



HELIOS DEVELOPMENT

blu HOTEL INVESTORS
 Development | Management | Advisory

Neill/Vecchia & Associates, Inc.
 Landscape Architecture
 Site/Urban Systems
 Native Plant Analysis
 Land Planning / Urban Design

HALES ENGINEERING
 innovative transportation solutions



WARM SPRINGS RANCH RESORT

DESIGN REVIEW SUBMITTAL-PHASE 1 -JANUARY 6, 2012 rev January 20, 2012

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 - L2 OF 4 MASTER LANDSCAPE PLAN
 - L3 OF 4 CORE AREA LANDSCAPE PLAN
 - L4 OF 4 LANDSCAPE AND IRRIGATION DEMAND CALCULATIONS PLAN

OWNER'S REP: **blu** HOTEL INVESTORS
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 SANTA BARBARA, CA 93108
 MICHAEL BARNARD
 (949) 244-5737

ARCHITECT: **ALLEN + PHILP ARCHITECTS**
 7154 E. STETSON DR.
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 3315 W MAYFLOWER WAY,
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 (801) 766-4343
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CIVIL ENGINEER: **BENCHMARK ASSOCIATES**
 100 BELL DRIVE
 KETCHUM, ID 83340
 (208) 726-9512
 GARTH MCCLURE

GRAPHIC LEGEND

NORTH ARROW

GRAPHIC SCALE

0' 20' 40' 80'

BUILDING ELEVATION SYMBOL:
 DRAWING NUMBER
 SHEET NUMBER

BUILDING / WALL SYMBOL:
 DETAIL NUMBER
 SHEET NUMBER

DETAIL SYMBOL:
 DETAIL NUMBER
 REFERENCE SHEET

PROPERTY LINE ANNOTATION

KEYNOTE SYMBOL

ROOM TAGS

CEILING TAG

TOP OF SLAB ELEVATION

SPOT ELEVATION

LEVEL INDICATOR / TOP OF WALL / ROOF SPOT ELEVATION

WARM SPRINGS RANCH RESORT

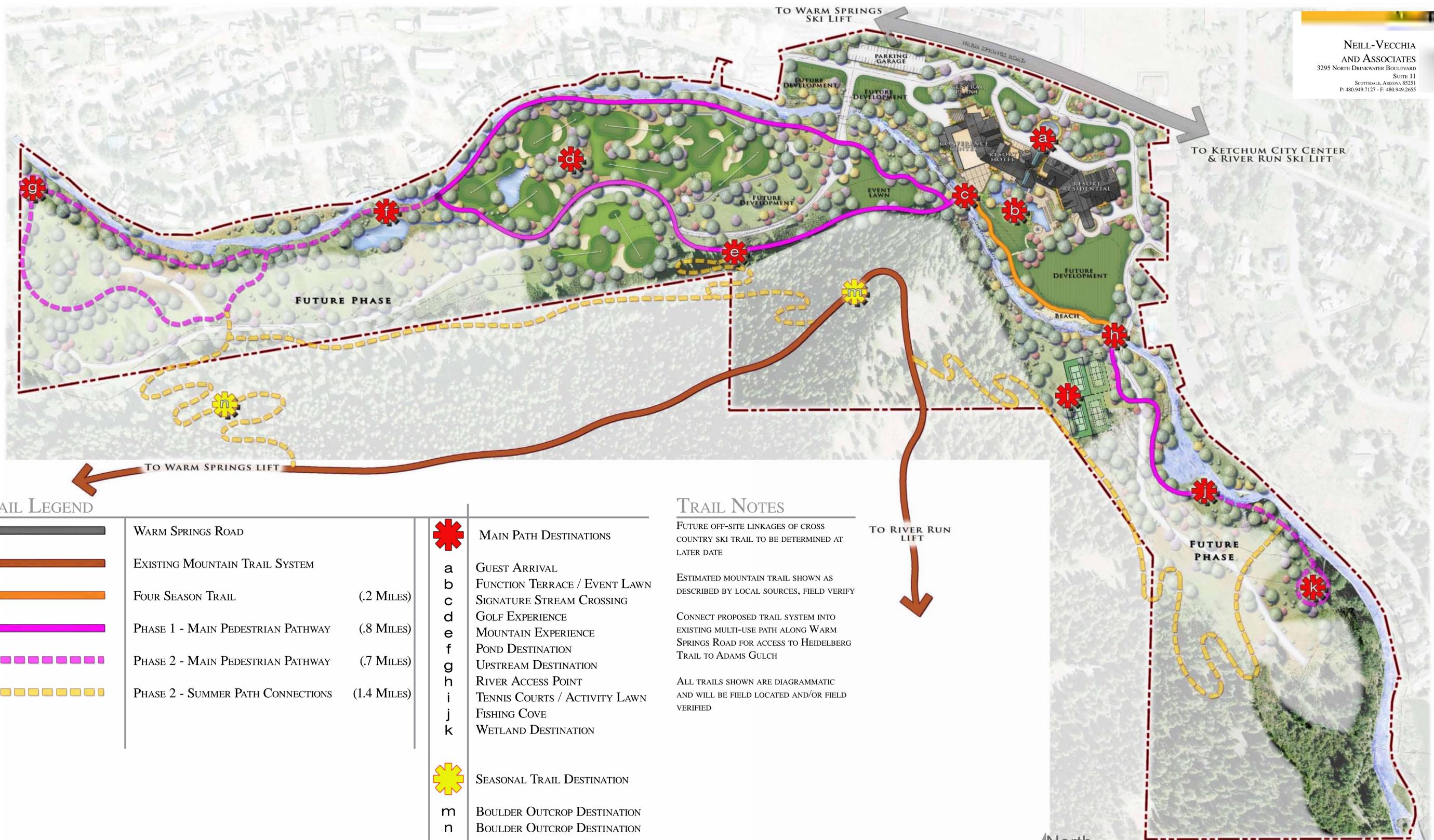
Project Address: WARM SPRINGS ROAD
 KETCHUM, IDAHO
 Project Issue Date: 01/06/2012
 Project Number: AP1103
 Project Status: DESIGN REVIEW SUBMITTAL-PHASE 1
 Reviewed By: STAFF

NUM.	ISSUE TITLE	DATE

COVER SHEET

G-0001

NOT FOR CONSTRUCTION



TRAIL LEGEND

	WARM SPRINGS ROAD	
	EXISTING MOUNTAIN TRAIL SYSTEM	
	FOUR SEASON TRAIL	(.2 MILES)
	PHASE 1 - MAIN PEDESTRIAN PATHWAY	(.8 MILES)
	PHASE 2 - MAIN PEDESTRIAN PATHWAY	(.7 MILES)
	PHASE 2 - SUMMER PATH CONNECTIONS	(1.4 MILES)

	MAIN PATH DESTINATIONS
a	GUEST ARRIVAL
b	FUNCTION TERRACE / EVENT LAWN
c	SIGNATURE STREAM CROSSING
d	GOLF EXPERIENCE
e	MOUNTAIN EXPERIENCE
f	POND DESTINATION
g	UPSTREAM DESTINATION
h	RIVER ACCESS POINT
i	TENNIS COURTS / ACTIVITY LAWN
j	FISHING COVE
k	WETLAND DESTINATION
	SEASONAL TRAIL DESTINATION
m	BOULDER OUTCROP DESTINATION
n	BOULDER OUTCROP DESTINATION

TRAIL NOTES

FUTURE OFF-SITE LINKAGES OF CROSS COUNTRY SKI TRAIL TO BE DETERMINED AT LATER DATE

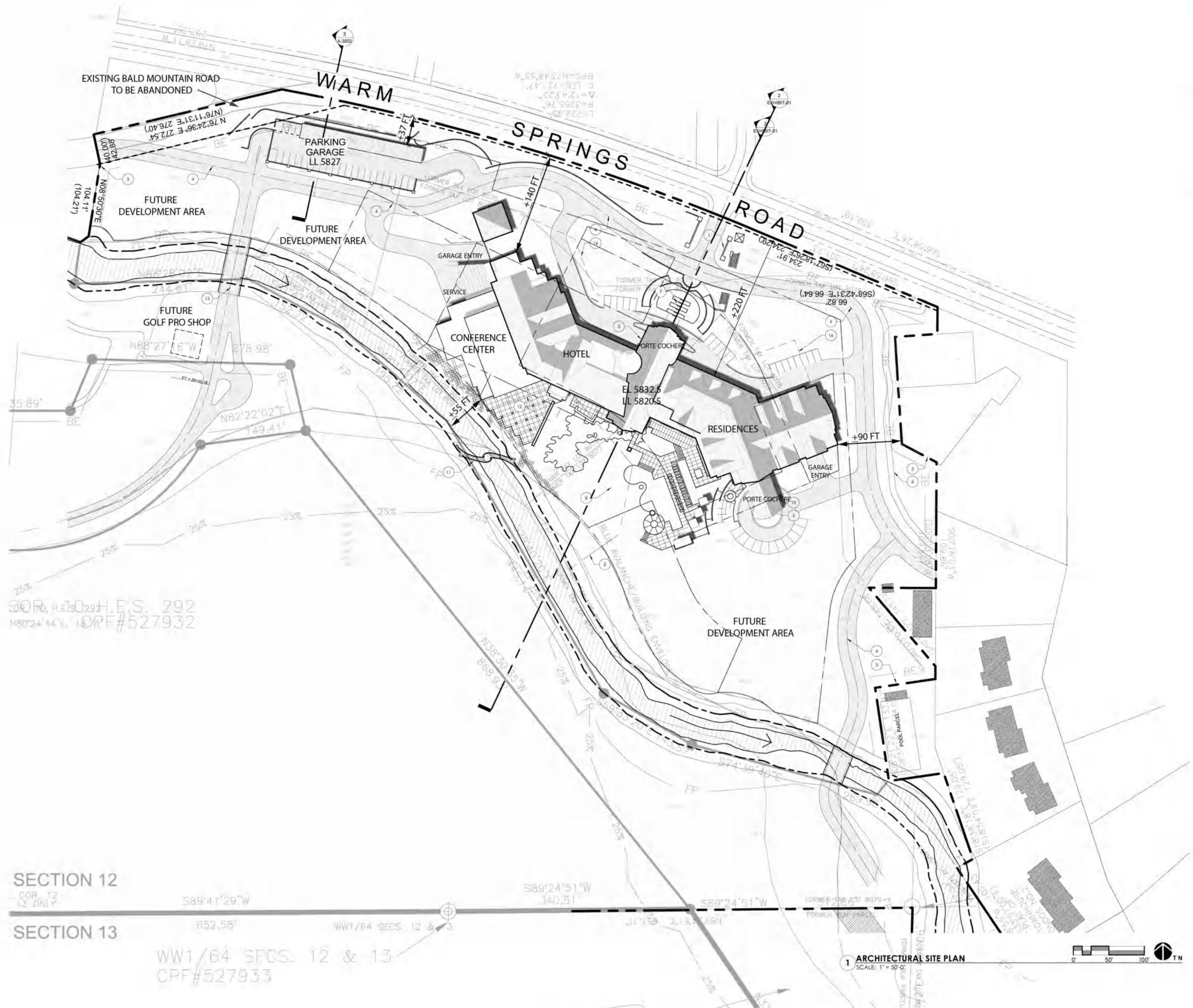
ESTIMATED MOUNTAIN TRAIL SHOWN AS DESCRIBED BY LOCAL SOURCES, FIELD VERIFY

CONNECT PROPOSED TRAIL SYSTEM INTO EXISTING MULTI-USE PATH ALONG WARM SPRINGS ROAD FOR ACCESS TO HEIDELBERG TRAIL TO ADAMS GULCH

ALL TRAILS SHOWN ARE DIAGRAMMATIC AND WILL BE FIELD LOCATED AND/OR FIELD VERIFIED



NUM.	DESCRIPTION
1	RESORT ENTRY WITH DIRECTIONAL AND MONUMENT SIGNAGE
2	COUNTY / CITY LIMITS
3	PROPERTY LINE
4	CENTERLINE OF NEW ROAD
5	PORTE COCHERE
6	PEDESTRIAN PATH
7	MAIN ENTRY WATER FEATURE
8	EVENT LAWN
9	DASHED LINE INDICATES PORTABLE EVENT TENT
10	RESIDENTIAL DROP-OFF
11	DECORATIVE BRIDGE TRAIL CONNECTION
12	EVENT TERRACE
13	VEHICULAR AND PEDESTRIAN BRIDGE
14	LOADING DOCK
15	ENTRY TO UNDERGROUND GARAGE BELOW
16	DASHED LINE INDICATES PARKING GARAGE BELOW



