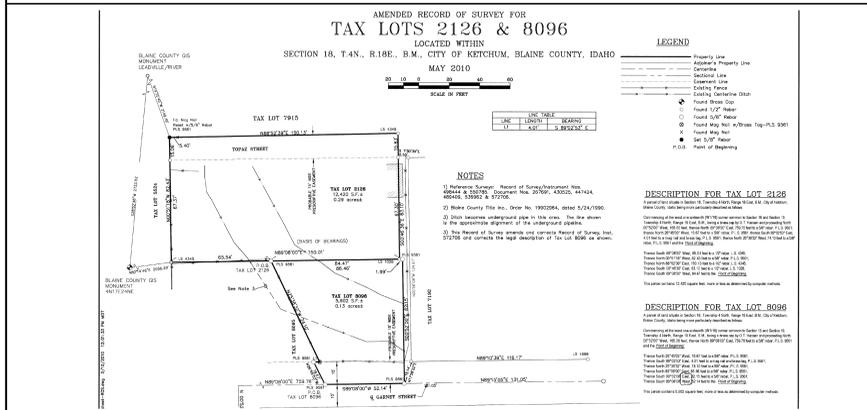


VICINITY MAP



PLAT MAP (not to scale)



REFERENCE IMAGE (not to scale)



DRAWING INDEX

DESIGN REVIEW DRAWING SET	
A000	COVER SHEET
A010	3D PERSPECTIVE + CONTEXT COMPILATION
C0.20	CIVIL SITE SURVEY
C1.00	CIVIL SITE PLAN
L100	EXISTING CONDITIONS AND DEMOLITION
L110	SITE PLAN
L120	LANDSCAPE PLAN
L121	MATERIALS
L122	SPECIFICATIONS
L130	GRADING PLAN (DESIGN INTENT)
L140	CONSTRUCTION ACTIVITY PLAN
A100	MECHANICAL BASEMENT FLOOR PLAN
A110	FIRST LEVEL FLOOR PLAN
A120	SECOND LEVEL FLOOR PLAN
A130	ROOF PLAN
A210	PROPOSED EXTERIOR ELEVATIONS
A220	PROPOSED EXTERIOR ELEVATIONS
A300	BUILDING HEIGHT - SETBACK DIAGRAM
A310	BUILDING SECTIONS

PLOT DATE 012326

DESIGN REVIEW	012326
BUILDING PERMIT	
FOR CONSTRUCTION	

GENERAL NOTES

All new work shall comply with materials and methods requirements in the 2018 International Building Code, International Energy Conservation Code, International Mechanical Code, International Plumbing Code, and International Fire Code, as applicable and adopted by the City of Ketchum that specify material standards, detail of installation and connection, joints, penetrations, and continuity of any element, component, or system in the building.

All work must meet or exceed all local, state and national building codes and requirements. Contractor is responsible for securing a building permit and scheduling all required inspections.

Any discrepancies, errors, or omissions in the drawings should be brought to the attention of the architect before beginning construction. Any substitutions are deviations from the drawings shall first be submitted to the architect. Architect does not take responsibility for any additional work by builder or owner that is not expressly provided for within the scope of work of this project.

On these drawings, dimensions are to face of framing, center of beam, top of concrete, or top of subfloor, unless otherwise noted. Writen dimensions take precedence over scaled dimensions.

The architect has used reasonable professional effort and judgment in interpreting and advising the Owner as to the necessary requirements to comply with applicable codes. The City of Ketchum makes the final interpretations of these codes and the Architect does not warrant or guarantee that the project will fully comply as drawn with the requirements of these regulatory agencies or judicial bodies.

The architect shall visit the site at regular intervals to become generally familiar with the progress of the project and to determine if, in general, the work is consistent with the architectural documents. The architect shall take no responsibility for the quality of the construction, or the means, methods, techniques, sequences of procedures, or safety precautions associated with the project.

BUILDING DATA

CODE:	2018 International Residential Code, as adopted by the City of Ketchum 2018 International Fire Code, as adopted by the City of Ketchum 2018 International Energy Conservation Code, as adopted by the City of Ketchum 2018 International Swimming Pool & Spa Code as adopted by Blaine County		
ADDRESS:	330 Topaz Street, Ketchum, ID 83340		
LEGAL DESCRIPTION:	KETCHUM FR SESW TL 8258 & 8259 SEC 18 4N 18E Tax Lots 2126 & 8096		
PARCEL NUMBER:	RPK4N18018035B		
ZONE:	LR, LIMITED RESIDENTIAL		
OCCUPANCY:	R- 3		
CONSTRUCTION:	Type V		
SQUARE FOOTAGE:			
	First Level	2,740 s.f.	
	Second Level	1,053 s.f.	
	Partial Basement	476 s.f.	
	Bonus (Over Garage)	775 s.f.	
	Garage	779 s.f.	
	Total square footage	5,823 s.f.	
SETBACKS			
	Front yard	Allowable 15'-0"	Proposed 15'-2 1/4"
	Side yard, E	Allowable 15'-2"	Proposed 15'-2"
	Side yards, W	Allowable 15'-2"	Proposed 31'-6"
	Rear yard	Allowable 20'-0"	Proposed 20' 1-1/2
	Rear yard, from Garnet Street (consolidated lot)		Proposed 89'-10"
LOT COVERAGE:	Lot area(per proposed lot consolidation)	± 18,678 SF / 0.43 acres	
	Total proposed building footprint	3,954 s.f.	
	Parking/Driveway/Topaz	1408s.f.	
	Total proposed building coverage	28%	
BUILDING HEIGHT:	Allowable, City of Ketchum	35'-0"	
	Proposed	29'-7"	
	*Proposed height based off lowest adjacent existing grade, see building height setback diagram		

CONTACTS

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svgeotech@gmail.com

ABBREVIATIONS

ADJ - Adjustable	E - East	MANUF - Manufacturing	ROW - Right of Way
ALT - Alternate	EA - Each	MAX - Maximum	S - South
ALUM - Aluminum	ELEC - Electrical	MEMB - Membrane	RD - Roof Drain
APPROX - Approximate	EQUIP - Equipment	MIN - Minimum	REF - Reference
ARCH - Architect	EST - Estimate	MISC - Miscellaneous	REV - Revision
BITUM - Bituminous	EQ - Equal	MO - Masonry Opening	RO - Rough Opening
BLDG - Building	EXT - Exterior	MULL - Mullion	ROW - Right of Way
BLKG - Blocking	FD - Floor Drain	N - North	S - South
BO - Bottom of	FF - Finish Floor	NO - Number	SIM - Similar
CAB - Cabinet	FFX - Fixture	NIC - Not in Contract	SF - Square Feet
CIP - Cast in Place	FT - Foot / Feet	NOM - Nominal	STD - Standard
CJ - Central Joint	FTG - Footing	NR - Not Rated	STOR - Storage
CL - Centerline	FURN - Furniture	NTS - Not to Scale	STRUCT - Structure
CLO or CLOS - Closet	GAL - Gallon	OC - On Center	T&G - Toungue & Groove
CLG - Ceiling	GALV - Galvanized	OD - Overflow Drain	TO - Top of
CLR - Clear	GEN - General	PERF - Perforated	TOFF - Top of Finish Floor
CMU - Concrete Masonry Unit	GWB - Gypsum Wall Board	PL - Property Line	TOS - Top of Slab
COL - Column	GYP - Gypsum	POS - Point of Sale	TYP - Typical
CONC - Concrete	HB - Hose Bib	RCP - Reflected Ceiling Plan	UTIL - Utilities
CONT - Continuous	HORIZ - Horizontal	RD - Roof Drain	VIF - Verify in Field
DBL - Double	HT - Height	REF - Reference	W - West
DIA - Diameter	IBC - International Building Code	REV - Revision	WC - Water Closet
DIM - Dimension	IC - Impact Isolation Class	RO - Rough Opening	WH - Water Heater
DN - Down	INCL - Including	ROW - Right of Way	YD - Yard
DW - Dishwasher	INSUL - Insulation	S - South	
DWR - Drawer	INT - Interior		



PRELIMINARY . . .
NOT FOR CONSTRUCTION

MCNEAL
Residence
330 TOPAZ STREET
KETCHUM, ID

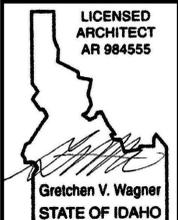


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A000
COVER SHEET
NOT TO SCALE



CONTEXTUAL DIAGRAM MAP WITH SITE PHOTOGRAPHS NOT TO SCALE



PRELIMINARY : NOT FOR CONSTRUCTION

MCNEAL Residence

330 TOPAZ STREET KETCHUM, ID



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A010
3D PERSPECTIVE +
CONTEXT COMPILATION
NOT TO SCALE



330 TOPAZ STREET
MCNEAL RESIDENCE

- 7/8" CORRUGATED METAL ROOF - SPECKLED GALVANIZED
- STAINED CEDAR DOUBLE BAND FASCIA TO MATCH SIDING, SPECKLED GALVANIZED RUST FLASHING TO MATCH ROOF
- SMOOTH COAT STUCCO, WARM BEIGE
- GLEN ROSE | GARDEN CITY GREY LIMESTONE BLEND FULL DEPTH VENEER, AT PORCH PER ELEVATIONS
- BLEACHED TIMBER COLUMNS AND EXPOSED BEAMS (AT PORCH, PERGOLA, AND ACCENT ROOFS)
- SIERRA PACIFIC DOUBLE FRAME CASSETTE AND DOUBLE HUNG WINDOWS, GULL GREY
- SMOOTH FINE LINE SHIP LAP CEDAR SIDING | BLEACHED WITH WARM, WEATHERED STAIN (TO MATCH SAMPLE)
- VERTICAL WOOD PANEL GARAGE DOOR, MATCH SIDING
- PLATEK, ETEREA 2700K FULL CUT-OFF FIXTURE, SEE SPEC SHEET

gretchen@scapedesignstudio.com scape design studio 208.720.9714



PERSPECTIVE RENDERING NOT TO SCALE

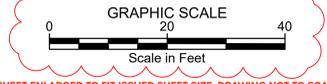
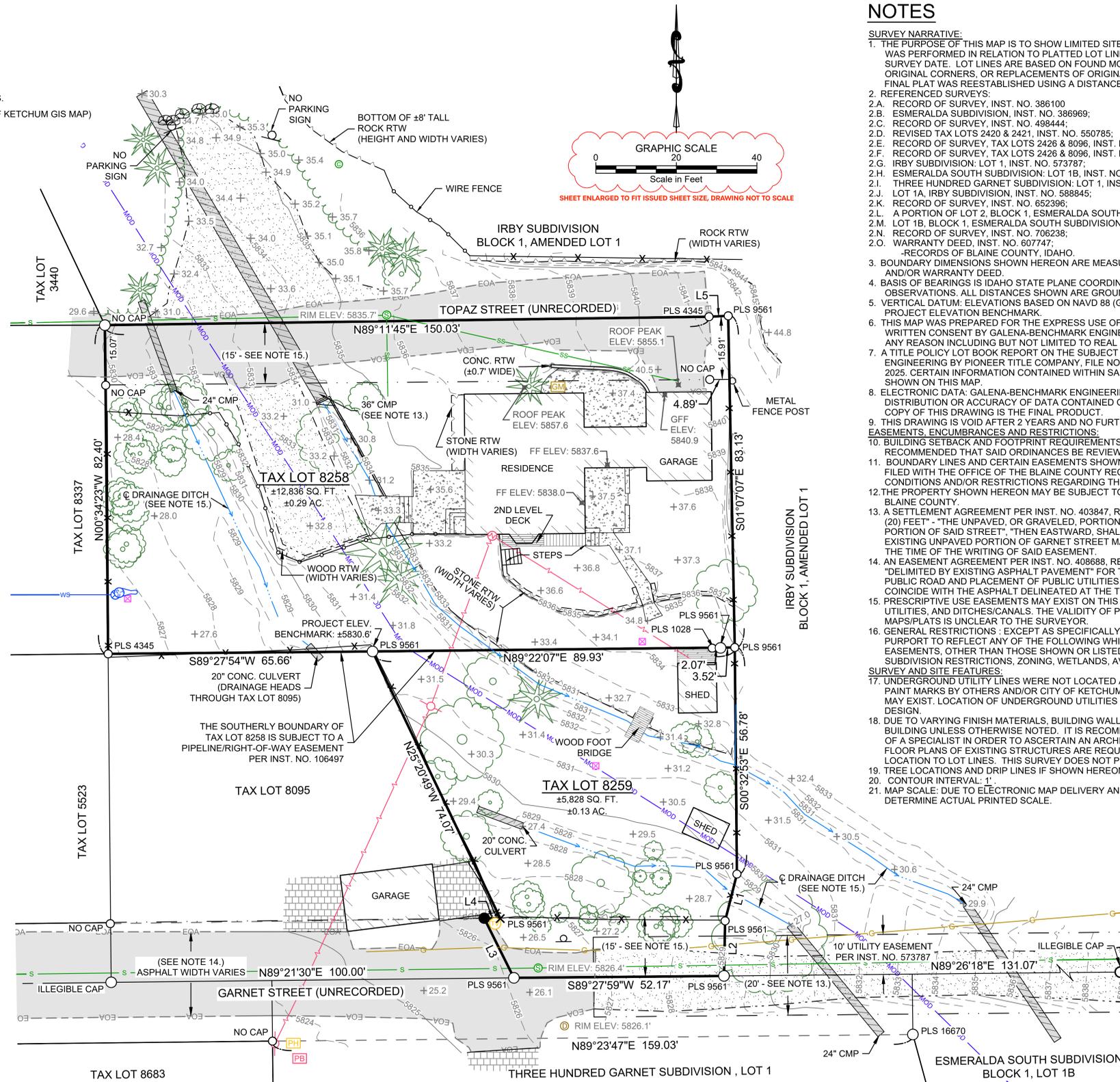
LEGEND

