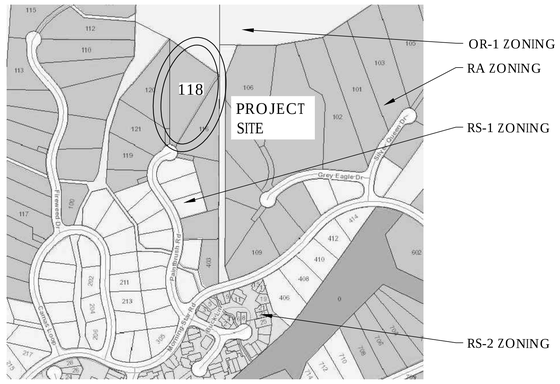
VICINITY MAP



BUILDING DATA

CODE:	City of Sun Valley Code, 2012 IRC and IECC as adopted by the City of Sun Valley
ADDRESS:	118 Paintbrush, Sun Valley, ID 83353
PARCEL NUMBER:	RPS04700000760
ZONE:	RA
OCCUPANCY:	R-3
CONSTRUCTION:	Type V unsprinklered
LEGAL DESCRIPTION:	LOT 76, BLOCK 7, SAGECREEK SUB, UNIT THREE

SQUARE FOOTAGE:

Lower level living	1,504 s.f.
Main floor living	3,323 s.f.
Total Living	4,826 s.f.
Garage	940 s.f.
Mechanical	125 s.f.
Total square footage	5,891 s.f.

SETBACKS

Front yard	Allowable 15'-0", Proposed 454'-1"
Side yard, east	Allowable 15-0", Proposed 156'-6"
Side yard, west	Allowable 15'-0", Proposed 31'-2"
Rear yard	Allowable 15'-0", Proposed 58'-2"

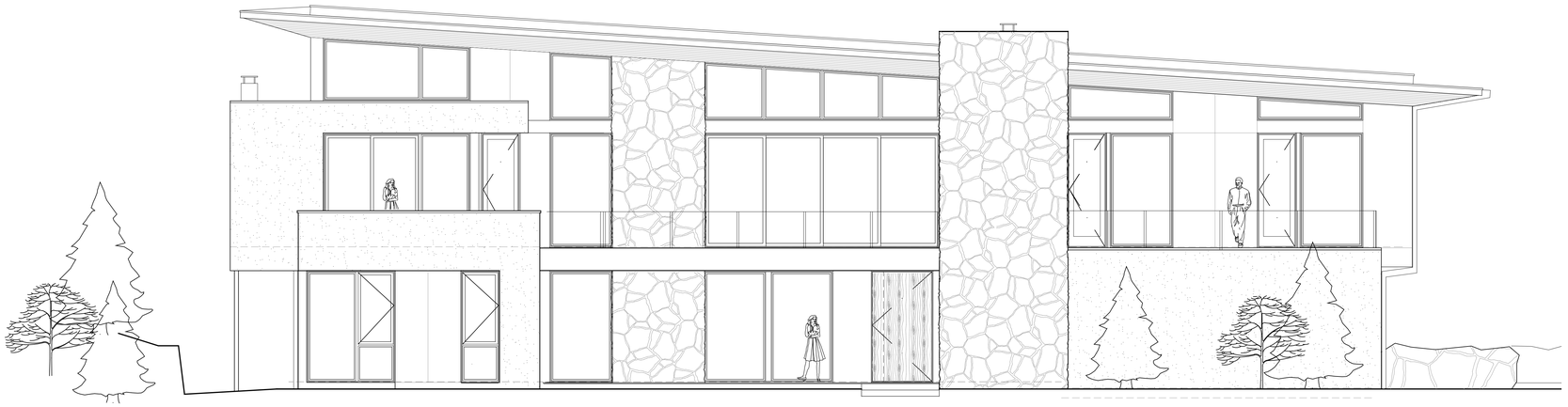
LOT COVERAGE:

Lot area	2.56 acres = 111,292 s.f.
12% of lot area	13,355 s.f.
+500 s.f open space bonus	13,855 s.f.
Building envelope square	117.7 ft. on a side
Total building footprint	4,309 s.f.
33% allowable footprint outside envelope	1,417 s.f.
Proposed footprint outside building envelope	1,135 s.f.=26.3%

BUILDING HEIGHT:

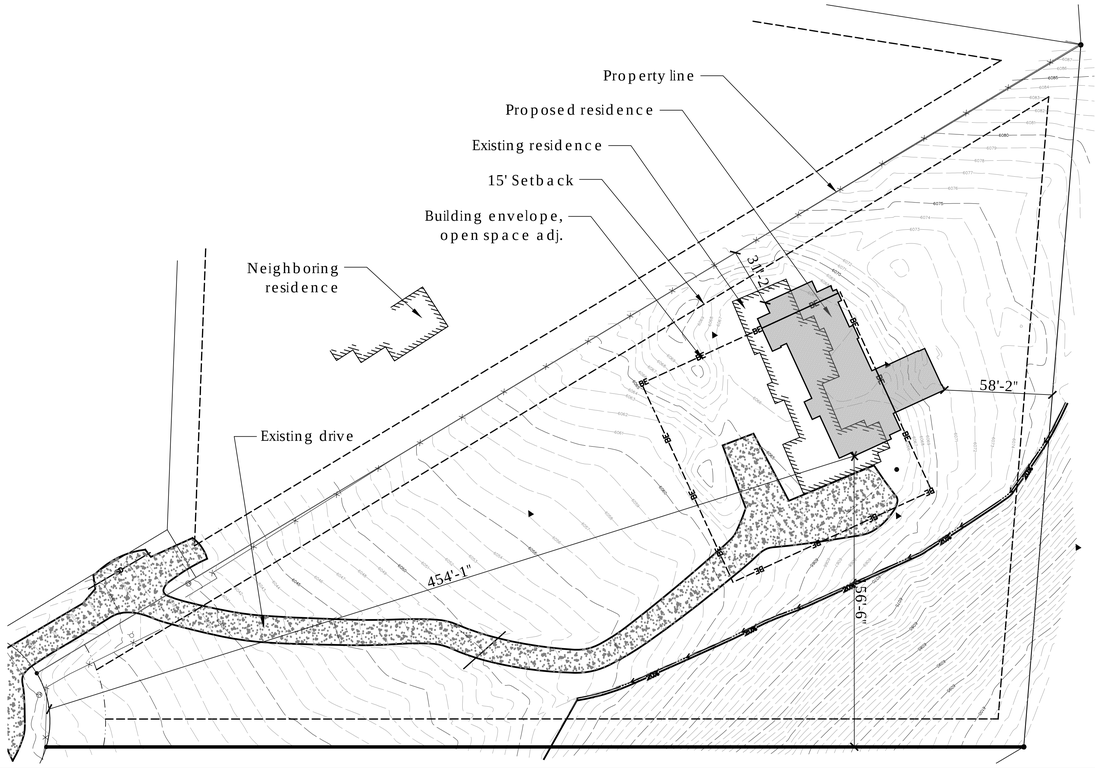
Allowable, City of Sun Valley	35'-0"
Allowable, Elkhorn	<33% over 30'-0"
Proposed building height	30'-11 7/16"
Highest point of bldg. above record grade	31'-9 1/16"
Total roof area	4,687 s.f.
Area of roof over 30' above record grade	784 s.f. = 16.7%

REFERENCE ELEVATION (not to scale)



ENTRY ELEVATION

SITE, WITH PROPOSED RESIDENCE (not to scale, see site survey)



DRAWING INDEX

DESIGN REVIEW SET

G101	COVER SHEET
	SITE SURVEY
	SITE SURVEY WITH AERIAL
L100	GRADING & SITE PLAN
L110	STAGING PLAN
L120	LANDSCAPE PLAN
L130	SITE WALLS
A100	LOWER LEVEL FLOOR PLAN
A110	MAIN LEVEL FLOOR PLAN
A130	ROOF PLAN
A210	EXTERIOR ELEVATIONS
A220	EXTERIOR ELEVATIONS
A310	BUILDING SECTIONS
A320	BUILDING SECTIONS

CONTACTS

Architect
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Sawtooth Environmental Consulting, LLC
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susan@susanmarinello.com

PLOT DATE	022516
FILE	
REVISIONS	
DESIGN REVIEW	022516

Levitan Residence

118 Paintbrush Rd
Sun Valley, ID 83353

scape design studio
architecture & interiors

gretchen v. wagner

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ketchum, id 83340

320 first ave, suite 201
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scapedesignstudio.com

G101

Cover Sheet
not to scale

GENERAL NOTES

All new work shall comply with materials and methods requirements in the 2012 International Building Code, International Energy Conservation Code, International Mechanical Code, International Plumbing Code, and International Fire Code, as applicable and adopted by City of Sun Valley, that specify material standards, detail of installation and connection, joints, penetrations, and continuity of any element, component, or system in the building.

