



City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF JANUARY 24, 2023

PROJECT: Appellation Hotel (formerly Harriman Hotel)

FILE NUMBER: P22-059 and P22-059A

APPLICATION TYPE: Design Review (P22-059A)
Development Agreement Amendment (P22-059)

PROPERTY OWNER: Harriman Ketchum Hotel, LLC (formerly Trail Creek Fund, LLC)

REQUEST: Request for an amendment to Design Review approval 08-007 and amendment to the Amended and Restated Development Agreement and subsequent development agreement amendments

LOCATION: 300 E. River Street (Ketchum Replat Blk 83 Lot 2)

ZONING: Tourist (T)

OVERLAY: Floodplain/Waterways

REVIEWER: Morgan Landers, AICP – Senior Planner

NOTICE: The first public hearing on the application was held on December 13, 2022. A public hearing notice for that date was mailed to all owners of property within 300 feet of the project site and all political subdivisions on October 14, 2022. The public hearing notice for that date was published in the Idaho Mountain Express the on October 19, 2022. A notice for that date was posted on the project site and the city's website on October 19, 2022. At the December 13, 2022 meeting, the Planning and Zoning Commission continued the hearing to January 10, 2023. The January 10, 2023 hearing was continued to January 24, 2023 to allow the applicant additional time to prepare revised application materials.

ATTACHMENTS

- A. Applicant Memorandum – Dated January 18, 2023
- B. Revised Design Review Plan Set - Dated January 18, 2023
- C. Additional Exterior Renderings
- D. Public Comment

EXECUTIVE SUMMARY

The applicant, Harriman Ketchum Hotel, LLC, represented by managing member Jack E. Bariteau, has applied for an amendment to the 2008 Design Review approval and an amendment to the 2015 Amended and Restated Development Agreement for the hotel development located at 300 E River Street in Ketchum (the “subject property”). The subject property is located at the southeast corner of River Street and Main Street (Hwy 75) just south of the Best Western Kentwood Hotel. The proposed development is referred to as the Appellation Hotel which is a 147,820 gross square foot hotel including 73 hotel rooms, 12 condominium residential units (6 with lock-offs), two levels of underground parking, spa/fitness center, conference facility, restaurant and bar, outdoor plaza with pool and jacuzzi, and observatory. The now proposed uses were included in the original approved development, however, square foot allocations of each use have adjusted as the hotel program has shifted over time. The project does not exceed the previously approved gross floor area, building height, or setbacks nor is the applicant requesting further waivers to these limitations.

At their regular meeting on December 13, 2022, the Planning and Zoning Commission (the “Commission”) reviewed the requested amendments to the Design Review and Development Agreement applications and provided feedback to the applicant based on various concerns raised by staff. The full staff report and attachments as referenced in the staff report can be found by clicking the links below:

- [Staff Report](#)
- [Attachments A and C](#)
- [Attachment B](#)
- [Attachment D](#)
- [Attachments E-L](#)
- [Attachments M-Q](#)

The recording of the December 13, 2022 hearing can be found by clicking [HERE](#). At the conclusion of the discussion, the Commission continued the hearing to January 10, 2023, to allow for the applicant to make revisions to the project in response to comments. Due to the holiday work schedule and availability of various team members, the applicant requested additional time to prepare revised materials. At the January 10, 2023 meeting, the Commission continued the application to January 24, 2023.

The applicant has provided a detailed cover letter included as Attachment A that outlines all the proposed changes in response to comments from staff and the Commission in December. The applicant has submitted a revised design review plan set that can be found as Attachment B to this report. Additional renderings have also been provided in Attachment C.

Staff believes most of staff and the Commission’s comments have been addressed with the revisions. However, additional discussion may be warranted regarding the Gateway Plaza area, the wall sizes along Hwy 75, the pedestrian access and landscaping along Trail Creek, balconies, and the roof overhang on the fourth floor of the west side of the building. The staff report below provides an analysis of these specific pieces. Staff has also provided a discussion of the elevator/staircase overrun on the east side of the building as new information is provided regarding this item.

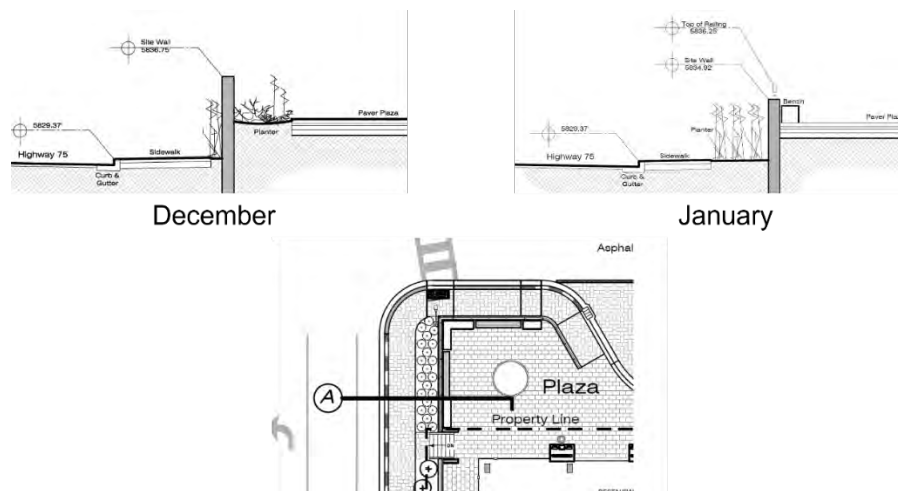
ANALYSIS

Gateway Plaza Area and Wall Sizes on Hwy 75

As noted in the Hornberger memo and the revised project plans, the applicant has made a variety of changes to the Gateway Plaza, landscaping, and walls along Hwy 75. On the north end, toward River Street, the sidewalk along Hwy 75 has been narrowed to 6 feet and the walls along the Gateway Plaza and restaurant patio have been moved back 2 feet. These changes allow for additional landscaping to occur between the walls and the sidewalk which was a recommendation of staff and the Commission in December. Figure 1 below shows a cross section comparison between the December proposal and what is currently being proposed. A stair entrance to the plaza from the Hwy 75 side has been added, which encourages direct access by the public into the plaza from the sidewalk. The firepits have been removed to allow for an art installation that can be enjoyed year-round. Staff believes these adjustments to be positive.

In December, staff noted that the plaza area seemed closed off to the public and was more of an amenity for hotel guests than the community. One of the reasons for this comment was the extent and height of the wall around the plaza. Figure 1 below shows a cross section comparison of the December proposal and what is proposed today. At this location of the cross section, the height has been reduced by 2 feet from approximately 8 feet to 6 feet. The current proposal does include a 12+ inch railing along the top of the wall. At the corner of Hwy 75 and River Street, the wall is approximately 4.5 feet tall.

Figure 1: Comparison of Wall Height near Gateway Plaza



Staff believes the reduction in wall height is positive, however, staff is still concerned with the closed off nature of the plaza due to the use of concrete board form walls. The city engineer has also raised concerns about the wall height at the corner and site distance visibility. Staff acknowledges that the height of the wall is a function of the finished floor elevation of the paver patio and requirements for fall protection. Staff does not recommend adjustments to the finished floor elevation of the patio, but does recommend a more transparent wall/railing configuration from the finished floor of the paver plaza to the necessary fall protection height surrounding the Gateway Plaza. This could be

an open metal or wood railing or strategic placement of landscape planters with open railing in between.

In December, staff also expressed concern related to the material proposed and the height of the wall adjacent to the restaurant. In the December submittal, the furthest south end of this wall was over 11ft from the sidewalk. The applicant has made revisions to this area by moving the access staircase further south and adjusted the south facing portion of the wall to be wood slats rather than concrete as shown in Figure 2. The wall height has also been reduced from the previous 11+ feet to 9.75 feet on the southern end. Sheet L4.0 of the project plans shows the cross section of the wall height at the mid-block stair. Figure 3 below shows the rendering of the Hwy 75 elevation showing the wall and vegetation proposed.

Figure 2: Cross Section of Mid-Block Stair

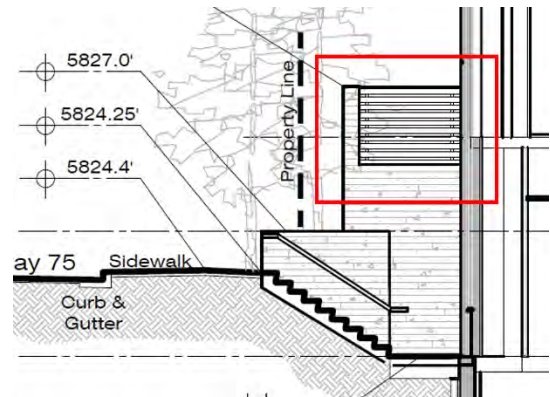


Figure 3: Hwy 75 Elevation



Staff's concerns regarding the height of the wall remain. The applicant expressed desire to provide a comfortable space for the patrons of the restaurant that will sit outside and proposed the concrete wall as it holds some sound dampening qualities and a feeling of protection/buffer from Hwy 75. Staff acknowledges this desire and believes that alternative materials/treatments can be used for a similar effect. Staff recommends the applicant utilize a transparent railing from the finished floor upward or implement a combination of wall and transparent railing to break up the upper portion of the wall.

Pedestrian Access and Landscaping along Trail Creek

For the December 13, 2022 meeting, staff raised concerns related to the design and program of the space adjacent to the riparian area along Trail Creek and the adjusted layout of the proposed pool deck area adjacent to the residential property to the south. Below are a series of images that show the original 2008 Approval, the 2022 proposal presented at the December meeting, and the current proposal.

Figure 4: 2008 Design Review Approval



Figure 5: December 2022 Proposal

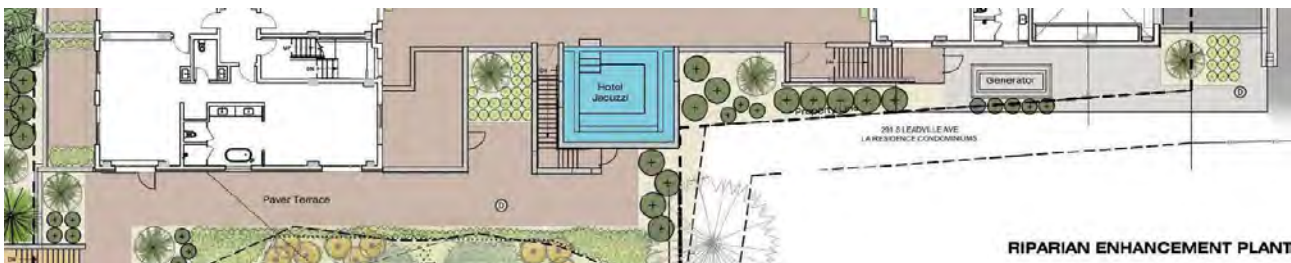
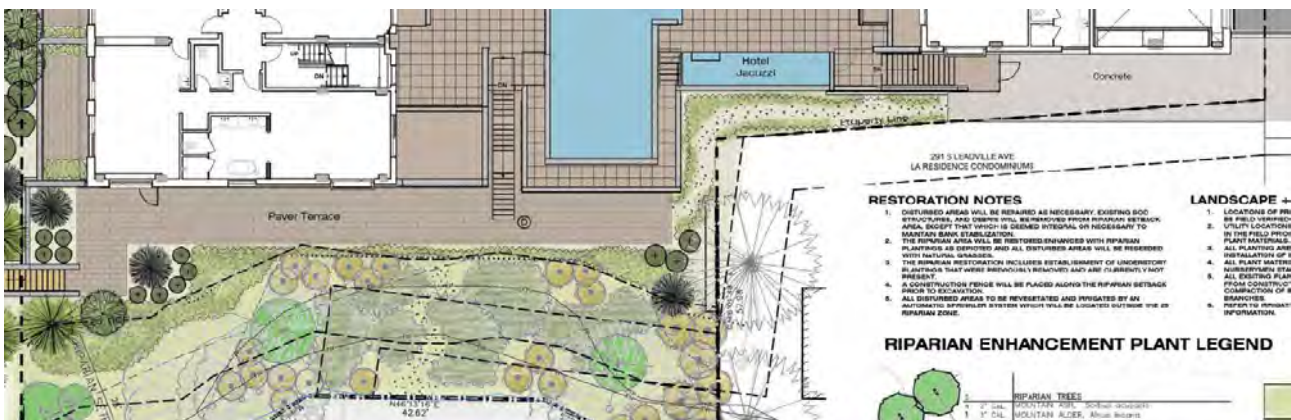


Figure 6: January 2023 Proposal



In December, staff raised concerns related to:

- Buffer between the jacuzzi/pool deck and the adjacent property
- Landscape buffer between the paver terrace and riparian area
- Location of the pedestrian entrance to the building

As shown on Sheet L3.0 of Attachment B, the current proposal has reworked the pool deck including a rotation of the pool 90 degrees and relocated the jacuzzi. The size of the jacuzzi has reduced and is in a similar area of the pool deck as the original approval. A landscape buffer has reintroduced between the pool deck and the adjacent property to the east, although the buffer is much smaller than originally approved in 2008 as shown in Figure 4 above. As dimensioned on Sheet L1.1 of Attachment B, the current proposal sets the pool deck 6.5 feet from the property line to the

east allowing for some low-lying landscaping and a gravel walking path which provides egress to Leadville Ave. Staff believes this configuration is an improvement from the initial proposal in December and is supportive of the change. Staff does recommend consideration of creeping vines or other wall vegetation along the walls facing the adjacent residential property to provide relief and screening of the hard surface. Design Review Criteria #26 states *“Substantial landscaping is to be provided, which is in scale with the development and which provides relief from and screening of hard surfaces. Total building surface area and street frontage will be considered when determining whether substantial landscape is being provided. (Landscape shall be defined as trees, shrubs, planters, hanging plants, ground cover, and other living vegetation)”*.

The applicant has not made changes to the paver terrace along the riparian area but has moved the stair location further to the west than proposed in December, which was a staff concern expressed. Staff’s primary concern related to the paver terrace is the type of landscaping proposed along the end of the terrace as it transitions to the riparian area. The riparian area should be buffered in a way to protect against trash and debris and additional social trail development. Trash receptacles and a landscaped hedge which focused foot traffic onto the designated path could serve to address these concerns.

Balconies

As mentioned in the December staff report, one of the primary design elements in the original approval that served to minimize the bulk and flatness of the buildings were the balconies on the exterior facades. The original approval included standard balconies for almost all guestrooms on Levels 2 and 3 of the hotel. The applicant has retained some standard balconies, changed some balconies to Juliet forms, and removed some balconies on each of the exterior facades. Per the memo in Attachment A, the purpose is to vary the façade and syncopate (shorten) the elevation massing.

The current proposal is to retain standard balconies at the corners of River St/Hwy 75 and River St/Leadville Ave as shown in the floorplans for Levels 2 and 3 on Sheets A2.02 and A2.03 respectively of Attachment B. Balcony forms and locations are also shown on the elevations on Sheets A3.01 through A3.04 and renderings on Sheets A3.24-A3.25 of Attachment B and renderings in Attachment C. In general, staff believes the selective application of the various balcony treatments are effective on the Hwy 75 and River Street facades. However, the Leadville façade could benefit from additional Juliet balconies on the southern end of the building where the metal paneling is, as the height of the building is accentuated in this location due to the slope of the property and the tall nature of the garage and loading bay entrances at the street.

Roof Overhang on Southwest Corner of Level 4

The applicant is requesting an extension of the roof overhang on Level 4 at the southwest side of the building from the 6 feet approved in 2008 to 18 feet to “provide privacy and weather protection” per the memo in Attachment A. In the December staff report, staff expressed concerns related to any extension of approved roof overhangs. Design Review criteria #2 states “The structure shall be compatible with the townscape and surrounding neighborhoods with respect to height, bulk, setbacks, and relationship to the street” and criteria #11 states “Building walls shall provide undulation/relief thus reducing the appearance of bulk and flatness”. For both design review criteria, the setback of the building on Level 4, and the corresponding roof overhang, were critical

to the building’s conformance with the standards according to the 2008 Findings of Fact for the Design Review approval.

The Gateway Area Mass and Scale Study contemplated a four-story building with a step back of the fourth floor towards Trail Creek as shown in Figure 7 below.

Figure 7: Design Principles, Gateway Area Mass and Scale Study

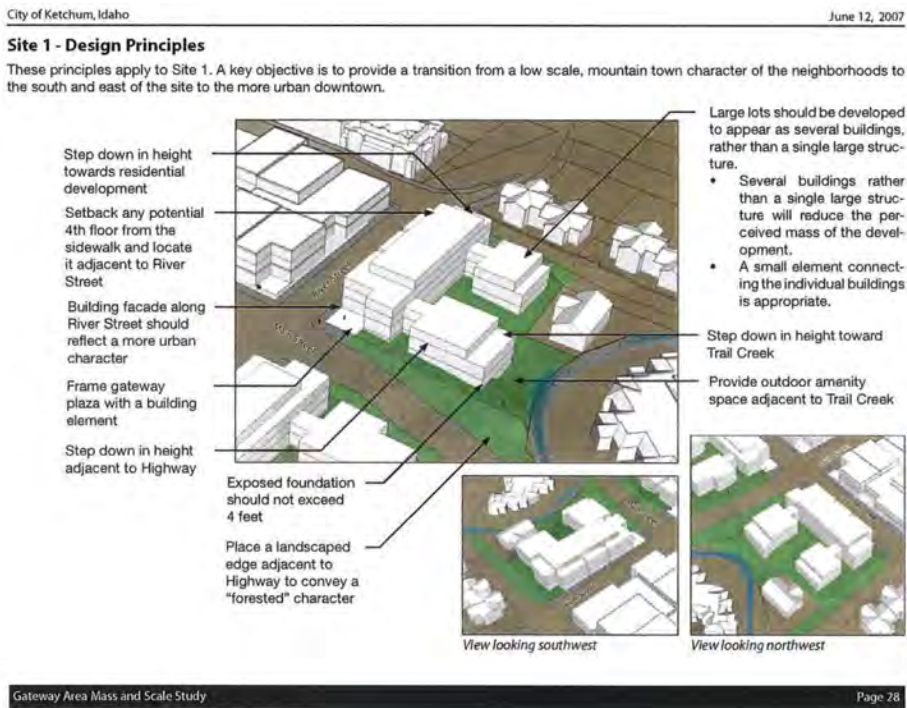


Figure 8 below shows the approved overhang in 2008 (6 ft) on the left compared to the proposed overhang on the right. The solid red line is the edge of the building façade and the dashed red line is the edge of the overhang. The green line is the edge of the deck.

Figure 8: 2008 and 2023 Deck and Roof Overhang on SW Corner



It is important to note that not only has the roof overhang extended, but the deck has also extended towards the south. Staff did not raise concerns about the patio extension as it does not impact the perceived bulk and mass of the building, however, the roof overhang extension does. Figure 9 below is the rendering of the southwest corner of the building as proposed (18 ft overhang) on Sheet A3.25 of Attachment B. The dashed red line is the approximate location of where the roof would end under the 2008 approval.

Figure 9: 2023 Rendering of SW Corner



Additional renderings of the roof overhang can be found in Attachment C. Design review criteria #10 states “Building walls exposed to the street shall be in scale with the pedestrian”. Although the proposed roof overhang still provides some wedding cake effect, the step back of the fourth-floor facade is less obvious because of the extent of the roof overhang. The roof is such a prominent feature that the eye is drawn to the roof, not the façade wall below. In 2016, when the building permit application was filed with the city for the Auberge project, staff at that time administratively approved an extension of the 6-foot overhang to 10 feet. With a building of this size, an additional few feet may not be noticeable, but staff believes an 18 foot overhang in this location diminishes the goals of the design review criteria.

Elevator and Staircase Overrun

As discussed at the December meeting, an additional ingress/egress to the roof is required per the currently adopted building codes. As such, an additional elevator/staircase overrun has been added to the east side of the building. During the December meeting, the Commission requested the applicants try to reduce the overrun as much as possible. The applicant has been successful in reducing the overrun as indicated on Sheet A3.11 of the project plans. Staff also asked the applicant to provide renderings of the building from the street level and 2nd floor levels along Hwy 75, River Street, and Leadville Ave. The purpose of this request was to determine if the mechanical system overruns for elevators and staircases to the roof can be seen and to what extent. These renderings are provided in a Penthouse View Study included as pages 29-34 of Attachment B. For clarity, the

overruns are referred to as a “penthouse”, not to be confused with a residential penthouse. There is no habitable space within the mechanical overrun areas. As shown in the study, the new overrun on the east side of the building is not visible from the street or the second level of adjacent properties. Staff does not have a concern with the additional overrun and believe the intent of the 2008 design review approval is maintained with the change.

STAFF RECOMMENDATION

As outlined above, staff believes most comments raised by staff and the Commission have been addressed with the revised application materials. Staff believes the outstanding items for resolution are:

- Wall material/transparency around the Gateway Plaza and restaurant patio
- Roof overhand on southwest corner
- Balcony addition on southern end of the Leadville Ave façade

Staff requests the Commission review the materials, presentation by the applicant, and public comment. Following that review, the Commission could proceed with one of the following actions:

- Provide feedback to the applicant and request additional changes to the application materials for review at a future meeting
- Provide feedback to the applicant and recommend conditions of approval to address necessary changes for staff review and approval

If the Commission proceeds with the second option above, staff would proceed with development of the Findings of Fact and conditions of approval for review and approval at a future meeting.



City of Ketchum

ATTACHMENT A:
Applicant Memorandum –
Dated January 18, 2023

MEMORANDUM

TO: Morgan Landers / City of Ketchum
Jack Bariteau/ HH LLC

FROM: John C. Davis

DATE: January 11, 2023/Updated January 18, 2023

SUBJECT: Design Review Comments Response
Appellation/Sun Valley Hotel
Ketchum, Idaho

Following up our December 13, 2022 Planning and Zoning Hearing and in response to the Planning Staff Report comments presented at that meeting, we are hereby forwarding drawing exhibits in draft form for your review to address and respond to those comments.

This January 17 update to the earlier January 11 DRAFT submission incorporates comments from Morgan Landers at our January 13 virtual meeting. Those updates are noted here in italics.

It is our intent to formalize these exhibits for presentation at the upcoming scheduled Planning and Zoning Hearing Meeting on January 24, 2023.

Following is a description of our responses as reflected in updates and changes to the Design Documents.

