



City of Ketchum
Planning & Building

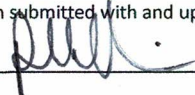
Pre-Application Design Review

OFFICIAL USE ONLY	
File Number:	P24-021
Date Received:	3/21/24
By:	HLN
Pre-Application Fee:	\$3300
Design Review Fee Paid:	
By:	

Submit completed application and documentation to planningandzoning@ketchumidaho.org. If you have questions, please contact the Planning and Building Department at (208) 726-7801. Design Review criteria, zoning regulations, and development standards are specified in Title 17 of Ketchum Municipal Code, which may be viewed by clicking the link [here](#). You will be contacted and invoiced once your application package is complete.

APPLICANT INFORMATION			
Project Name:	BALDY MOUNTAIN HOUSE (BMH)	Phone:	208.720.0507.
Owner:	BALD BASE CAMP, LLC & BRIAN BARSOTTI DOUBLE B.	Mailing Address:	P.O. Box 370 KETCHUM, ID, 83340.
Email:	barsotti1@mindspring.com		
Architect/Representative:	HOLLIS PATINKS ARCHITECTS	Phone:	208.721.7160
Email:	daniel@hp-architects.com	Mailing Address:	P.O. Box 1769, KETCHUM SUN VALLEY ID 83353
Architect License Number:	AR 985372		
Engineer of Record:	N/A	Phone:	
Email:		Mailing Address:	
Engineer License Number:			
Primary Contact Name and Phone Number:			
PROJECT INFORMATION			
Legal Land Description:	WARMSPRINGS VILLSUB 2 ND REV AM	Street Address:	100/106 PICASSO ST KETCHUM.
Lot Area (Square Feet):	40,000 SF	Zoning District:	TOURIST
		RPK #:	05950010146/05950010020
Overlay District:	<input checked="" type="checkbox"/> Floodplain	<input type="checkbox"/> Avalanche	<input type="checkbox"/> Mountain
	<input type="checkbox"/> None		
Type of Construction:	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Addition	<input type="checkbox"/> Remodel
	<input type="checkbox"/> Other		
Anticipated Use:	HOUSING/PARKING/LOOKING/RESTAURANTS/CONFERENCE	Number of Residential Units:	51 + 2 UNITS.
GROSS FLOOR AREA			
	Proposed	Existing	
Basements	27,824 Sq. Ft.		Sq. Ft.
1 st Floor	21,317 Sq. Ft.		Sq. Ft.
2 nd Floor	21,542 Sq. Ft.		Sq. Ft.
3 rd Floor	19,685 Sq. Ft.		Sq. Ft.
Mezzanine 4 th + 5 th FLOOR	12,897/8169 Sq. Ft.		Sq. Ft.
Total	(Above Grade) 83,723. Sq. Ft.		Sq. Ft.
FLOOR AREA RATIO			
Community Core:	Tourist: (MAX 2.25) 2.09 Proposed		General Residential-High:
BUILDING COVERAGE/OPEN SPACE			
Percent of Building Coverage:	60.2%		
DIMENSIONAL STANDARDS/PROPOSED SETBACKS			
Front:	5'-0" (PICASSO & HORNDA)	Side:	5'-0"
		Side:	5'-0"
		Rear: Middle:	15'-0"
Building Height:	65'-0"		
OFF STREET PARKING			
Parking Spaces Provided:	76	Curb Cut:	60' Sq. Ft. (665 LF)
		%	10%.

The Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Design Review Application in which the city of Ketchum is the prevailing party, to pay the reasonable attorney fees, including attorney fees on appeal and expenses of the city of Ketchum. I, the undersigned, certify that all information submitted with and upon this application form is true and accurate to the best of my knowledge and belief.


Signature of Owner/Representative

3/12/24.
Date



PO Box 1769 [post]
Sun Valley, ID 83353
220 River Street, East
Ketchum, ID 83340
v 208.721.7160

14th March 2024

Abby Rivin / Morgan Landers
City of Ketchum – Design Review Committee
P.O. Box 2315
480 East Ave. N.
Ketchum, ID 83340

Dear Planners,

We are excited to submit to you for Pre-App Design review our new project **Baldy Mountain House** (BMH) located at 100/106 Picabo Street in Warm Springs, Ketchum. Our client, Brian Barsotti, has put together the introduction and history of the project and the Warm Springs area. The submittal includes the concept drawings showing key plans, elevations, sections and proposed massing and finishes for the project. We are also conducting **two (2) neighborhood workshops** at the **Hot Water Inn** (Warm Springs) over the next 6 -8 weeks to let the surrounding neighbors and residence of the Warm Springs area review the current project design and listen to their feedback to incorporate into the Design Review presentation. We know that the direct neighbors are not going to be happy about a project of this size, but what we have designed is within all of the design guidelines of the Tourist zoning and Warm Springs Base Village Design guidelines. Since our last meeting in December and consequential phone calls and emails we have modified the previous design so that the two major building elements on Picabo Street have been separated more to give a view corridor from Howard Street.

