

# BALD MOUNTAIN LODGE

KETCHUM, IDAHO

APRIL 08, 2010



# PROJECT GOALS

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- Return the historic Bald Mountain Lodge site to productive use & to become a catalyst for new development in the commercial core
- Reinforce the southern “gateway” to the City & the pedestrian experience along Main Street
- Create an “all seasons” resort and a compelling experience for guests through the architecture, amenities and brand identity
- Develop a retail offering & venue of activities to engage the local residents & attract part-time residents/vacationers
- Differentiate the project in the market by moving the design away from the traditional mountain lodge aesthetics to a more sophisticated, modern urban resort feel
- Incorporate green building practices as responsible stewards of the environment
- Develop a financially viable hotel project in Ketchum





**Site Area: 48,351 SF**

**Area Summary**

Level	Use	Gross Area	Net Area	Unit count
P2	Hotel B.O.H.	48,306 SF	17,129 SF	
P1	Hotel/Spa	48,306 SF	16,460 SF	
<b>Sub Total Below Grade</b>		<b>96,612 SF</b>	<b>33,589 SF</b>	
Ground	Hotel/Retail	28,461 SF	28,461 SF	n/a
Level 2	Hotel	29,711 SF	29,711 SF	41 keys
Level 3	Hotel	29,711 SF	29,711 SF	41 keys
Level 4 (lock-off)	Hotel	5,175 SF	5,175 SF	9 keys
<b>Sub Total Above Grade Hotel</b>		<b>93,058 SF</b>	<b>93,058 SF</b>	<b>91 keys</b>
Level 4	Residential	19,831 SF	17,351 SF	18 units
Level 5	Residential	22,384 SF	17,214 SF	8 units
<b>Sub Total Residential</b>		<b>42,215 SF</b>	<b>34,565 SF</b>	<b>26 units</b>

**Total building 231,885 SF**

**Parking Summary**

Level	Use	Gross Area	Parking
P2	Parking	48,306 SF	51 stalls
P1	Parking	48,306 SF	65 stalls
<b>Sub Total Below Grade</b>		<b>96,612 SF</b>	<b>116 stalls</b>
Ground Level	n/a		8 stalls
<b>Total Parking Provided</b>		<b>96,600 SF</b>	<b>124 stalls</b>

**Zoning**

CC Community Core District/Building Type 6 Hotel

**Parking requirements:**

Residential	1.0 space per 1500 net SF
Accommodation (Hotel)	0.75 space per rental unit
Retail trade and retail service	2.0 spaces per 1000 gross SF

**Parking allowances:**

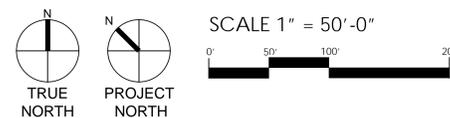
On street parking	4.0 per 5,500 SF of lot area (48,351/5,500 = 8.79 x 4 = 35 stalls allowed)
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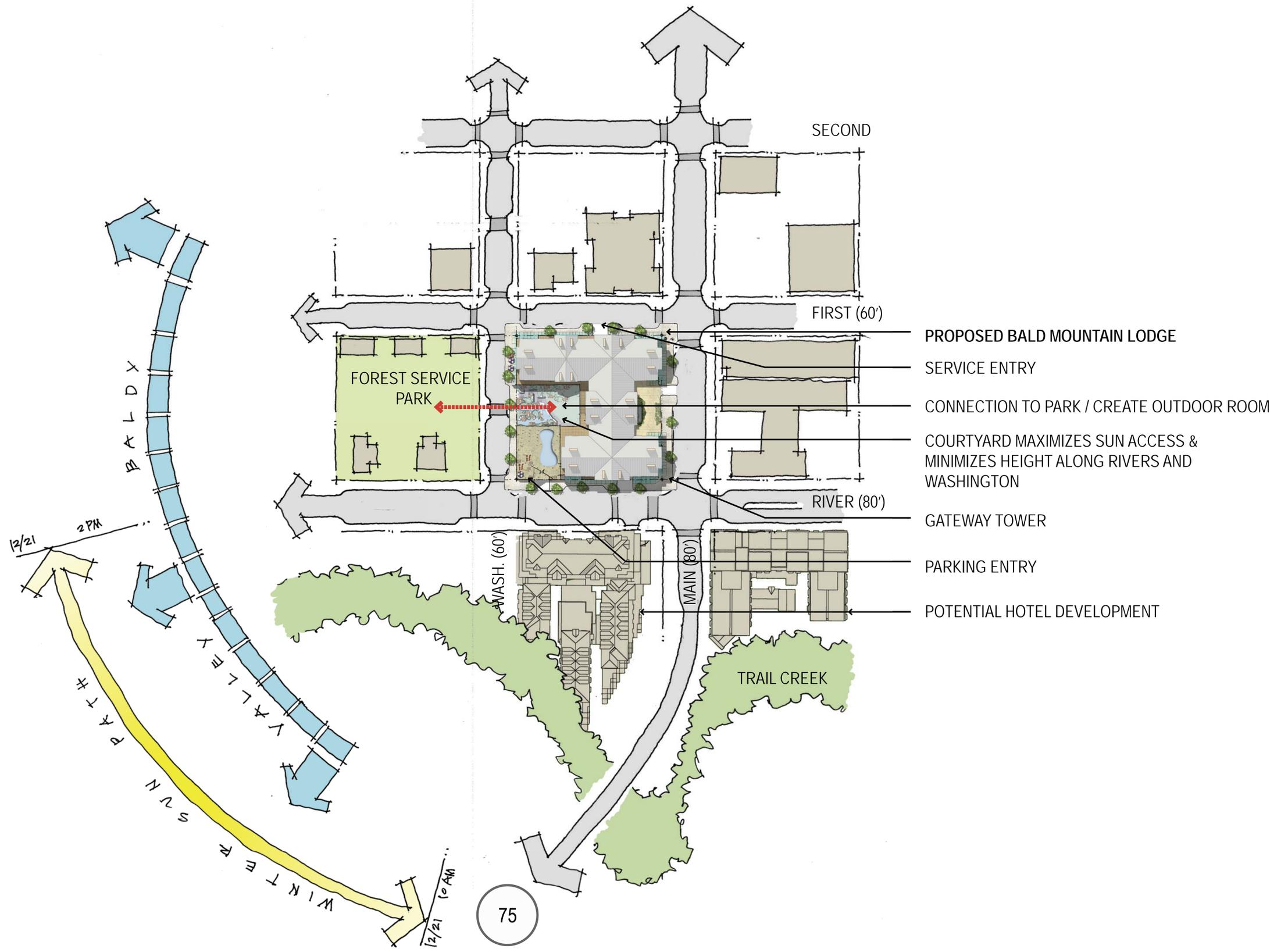
**Proposed parking requirements:**

Residential	23 spaces (34,565 NSF/1500 = 23)
Accommodation (Hotel)	69 spaces (91 keys x 0.75 = 68.25)
Retail trade and retail service	30 spaces (14,935 GSF/1000 x 2 = 30)
<b>Total required spaces</b>	<b>122 spaces</b>
<b>Total provided spaces</b>	<b>124 spaces</b>

**Sidewalk Widths**

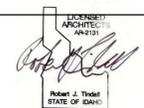
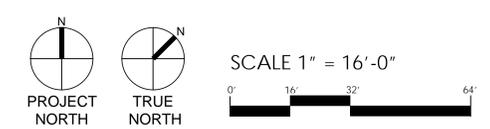
Main Street	8 feet + 8 feet bus drop-off width
First Street	10 feet + 8 feet parallel parking width
Washington Avenue	10 feet + 8 feet parallel parking width
River Street	10 feet