30' RO. P. 15029 H.E.S. 292
N80°24'44"E, 16' OPF#527932

SECTION 12

COR. 12
13 ONLY

SECTION 13

589°41'29"W

652.58'

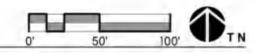
WW1/64 SECS. 12 & 13

CPF#527933

589°24'51"W
340.51'

589°24'51"W

1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 50'-0"



WARM SPRINGS RANCH RESORT

Project Address: WARM SPRINGS ROAD
KETCHUM, IDAHO
Project Issue Date: 12/14/2011 Revised 01/20/11
Project Number: AP1103
Project Status: SCHEMATIC DESIGN
Reviewed By: STAFF

NUM.	ISSUE TITLE	DATE
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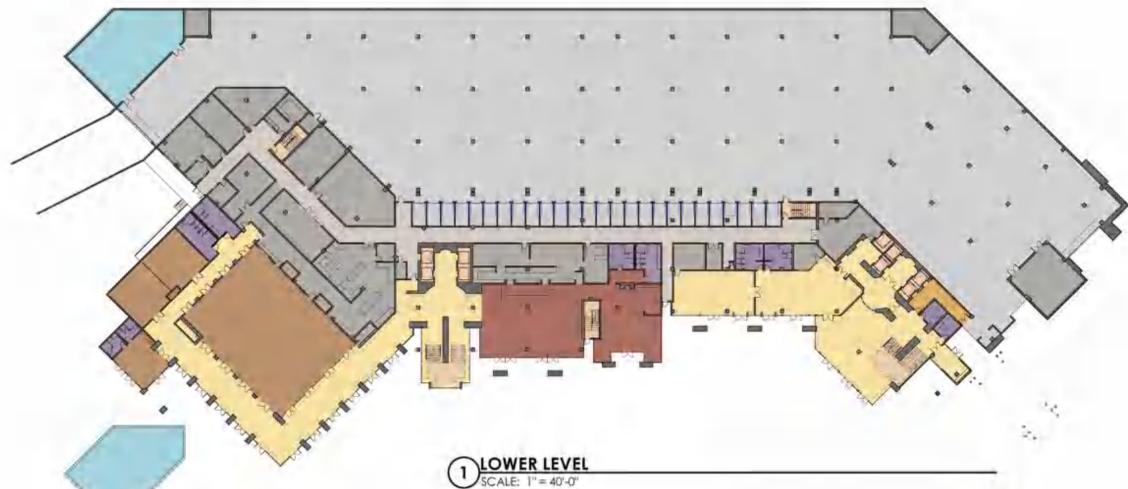
ARCHITECTURAL SITE PLAN

A-1110

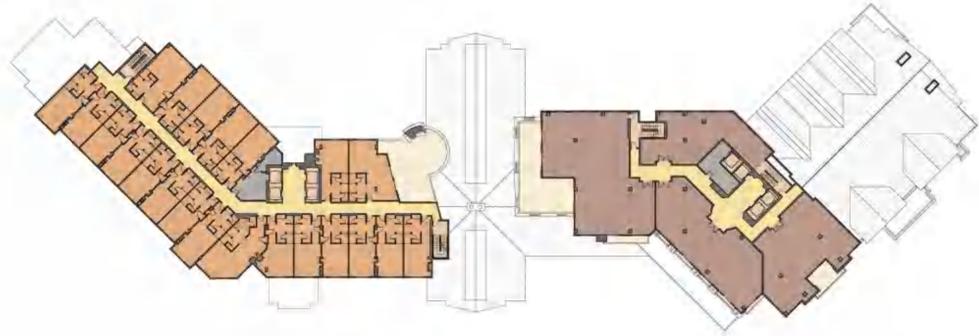
NOT FOR CONSTRUCTION

COLOR LEGEND

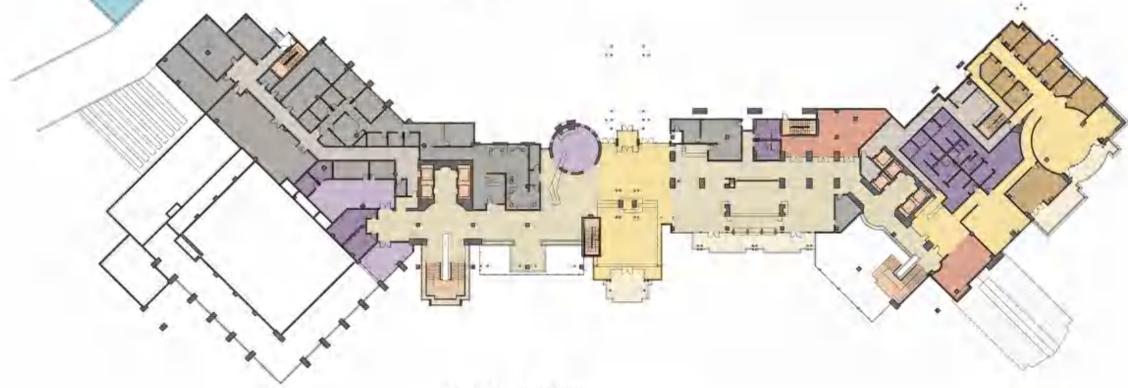
AMENITIES	OPEN TO BELOW
BOH	PUBLIC CIRCULATION
BOH CIRCULATION	PUBLIC CIRCULATION OPEN
CENTRAL PLANT	RESIDENTIAL UNITS
COMMON AREA	RETAIL
F&B	TERRACE / BALCONY
GARAGE	TOILETS
GUESTROOMS	TREATMENT ROOMS
LOBBY	VERTICAL CIRCULATION
MEETING ROOM	



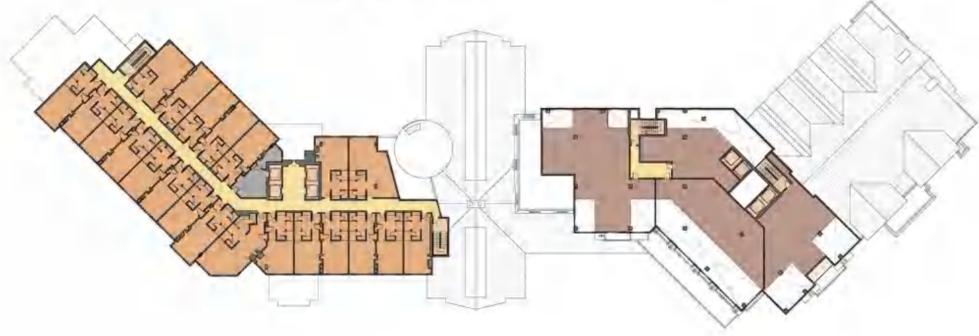
1 LOWER LEVEL
 SCALE: 1" = 40'-0"



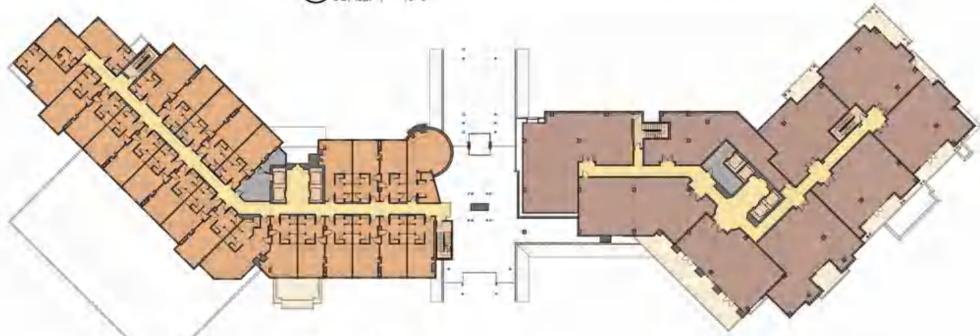
6 LEVEL 6
 SCALE: 1" = 40'-0"



2 ENTRY LEVEL
 SCALE: 1" = 40'-0"



7 LEVEL 7
 SCALE: 1" = 40'-0"



3 LEVEL 2
 SCALE: 1" = 40'-0"

MAIN BUILDING CONDITIONED SPACE	
NAME	SF
LOWER LEVEL	
BOH	14046 SF
COMMON AREA	4596 SF
F&B	4228 SF
LOBBY	383 SF
MEETING ROOM	7044 SF
PUBLIC CIRCULATION	13012 SF
TOILETS	2234 SF
VERTICAL CIRCULATION	2178 SF
	47721 SF

TERRACES / BALCONIES	
Level	SF
ENTRY LEVEL	1814 SF
LEVEL 2	2812 SF
LEVEL 3	1363 SF
LEVEL 4	2593 SF
LEVEL 5	2670 SF
LEVEL 6	90 SF
SUB-TOTAL	11342 SF

SUB-SURFACE PARKING GARAGE	
Level	SF
LOWER LEVEL	71477 SF
SUB-TOTAL	71477 SF

FREE-STANDING PARKING GARAGE	
Level	SF
LOWER LEVEL	14464 SF
UPPER LEVEL	14464 SF
SUB-TOTAL	28928 SF

CENTRAL PLANT	
Level	SF
LOWER LEVEL	2285 SF
ENTRY LEVEL	2349 SF
SUB-TOTAL	4635 SF

ENTRY LEVEL	
NAME	SF
AMENITIES	1989 SF
BOH	15894 SF
BOH CIRCULATION	1494 SF
PUBLIC CIRCULATION	7144 SF
PUBLIC CIRCULATION OPEN	5657 SF
RETAIL	1880 SF
TOILETS	3233 SF
TREATMENT ROOMS	2204 SF
VERTICAL CIRCULATION	2371 SF
	41866 SF

LEVEL 2	
NAME	SF
BOH	780 SF
GUESTROOMS	16577 SF
PUBLIC CIRCULATION	4360 SF
RESIDENTIAL UNITS	17645 SF
VERTICAL CIRCULATION	1609 SF
	40971 SF

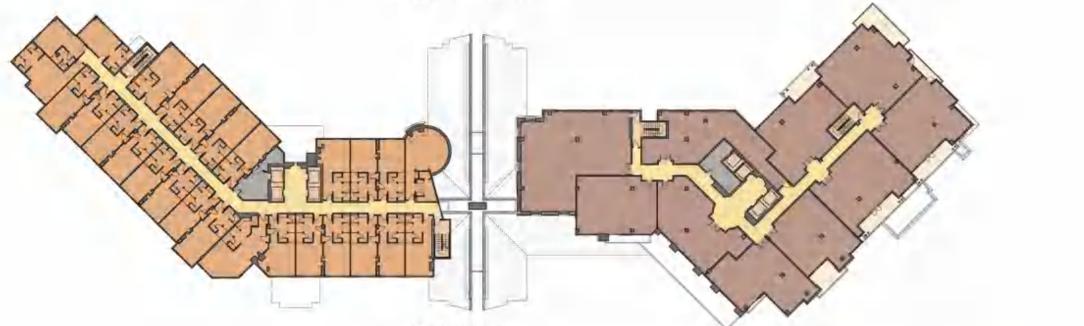
LEVEL 3	
NAME	SF
BOH	793 SF
GUESTROOMS	16563 SF
PUBLIC CIRCULATION	4117 SF
RESIDENTIAL UNITS	17848 SF
VERTICAL CIRCULATION	1610 SF
	40931 SF

LEVEL 4	
NAME	SF
BOH	780 SF
GUESTROOMS	14891 SF
PUBLIC CIRCULATION	4035 SF
RESIDENTIAL UNITS	16534 SF
VERTICAL CIRCULATION	1632 SF
	37872 SF

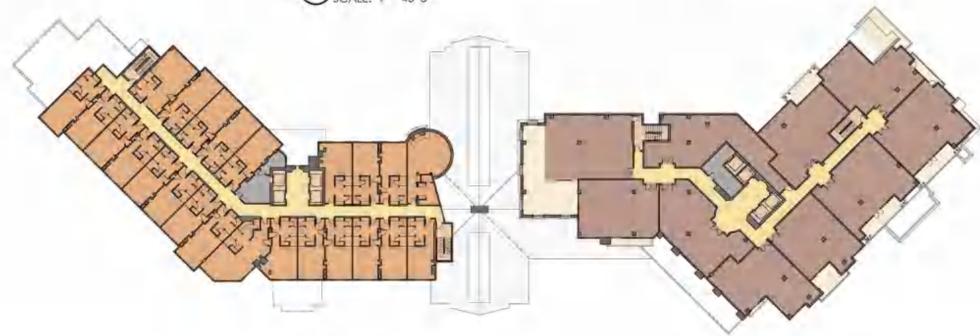
LEVEL 5	
NAME	SF
BOH	753 SF
GUESTROOMS	13727 SF
PUBLIC CIRCULATION	3516 SF
RESIDENTIAL UNITS	9742 SF
VERTICAL CIRCULATION	1616 SF
	29355 SF