1.0 Landscape and Site Scape Issues**1.1 Highway 75 Edge and Landscaping**

- Sidewalk has been reduced to a uniform 6 foot width (as we understand is okay with Planning and Zoning). L3.0 A1.00
- Guest terrace walls have been moved back 1 foot and been lowered in height by 1 foot A3.04
- West exit stair and adjacent walls have been re-planned to gain more landscape frontage.
- Northwest terrace wall has been moved back 2 feet, lowered and articulated with "railing" detail; proposed steps added from sidewalk to Plaza.
- Landscaping along entire edge is wider and more landscaping has been proposed and planned.
- *The Setback Dimensions along the Highway 75 site have been corrected to show 12 feet at the northwest and 11 feet at the southwest corner (the glass line at the northwest corner is set back to the 12 foot distance).* L1.1

- *The Site Sections Sheet has been included showing updated Site Sections along Highway 75 reflecting the above revisions.*

1.2 Northwest Gateway Plaza

- Steps and lowered walls described above are open to Plaza to be more welcoming.
- Fire Pit eliminated; providing location for an object of visual interest; to be determined.

1.3 Trail Creek

- Site plan updated to show revised Pool and Pool Deck Plan; opens up riparian buffer zone. L3.0
- Landscape Plan updated to show more developed landscaping in buffer area and Trail Creek access feature. A3.02

1.4 Leadville Street

- Low planter walls have been reintroduced near north corner of Leadville; more robust landscaping proposed and planned L3.0 A3.02
- *Open railing detail similar to the northwest Plaza has been proposed at the north east plaza walls.*

2.0 Architectural Design Issues

2.1 Building Plans:

- *At City request, the Building Floor Plans have been reissued showing the property lines and north arrow designation (no other plan changes have been made).*
- *At City request, a Roof Plan has been added and included superimposed on the Site Plan, also indicating property lines.*

2.2 Overall Exterior Materials:

- Palette has been changed to a warmer ensemble of materials; refer to revised materials palette boards and as reflected on colored elevations and renderings. Materials Boards A3.01 to A3.04
- Materials are shown as more "textured" and patterned to accentuate scale and warmth.

2.3 Roof Area Modifications

- East Penthouse structure has been significantly reduced in massing and height due to replanning of mechanical spaces; color/tone are warmer, blending better.

- Butterfly roof overhangs have been reduced at south facing elevations from 10 feet to 6 feet, still providing ample shading to south facades.
- Butterfly roof overhangs along west and east sides have also been reduced by 2 feet to respect setbacks.
- *Note: Residence 406 overhang is revised in this Submittal to a requested depths of 18 feet to provide privacy and weather protection; to be reviewed.*

2.4 River Street Elevation

- Observatory Tower detail refined as shown for slot window; warmer "vertical skin" more visually composed. A3.01 A3.11
- Glass windows have been reduced at "slots" to provide more "warm wood" expression and articulation.
- At butterfly roof, recessed notches have been pulled back/widened to provide more undulation in upper roof forms.
- Material detail is more articulated with proposed wood banding and stone banding as shown.

2.5 Leadville Elevation

- Northeast corner elevation is more articulated; stone banding pattern, extension of "brow" element, addition of window open to banquet/meeting spaces. A3.02 A3.12
- Levels 3 and 4 parapets are lowered with a more articulated railing composition and "glass slot" openings.
- Note roof overhangs have been pulled back.
- Proposed selective application of Juliet balconies to vary and syncopate elevation massing.

2.6 South Elevation

- Center bay design at back has been revised to indicate material changes, more articulation and interest. A3.03 A3.13
- Parapets and stone patterning at west and east wing ends have been more developed and detailed.
- Proposed selective application of Juliet balconies to vary and syncopate elevation massing.
- Updated pool edge elevation is indicated.

2.7 West/Highway 75 Elevation

- Note: Terrace walls shown are lower and more articulated. A3.04
- Levels 3 and 4 parapets railing detail and articulation is similar to Leadville. A4.14
- Roof overhangs have been pulled back. (*See note above.*)
- Proposed selective application of Juliet balconies, similar to Leadville.

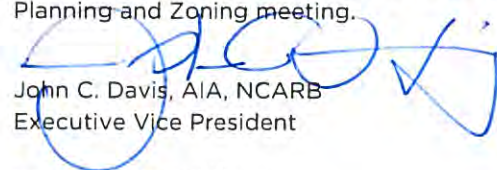
2.8 Perspective Renderings

- *Perspective Rendering views have been updated adding landscaping to conform to new landscape plans and entourage of people, vehicles, etc.*

2.9 Penthouse View Studies

- *At Staff request, we have added and included a series of perspective views from important view points to demonstrate the lack of public view of the proposed mechanical penthouses.*

We look forward to your comments in preparation for our presentation at the January 24 Planning and Zoning meeting.


John C. Davis, AIA, NCARB
Executive Vice President

cc: S. Pedapenki/HWI
B. Miller/HWI
14695.1.6.1



City of Ketchum

ATTACHMENT B:
Revised Design Review Plan Set
– Dated January 18, 2023

Appellation | Sun Valley

KETCHUM, IDAHO

DESIGN REVIEW REVISIONS/REFINEMENTS: UPDATE

January 18, 2023

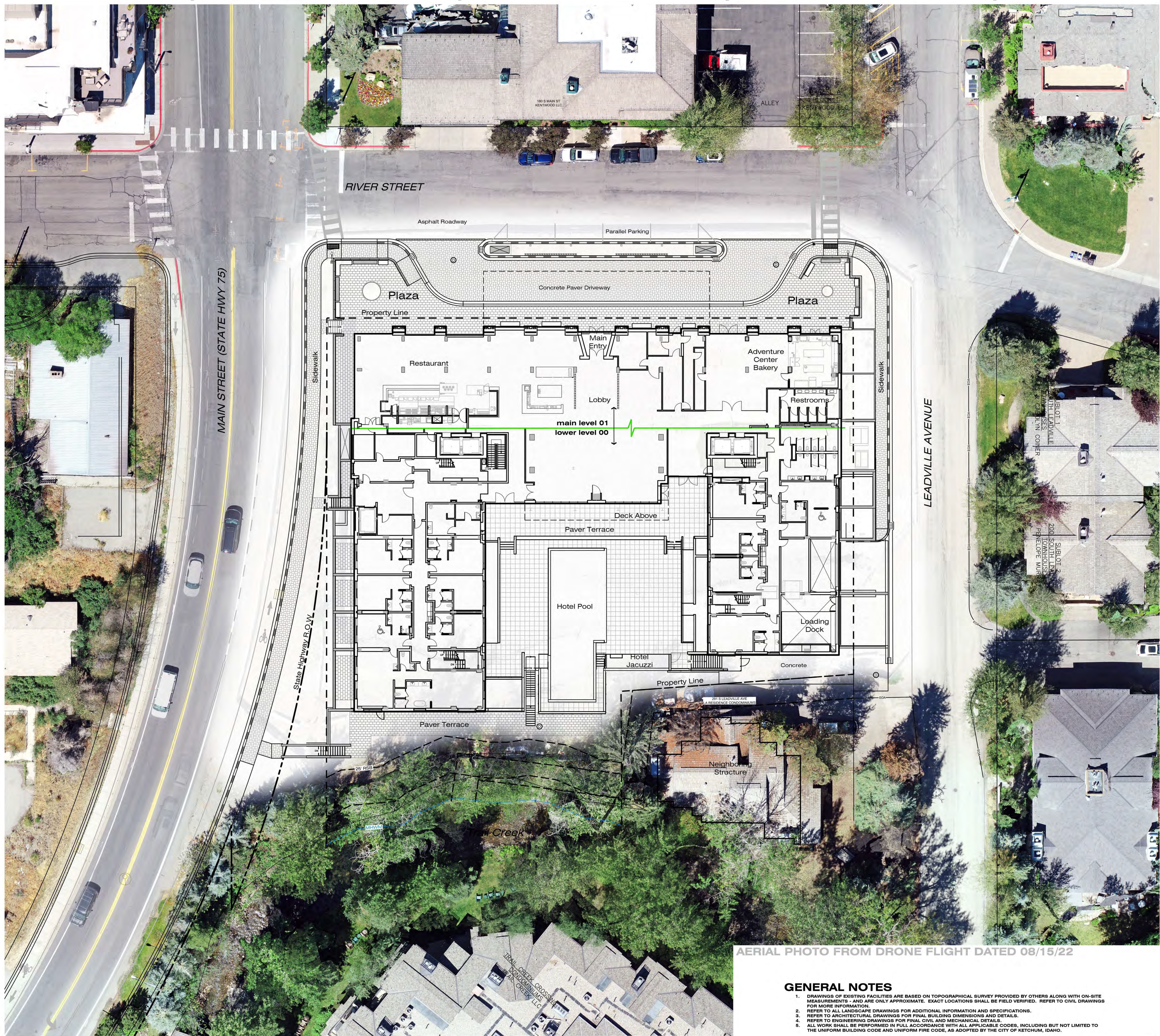


Hornberger + Worstell

Architects and Planners
170 Maiden Lane
San Francisco, CA 94108

415.391.1080
design@hwiarchitects.com

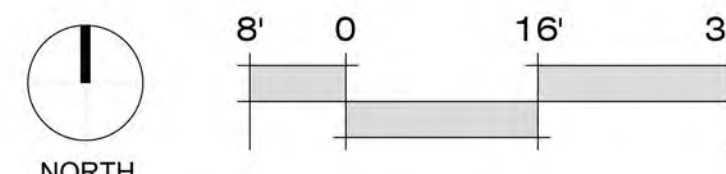
Prepared for:
Harriman Ketchum Hotel LLC
Sun Valley, Idaho



AERIAL PHOTO FROM DRONE FLIGHT DATED 08/15/22

GENERAL NOTES

1. DRAWINGS OF EXISTING FACILITIES ARE BASED ON TOPOGRAPHICAL SURVEY PROVIDED BY OTHERS ALONG WITH ON-SITE MEASUREMENTS - AND ARE ONLY APPROXIMATE. EXACT LOCATIONS SHALL BE FIELD VERIFIED. REFER TO CIVIL DRAWINGS FOR MORE INFORMATION.
2. REFER TO ALL LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION AND SPECIFICATIONS.
3. REFER TO ARCHITECTURAL DRAWINGS FOR FINAL BUILDING DIMENSIONS AND DETAILS.
4. REFER TO ENGINEERING DRAWINGS FOR FINAL CIVIL AND MECHANICAL DETAILS.
5. ALL WORK SHALL BE PERFORMED IN FULL ACCORDANCE WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO THE UNIFORM BUILDING CODE AND UNIFORM FIRE CODE, AS ADOPTED BY THE CITY OF KETCHUM, IDAHO.



OVERALL SITE PLAN

PLAN DATED: 01/12/23

RIVER STREET

Asphalt Roadway

Monument Sign

Parallel Parking

Monument Sign

MAIN STREET (STATE HWY 75)

Sidewalk

LEADVILLE AVENUE

State Highway R.O.W.

SITE PLAN

PLAN DATED: 01/18/23

OWNERSHIP OF DOCUMENTS THIS ELECTRONIC DOCUMENT AND THE CONTENTS CONTAINED THEREON (I.E. DESIGNS, CONCEPTS, AND GRAPHIC SYMBOLS) ARE THE PROPERTY OF LANDWORK STUDIO, LLC, AND SHALL NOT BE USED IN WHOLE OR IN PART, BY ANY OTHER PERSON OR PERSONS WITHOUT THE WRITTEN AUTHORIZATION OF LANDWORK STUDIO, LLC.

Harriman
Hotel, LLC

Hornberger

Worstell

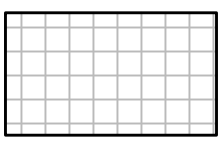
LANDWORK STUDIO LLC
LANDSCAPE ARCHITECTURE + DESIGN
1100 E. 10TH STREET, SUITE 100
PO BOX 784777 KETCHUM, IDAHO 83707
TEL: 208.337.1000 FAX: 208.337.1001



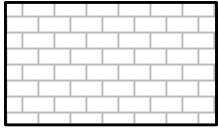
APPELLATION / SUN VALLEY

300 EAST RIVER STREET, KETCHUM, IDAHO

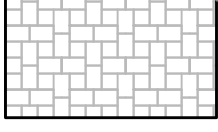
HARDSCAPES LEGEND



TERRACE PAVERS
CASTORN Olympic Pavers - Natural/Charcoal
24x24
Pedestal Set



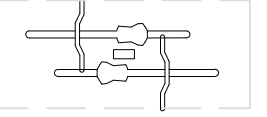
PLAZA AND TERRACE PAVERS
CASTORN Olympic Pavers - Natural/Charcoal
12x24 - 12x36 - 12x48 Alternating Running Bond
Sand Set



DRIVEWAY AND SIDEWALK PAVERS
Belgard Catalina Grana - Victorian
3 Piece - Small Pattern
Sand Set

AMENITIES

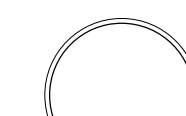
BENCHES
Thornery Wood or similar



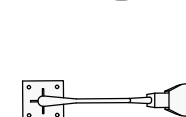
BIKE RACKS
Forms and Surfaces - Capitol SKCAP
Dark Bronze Powdercoat Finish
8' x 4' x 34" tall
*ADDITIONAL BIKE RACKS PROVIDED IN BIKE STORAGE ROOM



LITTER AND RECYCLING RECEPTACLE
Forms and Surfaces - Cordis
Finish - To Be Determined



PUBLIC ART PEDESTAL
To Be Determined



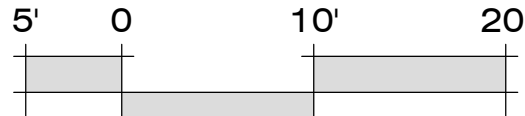
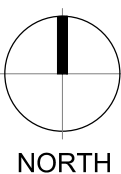
STREET LIGHT
Per City Standard - Street Light 14:
SOLARONE RFS DESIGN 156 LFP (Or Approved Equal)



SCREEN PANELS
WOOD AND STEEL SLATS
To Match Architectural Elements

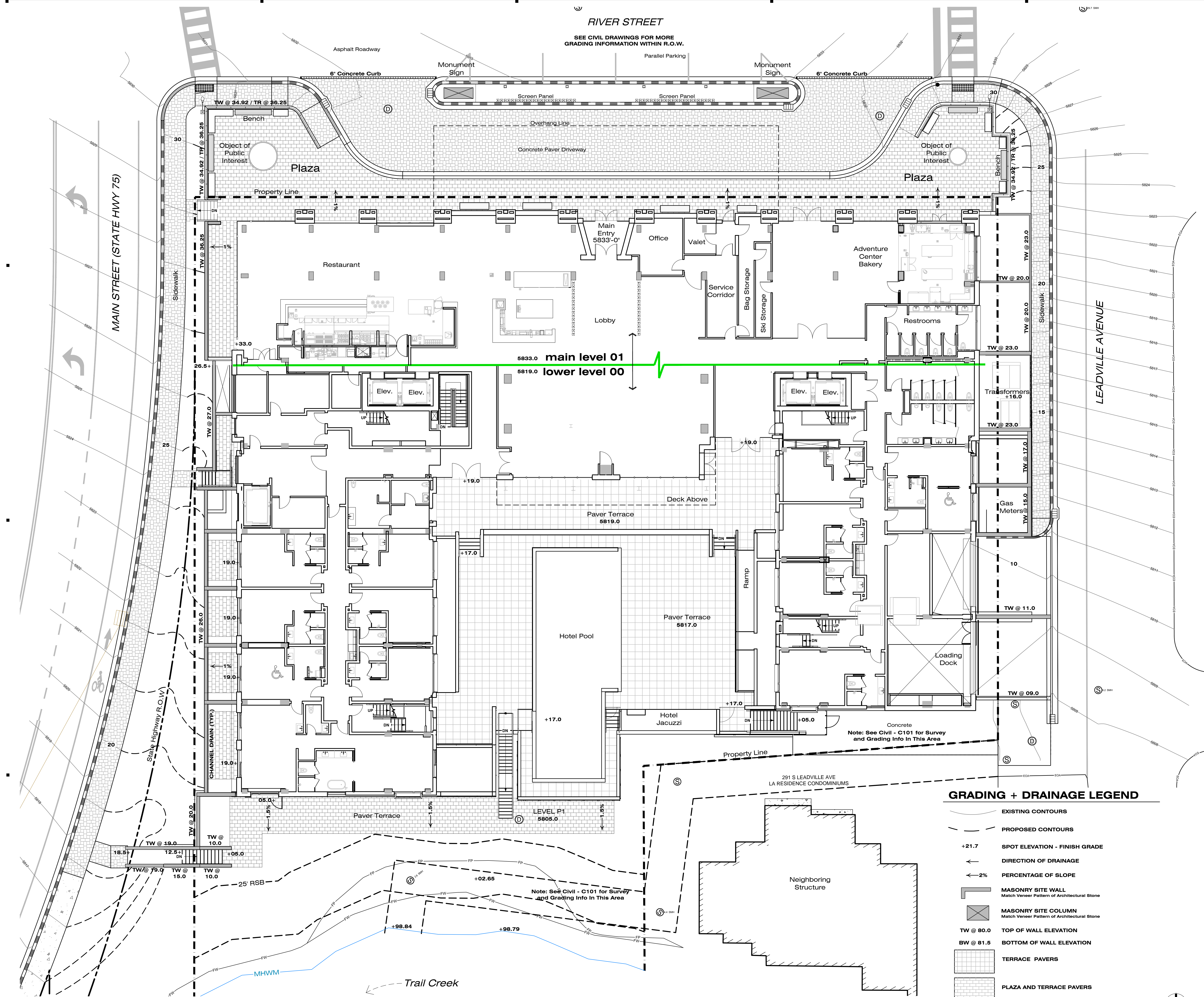
GENERAL NOTES

1. DRAWINGS OF EXISTING FACILITIES ARE BASED ON TOPOGRAPHICAL SURVEY PROVIDED BY OTHERS ALONG WITH ON-SITE MEASUREMENTS - AND ARE ONLY APPROXIMATE. EXACT LOCATIONS SHALL BE FIELD VERIFIED. REFER TO CIVIL DRAWINGS FOR MORE INFORMATION.
2. REFER TO ALL LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION AND SPECIFICATIONS.
3. REFER TO ARCHITECTURAL DRAWINGS FOR FINAL BUILDING DIMENSIONS AND DETAILS.
4. REFER TO ENGINEERING DRAWINGS FOR FINAL CIVIL AND MECHANICAL DETAILS.
5. ALL WORK SHALL BE PERFORMED IN FULL ACCORDANCE WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO THE UNIFORM BUILDING CODE AND UNIFORM FIRE CODE, AS ADOPTED BY THE CITY OF KETCHUM, IDAHO.



L1.1

NOT FOR CONSTRUCTION



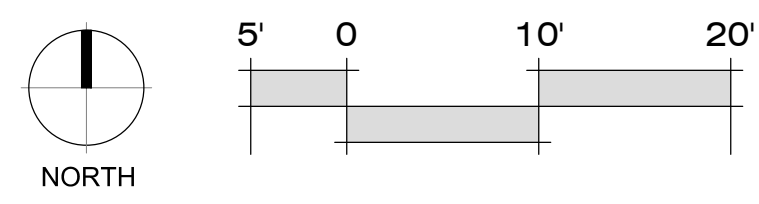
GRADING PLAN

PLAN DATED: 01/12/23

OWNERSHIP OF DOCUMENTS THIS ELECTRONIC DOCUMENT AND THE CONTENTS CONTAINED THEREON IS THE PROPERTY OF LANDWORK STUDIO, LLC, AND SHALL NOT BE USED IN WHOLE OR IN PART, BY ANY OTHER PERSON OR PERSONS WITHOUT THE WRITTEN AUTHORIZATION OF LANDWORK STUDIO, LLC.

GRADING + DRAINAGE LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- SPOT ELEVATION - FINISH GRADE
- DIRECTION OF DRAINAGE
- PERCENTAGE OF SLOPE
- MASONRY SITE WALL
Match Veneer Pattern of Architectural Stone
- MASONRY SITE COLUMN
Match Veneer Pattern of Architectural Stone
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- TERRACE PAVERS
- PLAZA AND TERRACE PAVERS
- DRIVEWAY AND SIDEWALK PAVERS



Harriman
Hotel, LLC

Hornberger

Worstell

LANDWORK STUDIO LLC
LANDSCAPE ARCHITECTURE + DESIGN
170 MADISON LANE, SAN FRANCISCO, CA 94108
TEL: 415.391.1880
WWW.LANDWORKSTUDIO.COM



APPELLATION / SUN VALLEY

300 EAST RIVER STREET, KETCHUM, IDAHO

Project Number Scale

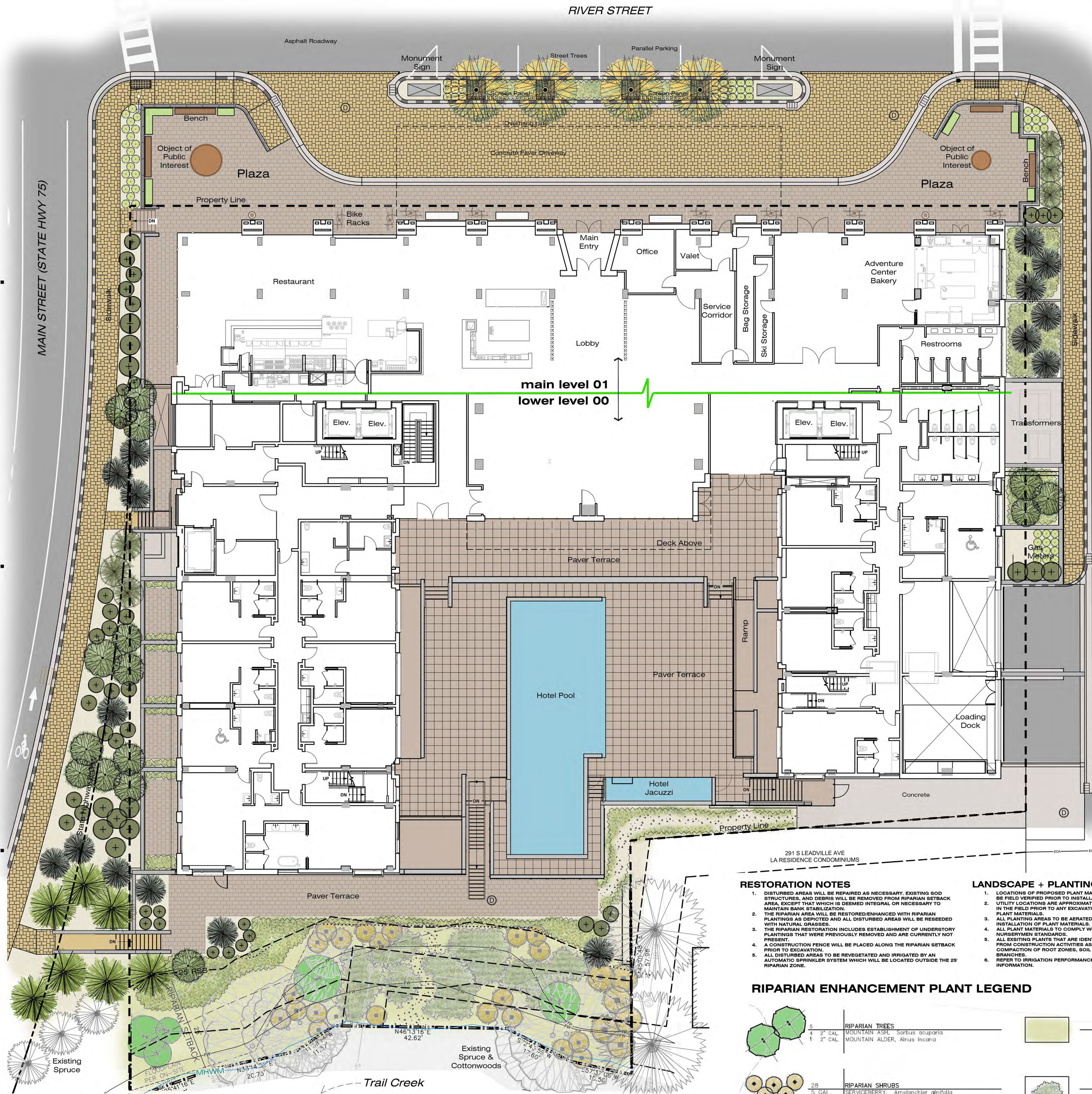
© 2019 Hornberger + Worstell
All drawings and written materials appearing within constitute the original and copyrighted work of the architect and may not be duplicated, used or disclosed without prior written consent of the architect.

