

680 NORTH LEADVILLE AVENUE

PROJECT TEAM:

Owner:
Plumbum LLC
26 Townsend Gulch Road
Bellevue, ID 83313

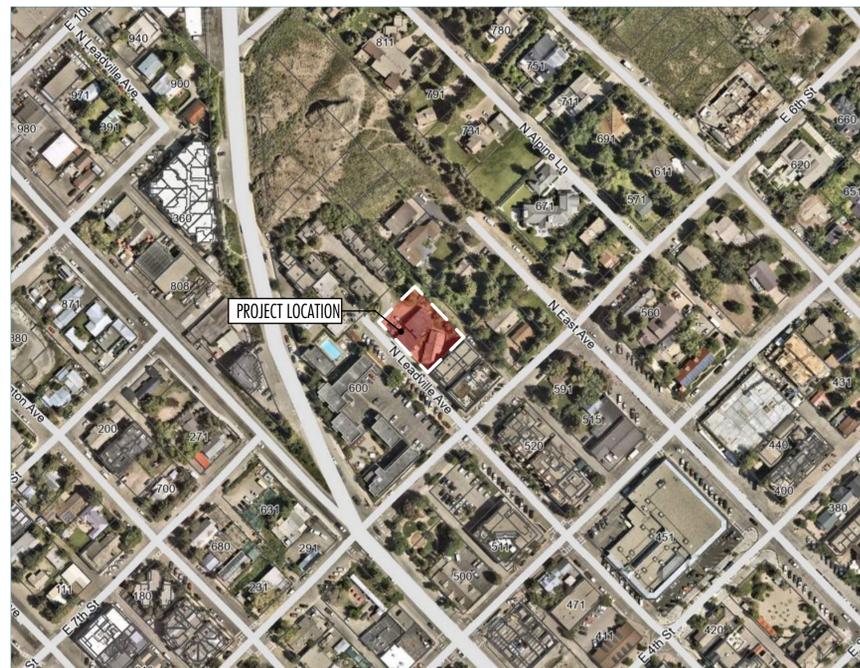
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Ketchum, ID 83340
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Satellite View 
north

UNIT #	FLOOR 1 (GSF)		FLOOR 2 (GSF)	FLOOR 3 (GSF)	FLOOR 4 (GSF)	TOTAL GSF	
	GARAGE/MECH	LIVING	LIVING	LIVING	LIVING		
UNIT 1			1,146			1,146	2-BR
UNIT 2			736			736	1-BR
UNIT 3			750			750	1-BR
UNIT 4	723	651	1,547			2,921	3-BR
UNIT 5	723	651	2,181			3,555	3-BR
UNIT 6				2,634		2,634	3-BR
UNIT 7				750		750	1-BR
UNIT 8				698		698	1-BR
UNIT 9				1,604		1,604	2-BR
UNIT 10		629			2,793	3,422	3-BR
COMMON/STOR/MECH	4,029	851	532	561	155	6,128	
TOTAL (GSF PER FLR)	6,104	2,153	6,892	6,247	2,948	24,344	

PROPOSED SITE AREA (SF):	13,997
FLOOR AREA TOWARDS FAR (7,507 SF BELOW BSMT INVISIBLE PLANE):	16,837
FLOOR AREA RATIO (FAR) (=16,837/13,997)	1.20
ESTIMATED COMMUNITY HSNG / IN LIEU (@ \$762 PSF)	483 SF* \$368,046
*UNIT 2 (736 SF) IS PROPOSED TO BE DEED-RESTRICTED COMMUNITY HOUSING	

PROJECT INFORMATION

LEGAL DESCRIPTION:	KETCHUM TOWNSITE, BLOCK 27, LOTS 3 & 4
ZONING:	COMMUNITY CORE CC-2
CONSTRUCTION:	V-B
OCCUPANCY:	RESIDENTIAL GROUP R-2
BUILDING AREA:	SEE CALCS
SITE AREA:	0.32 ACRES (13,997 S.F.) (AS PROPOSED)
CODES:	2018 INT'L RESIDENTIAL CODE (IRC)
JURISDICTIONS:	CITY OF KETCHUM PLANNING AND BUILDING DEPARTMENT KETCHUM FIRE DISTRICT

680 NORTH LEADVILLE AVENUE

KETCHUM LOTS 3 & 4, BLOCK 27, KETCHUM, IDAHO

WILLIAMS PARTNERS

ARCHITECTS

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DRAWINGS
DATE: 11/24/2025
ISSUED: PRE-APP DR
2/13/2026 PRE-APP DR REVS

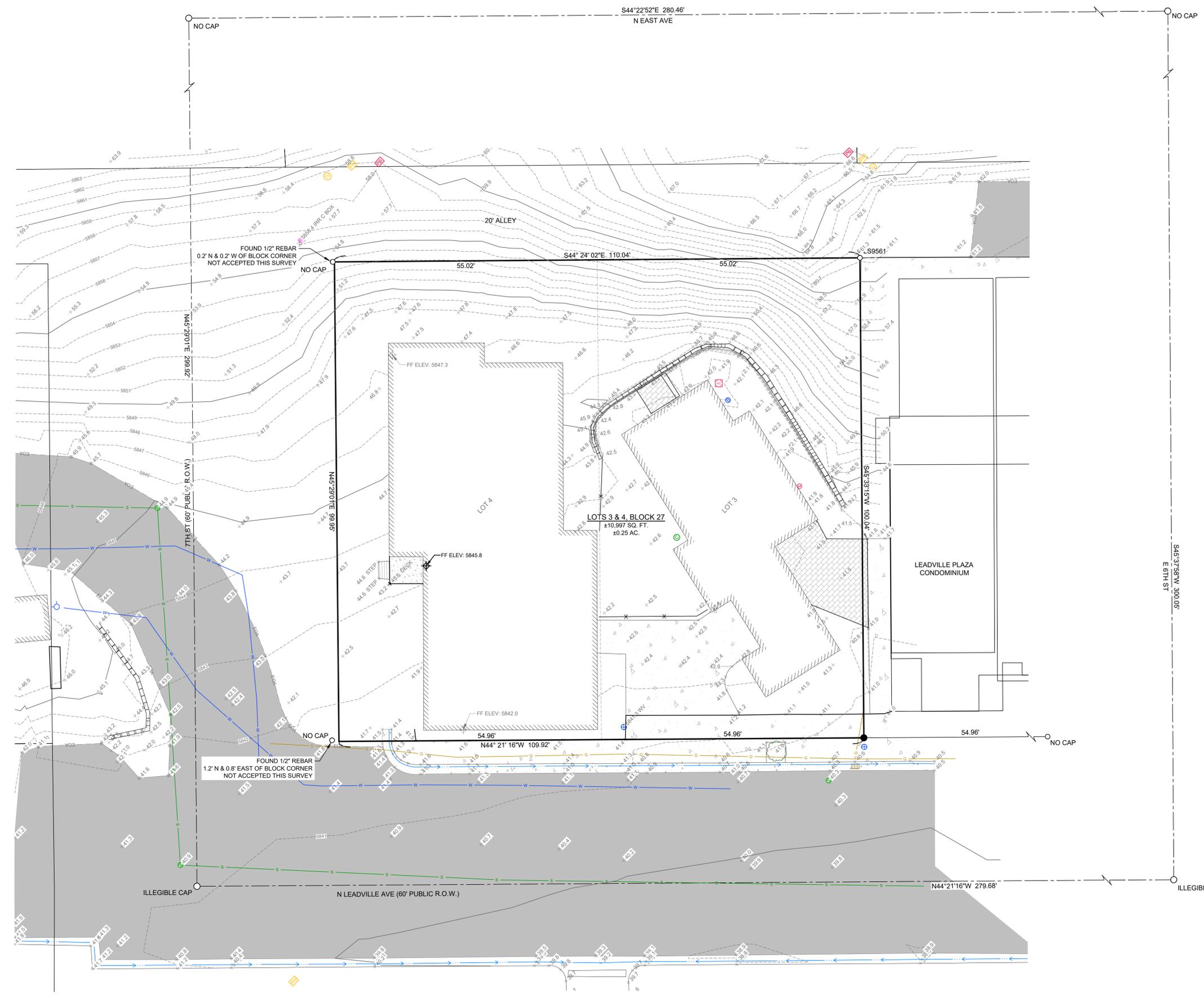
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C S
COVER SHEET