LEVEL 6	
NAME	SF
BOH	404 SF
GUESTROOMS	13732 SF
PUBLIC CIRCULATION	2348 SF
RESIDENTIAL UNITS	7163 SF
VERTICAL CIRCULATION	1554 SF
	25201 SF
SUB-TOTAL	263916 SF

TOTALS	
TITLE	SF
MAIN BUILDING CONDITIONED SPACE	263916 SF
TERRACES / BALCONIES	11342 SF
SUB-SURFACE PARKING GARAGE	71477 SF
CENTRAL PLANT	4635 SF
SUB-TOTAL	351370 SF
FREE-STANDING PARKING GARAGE	28928 SF
GRAND TOTAL	380298 SF



4 LEVEL 3
 SCALE: 1" = 40'-0"



5 LEVEL 4
 SCALE: 1" = 40'-0"

WARM SPRINGS RANCH RESORT

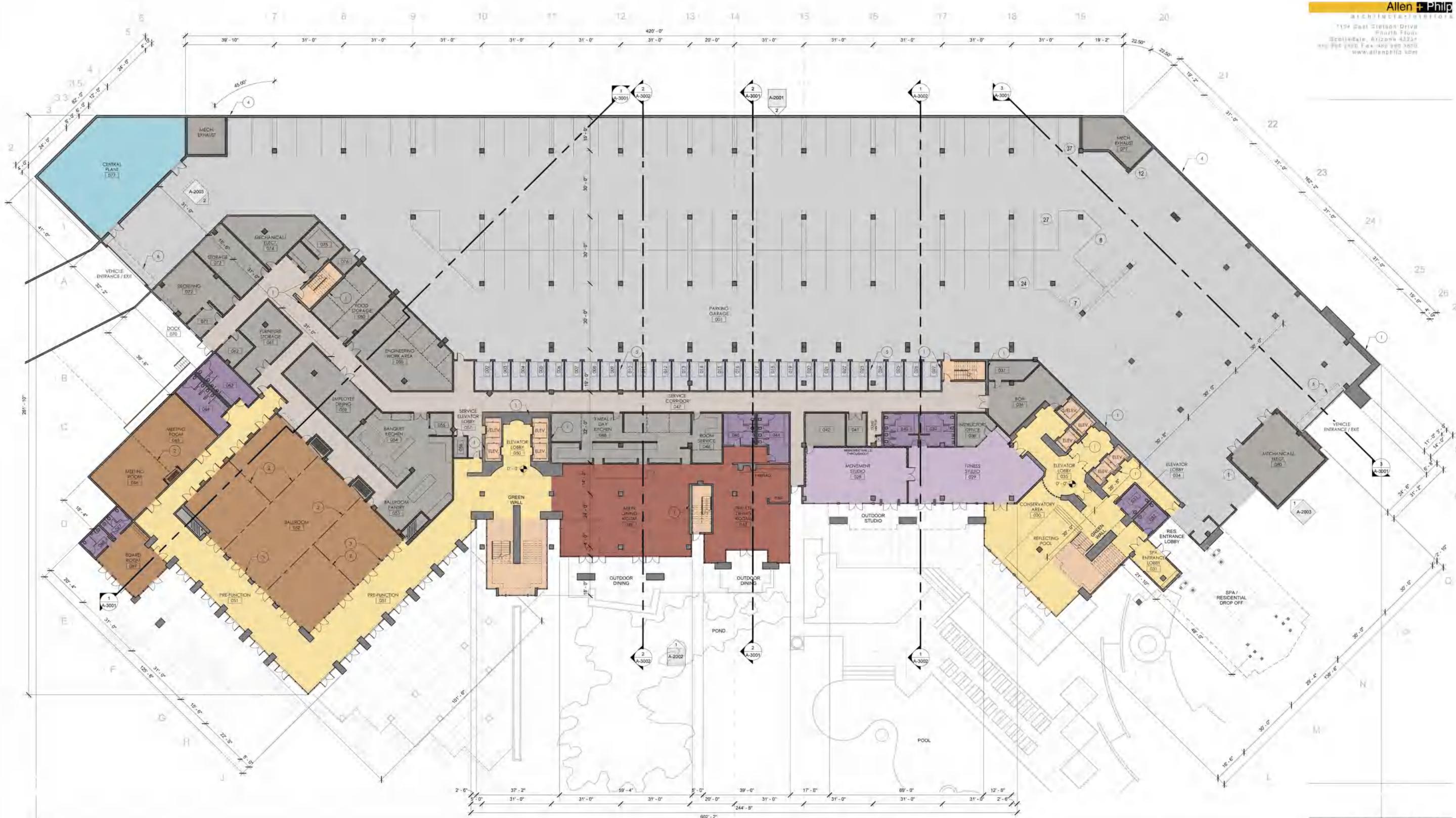
Project Address: WARM SPRINGS ROAD
 KETCHIKAN, IDAHO
 Project Issue Date: 10/3/2011 Revised 01/20/11
 Project Number: AP1103
 Project Status: SCHEMATIC DESIGN
 Reviewed By: STAFF

NUM.	ISSUE TITLE	DATE
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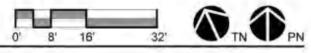
PROGRAM TABULATIONS

G-0002

NOT FOR CONSTRUCTION



1 LOWER LEVEL
 SCALE: 1/16" = 1'-0"



Area Legend

- Lobby
- Public Circulation
- Exterior Circulation / Balcony
- Vertical Circulation
- Food & Beverage
- Amenities
- Retail
- Spa
- Ballroom
- Restrooms
- Guest Rooms
- Condominium
- Back of House
- BOH Circulation
- Parking
- Central Plant

ROOM SCHEDULE - LOWER LEVEL		ROOM SCHEDULE - LOWER LEVEL		ROOM SCHEDULE - LOWER LEVEL		ROOM SCHEDULE - LOWER LEVEL		ROOM SCHEDULE - LOWER LEVEL	
NUMBER	NAME	NUMBER	NAME	NUMBER	NAME	NUMBER	NAME	NUMBER	NAME
001	PARKING GARAGE	017	OWNER STORAGE	033	WOMEN	049	MAIN DINING ROOM	065	MEETING ROOM
002	OWNER STORAGE	018	OWNER STORAGE	034	ELEVATOR LOBBY	050	ELEVATOR LOBBY	066	MEETING ROOM
003	OWNER STORAGE	019	OWNER STORAGE	035	ELEVATOR LOBBY	051	PRE-FUNCTION	067	WOMEN
004	OWNER STORAGE	020	OWNER STORAGE	036	BOH	052	BALLROOM	068	MEN
005	OWNER STORAGE	021	OWNER STORAGE	037	ELEVATOR EQUIPMENT	053	BALLROOM PANTRY	069	BOARD ROOM
006	OWNER STORAGE	022	OWNER STORAGE	038	INSTRUCTORS OFFICE	054	BANQUET KITCHEN	070	DOCK
007	OWNER STORAGE	023	OWNER STORAGE	039	MEN	055	OFFICE	071	RECV. OFFICE
008	OWNER STORAGE	024	OWNER STORAGE	040	WOMEN	056	ELEVATOR EQUIPMENT	072	RECEIVING
009	OWNER STORAGE	025	OWNER STORAGE	041	EXERCISE EQUIPMENT STORAGE	057	SERVICE ELEVATOR LOBBY	073	STORAGE
010	OWNER STORAGE	026	OWNER STORAGE	042	EXERCISE EQUIPMENT STORAGE	058	ENGINEERING WORK AREA	074	MECHANICAL/ ELECT.
011	OWNER STORAGE	027	OWNER STORAGE	043	PRIVATE DINING ROOMS	059	EMPLOYEE DINING	075	UNIFORMS
012	OWNER STORAGE	028	MOVEMENT STUDIO	044	WOMEN	060	FOOD STORAGE	076	EQUIPMENT
013	OWNER STORAGE	029	FITNESS STUDIO	045	MEN	061	FURNITURE STORAGE	077	CENTRAL PLANT
014	OWNER STORAGE	030	CONSERVATORY AREA	046	ROOM SERVICE	062	PURCHASING OFFICE	078	MECH. EXHAUST
015	OWNER STORAGE	031	SPA ENTRANCE LOBBY	047	SERVICE CORRIDOR	063	WOMEN	079	MECH. EXHAUST
016	OWNER STORAGE	032	MEN	048	3 MEAL / DAY KITCHEN	064	MEN	080	MECHANICAL/ ELECT.

KEYNOTES

#	DESCRIPTION
1	SHEAR WALL PER STRUCTURAL NARRATIVE
2	CENTERS INDICATE OPERABLE PARTITIONS
3	OPERABLE / STACKABLE WINDOW WALL ALONG PERIMETER OF MAIN BALLROOM
4	RETAINING WALLS PER STRUCTURAL NARRATIVE
5	MANUAL OVERHEAD SECTIONAL DOORS AT OWNER STORAGE UNIT
6	HIGH-SPEED OVERHEAD COILING DOORS AT GARAGE ENTRY

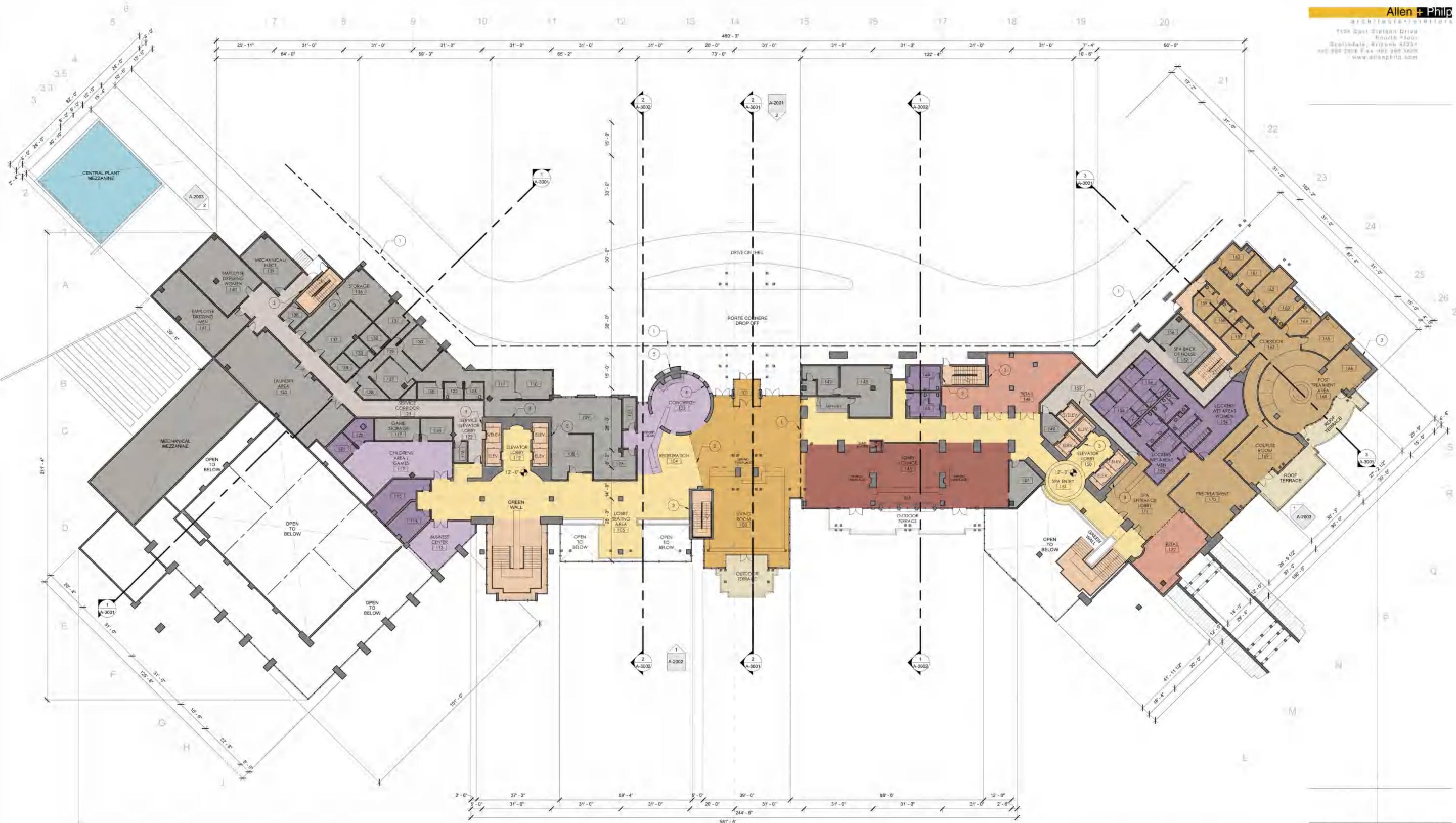
WARM SPRINGS RANCH RESORT
 Project Address: WARM SPRINGS ROAD
 KETCHUM, IDAHO
 Project Issue Date: 01/04/2012 Revised 01/20/11
 Project Number: AP1103
 Project Status: DESIGN REVIEW SUBMITTAL PHASE 1
 Reviewed by: STAFF