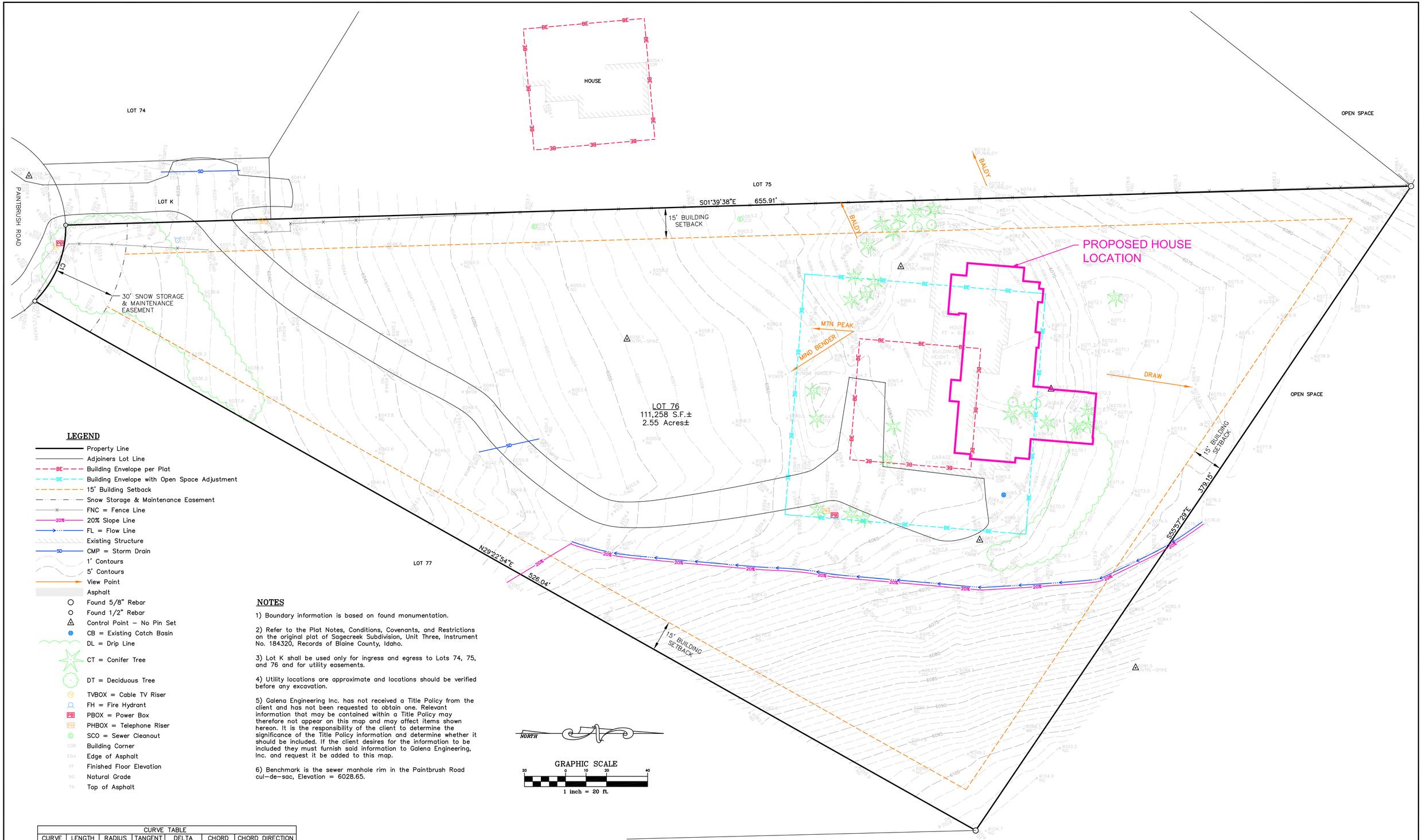
All work must meet or exceed all local, state and national building codes and requirements. Contractor is responsible for securing a building permit and scheduling all required inspections.

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 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. Written 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 Sun Valley Building Department 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.



LEGEND

- Property Line
- Adjoiners Lot Line
- Building Envelope per Plat
- Building Envelope with Open Space Adjustment
- 15' Building Setback
- Snow Storage & Maintenance Easement
- FNC = Fence Line
- 20% Slope Line
- FL = Flow Line
- Existing Structure
- CMP = Storm Drain
- 1' Contours
- 5' Contours
- View Point
- Asphalt
- Found 5/8" Rebar
- Found 1/2" Rebar
- Control Point – No Pin Set
- CB = Existing Catch Basin
- DL = Drip Line
- CT = Conifer Tree
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- PHBOX = Telephone Riser
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- Natural Grade
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NOTES

1) Boundary information is based on found monumentation.

2) Refer to the Plat Notes, Conditions, Covenants, and Restrictions on the original plat of Sagecreek Subdivision, Unit Three, Instrument No. 184320, Records of Blaine County, Idaho.

3) Lot K shall be used only for ingress and egress to Lots 74, 75, and 76 and for utility easements.

4) Utility locations are approximate and locations should be verified before any excavation.

5) 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.

6) Benchmark is the sewer manhole rim in the Paintbrush Road cul-de-sac, Elevation = 6028.65.

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD DIRECTION
C1	41.11'	50.00'	21.80'	47°06'40"	39.96'	N 67°55'14" W

NO	DATE	BY	REVISIONS

Galena Engineering Inc.

Civil Engineers & Land Surveyors
317 N. River Street
Hailey, Idaho 83333
(208) 788-1705
(208) 788-4612 fax
email galena@galena-engineering.com

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

15 - 04 / 31
FIELD BOOK

DESIGNED BY DATE
SMF 02/25/16
DRAWN BY DATE
CHECKED BY DATE

AN EXHIBIT SHOWING THE PROPOSED HOUSE LOCATION FOR

LOT 76, BL0CK 7, SAGECREEK SUBDIVISION, UNIT THREE

WITHIN SECTION 16, T.4N., R.18E., B.M., CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO
PREPARED FOR DAN & STACEY LEVITAN

PROJECT INFORMATION
C:\Jobs\3895-02\dwg\Topo\389502 proposed house exhibit.dwg 2/25/2016 4:37:48 PM MST

SHT 1 OF 1

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15 - 04 / 31
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RL 10/12/15
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PREPARED FOR DAN & STACEY LEVITAN

