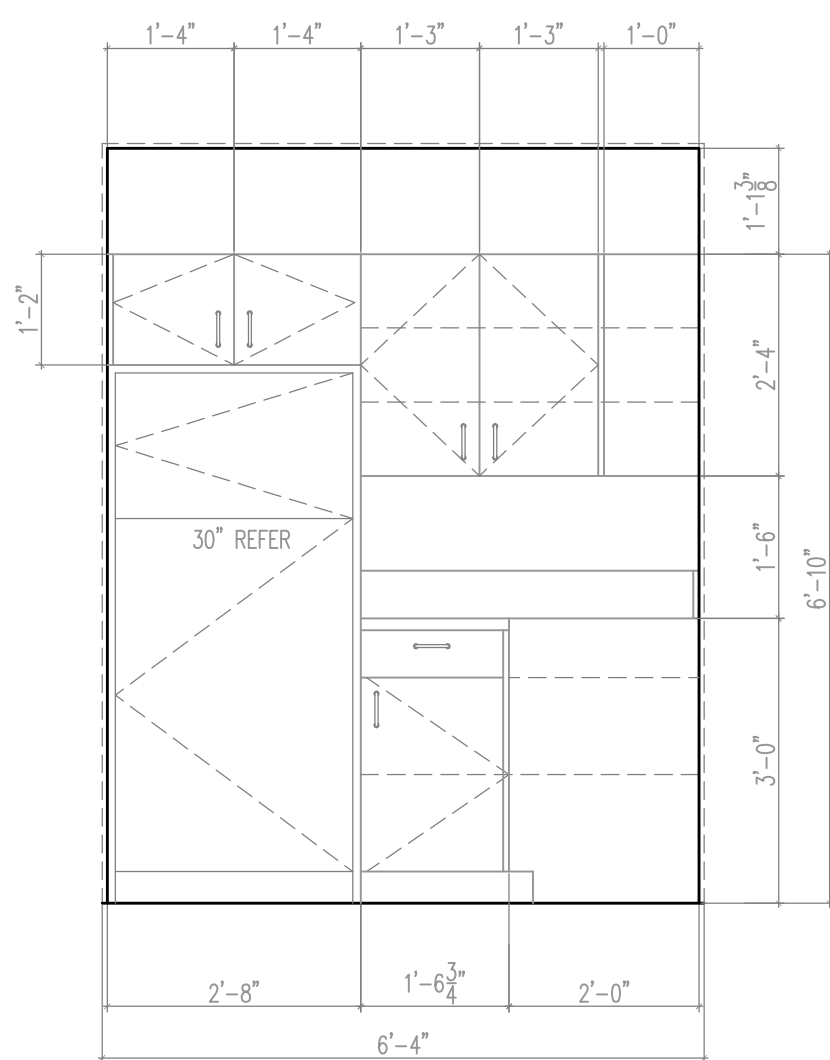
BATH CABINETS UNITS 1C, 2C, 3C