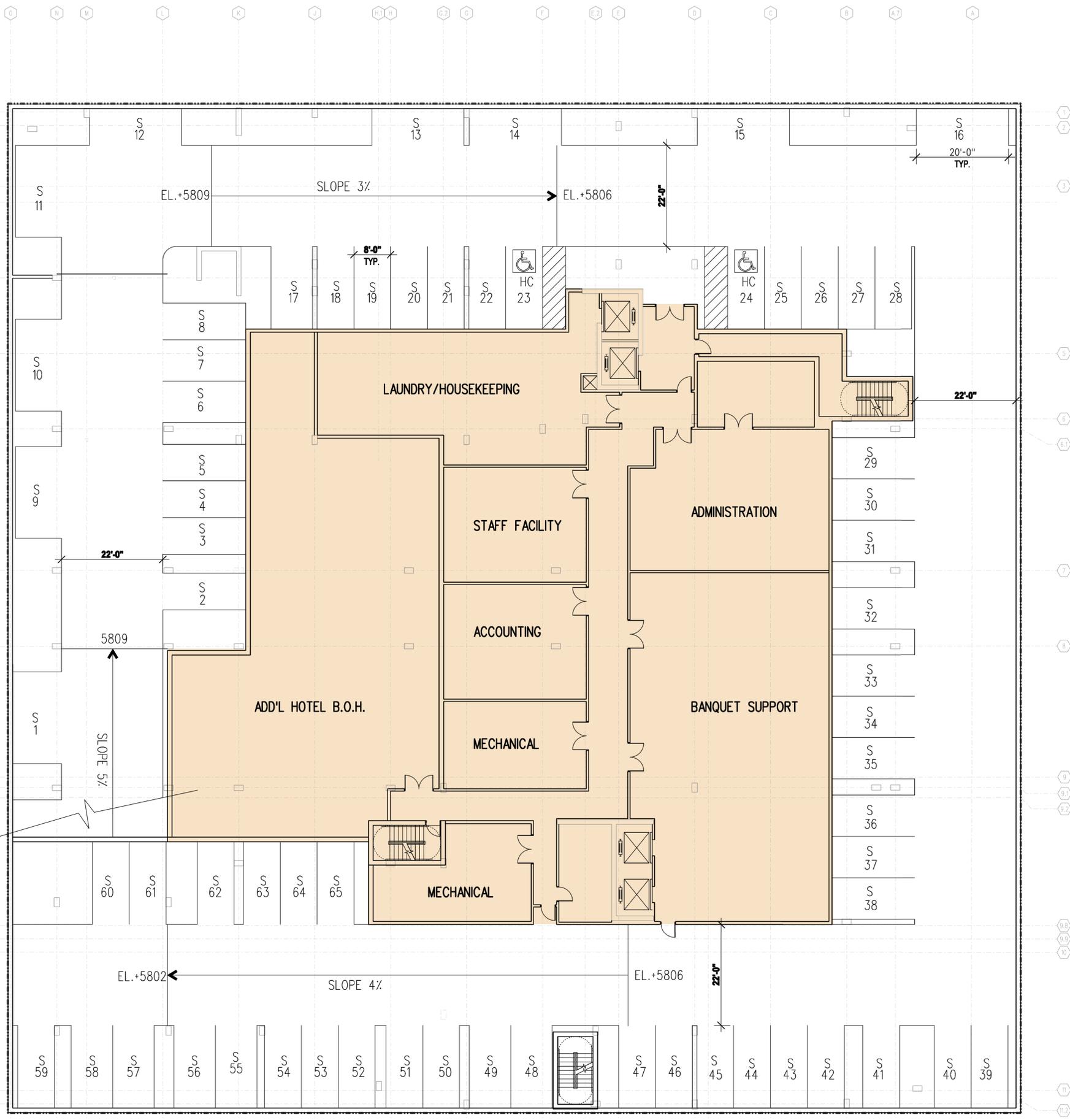




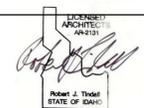
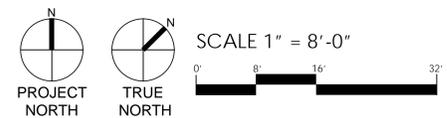


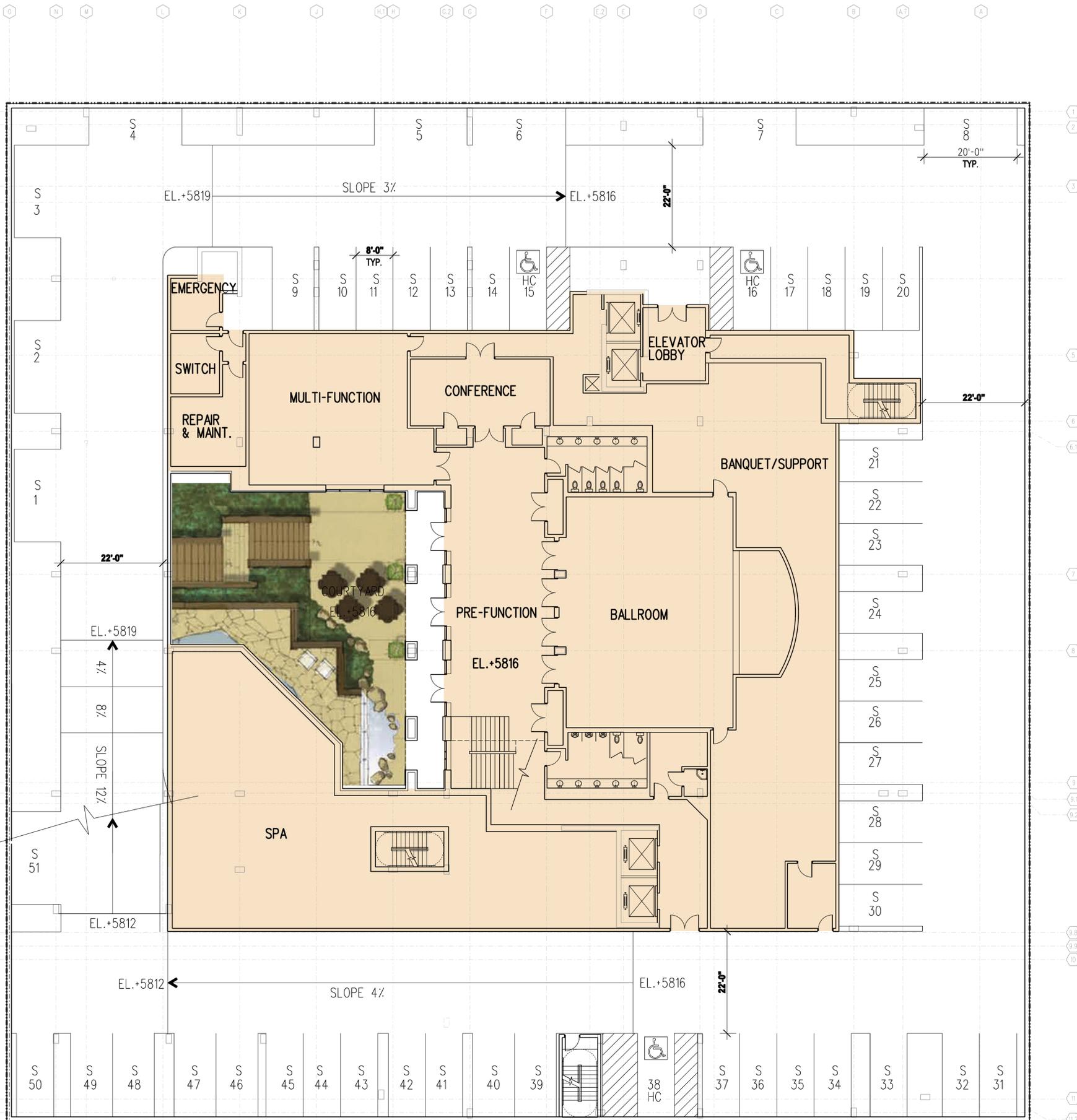
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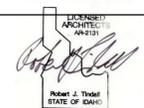
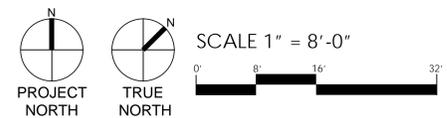


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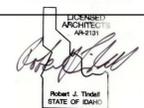
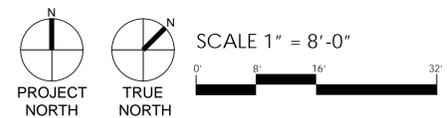