PROJECT INFORMATION
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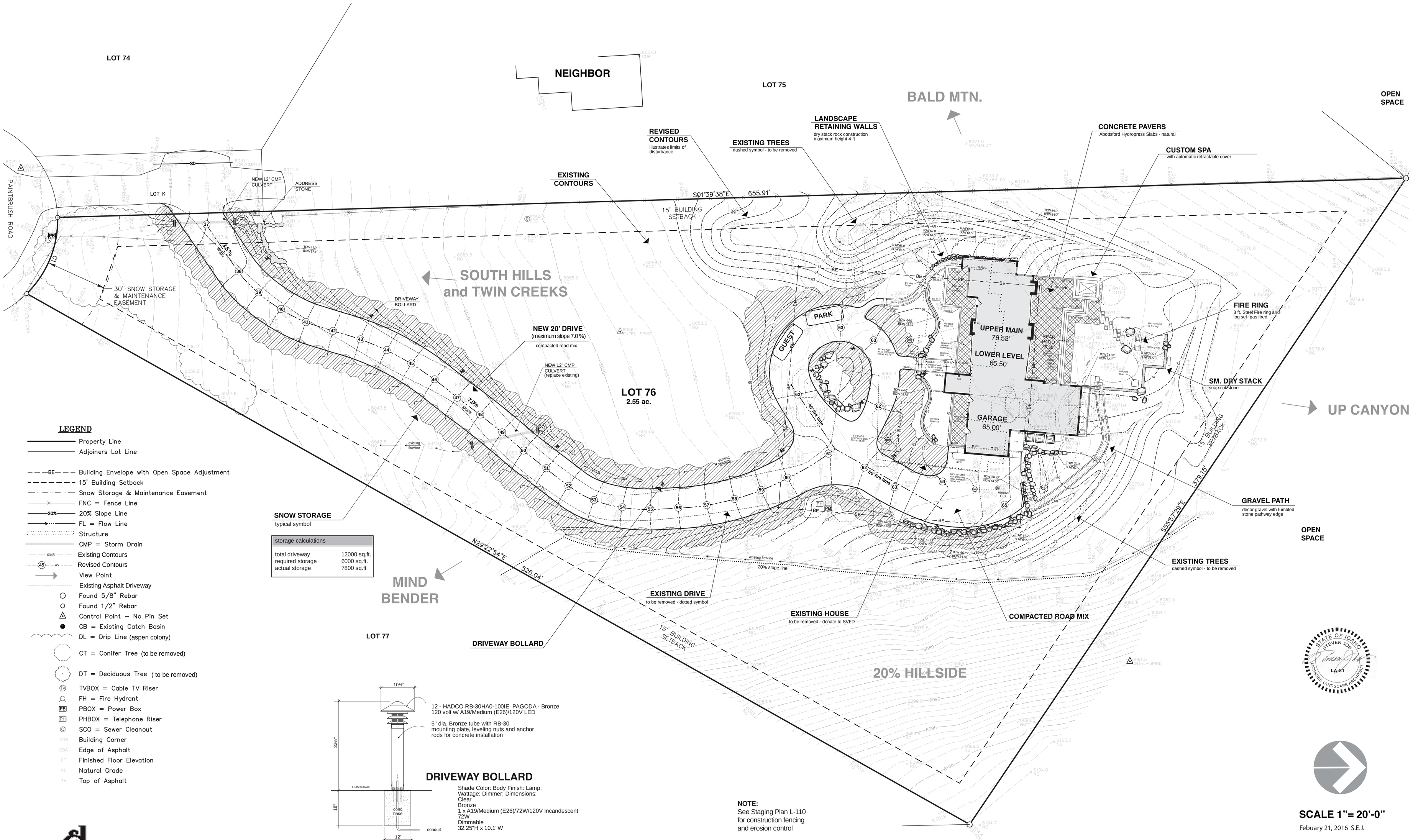
SHT 1 OF 1



storage calculations	
total driveway	12000 sq.ft.
required storage	6000 sq.ft.
actual storage	7800 sq.ft

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12 - HADCO RB-30HA0-100IE PAGODA - Bronze
120 volt w/ A19/Medium (E26)/120V LED

5" dia. Bronze tube with RB-30 mounting plate, leveling nuts and anchor rods for concrete installation

DRIVEWAY BOLLARD

Shade Color: Body Finish: Lamp:
Wattage: Dimmer: Dimensions:
Clear
Bronze
1 x A19/Medium (E26)/72W/120V Incandescent
72W
Dimmable
32.25"H x 10.1"W

NOTE:
See Staging Plan L-110 for construction fencing and erosion control

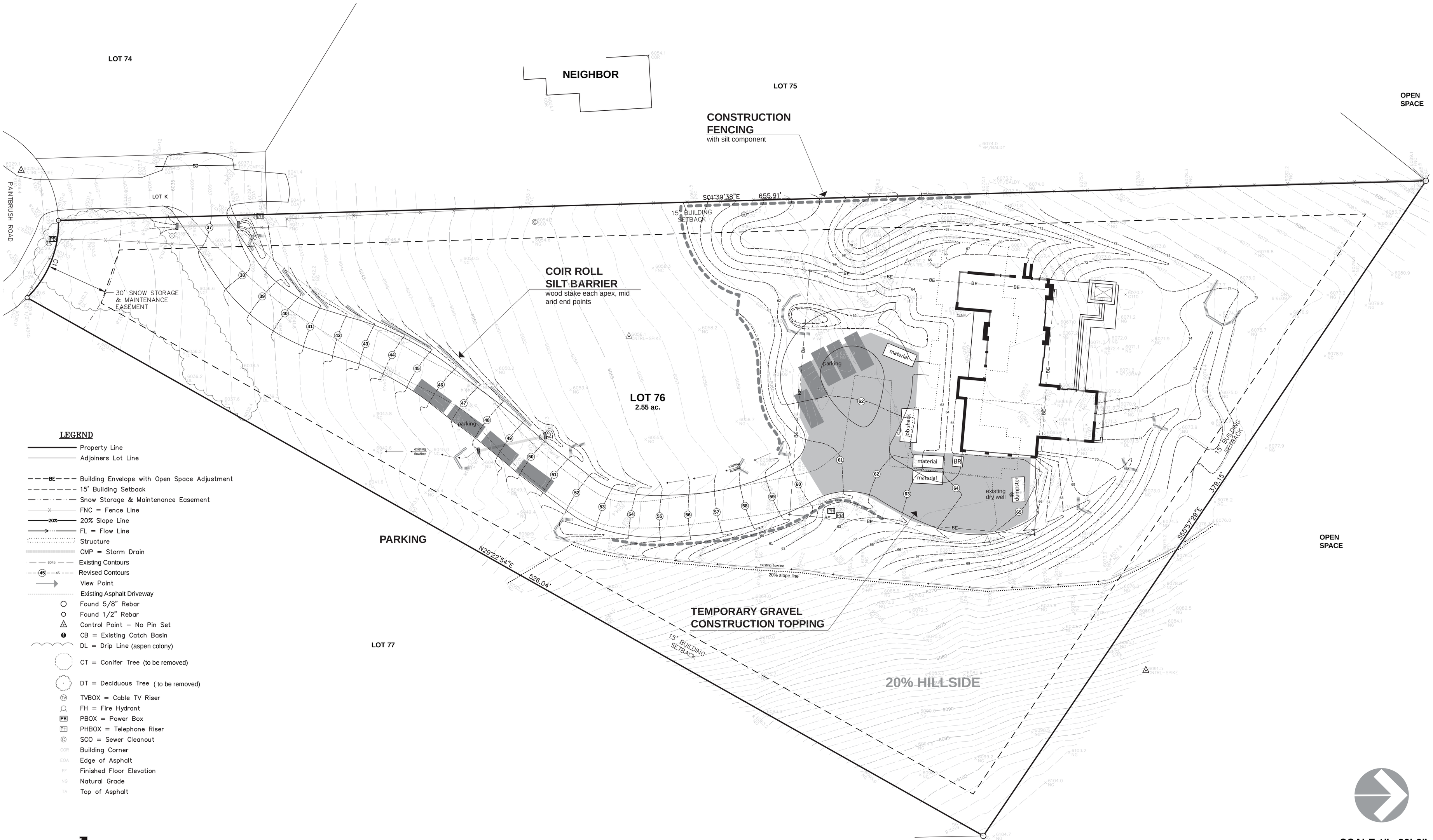
STATE OF IDAHO
STEVEN JOB
LA-81
LICENSED LANDSCAPE ARCHITECT

SCALE 1"= 20'-0"
Febuary 21, 2016 S.E.J.