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NOTES

- 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. THE PROPERTY BOUNDARY SHOWN IS BASED ON A BLOCK BREAKDOWN HOLDING RECORD RIGHT-OF-WAY WIDTHS FROM FOUND ROAD CENTERLINE MONUMENTS. THE MONUMENTS FOUND AT THE NORTH END OF BLOCK 27 DO NOT MATCH THE BLOCK BREAKDOWN AND WERE NOT ACCEPTED AS PROPERTY CORNERS THIS SURVEY. SET MONUMENTS WERE ESTABLISHED USING PROPORTIONED DISTANCES AND BEARINGS. THE SOUTHERLY CORNER OF LOT 3 ALONG LEADVILLE AVENUE WAS REESTABLISHED BASED ON THE BLOCK BREAKDOWN AND PROPORTIONED DISTANCE FROM THE FOUND MONUMENT TO THE SOUTH.
 - REFERENCED SURVEYS:
 - OFFICIAL MAP OF THE VILLAGE OF KETCHUM - 1948
 - REPLAT OF LOT 5 BLOCK 28, LOTS 7 & 8 BLOCK 27 AND ADJACENT 7TH STREET, INST. NO. 307824
 - PLAT OF BOULDER MOUNTAIN VILLAGE, INST. NO. 308897
 - PLAT OF LEADVILLE PLAZA CONDOMINIUMS AMENDED, INST. NO. 533734
 - PLAT SHOWING SCOTTEVEST HQ IN THE POCKET CONDOMINIUMS, INST. NO. 621200
 - BOUNDARY DIMENSIONS SHOWN HEREON ARE MEASURED. FOR RECORD DIMENSIONS, SEE REFERENCED SURVEYS.
 - VERTICAL DATUM: ELEVATIONS BASED ON NAVD 88 (GEOID18) 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 BY GALENA-BENCHMARK ENGINEERING AND IS NOT VALID OR TO BE USED BY OTHER PARTIES FOR ANY REASON INCLUDING BUT NOT LIMITED TO REAL ESTATE TRANSACTIONS, BUILDING APPLICATIONS, PERMITS, ETC.
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 - ELECTRONIC DATA: GALENA-BENCHMARK ENGINEERING ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR THE REUSE, DISTRIBUTION OR ACCURACY OF DATA CONTAINED ON ELECTRONIC COPIES OF THIS DRAWING. THE STAMPED HARD COPY OF THIS DRAWING IS THE FINAL PRODUCT.
 - 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 BE 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.

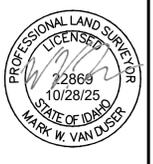
- SURVEY AND SITE FEATURES:**
- BASIS OF BEARINGS IS IDAHO STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE AS DERIVED BY GPS OBSERVATIONS. ALL DISTANCES SHOWN ARE GROUND DISTANCES IN FEET.
 - BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER PLAT. REFER TO PLAT & CC&R'S FOR CONDITIONS AND/OR 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.
 - CONTOUR INTERVAL: 1'
 - 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.

LEGEND

- PROPERTY LINE
- ADJOINER'S LOT LINE
- 5' CONTOUR INTERVAL
- 1' CONTOUR INTERVAL
- CURB & GUTTER
- FLOW LINE
- FENCE LINE
- BUILDING
- ASPHALT
- CONCRETE SIDEWALK
- PAVERS
- RETAINING WALL
- GAS MAIN
- SEWER MAIN
- WATER MAIN
- FOUND 5/8" REBAR (MARKED AS NOTED)
- FOUND 1/2" REBAR (MARKED AS NOTED)
- SET 5/8" REBAR MARKED "PLS 22869"
- TELEPHONE RISER
- CABLE TV RISER
- POWER BOX
- AIR CONDITIONING UNIT
- POWER METER
- SEWER CLEANOUT
- CATCH BASIN
- WATER VALVE
- WATER BOILER
- VALVE BOX
- GREASE TRAP
- DECIDUOUS TREE

**KETCHUM VILLAGE
BLOCK 27, LOTS 3 & 4**

LOCATED WITHIN T.4 N., R. 18 E., SECTION 18 B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: JUDD McMAHAN



DESIGNED BY: ERS
DRAWN BY: VWD
CHECKED BY: VWD
SURVEY DATE: 08/14/2024

GALENA-BENCHMARK ENGINEERING
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GALENA-BENCHMARK ENGINEERING PLANNING
ELEVATION ABOVE SEA LEVEL
100 FEET

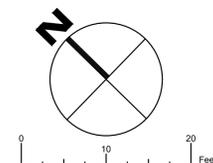
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PLATTING EXHIBIT - PROPOSED LOT LINE CONSOLIDATION & ROW VACATION

LEGEND	
	PROPERTY LINE (PER BLAINE COUNTY GIS)
	PROPOSED PROPERTY LINE
	EXISTING INTERIOR LOT LINE
	CENTERLINE OF RIGHT-OF-WAY
	PROPOSED PLUMBUM, LLC PROPERTY EXTENTS
	PROPOSED KNOB HILL RIDGE CONDOS HOA PROPERTY EXTENTS



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PROJECT
680 NORTH LEADVILLE
 680 N LEADVILLE AVENUE, KETCHUM, ID 83340
 KETCHUM TOWNSITE, BLOCK 27, LOTS 3 & 4

PRELIMINARY
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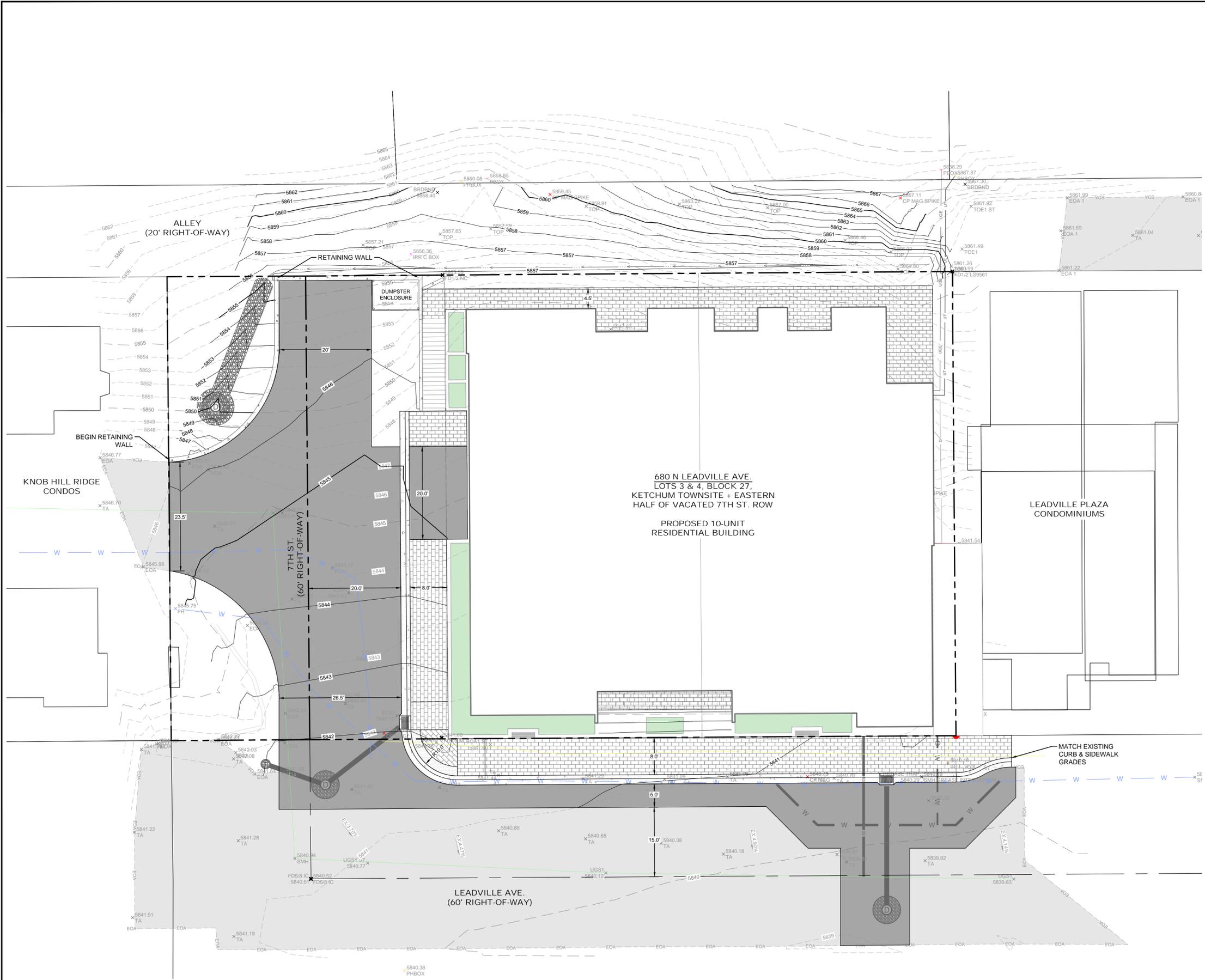
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TITLE
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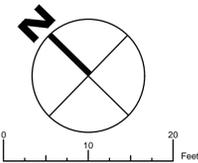
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SITE LEGEND