NUM.	ISSUE TITLE	DATE

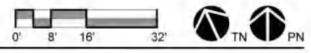
LOWER LEVEL FLOOR PLAN

A-1210

NOT FOR CONSTRUCTION



1 ENTRY LEVEL
SCALE: 1/16" = 1'-0"



Area Legend

- Lobby
- Public Circulation
- Exterior Circulation / Balcony
- Vertical Circulation
- Food & Beverage
- Amenities
- Retail
- Spa
- Ballroom
- Restrooms
- Guest Rooms
- Condominium
- Back of House
- BOH Circulation
- Parking
- Central Plant

ROOM SCHEDULE - ENTRY LEVEL

NUMBER	NAME
101	MAIN ENTRANCE
102	LIVING ROOM
103	CONCIERGE
104	REGISTRATION
105	LOBBY SEATING AREA
106	OPEN OFFICE
107	VIEWING RM.
108	RECEPTION
109	OPEN OFFICE
110	OFFICE
111	OPEN OFFICE
112	ELEVATOR LOBBY
113	BUSINESS CENTER
114	MEN
115	WOMEN

ROOM SCHEDULE - ENTRY LEVEL

NUMBER	NAME
116	ELECTRIC ROOM
117	CHILDRENS AREA / GAMES
118	OFFICE
119	GAME STORAGE
120	WOMEN
121	MEN
122	SERVICE ELEVATOR LOBBY
123	SERVICE CORRIDOR
124	WOMEN
125	MEN
126	COPY
127	CONF RM
128	COPY
129	CORRIDOR
130	OFFICE

ROOM SCHEDULE - ENTRY LEVEL

NUMBER	NAME
131	OFFICE
132	OFFICE
133	OFFICE
134	OFFICE
135	LAUNDRY AREA
136	STORAGE
137	OFFICE
138	HOUSE KEEPING
139	MECHANICAL / ELECT.
140	EMPLOYEE DRESSING WOMEN
141	EMPLOYEE DRESSING MEN
142	VALET / BAGS
143	VALET / STORAGE
144	WOMEN
145	MEN

ROOM SCHEDULE - ENTRY LEVEL

NUMBER	NAME
146	LOBBY LOUNGE
147	BACK OF BAR
148	RETAIL
149	SERVICE DELIVERY
150	ELEVATOR LOBBY
151	SPA ENTRY
152	SPA BACK OF HOUSE
153	LOCKERS WET AREAS MEN
154	LOCKERS WET AREAS WOMEN
156	STORAGE
157	TREATMENT
158	TREATMENT
159	TREATMENT
160	TREATMENT
161	TREATMENT

ROOM SCHEDULE - ENTRY LEVEL

NUMBER	NAME
162	TREATMENT
163	TREATMENT
164	TREATMENT
165	TREATMENT
166	TEA ROOM
167	CORRIDOR
168	POST TREATMENT AREA
169	COUPLES ROOM
170	PRE-TREATMENT
171	SPA ENTRANCE LOBBY
172	RETAIL

KEYNOTES

#	DESCRIPTION
1	BUILDING EXPANSION JOINT
2	DASHED LINE INDICATES WALL BEAM ABOVE
3	SHEAR WALL PER STRUCTURAL NARRATIVE
4	STEEL COLUMNS AROUND RADIUS PER STRUCTURAL NARRATIVE
5	NATURAL STONE FIREPLACE

WARM SPRINGS RANCH RESORT

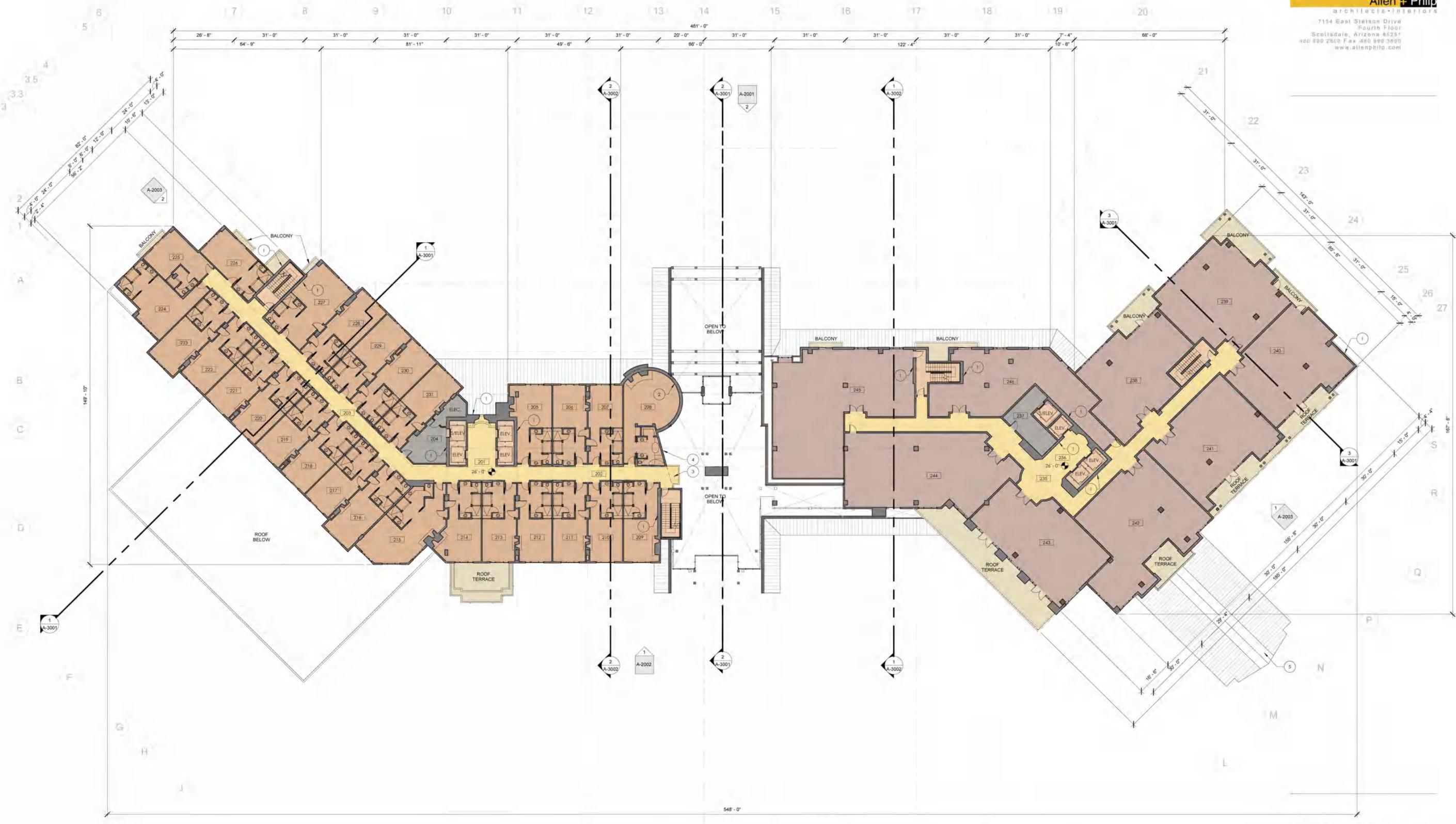
Project Address: WARM SPRINGS ROAD
KETCHUM, IDAHO
Project Issue Date: 01/04/2012
Project Number: AP1103
Project Status: DESIGN REVIEW SUBMITTAL-PHASE 1
Submitted By: STAFF

NUM.	ISSUE TITLE	DATE
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ENTRY LEVEL FLOOR PLAN

A-1211

NOT FOR CONSTRUCTION



Area Legend

- Lobby
- Public Circulation
- Exterior Circulation / Balcony
- Vertical Circulation
- Food & Beverage
- Amenities
- Retail
- Spa
- Ballroom
- Restrooms
- Guest Rooms
- Condominium
- Back of House
- BOH Circulation
- Parking
- Central Plant

ROOM SCHEDULE - LEVEL 2

NUMBER	NAME
201	ELEVATOR LOBBY
202	CORRIDOR
203	CORRIDOR
204	HOUSE KEEPING
205	GUESTROOM
206	GUESTROOM
207	GUESTROOM
208	GUESTROOM
209	GUESTROOM
210	GUESTROOM
211	GUESTROOM
212	GUESTROOM
213	MEN
214	WOMEN
215	GUESTROOM
216	GUESTROOM

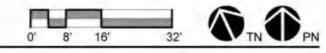
ROOM SCHEDULE - LEVEL 2

NUMBER	NAME
217	GUESTROOM
218	GUESTROOM
219	GUESTROOM
220	GUESTROOM
221	GUESTROOM
222	GUESTROOM
223	GUESTROOM
224	GUESTROOM
225	GUESTROOM
226	GUESTROOM
227	GUESTROOM
228	GUESTROOM
229	GUESTROOM
230	GUESTROOM
231	GUESTROOM
235	CORRIDOR

ROOM SCHEDULE - LEVEL 2

NUMBER	NAME
236	ELEVATOR LOBBY
237	ELEVATOR LOBBY
238	RESIDENCE
239	RESIDENCE
240	RESIDENCE
241	RESIDENCE
242	RESIDENCE
243	OWNER'S CLUB
244	RESIDENCE
245	RESIDENCE
246	RESIDENCE

LEVEL 2
 SCALE: 1/16" = 1'-0"



KEYNOTES

#	DESCRIPTION
1	SHEAR WALL PER STRUCTURAL NARRATIVE
2	STEEL COLUMNS AROUND RADII PER STRUCTURAL NARRATIVE
3	DASHED LINE INDICATES WALL BEAM ABOVE
4	WALL BEAM
5	LOW-E, DUAL PANE, INSULATED SLOPED GLAZING