SITE GRADING PLAN

LEVITAN RESIDENCE

L-100



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SCALE 1"= 20'-0"

Febuary 21, 2016

STAGING PLAN

LEVITAN RESIDENCE

L-110

EVERGREEN TREES
Spruce and Pine

ASPEN TREES

SPECIALTY CLUMP TREE

DECIDUOUS SHRUBS

EVERGREEN JUNIPER

PERENNIALS

ORNAMENTAL GRASSES

REVEGETATION GRASSES

FESCUE SOD LAWN

PLANT TOTALS

Spruce tree	10	14'-16'
Pine tree	4	10'-12'
Aspen tree	7	10-14' @ 2" cal
Decidous clump	2	10-12'
Deciduous shrubs	12-20 gallon; 35-5 gallon	
Evergreen juniper	75	5 gallon
Perennial plants	75	1 gallon
Ornamental grasses	45	2 gallon
Ground covers	25	flats 4" cups
Fescue sod lawn	3500 gq.ft.	
Native grass mix	20,850 sq.ft.	

NOTE:
All new trees, shrubs and ground covers shall be drip irrigated and automatically controlled.
Perimeter of native restoration illustrates limit of soil disturnance and overhead MP Rotar irrigation
All trees and shrubs within the native grass zone shall be drip irrigated

(10) 14-16 ft SPRUCE (S)

DRY STACK ROCK WALL
WALL HEIGHT VARIES 2 - 4 FT
OVER SIZE ROCK MIX

HYDROPRESS SLAB PAVERS
Sand Set
Pedestal Set

NATIVE GRASS REVEGETATION
20,850 sq.ft. PERENNIAL FESCUE MIX WITH ANNUAL COMPONENT - extent of disturbance and limit of auto irrigation

LOT 76
2.55 ac.

SOD LAWN
DROUGHT TOLERANT FESCUE MIX

4" and 1gal. PERENNIAL GR. COVERS
TYPICAL SYMBOL

JUNIPER

PINE (P)
MUGHO - TREE FORM

BOULDERS
TYPICAL SYMBOL

ORNAMENTAL GRASSES
TYPICAL SYMBOL

(2) 28-32" BB CLUMP SHRUB / TREE
MAPLE, HAWTHORNE

FIRE PIT
with STEEL LOGS - GAS FIRED

SM. DRY STACK
SNAP CUT - UTAH BUFF

5 and 10 gal. DECIDUOUS SHRUBS
TYPICAL SYMBOL

DECOR GRAVEL PATH
WITH TUMBLED STONE EDGING and PERIODIC SLAB TREAD W/ 6" RISE

ASPEN TREES
7- 2" CALIPER / TYPICAL SYMBOL
DRIP IRRIGATE

COMPACTED GRAVEL DRIVE

NATIVE GRASS REVEGETATION
20,850 sq.ft. PERENNIAL FESCUE MIX WITH ANNUAL COMPONENT - extent of disturbance and limit of auto irrigation

DRY STACK ROCK WALL
WALL HEIGHT VARIES 2 - 4 FT
OVER SIZE ROCK MIX

S01°39'38"E 655.91'

S55°57'29"E 379.15'

15' BUILDING SETBACK

PARK

GUEST

UPPER MAIN 76.53'

LOWER LEVEL 65.50'

GARAGE 65.00'

REAR PATIO

LAWN

20% slope line

existing flowline

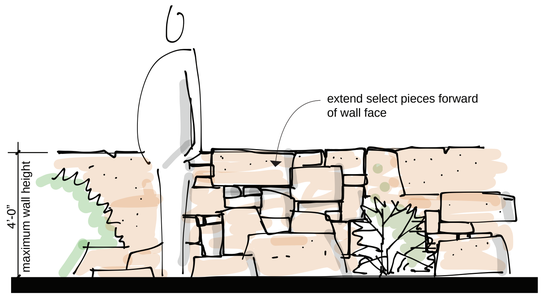
STATE OF IDAHO STEVEN JOB LICENSED LANDSCAPE ARCHITECT LA-81

SCALE 1"= 10'-0"
Febuary 21, 2016 S.E.J.