The programming of the project is as follows:

Basement / Parking Level:

- Parking access ramp to lower basement level.
- 62 Parking spaces
- Bike & Storage areas/lockers.
- Vertical access (Stairs/elevators)
- Mechanical / Utilities
- Trash Management areas.

Ground Level:

- Parking access ramp to lower basement level.
- Private / Penthouse Parking (14+ spaces & motorcycles – 6,780 sf)
- Equipment & Bike storage.
- 11' - 12'-0" High Ceilings.
- Multiple Foyer/Entry Stairs for upper floors.
- Restaurant / Coffee / Liquor Bar / Commercial kitchen (approx. 4,626 sf)

- Conference / Auditorium / event space (Approx. 4,850 sf)
- **2** x “Local Housing” units (Approx. 648 sf each)
- **4** x Residential Units (Approx. 2,769 sf)
- Vertical access (Stairs / Elevators)
- Mechanical Space.

Second Level:

- Stair / elevator / Access Points to upper / lower floors
- **19** x Lodging Units (Ranging from 392 – 1,611 sf)
- Mechanical Space
- Exterior pool and hot tub area looking at Baldy.

Third Level:

- Stair / elevator / Access Points to Lodging Units
- **19** x Lodging Units (Ranging from 350 – 400 sf)
- Balconies and Terraces for Residential Units
- Mechanical

Fourth Level:

- Stair / elevator / Access Points to Lodging Units
- **6** x Market rate / Lodging Units (Ranging from 392 – 1,611 sf)
- Balconies and Terraces for Residential Units
- Mechanical

Fifth Level:

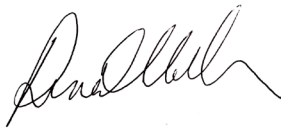
- Stair / elevator / Access Points to the Penthouse Units
- **3** x Penthouses (Approx. 2,080 – 2,600 sf)
- Balconies and Terraces for Residential Units
- Mechanical

Roof Level:

- Outdoor mechanical area set at least 12' from any building edge.

We look forward to conversing more about the project at your earliest convenience, please feel free to ask any questions or for additional information that will assist in getting this project to the next level (Formal Design Review Submittal). We are excited to work with you on this project, and we look forward to starting the next phase of the design process.

Sincerely,



Daniel Hollis, Principal

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'Baldy Mountain House' Development Potential

Legal – Lot 2/14B, Block 1, 100/106 Picabo Street, Ketchum Idaho

Zoning – T-Tourist

Parcel Size – 40,000 SF

Dimensions – Approx. 320' on Howard Street,
Approx. 390' on Picabo Street
Approx. 200' depth of site (Picabo to Howard St)

Permissible Gross Density @ **2.25** Floor Area Ratio (FAR) = 90,000 SF

(T) Parking Requirement :

Dimensions: 9'W x 18'L with 24' drive aisle

Residential – 0 parking spaces 0 – 750 sf
1 parking space 751 – 2,000 sf
2 parking spaces 2,001 sf +

Non-Residential –
1 parking space per 1,000 gross sf.

Presently the proposal is showing **62 parking spaces** on the lower basement level with an additional **14 spaces** on the ground floor.

Maximum Building Height
65 Feet (Proposed 65'-0" plus mech or elevator/stair tower elements)

Setbacks
Picabo & Howard Streets – 5 feet
Side - 5 feet
Interior Rear – 15 feet

How we achieve the 2.25 FAR;

There is a definition for lodging establishments, which are permitted in the Tourist zone. Here it is: **Lodging establishment**... P (LODGING ESTABLISHMENT: A building or group of buildings designed or used for short term occupancy which contains more than six (6) guestrooms offered for rent on a nightly basis with an on-site office with a person in charge twenty four (24) hours per day. Typical uses include, but are not limited to, motels, hotels and inns. A motel room which includes cooking facilities shall not be considered a dwelling unit for the purpose of density, area, bulk or parking regulations of this title.