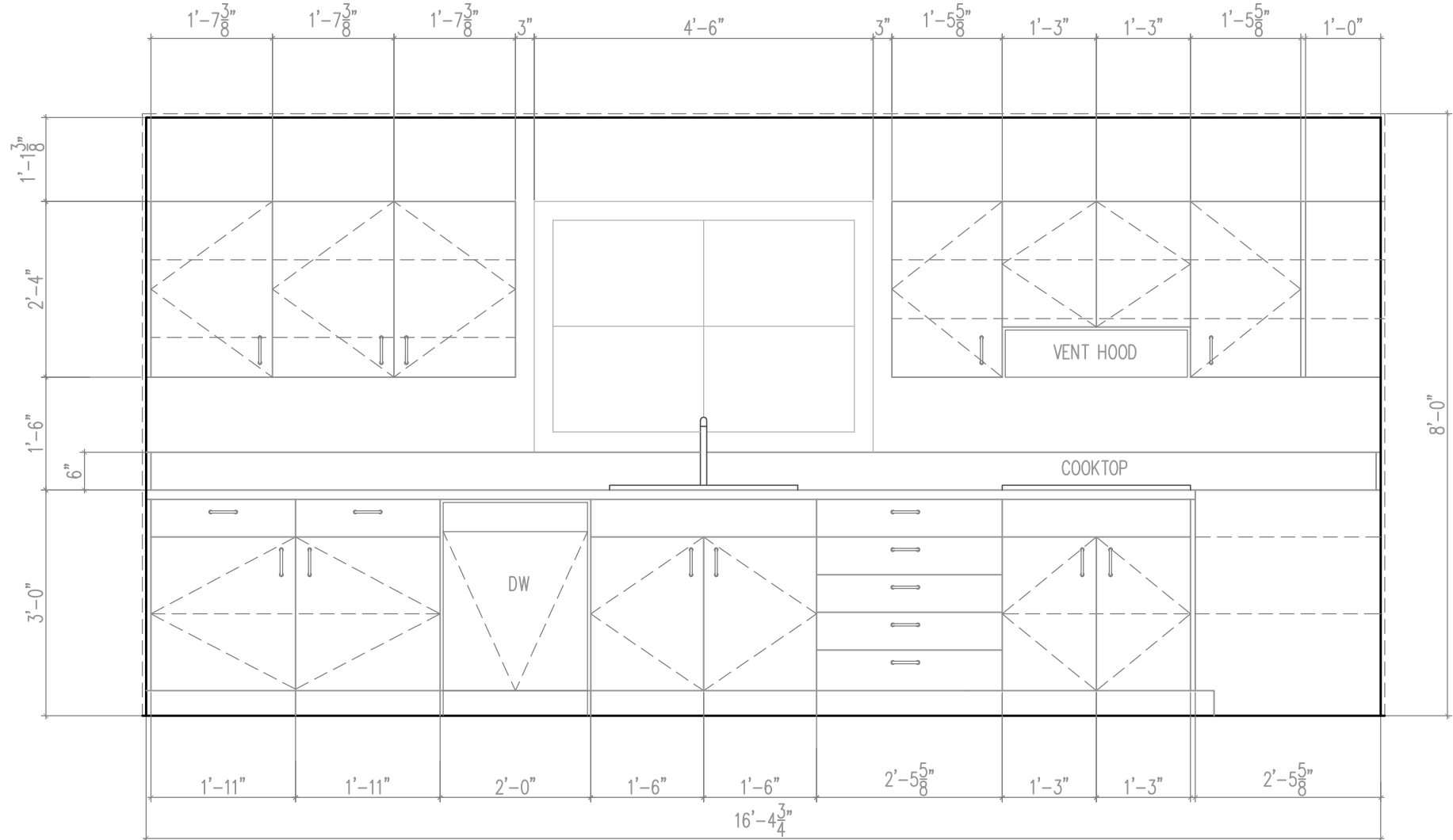
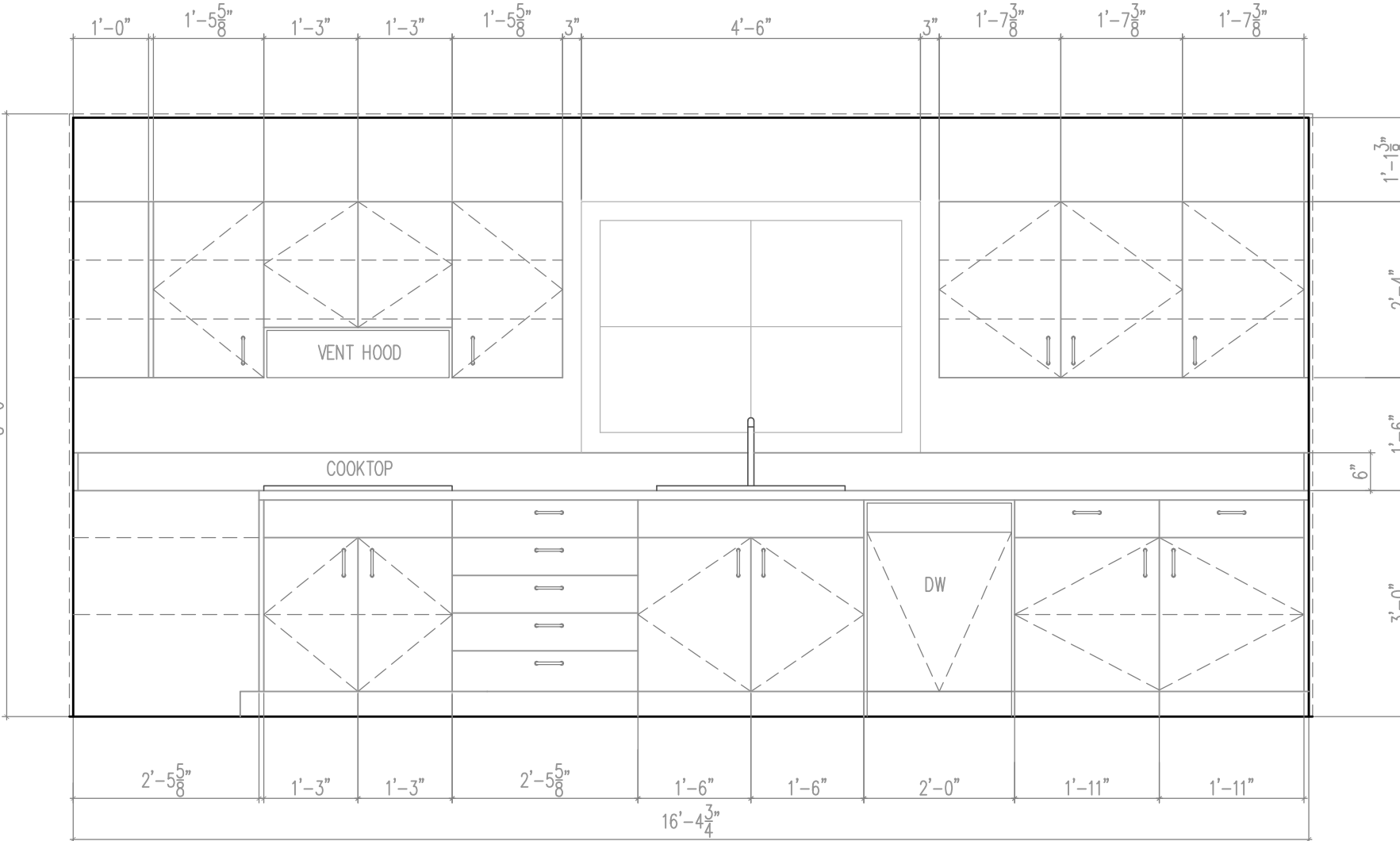
BATH CABINETS UNITS 4A