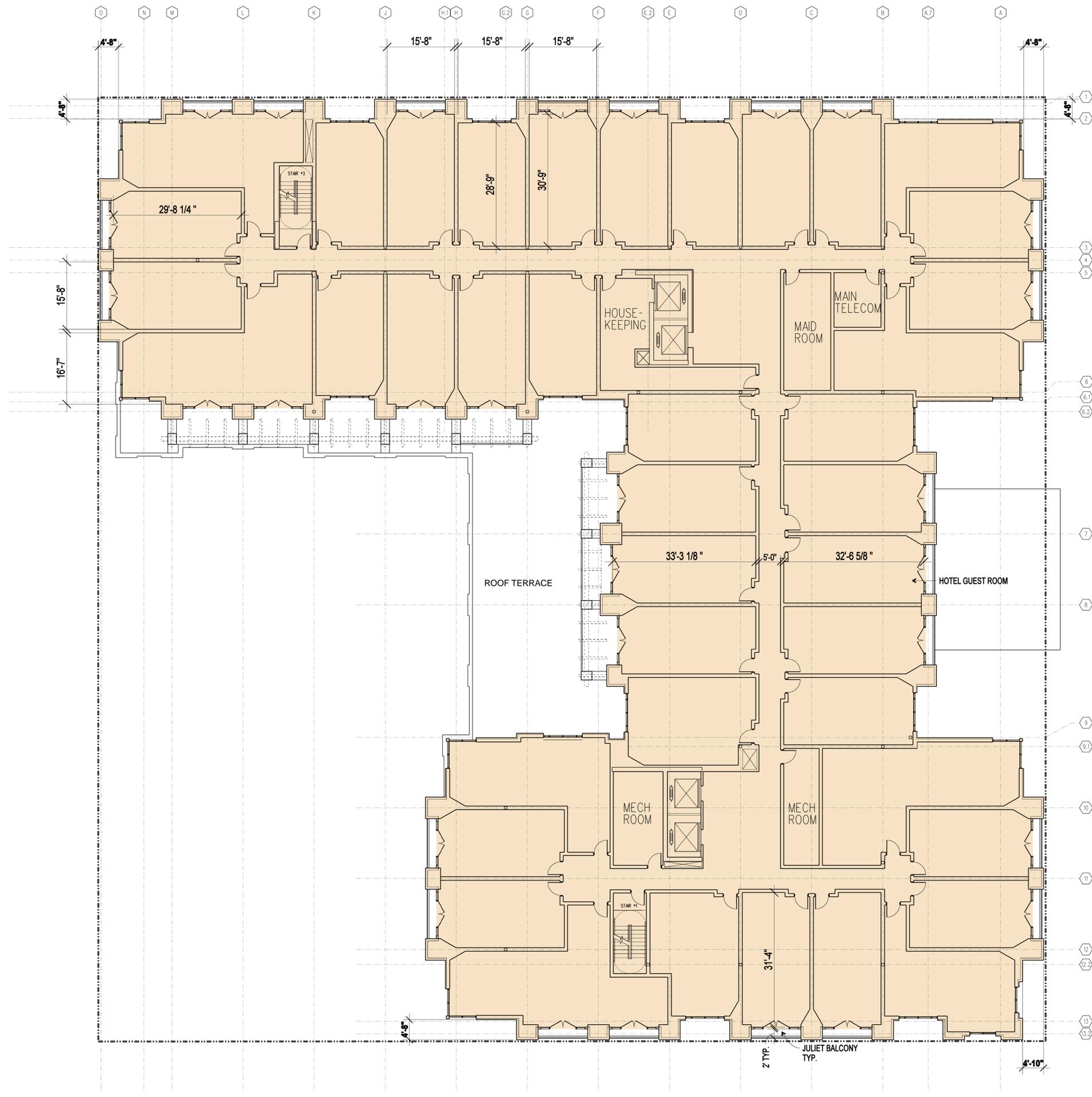
SEE LANDSCAPE PLAN FOR DETAILS

----- PROPERTY LINE

TURNING MOVEMENTS FOR 17'-6" S.U.V.

PROPOSED ART LOCATION

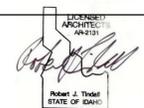


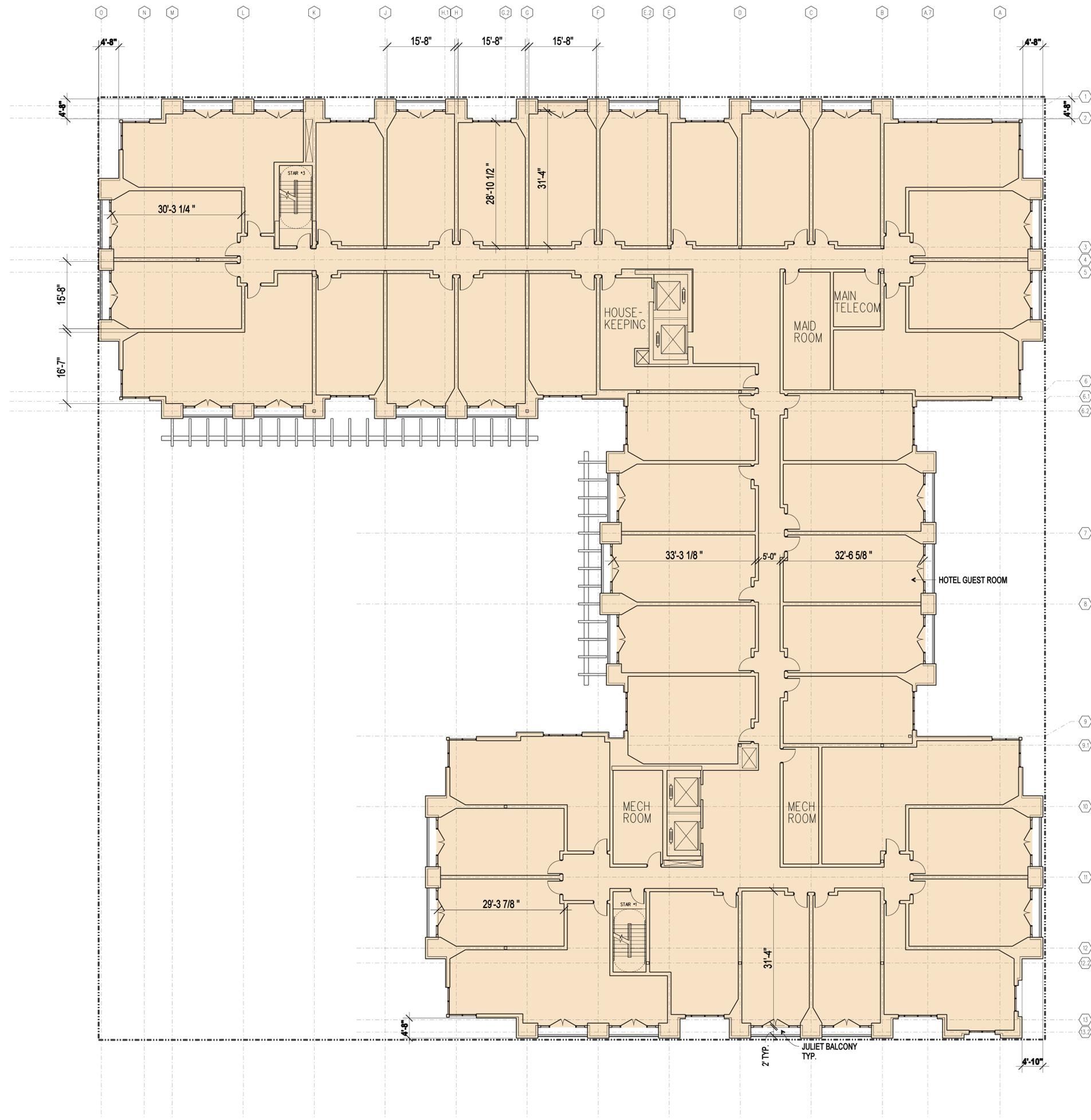


----- PROPERTY LINE



SCALE 1" = 8'-0"