Hornberger + Worstell
170 Madison Lane, San Francisco, CA 94108
Telephone: 415.391.1880
Facsimile: 415.055.1812
www.hornbergerworstell.com

GRADING
PLAN

L2.0

NOT FOR CONSTRUCTION



PLANT LEGEND

	29	EVERGREEN TREES
	6 @ 10'	MUGO TANNENBAUM PINE, <i>Pinus mugo</i> 'Tannenbaum'
	16 @ 18-20'	SUBALPINE FIR, <i>Abies lasiocarpa</i>
	7 @ 22'	PONDEROSA PINE, <i>Pinus ponderosa</i>
	4	DECIDUOUS TREES
	4 @ 4'	ARMSTRONG MAPLE, <i>Acer Freemanii</i>
	15	DECIDUOUS TREES
	15 @ 3'	QUAKING ASPEN, <i>Populus tremuloides</i>
	55	SHRUBS
	55 - 20 gal.	PAWNEE BUTTES CHERRY, <i>Prunus besseyi</i> 'Pawnee Buttes'
		SNOWBERRY, <i>Symphoricarpos alba</i>
		TOR BIRCHLEAF SPIREA, <i>Spiraea betulifolia</i> 'Tor'
	67	ORNAMENTAL GRASSES
	1 gal.	AUTUMN MOORGRASS, <i>Sesleria autumnalis</i>
		BLUE GRAMA, <i>Bouteloua gracilis</i>
		LITTLE BLUESTEM, <i>Schizachyrium scoparium</i>
	1 gal @ 18" o.c.	PLANTING BEDS/PLANTERS
		PERENNIALS + GROUNDCOVERS
		NATIVE/NATURALIZED SPECIES - To Be Determined
		Fescue Grass Mix
		Planter Containers
		Mix of Annuals, Perennials, and Grasses To Be Determined

R.O.W LEGEND

	4	STREET TREE GRATE, ELECTRICAL BOLLARD, AND IRRIGATION
		STREET TREE GRATE
		Per City Standard - Tree Well Detail 1:
		NEENAH R-8704, 30"x30", with 12" diameter opening (Or Approved Equal)
	4	ELECTRICAL BOLLARDS
		Provided by City - Applicant to provide outlet and outlet cover, connect and provide conduits, wiring and tie to city lighting meter.
	4	DRIP IRRIGATION
		Separate zone with Hunter/Rainwise Smart Clock (Or Approved Equal)
	24"	DEEPROOT - SILVA CELL STRUCTURAL SUBGRADE UNITS
		SILVA CELLS
		Per City Standard - Tree Well Detail 2:
		2X Units: 24" x 48" x 30.9"
	2	STREET LIGHT
		Per City Standard - Street Light 14:
	2	SCREEN PANELS
		WOOD AND STEEL SLATS To Match Architectural Elements

LEGEND

	MASONRY SITE WALL
	Match Veneer Pattern of Architectural Stone
	MASONRY SITE COLUMN
	Match Veneer Pattern of Architectural Stone
	TERRACE PAVERS
	PLAZA AND TERRACE PAVERS
	DRIVEWAY AND SIDEWALK PAVERS

RESTORATION NOTES

1. DISTURBED AREAS WILL BE REPAIRED AS NECESSARY. EXISTING SOD STRUCTURES, AND DEBRIS WILL BE REMOVED FROM RIPARIAN SETBACK AREA, EXCEPT THAT WHICH IS DEEMED INTEGRAL OR NECESSARY TO MAINTAIN BANK STABILIZATION.
2. THE RIPARIAN AREA WILL BE RESTORED/ENHANCED WITH RIPARIAN PLANTINGS AS DEPICTED AND ALL DISTURBED AREAS WILL BE RESEED WITH NATURAL GRASSES.
3. THE RIPARIAN RESTORATION INCLUDES ESTABLISHMENT OF UNDERSTORY PLANTINGS THAT WERE PREVIOUSLY REMOVED AND ARE CURRENTLY NOT PRESENT.
4. A CONSTRUCTION FENCE WILL BE PLACED ALONG THE RIPARIAN SETBACK PRIOR TO EXCAVATION.
5. ALL DISTURBED AREAS TO BE REVEGETATED AND IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM WHICH WILL BE LOCATED OUTSIDE THE 25' RIPARIAN ZONE.

LANDSCAPE + PLANTING NOTES

1. LOCATIONS OF PROPOSED PLANT MATERIALS ARE APPROXIMATE AND MUST BE FIELD VERIFIED PRIOR TO INSTALLATION.
2. UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE LOCATED AND VERIFIED IN THE FIELD PRIOR TO ANY EXCAVATION WORK INCLUDING INSTALLATION OF PLANT MATERIALS.
3. ALL PLANTING AREAS TO BE AERATED AFTER CONSTRUCTION AND PRIOR TO INSTALLATION OF PLANT MATERIALS.
4. ALL PLANT MATERIALS TO COMPLY WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
5. ALL EXISTING PLANTS THAT ARE IDENTIFIED TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES AS NECESSARY TO PROTECT AGAINST COMPACTION OF ROOT ZONES, SOIL CONTAMINANTS, AND INJURY TO BRANCHES.
6. REFER TO IRRIGATION PERFORMANCE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

RIPARIAN ENHANCEMENT PLANT LEGEND

	3	RIPARIAN TREES
	1 2" CAL	MOUNTAIN ASH, <i>Sorbus aucuparia</i>
	1 2" CAL	MOUNTAIN ALDER, <i>Alnus incana</i>
	28	RIPARIAN SHRUBS
	5 GAL.	SERVICEBERRY, <i>Amelanchier alnifolia</i>
		DOGWOOD, <i>Cornus stolonifera</i>
		SANDBAR WILLOW, <i>Salix exigua</i>
		RIPARIAN GRASS MIX
		STREAMBANK WHEATGRASS, <i>Agropyron riparium</i>
		CANADIAN BLUEGRASS, <i>Poa compressa</i>
		IDAHO FESCUE, <i>Festuca idahoensis</i>
		GROUNDCOVER / LOW SHRUBS @ 8" O.C.
		OREGON GRAPE HOLLY, <i>Mahonia repens</i>
		MOUNTAIN LOVER, <i>Fachista myrsinites</i>
		WINTERGREEN, <i>Gaultheria procumbens</i>

LANDSCAPE PLAN

PLAN DATED: 01/12/23

OWNERSHIP OF DOCUMENTS THIS ELECTRONIC DOCUMENT AND THE CONTENTS CONTAINED THEREON (I.E. DESIGNS, CONCEPTS, AND GRAPHIC SYMBOLS) ARE THE PROPERTY OF LANDWORK STUDIO LLC, AND SHALL NOT BE USED IN WHOLE OR IN PART, BY ANY OTHER PERSON OR PERSONS WITHOUT THE WRITTEN AUTHORIZATION OF LANDWORK STUDIO LLC.

Harriman Hotel, LLC

Hornberger

Worstell

LANDWORK STUDIO LLC
LANDSCAPE ARCHITECTURE + DESIGN
10010 STREET AVENUE
PO BOX 1010 KETCHUM IDAHO 83701
509.361.1000
WWW.LANDWORKSTUDIO.COM



APPELLATION / SUN VALLEY

300 EAST RIVER STREET, KETCHUM, IDAHO

Project Number

Scale

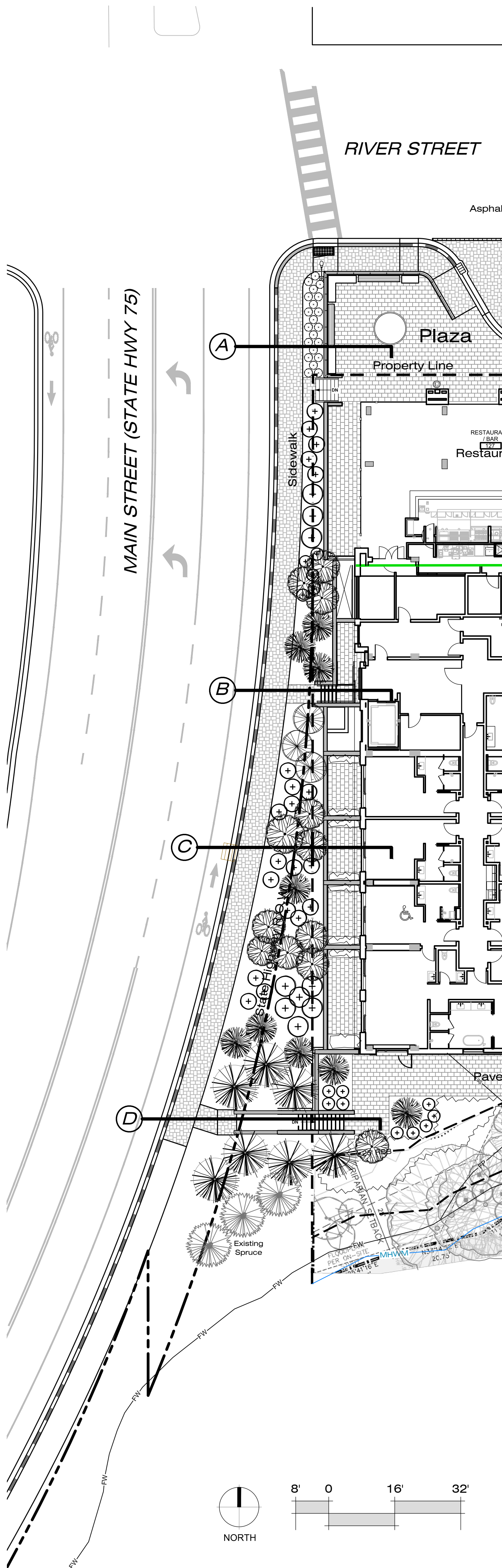
© 2019 Hornberger + Worstell
All drawings and written materials appearing within constitute the original and unaltered work of the architect and may not be duplicated, used or disclosed without prior written consent of the architect.

Hornberger + Worstell
170 Maiden Lane, San Francisco, CA 94108
Telephone: 415.391.1000
Facsimile: 415.695.1812
www.hornbergerworstell.com

LANDSCAPE PLAN

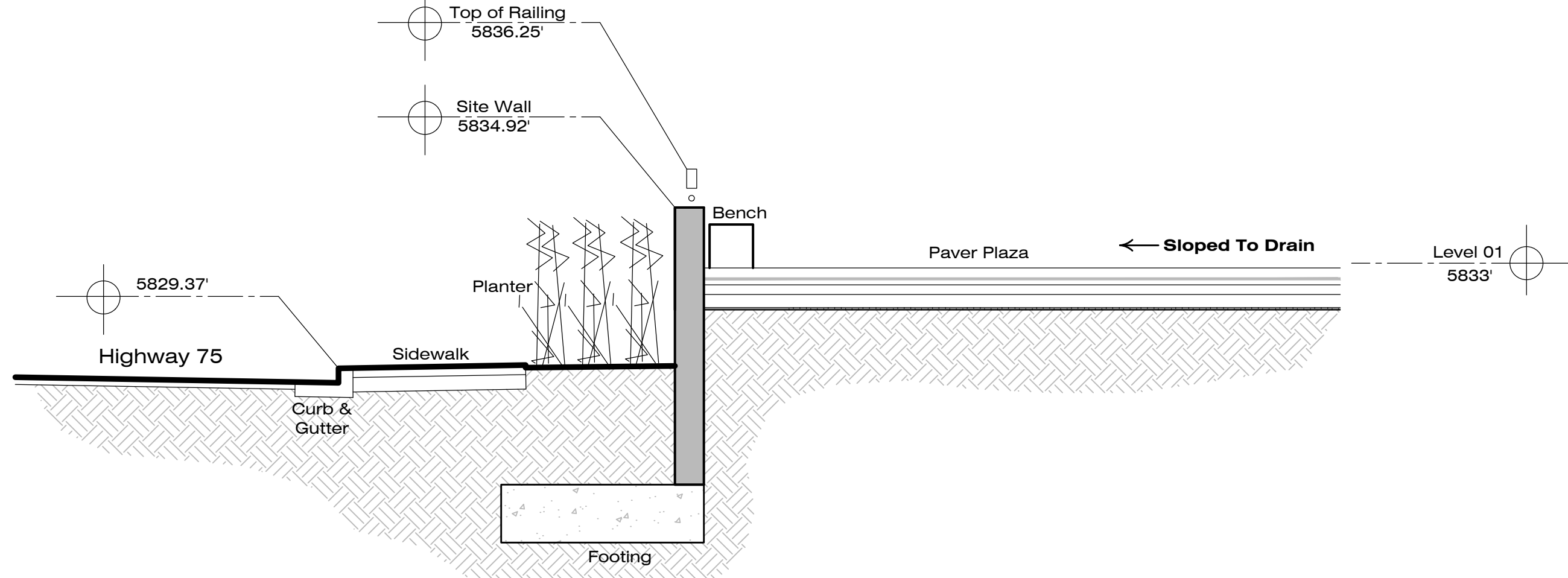
L3.0

NOT FOR CONSTRUCTION



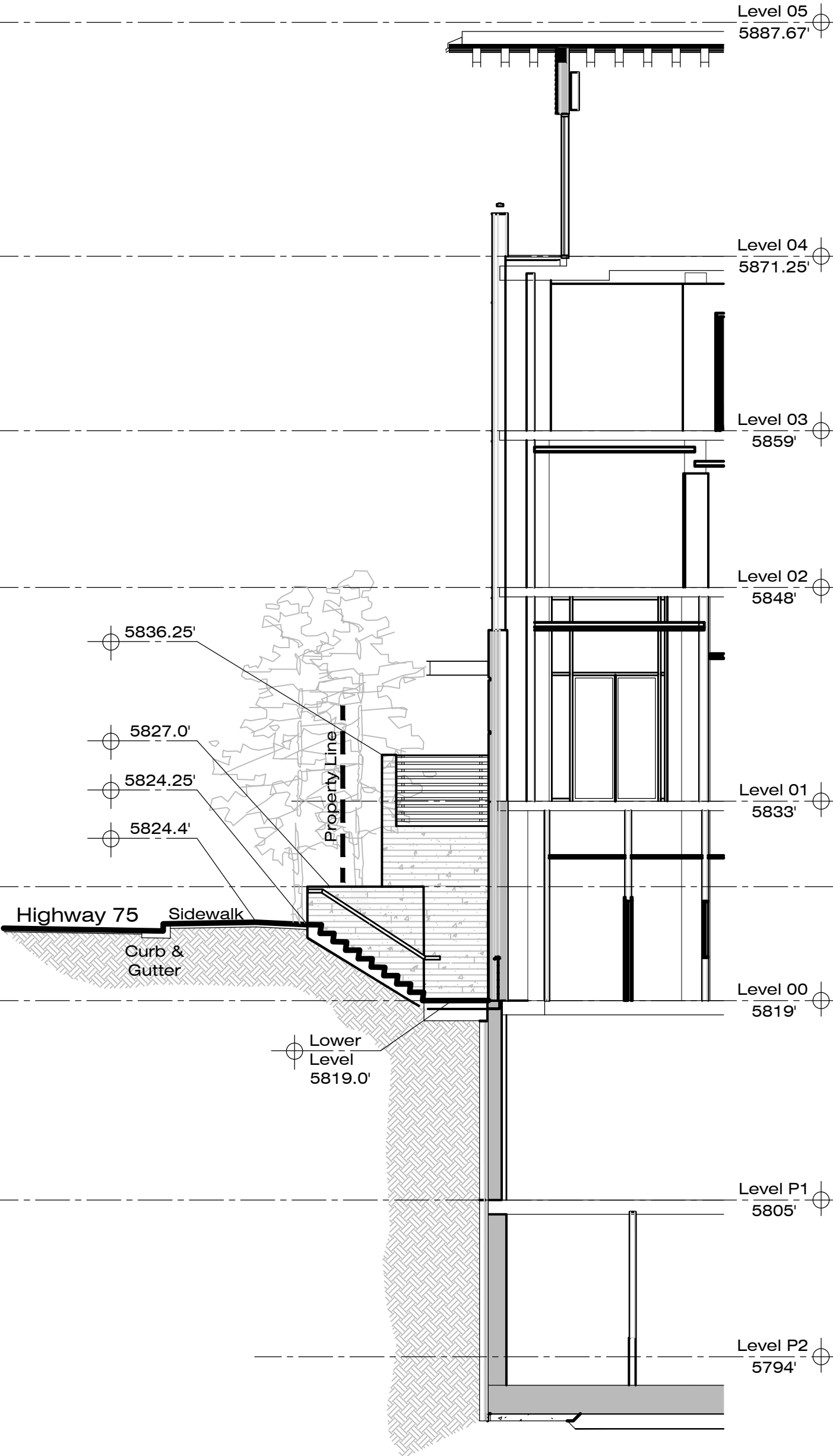
HIGHWAY PLAN

PLAN DATED: 01/18/23



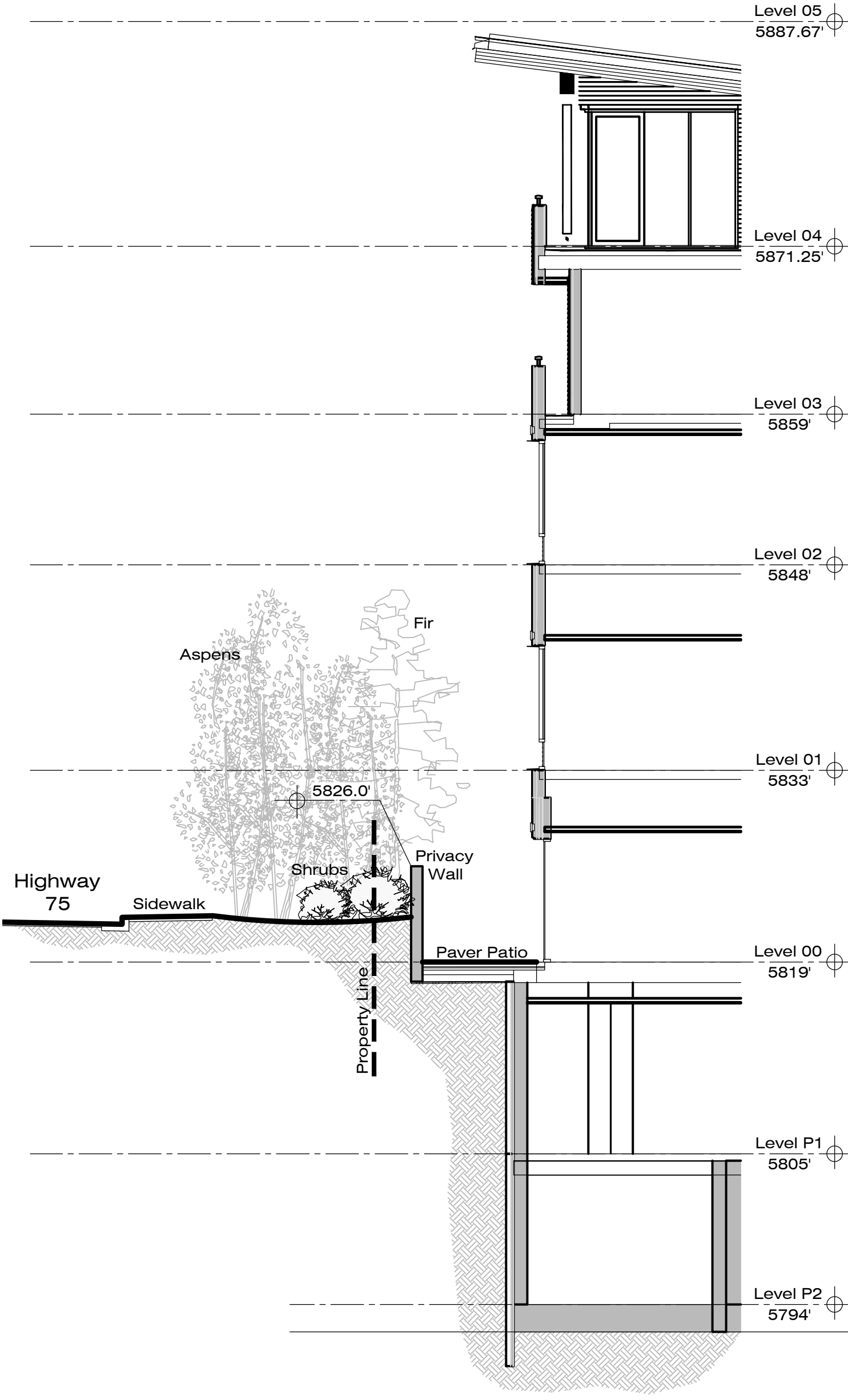
CROSS SECTION - A

Scale: 1/4" = 1'-0"