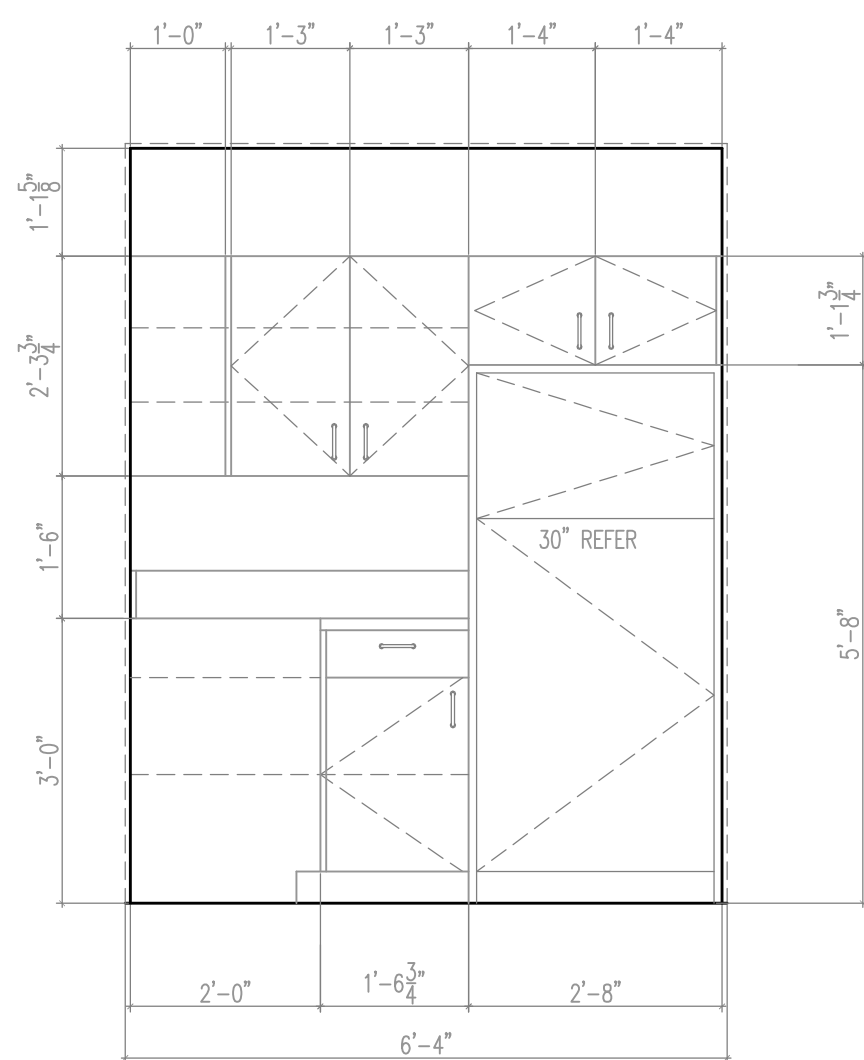
BATH CABINETS UNITS 1B, 2B, 3B



KITCHEN CABINETS UNITS 1A, 1B, 1C
 KITCHEN CABINETS UNITS 4A



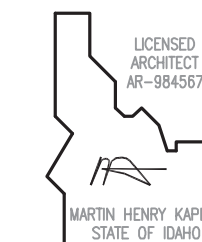
KITCHEN CABINETS UNITS 1B, 2B, 3B



ARCH - S LEADVILLE & E 2ND
 AN AFFORDABLE HOUSING PROJECT
 140-180 N LEADVILLE, KETCHUM ID 83340

NO	DESCRIPTION	DATE
18	CABINET ELEV	04.26.26
ISSUES		

DRAWN BY: MHK
 SCALE: 1/2"=1'-0"



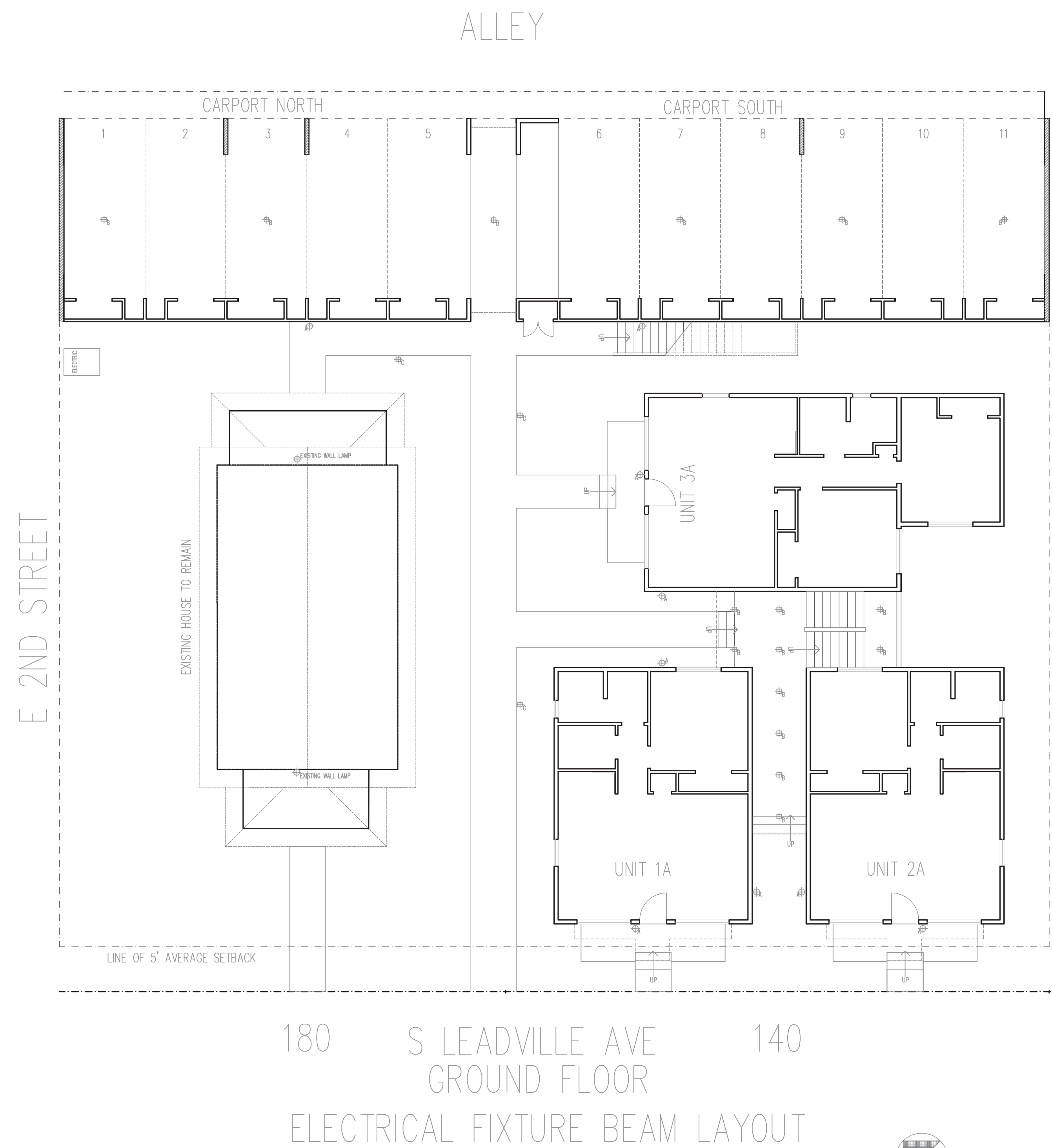
ARCH - S LEADVILLE & E 2ND
 AN AFFORDABLE HOUSING PROJECT
 140-180 N LEADVILLE, KETCHUM ID 83340