- PROPERTY LINE
- ADJOINER'S LOT LINE
- CENTERLINE
- - - TIE LINE
- - - EASEMENTS (TYPE AND WIDTH AS NOTED), SEE NOTES.
- MOD MOUNTAIN OVERLAY DISTRICT (DIGITIZED PER CITY OF KETCHUM GIS MAP)
- 5' CONTOUR INTERVAL
- 1' CONTOUR INTERVAL
- TREE BOUNDARY
- FLOW LINE DRAINAGE DITCH, (SEE NOTES)
- X WOOD FENCE
- WIRE FENCE
- BUILDING
- DECK
- BRIDGE
- ASPHALT
- CONCRETE SIDEWALKS/PATIOS
- GRAVEL DRIVE
- PAVERS
- RETAINING WALLS (AS NOTED)
- BURIED GAS LINE PER PAINT MARKS BY OTHERS
- OVERHEAD POWER LINE PER POWER POLES
- SEWER MAIN PER MANHOLES
- SEWER SERVICE PER KETCHUM UTILITY MAPS
- WATER SERVICE LINE PER KETCHUM UTILITY MAPS
- CULVERTS/DRAINAGE PIPES
- FOUND 5/8" REBAR (MARKED AS NOTED)
- FOUND 1/2" REBAR (MARKED AS NOTED)
- X FOUND MAG NAIL & WASHER (MARKED PLS9561)
- 5/8" REBAR W/ CAP MARKED "PLS 20893" TO BE SET
- WATER METER
- FIRE HYDRANT
- FROST FREE HYDRANT
- WATER VALVE
- VALVE BOX
- SIGN
- FENCE POST
- GAS METER
- CABLE TV RISER
- TELEPHONE RISER
- POWER POLE
- POWER BOX
- POWER METER
- SEWER MANHOLE
- DRY WELL
- ROCK
- DECIDUOUS TREE
- CONIFEROUS TREE

FF ELEV = FINISHED FLOOR ELEVATION
 GFF ELEV = GARAGE FINISHED FLOOR ELEVATION
 CMP = CORRUGATED METAL PIPE
 RTW = RETAINING WALL
 CONC = CONCRETE
 CL = CENTERLINE

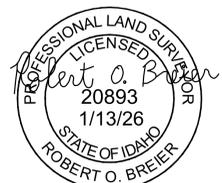
LINE TABLE

LINE #	LENGTH	DIRECTION
L1	12.11'	S14°01'54"W
L2	13.79'	S01°08'49"W
L3	16.67'	S26°18'01"E
L4	4.01'	S88°46'48"E
L5	4.77'	N87°23'29"E



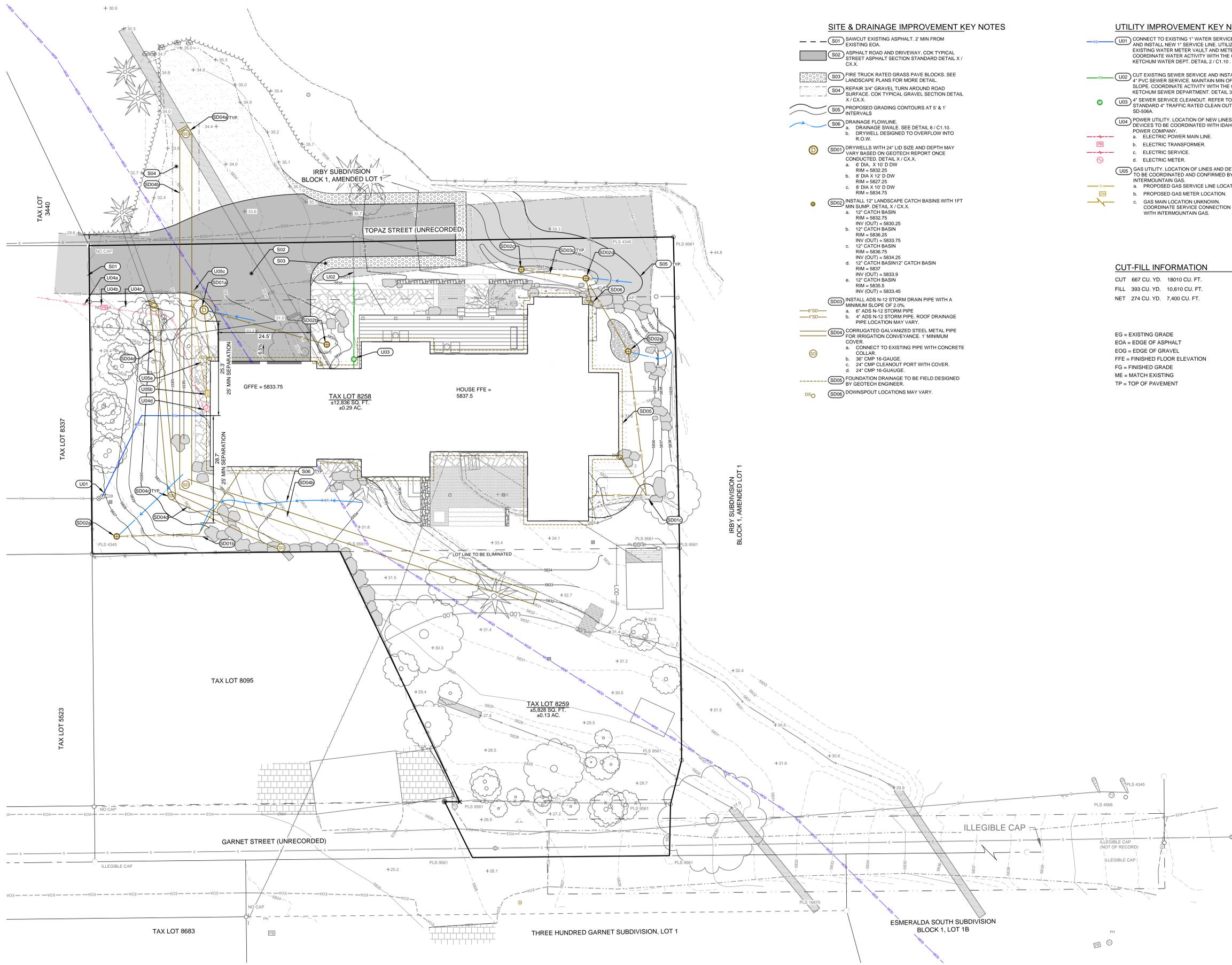
NOTES

- 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. LOT LINES ARE BASED ON FOUND MONUMENTS. ALL FOUND MONUMENTS WERE ACCEPTED AS EITHER ORIGINAL CORNERS, OR REPLACEMENTS OF ORIGINAL CORNERS. THE MISSING MONUMENT TO BE SET FOR EITHER FINAL PLAT WAS REESTABLISHED USING A DISTANCE-DISTANCE INTERSECTION.
 - REFERENCED SURVEYS:
 - RECORD OF SURVEY, INST. NO. 386100
 - ESMERALDA SUBDIVISION, INST. NO. 386969;
 - RECORD OF SURVEY, INST. NO. 498444;
 - REVISED TAX LOTS 2420 & 2421, INST. NO. 550785;
 - RECORD OF SURVEY, TAX LOTS 2426 & 8096, INST. NO. 572706;
 - RECORD OF SURVEY, TAX LOTS 2426 & 8096, INST. NO. 577521;
 - IRBY SUBDIVISION; LOT 1, INST. NO. 573787;
 - ESMERALDA SOUTH SUBDIVISION; LOT 1B, INST. NO. 583117;
 - THREE HUNDRED GARNET SUBDIVISION; LOT 1, INST. NO. 583118;
 - LOT 1A, IRBY SUBDIVISION; INST. NO. 588845;
 - RECORD OF SURVEY, INST. NO. 652396;
 - A PORTION OF LOT 2, BLOCK 1, ESMERALDA SOUTH SUBDIVISION INST. NO. 679252;
 - LOT 1B, BLOCK 1, ESMERALDA SOUTH SUBDIVISION, INST. NO. 694628;
 - RECORD OF SURVEY, INST. NO. 706238;
 - WARRANTY DEED, INST. NO. 607747; -RECORDS OF BLAINE COUNTY, IDAHO.
 - BOUNDARY DIMENSIONS SHOWN HEREON ARE MEASURED. FOR RECORD DIMENSIONS, SEE REFERENCED SURVEYS AND/OR WARRANTY DEED.
 - 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.
 - VERTICAL DATUM: ELEVATIONS BASED ON NAVD 88 (GEOID18) DATUM UTILIZING SMARTNET CORS STATION IDKM. SEE PROJECT ELEVATION BENCHMARK.
 - 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.
 - A TITLE POLICY LOT BOOK REPORT ON THE SUBJECT PROPERTY WAS SUBMITTED TO GALENA-BENCHMARK ENGINEERING BY PIONEER TITLE COMPANY, FILE NO. 893423, GUARANTEE NO. SG-08021918, DATED DECEMBER 4TH, 2025. CERTAIN INFORMATION CONTAINED WITHIN SAID POLICY MAY NOT APPEAR ON THIS MAP BUT MAY AFFECT ITEMS SHOWN ON THIS MAP.
 - 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 SETBACK AND FOOTPRINT REQUIREMENTS ARE PER CURRENT CITY/COUNTY ORDINANCES. IT IS RECOMMENDED THAT SAID ORDINANCES BE REVIEWED PRIOR TO DESIGN.
 - BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER PREVIOUS PLATS, SURVEYS AND RECORDS FILED WITH THE OFFICE OF THE BLAINE COUNTY RECORDER. REFER TO PLATS, SURVEYS, RECORDS AND CC&R'S FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
 - THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO A WELL USER'S AGREEMENT, INST. NO. 316687, RECORDS OF BLAINE COUNTY.
 - A SETTLEMENT AGREEMENT PER INST. NO. 403847, RECORDS OF BLAINE COUNTY, RECITES "A STRIP OF LAND TWENTY (20) FEET" - "THE UNPAVED, OR GRAVELED, PORTION OR GARNET STREET"; "FROM THE EAST END OF THE PAVED PORTION OF SAID STREET" THEN EASTWARD, SHALL BE DEEMED A PRIVATE DRIVEWAY"; THE LOCATION OF THE EXISTING UNPAVED PORTION OF GARNET STREET MAY NOT COINCIDE WITH THE UNPAVED PORTION DELINEATED AT THE TIME OF THE WRITING OF SAID EASEMENT.
 - AN EASEMENT AGREEMENT PER INST. NO. 408688, RECORDS OF BLAINE COUNTY, RECITES A STRIP OF LAND "DELIMITED BY EXISTING ASPHALT PAVEMENT" FOR THE USE OF "THE PAVED PORTION OF GARNET STREET" AS A PUBLIC ROAD AND PLACEMENT OF PUBLIC UTILITIES. THE WIDTH AND LOCATION OF THE EXISTING ASPHALT MAY NOT COINCIDE WITH THE ASPHALT DELINEATED AT THE TIME OF THE WRITING OF SAID EASEMENT.
 - PRESCRIPTIVE USE EASEMENTS MAY EXIST ON THIS PROPERTY FOR TOPAZ STREET AND GARNET STREET PUBLIC UTILITIES, AND DITCHES/CANALS. THE VALIDITY OF PROBABLE PRESCRIPTIVE EASEMENTS SHOWN ON OTHER SURVEY MAPS/PLATS IS UNCLEAR TO THE SURVEYOR.
 - 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.
 - UNDERGROUND UTILITY LINES WERE NOT LOCATED AS PART OF THIS SURVEY AND ARE PER SURFACE EVIDENCE. PAINT MARKS BY OTHERS AND/OR CITY OF KETCHUM UTILITY MAPS WHERE SHOWN. OTHER UNDERGROUND UTILITIES MAY EXIST. LOCATION OF UNDERGROUND UTILITIES AND SERVICES SHOULD BE CONFIRMED PRIOR TO EXCAVATION OR DESIGN.
 - DUE TO VARYING FINISH MATERIALS, BUILDING WALLS IF SHOWN HEREON ARE APPROXIMATE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED. IT IS RECOMMENDED THAT THE LANDOWNER OR CLIENT RETAIN THE SERVICES OF A SPECIALIST IN ORDER TO ASCERTAIN AN ARCHITECTURAL AS-BUILT, IF DETAILED ARCHITECTURAL FEATURES OR FLOOR PLANS OF EXISTING STRUCTURES ARE REQUIRED. BUILDING FOOTPRINTS ARE SHOWN TO RELATE THEIR LOCATION TO LOT LINES. THIS SURVEY DOES NOT PURPORT TO SUBSTITUTE AN ARCHITECTURAL AS-BUILT.
 - 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.