LANDSCAPE PLAN
LEVITAN RESIDENCE

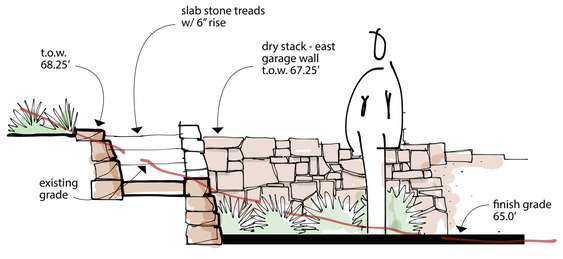
L-120

TYPICAL WALL



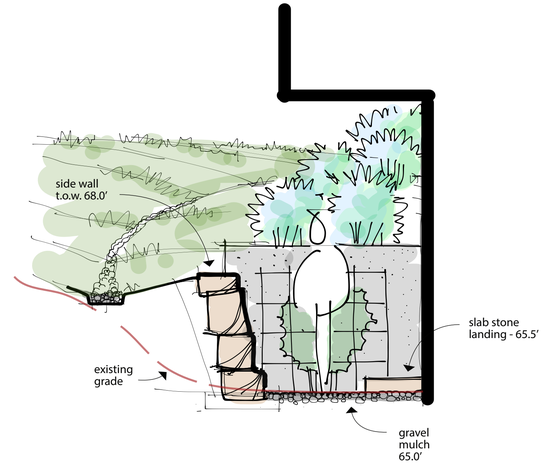
CHUNKY WALL

TYPICAL WALL LAYUP USING MEDIUM AND OVERSIZE ROCK MIX



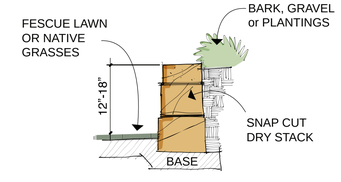
1 GARAGE WALL and STEP SECTION

LOOKING EAST



2 LOWER LEVEL WEST

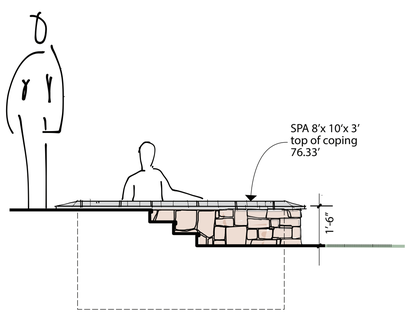
GUEST BEDROOM - LOOKING NORTH



3 SMALL DRY STACK

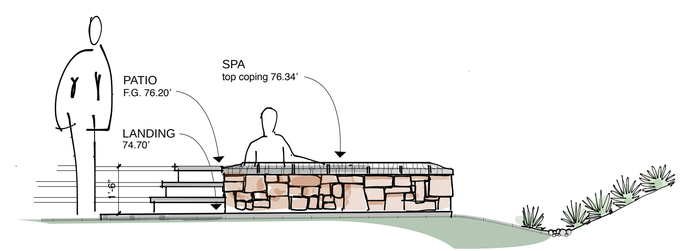
TYPICAL WALL LAYUP USING SNAP CUT STONE

front entry and rear sculpture terrace



4 SPA SECTION ELEVATION

LOOKING WEST



5 SPA ELEVATION

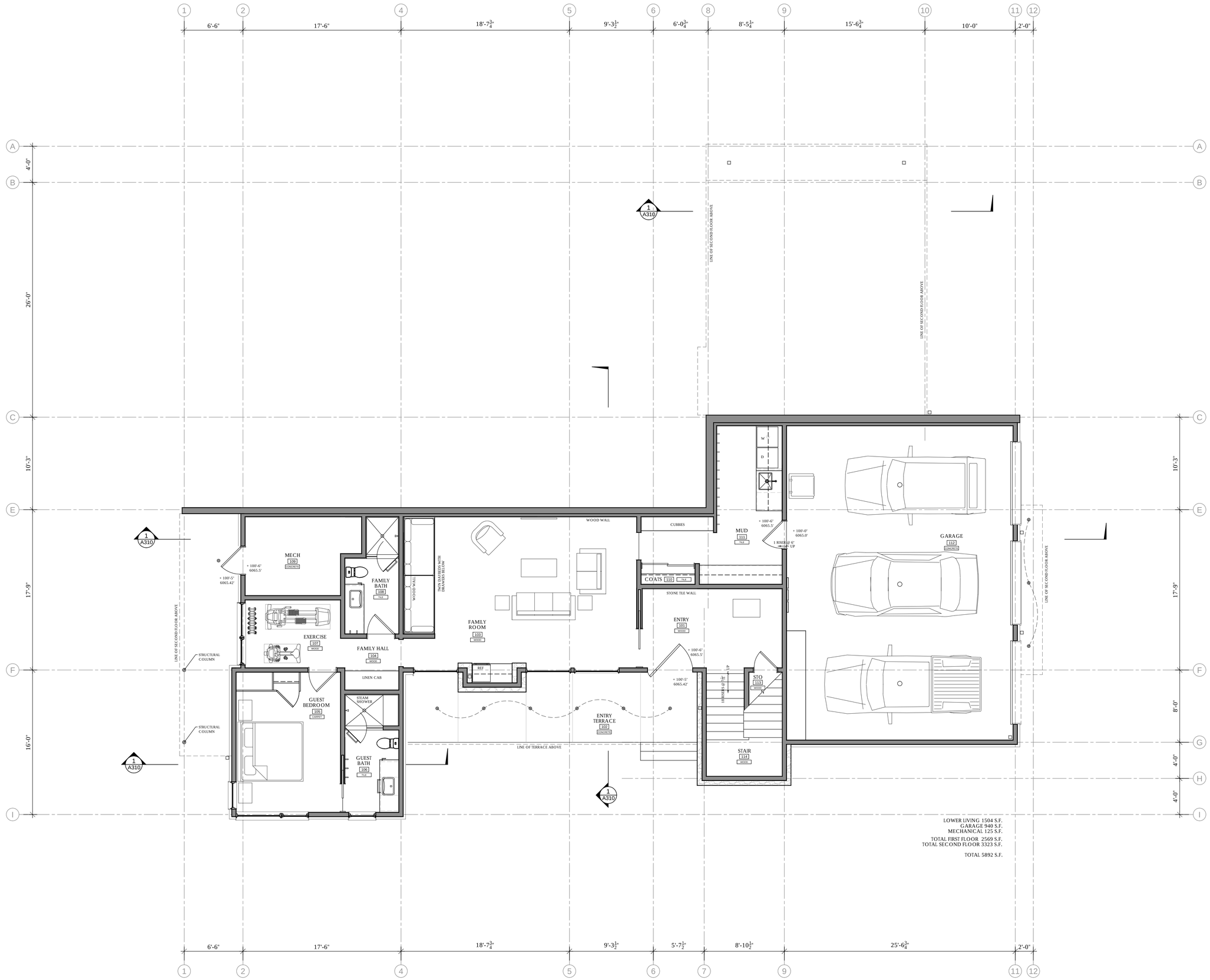
LOOKING SOUTH

SEE SHEET L-120 FOR DETAIL LOCATIONS

SITE WALL SECTIONS AND ELEVATIONS

L-130

FEBUARY 21, 2016



LOWER LIVING 1504 S.F.
GARAGE 940 S.F.
MECHANICAL 125 S.F.

TOTAL FIRST FLOOR 2569 S.F.
TOTAL SECOND FLOOR 3323 S.F.

TOTAL 5892 S.F.

PLOT DATE	022516
FILE	
REVISIONS	
DESIGN REVIEW	022516

Levitan

Residence

118 Paintbrush Rd
Sun Valley, ID 83353

scape design studio

gretchen v. wagner

p.o. box 2640
ketchum, id 83340

320 first ave, suite 201
ketchum, id 83340

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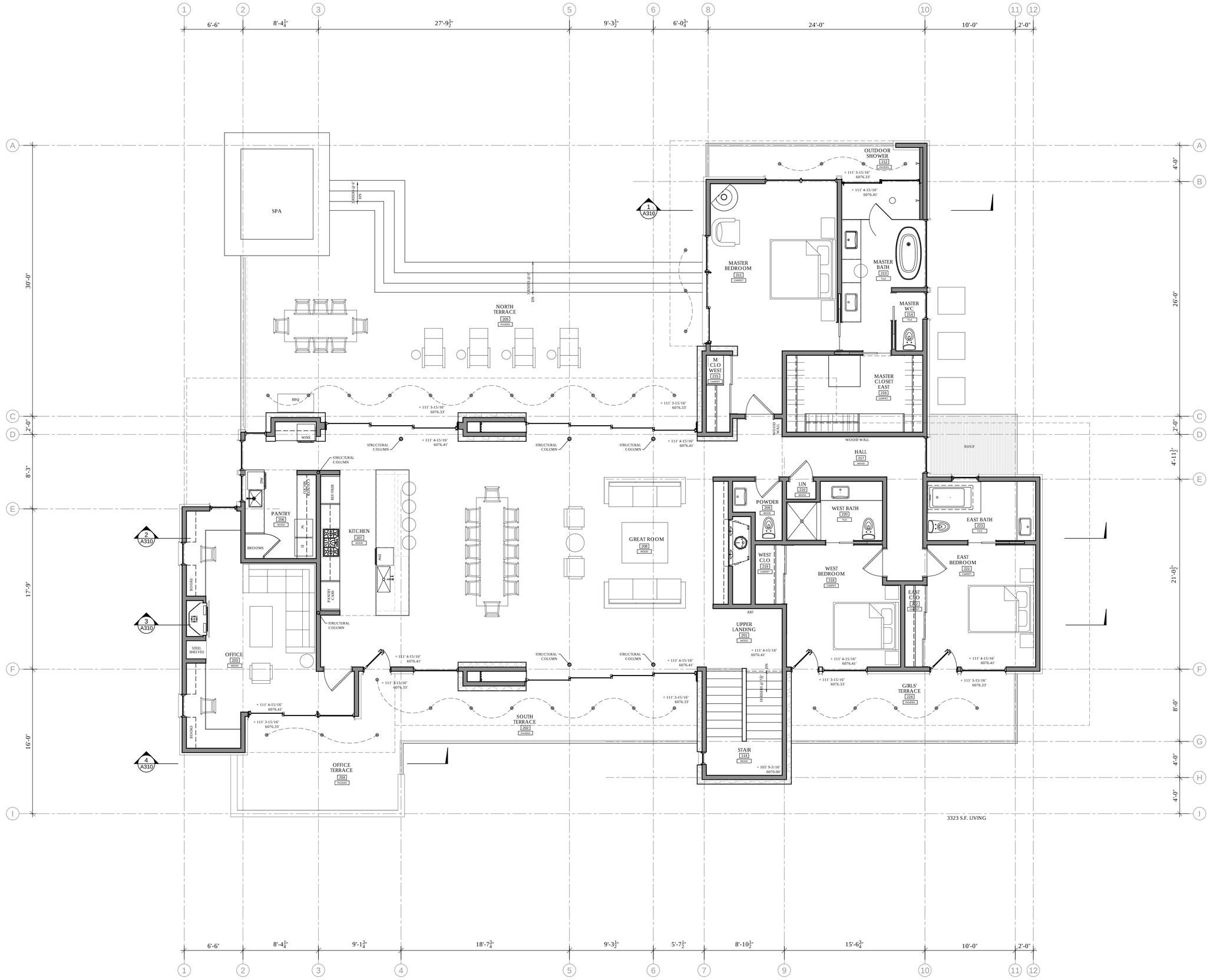
208.622.7227 f
gretchen@
scapedesignstudio.com

A100

Lower Level
Floor Plan
1/4" = 1'-0"