15	DES REV APP G	09.22.25
14	DES REV APP F	06.21.25
13	DES REV APP E	06.16.25
12	DES REV APP D	06.14.25
11	DES REV APP	06.07.25
10	PRE DES REV APP	05.14.25
9	PRE DES REV APP	01.14.25
8	PRE DES REV APP	01.11.25
7	PRE DES REV APP	01.07.25
4	PRE PLNG MTG C	10.25.24
3	PRE PLNG MTG B	10.07.24
2	PRE PLNG MTG	08.02.24

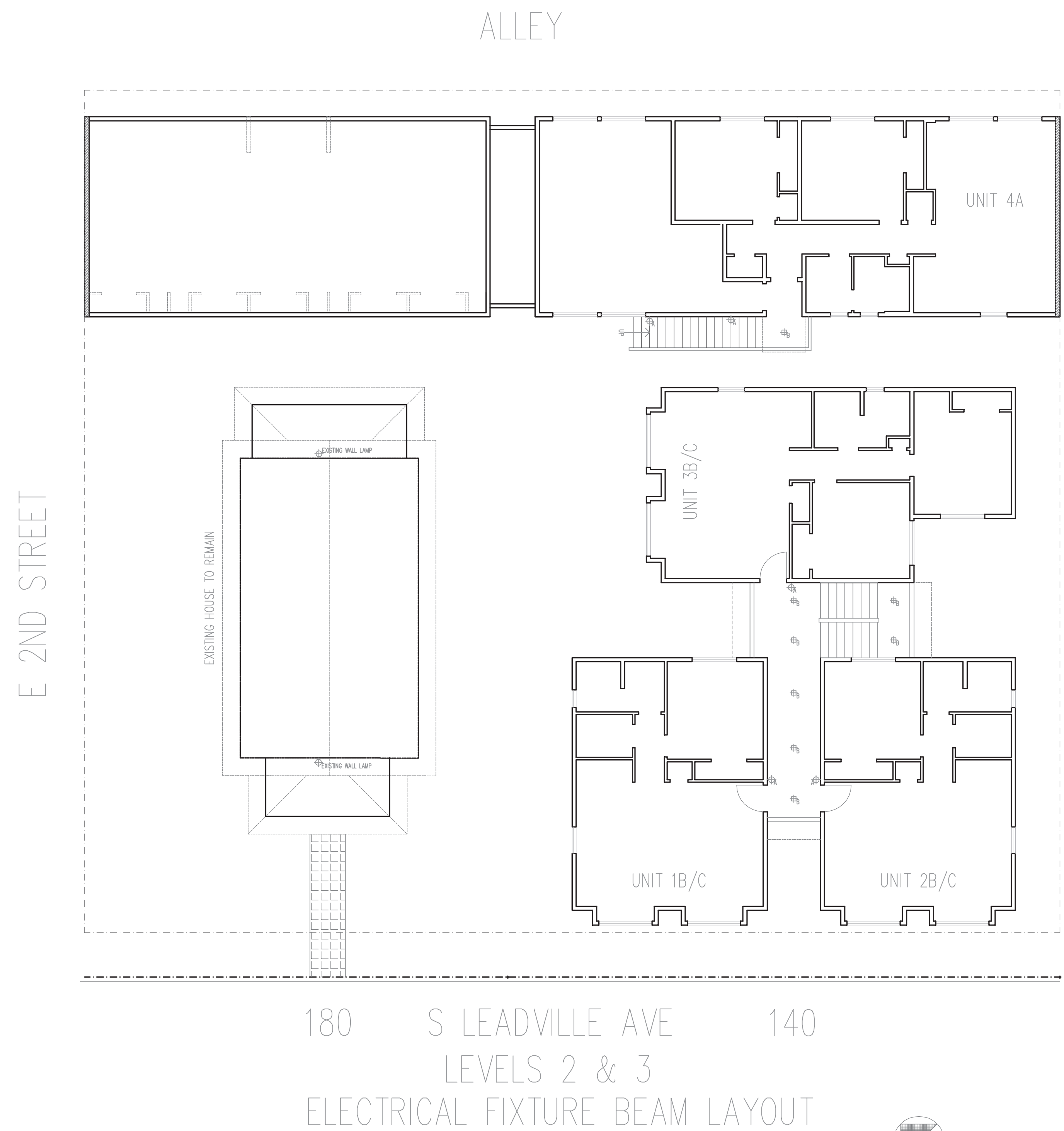
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ISSUES		