WARM SPRINGS RANCH RESORT

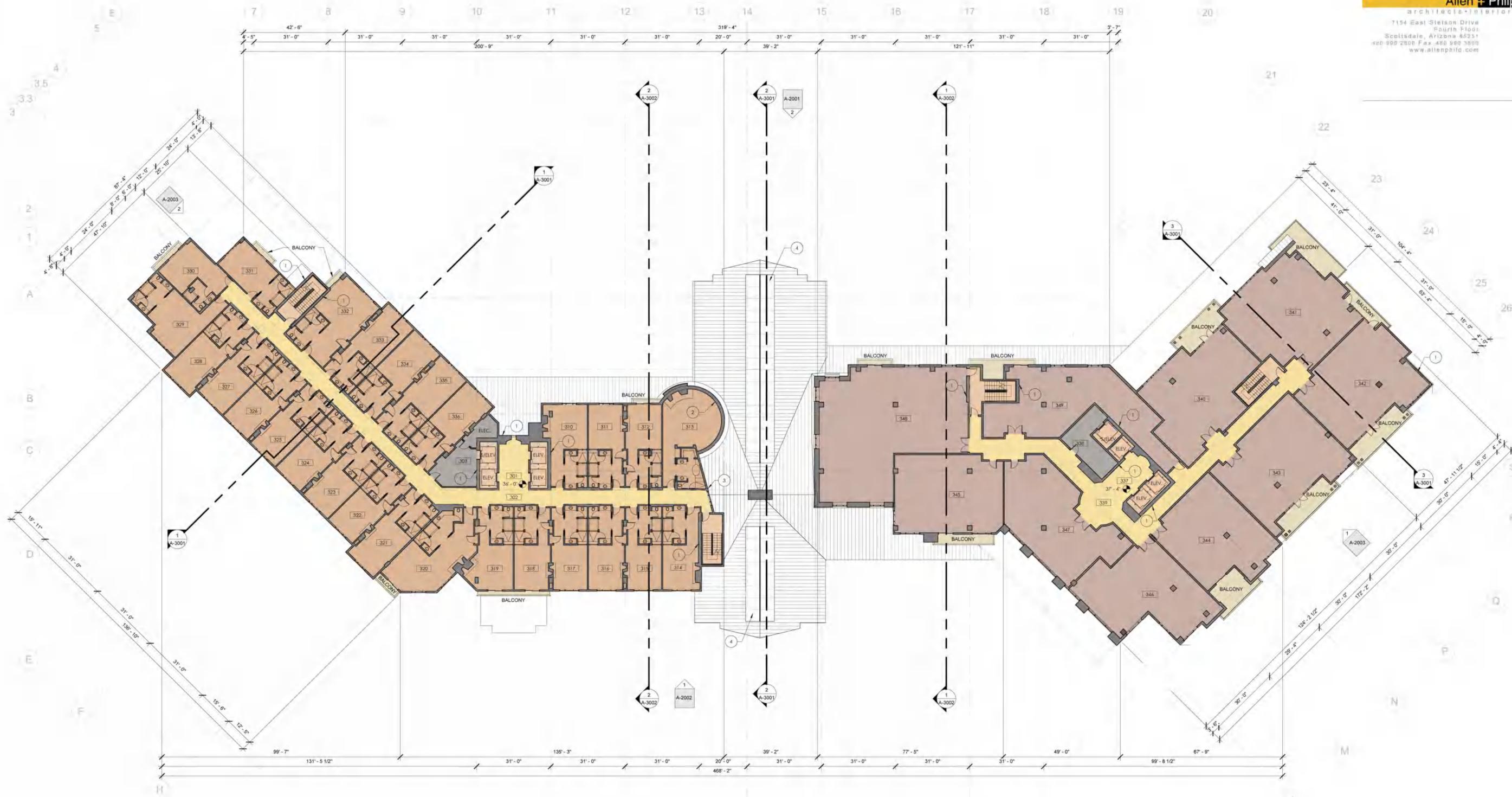
Project Address: WARM SPRINGS ROAD
 KETCHIKAN, ALASKA
 Project Issue Date: 01/06/2012
 Project Number: AP1103
 Project Status: DESIGN REVIEW SUBMITTAL PHASE 1
 Reviewed By: STAFF

NUM.	ISSUE TITLE	DATE
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LEVEL 2 - COMPOSITE FLOOR PLAN

A-1212

NOT FOR CONSTRUCTION



Area Legend

- Lobby
- Public Circulation
- Exterior Circulation / Balcony
- Vertical Circulation
- Food & Beverage
- Amenities
- Retail
- Spa
- Ballroom
- Restrooms
- Guest Rooms
- Condominium
- Back of House
- BOH Circulation
- Parking
- Central Plant

ROOM SCHEDULE HOTEL - LEVEL 3

NUMBER	NAME
301	ELEVATOR LOBBY
302	CORRIDOR
303	HOUSE KEEPING
310	GUESTROOM
311	GUESTROOM
312	GUESTROOM
313	GUESTROOM
314	GUESTROOM
315	GUESTROOM
316	GUESTROOM
317	GUESTROOM
318	GUESTROOM
319	GUESTROOM
320	GUESTROOM
321	GUESTROOM

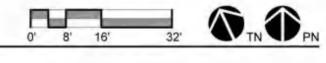
ROOM SCHEDULE HOTEL - LEVEL 3

NUMBER	NAME
322	GUESTROOM
323	GUESTROOM
324	GUESTROOM
325	GUESTROOM
326	GUESTROOM
327	GUESTROOM
328	GUESTROOM
329	GUESTROOM
330	GUESTROOM
331	GUESTROOM
332	GUESTROOM
333	GUESTROOM
334	GUESTROOM
335	GUESTROOM
336	GUESTROOM

ROOM SCHEDULE RESIDENCE - LEVEL 3

NUMBER	NAME
337	ELEVATOR LOBBY
338	ELEVATOR LOBBY
339	CORRIDOR
340	RESIDENCE
341	RESIDENCE
342	RESIDENCE
343	RESIDENCE
344	RESIDENCE
345	RESIDENCE
346	RESIDENCE
347	RESIDENCE
348	RESIDENCE
349	RESIDENCE

LEVEL 3
 SCALE: 1/16" = 1'-0"



KEYNOTES

#	DESCRIPTION
1	SHEAR WALL PER STRUCTURAL NARRATIVE
2	STEEL COLUMNS AROUND RADII PER STRUCTURAL NARRATIVE
3	WALL BEAM
4	LOW-E DUAL PANEL, INSULATED SLOPED GLAZING

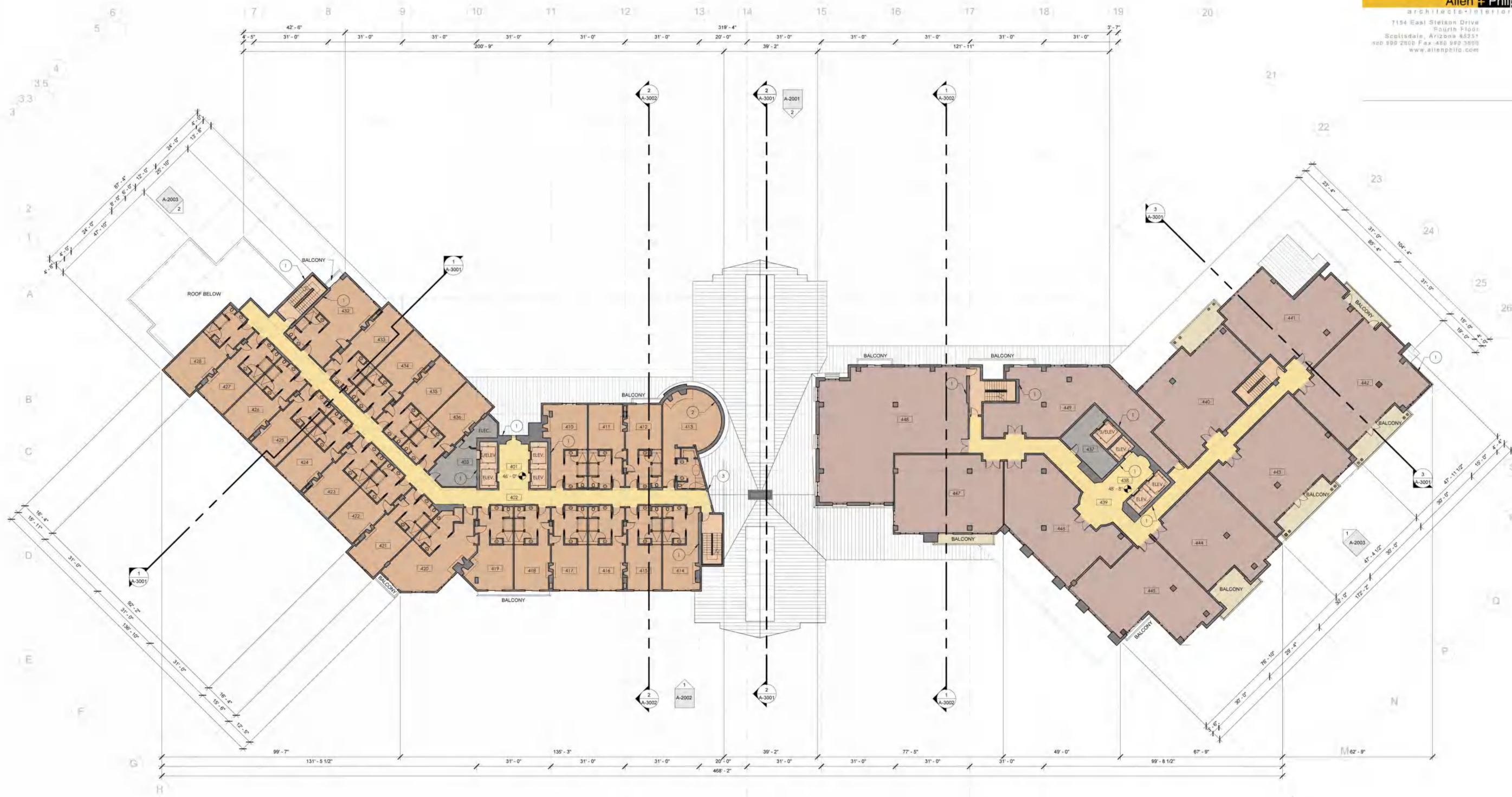
WARM SPRINGS RANCH RESORT
 Project Address: WARM SPRINGS ROAD
 KETCHIKAN, ALASKA
 Project Issue Date: 01/06/2012
 Project Number: AP1103
 Project Status: DESIGN REVIEW SUBMITTAL PHASE 1
 Reviewed By: STAFF

NUM.	ISSUE TITLE	DATE

LEVEL 3 - COMPOSITE FLOOR PLAN

A-1213

NOT FOR CONSTRUCTION



Area Legend

- Lobby
- Public Circulation
- Exterior Circulation / Balcony
- Vertical Circulation
- Food & Beverage
- Amenities
- Retail
- Spa
- Ballroom
- Restrooms
- Guest Rooms
- Condominium
- Back of House
- BOH Circulation
- Parking
- Central Plant

ROOM SCHEDULE HOTEL - LEVEL 4

NUMBER	NAME
401	ELEVATOR LOBBY
402	CORRIDOR
403	HOUSE KEEPING
410	GUESTROOM
411	GUESTROOM
412	GUESTROOM
413	GUESTROOM
414	GUESTROOM
415	GUESTROOM
416	GUESTROOM
417	GUESTROOM
418	GUESTROOM
419	GUESTROOM
420	GUESTROOM
421	GUESTROOM

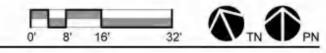
ROOM SCHEDULE HOTEL - LEVEL 4

NUMBER	NAME
422	GUESTROOM
423	GUESTROOM
424	GUESTROOM
425	GUESTROOM
426	GUESTROOM
427	GUESTROOM
428	GUESTROOM
432	GUESTROOM
433	GUESTROOM
434	GUESTROOM
435	GUESTROOM
436	GUESTROOM
437	ELEVATOR LOBBY

ROOM SCHEDULE RESIDENCE - LEVEL 4

NUMBER	NAME
438	ELEVATOR LOBBY
439	CORRIDOR
440	RESIDENCE
441	RESIDENCE
442	RESIDENCE
443	RESIDENCE
444	RESIDENCE
445	RESIDENCE
446	RESIDENCE
447	RESIDENCE
448	RESIDENCE
449	RESIDENCE