CO.20	PURPOSE: FOR DESIGN		GALENA-BENCHMARK ENGINEERING Civil Engineers & Land Surveyors 100 Bell Drive P.O. Box 733 Ketchum, Idaho 83340 (208) 726-9512 www.benchmark-associates.com	A TOPOGRAPHIC SURVEY SHOWING		TAX LOTS 8258 & 8259 LOCATED WITHIN T.4N., R.18E., SECTION 18, B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO JANUARY 2025 PREPARED FOR MATHEW MCNEAL	TAX LOTS 8258 & 8259 GALENA-BENCHMARK ENGINEERING KETCHUM, IDAHO SHEET 1 OF 1 Job No. 25313
	NO DATE BY REVISIONS			PROJECT INFORMATION			
	01/07/2026 BRS ADDITIONAL TOPO - FOR FIRE TURNAROUND AREA			G:\BMA_ROSIT4N, R18E\Section 18\T1 8258 and 8259 - 330 Topaz\25313\dwg\25313 TOPO.dwg 01/07/26 02:12:17 PM			

REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any project or extension of this project without the written consent of Galena Engineering, Inc.



SITE & DRAINAGE IMPROVEMENT KEY NOTES

- SD01 SAWCUT EXISTING ASPHALT, 2' MIN FROM EXISTING EOA.
- SD02 ASPHALT ROAD AND DRIVEWAY, COK TYPICAL STREET ASPHALT SECTION STANDARD DETAIL X / C/X.
- SD03 FIRE TRUCK RATED GRASS PAVE BLOCKS. SEE LANDSCAPE PLANS FOR MORE DETAIL.
- SD04 REPAIR 3/4" GRAVEL TURN AROUND ROAD SURFACE, COK TYPICAL GRAVEL SECTION DETAIL X / C/X.
- SD05 PROPOSED GRADING CONTOURS AT 5' & 1' INTERVALS.
- SD06 DRAINAGE FLOWLINE.
 - a. DRAINAGE SWALE. SEE DETAIL 8 / C1.10.
 - b. DRYWELL DESIGNED TO OVERFLOW INTO R.O.W.
- SD07 DRYWELLS WITH 24" LID SIZE AND DEPTH MAY VARY BASED ON GEOTECH REPORT ONCE CONDUCTED. DETAIL X / C/X.
 - a. 6" DIA. X 10' D DV
 - b. RIM = 5832.25
 - c. 8" DIA X 12' D DV
 - d. RIM = 5827.25
 - e. 8" DIA X 10' D DV
 - f. RIM = 5834.75
- SD08 INSTALL 12" LANDSCAPE CATCH BASINS WITH 1FT MIN SUMP. DETAIL X / C/X.
 - a. 12" CATCH BASIN
 - b. RIM = 5832.75
 - c. INV (OUT) = 5830.25
 - d. 12" CATCH BASIN
 - e. RIM = 5836.75
 - f. INV (OUT) = 5833.75
 - g. 12" CATCH BASIN
 - h. RIM = 5836.75
 - i. INV (OUT) = 5834.25
 - j. 12" CATCH BASIN
 - k. RIM = 5837
 - l. INV (OUT) = 5833.9
 - m. 12" CATCH BASIN
 - n. RIM = 5835.5
 - o. INV (OUT) = 5833.45
- SD09 INSTALL ADS N-12 STORM DRAIN PIPE WITH A MINIMUM SLOPE OF 2.0%.
 - a. 6" ADS N-12 STORM PIPE
 - b. 4" ADS N-12 STORM PIPE, ROOF DRAINAGE PIPE LOCATION MAY VARY.
- SD04 CORRUGATED GALVANIZED STEEL METAL PIPE FOR IRRIGATION CONVEYANCE. 1" MINIMUM COVER.
 - a. CONNECT TO EXISTING PIPE WITH CONCRETE COLLAR.
 - b. 36" CMP 16-GAUGE.
 - c. 24" CMP CLEANOUT PORT WITH COVER.
 - d. 24" CMP 16-GAUGE.
- SD05 FOUNDATION DRAINAGE TO BE FIELD DESIGNED BY GEOTECH ENGINEER.
- SD06 DOWNSPOUT LOCATIONS MAY VARY.

UTILITY IMPROVEMENT KEY NOTES

- U01 CONNECT TO EXISTING 1" WATER SERVICE LINE AND INSTALL NEW 1" SERVICE LINE. UTILIZE EXISTING WATER METER VAULT AND METER. COORDINATE WATER ACTIVITY WITH THE CITY OF KETCHUM WATER DEPT. DETAIL 2 / C1.10.
- U02 CUT EXISTING SEWER SERVICE AND INSTALL NEW 1" PVC SEWER SERVICE. MAINTAIN MIN OF 2% SLOPE. COORDINATE ACTIVITY WITH THE CITY OF KETCHUM SEWER DEPARTMENT. DETAIL 3 / C1.10.
- U03 4" SEWER SERVICE CLEANOUT. REFER TO ISPMV STANDARD 4" TRAFFIC RATED CLEAN OUT DETAIL SD-506A.
- U04 POWER UTILITY. LOCATION OF NEW LINES AND DEVICES TO BE COORDINATED WITH IDAHO POWER COMPANY.
 - a. ELECTRIC POWER MAIN LINE.
 - b. ELECTRIC TRANSFORMER.
 - c. ELECTRIC SERVICE.
 - d. ELECTRIC METER.
- U05 GAS UTILITY. LOCATION OF LINES AND DEVICES TO BE COORDINATED AND CONFIRMED BY INTERMOUNTAIN GAS.
 - a. PROPOSED GAS SERVICE LINE LOCATION.
 - b. PROPOSED GAS METER LOCATION.
 - c. GAS MAIN LOCATION UNKNOWN. COORDINATE SERVICE CONNECTION TO MAIN WITH INTERMOUNTAIN GAS.

CUT-FILL INFORMATION

CUT 667 CU. YD. 18010 CU. FT.
 FILL 393 CU. YD. 10,610 CU. FT.
 NET 274 CU. YD. 7,400 CU. FT.

EG = EXISTING GRADE
 EOA = EDGE OF ASPHALT
 EOG = EDGE OF GRAVEL
 FFE = FINISHED FLOOR ELEVATION
 FG = FINISHED GRADE
 ME = MATCH EXISTING
 TP = TOP OF PAVEMENT

**330 TOPAZ STREET
 CIVIL SITE PLAN**

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M. CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR: MATTHEW MCNEAL
 GALENA ENGINEERING, INC. 100 East Main Street, Ketchum, ID 83841
 (208) 726-8512
 www.galenaeng.com

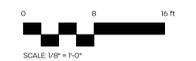


DESIGNED BY: JIL
 DRAWN BY: SS
 CHECKED BY: JIL
 SURVEY DATE: 11/10/25

GALENA-BENCHMARK ENGINEERING
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 Ketchum, ID 83841
 (208) 726-8512
 www.benchmark-associates.com

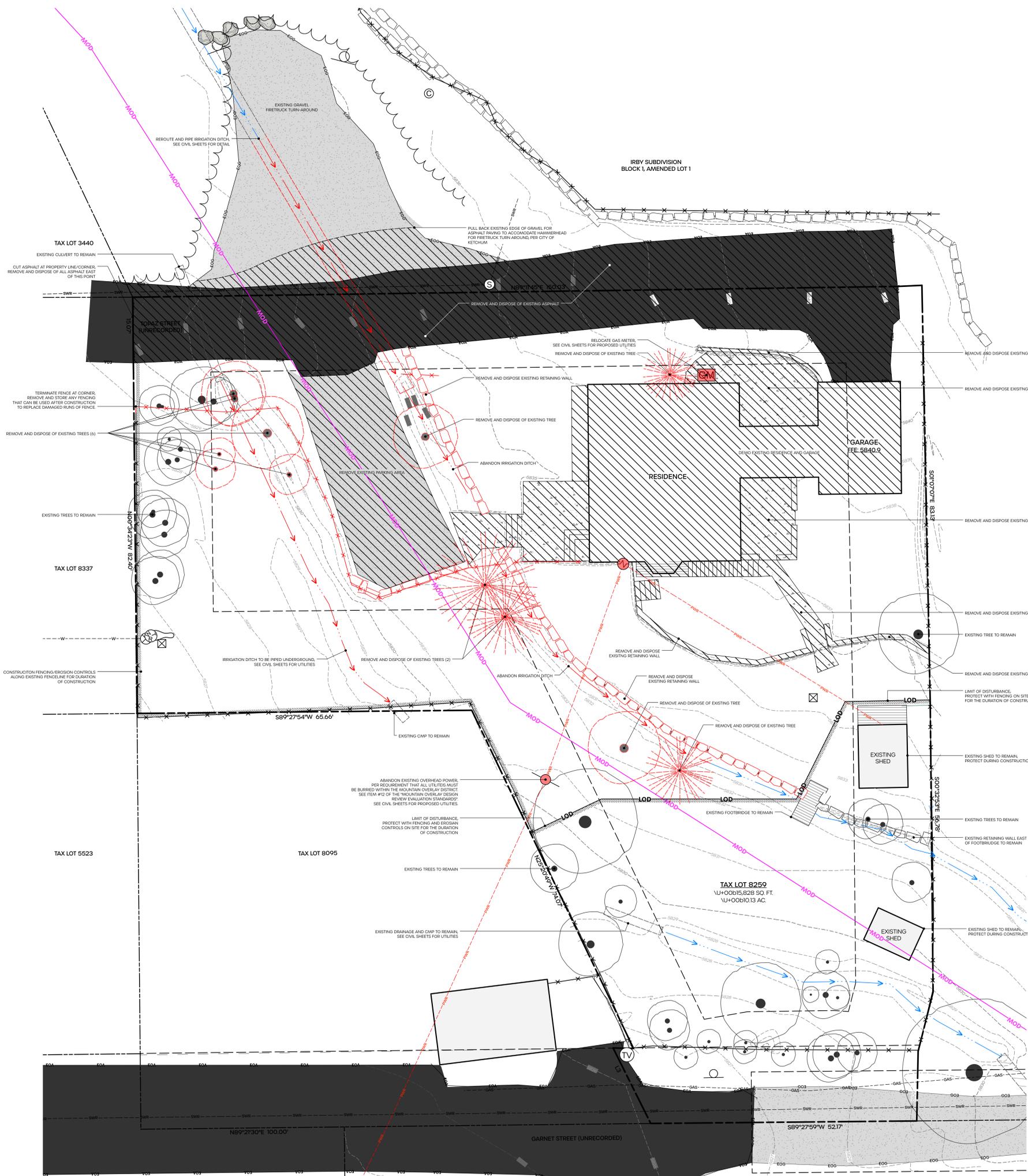
NO.	DATE	BY	REVISIONS

PURPOSE: ISSUE FOR DESIGN REVIEW 1/21/26



SYMBOL	DESCRIPTION
	Property Line
	Setbacks / Easements
	Mountain Overlay District (MOD)
	Limit of Disturbance
	Construction Fencing / Erosion Controls (Duration of Construction)
	Existing Fence to Remain
	Remove and Store Fence
	Existing Drainage and Infrastructure to Remain
	Remove and Dispose CMP
	Irrigation Ditches to be Piped/Abandoned
	Existing Retaining Wall
	Remove and Dispose Retaining Wall
	Existing Gravel Surface to Remain
	Remove and Dispose Gravel Surface
	Remove and Dispose Existing Residence, Garage, Walkways, Patios, Steps, and Retaining Walls
	Existing Trees to Remain
	Remove and Dispose Trees

- DEMOLITION NOTES:**
1. SITE ACCESS OFF OF TOPAZ STREET ONLY
 2. CONSTRUCTION FENCING AND EROSION CONTROLS ALONG THE EAST PROPERTY LINES AND SOUTHERN LIMIT OF DISTURBANCE (LOD). BLACK SILT FENCING, EQUALLY STAKED STRAW FIBER ROLL CONTROLS AS NEEDED.
 3. REMAINING TREES: INSTALL 4" ORANGE POLYPROPYLENE FENCING ALONG THE TREE DRIP LINES TO PROTECT ROOT AND BRANCHING SYSTEMS.
 4. TREE AND STUMP REMOVAL: ALL TREES FOR REMOVAL WILL REQUIRE STUMP EXCAVATION AND BACK FILLED WITH LOAM OR WOODCHIPS. TREES LABELED FOR REMOVAL WHERE STUMP REMOVAL WILL IMPACT ROOT ZONES OF ADJACENT TREES TO BE REVIEWED WITH LANDSCAPE ARCHITECT ON-SITE.
 5. ABANDONED AND RELOCATED UTILITIES, PER CIVIL ENGINEER. SEE 'C' SHEETS FOR DETAIL.
- NOTE:** ALL UTILITIES WITHIN THE MOUNTAIN OVERLAY DISTRICT (MOD) TO BE UNDERGROUND, PER CITY OF KETCHUM.