Project includes:

Total of at least **51 lodging** establishment units or **keys** each unit ("key") will be in the lodging pool and rented on a nightly, short-term, and/or long-term basis an on-site office with persons in charge 24 hours per day will be provided the ownership structure will be as follows: Which is further described in the "*Baldy Mountain House*" concept. includes impact investing, SV Lodge Apartments, local employers, etc each of the units will have a kitchen, bath, and a place for sleeping; exact bedroom configurations TBD but the project will include a mix of studio, 1-, 2- and 3-bedroom units ancillary meeting/**conference** area totaling 4,850 sf will be provided in the project as an accessory use to the lodging establishment

Total of at least 2 “Inclusionary housing” dwelling units (Ranging from 565 - 588 sf).
Total of 4,626 sf of restaurant, bar, and small retail area

The above items will help define entitlement road map, 2.25 FAR, etc. Currently this proposed design is 2.09 FAR.

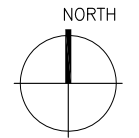
FAR SYSTEM FOR WARMSPRINGS BASE AREA - PROPOSED BMH CALCS

Existing FAR Allowances			Max FAR per Cat.	Maximum FAR
Base FAR	40,000 sf Site		0.5	0.5
Inclusionary Housing			1.1	1.6
Prop. Add FAR Allowances				

	Measure	Amount	FAR Increment	Max FAR per Cat.	Absolute Max. FAR	
Inclusionary Housing	1 on-site DU	1	0.2	No cap		
Proposed		2	0.2	0.4		
Lodging	Bedroom	1	0.015	1.00		
Proposed		52	0.015	0.78		
Meeting / Conference	Square feet	100	0.005	0.3		
Proposed		4,850	0.005	0.2425		
Restaurant / Retail	Square feet	100	0.025	0.5		
Proposed		4,626	0.025	1.2		
Total				3.0790		2.25
Total Sq. Footage allowed	Square feet	40,000 Site				90,000
Proposed	Square feet	Proposed FAR 2.09			83,723	

SITE VICINITY

LOT 2/14B, BLOCK 1, 100/106 PICABO ST, KETCHUM, IDAHO



PROJECT DIRECTORY PROJECT DATA

CLIENT & OWNER-BUILDER
BALDY BASE CAMP, LLC, BRIAN BARSOTTI
DOUBLE B, LLC
 PO BOX 370 (mailing)
 KETCHUM, ID 83340

CONTACT ARCHITECT FOR ALL CLIENT COMMUNICATIONS

ARCHITECT
HOLLIS PARTNERS ARCHITECTS, AIA
 PO 1789 (POST)
 SUN VALLEY, ID 83353
 220 RIVER STREET (COURIER)
 KETCHUM, ID 83340
 P: 208.721.1760
 E: daniel@hp-architects.com

CONTRACTOR

STRUCTURAL ENGINEER

GEOTECHNICAL ENGINEER
BUTLER ASSOCIATES, INC
 BOX 1034,
 KETCHUM, ID 83340
 P: 208.720.6432
 E: svgeotech@gmail.com

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER

LEGAL OWNER BALD BASE CAMP, LLC
 BRIAN BARSOTTI DOUBLE B, LLC

OWNER'S ADDRESS 100 / 106 PICABO St
 KETCHUM, ID 83340

CODE 2018 IBC
ZONING T TOURIST

SETBACKS
 FRONT YARD 5' (PICABO - HOWARD St)
 SIDE YARD 5' INTERIOR
 REAR YARD 15' (MIDDLE)

HT LIMITATION 65' (PROPOSED 65')
USE OCCUPANCY ASSEMBLY: GROUP A-1,A-2
 BUSINESS: GROUP B
 MERCANTILE: GROUP M
 RESIDENTIAL: GROUP R-1, R-2

CONST. TYPE V-B (SPRINKLERED)

CODE COMPLIANCE: IBC 2018
 IRC 2018
 IECC 2018
 CMEC 2018
 IPMC 2018
 IFC 2018

FLOOR LIVE LOAD: 100 PSF, 40 PSF RESIDENTIAL
ROOF LIVE LOAD: 100 PSF (SNOW LOAD)
SEISMIC ZONE: D
WIND LOADS: 115 MPH 3 SECOND GUST (ULT)
 CATEGORY II
 IMPORTANCE FACTOR = I