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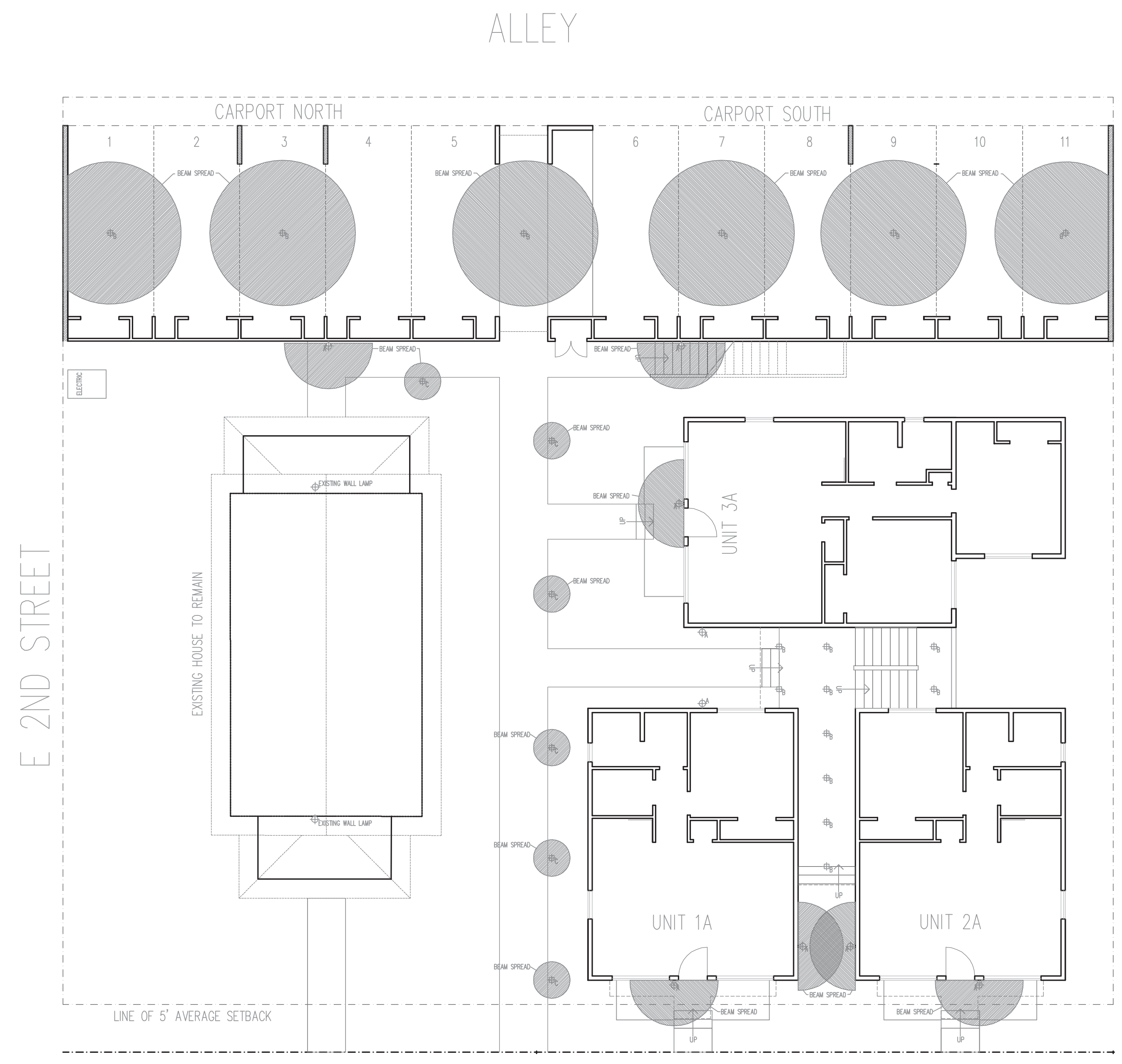
E.1



NOTES:
 ALL FUTURE SPECIFICATIONS ON SHEET E.3
 1. ALL RECESSED CAN FIXTURES (B) WILL BE ACTIVATED BY MOTION SENSORS TO RESPECT DARK SKY GOALS AND PROVIDE SAVINGS IN ELECTRICAL COSTS
 2. ALL BOLLARD LAMPIRES (C) ARE DARK SKY CERTIFIED AND WILL BE ACTIVATED BY MOTION SENSORS TO RESPECT DARK SKY GOALS AND PROVIDE SAVINGS IN ELECTRICAL COSTS
 3. THE EXTERIOR LIGHTS ON THE EXISTING LANDMARKED HOUSE WILL REMAIN AND ARE LOCATED WILL BE IN THE DECK OVERHANGS
 4. THE DOWNLIGHTS (A) LOCATED ADJACENT TO EVERY ENTRY DOOR ARE DARK SKY COMPLIANT AND ONLY DIRT LIGHT DOWNWARD