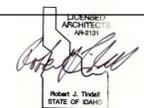




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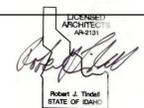
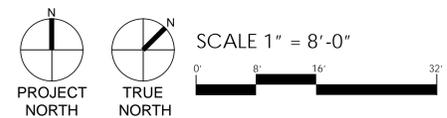


SCALE 1" = 8'-0"



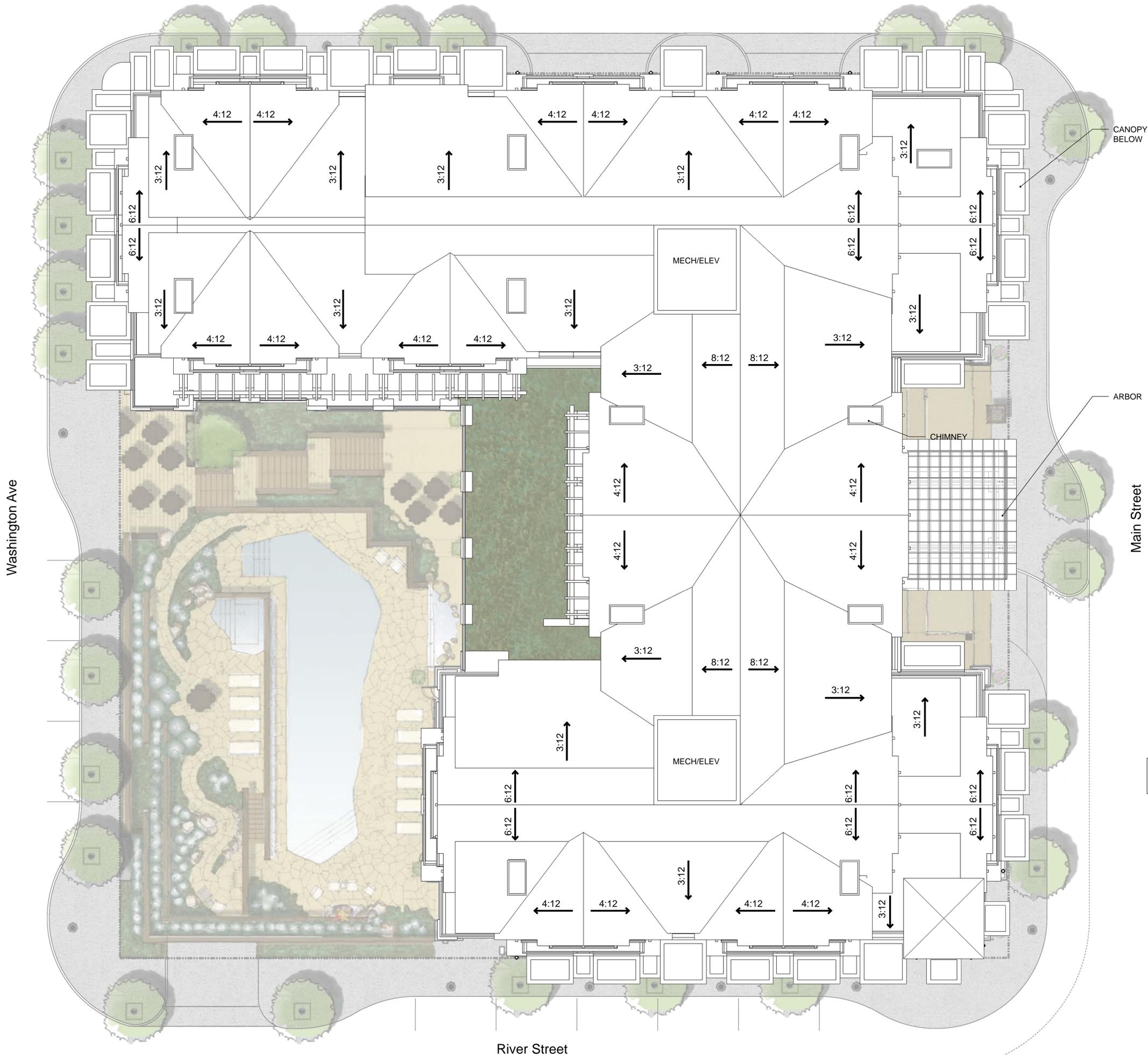


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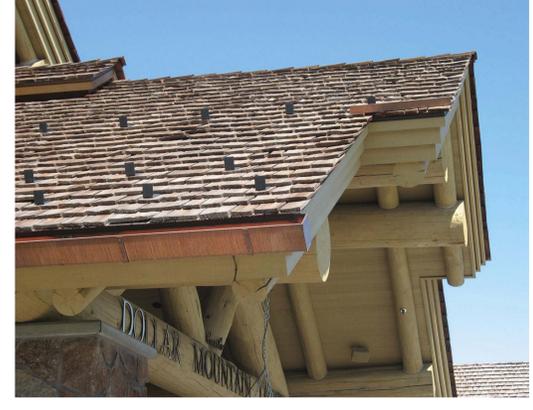
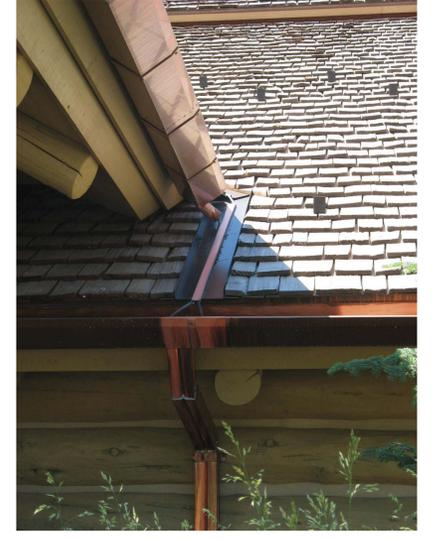


First Street



### Snow Management System

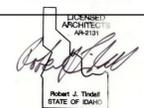
- Approach will be a Cold Roof System.
- System will hold snow on the roof with snow guards and direct any snow away from building entrances.
- Attic space will be mechanically ventilated with special attention to maintaining a vapor barrier between heated spaces and the ventilated attic.
- Air leakage into the attic space will be minimized.
- Heavy gage metal flashings and gutters will be used.
- Roof valleys, gutters, and downspouts to be heat traced.