- EXISTING ASPHALT PAVEMENT (TO REMAIN)
- PROPOSED ASPHALT PAVEMENT
- PROPOSED PAVERS
- PROPOSED LANDSCAPE PLANTER
- 2' CURB & GUTTER
- RETAINING WALL
- PROPOSED PROPERTY LINE
- ADJOINER'S PROPERTY LINE
- CENTERLINE OF RIGHT-OF-WAY
- FLOWLINE OF DITCH
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR



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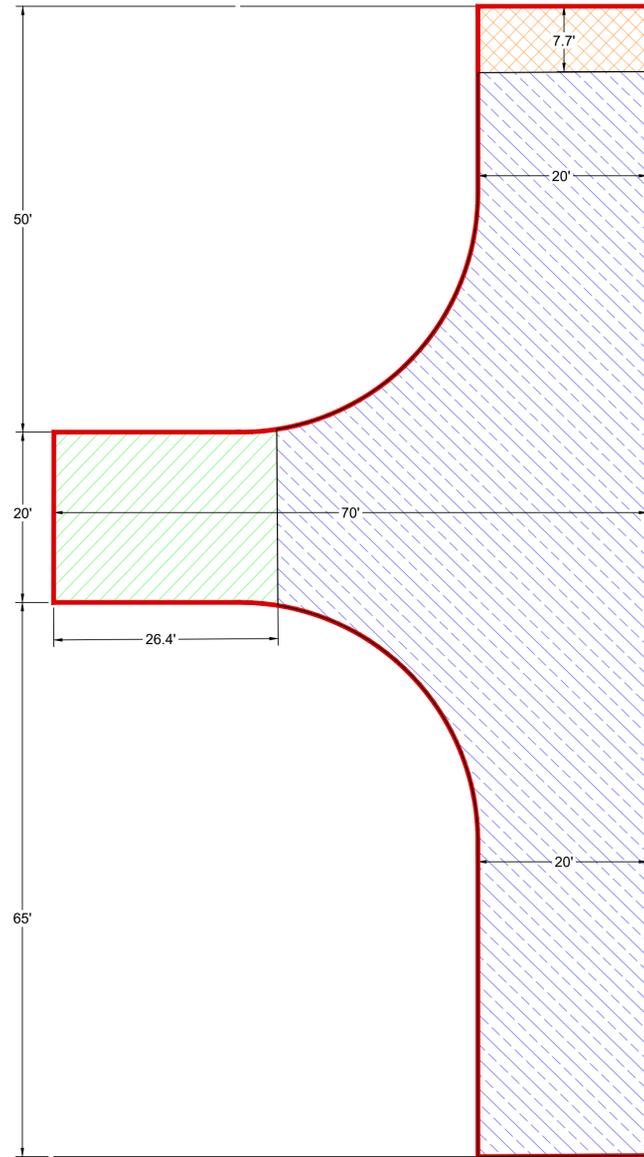
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 680 N LEADVILLE AVENUE, KETCHUM, ID 83340
 KETCHUM TOWNSITE, BLOCK 27, LOTS 3 & 4

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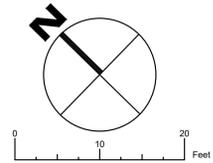
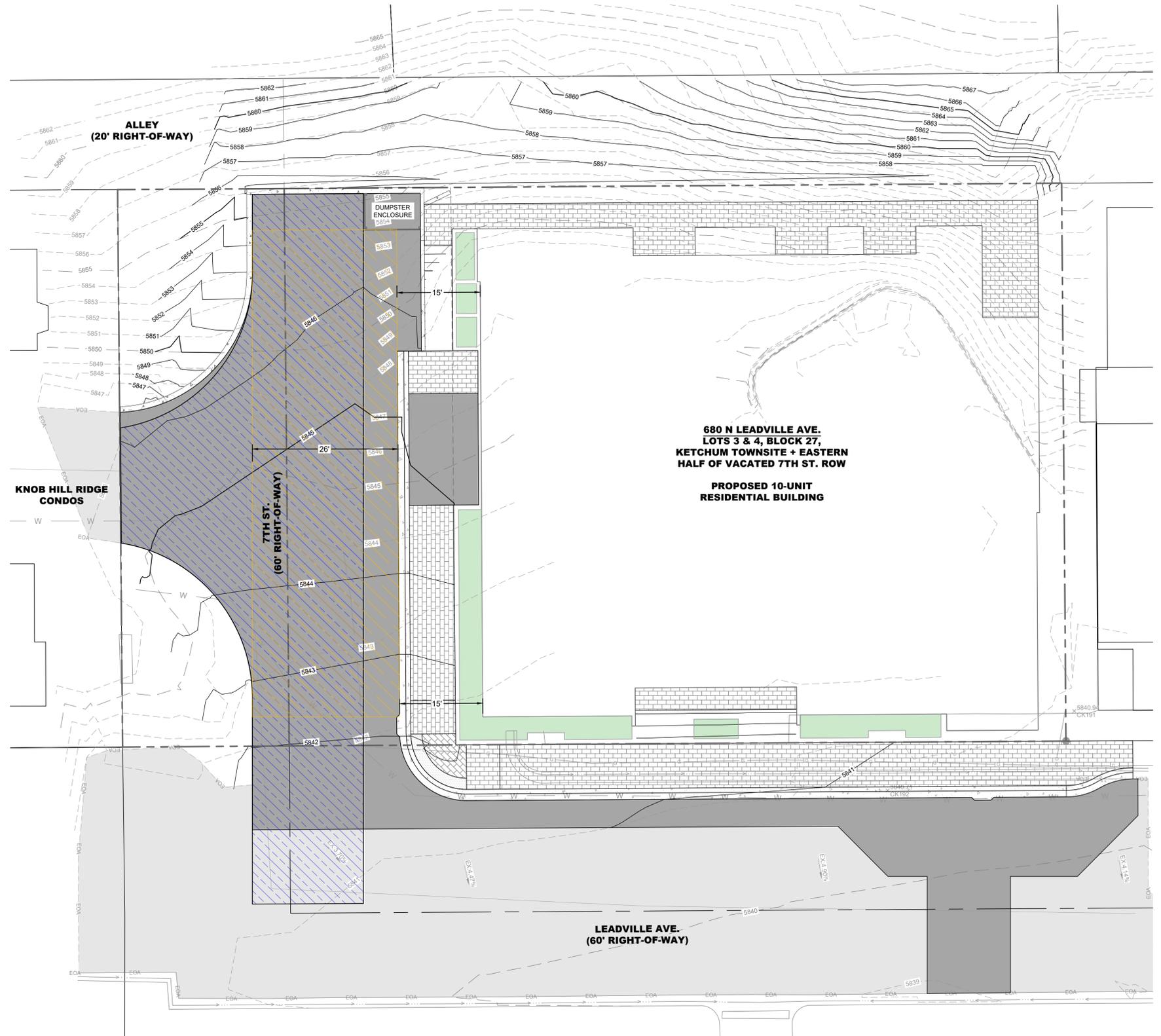
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SITE PLAN
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FIRE TRUCK ACCESS EXHIBIT LEGEND	
	EXISTING ASPHALT PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	PROPOSED TURNAROUND AREA TO BE PROVIDED WITHIN VACATED ROW
	PROPOSED TURNAROUND AREA TO BE PROVIDED WITHIN KNOB HILL RIDGE CONDOS PROPERTY
	TURNAROUND AREA NOT PROVIDED
	OUTLINE OF IFC DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND "ACCEPTABLE ALTERNATIVE TO 120' HAMMERHEAD"
	PROPOSED 7TH ST. AERIAL FIRE APPARATUS ACCESS AREA