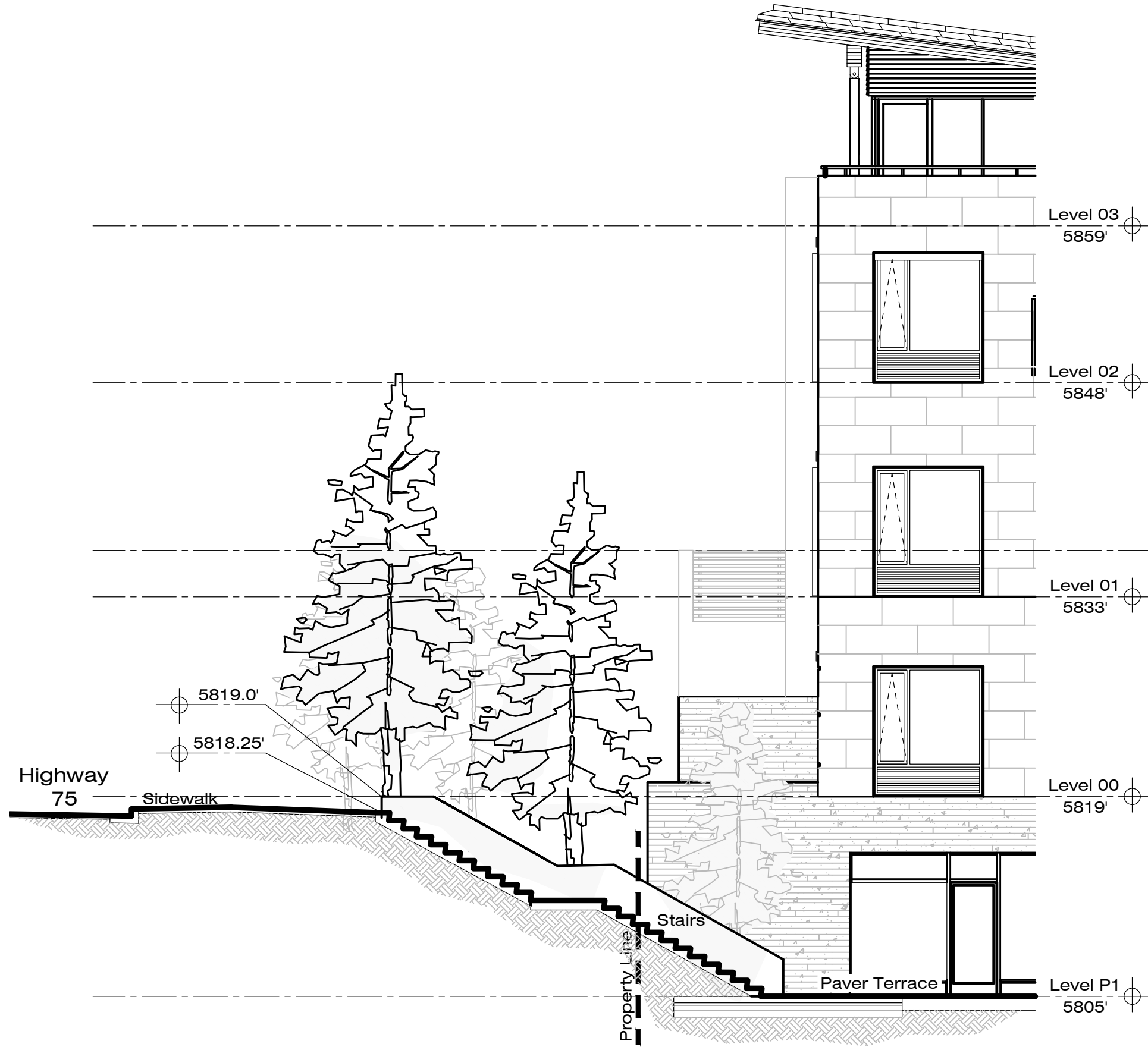
CROSS SECTION - B

Scale: 1/8" = 1'-0"



CROSS SECTION - C

Scale: 1/8" = 1'-0"



CROSS SECTION - D

Scale: 1/8" = 1'-0"

Harriman
Hotel, LLC

Hornberger

Worstell

LANDWORK STUDIO LLC
LANDSCAPE ARCHITECTURE + DESIGN
1100 B STREET, SUITE 100
PO BOX 184770 KETCHUM, IDAHO 83701
509.361.1000 LANDWORKSTUDIO.COM



APPELLATION / SUN VALLEY

300 EAST RIVER STREET, KETCHUM, IDAHO

Project
Number

Scale

© 2019 Hornberger + Worstell
All drawings and written materials appearing within constitute
the original and unpublished work of the architect and may not
be duplicated, used or disclosed without prior written consent of
the architect.

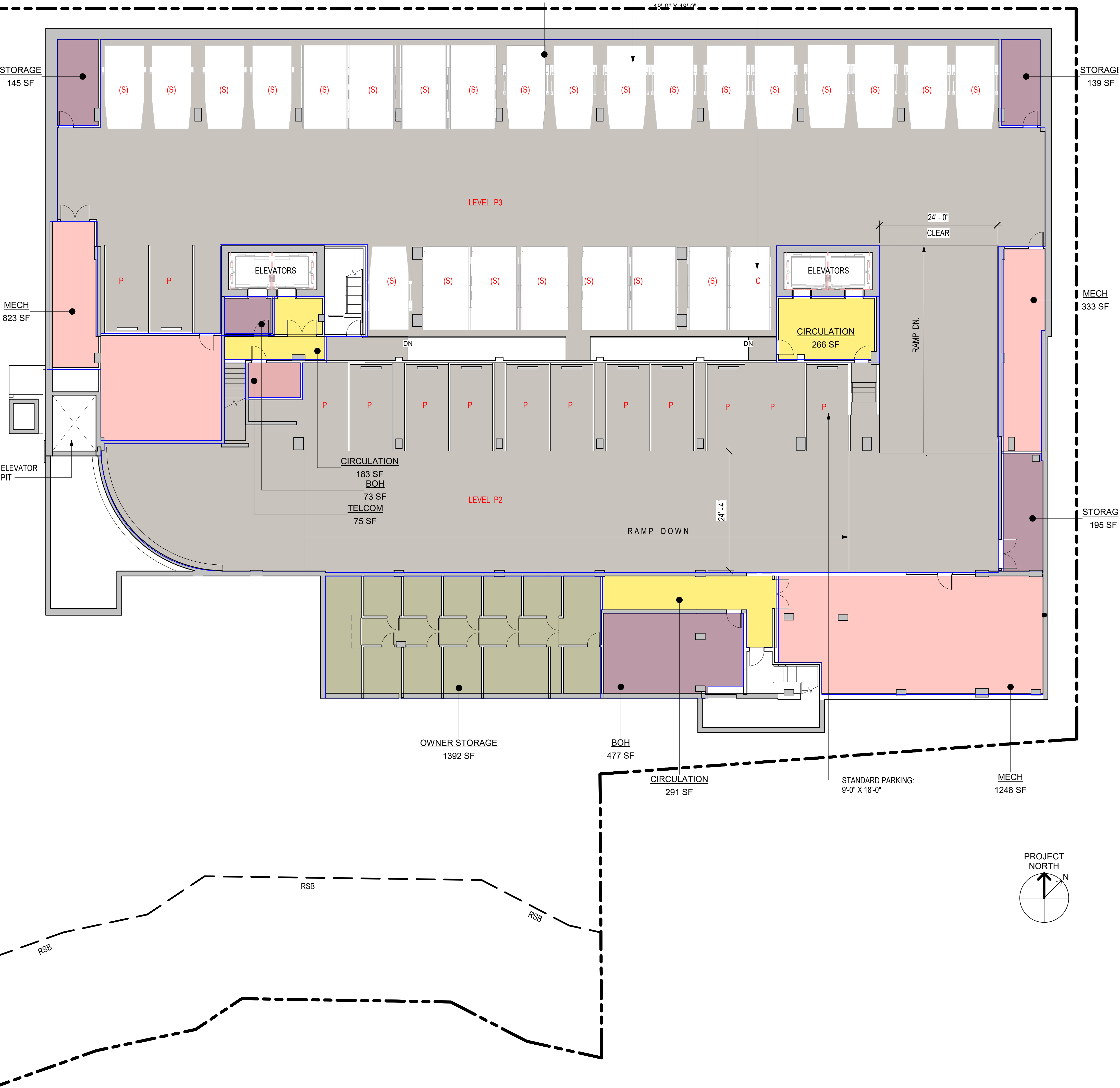
Hornberger + Worstell
170 Maiden Lane, San Francisco, CA 94108
Telephone: 415.381.1880
Facsimile: 415.055.1812
www.hornbergerworstell.com

HIGHWAY PLAN
AND SECTIONS

L4.0

NOT FOR CONSTRUCTION

Level P2/P3 Plan



Level P2/P3 Plan		NSF	GSF	KEYS	OCCUPANCY
Color Code	Program Space Name				
1	Parking	18,300		67 Spaces	S2
2	Mechanical, Telecom	2,479			S2
3	Owner Storage	1,392			S2
4	Service Lobby				
5	Storage	479			S2
6	Back of House	550			S2
7	Circulation	740			
8	Telecom				S2
TOTAL AREA		23,940	26,165		

LEVEL P3 PARKING SCHEDULE	
ACCESSIBLE	0
COMPACT	1
STANDARD	2
STACKERS (25 X 2)	50
VALET	0
TOTAL PARKING	53
LEVEL P2 PARKING SCHEDULE	
ACCESSIBLE	0
COMPACT	0
STANDARD	11
STACKERS (0 X 2)	0
VALET	0
TOTAL PARKING	11

Harriman Ketchum Hotel, LLC

Hornberger

Worstell

APPELLATION

SUN VALLEY

Update	08.18.22
Design Review	09.14.22
Design Review Update	01.11.23

Project Number	Scale
14695	

© 2022 Hornberger + Worstell
All drawings and written materials appearing herein constitute the original and unpublished work of the architect and may not be duplicated, used or disclosed without prior written consent of the architect.

Hornberger + Worstell
170 Maiden Lane, San Francisco, CA 94108
Telephone: 415.391.1080
www.hornbergerworstell.com

A2.0C

NOT FOR CONSTRUCTION

Level P1 Plan



Level P1 Plan		NSF	GSF	KEYS	OCCUPANCY
1	Parking	12,555		39 Spaces	S2
2	Mechanical, Electrical, Telecom	1,051			S2
3	Passenger Elevator				
4	Service Elevator				
5	Circulation	1,936			
6	Spa/Fitness	3,874			A3
7	Back of House	3,698			S1/S2
8	Loading Dock	898			S2
9	Storage	281			S2
TOTAL AREA		24,293	25,934		

LEVEL P1 PARKING SCHEDULE	
ACCESSIBLE	5
COMPACT	0
STANDARD	0
STACKERS (18 X 2)	36
VALET	0
TOTAL PARKING	41



Harriman Ketchum Hotel, LLC

Hornberger

Worstell

APPELLATION

SUN VALLEY

Update	08.18.22
Design Review	09.14.22
Design Review Update	01.11.23

Project Number	Scale
14695	

© 2022 Hornberger + Worstell
All drawings and written materials appearing within constitute the original and unpublished work of the architect and may not be duplicated, used or disclosed without prior written consent of the architect.

Hornberger + Worstell
1715 Mission Street, Suite 1000, San Francisco, CA 94108
Telephone: 415.391.1080
www.hornbergerworstell.com

A2.0B

NOT FOR CONSTRUCTION

Level 0 Plan



Level 0 Plan		NSF	GSF	KEYS	OCCUPANCY
Color Code	Program Space Name				
1	Meeting Room	3,715			A2
2	Mens + Womens Bathrooms	835			
3	Passenger Elevator				
4	Service Elevator				
5	Storage	274			S2
6	Circulation	2,377			
7	Prefunction	1,676			
8	Housekeeping	178			S2
9	Back of House	1,633			S2
10	Telecom	41			S2
11	Kitchen	3,075			B

Color Code	Guestroom Type				
12	Guestroom	4,107		11	R1
13	Presidential Suite	1,057		1	R1
TOTAL AREA + KEYS		18,968	21,528	12	

Harriman
Ketchum
Hotel, LLC

Hornberger

Worstell

APPELLATION
SUN VALLEY

Update	08.18.22
Design Review	09.14.22
Design Review Update	01.11.23

Project Number	Scale
14695	

© 2022 Hornberger + Worstell
All drawings and written material appearing within constitute the original and unpublished work of the architect and may not be duplicated, used or disclosed without prior written consent of the architect.

Hornberger + Worstell
1715 Mission Street, Suite 1000, San Francisco, CA 94108
Telephone: 415.391.1080
www.hornbergerworstell.com

A2.0A

NOT FOR CONSTRUCTION

APPELLATION SUN VALLEY
HORNBERGER + WORSTELL
1715 MISSION STREET, SUITE 1000
SAN FRANCISCO, CA 94108
415.391.1080
WWW.HORNBERGERWORSTELL.COM



Level 1 Plan



Level 1 Plan		NSF	GSF	KEYS	OCCUPANCY
Color Code	Program Space Name				
1	Restaurant (Bar+Seating)	2,668			A2
2	Kitchen	1,121			B
3	Kitchen/Bar/Bakery	656			B
4	Mens + Womens Bathrooms	387			
5	Circulation	2,163			
6	Back of House	552			B
7	Lobby/Living Room	2,704			
8	Bag & Skies Storage	290			S2
9	Adventure Center	1,000			B
10	Passenger Elevator				
11	Service Elevator				
12	Mechanical				
13	Telecom				S2
14	Exit Stairs				
Color Code	Guestroom Type				
15	Guestroom	7,832		18	R1
TOTAL AREA + KEYS		19,373	20,402	18	

Harriman
Ketchum
Hotel, LLC

Hornberger

Worstell

APPELLATION

SUN VALLEY

Design Review	09.14.22
Design Review Update	01.11.23
Project Number	14695
Scale	
© 2022 Hornberger + Worstell All drawings and written material appearing within constitute the original and unpublished work of the architect and may not be duplicated, used or disclosed without prior written consent of the architect.	
Hornberger + Worstell 1715 Mission Lane, Suite 100, San Francisco, CA 94108 Telephone: 415.391.1080 www.hornbergerworstell.com	

A2.01

NOT FOR CONSTRUCTION

Level 2 Plan



Level 2 Plan		NSF	GSF	KEYS	OCCUPANCY
Color Code	Program Space Name				
1	Circulation	2,626			
2	Housekeeping	148			S2
3	Passenger Elevator				
4	Service Elevator				
5	Electrical				S1
6	Exit Stairs				
	TOTAL HOTEL SERVICES	2,774			

Color Code	Guestroom Type				
7	Guestroom	16,509		37	R1
	TOTAL AREA + KEYS	19,283	20,093	37	

Harriman Ketchum Hotel, LLC

Hornberger

Worstell

APPELLATION

SUN VALLEY

Design Review	09.14.22
Design Review Update	01.11.23

Project Number	14695
Scale	

© 2022 Hornberger + Worstell
All drawings and written materials appearing within constitute the original and unpublished work of the architect and may not be duplicated, used or disclosed without prior written consent of the architect.

Hornberger + Worstell
1710 Mission Street, Suite 1000, San Francisco, CA 94103
Telephone: 415.391.1000
www.hornbergerworstell.com

A2.02

NOT FOR CONSTRUCTION

Approved for Construction
Hornberger + Worstell
01.11.23

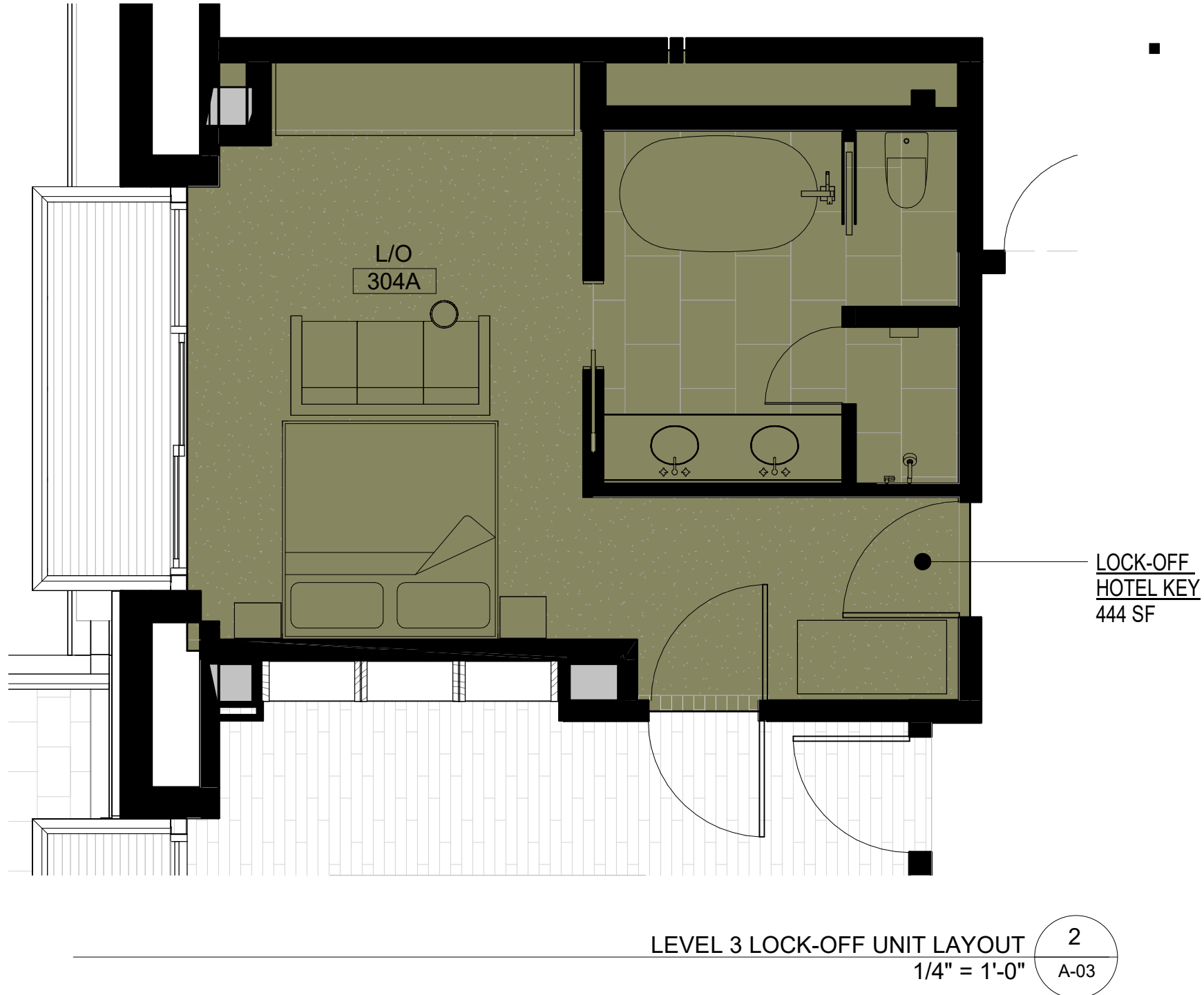


Level 3 Plan



Level 3 Plan		NSF	GSF	KEYS	OCCUPANCY
Color Code	Program Space Name				
1	Circulation	1,793			
2	Housekeeping	152			S2
3	Passenger Elevator				
4	Service Elevator				
5	Mechanical				S2
6	Exit Stairs				
	TOTAL HHOTEL SERVICES	1,945			
Color Code	Guestroom Type				
7	Guestroom	2,643		6	R1
8	Lock-Off Hotel Keys	2,337		5	
	TOTAL HOTEL KEYS			11	
Color Code	Condominium Type				
9	2 Bedroom	8,028		5	R2
10	3 Bedroom	5,239		2	R2
	TOTAL AREA + KEYS	13,267	18,709	7	

NOTE:
"LOCK-OFF" AREA INCLUDED IN THE AREA SHOWN FOR EACH RESIDENCE.



Harriman
Ketchum
Hotel, LLC

Hornberger
Worstell

APPELLATION
SUN VALLEY

Design Review	09.14.22
Design Review Update	01.11.23

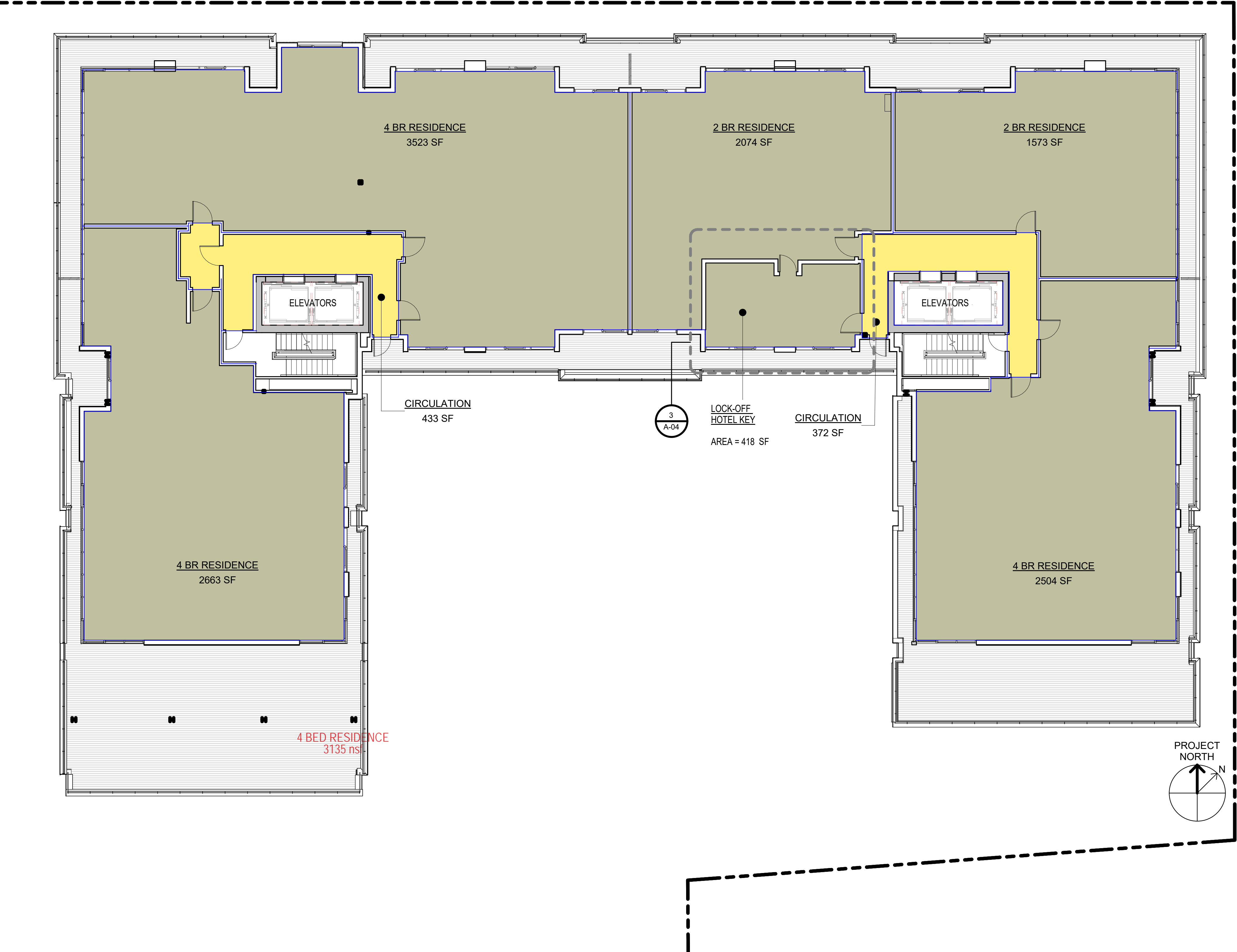
Project Number	14695	Scale
----------------	-------	-------

© 2022 Hornberger + Worstell
All drawings and written material appearing herein constitute the original and unpublished work of the architect and may not be duplicated, used or disclosed without prior written consent of the architect.