----- PROPERTY LINE



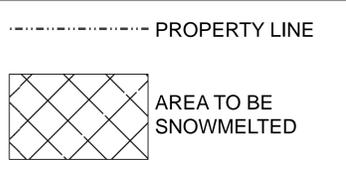
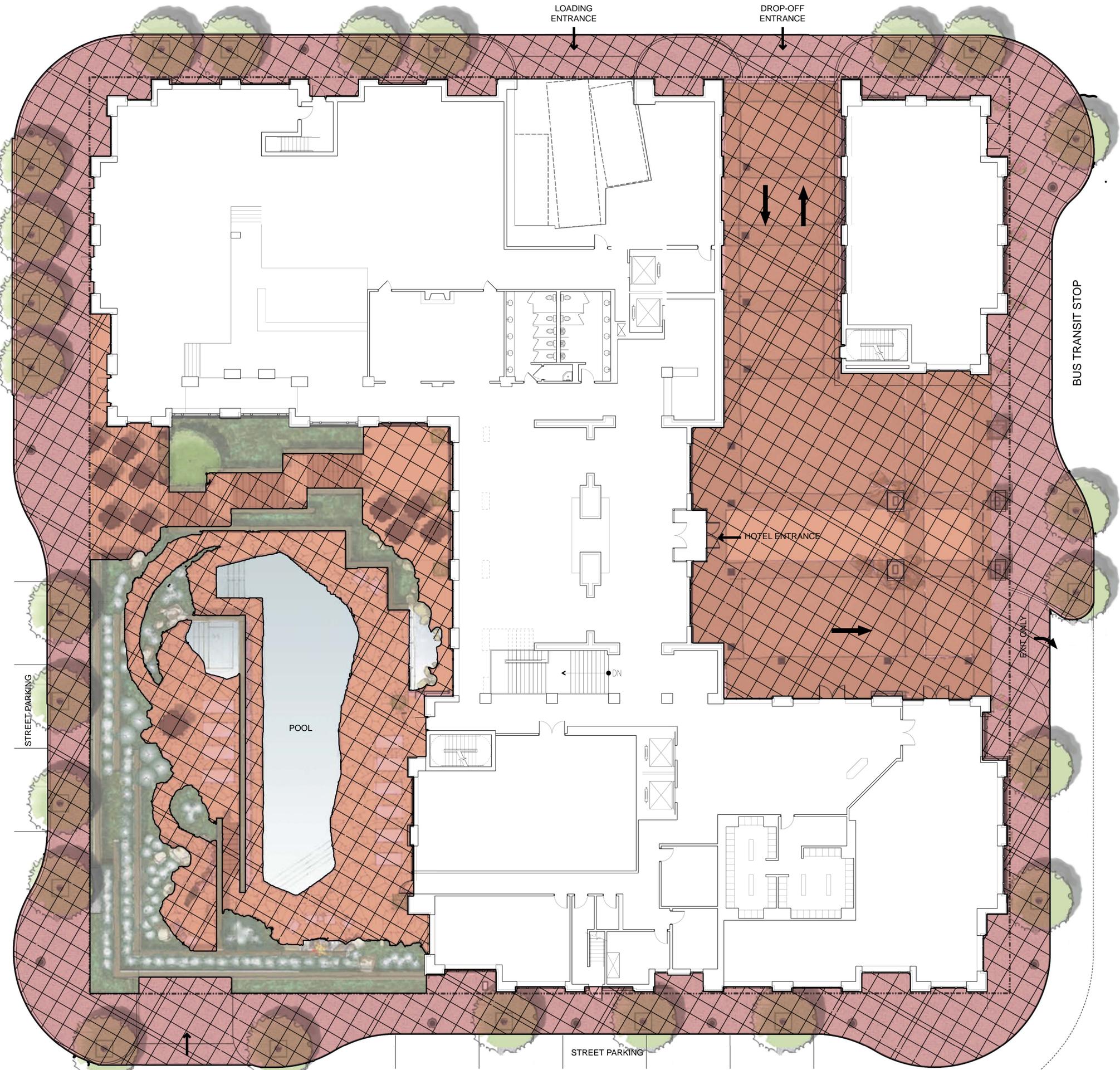
SCALE 1" = 8'-0"



First Street

LOADING ENTRANCE

DROP-OFF ENTRANCE



Washington Ave

Main Street

STREET PARKING

POOL

HOTEL ENTRANCE

DN

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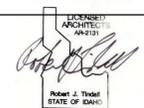
STREET PARKING

River Street

PARKING GARAGE ENTRANCE



SCALE 1" = 8'-0"



First Street

LOADING ENTRANCE

DROP-OFF ENTRANCE



----- PROPERTY LINE  
 - - - - - CANOPY ABOVE

- 1** Arbor structure with illuminated hotel signage.
- 2** Hotel metal signage plaques mounted to wall at pedestrian level.
- 3** Retail canopy signage.
- 4** Retail blade signs.

Washington Ave

Main Street

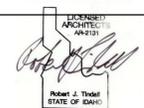
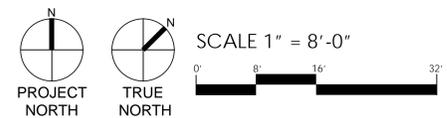
HOTEL ENTRANCE

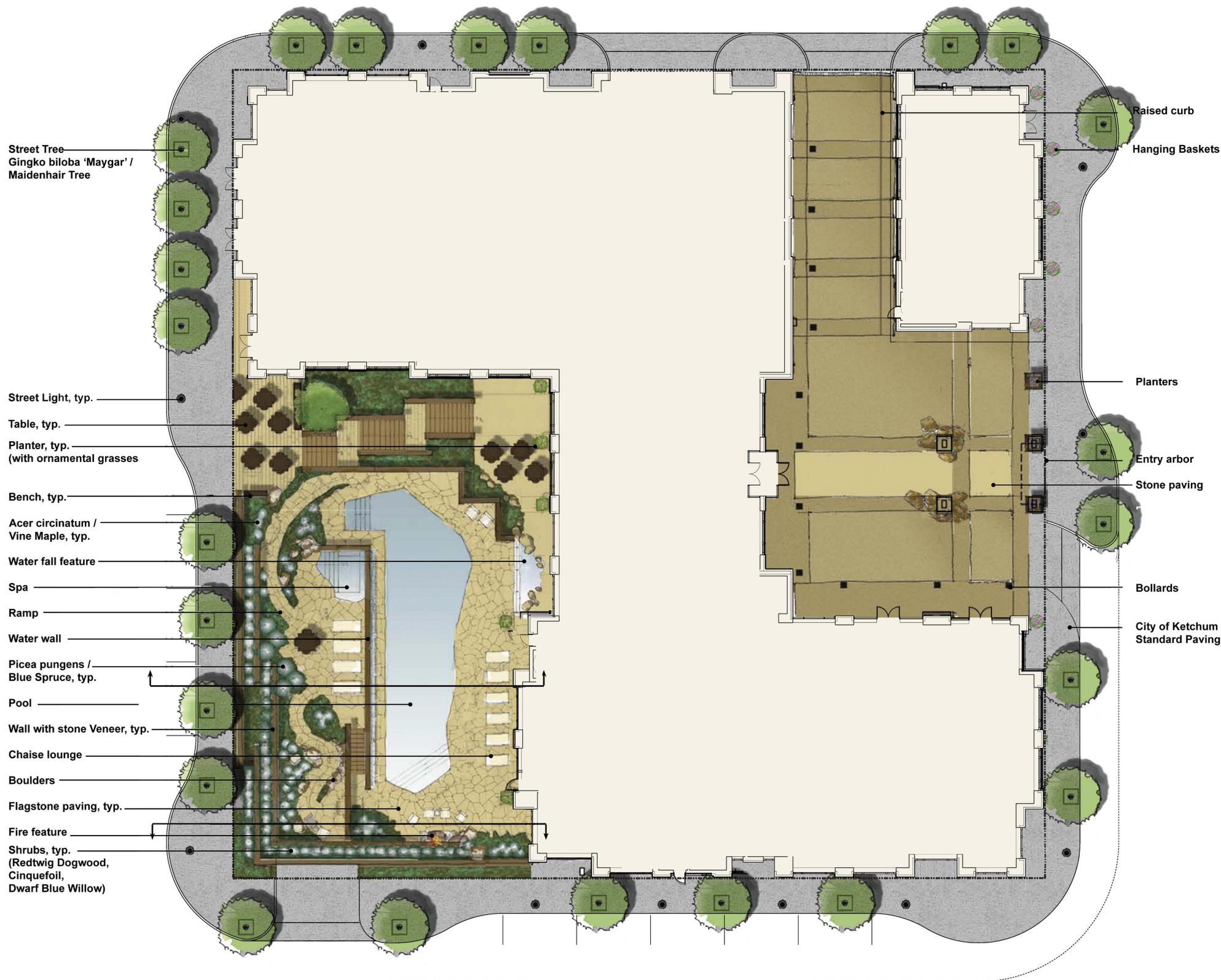
DROP-OFF EXIT

POOL

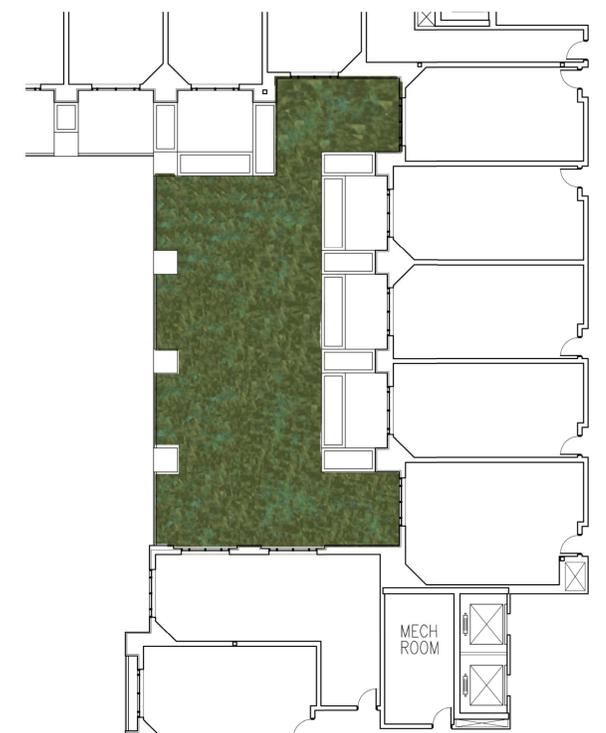
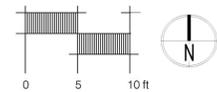
PARKING GARAGE ENTRANCE