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PROJECT
680 NORTH LEADVILLE
 680 N LEADVILLE AVENUE, KETCHUM, ID 83340
 KETCHUM TOWNSHIP, BLOCK 27, LOTS 3 & 4

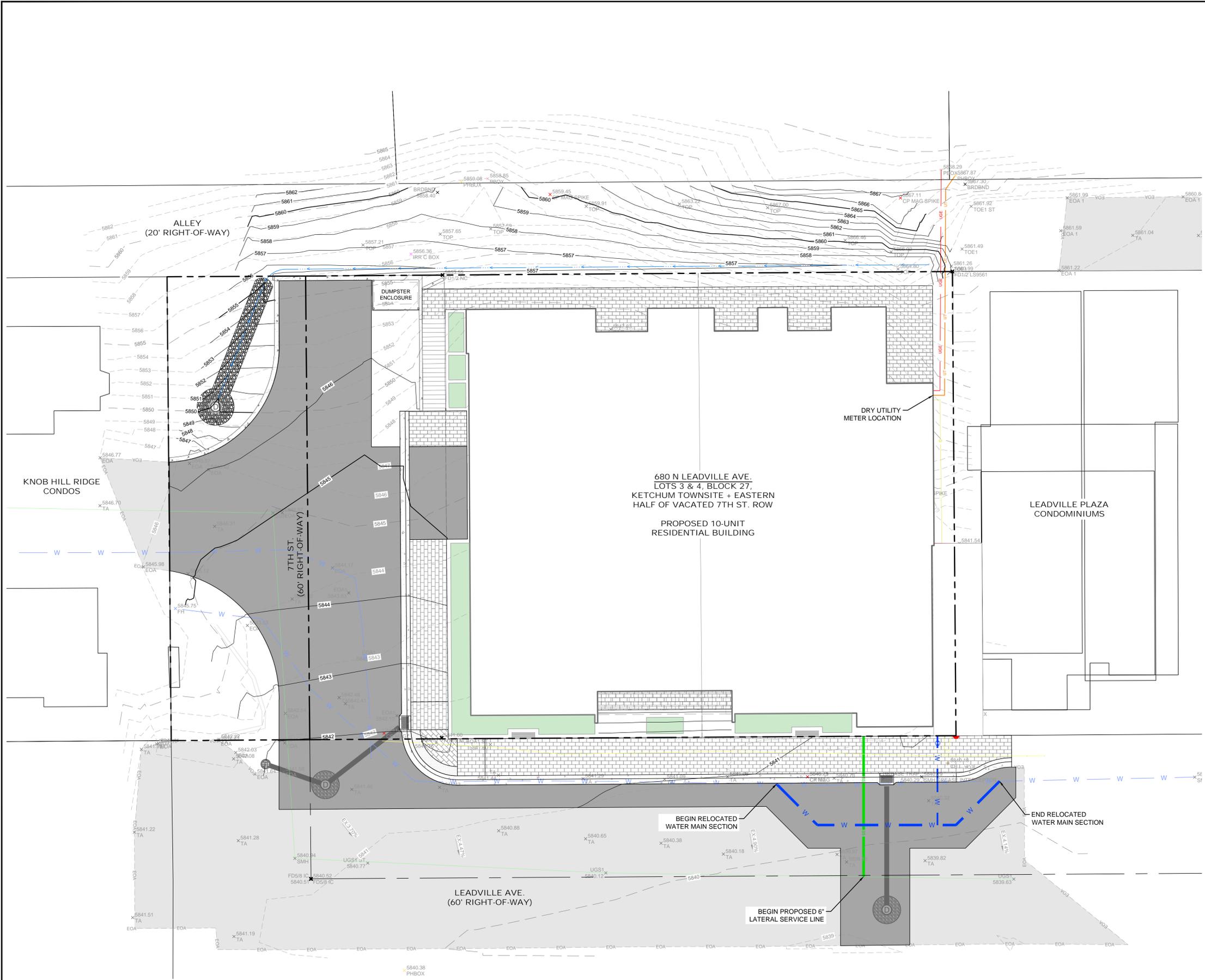
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A	PREPARED FOR DESIGN REVIEW SET	11/21/2025	MS
B	UPDATED FIRE ACCESS EXHIBIT	11/21/2025	MS

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 DATE: 02/12/26
 PROJECT NO.: 25010
 TITLE:
FIRE ACCESS EXHIBIT

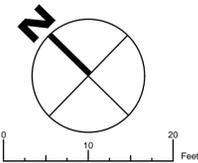
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UTILITY LEGEND

- W — W — W PROPOSED 6" WATER MAIN
- W — W — W PROPOSED 4" WATER SERVICE LINE
- PROPOSED CURB STOP
- SS PROPOSED 6" SANITARY SEWER SERVICE
- UGE PROPOSED UNDERGROUND POWER LINE
- UT PROPOSED UNDERGROUND TELECOMMUNICATIONS
- G PROPOSED UNDERGROUND GAS SERVICE



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680 NORTH LEADVILLE
 680 N LEADVILLE AVENUE, KETCHUM, ID 83340
 KETCHUM TOWNSITE, BLOCK 27, LOTS 3 & 4

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1	PREAPPLICATION DESIGN REVIEW SET	11/21/2025	MS

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PROJECT NO.	25010
TITLE	UTILITY PLAN
SHEET NO.	C3.0