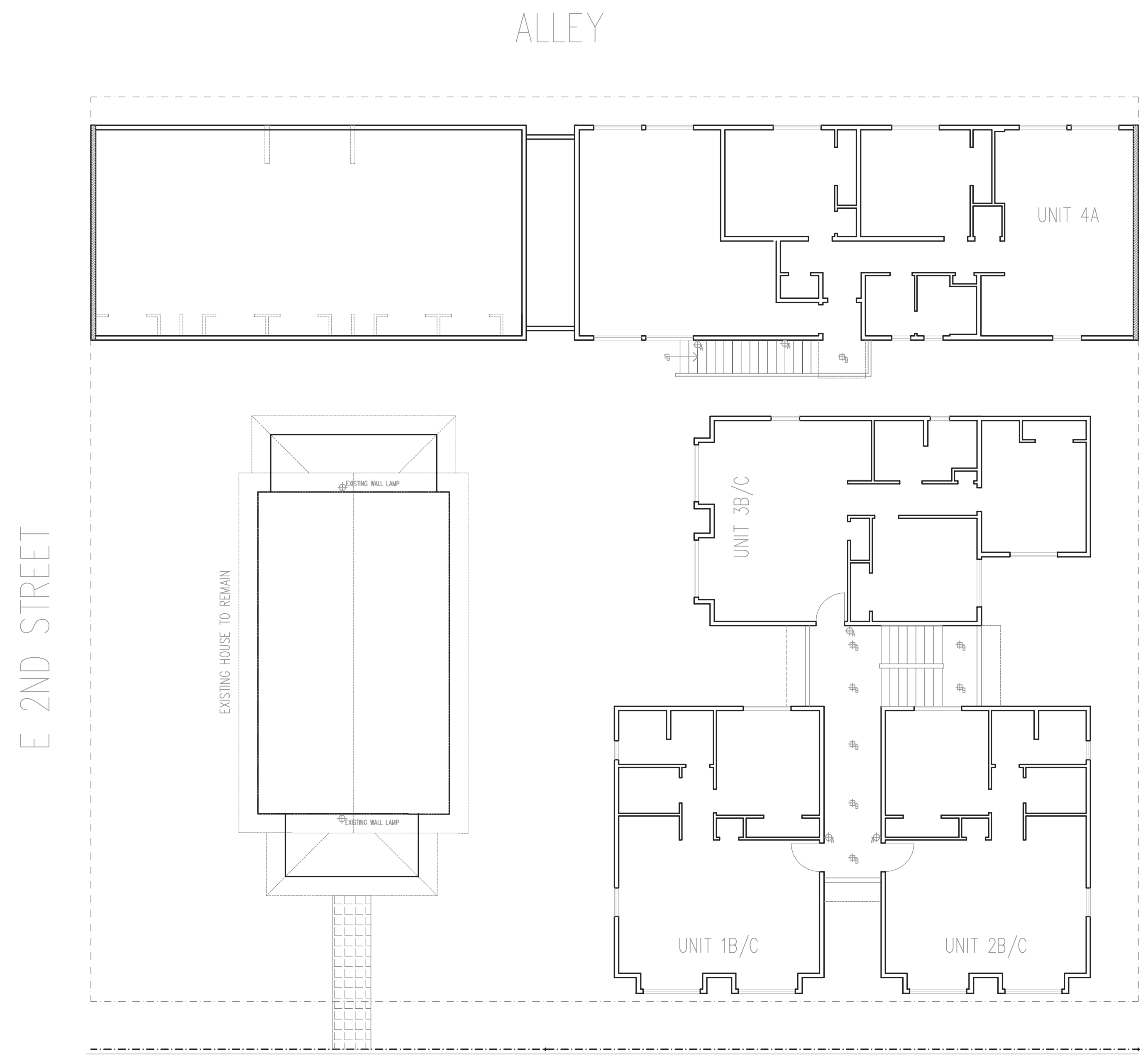


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180 S LEADVILLE AVE
 140
 GROUND FLOOR
 FIXTURE BEAM SPREAD

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180 S LEADVILLE AVE
 140
 LEVELS 2 & 3

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ARCH - S LEADVILLE & E 2ND
 AN AFFORDABLE HOUSING PROJECT
 140-180 N LEADVILLE, KETCHUM ID 83340

15	DES REV APP G	09.22.25
14	DES REV APP F	06.21.25
13	DES REV APP E	06.16.25
12	DES REV APP D	06.14.25
11	DES REV APP	06.07.25
10	PRE DES REV APP	05.14.25
9	PRE DES REV APP	01.14.25
8	PRE DES REV APP	01.11.25
7	PRE DES REV APP	01.07.25
4	PRE PLNG MTG C	10.25.24
3	PRE PLNG MTG B	10.07.24
2	PRE PLNG MTG	08.02.24

NO	DESCRIPTION	DATE
I S S U E S		

DRAWN BY: MHK
 SCALE: 1/8"=1'-0"

C

WAC LIGHTING - LEDGE LED PATH LIGHT 2700K MAX 6081 - DARK SKY COMPLIANT
MOTION ACTIVATED

Product Details

WAC Ledge 23" High Bronze 2700K LED Landscape Path Light

- ADA-compliant energy-efficient LED landscape path light from the Ledge collection by WAC Lighting.
- Bronze finish, K-alloy aluminum construction. Clear glass diffuser.
- K-Alloy aluminum construction offers enhanced protection against outdoor elements.
- Smooth and continuous dimming to 10-percent with a magnetic low voltage dimmer.
- LED averages 60,000 hours at 3 hours per day.
- Flood beam spread.
- Includes 6-feet of wire.
- Low voltage - 12V.
- Factory sealed water tight and IP66 rated for protection against high-pressure water jets and outdoor elements.
- Includes mounting accessory and direct burial gel filled wire nuts. Recommended spacing for installation 5-feet to 9-feet.
- High powered LED. Input: 9-15V AC. Power: 3W (4.5VA).