River Street

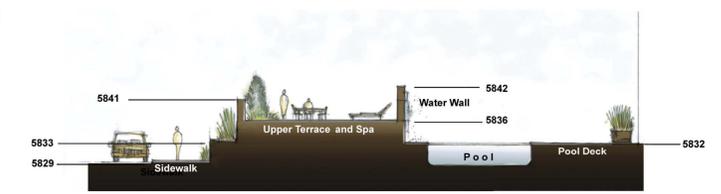
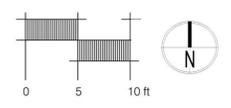




**Site Plan**

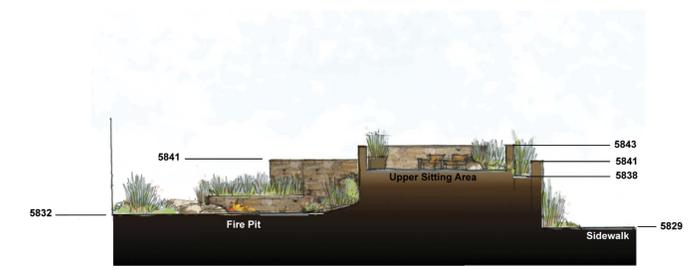


**Green Roof Plan  
(Second Level)**



**Section- Pool Terrace**

1"=10'-0"



**Section- Pool and Upper Terrace**

1"=10'-0"



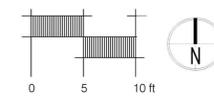


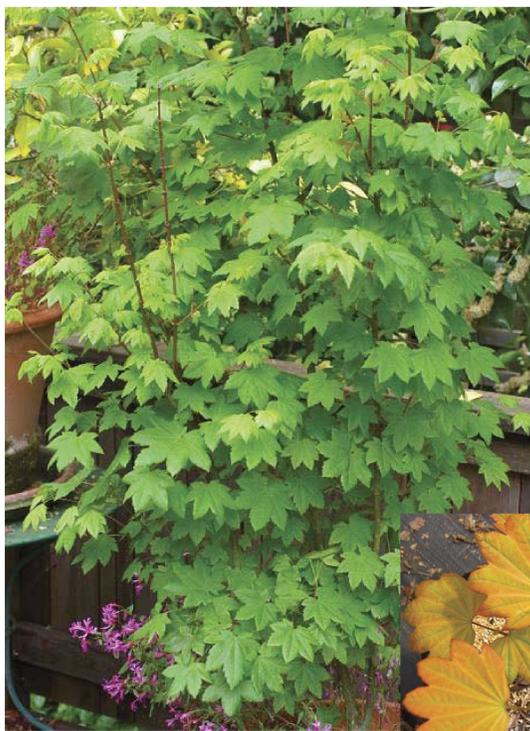
Street Light (City of Ketchum Standard)  
 Building Wall Sconce

Recessed Wall Light  
 Pool Light  
 Path Light



Recessed Wall Light





Acer circinatum / Vine Maple, 6' Ht. Multi-stem



Miscanthus sinensis / Silver Grass 24" Ht.



Panicum viragatum / Switch Grass 18" Ht.



Cornus stolonifera / Redtwig Dogwood 18" Ht.



Festuca Idahoensis / Idaho Blue Fescue 12" ht.



Stipa arundinacea / Pheasant's Tail Grass 18" Ht.

# Trees



Picea pungens 'Hoopsii' / Dwarf Blue Spruce 6' Ht.



Ginkgo biloba 'Maygar' / Maidenhair Tree, 3" cal.



Potentilla fruticosa / Shrubby Cinquefoil 24" Ht.



Salix purpurea 'Nana' / Dwarf Blue Willow 18" Ht.



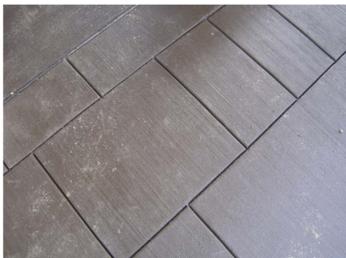
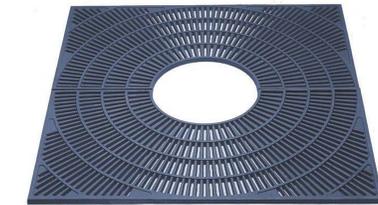
# Shrubs and grasses

# Plant Palette





Ketchum Standard Site Furnishings



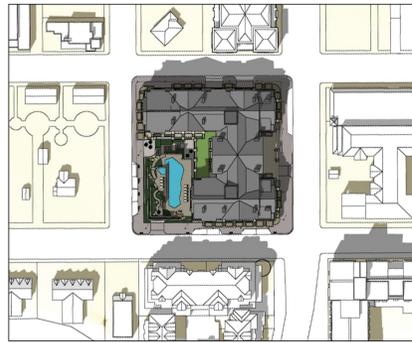
9:00 AM

12:00 PM

3:00 PM

5:00 PM

March 21



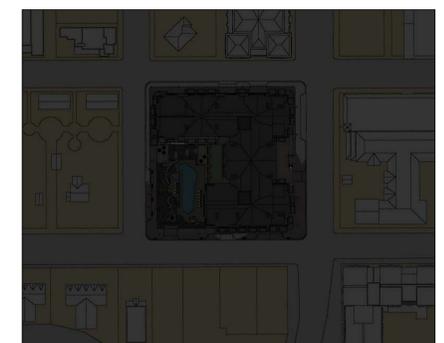
June 21



September 21



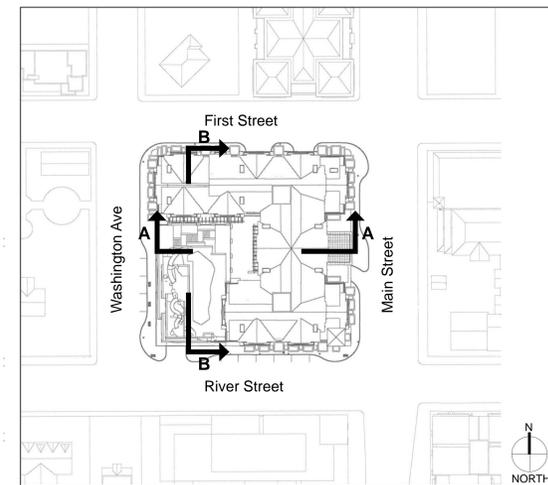
December 21





----- PROPERTY LINE

KEY PLAN



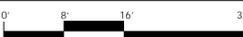
1 E/W BUILDING SECTION A-A

SCALE 1" = 8'-0"



2 N/S BUILDING SECTION B-B

SCALE 1" = 8'-0"







1 MAIN STREET ELEVATION  
 SCALE 1" = 8'-0"

KEY DESIGN REVISIONS

1. Implemented the "gateway" tower element
2. Deleted the stone baluster for clean, modern expression of elements
3. Extended the balcony pilaster to visually connect floors 2-5
4. Created more verticality through the use of materials connecting floors 2-5
5. Re-introduced the "two bay" dormer to reduce building mass
6. Revised the exterior material palate to include steel beams/lintels, metal fascia/railings, metal panels, high-density wood panels, et. al.
7. Refined the porte-cochere to create a hospitality arrival ambience



**1 RIVER STREET ELEVATION**

SCALE 1" = 8'-0" 0' 8' 16' 32'

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**1** WASHINGTON AVE ELEVATION  
 SCALE 1" = 8'-0"