Hornberger + Worstell
170 Maiden Lane, San Francisco, CA 94108
Telephone: 415.391.1080
www.hornbergerworstell.com

A2.03

Level 4 Plan

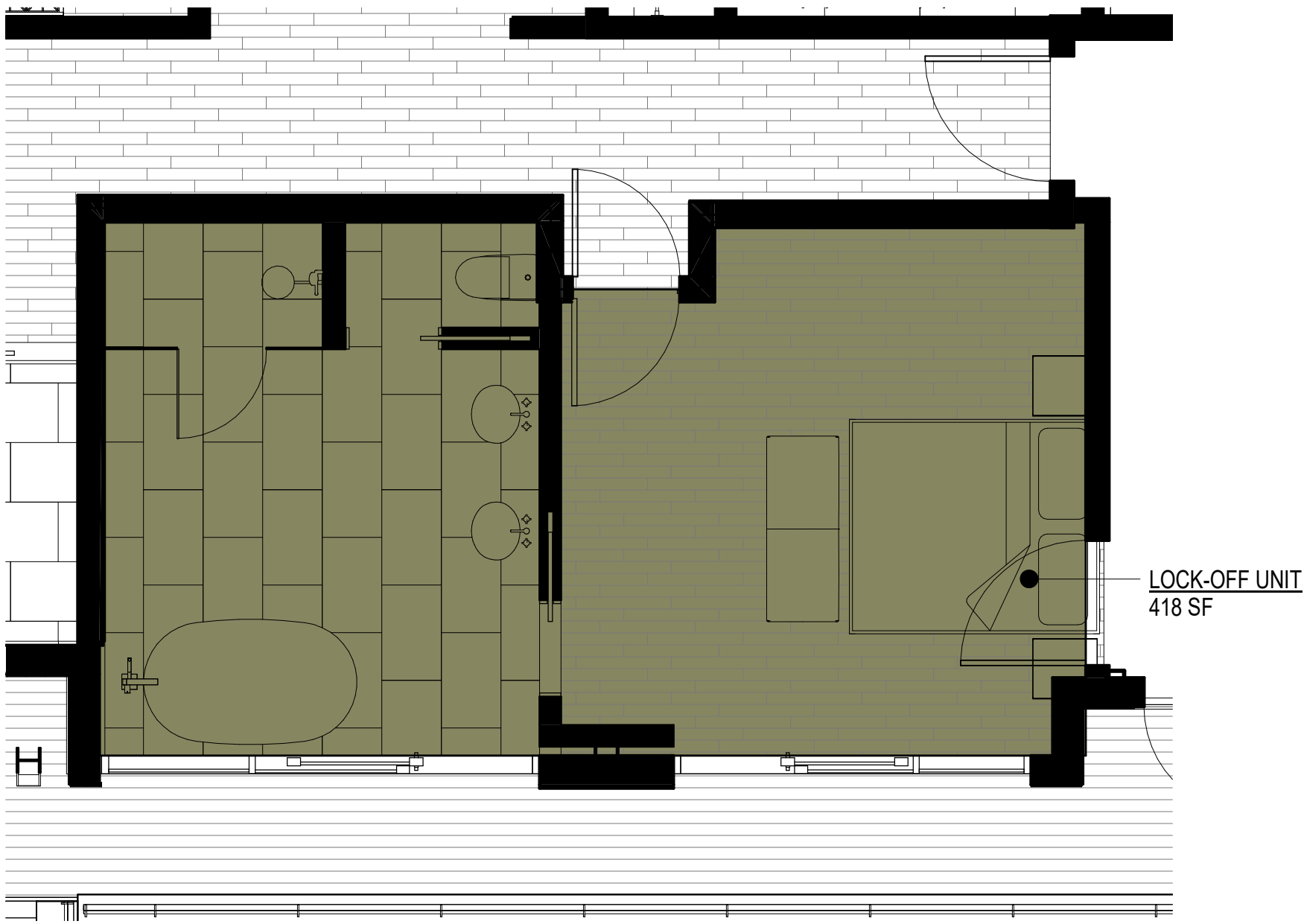


LEVEL 04 NET AREA
1" = 10'-0"

1
A-04

Level 4 Plan		NSF	GSF	KEYS	OCCUPANCY
Color Code	Program Space Name				
1	Circulation	805			
2	Passenger Elevator				
3	Service Elevator				
4	Exit Stairs				
Color Code	Guestroom Type				
5	Lock-Off Hotel Keys	418		1	
TOTAL HOTEL KEYS				1	
Color Code	Condominium Type				
6	Two Bedrooms	3,647		2	R2
7	Four Bedrooms	8,690		3	R2
TOTAL AREA + KEYS		12,337	13,676	5	

NOTE:
"LOCK-OFF" AREA INCLUDED IN THE AREA SHOWN FOR EACH RESIDENCE.



LEVEL 4 LOCK-OFF UNIT LAYOUT
1/4" = 1'-0"

3
A-04



Harriman
Ketchum
Hotel, LLC

Hornberger

Worstell

APPELLATION
SUN VALLEY

Update
Design Review
Design Review Update

08.18.22
09.14.22
01.11.23

Project
Number
14695

Scale

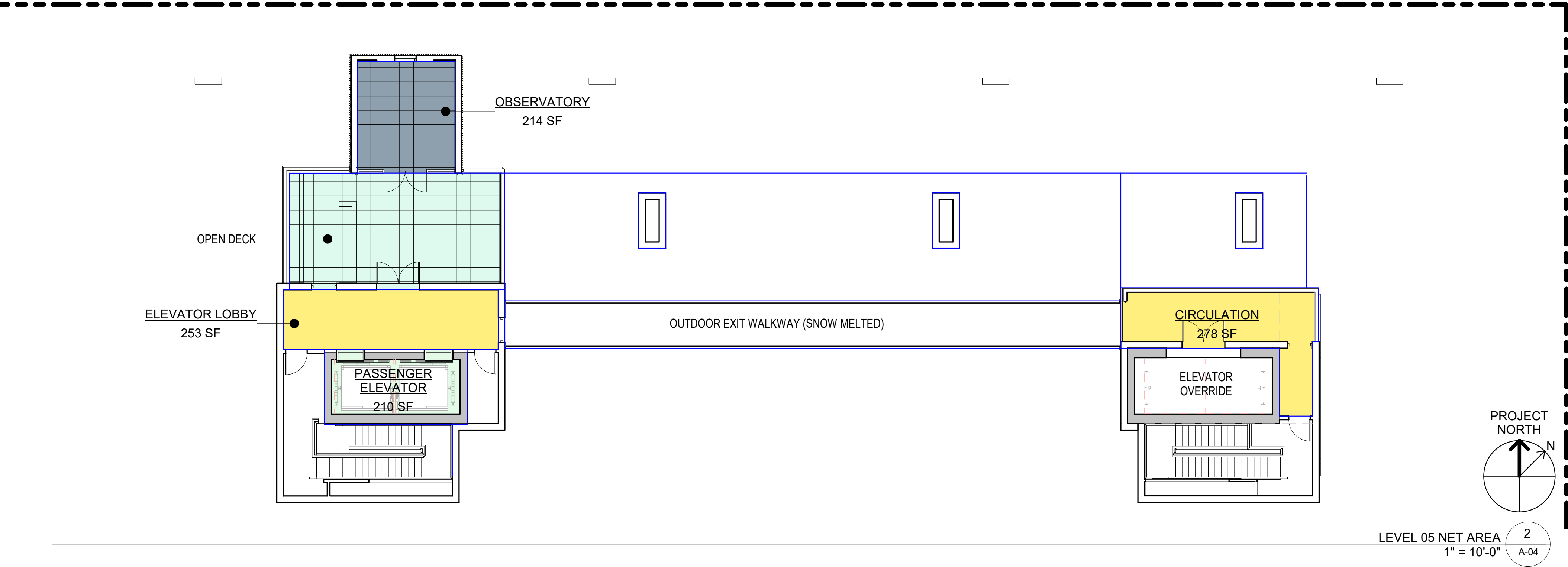
© 2022 Hornberger + Worstell
All drawings and written material appearing within constitute
the original and unpublished work of the architect and may not
be duplicated, used or disclosed without prior written consent
of the architect.

Hornberger + Worstell
170 Maiden Lane, San Francisco, CA 94108
Telephone: 415.391.1080
www.hornbergerworstell.com

A2.04

NOT FOR CONSTRUCTION

Level 5 Plan



Level 5 Plan		NSF	GSF	KEYS	OCCUPANCY
Color Code	Program Space Name				
1	Passenger Elevator				
2	Service Elevator				
3	Elevator Lobby/Circulation	512			
4	Observatory	214			A3
5	Open Deck				A3
6	Exit Stairs				
TOTAL AREA + KEYS		726	1,110	0	



Harriman Ketchum Hotel, LLC

Hornberger

Worstell

A

APPELLATION

SUN VALLEY

Design Review	09.14.22
Design Review Update	01.11.23

Project Number	Scale
14695	

© 2022 Hornberger + Worstell

All drawings and written materials appearing within constitute the original and unpublished work of the architect and may not be duplicated, used or disclosed without prior written consent of the architect.

Hornberger + Worstell

170 Maiden Lane, San Francisco, CA 94108

Telephone: 415.391.1080

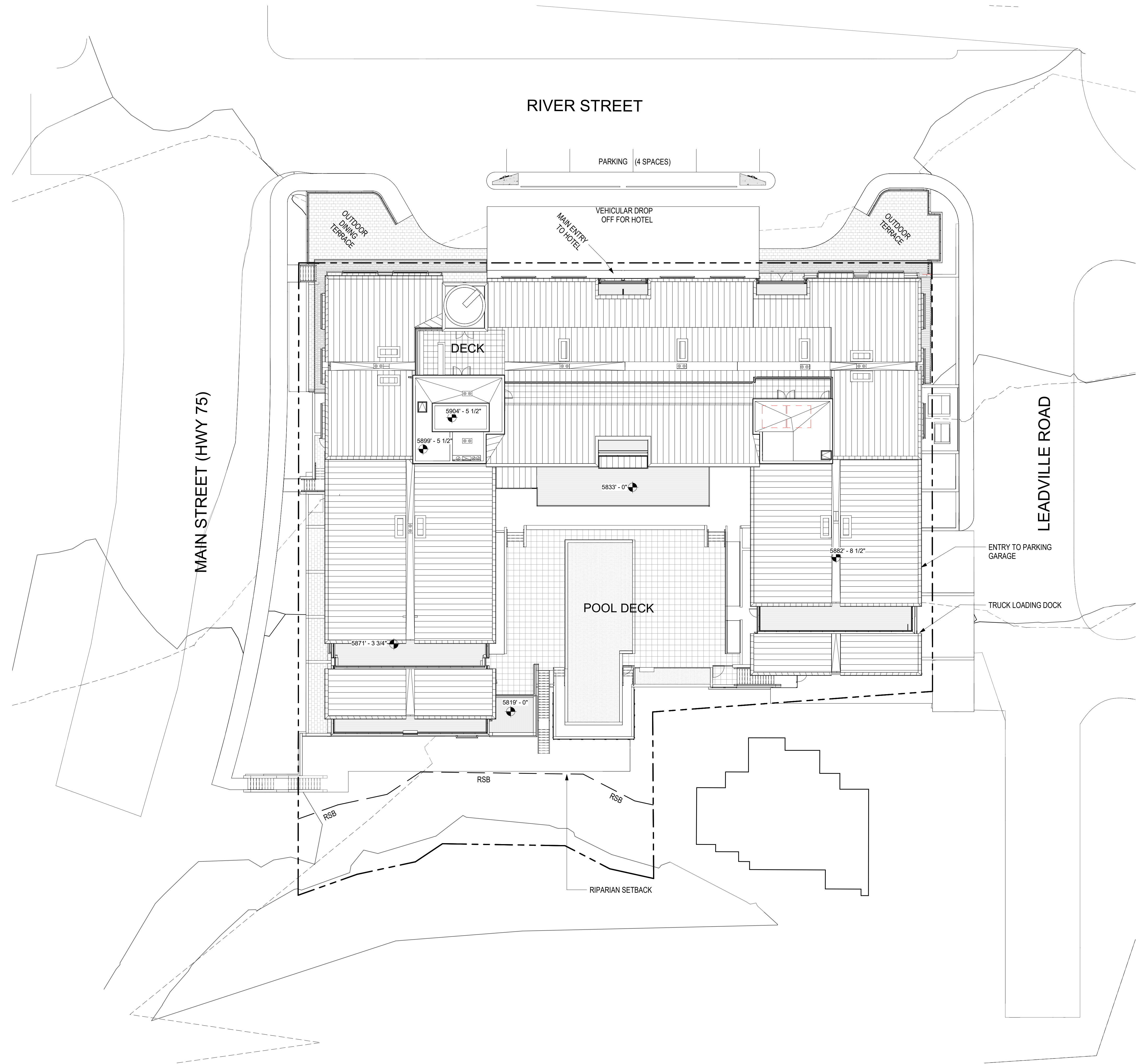
www.hornbergerworstell.com

A2.05

7

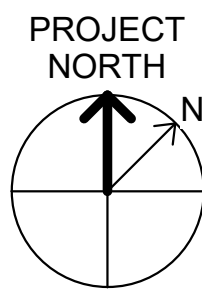
NOT FOR CONSTRUCTION

Roof Plan/Site Plan



Approved for Construction
Architect: HORNBERGER + WORSTELL
Project: 14695
Date: 08/01/2022
Sheet: 1 of 1

SITE PLAN / ROOF PLAN
(1 / A0.10)
1/16" = 1'-0"
A1.00A



Harriman
Ketchum
Hotel, LLC

Hornberger
+
Worstell

APPELLATION
SUN VALLEY

Design Review Package 8.01.2022
Project Number 14695
Scale 1/16" = 1'-0"
© 2022 Hornberger + Worstell
All drawings and written materials appearing within constitute the original and unpublished work of the architect and may not be duplicated, used or disclosed without prior written consent of the architect.
Hornberger + Worstell
170 Madison Lane, San Francisco, CA 94108
Telephone: 415.381.1580
www.hornbergerworstell.com

OVERALL SITE
PLAN / ROOF PLAN

A1.00A

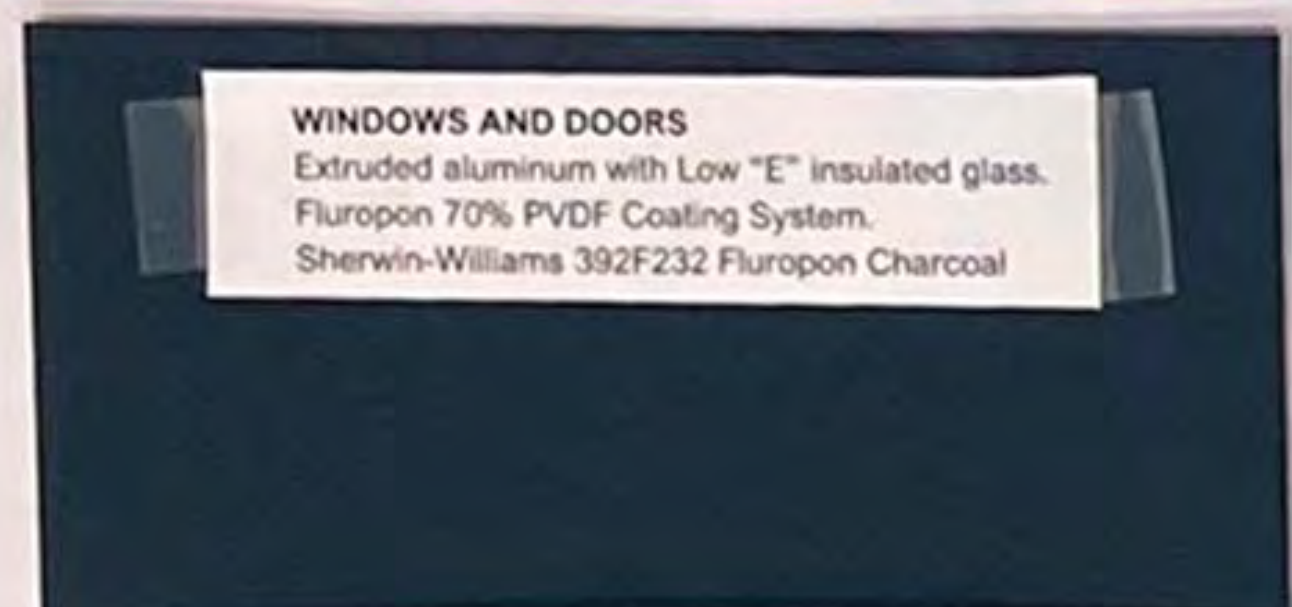
NOT FOR CONSTRUCTION



HEAVY TIMBER GLULAM BEAMS, RAFTERS and COLUMNS
 Clear heart Western Red Cedar purlins and T&G Decking with resawn finish and clear coat stain.
 Painted galvanized structural steel knife-plate connections.
 Fasteners to be recessed galvanized steel or stainless steel.



HEAVY TIMBER GLULAM BEAMS, RAFTERS, AND COLUMNS
 Clear Heart Western Red Cedar with resawn finish.
 Wood clear coat stain; painted galvanized steel knife-plate connections.



WINDOWS AND DOORS
 Extruded aluminum with Low "E" insulated glass.
 Fluropon 70% PVDF Coating System.
 Sherwin-Williams 392F232 Fluropon Charcoal



STEEL GUARD RAILINGS
 Custom Color: "Mountain Shadow"



ACCENT METAL
 PPG UC52179XL Duranar XL Bronze



WOOD CLADDING
 Delta Millworks
 Accoya | Saguaro | Finish: Bronze



METAL CLADDING OBSERVATORY TOWER
 Pure + Freeform Sharkfin Corrugated Wall Panels | Vertical
 Finish: Deco Bronze 2 #BT-009



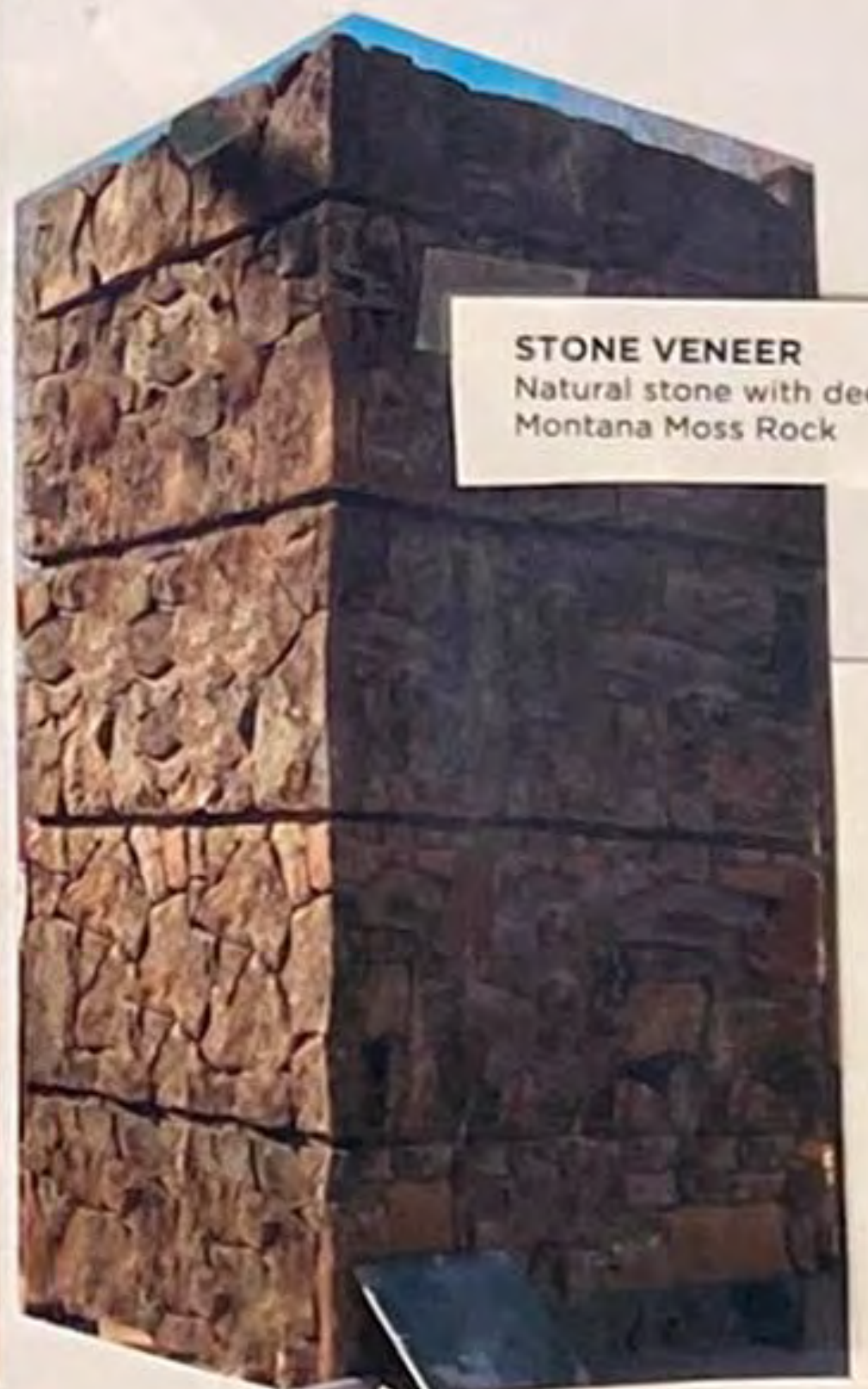
METAL FINISH: FASCIA | COLUMNS | PENTHOUSE
 OMC Old Country Millwork, Inc.
 Kynar Application
 Color: Texas Champagne #1