PLANT SCHEDULE

TREES				
ABBRV	QTY	SIZE	BOTANICAL NAME	COMMON NAME
AAA	3	10' B&B	<i>Amelanchier alnifolia</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry
AF	1	3" CAL	<i>Acer x freemanii</i>	Autumn Blaze Maple
AL	2	10' B&B	<i>Abies balsamea</i>	Sub Alpine Fir
PM	2	12' B&B	<i>Pseudotsuga menziesii</i>	Douglas Fir
PT 1'	1	1" CAL	<i>Populus tremulaoides</i>	Quaking Aspen
PT 2"	3	2" CAL	<i>Populus tremulaoides</i>	Quaking Aspen
SHRUBS				
ABBRV	QTY	SIZE	BOTANICAL NAME	COMMON NAME
AG	5	6' B&B	<i>Acer glabrum</i>	Rocky Mountain Maple
AM	14	10 GAL	<i>Ronia melanocarpa</i> 'Low Scope Mound'	Low Scope Mound Chokeberry
SP	4	4' B&B	<i>Salix purpurea</i>	Arctic Willow
SVK	9	6' B&B	<i>Syringa vulgaris</i> 'Krasavitsa Moskva'	Beauty of Moscow Lilac
PERENNIALS				
ABBRV	QTY	SIZE	BOTANICAL NAME	COMMON NAME
NATIVE SEED FOR REVEGETATION				Total +/- 2,650 SF
Mountain Brome				

IRRIGATION CALCULATIONS

AREA DESCRIPTION	SF OF IRRIGATION
Trees (Drip)	+/- 660 SF
Shrubs (Drip)	+/- 1,095 SF
Lawn (Overhead)	+/- 3,380 SF
Native Areas (Overhead)	+/- 2,650 SF
TOTAL	+/- 7,775 SF (0.18AC)

LEGEND

SYMBOL	DESCRIPTION
---	Property Line
---	Setbacks / Easements
---	Mountain Overlay District (MOD)
---	Limit of Disturbance
---	Construction Fencing / Erosion Controls (Duration of Construction)
---	Existing Fence
---	Repurposed Fence
---	Existing Retaining Wall
---	Existing Contours
---	Proposed Contours
---	Existing Utility (See Survey)
---	Proposed Utility
○	Existing Trees
○	Trees
○	Shrubs
---	Lawn
---	Native Re-Vegetation
---	Existing Gravel Turnaround (Fire)
---	Asphalt Paving
---	Grass-Pavers
---	Flagstone Paving
---	Stone Steps
---	Cobblestone Drain Rock
---	Stone Masonry Walls
○	Boulders
○	Light Fixtures
■	Built-in Barbecue

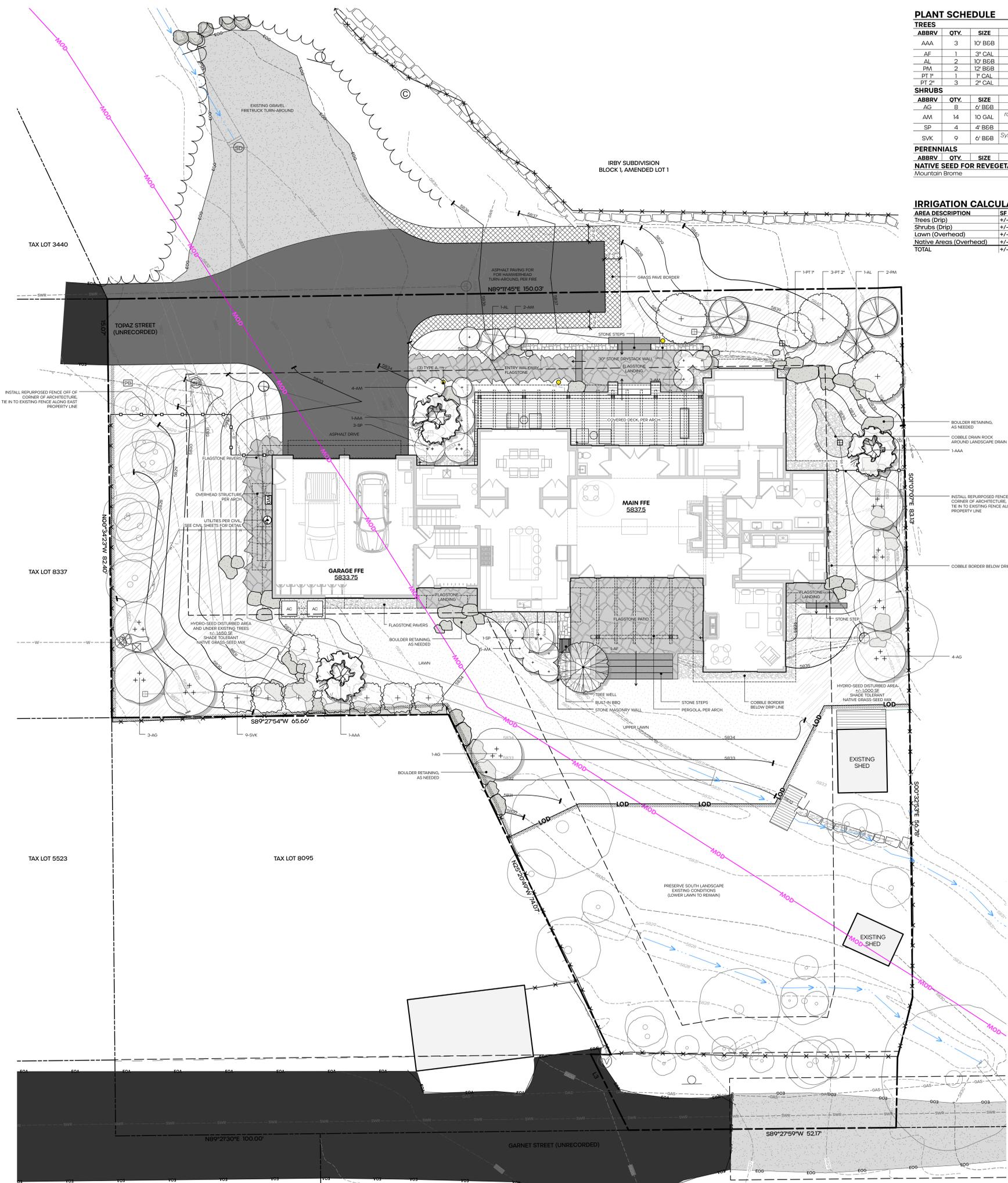
LIGHTING ZONE SCHEDULE

SYMB	LOCATION	QTY	FIXTURE	TYPE
●	FRONT ENTRY	3	PATH LIGHT	A

NOTE: ALL LAMP HARDWARE TO USE LED TECHNOLOGY. ALL LAMP TEMPERATURES SHALL MATCH.

LANDSCAPE LUMEN CALCS.

FIXTURE TYPE	QTY	LUMEN/EA
A/ Path Light	3	150 lm
TOTAL PATH LIGHT (A) LUMEN		450lm
TOTAL LANDSCAPE LUMEN		450 lm



LANDSCAPE BUILDING MATERIALS



SILVER QUARTZITE FLAGSTONE
SUPPLIER: SELECT STONE



OSLO GRAY LANDSCAPE STEPS
SUPPLIER: SELECT STONE



QUARTZITE BOULDERS
SUPPLIER: SELECT STONE



QUARTZITE DRYSTACK STONE
SUPPLIER: SELECT STONE

PROJECT

MCNEAL RESIDENCE

PROPERTY ADDRESS

330 TOPAZ STREET
KETCHUM, ID. 83340

LEGAL DESCRIPTION

FR SESW TL 8258 & 8259
SEC 18 4N 18E

DRAWING SET TYPE

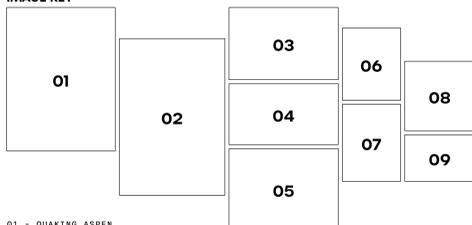
CITY OF KETCHUM
DESIGN REVIEW

CONSTRUCTION NOTES:

PLANT PALETTE



IMAGE KEY



- 01 - QUAKING ASPEN
- 02 - AUTUMN BLAZE MAPLE
- 03 - ARCTIC WILLOW
- 04 - LILAC
- 05 - ROCKY MOUNTAIN MAPLE
- 06 - BLUE FOX WILLOW
- 07 - VERONICASTRUM
- 08 - LOWSCAPE CHOKEBERRY
- 09 - MOUNTAIN BROME (HYDRO-SEED)



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PLOT DATE 1/21/26 6:50:04 PM

ISSUE NO. 1

ISSUE DATE

1/21/26

SHEET SCALE

NORTH

SHEET TITLE

MATERIALS

SHEET NO.

BLAZE 4-BURNER NATURAL GAS BBQ - 32"

Model: BLZ-4LTE2 / 4 BURNER



Cutout Dimensions	30 5/8"W x 21 1/4"D x 8 1/2"H
BTU Output	14,000 BTU per Burner x4
Infrared Back Burner	10,000 BTU
Total BTU	68,000
Primary Ignition	Push N' Turn Flame Thrower
Secondary Ignition	Flash Tube
Cooking Grid Dimensions	29 1/2" X 17 7/8"
Total Cooking Area	748sq.in (includes warming rack)
Flame Tamer	Flame Stabilizer Grid
Zone Cooking	Removable Heat Zone Separators
Rotisserie Kit (Motor & Forks)	Optional
Burner	Commercial Quality Cast Stainless Steel
Gas Type	Each grill contains an NG/LP Orifice Kit

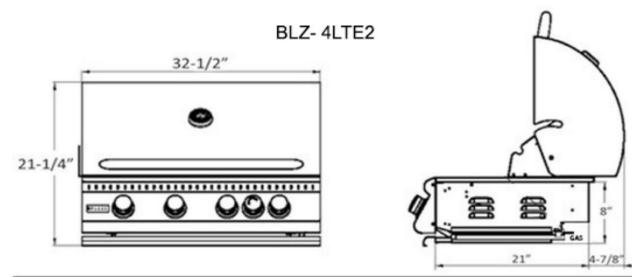
Warranty

*Limited Lifetime – Defects in manufacturing and workmanship. Cooking grids, Flame Tamers, Heat Zone Separators, stainless housing, valves, and stainless burners against rust-through.

*1 Year – Ignition Components, Electronics and Lighting systems

*Appliances must be registered within 30 days of purchase to validate this warranty.

*See warranty section for details.



TYPE A - PATH LIGHT

SPJ LIGHTING Inc. ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING

SPECIFICATION SHEET

Contemporary Path Lights

SPJ-SQ100-1-DS

MODEL: SPJ-SQ100-1-DS
MATERIAL: Solid Brass
FINISH: BRASS
ELECTRICAL: 120V or 120V
WATTAGE: 2W
ENGINE: FB-LS2
LUMENS: 150
MOUNTING: 1/2" NPT, Dual Fin Spike Included

FINISHES

- Matte Bronze (MBR)
- Wipe (W)
- Black (B)
- Rusty (R)
- Satin Brass (SB)
- Aged Brass (AG)
- Raw Copper (RC)
- Natural Copper (NC)

PVD PREMIUM

- PVD Polished (PDP)
- PVD Satin (PSD)
- PVD Chrome (PCD)
- PVD Bronze (PDB)
- PVD Black (PDBL)

WATTAGE LUMENS

- 2W 150 STANDARD
- 4W 300

Custom lumen packages are available upon request.

COLOR TEMPERATURE

- 2700K
- 3000K

Custom options are available.