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BLDG ENVELOPE
 D SUBMITTED WITH PERMIT DOCUMENTS

STRUCTURAL
 SUBMITTED WITH PERMIT DOCUMENTS

MECHANICAL
 SUBMITTED WITH PERMIT DOCUMENTS

ELECTRICAL
 SUBMITTED WITH PERMIT DOCUMENTS
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FIRE
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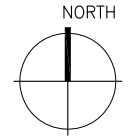
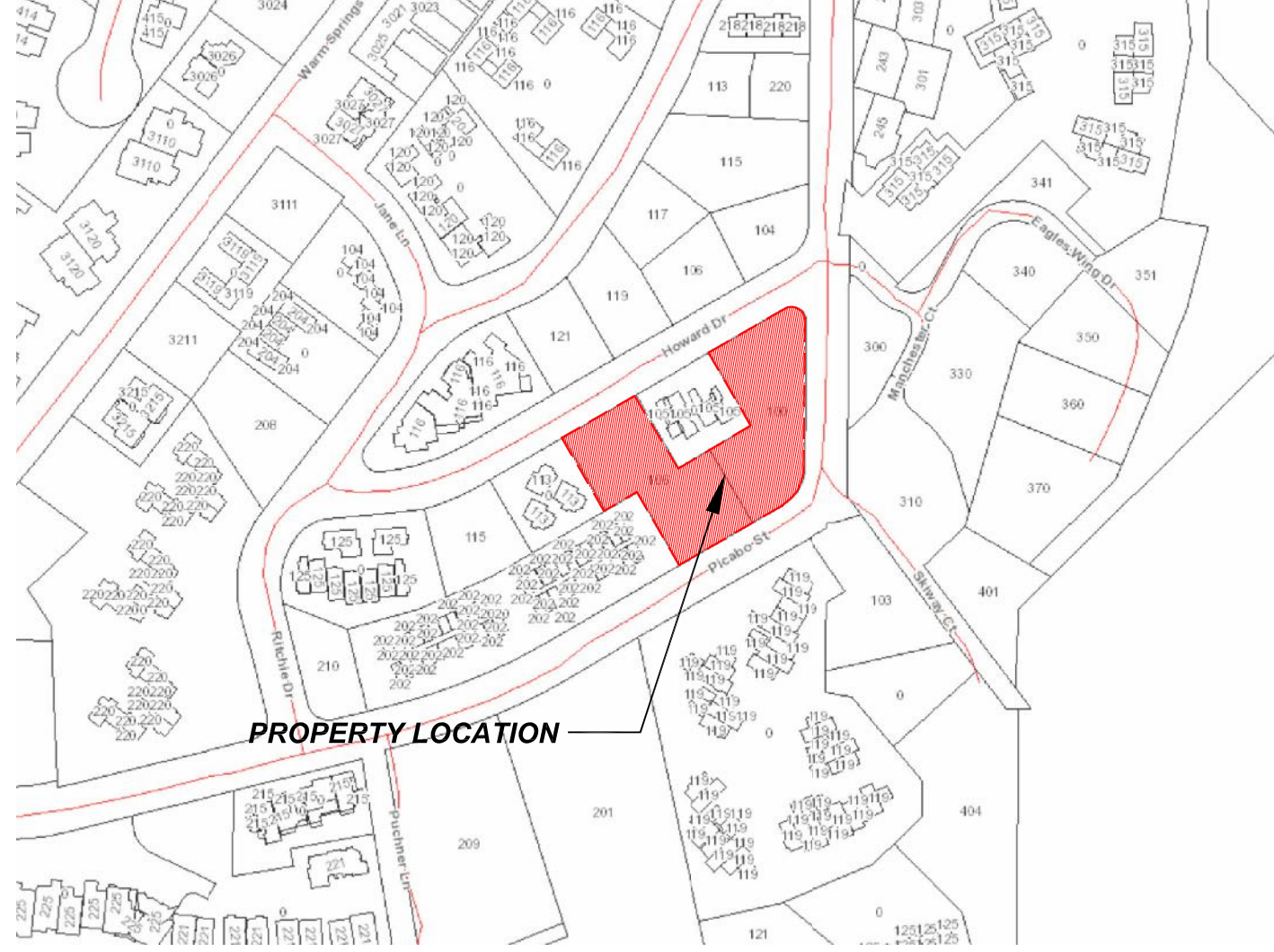
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Total			3.0790	2.25
Total Sq. Footage allowed	Square feet	40,000 Site		90,000