CEMENT PLASTER
 3-Coat system, smooth finish with integral acrylic topcoat.
 Color: To match Benjamin Moore 966 "Natural Linen"



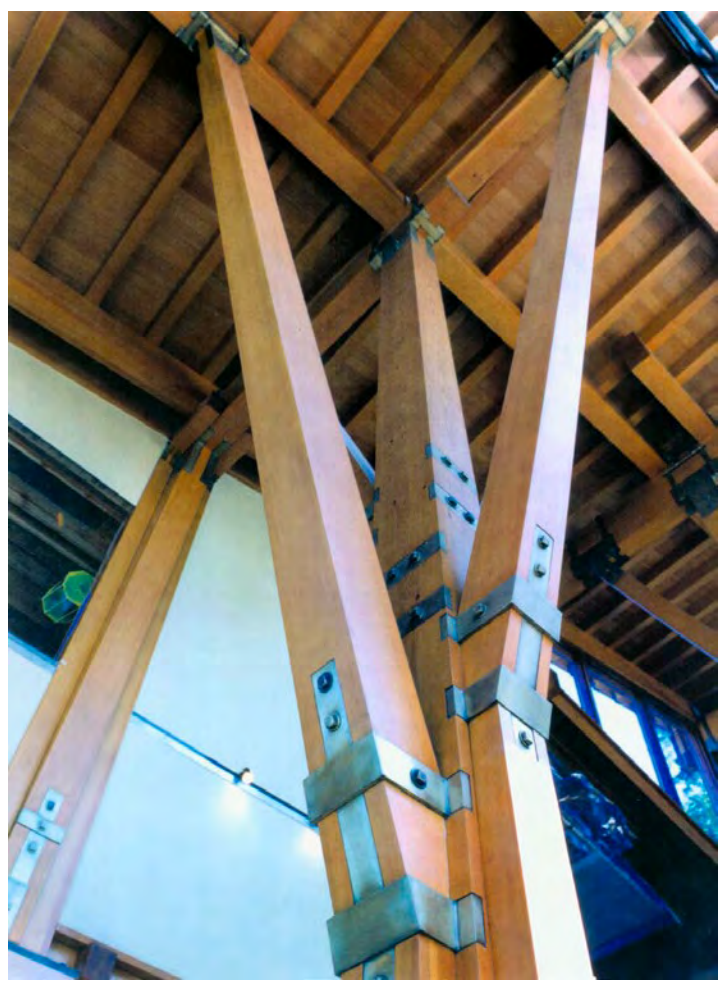
METAL PANELS
 Dri-Design Wall Panel System En-V
 24" x 60" panels with Pure + Freeform
 Finish: Terra Di Sienna #FA-025



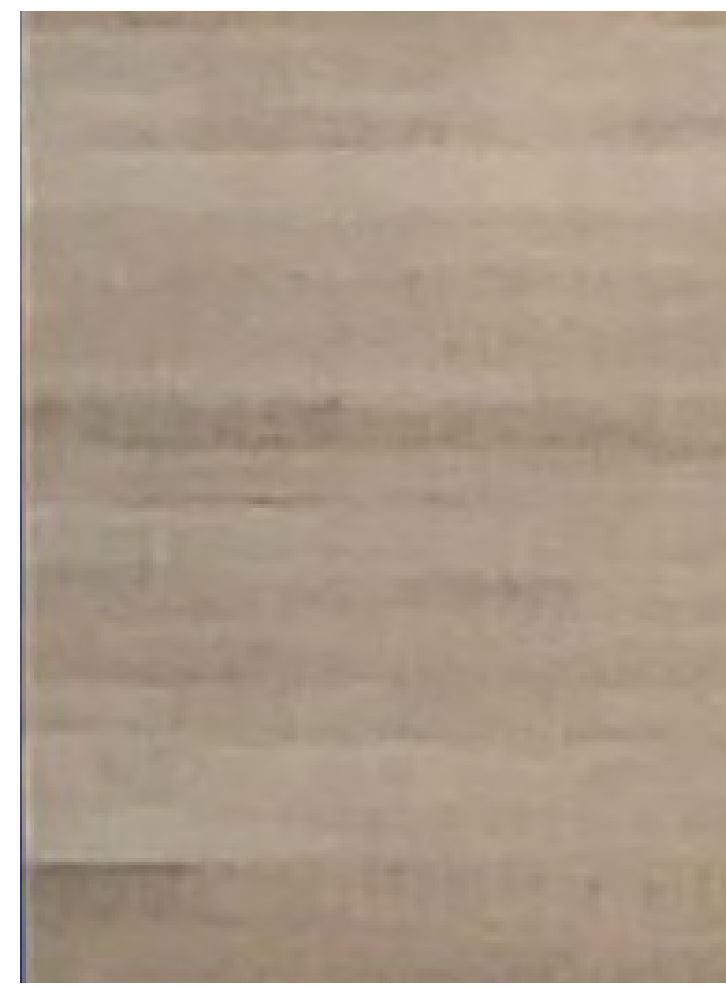
STONE VENEER
 Natural stone with deep reveal pattern
 Montana Moss Rock



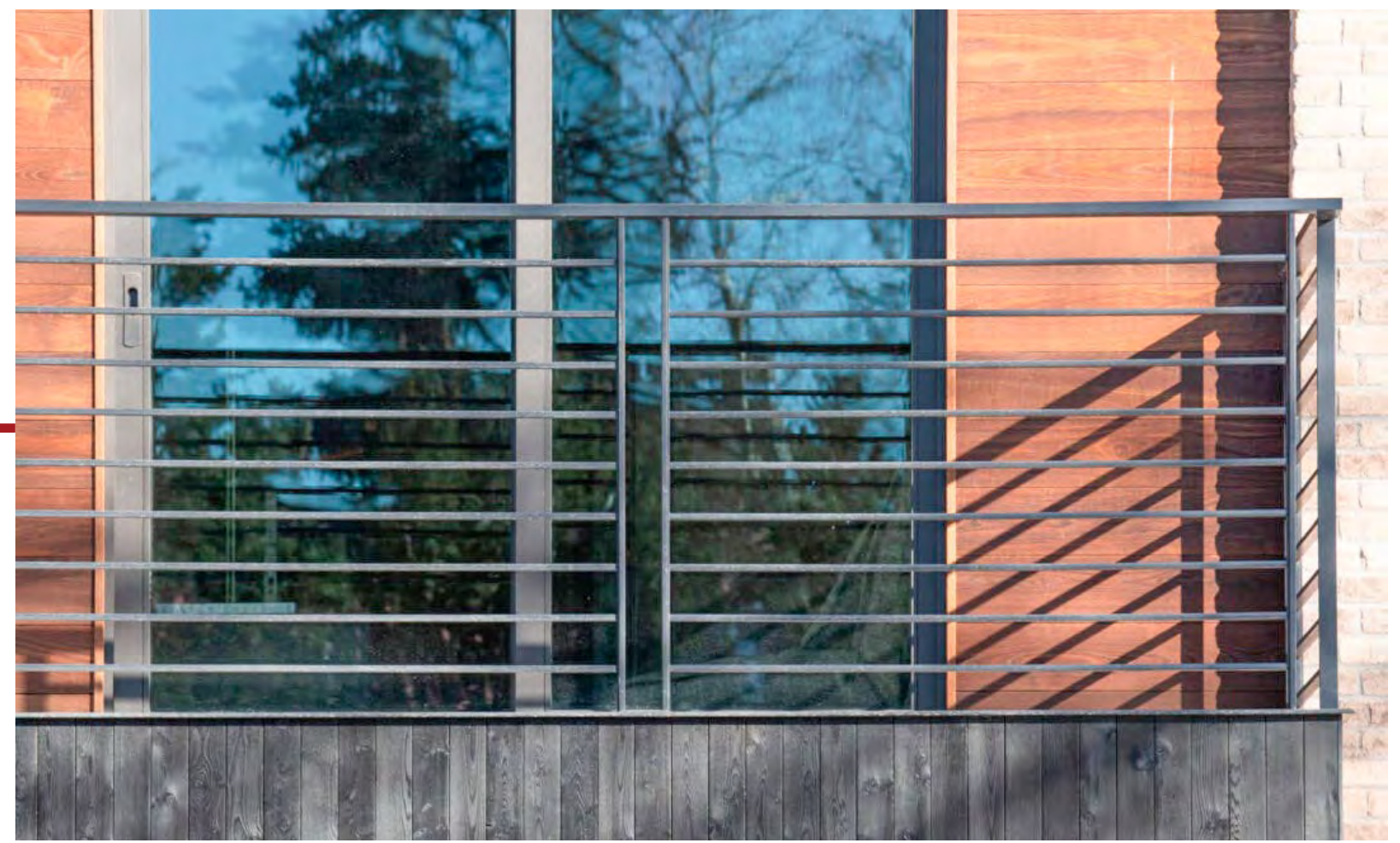
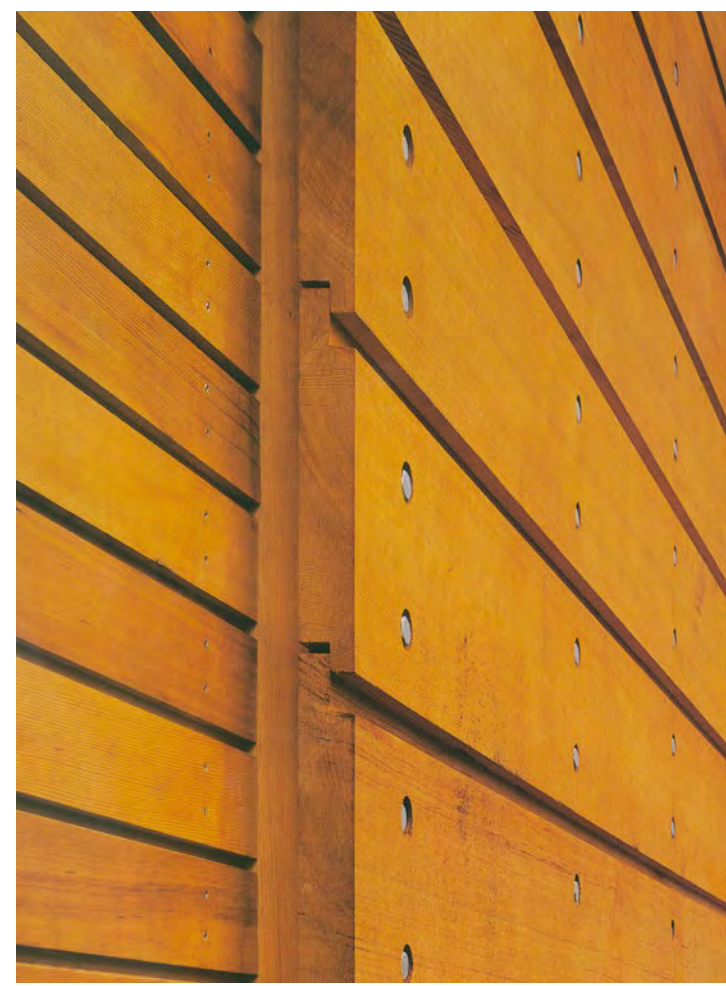
BOARD-FORMED CONCRETE
 Cast-in-Place



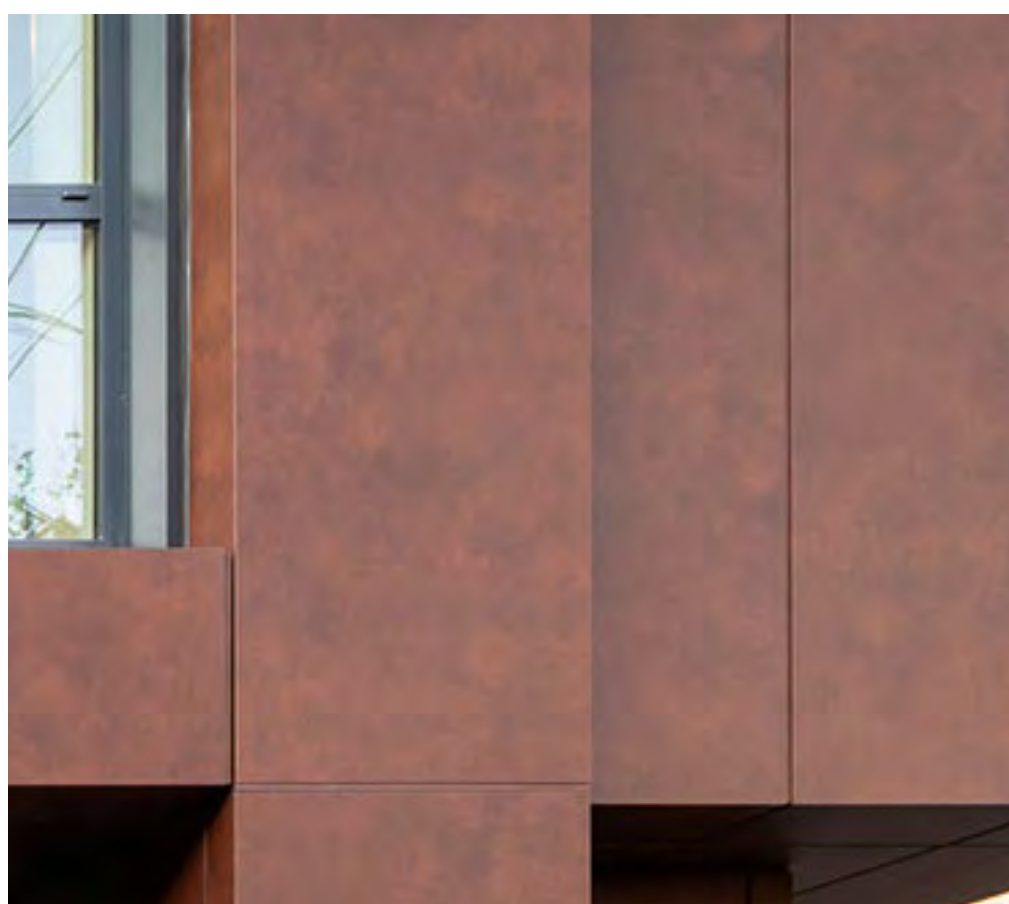
HEAVY TIMBER GLULAM BEAMS, RAFTERS AND COLUMNS with painted galvanized structural steel knife-plate connections. Fasteners to be recessed galvanized steel or stainless steel. Clear heart Western Red Cedar heavy timber purlins and T&G decking with resawn finish. Wood clear coat stain.



WOOD CLADDING - clear heart Western Red Cedar, resawn finish with clear coat or semi-transparent stain.
Basis of Design: James Hardie, Artisan Lap Siding System.



STEEL GUARD RAILINGS - galvanized and painted with Wood Top Rail.



ALUMINUM PANELS with colored and textured FEVE resin-based powder coating system.
Basis of Design: Pure + FreeForm coated aluminum panels with Vintage Steel #FA049 / Color Family: Rust finish.



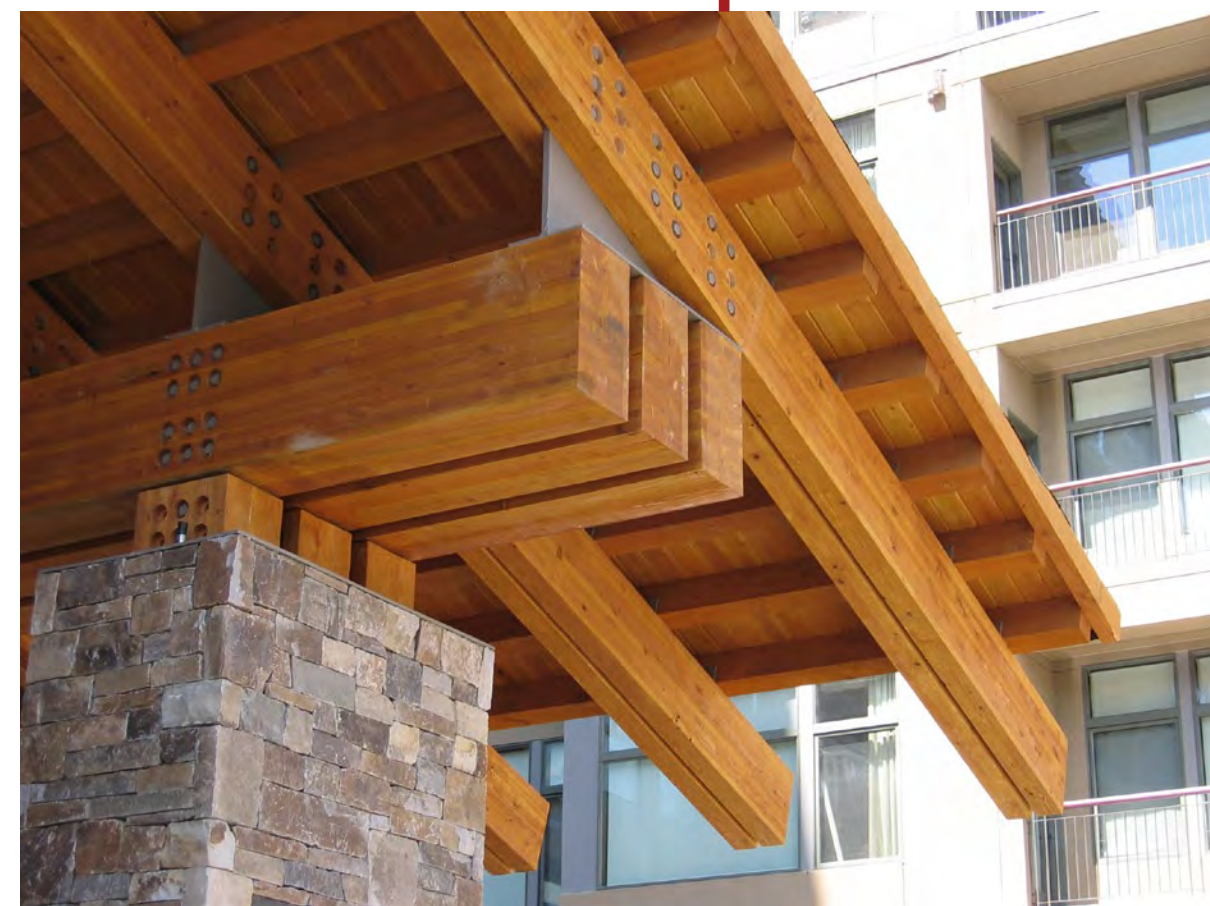
Partial North Elevation



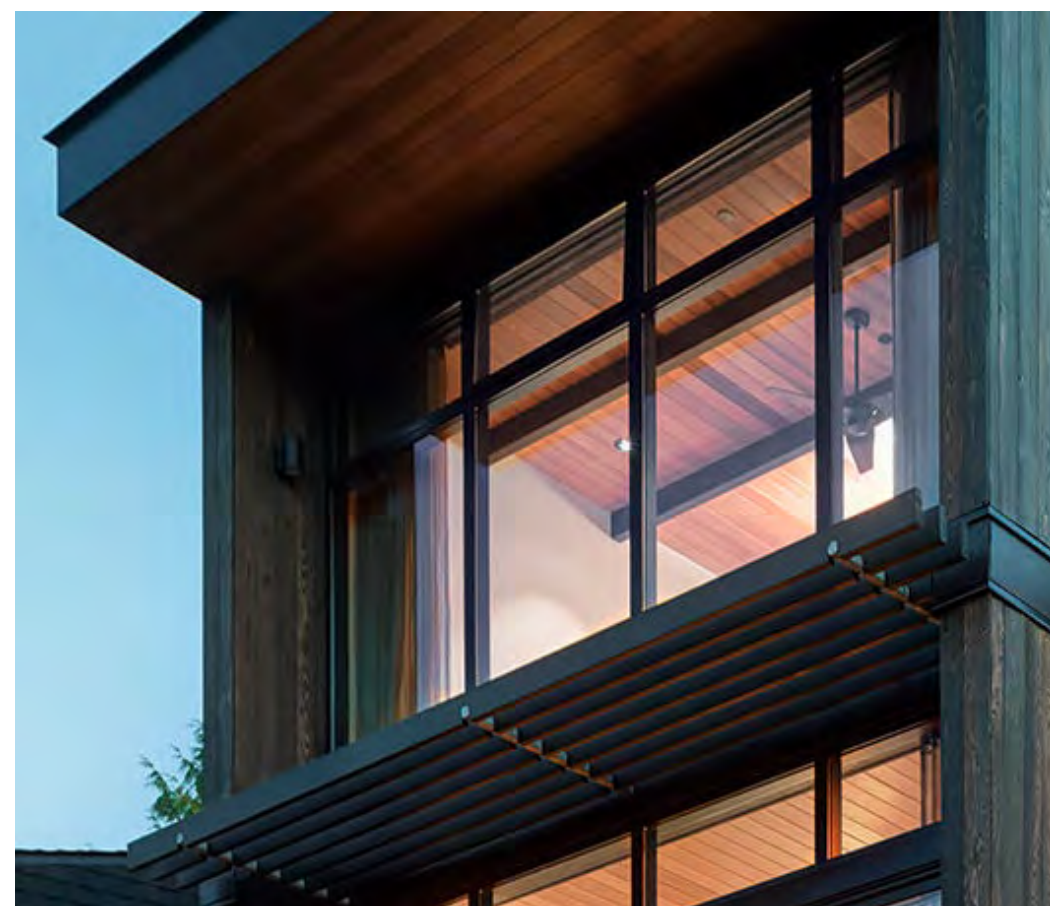
Perspective - Building Massing



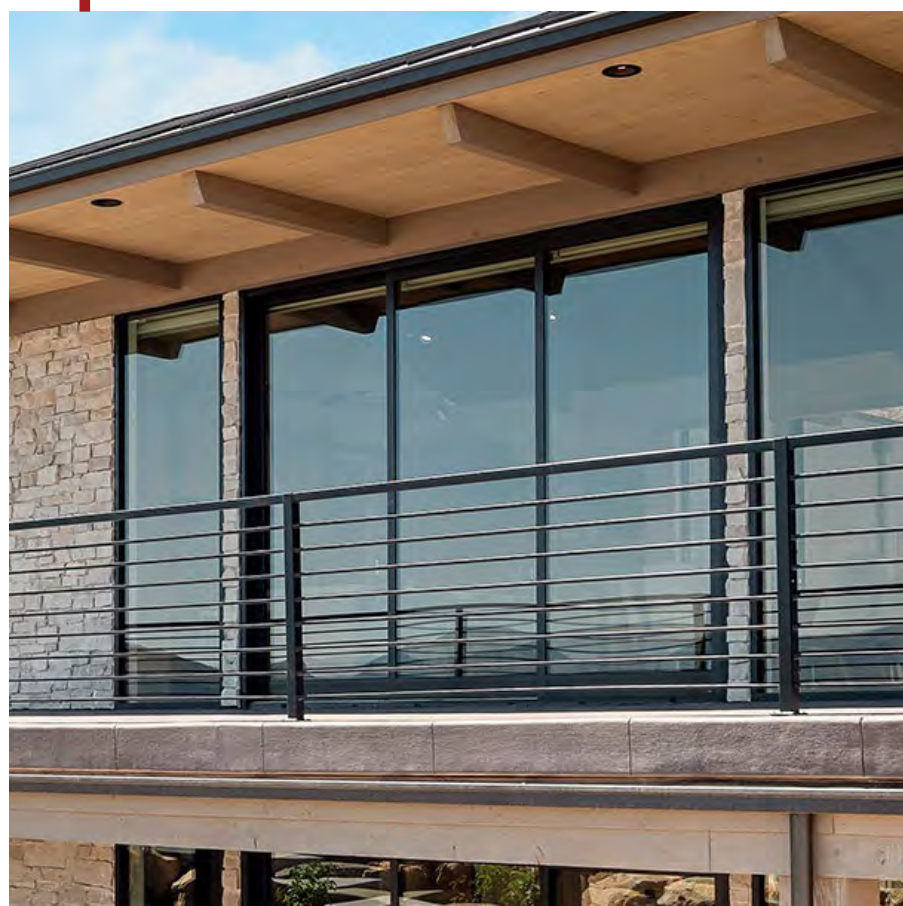
STONE VENEER - 4" thick natural stone with varying height. Dry-stack lay-up with stainless steel masonry anchor system.