Product Attributes

Style	Contemporary
Finish	Bronze
Type	Low Voltage
Color	Brown
Brand	WAC

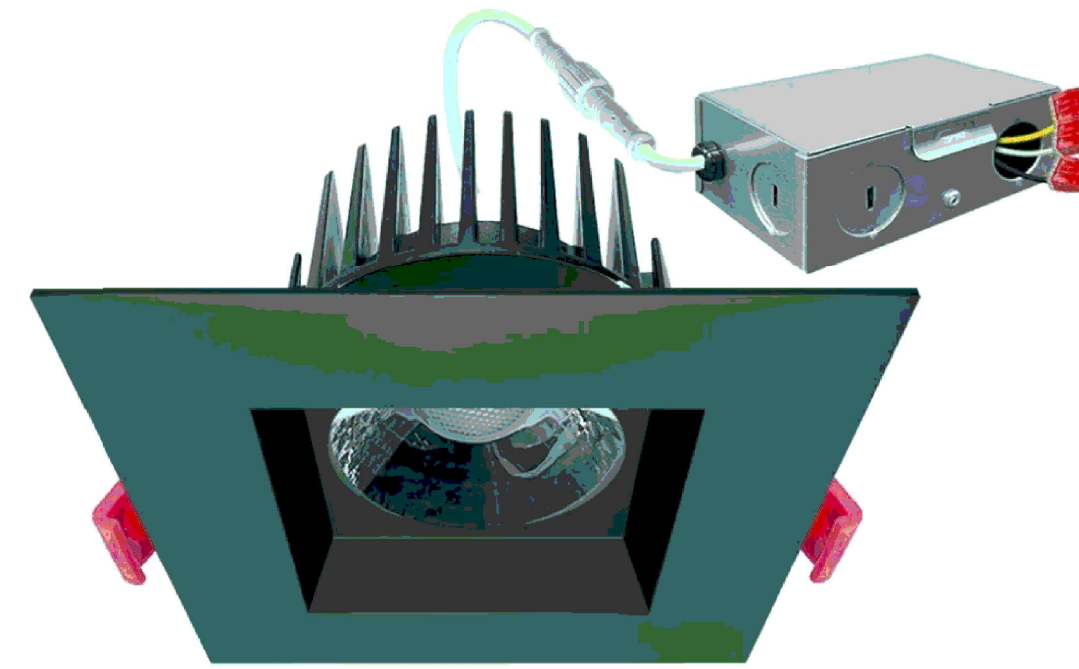
Technical Specifications

Height	23.00 inches
Depth	5.50 inches
Max Wattage	3 watts
Manufacturer Number	6081-27BZ



B

NUWATT 4" BLACK SQUARE ANTI-GLARE WARM <2700k LED RECESSED CAN
MOTION ACTIVATED



4 INCH BLACK SQUARE ANTI-GLARE WARM TO DIM CANLESS LED RECESSED LIGHTING - 120V - COB LED CHIP - WET RATED - WARM TO DIM - 850LM 2700k

SKU: NW-DLJBX-4RG-12W-3WD-BLK-SQ

Specifications	
Dimmability	Triac Dimmable
Size	4 Inch
Color Temperature	2700k
Indoor/Outdoor Usage	Indoor & Outdoor
Product Materials	Diecast Aluminum
Color	Black
Warranty	5 Years
GET 5% OFF!	NUWATT

Description	
Watts:	12W
Lumens:	850
Voltage:	120v
Dimming:	Triac (Standard Dimming)
IP Rating:	Wet Location
Beam:	38°
CRI:	>90
CCT:	30k-18k
Size:	4"

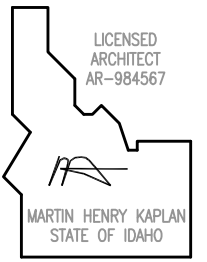
TMP SPEC 2700K

A

DESIGN CLASSICS LIGHTING <2700k LED BLACK OUTSIDE WALL CYLINDER - DARK SKY COMPLIANT
MOTION ACTIVATED



Product Number:	656796	Beam Spread Degree:	40
Manufacturer:	Design Classics Lighting	Dark Sky:	Yes
Model Number:	1773-07-59383 LED	EnergyStar Compliant:	No
Collection:	Jack Jiri III	Shade Material:	Metal, Glass
Manufacturer Finish:	Matte Black	Material:	Aluminum, Glass
Manufacturer Shade Color:	Matte Black	Shipping:	LPS Regular
Total Wattage:	6.5 w.	Certification Agencies:	ETL
Voltage Type:	Line Voltage	Backplate Dimension:	4.5
Average Rated Life:	25,000 hrs	Wet Location:	Yes
Dimmable:	With Standard Dimmer	Damp Location:	Yes
Height:	5.62 in.	Harsh Environ/Coastal:	Yes
Width:	4.5 in.	Weight:	1.5 lbs
Depth:	3.38 in.	Kelvin Temperature:	3000
Wattage:	6.5	Lumens:	500
Bulb Type:	LED	Color Rendering Index:	80
Bulb Shape:	M8-16	Made In America:	No
Base Type:	Twist Lock (GU10)	Dusk To Dawn:	No
Number Of Bulbs:	1	Motion Sensor:	No
Bulb Included:	Yes	Title 24:	No
Beam Spread:	Flood		