NOB HILL RIDGE CONDOS



LEADVILLE PLAZA CONDOS



LEADVILLE PLAZA CONDOS



SCOTTEVEST



NOB HILL RIDGE CONDOS



BOULDER MTN VILLAGE



HOTEL KETCHUM



680 NORTH LEADVILLE AVENUE

KETCHUM LOTS 3 & 4, BLOCK 27, KETCHUM, IDAHO

WILLIAMS PARTNERS

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SITE ADJACENCIES

A 0.1

CONTEXT & PRECEDENTS



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680 NORTH LEADVILLE AVENUE

KETCHUM LOTS 3 & 4, BLOCK 27, KETCHUM, IDAHO

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WILLIAMS PARTNERS

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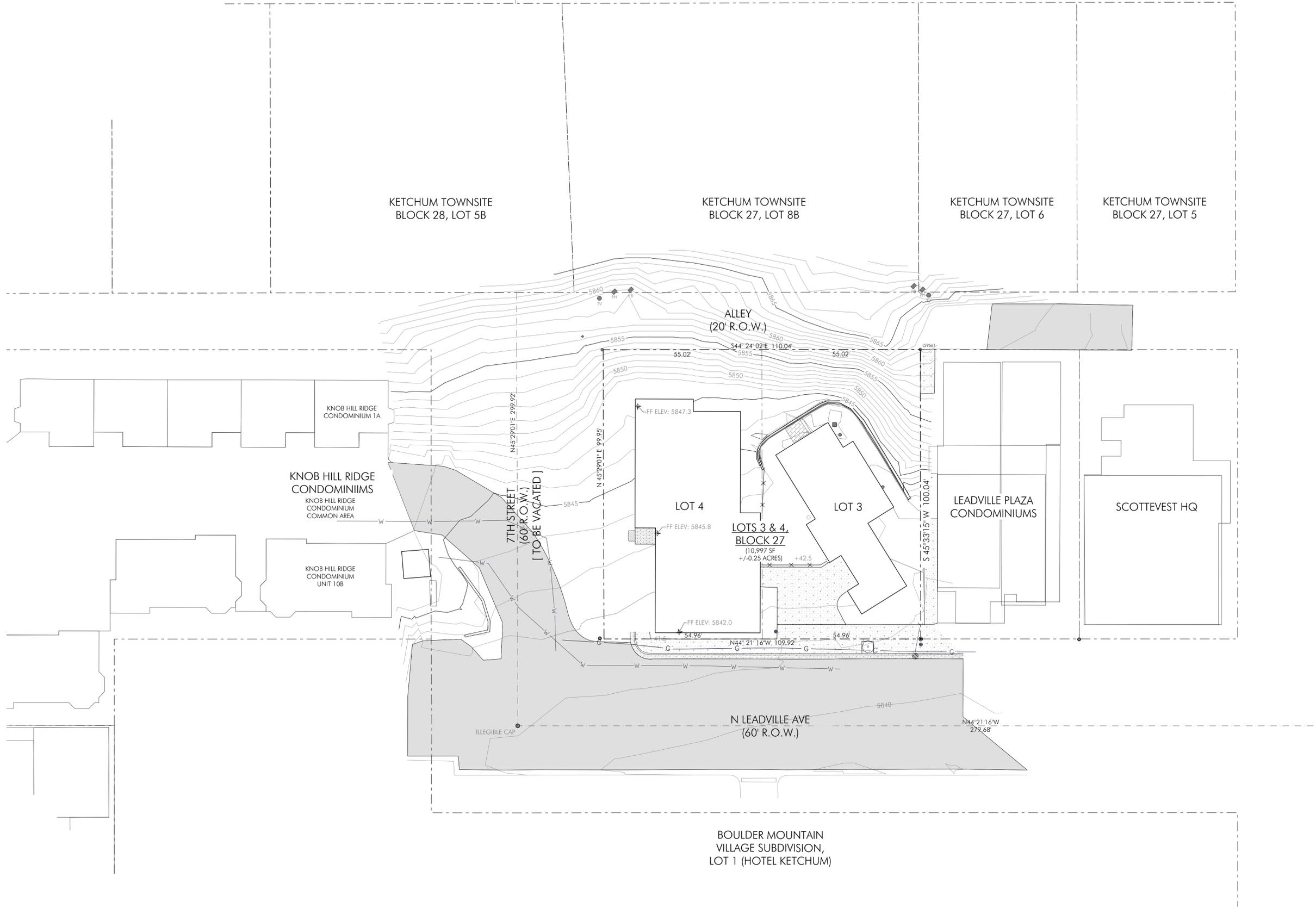
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INSPIRATION IMAGERY

A 0.2

CONTEXT & PRECEDENTS



680 NORTH LEADVILLE AVENUE

KETCHUM LOTS 3 & 4, BLOCK 27, KETCHUM, IDAHO

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1/16" ARCHITECTURAL SITE PLAN - EXISTING
 SCALE: 1/16" = 1'-0"



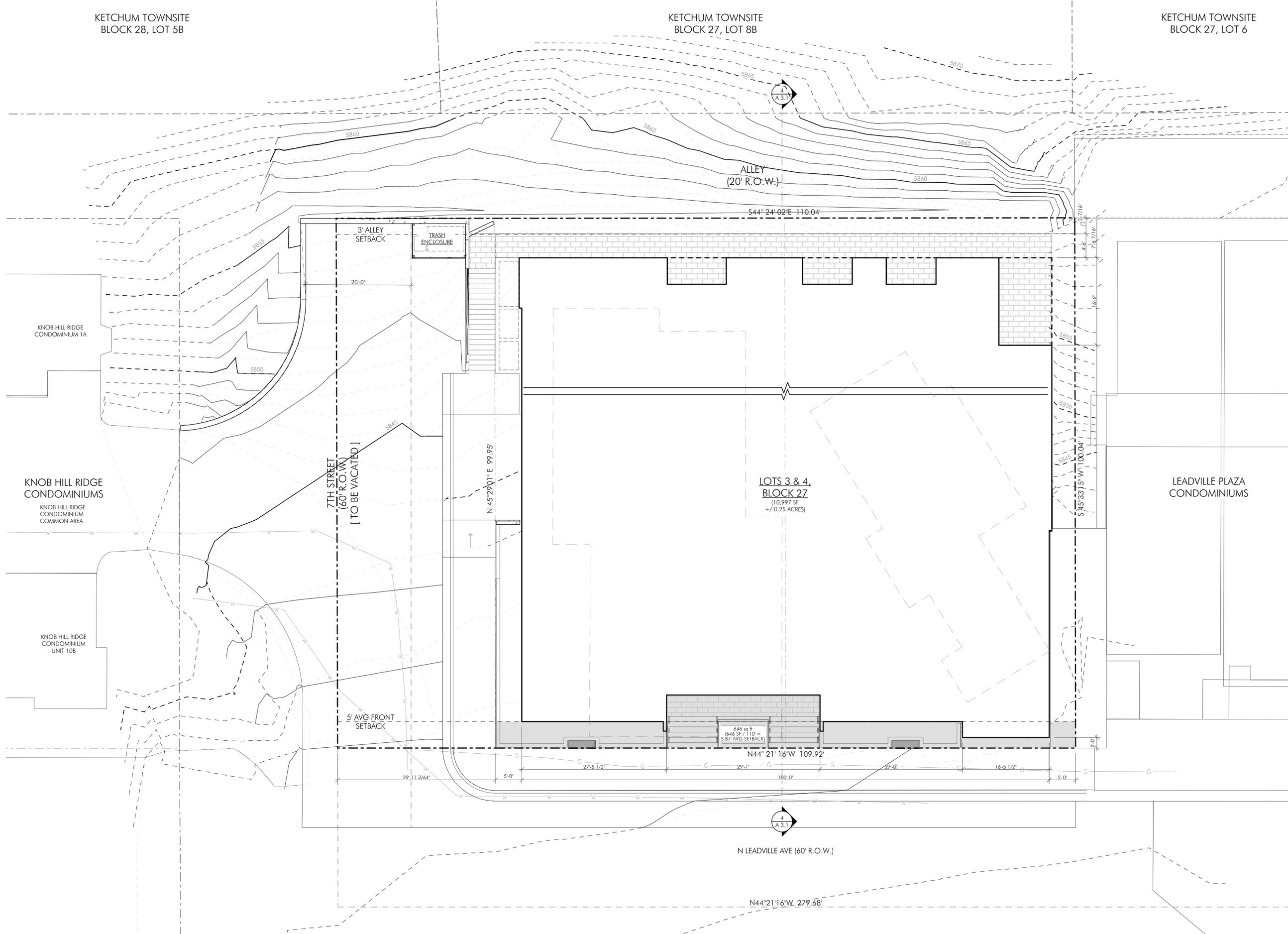
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 ARCHITECTURAL SITE
 PLAN

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KETCHUM TOWNSITE
BLOCK 28, LOT 5B