1 LEVEL 4
 SCALE: 1/16" = 1'-0"



KEYNOTES

#	DESCRIPTION
1	SHEAR WALL PER STRUCTURAL NARRATIVE
2	STEEL COLUMNS AROUND RADIUS PER STRUCTURAL NARRATIVE
3	WALL BEAM

WARM SPRINGS RANCH RESORT

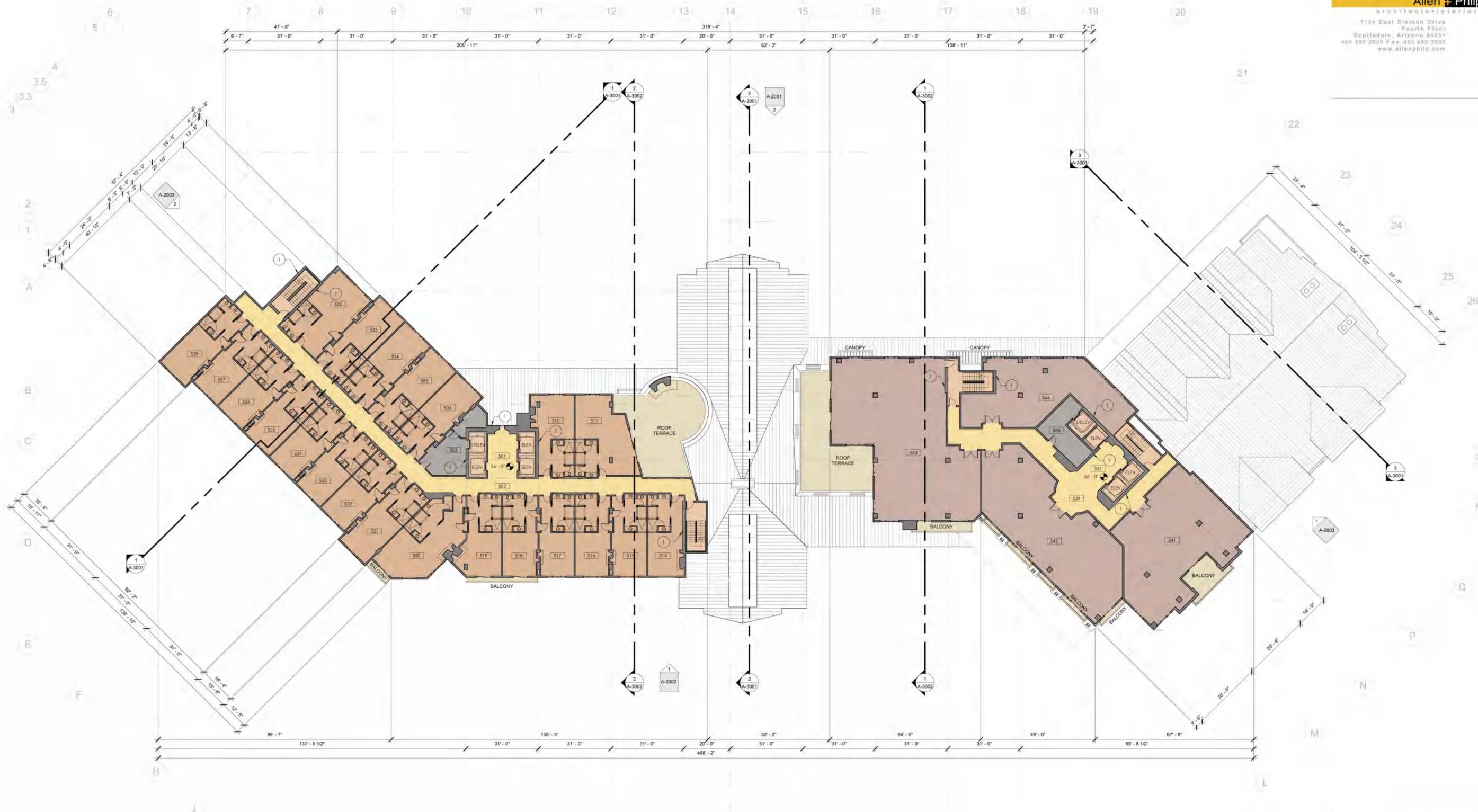
Project Address: WARM SPRINGS ROAD
 KETCHUM, IDAHO
 Project Issue Date: 01/06/2012
 Project Number: AP1103
 Project Status: DESIGN REVIEW SUBMITTAL PHASE 1
 Reviewed By: STAFF

NUM.	ISSUE TITLE	DATE

LEVEL 4 - COMPOSITE FLOOR PLAN

A-1214

NOT FOR CONSTRUCTION



Area Legend

- Lobby
- Public Circulation
- Exterior Circulation / Balcony
- Vertical Circulation
- Food & Beverage
- Amenities
- Retail
- Spa
- Ballroom
- Restrooms
- Guest Rooms
- Condominium
- Back of House
- BOH Circulation
- Parking
- Central Plant

ROOM SCHEDULE HOTEL - LEVEL 5

NUMBER	NAME
501	ELEVATOR LOBBY
502	CORRIDOR
503	HOUSE KEEPING
510	GUESTROOM
511	GUESTROOM
514	GUESTROOM
515	GUESTROOM
516	GUESTROOM
517	GUESTROOM
518	GUESTROOM
519	GUESTROOM
520	GUESTROOM
521	GUESTROOM
522	GUESTROOM
523	GUESTROOM

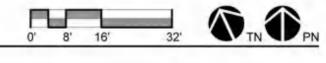
ROOM SCHEDULE HOTEL - LEVEL 5

NUMBER	NAME
524	GUESTROOM
525	GUESTROOM
526	GUESTROOM
527	GUESTROOM
528	GUESTROOM
532	GUESTROOM
533	GUESTROOM
534	GUESTROOM
535	GUESTROOM
536	GUESTROOM

ROOM SCHEDULE RESIDENCE - LEVEL 5

NUMBER	NAME
537	ELEVATOR LOBBY
538	ELEVATOR LOBBY
539	CORRIDOR
541	RESIDENCE
542	RESIDENCE
543	RESIDENCE
544	RESIDENCE

1 LEVEL 5
 SCALE: 1/16" = 1'-0"



KEYNOTES

#	DESCRIPTION
1	SHEAR WALL PER STRUCTURAL NARRATIVE
2	WALL BEAM

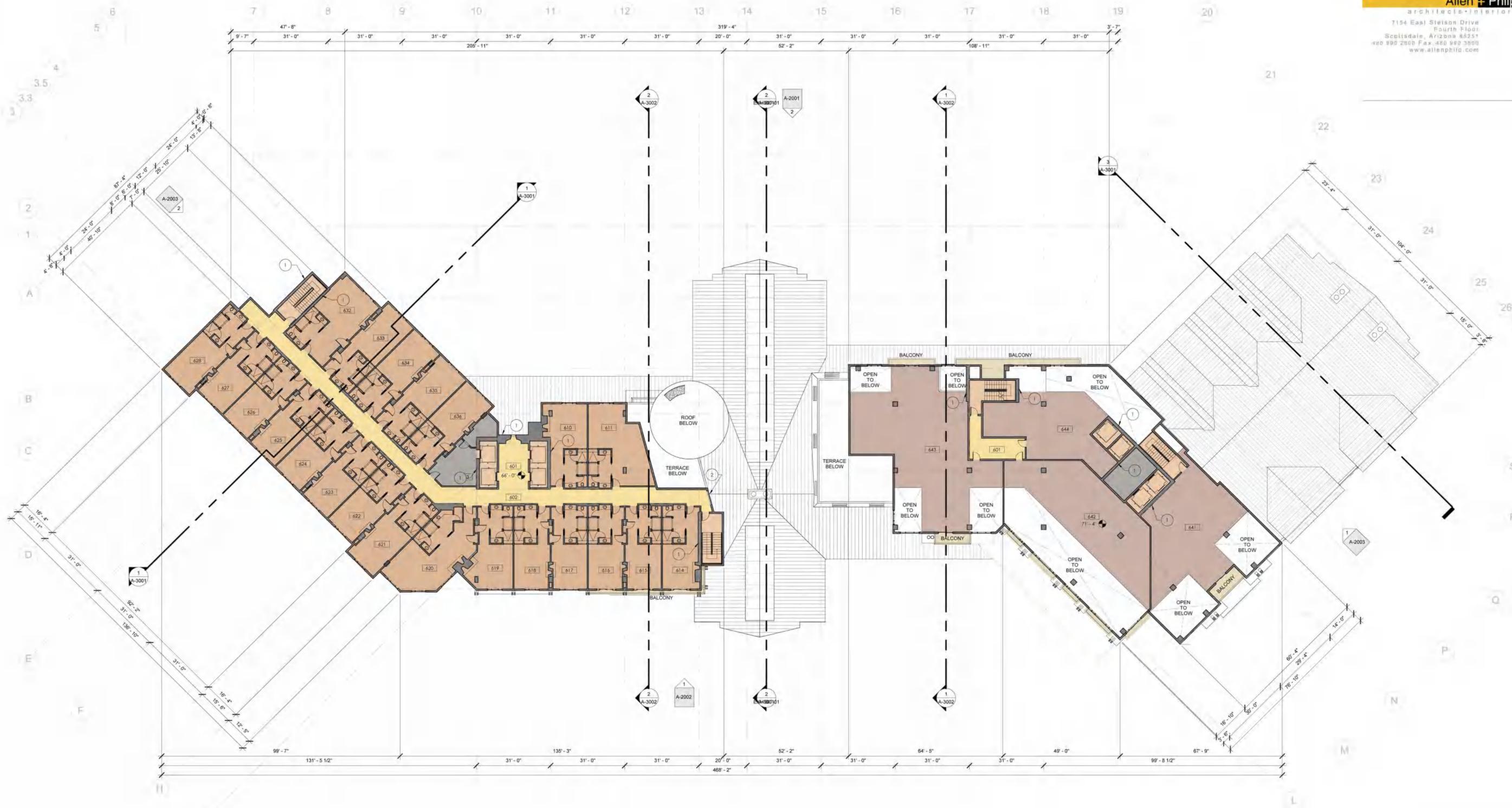
WARM SPRINGS RANCH RESORT
 Project Address: WARM SPRINGS ROAD
 KETCHUM, IDAHO
 Project Issue Date: 01/06/2012
 Project Number: AP1103
 Project Status: DESIGN REVIEW SUBMITTAL PHASE 1
 Reviewed by: STAFF

NUM.	ISSUE TITLE	DATE

LEVEL 5 - COMPOSITE FLOOR PLAN

A-1215

NOT FOR CONSTRUCTION



Area Legend

- Lobby
- Public Circulation
- Exterior Circulation / Balcony
- Vertical Circulation
- Food & Beverage
- Amenities
- Retail
- Spa
- Ballroom
- Restrooms
- Guest Rooms
- Condominium
- Back of House
- BOH Circulation
- Parking
- Central Plant

ROOM SCHEDULE HOTEL - LEVEL 6

NUMBER	NAME
601	ELEVATOR LOBBY
602	CORRIDOR
603	HOUSE KEEPING
610	GUESTROOM
611	GUESTROOM
614	GUESTROOM
615	GUESTROOM
616	GUESTROOM
617	GUESTROOM
618	GUESTROOM
619	GUESTROOM
620	GUESTROOM

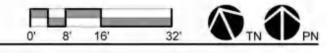
ROOM SCHEDULE HOTEL - LEVEL 6

NUMBER	NAME
621	GUESTROOM
622	GUESTROOM
623	GUESTROOM
624	GUESTROOM
625	GUESTROOM
626	GUESTROOM
627	GUESTROOM
628	GUESTROOM
632	GUESTROOM
633	GUESTROOM
634	GUESTROOM
635	GUESTROOM
636	GUESTROOM

ROOM SCHEDULE RESIDENCE - LEVEL 6

NUMBER	NAME
601	CORRIDOR
641	LOFT
642	LOFT
643	LOFT
644	LOFT

1 LEVEL 6
 SCALE: 1/16" = 1'-0"



KEYNOTES

#	DESCRIPTION
1	SHEAR WALL PER STRUCTURAL NARRATIVE
2	WALL BEAM

WARM SPRINGS RANCH RESORT

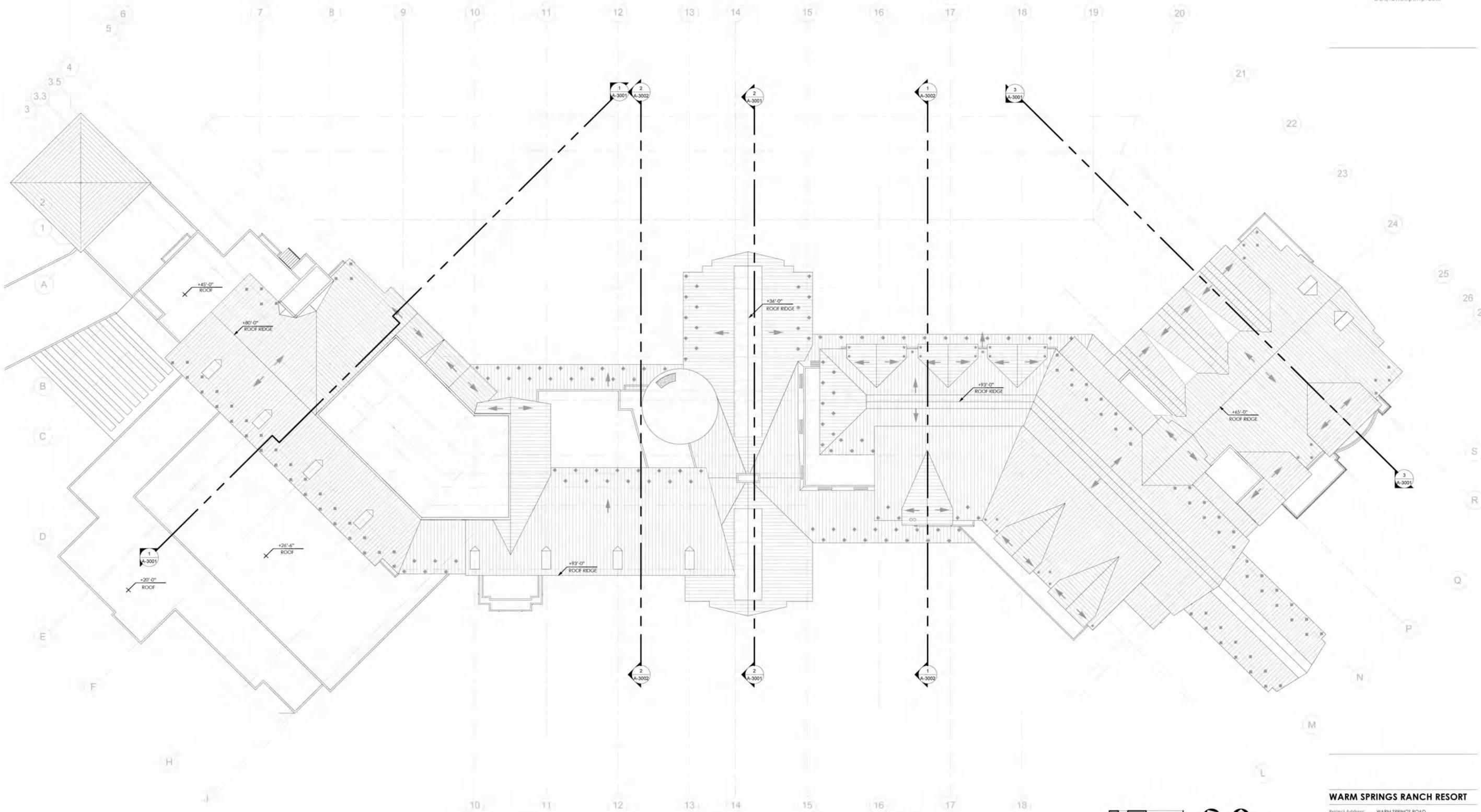
Project Address: WARM SPRINGS ROAD
 KETCHIKAN, IDAHO
 Project Issue Date: 01/06/2012
 Project Number: AP1103
 Project Status: DESIGN REVIEW SUBMITTAL PHASE 1
 Reviewed By: STAFF