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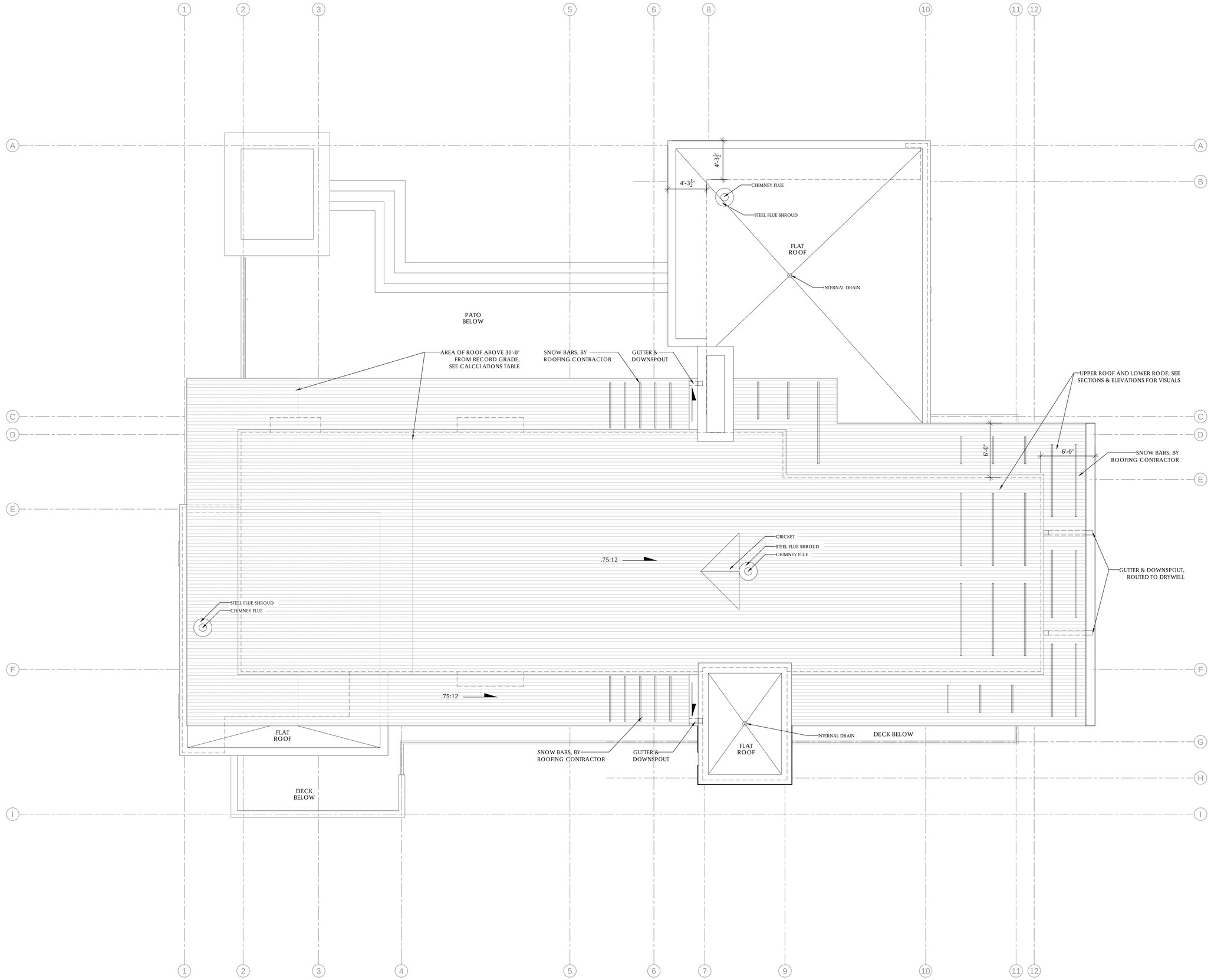
A110

Main Level
Floor Plan
1/4" = 1'-0"



PLOT DATE	022516
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Levitan

Residence

118 Paintbrush Rd
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scape design studio
ARCHITECTURE INTERIOR DESIGN

gretchen v. wagner

p.o. box 2640
ketchum, id 83340

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ketchum, id 83340

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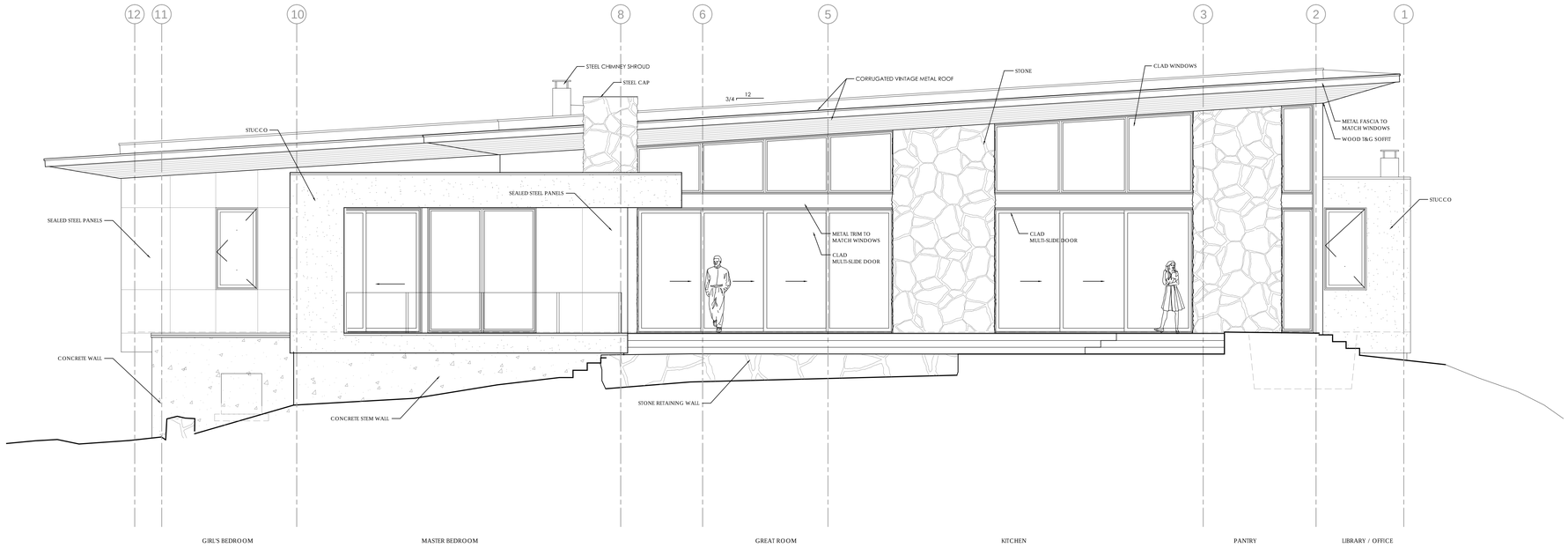
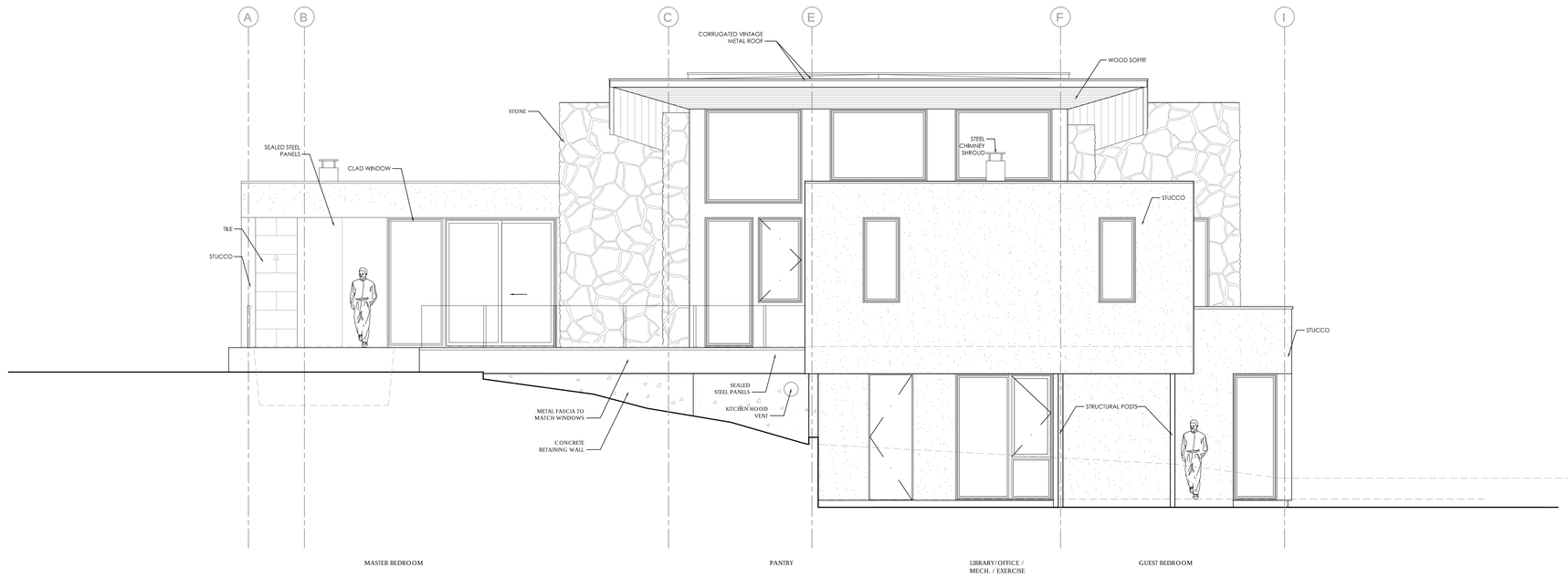
A130