KETCHUM TOWNSITE
BLOCK 27, LOT 8B

KETCHUM TOWNSITE
BLOCK 27, LOT 6



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680 NORTH LEADVILLE AVENUE

KETCHUM LOTS 3 & 4, BLOCK 27, KETCHUM, IDAHO

WILLIAMS | PARTNERS
ARCHITECTS

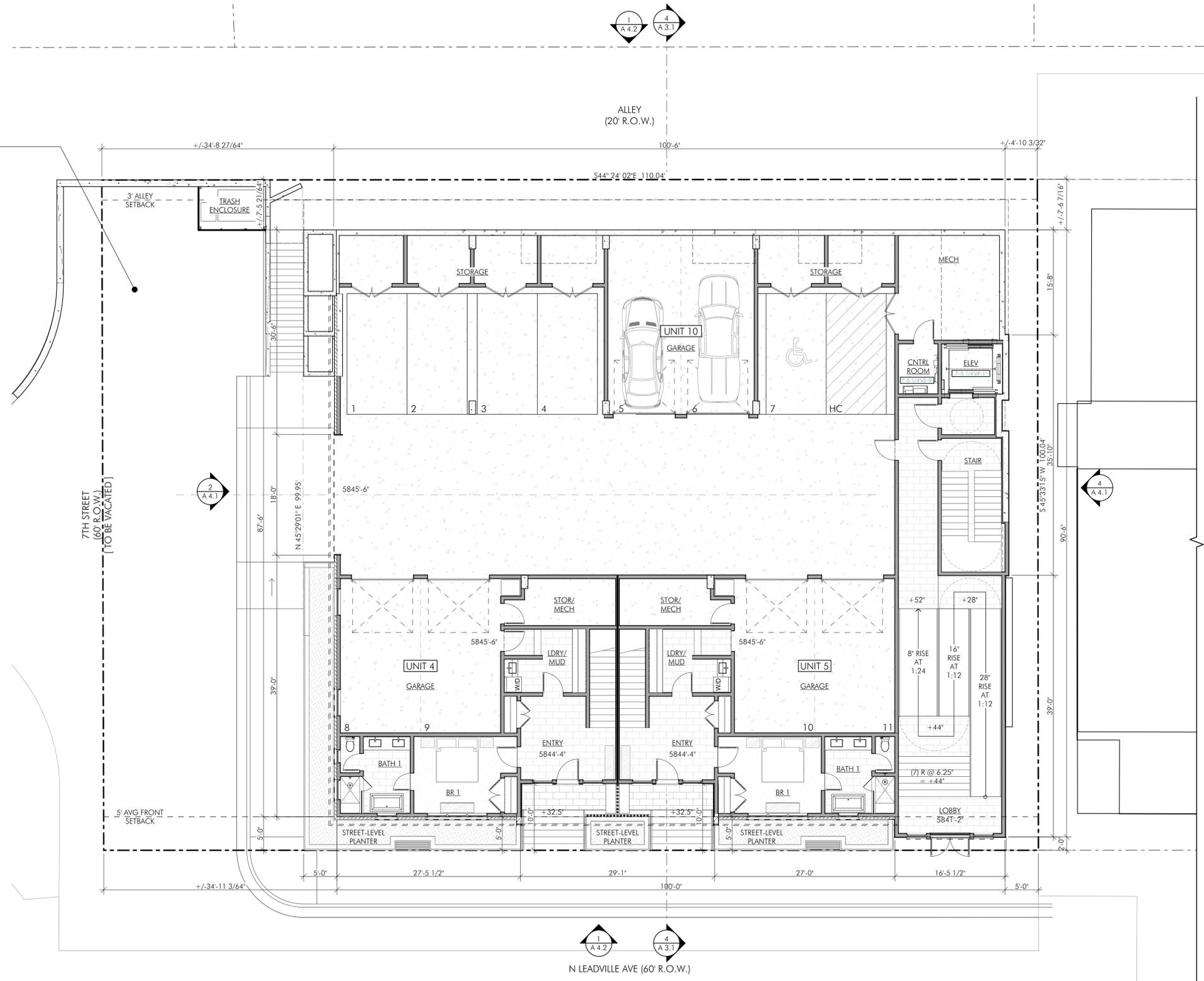
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ARCHITECTURAL SITE PLAN - PROPOSED
 SCALE: 1/8" = 1'-0"

A 1.3
 ARCHITECTURAL SITE
 PLAN



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

680 NORTH LEADVILLE AVENUE

KETCHUM LOTS 3 & 4, BLOCK 27, KETCHUM, IDAHO

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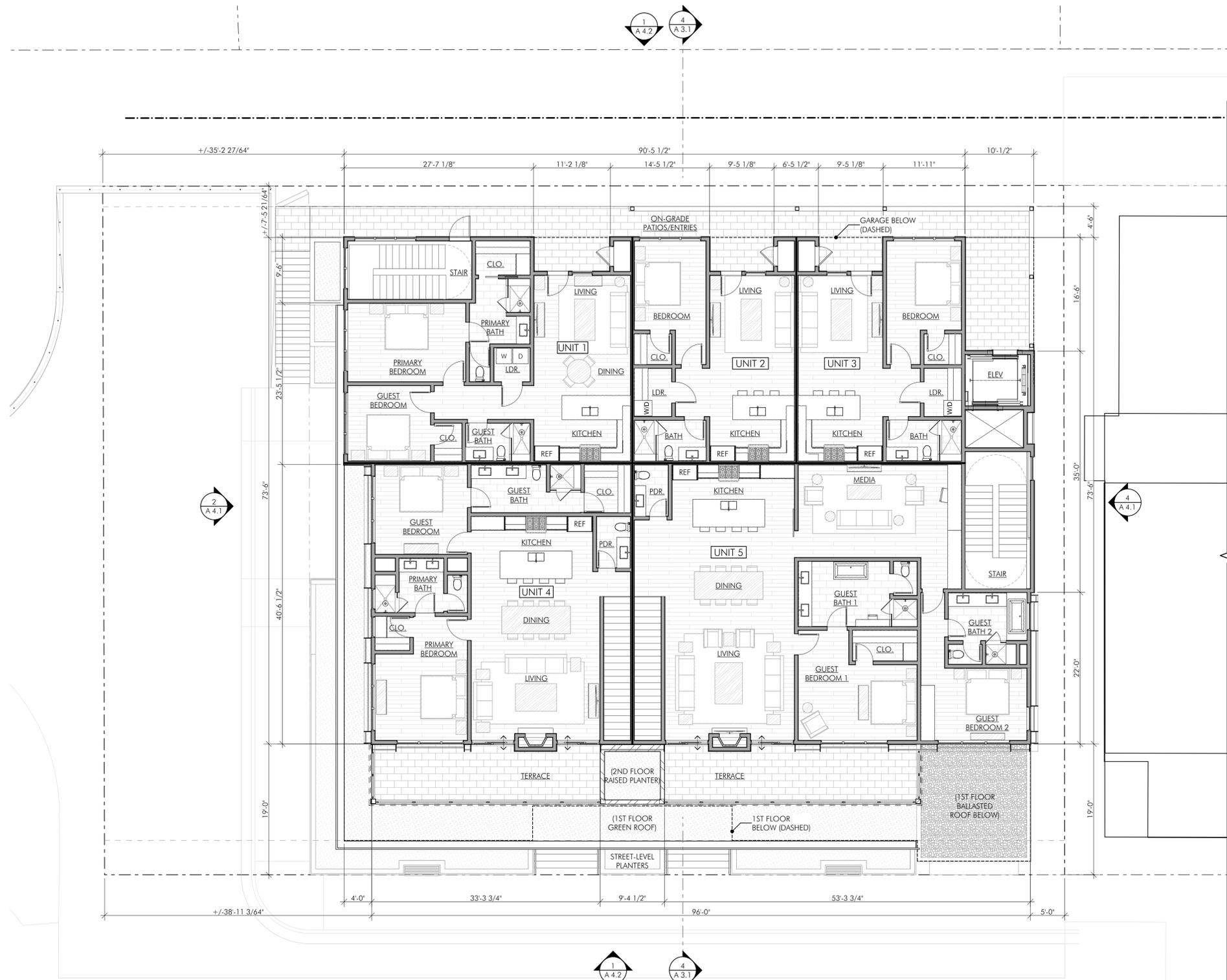
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A 2.1
FLOOR PLANS