NUM.	ISSUE TITLE	DATE
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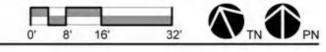
LEVEL 6 - COMPOSITE FLOOR PLAN

A-1216

NOT FOR CONSTRUCTION



1 ROOF
 SCALE: 1/16" = 1'-0"



WARM SPRINGS RANCH RESORT

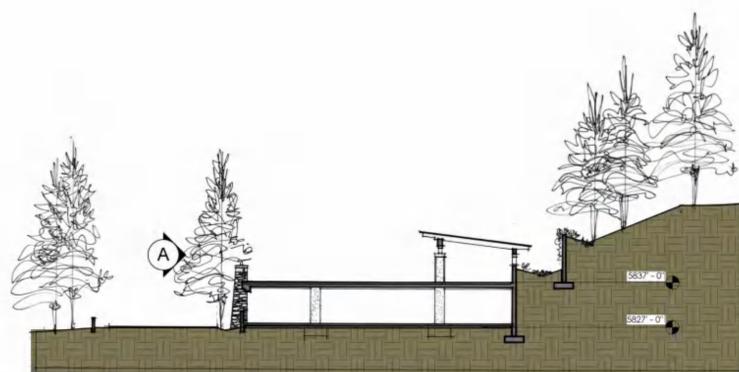
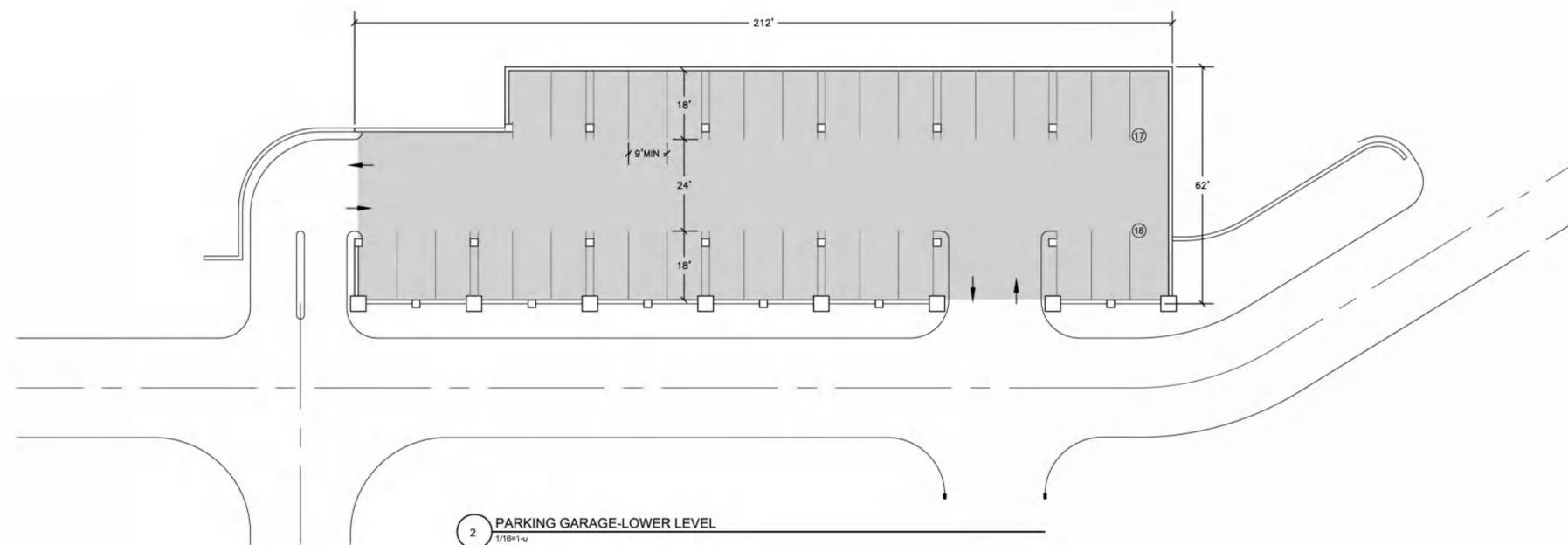
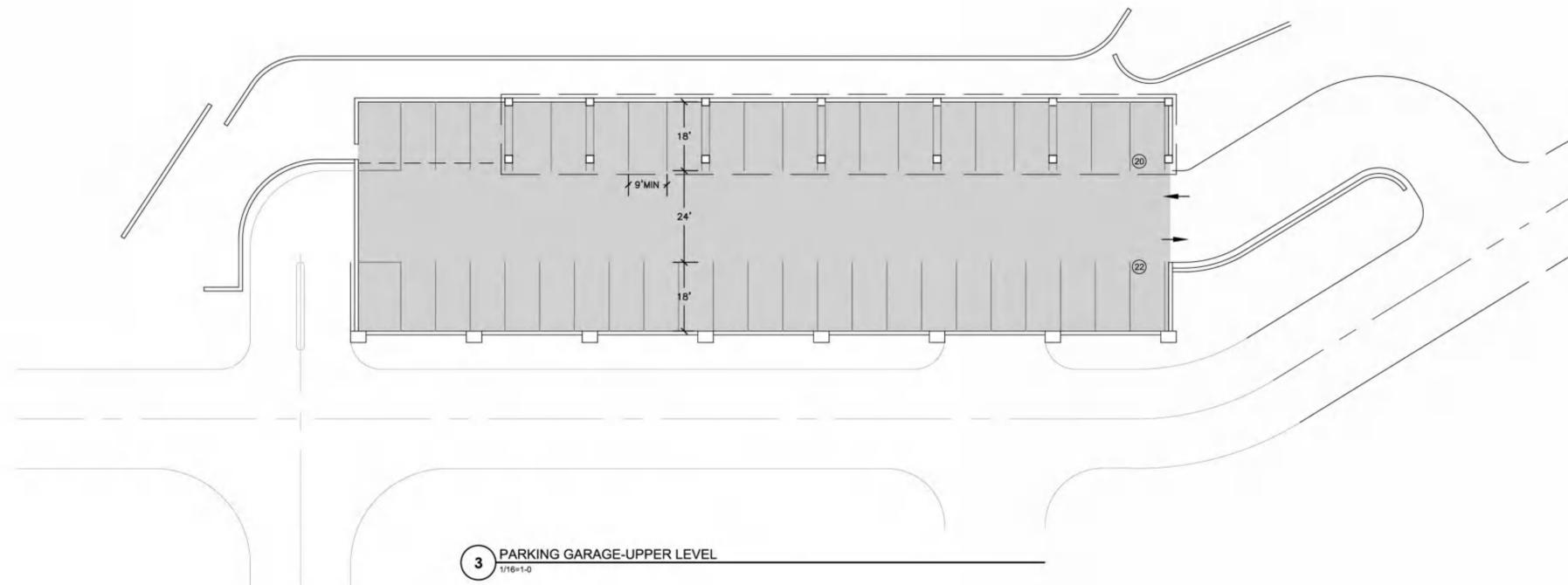
Project Address: WARM SPRINGS ROAD
 KETCHIKAN, IDAHO
 Project Issue Date: 01/06/2012 Revised 01/20/11
 Project Number: AP1103
 Project Status: DESIGN REVIEW SUBMITTAL-PHASE 1
 Reviewed By: STAFF

NUM.	ISSUE TITLE	DATE

ROOF - COMPOSITE FLOOR PLAN

A-1217

NOT FOR CONSTRUCTION



4 BUILDING SECTION F
 SCALE: 1/16" = 1'-0"



1 PARKING GARAGE-
 1/16"=1'-0"

WARM SPRINGS RANCH RESORT

Project Address: WARM SPRINGS ROAD
 KETCHUM, IDAHO
 Project Issue Date: 01/06/2012
 Project Number: AP1103
 Project Status: DESIGN REVIEW SUBMITTAL-PHASE 1
 Reviewed By: STAFF

NUM.	ISSUE TITLE	DATE
	PARKING GARAGE	

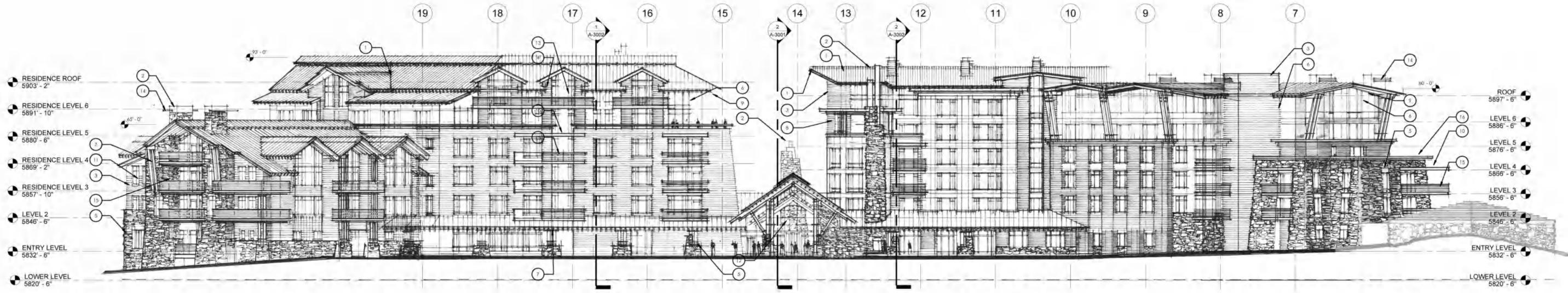
A-1218

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2 NORTH ELEVATION
 SCALE: 1/16" = 1'-0"



2 NORTH ELEVATION
 SCALE: 1/16" = 1'-0"

#	KEYNOTES DESCRIPTION
1	STANDING SEAM METAL ROOF - ZINC/TIN TERNE ALLOY COATED STAINLESS STEEL
2	ENGINEERED CHIMNEY STACK - ZINC/TIN TERNE ALLOY COATED STAINLESS STEEL
3	ENGINEERED FOR CLIMATE LAP SIDING - PRE-FINISHED FIBER CEMENT PANELS WITH DEEP SHADOW LINE
4	ENGINEERED FOR CLIMATE SHINGLES - PRE-FINISHED FIBER CEMENT
5	NATURAL STONE CLADDING - TO MATCH REGIONAL VERNACULAR
6	THREE-COAT CEMENT PLASTER
7	EXPOSED HEAVY TIMBER FRAMING
8	PEGGED POLE HEAVY TIMBER COLUMNS
9	TONGUE & GROOVE WOOD SOFFIT
10	ORNAMENTAL STEEL CANOPY / SHADING DEVICE
11	ALUMINUM CLAD WOOD WINDOWS
12	ALUMINUM CLAD WINDOW WALL
13	LOW-E, DUAL PANE, INSULATED GLAZING
14	ORNAMENTAL METALS
15	ORNAMENTAL WOOD RAILINGS
16	MANUFACTURED STONE COPING