Roof Plan
1/4" = 1'-0"



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



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

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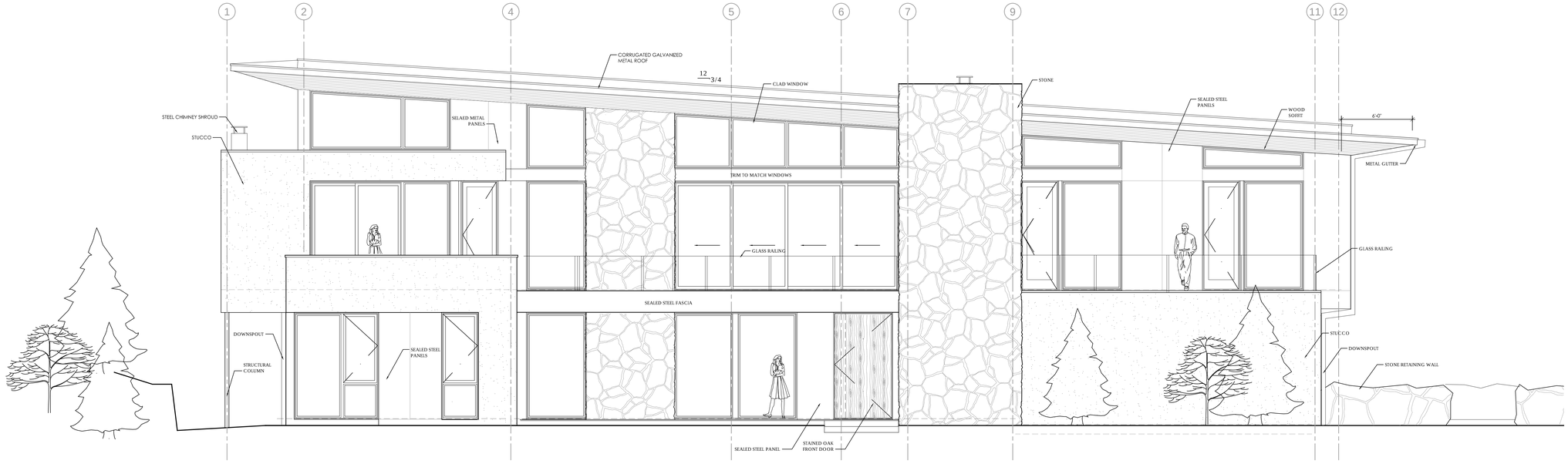
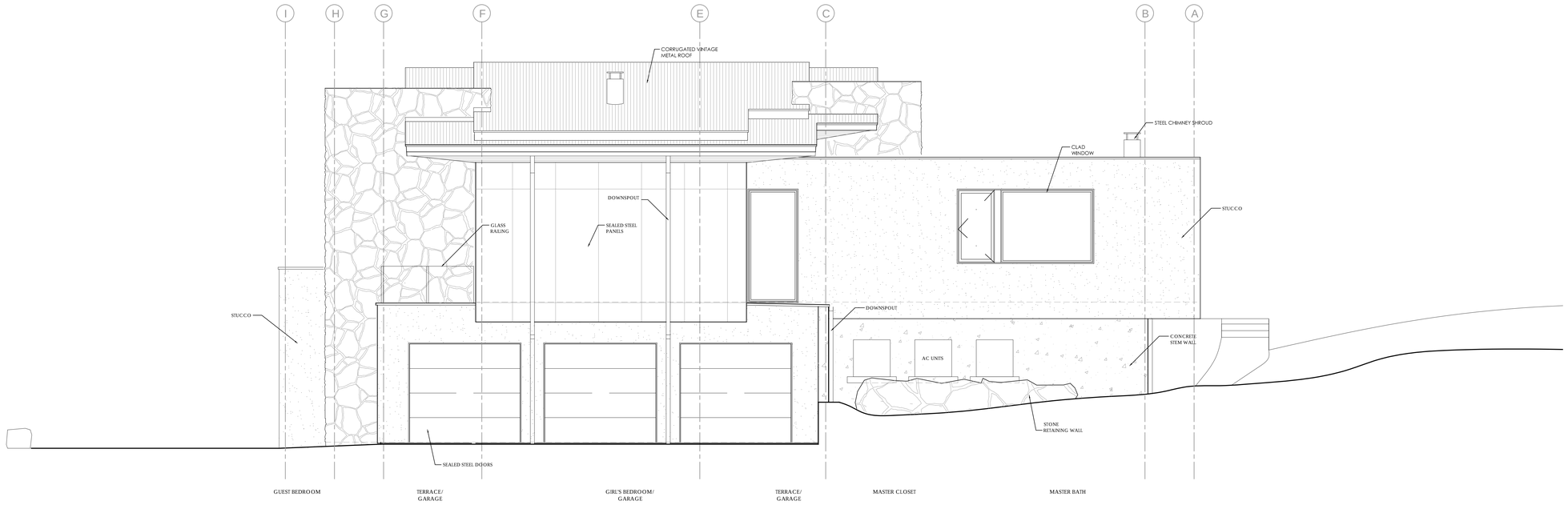
A220

Elevations
1/4" = 1'-0"