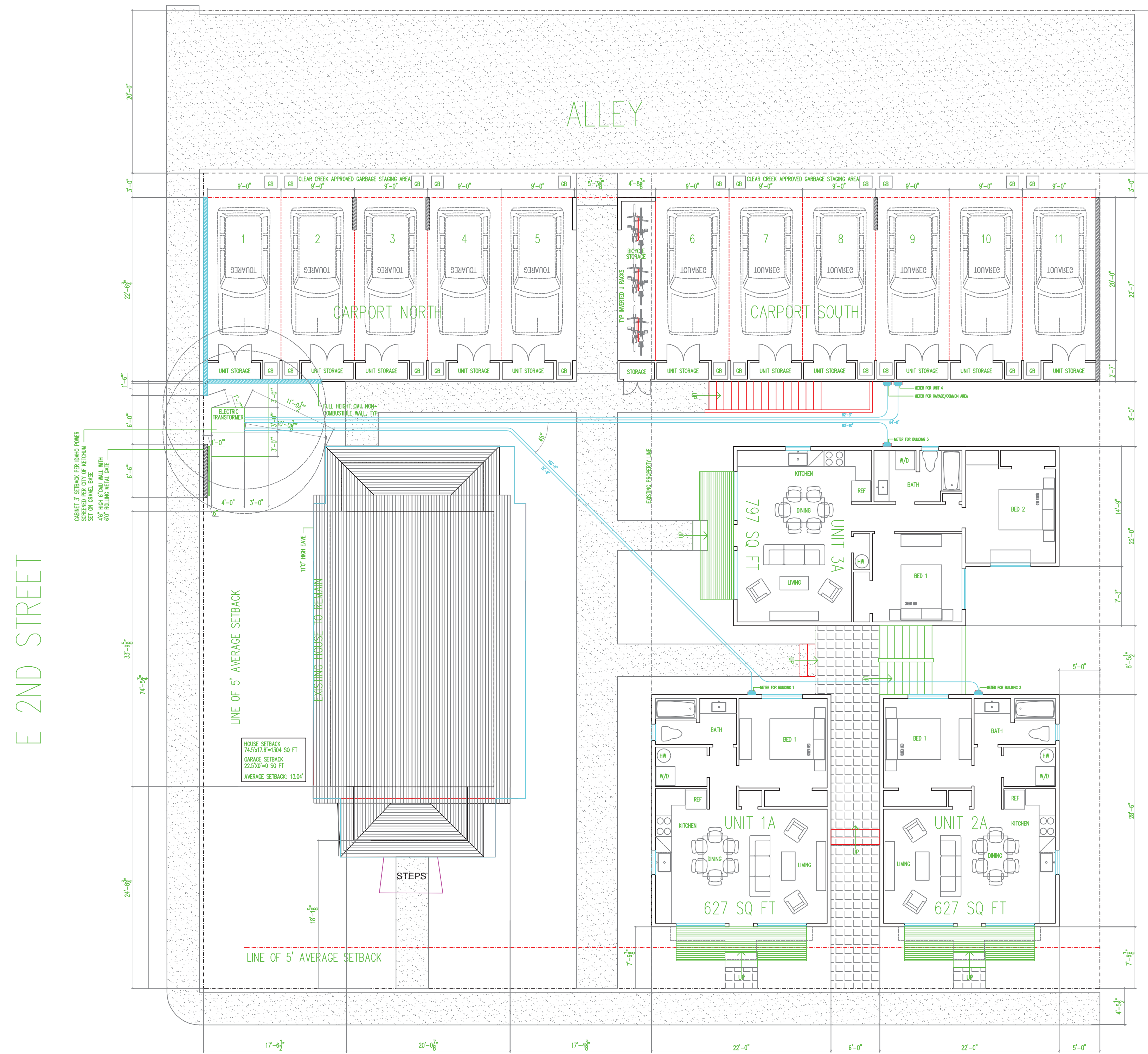
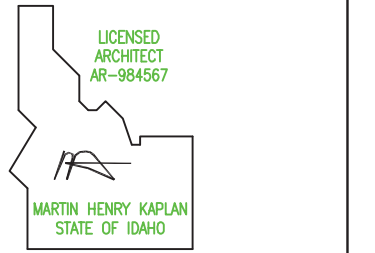


**ARCH - S LEADVILLE & E 2ND
AN AFFORDABLE HOUSING PROJECT
140-180 N LEADVILLE, KETCHUM ID 83340**

NO	DESCRIPTION	DATE
16	DES REV Rev 1	12.03.25
15	DES REV APP G	09.22.25
14	DES REV APP F	06.21.25
13	DES REV APP E	06.16.25
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2	PRE PLNG MTG	08.02.24

DRAWN BY: MHK
SCALE: 1/8"=1'-0"

E.3



GARAGE STORAGE
 CLEAR CREEK HAS APPROVED INDIVIDUAL GARAGE STORAGE BINS INSTEAD OF A COMMON COMPACTOR. BINS WILL BE STORED INSIDE EACH CARPORT PARKING UNIT. BINS WILL BE MOVED TO THE 3' SETBACK AREA AT THE ALLEY FOR COLLECTION BY THE RENTER.

CORNER 3' SETBACK FOR EMERGENCY
 SET ON GARAGE SLAB. POSITION
 100' FROM CORNER WITH
 45° FROM WALL WITH
 10' FROM WALL WITH

HOUSE SETBACK: 74,500 SQ FT
 GARAGE SETBACK: 22,370 SQ FT
 AVERAGE SETBACK: 13,04'

E 2ND STREET

180 140
 S LEADVILLE AVE
 GROUND FLOOR
 ELECTRIC DISTRIBUTION PLAN

BUILDING A: 1,931 SQ FT GROSS FLOOR AREA
 BUILDING B: 1,931 SQ FT GROSS FLOOR AREA
 BUILDING C: 2,438 SQ FT GROSS FLOOR AREA
 BUILDING D: 1,356 SQ FT GROSS FLOOR AREA
 EXISTING HOUSE: 910 SQ FT GROSS FLOOR AREA
 GROSS FLOOR AREA SQ FT PROPOSED: 8,566 SQ FT
 FAR ALLOWED 2.25 (17,124.040 AFFORDABLE HOUSING 100% 24,765.75 SQ FT
 FAR PROPOSED: .77
 CARPORT: 2,334 SQ FT

PROPOSED BUILDING HEIGHT: 34.0' (52' ALLOWED PER 17.12.040 100% COMMUNITY HOUSING)

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ISSUES		

DRAWN BY: MHK
 SCALE: 1/8"=1'-0"

E.4