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**1** FIRST STREET ELEVATION  
 SCALE 1" = 8'-0"      0'      8'      16'      32'

**KEY DESIGN REVISIONS**

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PROPERTY LINE



1 MAIN STREET ELEVATION  
SCALE 1" = 8'-0" 0' 8' 16' 32'



2 RIVER STREET ELEVATION  
SCALE 1" = 8'-0" 0' 8' 16' 32'



**1 WASHINGTON AVE ELEVATION**  
 SCALE 1" = 8'-0"



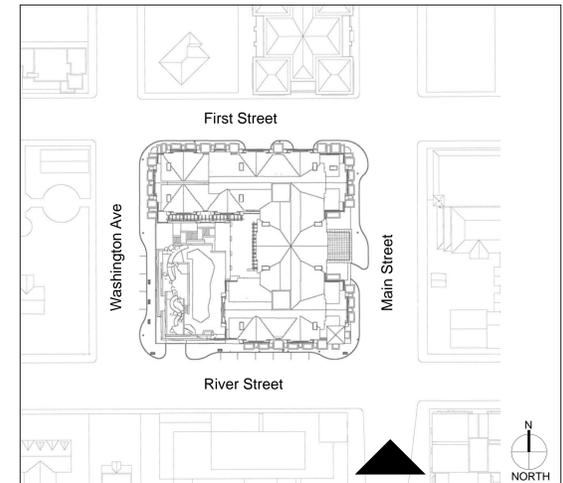
**2 FIRST STREET ELEVATION**  
 SCALE 1" = 8'-0"





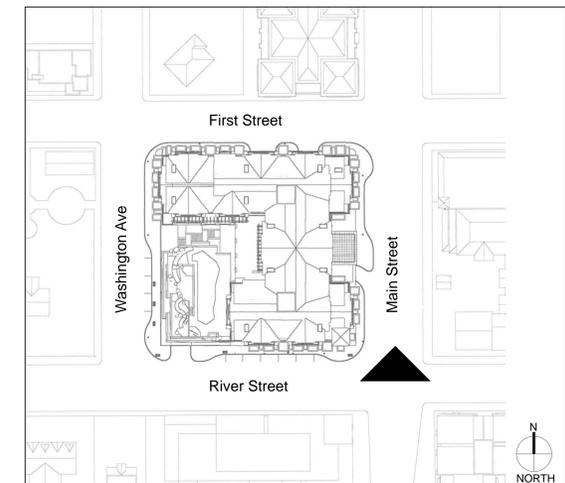


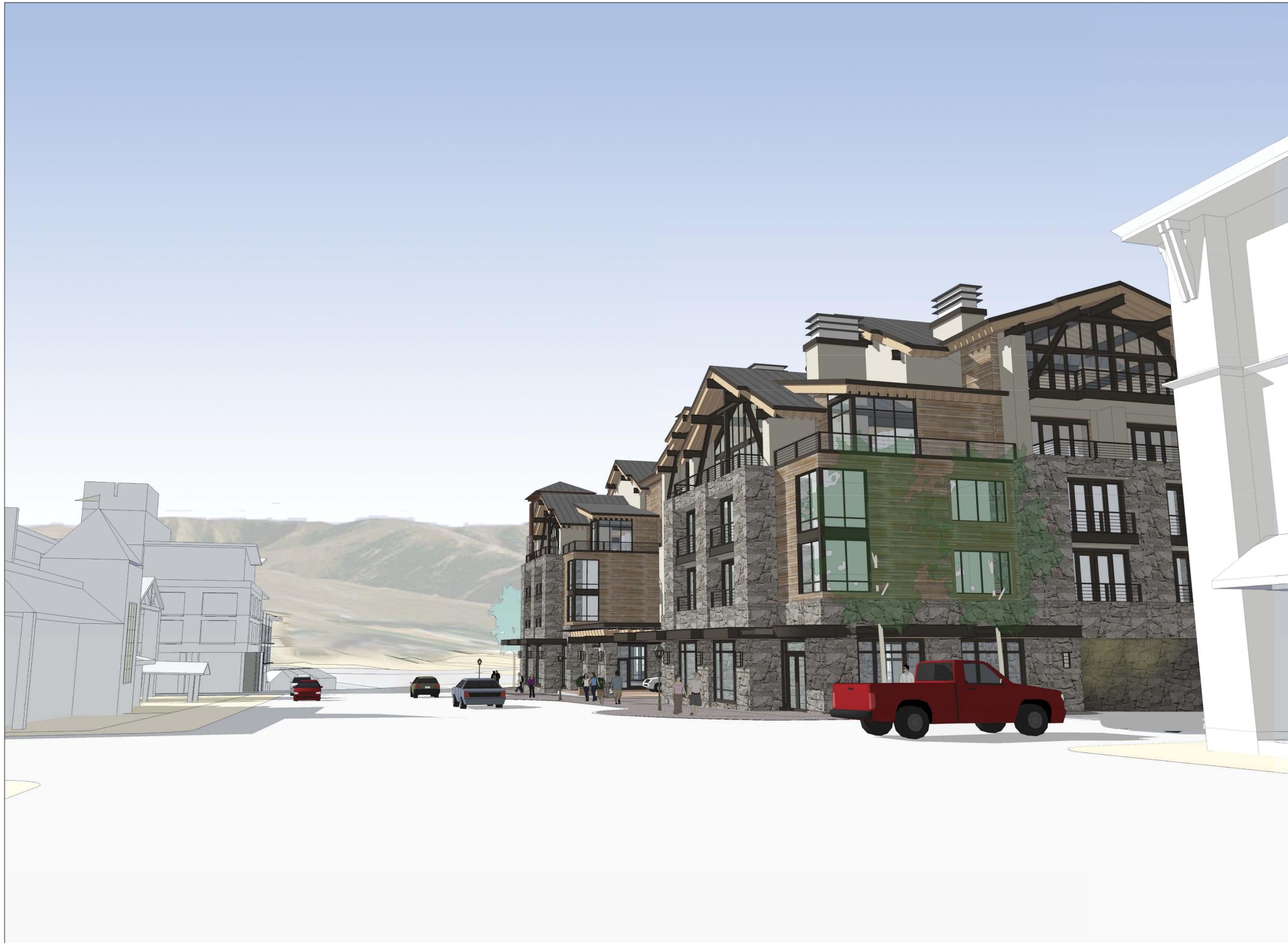
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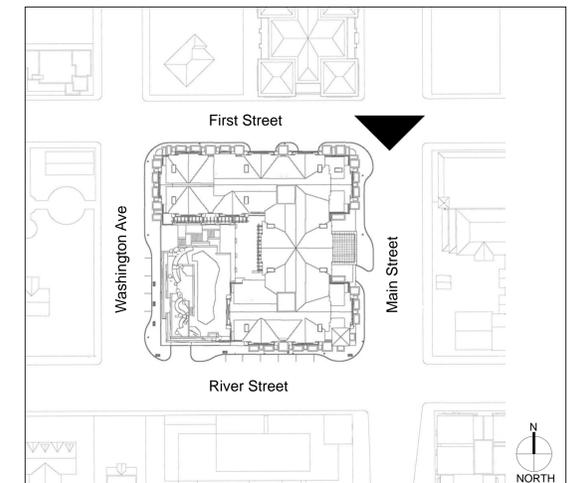


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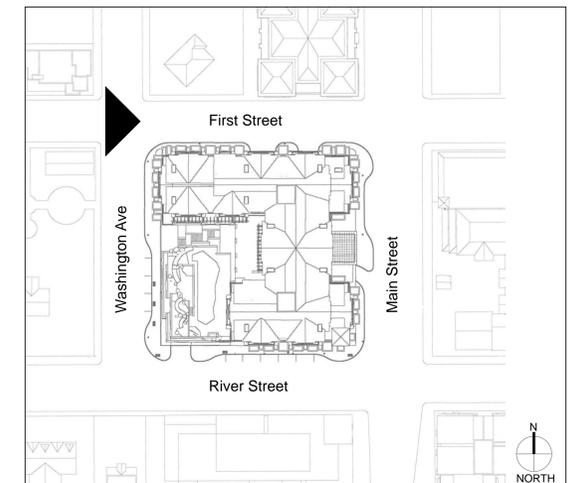