ELECTRICAL

- 120V
- 120V

UL LISTED Wet Listed

Ordering Example: SPJ-SQ100-1-DS-MBR-2W-27K-12V

GRASS-PAVERS

MUTUAL MATERIALS HARDSCAPE PRODUCT DATA SHEET

TURFSTONE



PRODUCT DATA*

Coverage	Pieces per Pallet	Coverage per Pallet	Weight per Unit	Weight per Pallet
2.6 ft ² / pc (2.4 m ²)	35	91 ft ² (8.45 m ²)	65 lb (30 kg)	2,275 lbs (1,035 kg)

*All metric dimensions are soft converted to Imperial. Dimensions and coverage include 1/4" (1.5 mm) joint.

STANDARD SPECIFICATION

TurfStone units are manufactured to industry standard specification ASTM: C 1319-97.

AVAILABLE COLORS

For more information about custom colors, please contact a Mutual Materials sales representative. Custom colors may be restricted by the size of the order or project.

CROSS SECTIONS

Typical Installation Over Dense Graded Base*

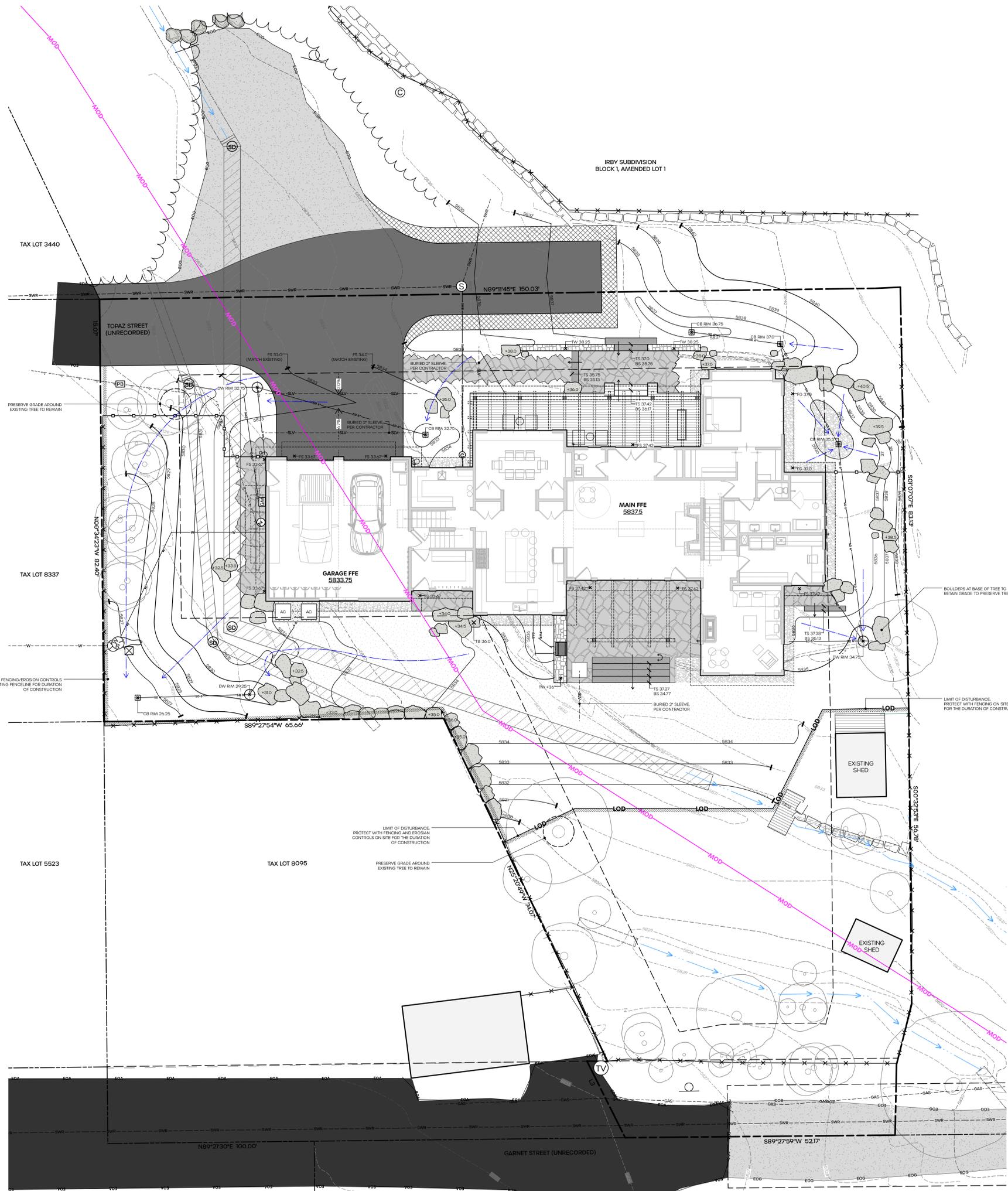
Typical Embankment Erosion Control*

TurfStone Unit: 9 in x 6 in x 4 in

*Note: See ICP Tech Spec #8 for more specific application information and construction details.

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SITE PLAN LEGEND	
SYMBOL	DESCRIPTION
---	Property Line
---	Setbacks / Easements
---	Limit of Disturbance
---	Construction Fencing / Erosion Controls (Duration of Construction)
---	Repurposed Fence
---	Existing Retaining Wall
---	Existing Contours
---	Proposed Contours
---	Existing CMP and Flow Line
---	Proposed CMP, per Civil
---	Existing Utility (See Survey)
---	Proposed Utility, per Civil
---	Existing Trees to Remain
---	Existing Gravel Turnaround (Fire)
---	Asphalt Paving
---	Grass-Pavers
---	Flagstone Paving
---	Stone Steps
---	Cobblestone Drain Rock
---	Stone Masonry Walls
---	Boulders
---	12" Catch Basin
---	24" Drywell
---	Slope (%)
---	Drainage Direction / Flow Line
---	Buried Sleeves (Per Contractor)
---	Finished Floor Elevation
---	Finished Grade
---	Finished Surface
---	Top of Boulder
---	Top of Step
---	Bottom of Step
---	Top of Wall

- GRADING NOTES:**
- LANDSCAPE GRADING PLAN FOR DESIGN INTENT ONLY. FINAL GRADING AND DRAINAGE PLAN, PER CIVIL ENGINEER. SEE CIVIL SHEETS FOR FINAL.
 - ANY DISCREPANCIES BETWEEN PLAN SETS AND ON-SITE CONDITIONS TO BE REVIEWED WITH THE LANDSCAPE ARCHITECT.
 - ALL TREES SCHEDULED TO REMAIN TO BE PROTECTED DURING CONSTRUCTION. NO HEAVY EQUIPMENT WILL BE USED IN GRADING AROUND ROOT ZONES.
 - BOULDERS FOR RETAINING, AS NEEDED ONLY.

SYMBOL	DESCRIPTION
	Property Line
	Setbacks / Easements
	Mountain Overlay District (MOD)
	Limit of Disturbance
	Construction Fencing / Erosion Controls (Duration of Construction)
	Existing Fence
	Tire Clean Out, Rumble Grate
	Sani-Room
	Dumpsters
	Job Trailer
	Concrete Clean Out
	Material Storage / Staging
	Contractor Parking
	Maintain Construction Access
	Maintain Emergency Access

CONSTRUCTION FENCING:
1.4' TALL BLACK SILT FENCING



CONSTRUCTION ACTIVITY NOTES:

1. PRIOR TO THE START OF ANY CONSTRUCTION OR EXCAVATION ON ANY LOT, THE APPROVED DRIVEWAY SHALL BE EXCAVATED AND COARSE FILL INSTALLED THIS IS REQUIRED TO ELIMINATE OR REDUCE THE AMOUNT OF MUD AND DIRT BEING TRACKED ONTO THE MAIN ROAD FROM THE PROJECT SITE DURING CONSTRUCTION.
2. ACCESS IN AND OUT OF THE PROJECT SITE MUST BE MAINTAINED AT A MINIMUM WIDTH OF 20' CLEAR, DURING ALL HOURS OF CONSTRUCTION, THROUGHOUT PROJECT COMPLETION.
3. CONSTRUCTION CREWS MAY NOT PARK ON, OR OTHERWISE USE, UNDEVELOPED PORTIONS OF LOTS OR OPEN SPACE DURING VERY BUSY CONSTRUCTION PERIODS INVOLVING MULTIPLE TRADES SUCH THAT ALL CONSTRUCTION VEHICLES CANNOT BE CONFINED TO THE SITE ITSELF, THE OVERFLOW VEHICLES MAY BE TEMPORARILY PARKED ALONG THE SHOULDER OF THE ROADWAY, DURING THESE LIMITED OCCURRENCES, VEHICLES MUST BE OFF OF THE PAVED SURFACE OF THE ROADWAY OR CUL-DE-SAC TO ALLOW CONTINUAL UNCONSTRAINED ACCESS BY NORMAL TRAFFIC AND EMERGENCY VEHICLES, INCLUDING FIRE TRUCKS.

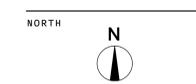


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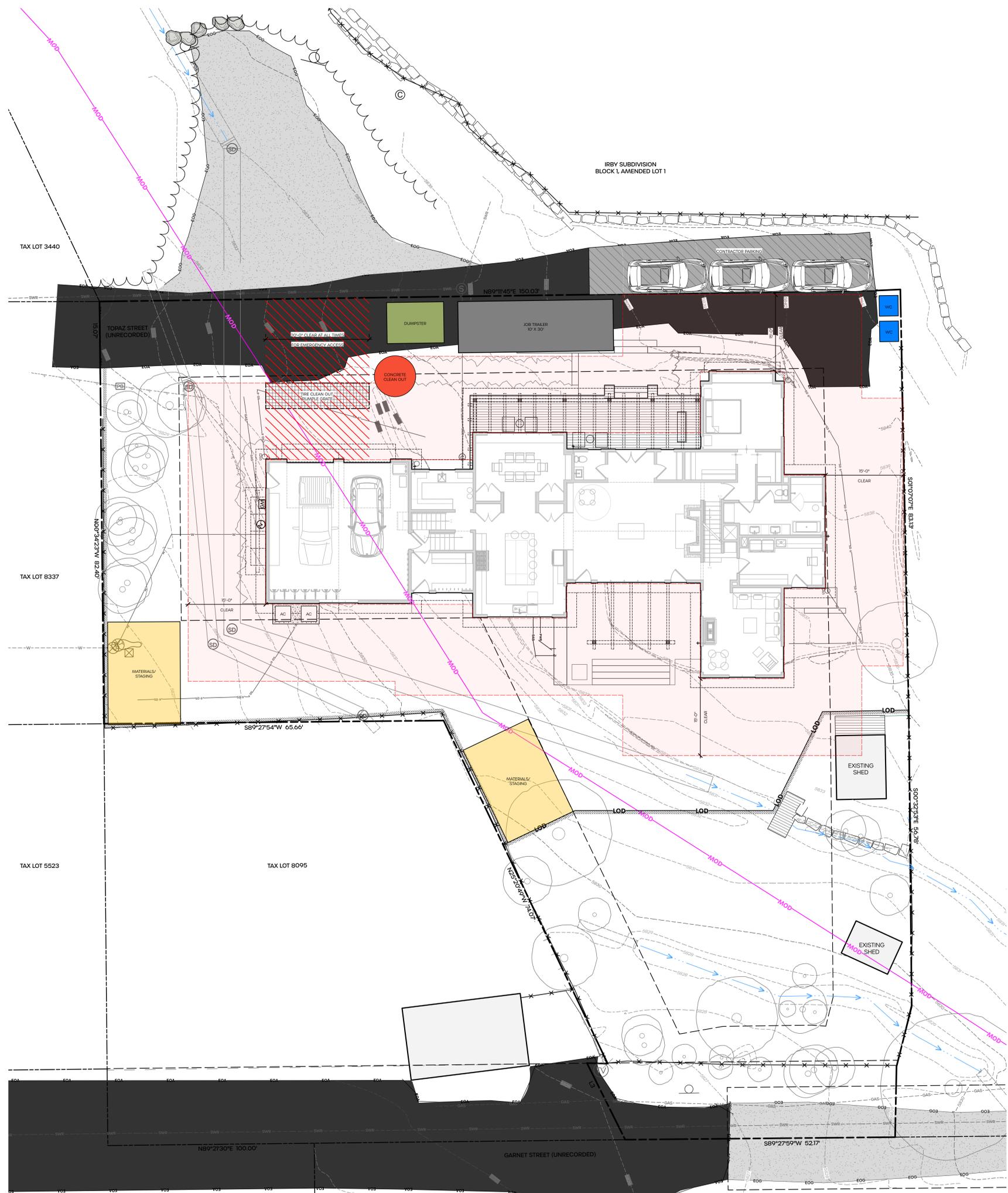
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1/21/26