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



A 2.2
FLOOR PLANS

680 NORTH LEADVILLE AVENUE
KETCHUM LOTS 3 & 4, BLOCK 27, KETCHUM, IDAHO

WILLIAMS PARTNERS

ARCHITECTS

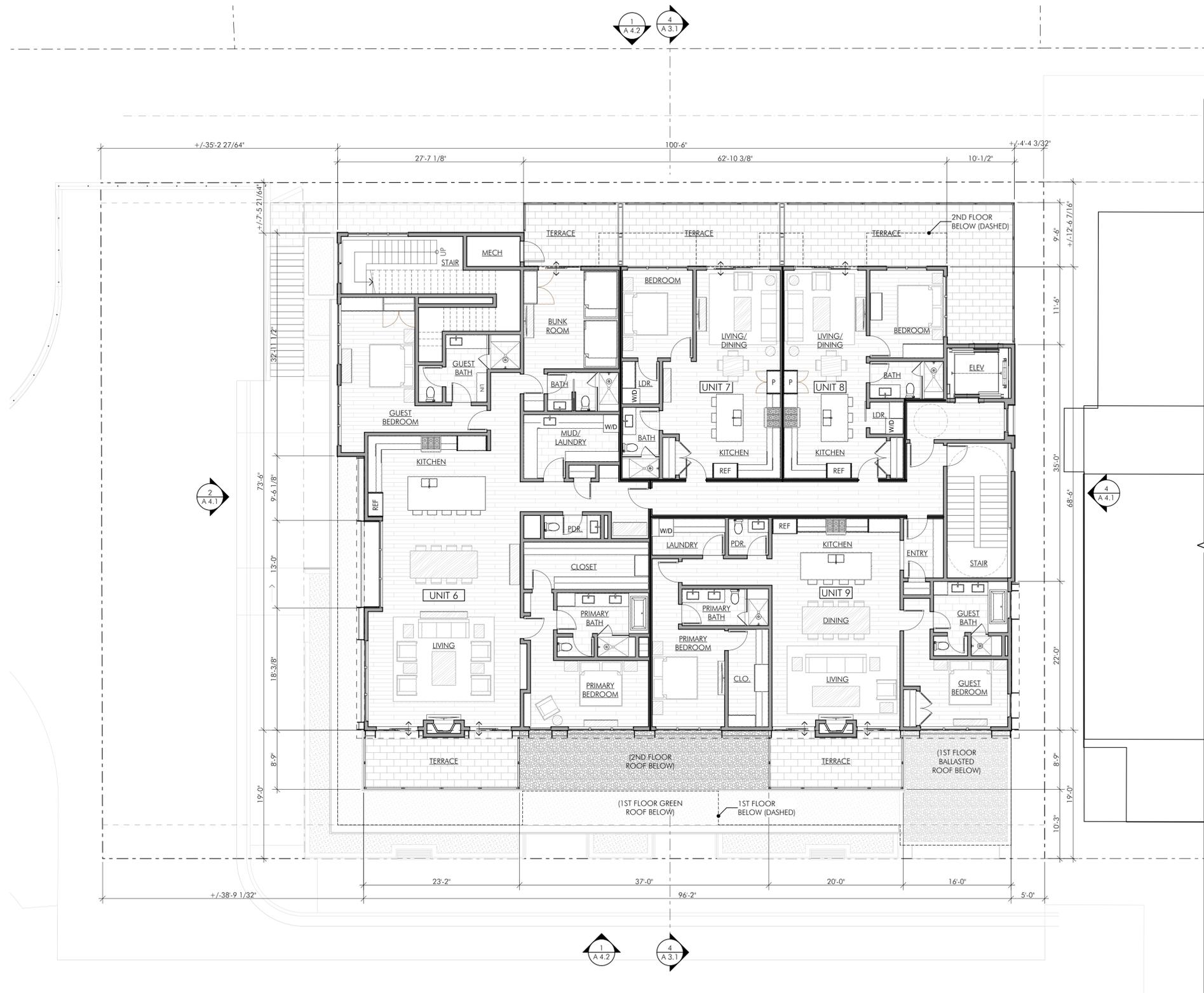
MAIL P.O. BOX 4373
KETCHUM, IDAHO
83340
PHONE 208.726.0020
WWW WILLIAMS-
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THIRD FLOOR
SCALE: 1/8" = 1'-0"



A 2.3
FLOOR PLANS

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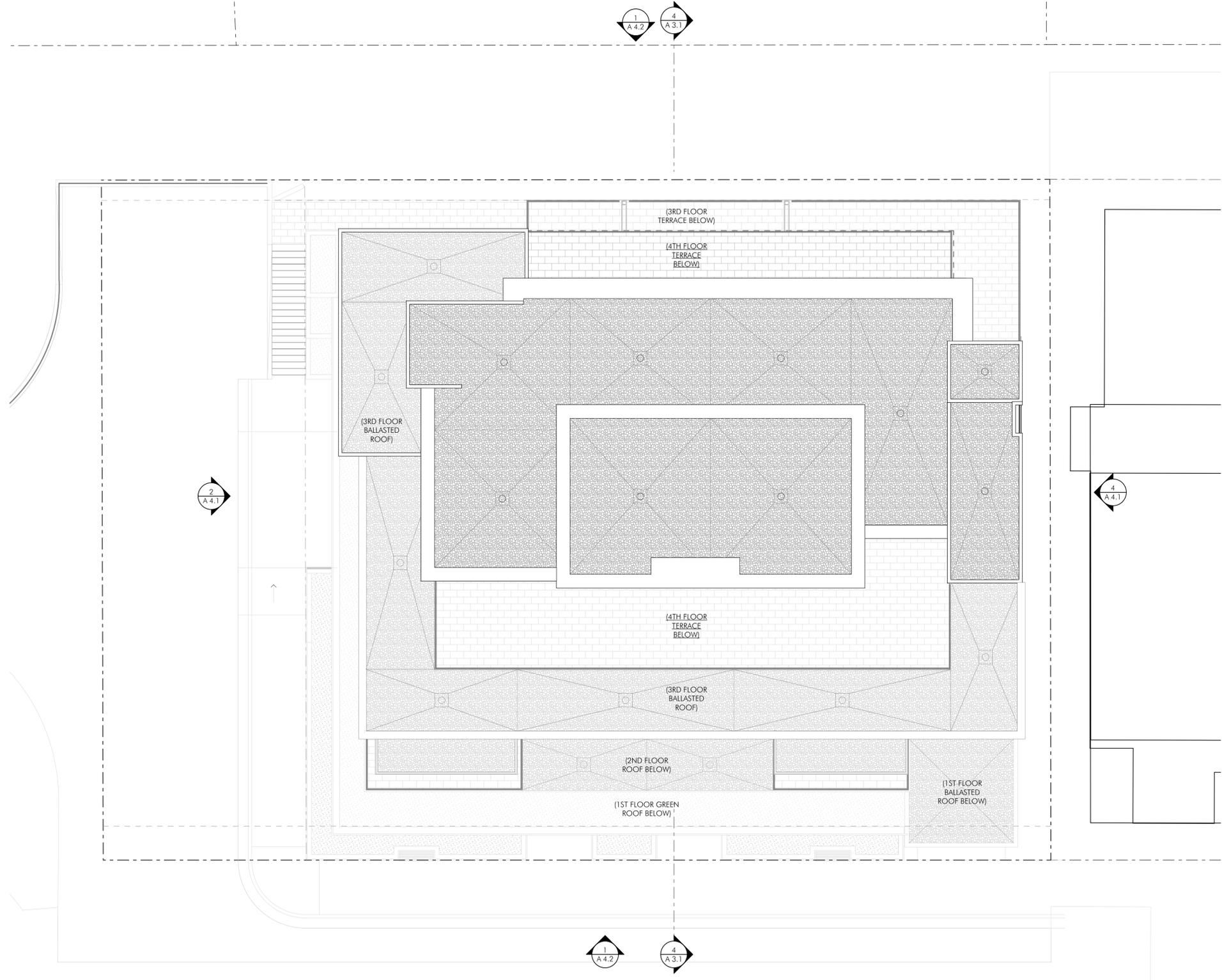
FOURTH FLOOR
SCALE: 1/8" = 1'-0"