KEY PLAN



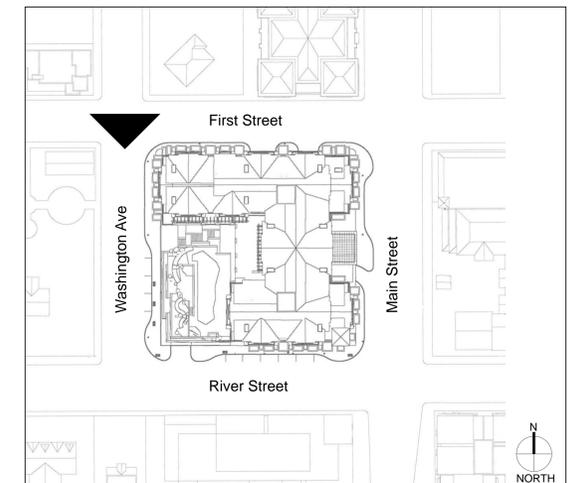


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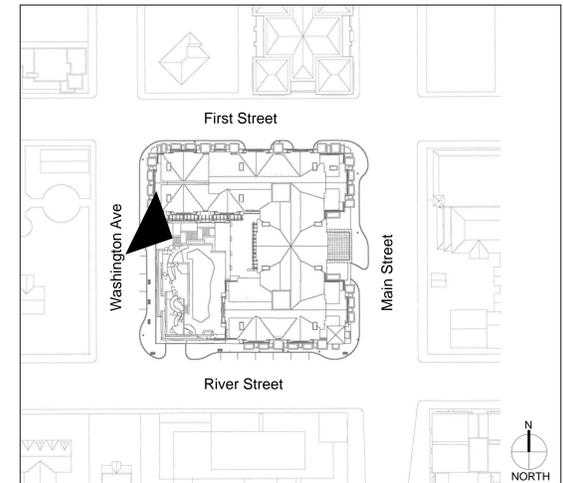


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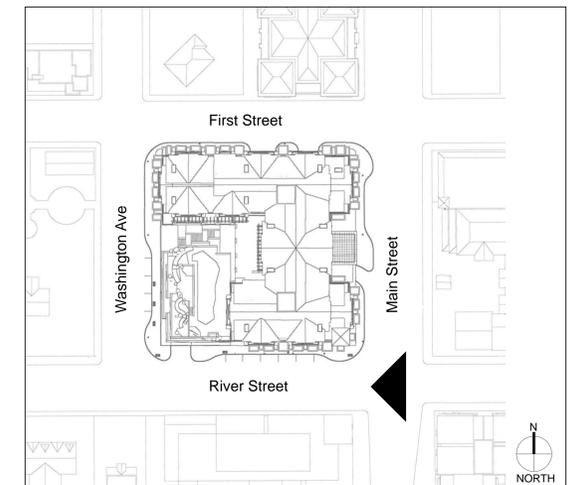


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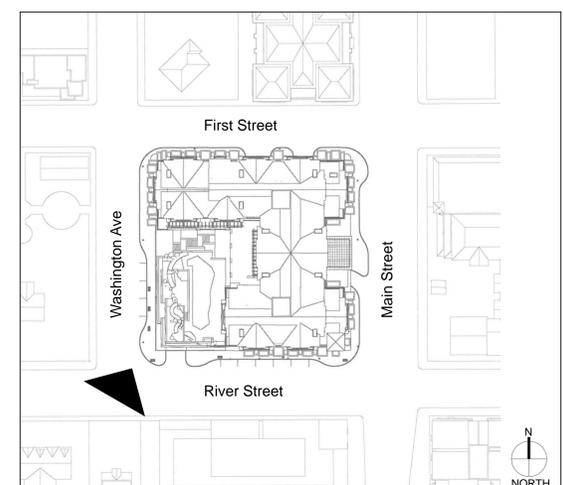


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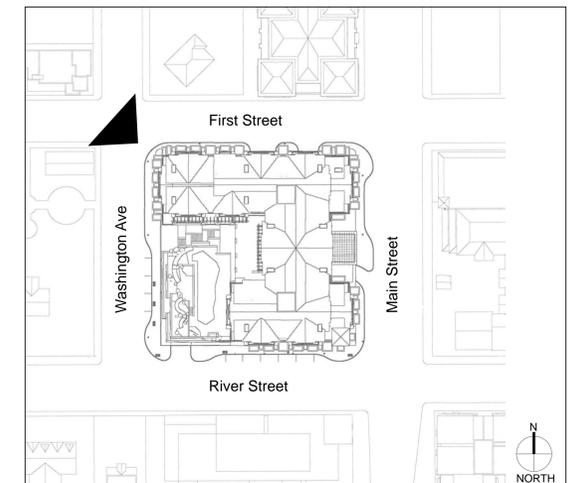


KEY PLAN





KEY PLAN





CLEAN AND SIMPLE STONE AND STUCCO

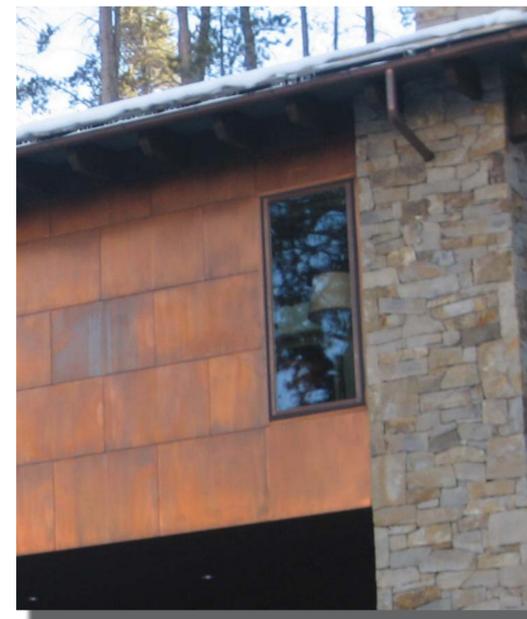
REFINED EXECUTION OF TRADITIONAL MATERIALS



MODERN LANDSCAPE ELEMENTS, STACKED STONE



CONTEMPORARY WOOD SIDING AND METAL DETAIL



COR-TEN STEEL AND STONE



REFINED USE OF TRADITIONAL ELEMENTS: WOOD CEILING, STONE BASE



SENSE OF HOSPITALITY ARRIVAL



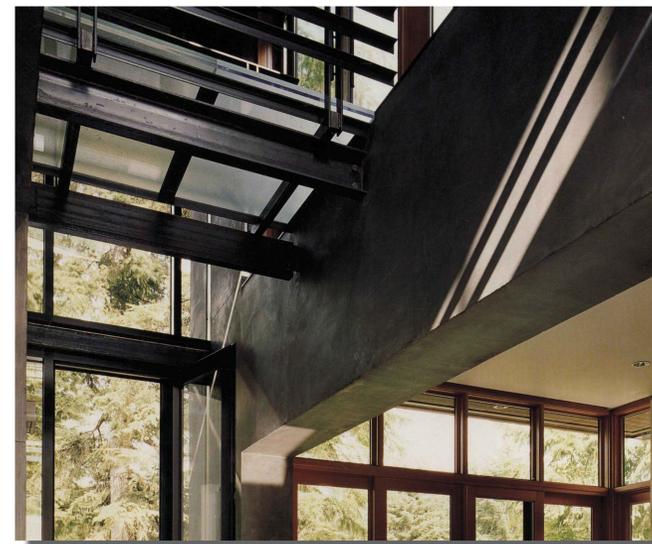
SIMPLE AND CONTEMPORARY SIGNAGE



GRAND SENSE OF SPACE



CONTEMPORARY INTERIOR,  
CLEAN AND SIMPLE LINES



ENGAGE EXTERIOR MATERIALS, REFINED STONE  
AND STEEL ELEMENTS



WOOD CEILING



REFINED WOOD, STONE, AND STEEL DETAIL



SIMPLE AND CLEAN METAL RAILING

