

## The Residences at Evergreen, Phase I

Ketchum, Idaho



### ■ Owner/Client

LBJ Partners, LLC  
19900 144th Avenue NE  
Woodinville, WA 98072  
425-487-5200

### ■ Architect

Architecture +  
360 Sun Valley Road East  
Ketchum, Idaho 83340  
208-726-3583

### ■ Project Size

19 Units  
29,684 sf

### ■ Project Value

Cost plus Fee  
\$8.2 million

### ■ Project Schedule

April, 2006 through  
June, 2007

### ■ Project Team

Brian Keaveny - PM  
Bryan Everman - Superintendent

This project consists of one level of underground parking with three levels of residential condominium space above ground. The building is wood framed construction above the PT deck with a structural steel skeleton and an exterior brick veneer. Of the 19 units, 2 are designated as community housing and 4 are top level penthouses. High end finishes include slab granite countertops, high end stainless steel appliances, marble floors in the bath and laundry rooms, hardwood floors in kitchen, dining, and living rooms. Bathrooms have heated floors. Units are heated with natural gas. Each unit has a private deck with gas barbecue hook up. Decks and sidewalks will be heated to melt any snow accumulation. The garage will have underground hydronic heat to maintain a 50 degree or greater temperature. Landscape will include fully irrigated planters at each level and includes street trees at sidewalk level.