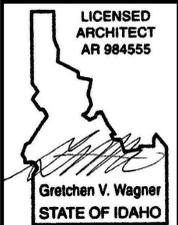
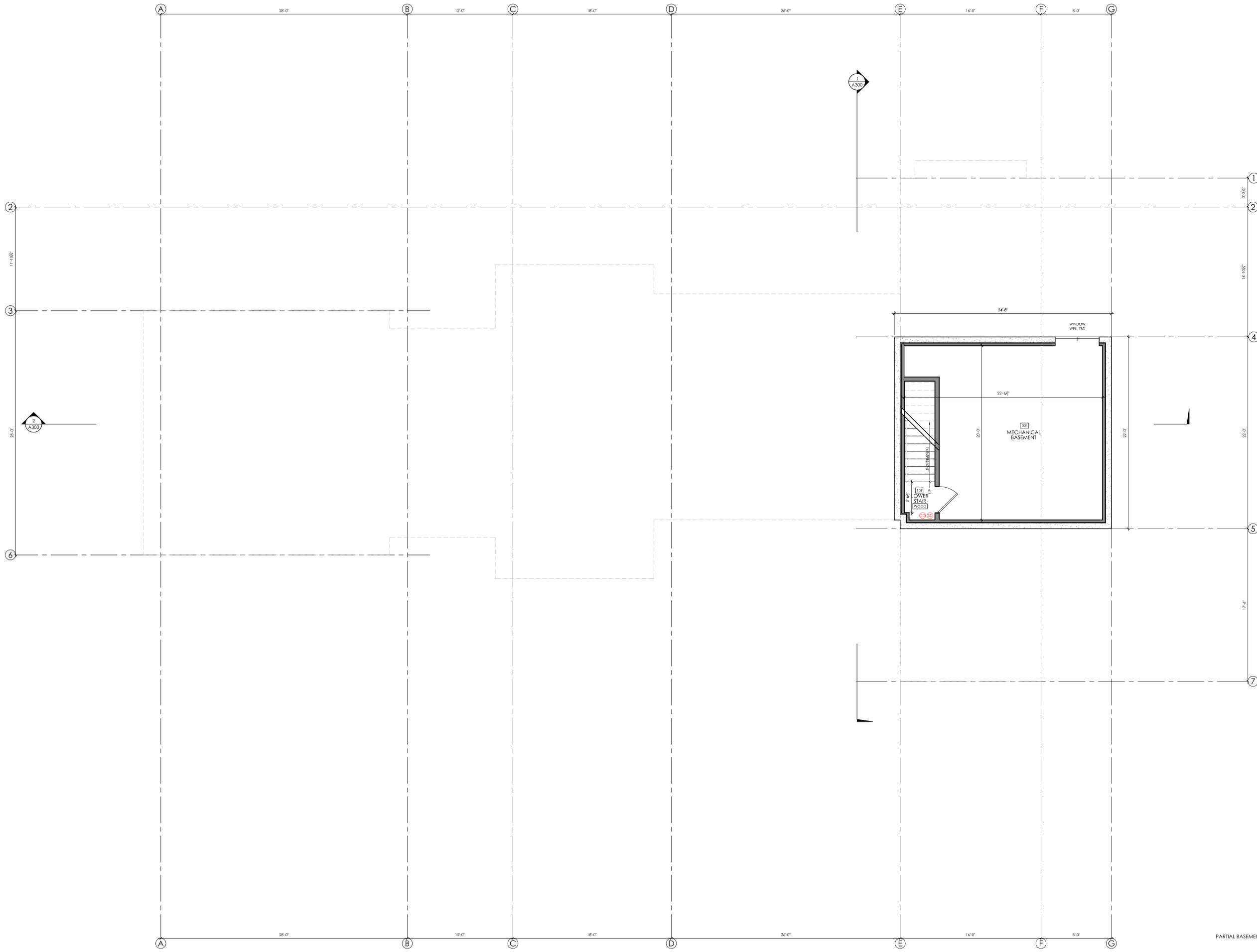
SHEET SCALE
0 10 FT
SCALE 1/8" = 1'-0"



SHEET TITLE
**CONSTRUCTION
ACTIVITY PLAN**

SHEET NO.





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NOT FOR CONSTRUCTION

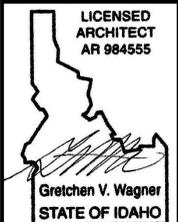
MCNEAL
Residence
330 TOPAZ STREET
KETCHUM, ID



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A100
MECHANICAL LEVEL
FLOOR PLAN
1/4" = 1'-0"

PARTIAL BASEMENT 476 SF



PRELIMINARY :
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KETCHUM, ID

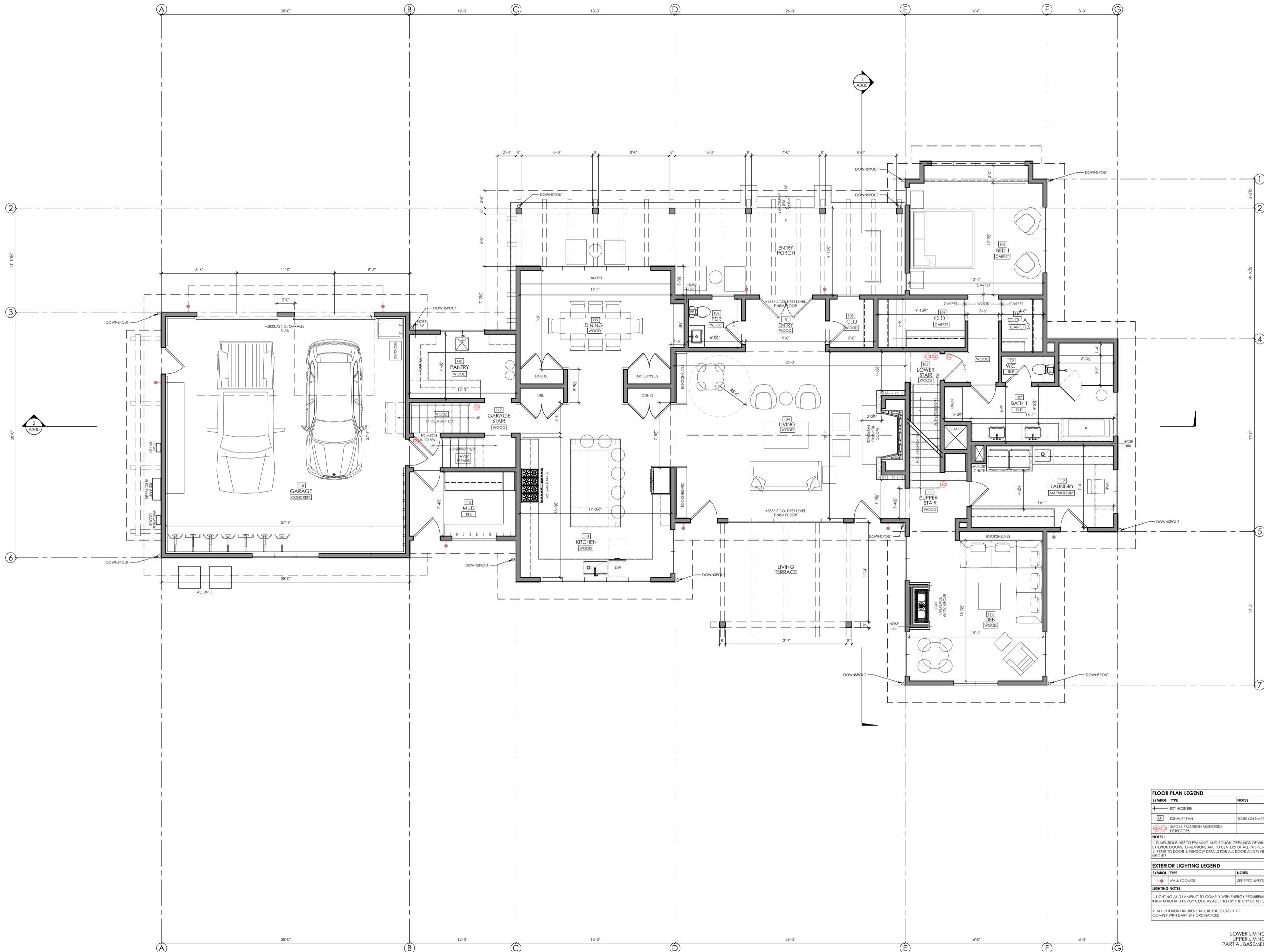


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A110
FIRST LEVEL
FLOOR PLAN
1/4" = 1'-0"



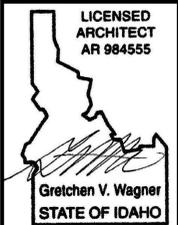
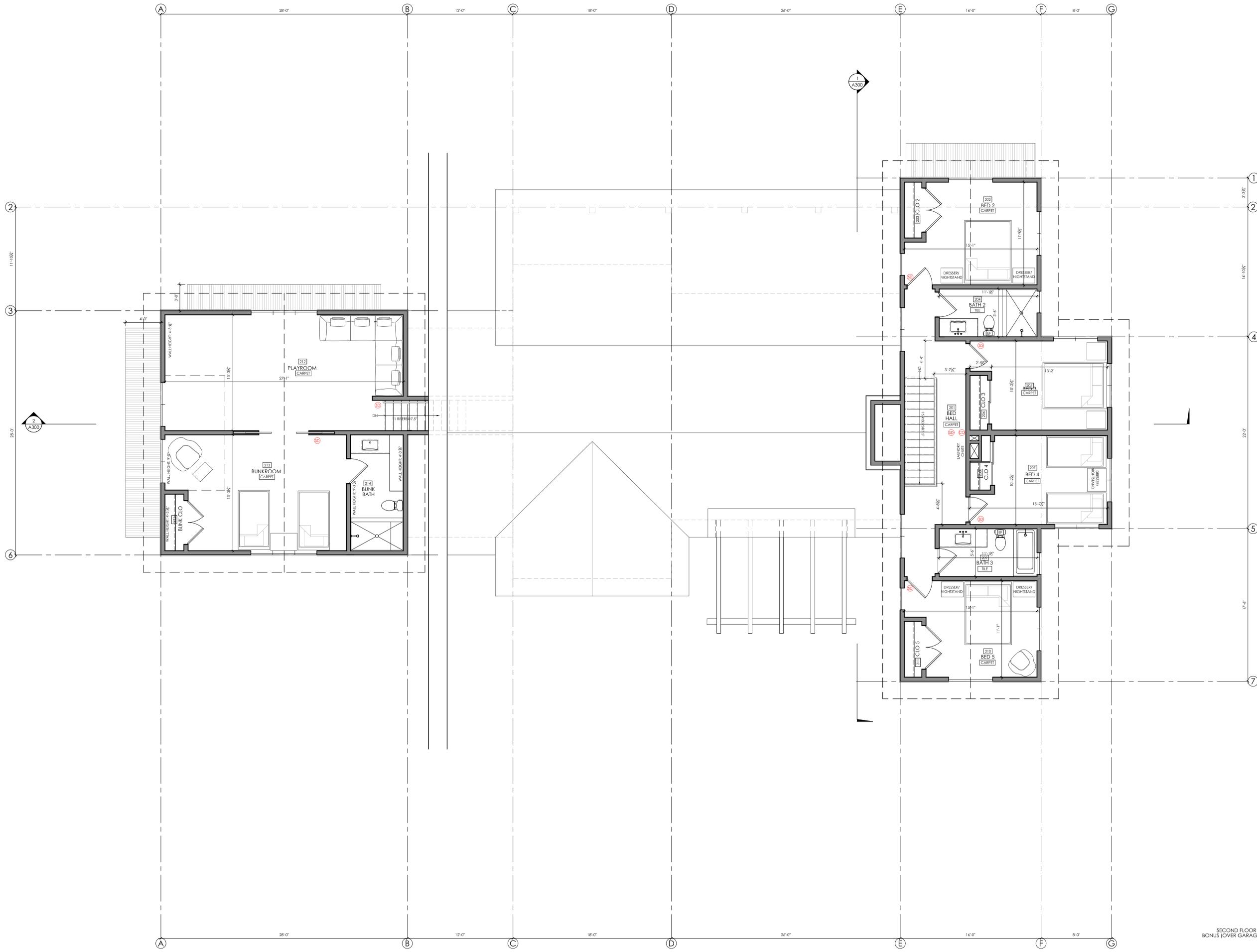
FLOOR PLAN LEGEND		
SYMBOL	TYPE	NOTES
+	EXT HOSE BIB	
□	EXHAUST FAN	TO BE ON TIMER SWITCHES
⊗	SMOKE / CARBON MONOXIDE DETECTORS	