WARM SPRINGS RANCH RESORT
 Project Address: WARM SPRINGS ROAD
 KETCHUM, IDAHO
 Project Issue Date: 01/06/2012
 Project Number: AP1103
 Project Status: DESIGN REVIEW SUBMITTAL-PHASE 1
 Revision By: STAFF

NUM.	ISSUE TITLE	DATE

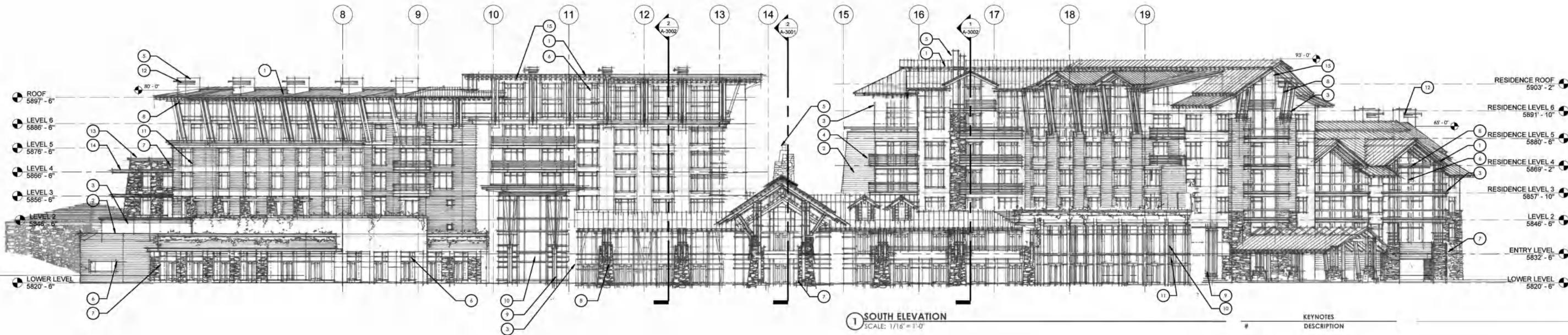
BUILDING ELEVATIONS

A-2001

NOT FOR CONSTRUCTION



1 SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"



1 SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"

NUM.	DESCRIPTION
1	STANDING SEAM METAL ROOF - ZINC/TIN TERNE ALLOY / COATED STAINLESS STEEL
2	ENGINEERED FOR CLIMATE LAP SIDING - PRE-FINISHED FIBER CEMENT PANELS WITH DEEP SHADOW LINE
3	THREE-COAT CEMENT PLASTER
4	ORNAMENTAL WOOD RAILINGS
5	ENGINEERED CHIMNEY STACK - ZINC/TIN TERNE ALLOY / COATED STAINLESS STEEL
6	ALUMINUM CLAD WOOD WINDOWS
7	NATURAL STONE CLADDING - TO MATCH REGIONAL VERTICAL CLAD
8	EXPOSED HEAVY TIMBER FRAMING
9	PEELTYHOLE HEAVY TIMBER COLUMNS
10	ALUMINUM CLAD WINDOW WALL
11	LOW-E DUAL PANE INSULATED GLAZING
12	ORNAMENTAL METALS
13	MANUFACTURED STONE COPING
14	ORNAMENTAL STEEL CANOPY / SHADING DEVICE
15	TONGUE & GROOVE WOOD SOFFIT

WARM SPRINGS RANCH RESORT

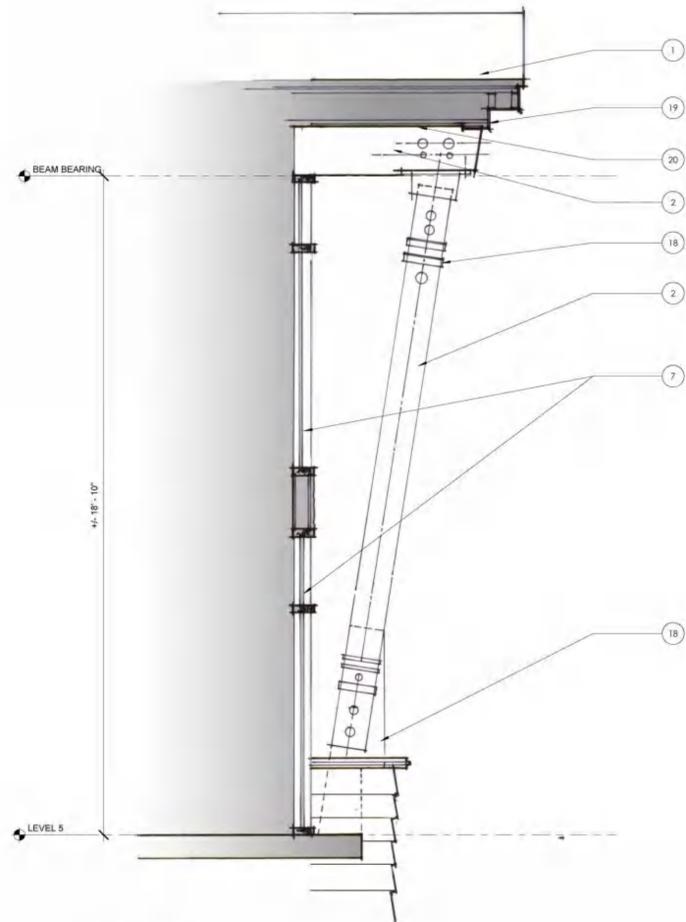
Project Address: WARM SPRINGS ROAD
 KETCHUM, IDAHO
 Project Issue Date: 01/05/2012
 Project Number: AP1103
 Project Status: DESIGN REVIEW SUBMITTAL-PHASE 1
 Reviewed By: STAFF

NUM.	ISSUE TITLE	DATE

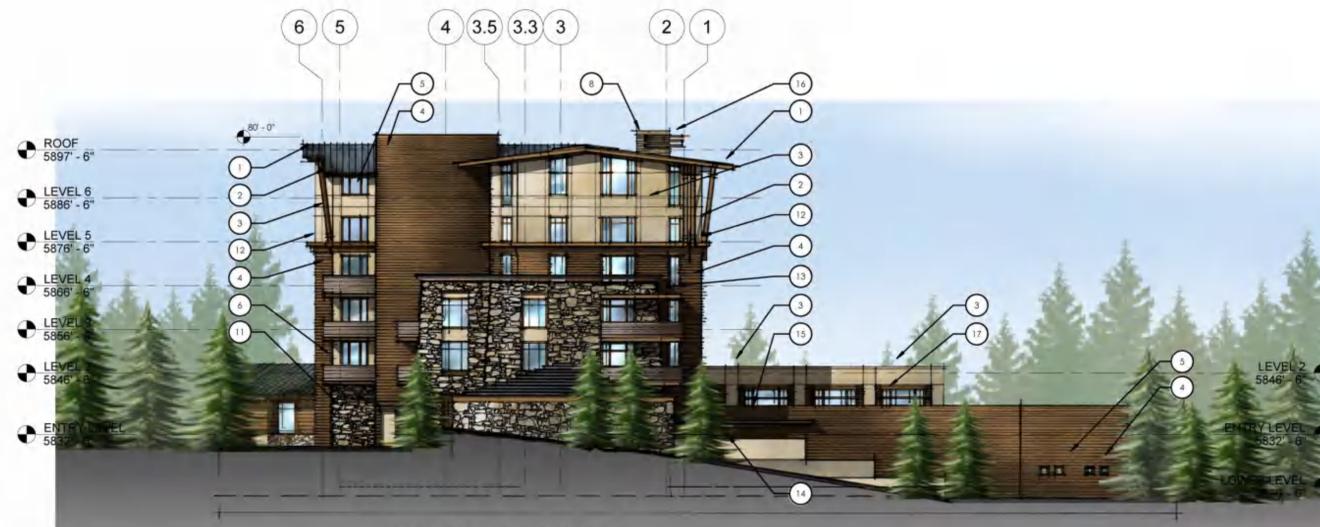
BUILDING ELEVATIONS

A-2002

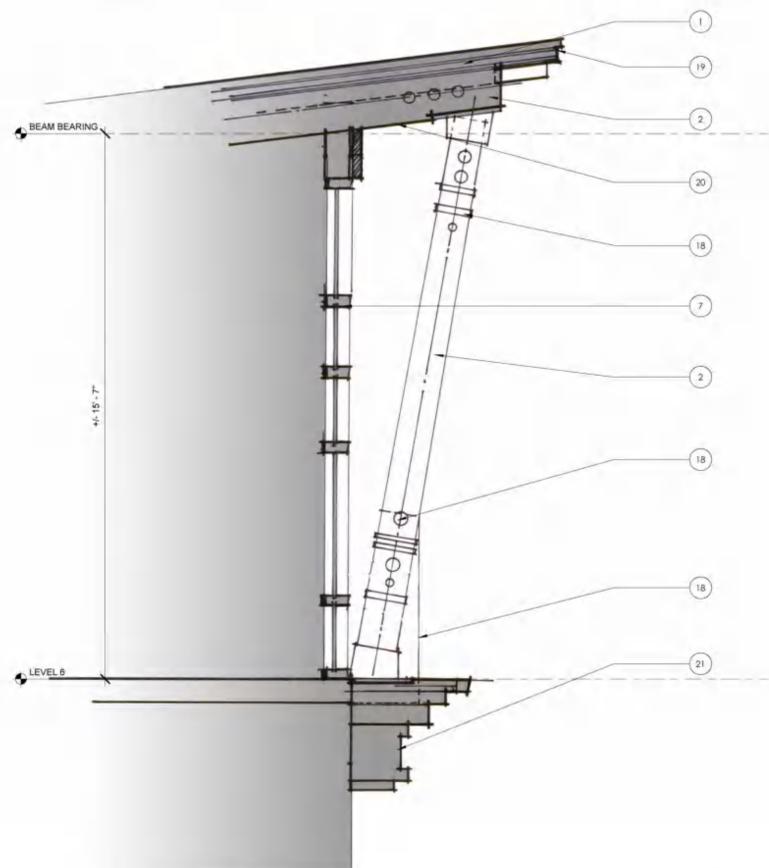
NOT FOR CONSTRUCTION



4 Wall Section 4
 SCALE: 1/2" = 1'-0"



2 NORTHWEST ELEVATION
 SCALE: 1/16" = 1'-0"



3 Wall Section 3
 SCALE: 1/2" = 1'-0"



1 SOUTHEAST ELEVATION
 SCALE: 1/16" = 1'-0"

#	KEYNOTES DESCRIPTION
1	STANDING SEAM METAL ROOF - ZINC/TIN TERNE ALLOY COATED STAINLESS STEEL
2	EXPOSED HEAVY TIMBER FRAMING
3	THREE-COAT CEMENT PLASTER
4	ENGINEERED FOR CLIMATE LAP SIDING - PRE-FINISHED FIBER CEMENT PANELS WITH DEEP SHADOW LINE
5	ALUMINUM CLAD WOOD WINDOWS
6	ORNAMENTAL WOOD RAILINGS
7	LOW-E. DUAL PANE, INSULATED GLAZING
8	ENGINEERED CHIMNEY STACK - ZINC/TIN TERNE ALLOY COATED STAINLESS STEEL
9	ALUMINUM CLAD WINDOW WALL
10	PEELED POLE HEAVY TIMBER COLUMNS
11	NATURAL STONE CLADDING - TO MATCH REGIONAL VERNACULAR
12	MANUFACTURED STONE COPING
13	ORNAMENTAL STEEL CANOPY / SHADING DEVICE
14	RETAINING WALLS PER STRUCTURAL NARRATIVE
15	LOADING DOCK TRELLISAGE
16	ORNAMENTAL METALS
17	ALUMINUM CLAD WOOD CLERESTORY WINDOWS

WARM SPRINGS RANCH RESORT

Project Address: WARM SPRINGS ROAD
 KETCHIKAN, IDAHO
 Project Issue Date: 01/06/2012
 Project Number: AP1103
 Project Status: DESIGN REVIEW SUBMITTAL PHASE 1
 Reviewed By: STAFF

NUM.	ISSUE TITLE	DATE
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BUILDING ELEVATIONS

A-2003

NOT FOR CONSTRUCTION