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



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

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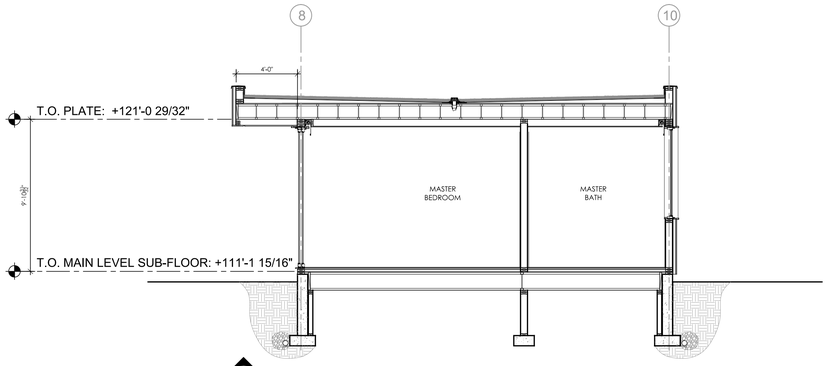
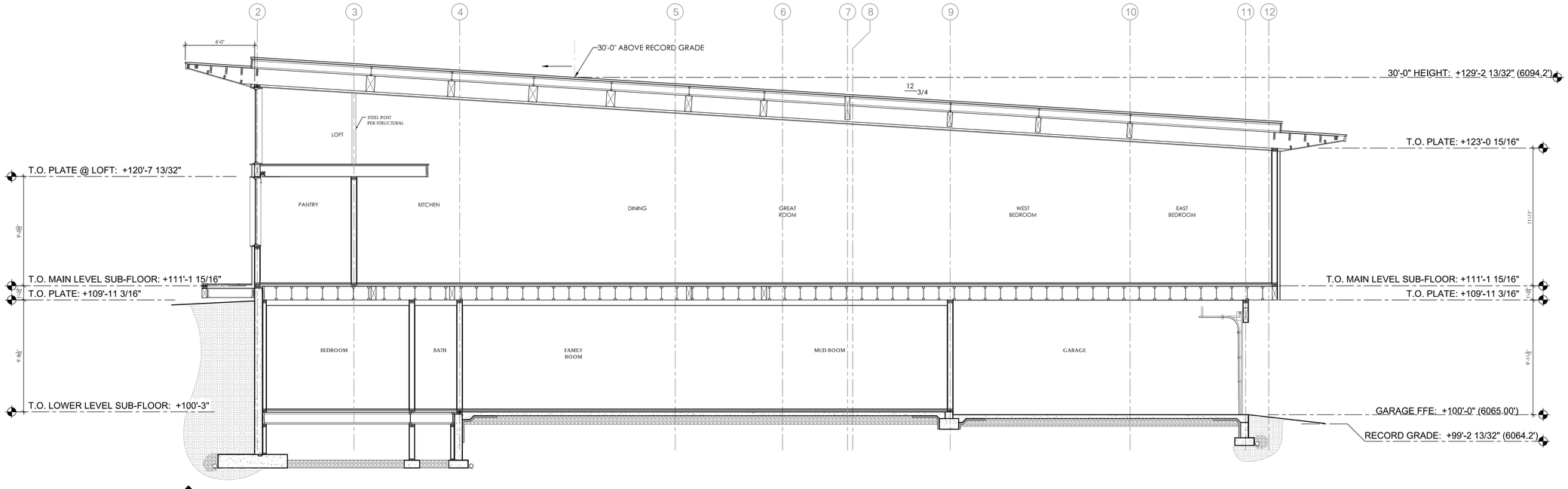
A210

Elevations
1/4" = 1'-0"



1 A310 SECTION THROUGH MASTER SUITE LOOKING NORTH
SCALE: 1/4" = 1'-0"



2 A310 SECTION THROUGH GREAT ROOM / FAMILY LOOKING NORTH
SCALE: 1/4" = 1'-0"

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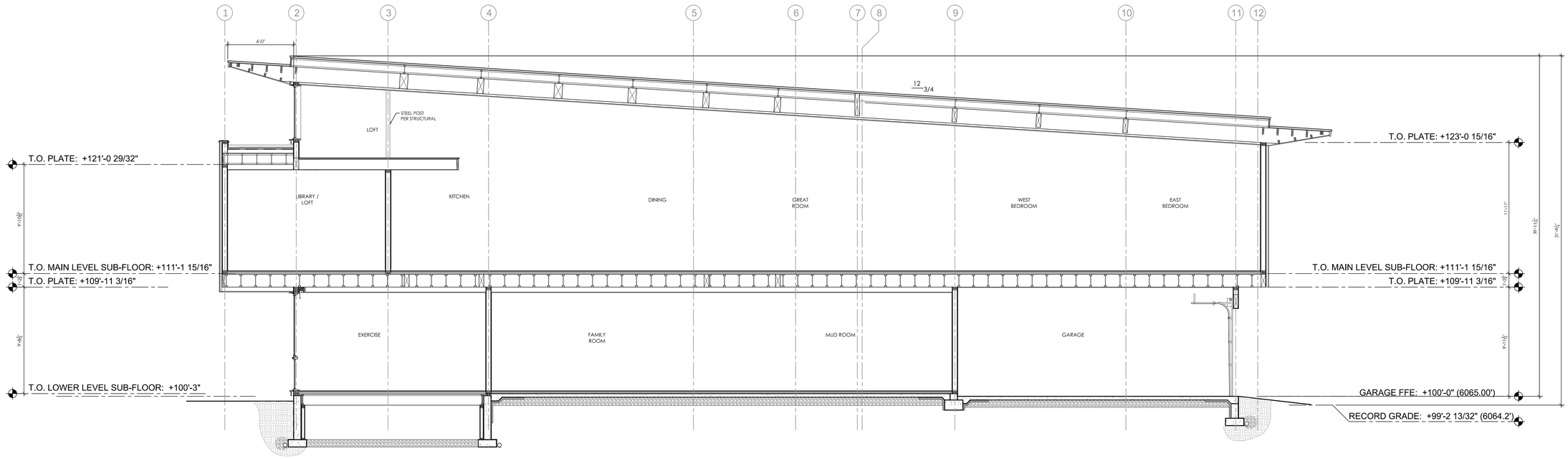
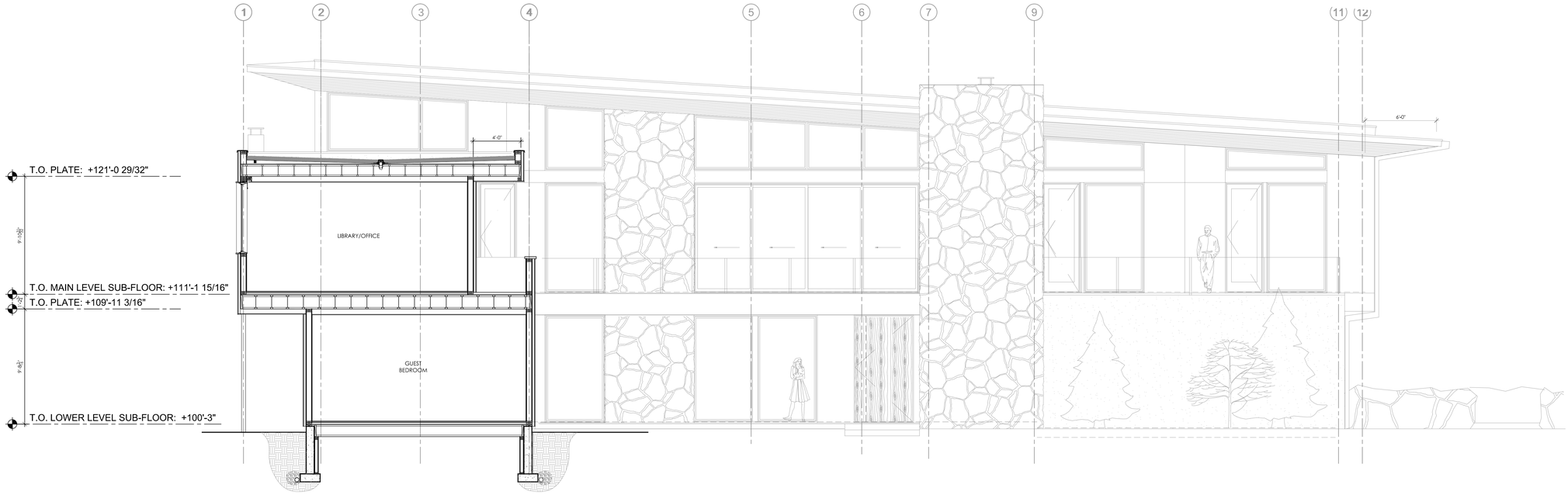
A310

Sections
1/4" = 1'-0"



3
A320

SECTION THROUGH GREAT ROOM / FAMILY LOOKING NORTH
SCALE: 1/4" = 1'-0"



4
A320

SECTION THROUGH GUEST/STUDY LOOKING NORTH
SCALE: 1/4" = 1'-0"

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Sections
1/4" = 1'-0"