EXTERIOR LIGHTING LEGEND		
SYMBOL	TYPE	NOTES
●	WALL SCONCE	SEE SPEC SHEETS

LIGHTING NOTES:

- LIGHTING AND LAMPING TO COMPLY WITH ENERGY REQUIREMENTS OF INTERNATIONAL ENERGY CODE AS ADOPTED BY THE CITY OF KETCHUM
- ALL EXTERIOR FIXTURES SHALL BE FULL CUT-OFF TO COMPLY WITH DARK SKY ORDINANCES

LOWER LIVING 2740 SF
UPPER LIVING 1053 SF
PARTIAL BASEMENT 476 SF
BONUS (OVER GARAGE) 785 SF
GARAGE 779 SF
TOTAL: 5823 SF



PRELIMINARY :
NOT FOR CONSTRUCTION

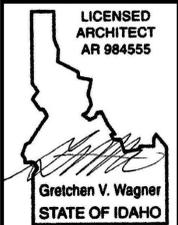
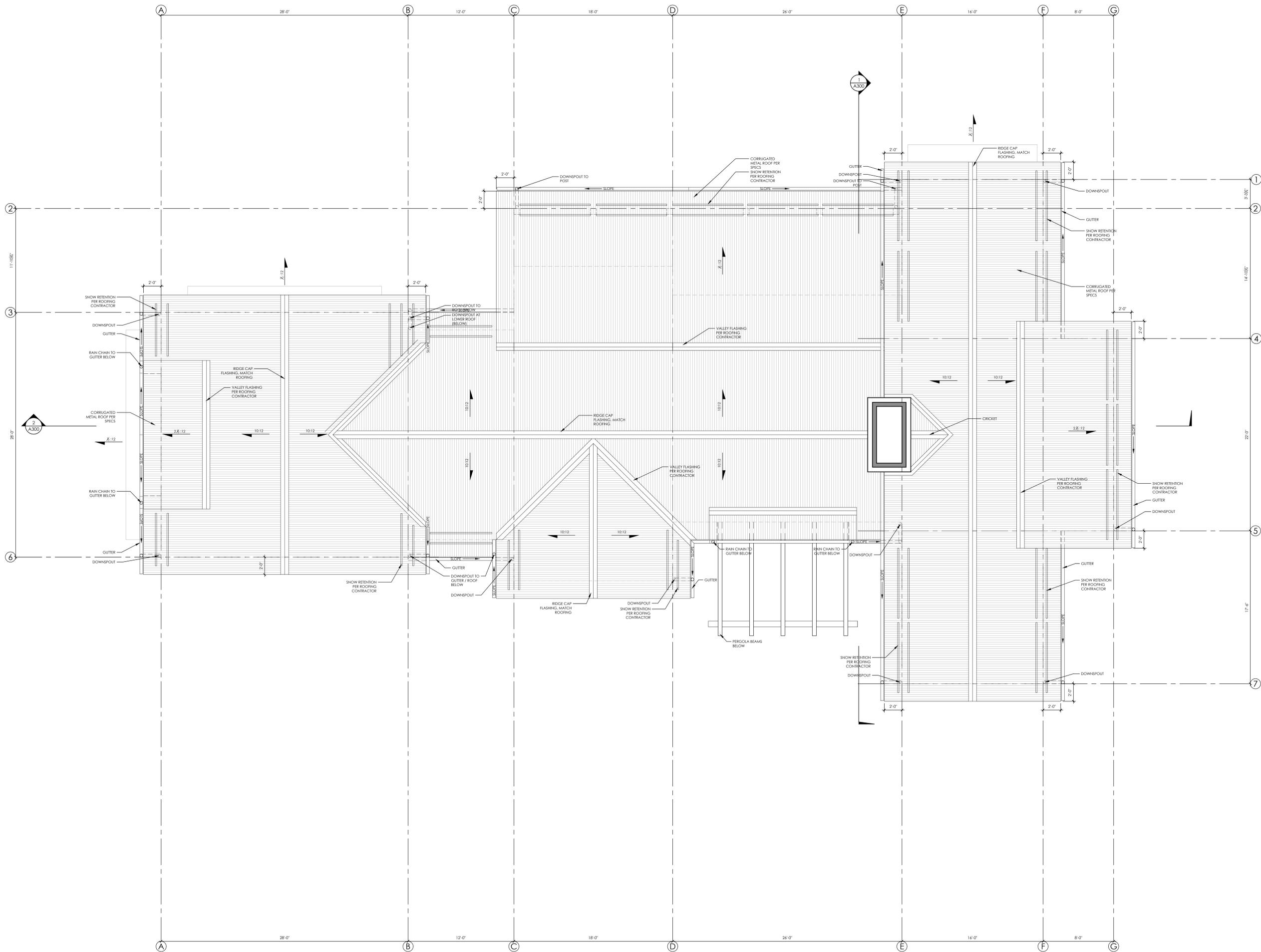
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A120
SECOND LEVEL
FLOOR PLAN
1/4" = 1'-0"

SECOND FLOOR 1053 S.F.
BONUS (OVER GARAGE) 785 SF



PRELIMINARY :
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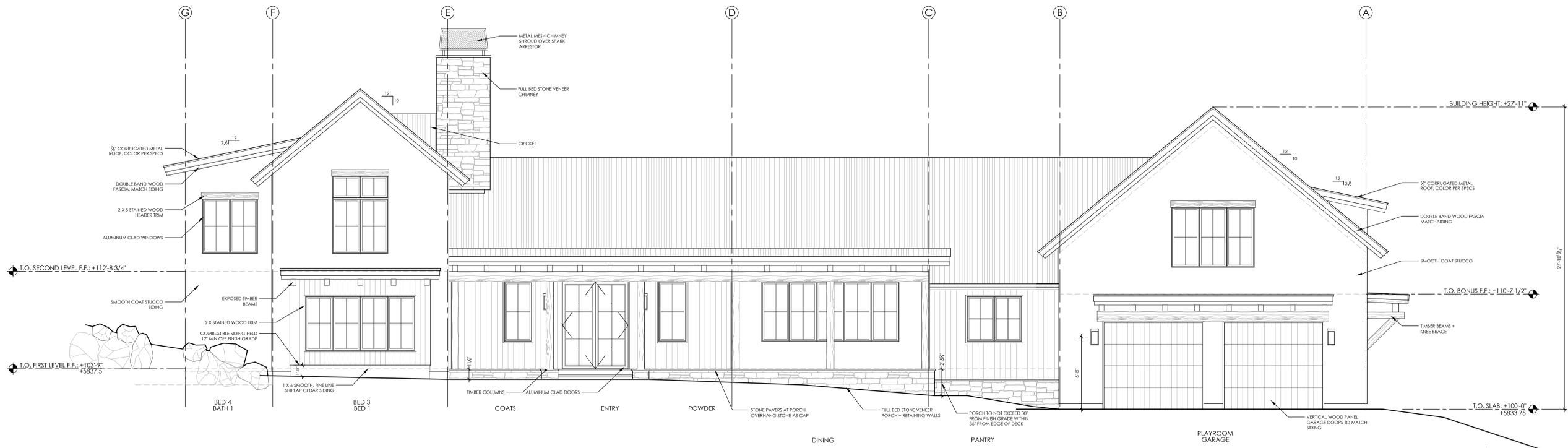
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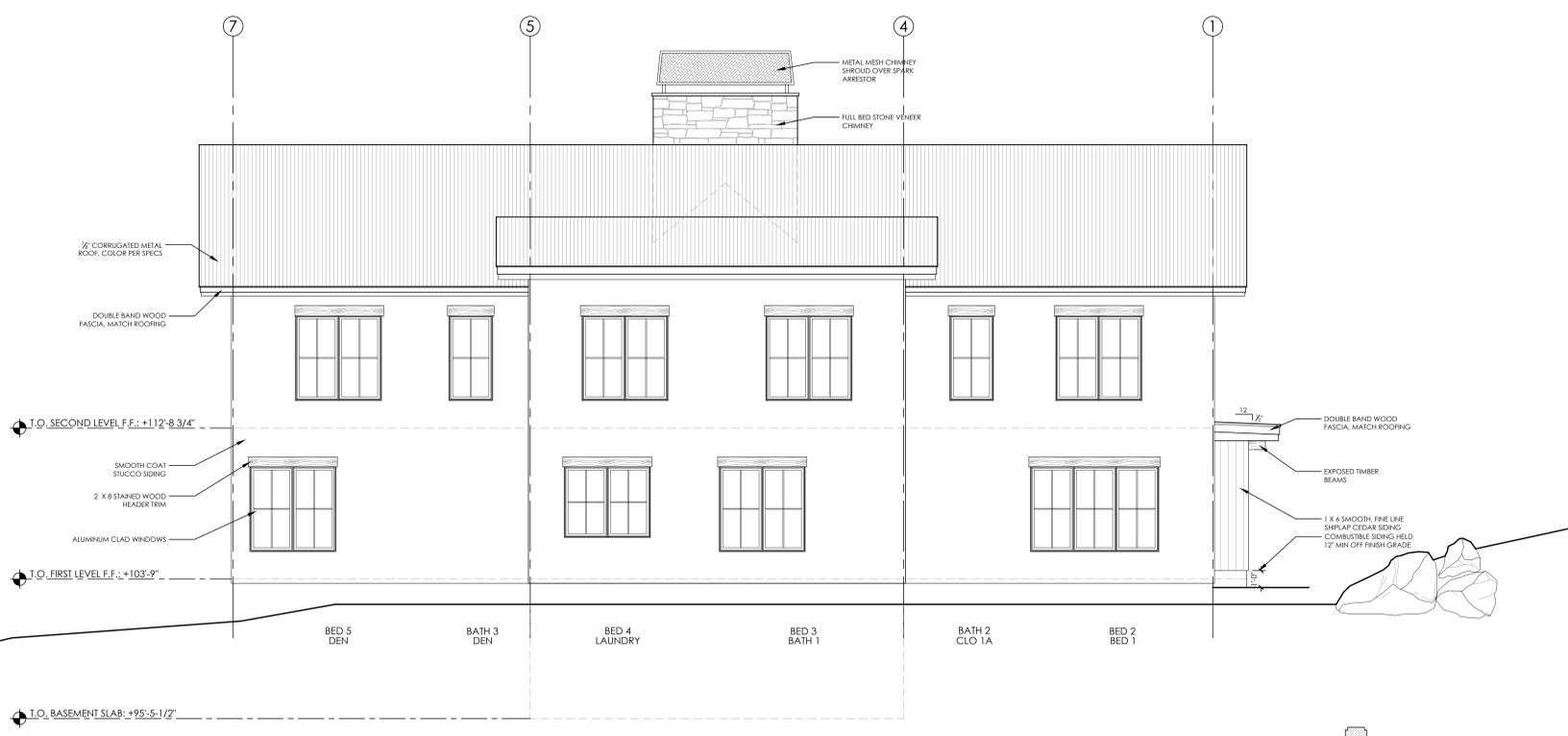
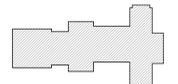
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A130

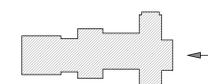
ROOF PLAN
1/4" = 1'-0"



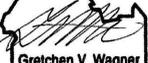
NORTH EXTERIOR ELEVATION 1
Scale: 1/4" = 1'-0"



EAST EXTERIOR ELEVATION 2
Scale: 1/4" = 1'-0"