A 2.4
FLOOR PLANS

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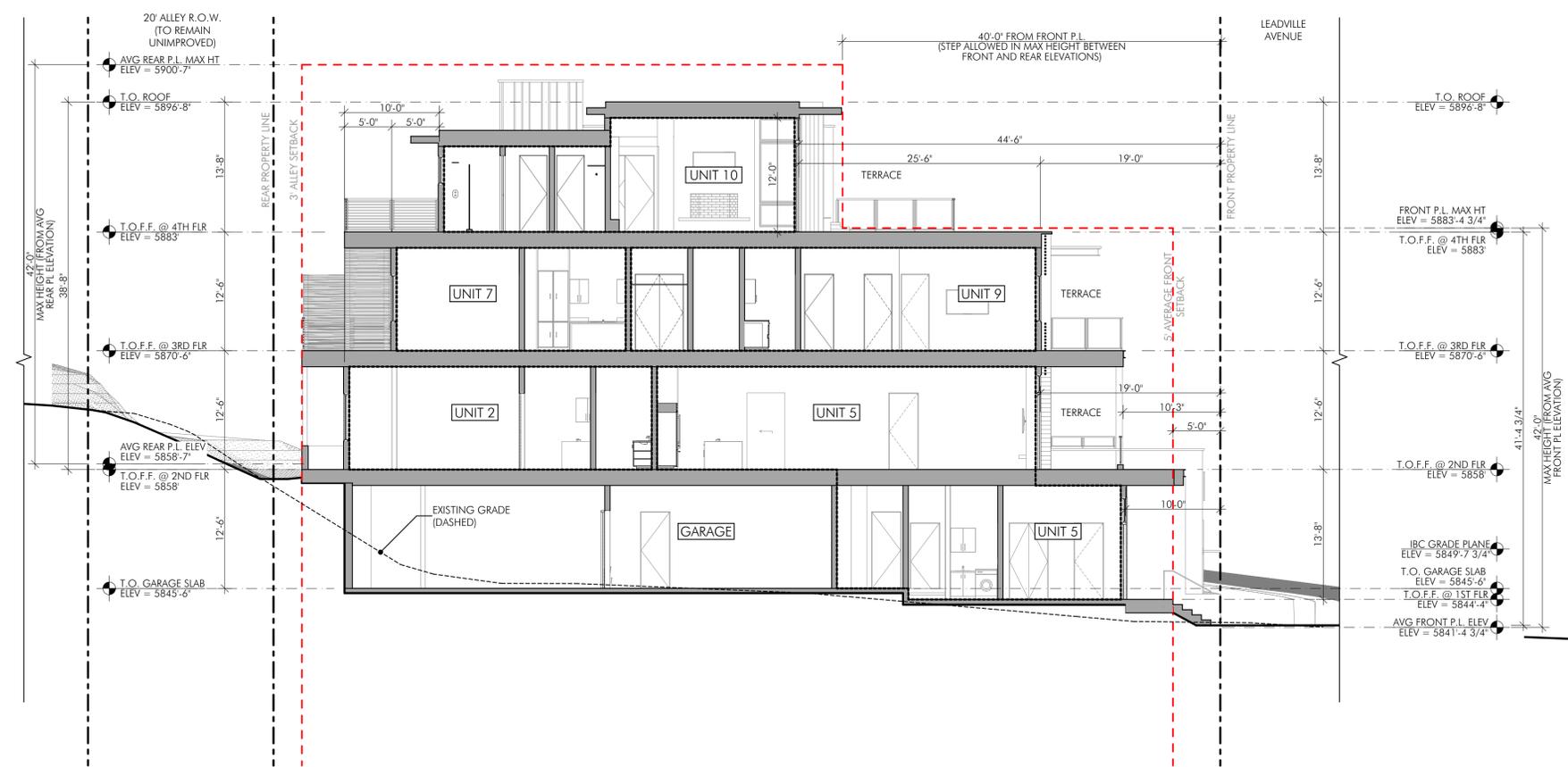
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ROOF PLAN
 SCALE: 1/8" = 1'-0"



A 2.5
 FLOOR PLANS



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

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A 3.1
BUILDING SECTIONS

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NORTH ELEVATION

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

2



WEST ELEVATION

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

1

680 NORTH LEADVILLE AVENUE

KETCHUM LOTS 3 & 4, BLOCK 27, KETCHUM, IDAHO

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A 4.1

EXTERIOR ELEVATIONS

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SOUTH ELEVATION 2
SCALE: 1/8" = 1'-0"



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

680 NORTH LEADVILLE AVENUE

KETCHUM LOTS 3 & 4, BLOCK 27, KETCHUM, IDAHO

WILLIAMS PARTNERS

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A 4.2
EXTERIOR ELEVATIONS

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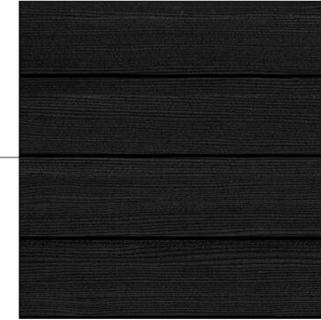
METAL SIDING

SIDING W/ IRREGULAR -
RIBBING PATTERN
DARK BRONZE -



FLAT ROOF

- EPDM MEMBRANE W/ BALLASTS
- GREY



SIDING

- WOOD
- DARK BROWN/BLACK
- 1X6 HORIZONTAL T&G
SIDING

SOFFIT TO MATCH



WOOD SCREEN

- WOOD
- LIGHT/ BLONDE
- 1 1/2" X 1 1/2"
MEMBERS



SIDING

- WOOD
- LIGHT/ BLONDE
- 1X6 HORIZONTAL T&G
SIDING WITH EXPRESSED
REVEAL

SOFFIT TO MATCH
COLOR TONE



STONE

- GREY
- DRYSTACK LAYUP



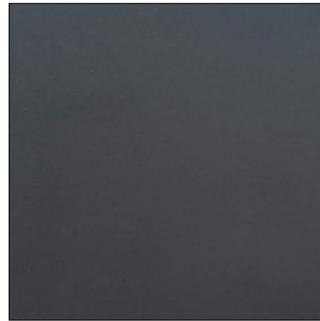
WDWS/DOORS

- ALUMINUM CLAD EXT
- BLACK
- CLEAR GLASS
- WOOD CLAD INT



SIDING

- WOOD
- DARK BROWN
- VERTICAL REVERSE
BOARD AND BATTEN
SIDING



FASCIA

METAL -
GREY/BLACK -



PAVERS

12 x 24 STONE PAVERS -
GREY -



CONCRETE

BOARD FORM CONCRETE -
GREY -



680 NORTH LEADVILLE AVENUE

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MATERIAL BOARD

A 4.3

EXTERIOR ELEVATIONS



NORTHEAST VIEW
SCALE: 1:4.35 **4**



SOUTHWEST VIEW
SCALE: 1:4.35 **2**



SOUTHEAST VIEW
SCALE: 1:4.35 **3**



NORTHWEST VIEW
SCALE: 1:3.70 **1**

680 NORTH LEADVILLE AVENUE

KETCHUM LOTS 3 & 4, BLOCK 27, KETCHUM, IDAHO

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A 5.1

3D VIEWS

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