HEAVY TIMBER GLULAM BEAMS, RAFTERS AND COLUMNS with painted galvanized structural steel knife-plate connections. Fasteners to be recessed galvanized steel or stainless steel. Clear heart Western Red Cedar heavy timber purlins and T&G decking with resawn finish. Wood clear coat stain.

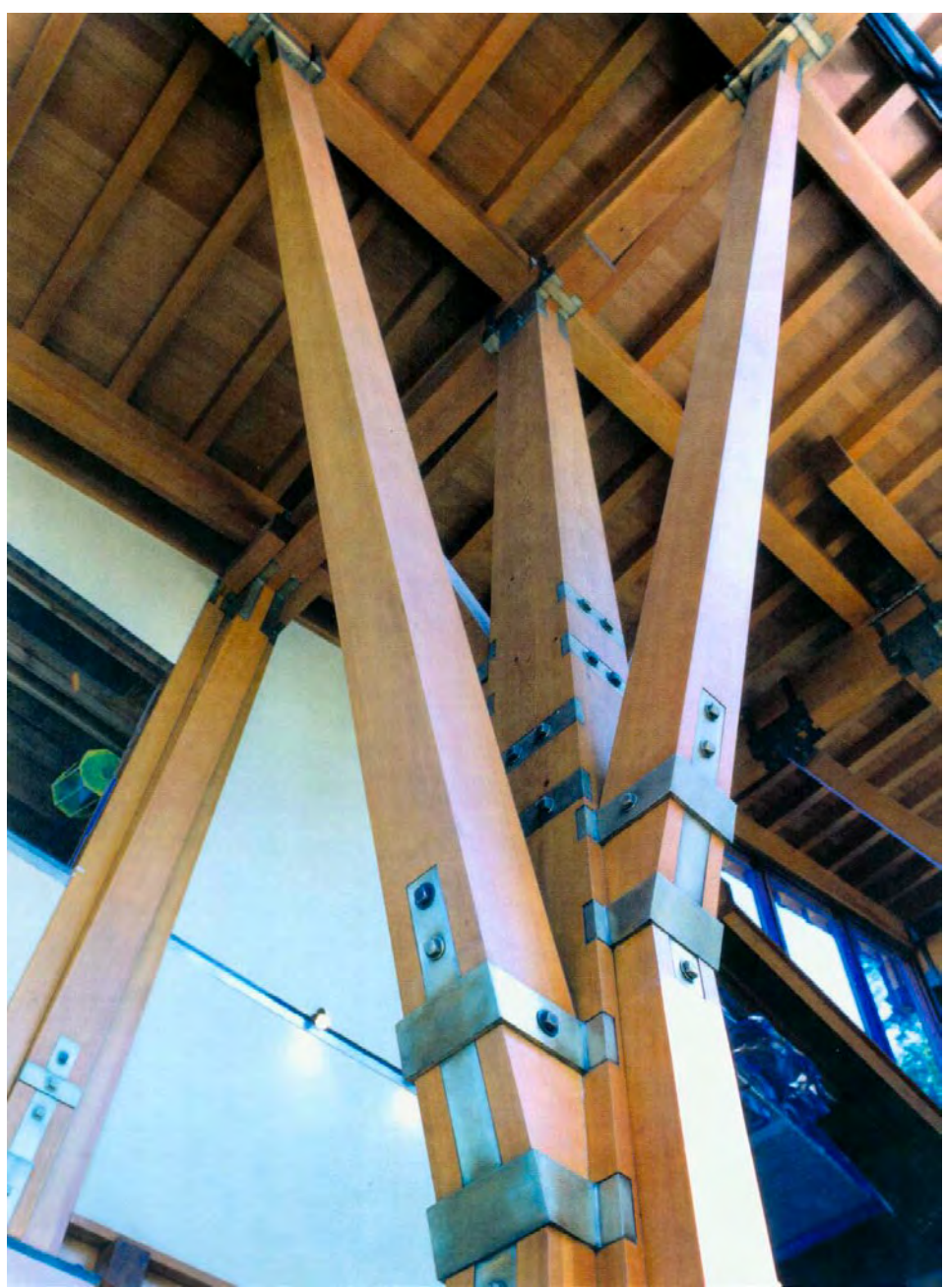


ALUMINUM WINDOWS AND DOORS - powder coated extruded aluminum with Low "E" insulated glass.
Basis of Design: Vistaluxe Collection AL Line - Kolbe Windows and Doors.
Basis of Design: Reynaers CP155LS Monorail System.

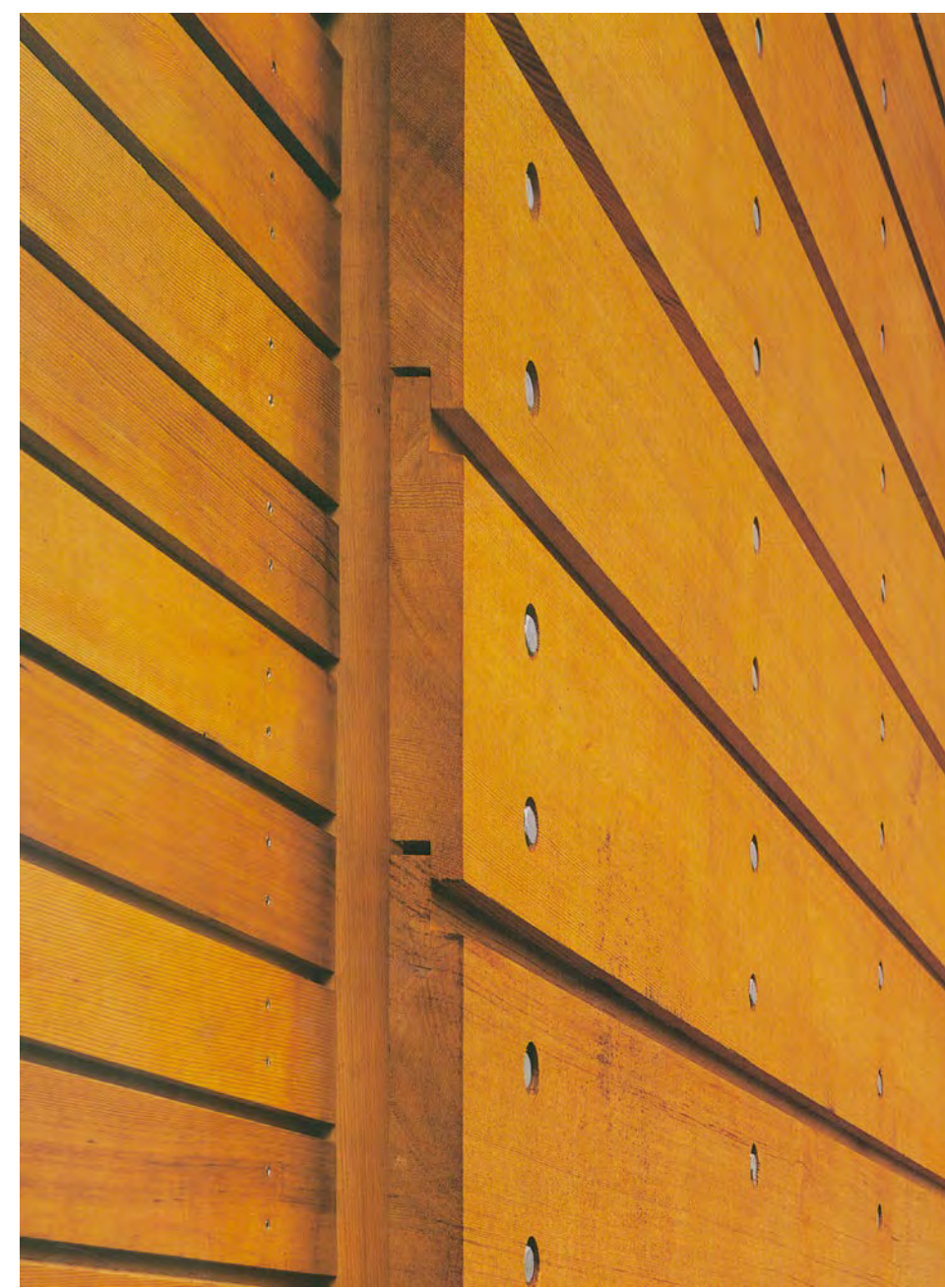
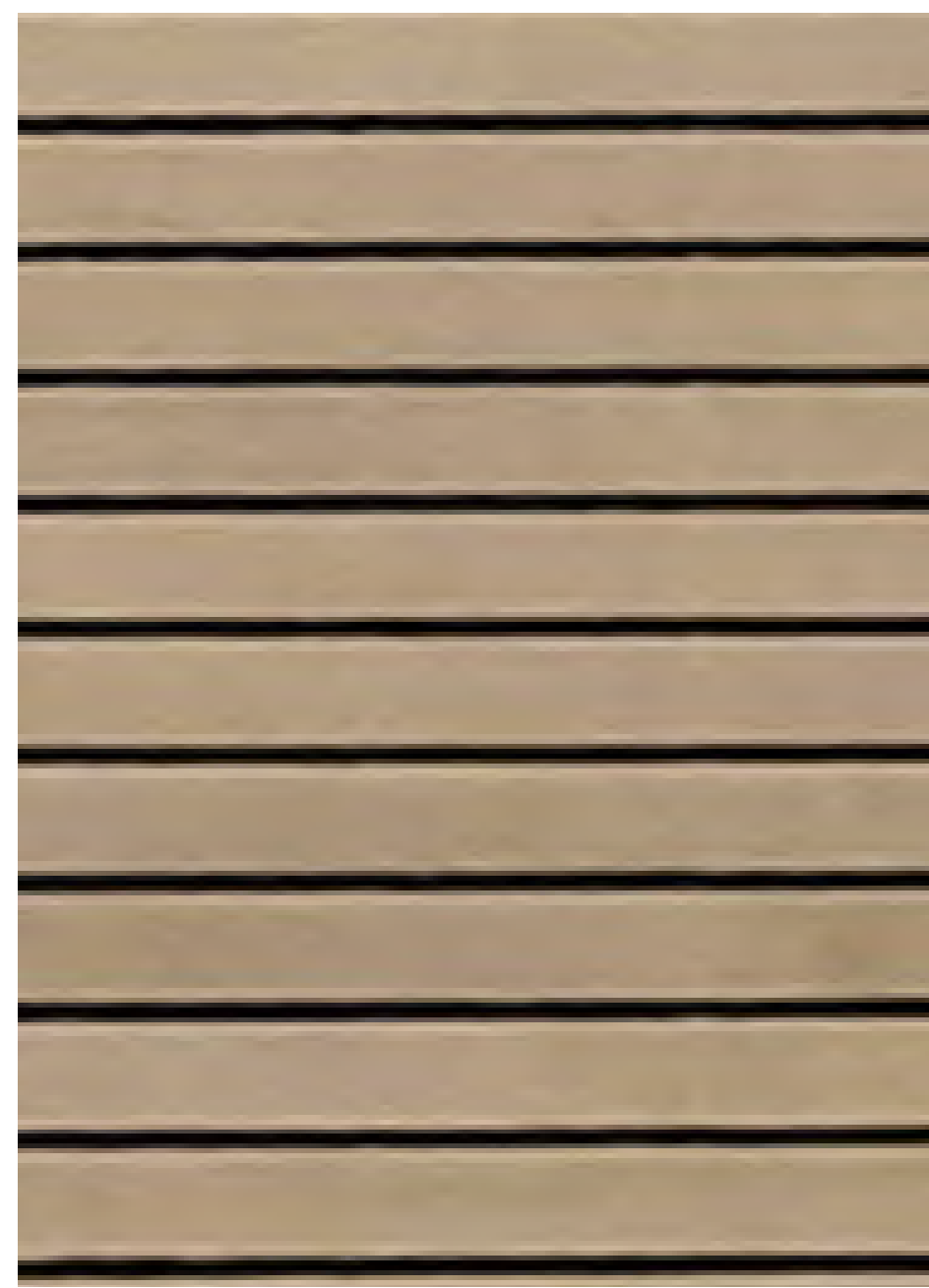
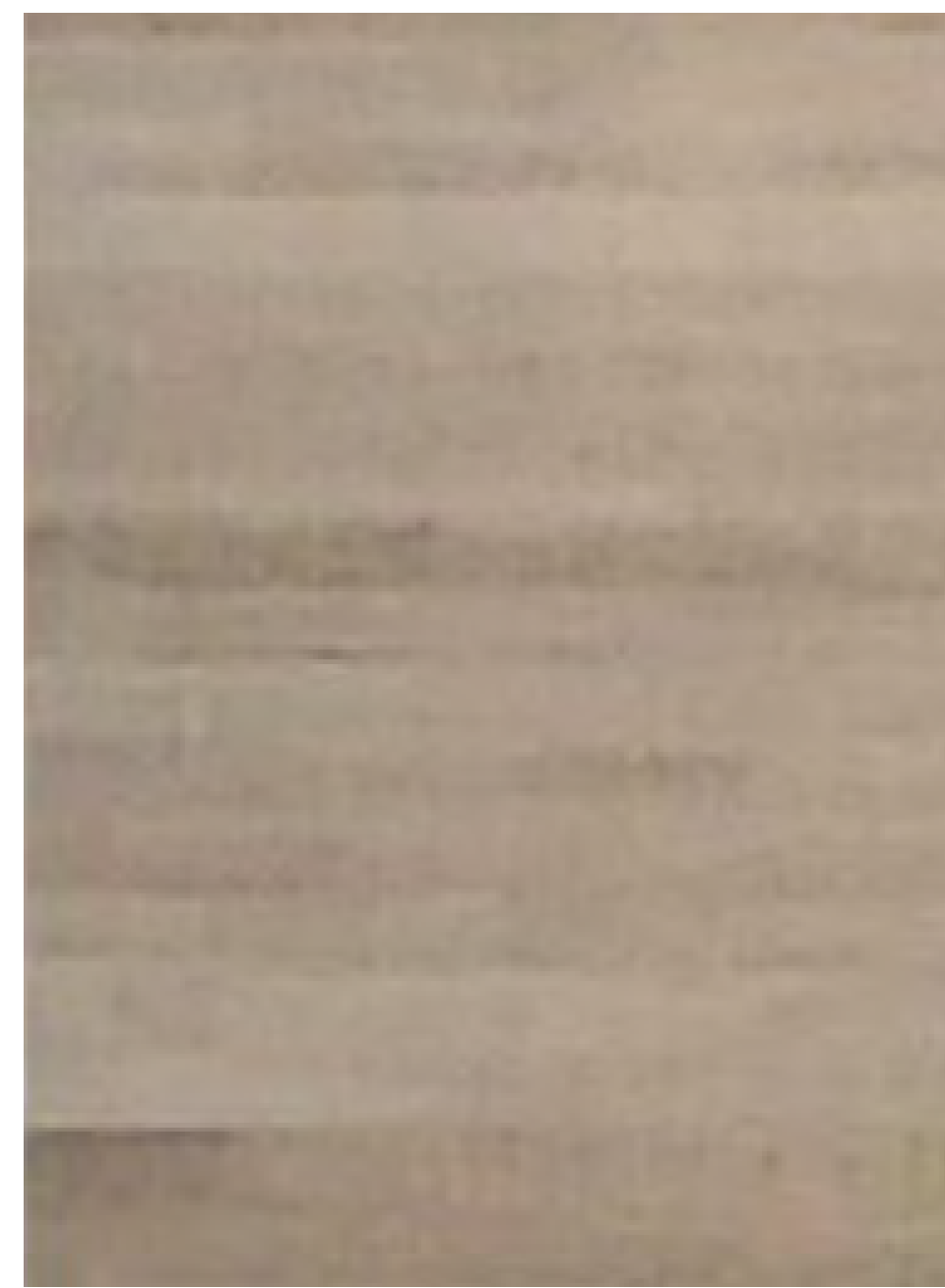


BOARD-FORMED CONCRETE - cast-in-place and stained.

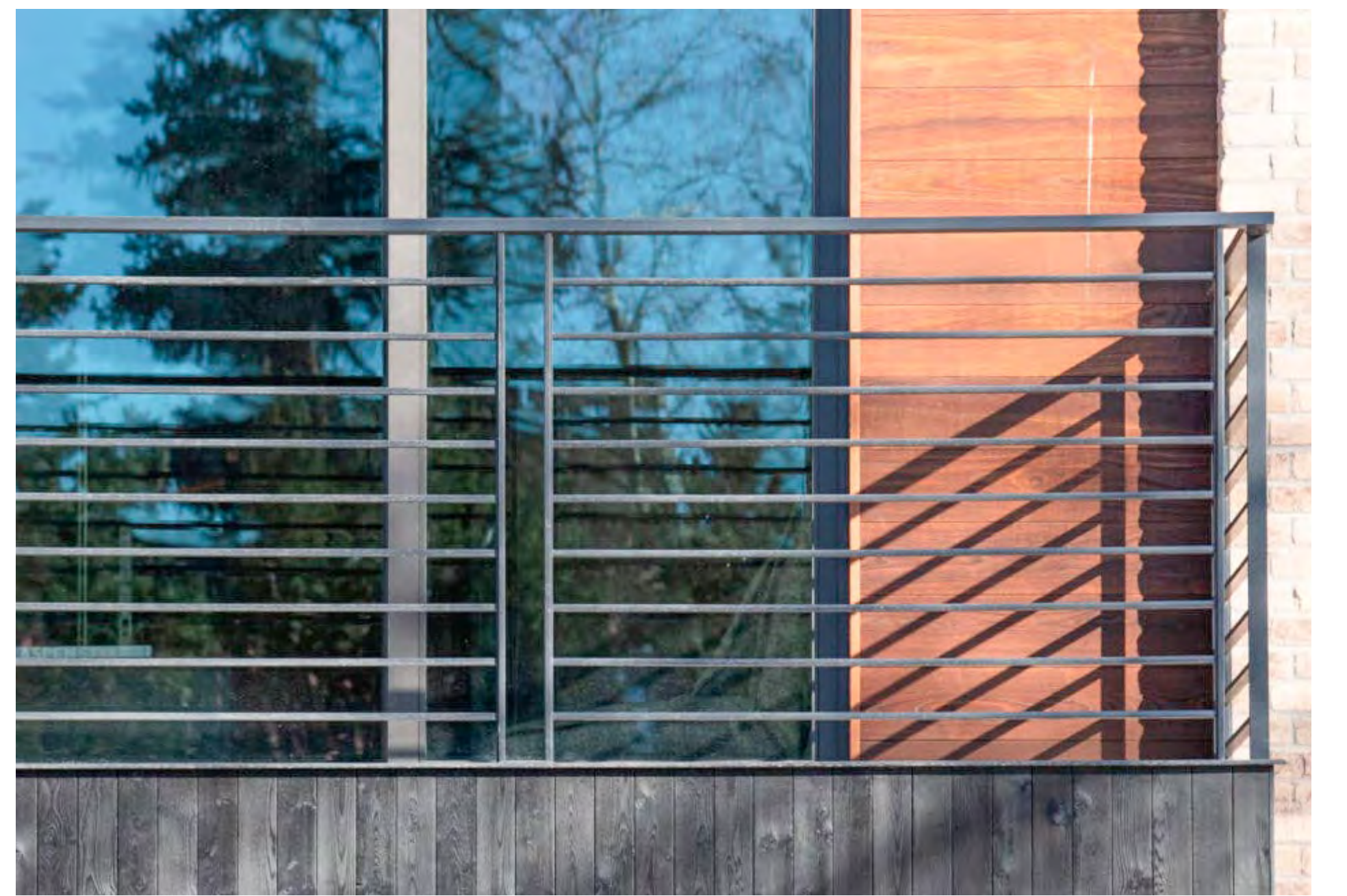




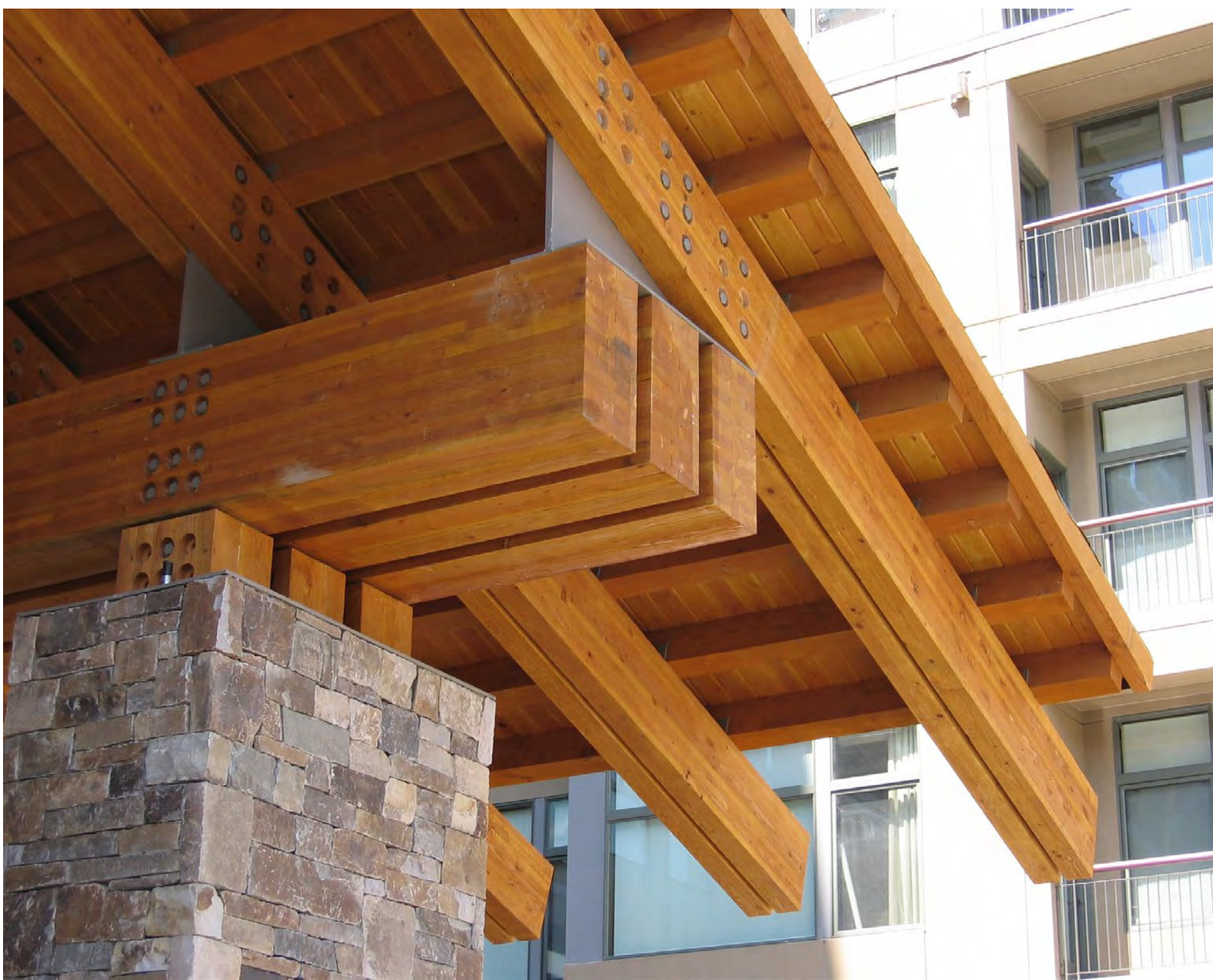
HEAVY TIMBER GLULAM BEAMS, RAFTERS AND COLUMNS with painted galvanized structural steel knife-plate connections. Fasteners to be recessed galvanized steel or stainless steel. Clear heart Western Red Cedar heavy timber purlins and T&G decking with resawn finish. Wood clear coat stain.