LICENSED ARCHITECT AR 984555



Gretchen V. Wagner
STATE OF IDAHO

PRELIMINARY :
NOT FOR CONSTRUCTION

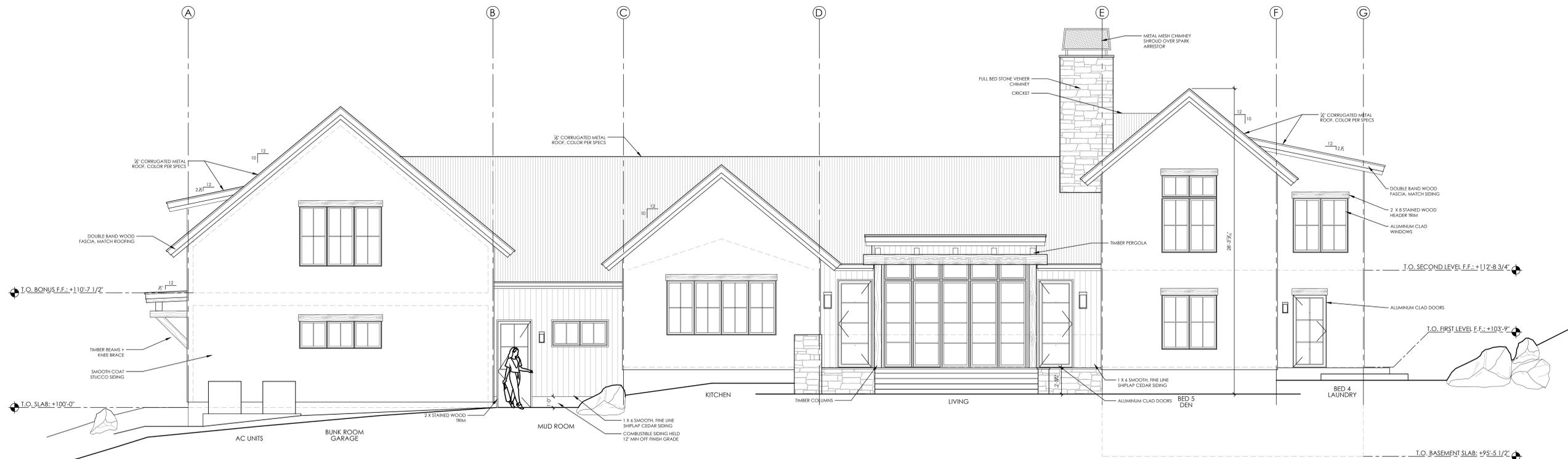
MCNEAL
Residence
330 TOPAZ STREET
KETCHUM, ID

scape design studio

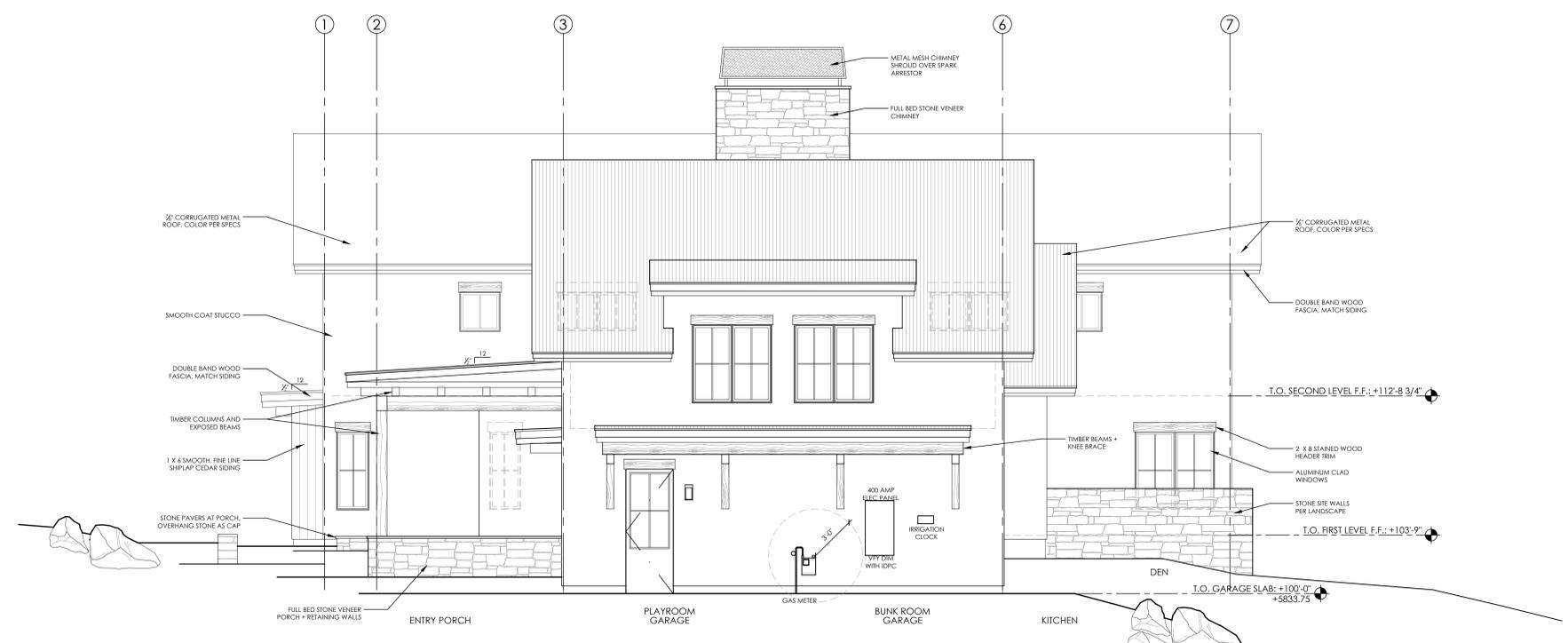
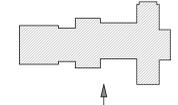
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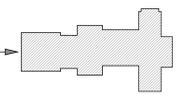
A210
EXTERIOR ELEVATIONS
1/4" = 1'-0"



SOUTH EXTERIOR ELEVATION 1
Scale: 1/4" = 1'-0"



WEST EXTERIOR ELEVATION 2
Scale: 1/4" = 1'-0"



LICENSED ARCHITECT AR 984555



Gretchen V. Wagner
STATE OF IDAHO

PRELIMINARY : NOT FOR CONSTRUCTION

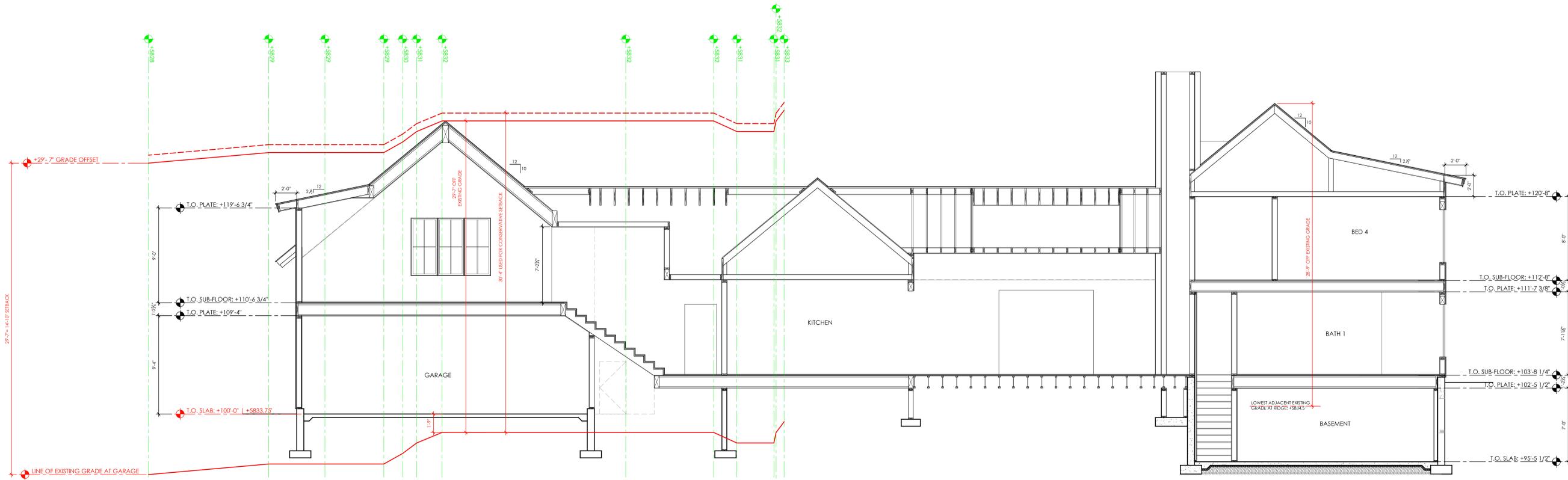
MCNEAL Residence
330 TOPAZ STREET
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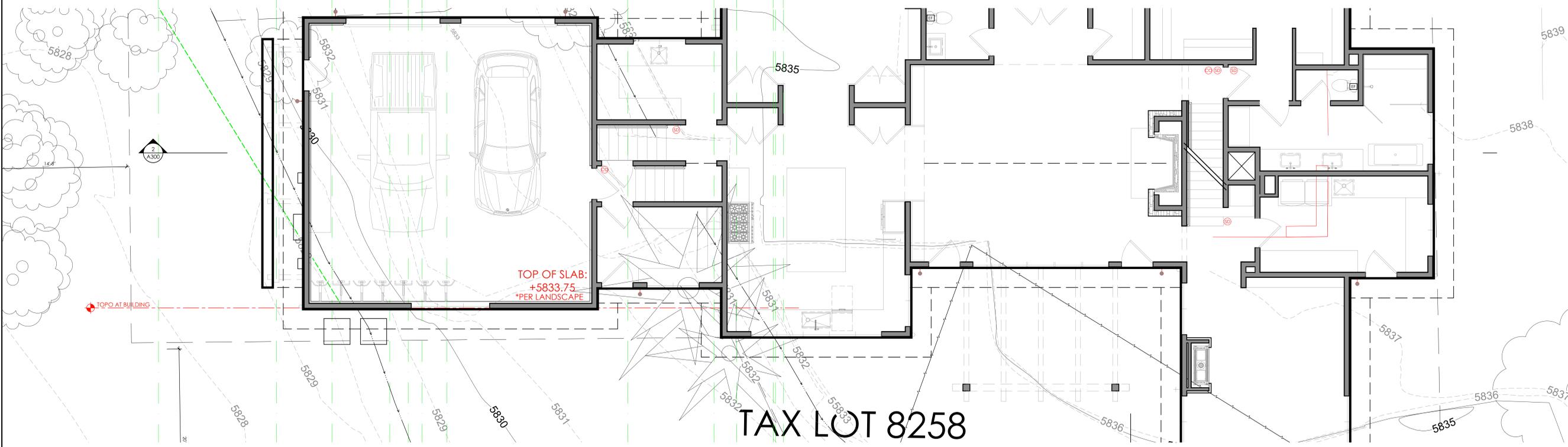
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A220
EXTERIOR ELEVATIONS
1/4" = 1'-0"



BUILDING HEIGHT TO SETBACK DIAGRAM | FROM EXISTING GRADE
SCALE: 1/4" = 1'-0"



TAX LOT 8258

LICENSED ARCHITECT
AR 984555

Gretchen V. Wagner
STATE OF IDAHO

PRELIMINARY :
NOT FOR CONSTRUCTION

MCNEAL
Residence
330 TOPAZ STREET
KETCHUM, ID



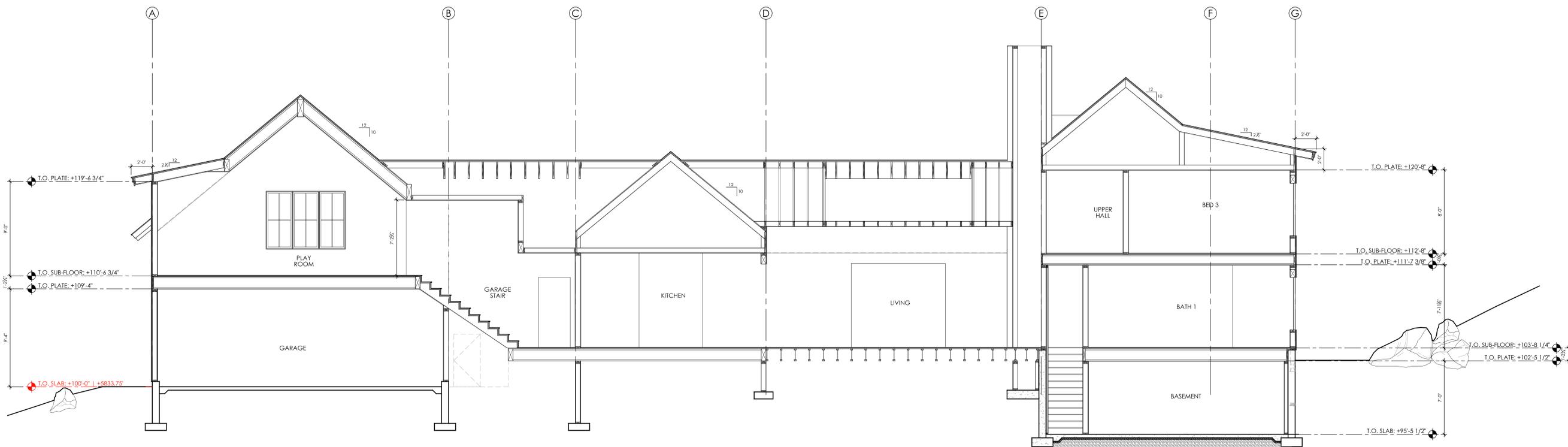
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A300
BUILDING HEIGHT
SETBACK DIAGRAM
1/4" = 1'-0"



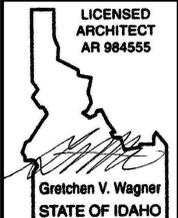
1
A300

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



2
A300

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



PRELIMINARY :
NOT FOR CONSTRUCTION

MCNEAL
Residence

330 TOPAZ STREET
KETCHUM, ID



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A310
 BUILDING
 SECTIONS
 1/4" = 1'-0"