WOOD CLADDING – clear heart Western Red Cedar, resawn finish with clear coat or semi-transparent stain.
Basis of Design: James Hardie, Artisan Lap Siding System.



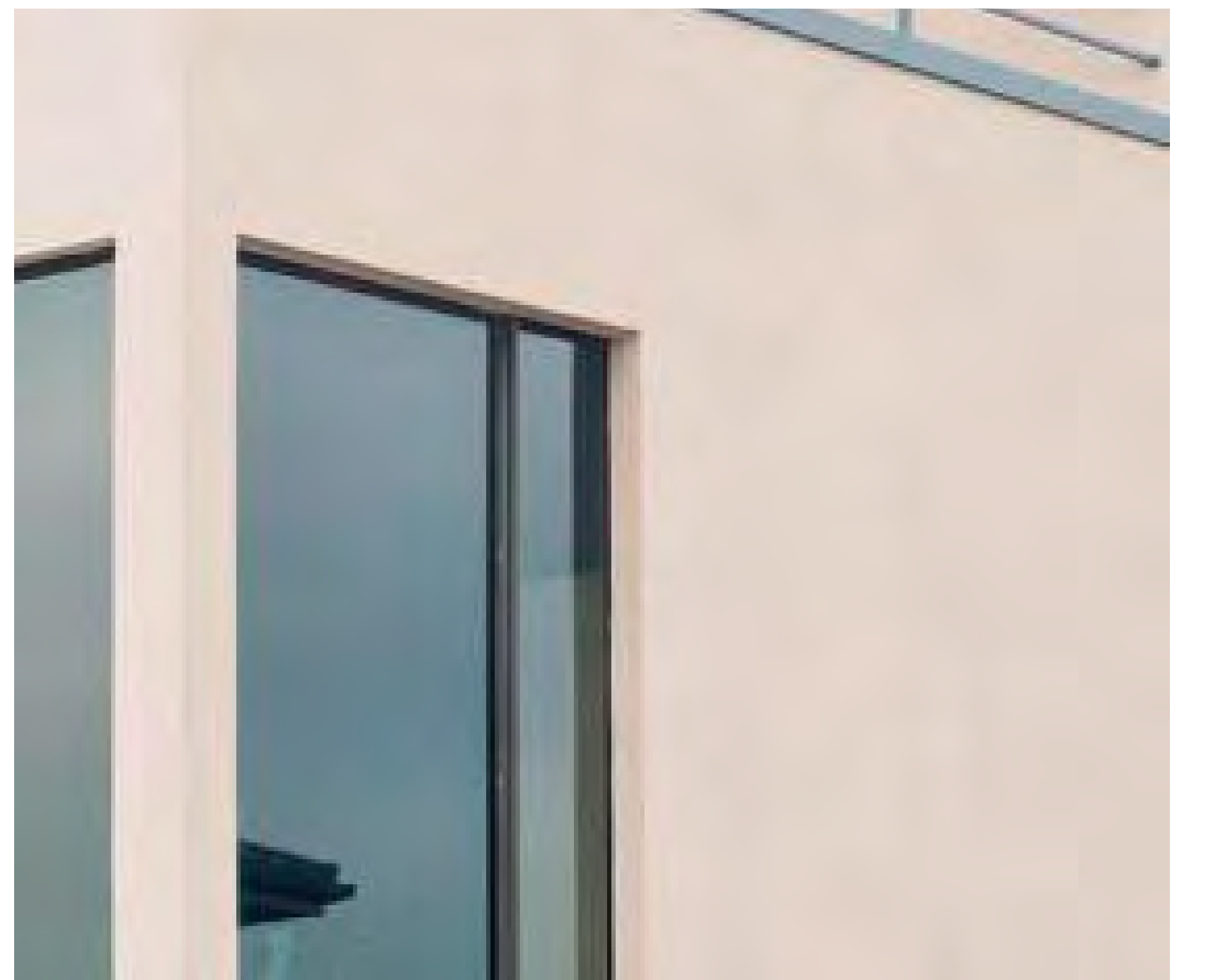
STEEL GUARD RAILINGS - galvanized and painted with WOOD TOP RAIL.



HEAVY TIMBER GLULAM BEAMS, RAFTERS AND COLUMNS with painted galvanized structural steel knife-plate connections. Fasteners to be recessed galvanized steel or stainless steel. Clear heart Western Red Cedar heavy timber purlins and T&G decking with resawn finish. Wood clear coat stain.



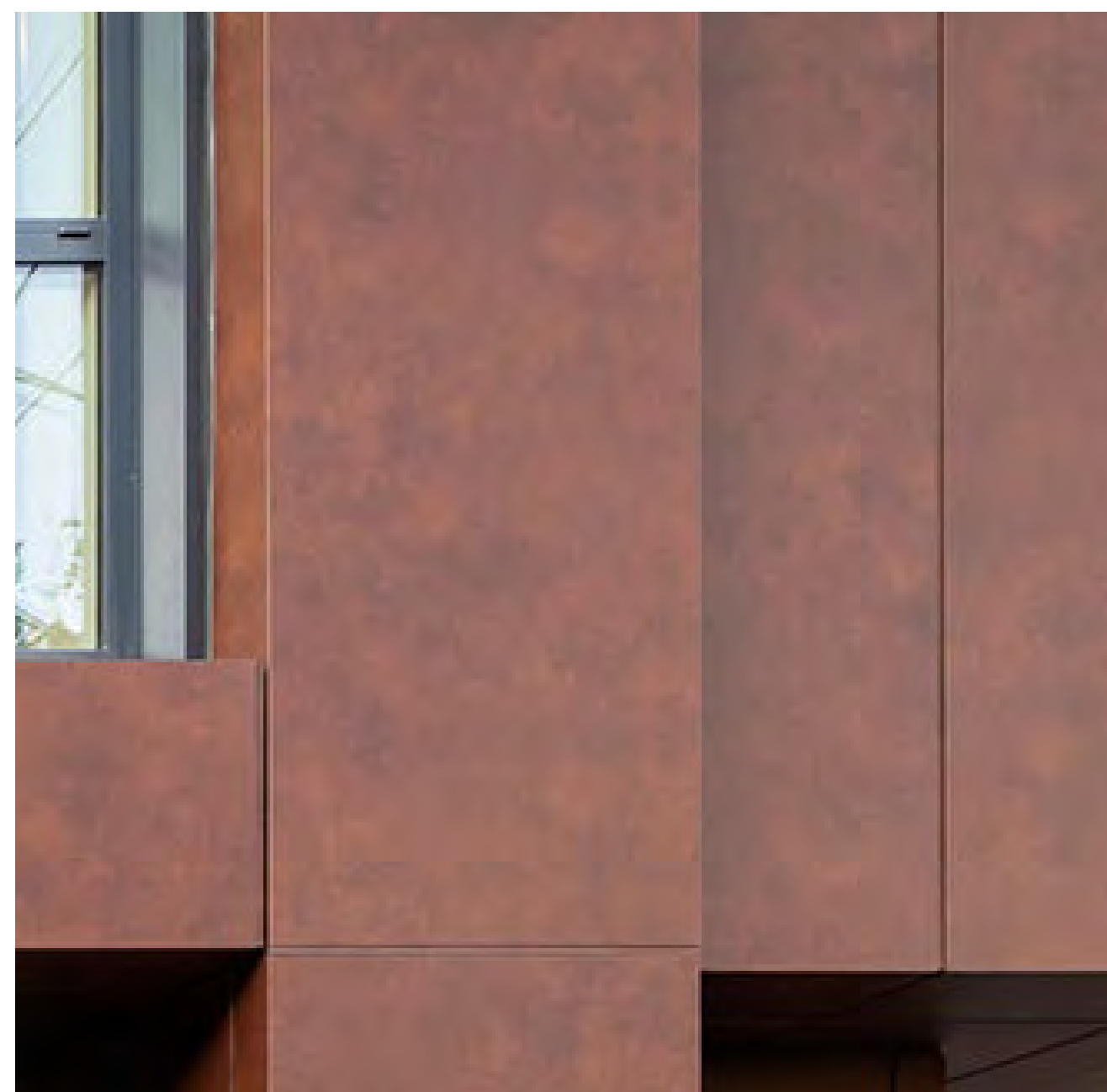
ALUMINUM WINDOWS AND DOORS – powder coated extruded aluminum with Low “E” insulated glass.
Basis of Design: Vistaluxe Collection AL Line – Kolbe Windows and Doors.
Basis of Design: Reynaers CP155LS Monorail System.



CEMENT PLASTER – 3-coat system, hard-troweled finish with 100% acrylic topcoat finish.



STONE VENEER - 4" thick natural stone with varying height. Dry-stack lay-up with stainless steel masonry anchor system.



ALUMINUM PANELS with colored and textured FEVE resin-based powder coating system.
Basis of Design: Pure + FreeForm coated aluminum panels with Vintage Steel #FA049 / Color Family: Rust finish.



BOARD-FORMED CONCRETE - cast-in-place and stained.

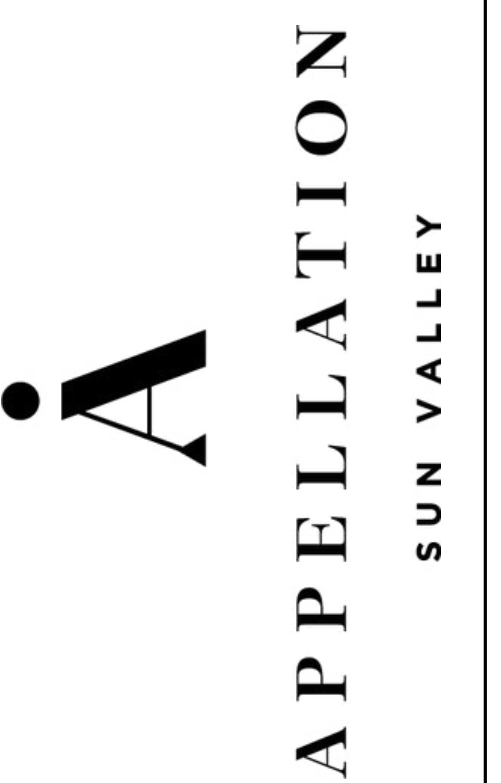
RIVER STREET

East Elevation



Hornberger

Worstell

[illegible]

Update	08.18.22
Design Review	09.14.22
Design Review Update	01.11.23

Project number	Scale
4695	

©22 Hornberger + Worstell
drawings and written materials appearing within constitute
original and unpublished work of the architect and may not
be duplicated, used or disclosed without prior written consent of
architect.

Hornberger + Worstell
 Maiden Lane, San Francisco, CA 94108
 phone 415.391.1080
www.hornbergerworstell.com

Design Review: East Elevation

A3.02

NOT FOR CONSTRUCTION



LEADVILLE

TRAIL CREEK

Architectural rendering of a multi-story building, likely a hotel or resort, featuring a prominent dome structure. The building is situated on a hillside, with a road labeled "HIGHWAY 75" in the foreground. The rendering includes height measurements: "75' Top of Observatory" and "58' Roof Plane". The building has multiple levels with balconies and large windows. The sky is blue with light clouds, and there are trees and landscaping around the base of the building.

NOT FOR CONSTRUCTION

Building Elevation Comparison - North



2023 DESIGN



PROPOSED 2022 APPELLATION DESIGN

Harriman
Ketchum
Hotel, LLC

Hornberger
Worstell

APPELLATION
SUN VALLEY

Design Review 09.14.22
Design Review Update 01.11.23

Project Number 14695
Scale Not to Scale.

© 2022 Hornberger + Worstell
All drawings and written material appearing within constitute the original and unpublished work of the architect and may not be duplicated, used or disclosed without prior written consent of the architect.

Hornberger + Worstell
170 Maiden Lane, San Francisco, CA 94108
Telephone: 415.391.1080
www.hornbergerworstell.com

Design Review:
Elevation
Comparison:
North

A3.11

NOT FOR CONSTRUCTION

Building Elevation Comparison - East



2023 DESIGN



PROPOSED 2022 APPELLATION DESIGN

Harriman Ketchum Hotel, LLC

Hornberger + Worstell

APPELLATION

SUN VALLEY

Update	08.18.22
Design Review	09.14.22
Design Review Update	01.11.23

Project Number 14695

Scale Not to Scale.

© 2022 Hornberger + Worstell

All drawings and written materials appearing within constitute the original and unpublished work of the architect and may not be duplicated, used or disclosed without prior written consent of the architect.

Hornberger + Worstell

170 Maiden Lane, San Francisco, CA 94108

Telephone: 415.391.1080

www.hornbergerworstell.com

Design Review: Elevation Comparison: East

A3.12

NOT FOR CONSTRUCTION

Building Elevation Comparison - South



2023 DESIGN



PROPOSED 2022 APPELLATION DESIGN

Harriman
Ketchum
Hotel, LLC

Hornberger
+
Worstell

APPELLATION
SUN VALLEY

Update
Design Review
Design Review Update

08.18.22
09.14.22
01.11.23

Project
Number
14695

Hornberger + Worstell
170 Madison Lane, San Francisco, CA 94108
Telephone: 415.391.1080
www.hornbergerworstell.com

Design Review:
Elevation
Comparison:
South

A3.13

NOT FOR CONSTRUCTION

Building Elevation Comparison - West



2023 DESIGN



PROPOSED 2022 APPELLATION DESIGN

Harriman
Ketchum
Hotel, LLC

Hornberger
+
Worstell

APPELLATION
SUN VALLEY

Update
Design Review
Design Review Update

08.18.22
09.14.22
01.11.23

Project
Number
14695

Scale

Hornberger + Worstell
170 Maiden Lane, San Francisco, CA 94108
Telephone: 415.391.1080
www.hornbergerworstell.com

Design Review:
Elevation
Comparison:
West

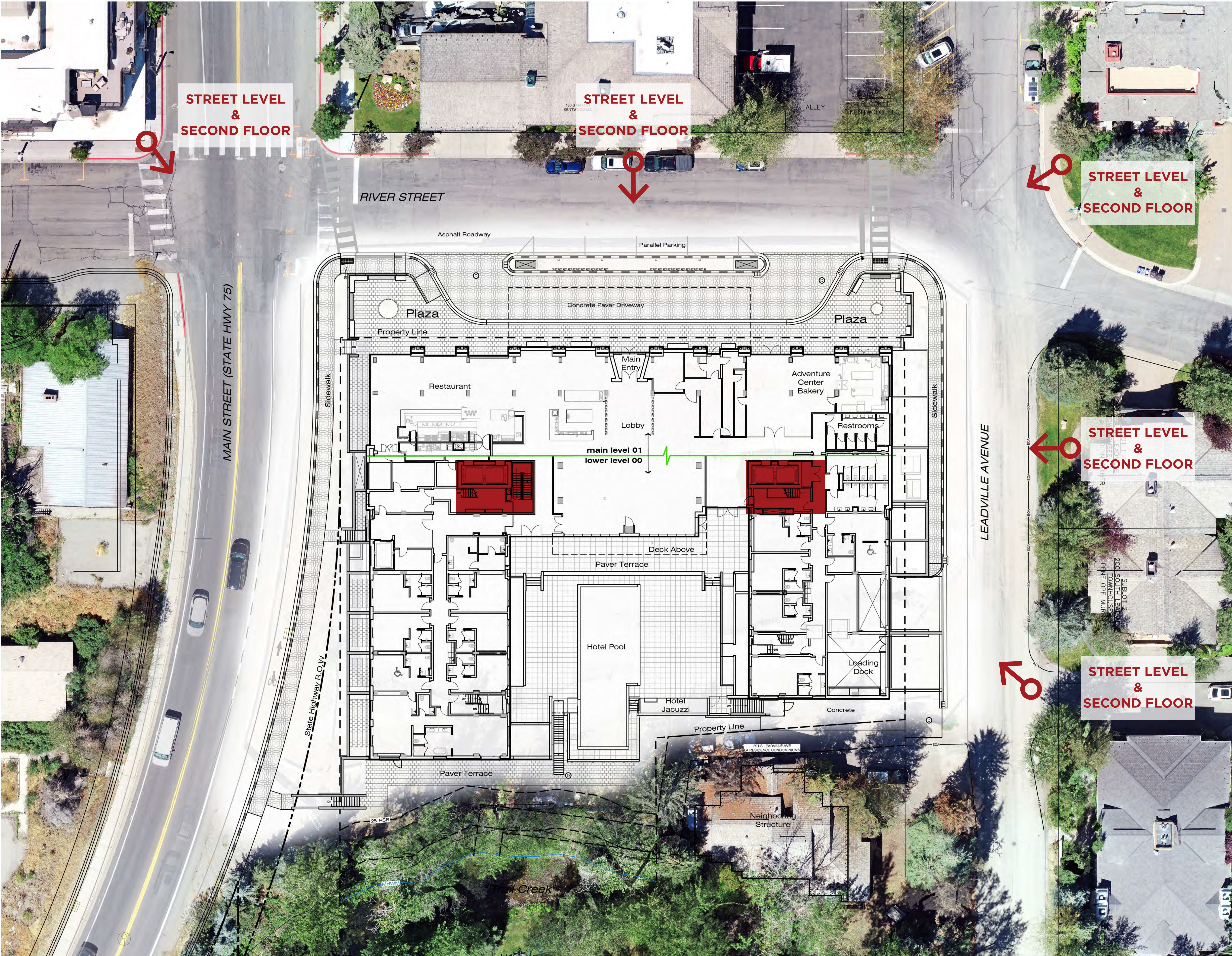
A3.14

NOT FOR CONSTRUCTION

An architectural rendering of a modern, multi-story building, likely a hotel or resort, set against a dramatic, cloudy sky. The building features a complex facade with a mix of materials: dark wood paneling on the upper levels, light-colored stone or concrete on the lower levels, and dark metal accents. The roofline is varied, with some sections having exposed wooden beams and others featuring a more traditional gabled structure. Numerous balconies with dark metal railings are visible on the upper floors. A large, covered entrance area is located on the left side of the building, with a few cars parked nearby. In the foreground, a paved area with some landscaping and a few people walking suggests a pedestrian-friendly environment. The overall style is contemporary and sophisticated.

This architectural rendering depicts a modern, multi-story building with a distinctive design. The building's facade is composed of large, rectangular panels in a deep red and a light beige color. It features several balconies with dark metal railings and large windows with dark frames. A prominent feature is a large, green, textured wall that appears to be a living wall or a series of planters, integrated into the building's structure. The building is situated on a hillside, with a paved walkway leading up to it. In the foreground, there is a dark, textured wall or ramp. The sky is a mix of blue and grey, suggesting a cloudy day. The overall style is contemporary and eco-friendly.

Penthouse View Studies - Key Plan



Penthouse View Studies

MAIN AND RIVER STREET VIEW



STREET LEVEL VIEW



SECOND FLOOR VIEW

Penthouse View Studies

RIVER STREET VIEW



STREET LEVEL VIEW



SECOND FLOOR VIEW

Penthouse View Studies

LEADVILLE AND RIVER STREET VIEW



STREET LEVEL VIEW



SECOND FLOOR VIEW

Penthouse View Studies

LEADVILLE STREET VIEW LOOKING WEST



STREET LEVEL VIEW



SECOND FLOOR VIEW

Penthouse View Studies

LEADVILLE STREET VIEW LOOKING NORTHWEST



STREET LEVEL VIEW



SECOND FLOOR VIEW



City of Ketchum

ATTACHMENT C:

Additional Exterior Renderings



RIVER AND MAIN



RIVER AND MAIN - EVENING VIEW



WEST ELEVATION VIEW



HIGHWAY75 APPROACH



City of Ketchum

ATTACHMENT D: Public Comment

January 17, 2023

To: Heather Nicolai/ City of Ketchum and the Planning and Zoning Commission

HNicolai@ketchumidaho.org

From: The Onyx Condominium Board of Directors

Re: The Appellation Hotel revised conditions for Approval

We, the Directors, upon consensus with our condo residents, would like to make a request to the Developers of the Appellation Hotel and the City of Ketchum that the parking on South Leadville Avenue between River Street and Onyx Street be restricted to a maximum of 2 hours permanently. South Leadville Avenue is a narrow street (particularly during the winter months) in a residential area filled with children and dog walkers. We would like this restriction to apply during the construction period and apply to Hotel employees and the general public.

David Lafitte, President

PJ McGovern Director

Angelo Brunacini, Director