AREA CALCULATIONS

SITE AREA	40,000 SF
PROPOSED PARKING LEVEL	27,824 SF
PROPOSED 1st FLR AREA	14,537+ SF
PROPOSED 1st FLR PARKING AREA	6,780 SF
PROPOSED 2nd FLR AREA	21,542 SF
PROPOSED 3rd FLR AREA	19,685 SF
PROPOSED 4th FLR AREA	12,897 SF
PROPOSED 5th FLR AREA	8,169 SF
PROPOSED DECK / PATIO AREA	12,000+ SF
NET RESIDENTIAL AREA	55,113 SF
TOTAL GROSS BUILDING AREA	83,723+ SF
(NOT INCLUDING BELOW GRADE PARKING)	

SITE VICINITY ZONING

LOT 2/14B, BLOCK 1, 100/106 PICABO ST, KETCHUM, IDAHO



CIVIL / SURVEYORS
GALENA ENGINEERING, INC
 317 N. RIVER STREET,
 HAILEY, ID 83333
 P: 208.788.1705
 E: sflynn@galena-engineering.com

CODE COMPLIANCE

COM-CHECK

BUILDING ENVELOPE

PARKING & TRAFFIC

GENERAL NOTES

- THE WORK INCLUDED UNDER THIS CONTRACT CONSISTS OF ALL LABOR, MATERIALS, TRANSPORTATION, TOOLS & EQUIPMENT NECESSARY FOR THE CONSTRUCTION OF THE PROJECT LEAVING ALL WORK READY FOR USE.
- THESE DRAWINGS, TOGETHER WITH THE SPECIFICATION, AIA GENERAL CONDITIONS DOCUMENT A-201, 1988 EDITION, REPRESENT THE CONTRACT DOCUMENTS.
- THE PLANS INDICATE THE GENERAL EXTENT OF NEW CONSTRUCTION NECESSARY FOR THE WORK, BUT ARE NOT INTENDED TO BE ALL-INCLUSIVE. ALL NEW WORK NECESSARY TO ALLOW FOR A FINISHED JOB IN ACCORDANCE WITH THE INTENTION OF THE DRAWINGS IS INCLUDED REGARDLESS OF WHETHER SHOWN ON THE DRAWINGS OR MENTIONED IN THE NOTES.
- ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE CLIENT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT & COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES & SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.
- THE GENERAL CONTRACTOR SHALL VERIFY & ASSUME RESPONSIBILITY FOR ALL DIMENSIONS & SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING PREMISES & TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN REASONABLY INFERRED FROM SUCH EXAMINATION.
- WRITTEN DIMENSIONS TAKE PRECEDENCE. **DO NOT SCALE DRAWINGS.**
- ALL DIMENSIONS WHEN SHOWN IN PLAN ARE TO FACE OF EXTERIOR WALL SHEATHING, FACE OF CMU, OR FACE OF INTERIOR STUD, U.N.O.
- ALL DIMENSIONS ARE TO TOP OF FINISHED FLOOR IN SECTION OR ELEVATION, U.N.O.
- THE GENERAL CONTRACTOR SHALL REVIEW ALL BUILDING DIMENSIONS FOR ACCURACY PRIOR TO LAYING OUT ANY PORTION OF BUILDING ON SITE, & SHALL NOTIFY THE ARCHITECT WELL IN ADVANCE OF ANY DISCREPANCIES OR ERRORS.
- THE GENERAL CONTRACTOR SHALL COORDINATE ALL WORK WITH EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO IRRIGATION SYSTEMS, ELECTRICAL CONDUIT, WATER LINES, SEWER & STORMWATER LINES, GAS LINES, ETC.
- THE GENERAL CONTRACTOR SHALL PROTECT ALL EXISTING SITE CONDITIONS TO REMAIN, INCLUDING TREES & SHRUBS, PAVING, FENCES, WALLS, ETC.
- DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
- VERIFY ALL ARCHITECTURAL DETAILS WITH THE STRUCTURAL DRAWINGS PRIOR TO THE ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.
- INSTALL ALL EQUIPMENT & MATERIALS PER MANUFACTURER'S RECOMMENDATIONS.
- VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES, ETC. PRIOR TO ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.
- SEALANT, CAULKING & FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS ARE NOT INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS & STANDARD INDUSTRY & BUILDING PRACTICES.
- THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH, DEBRIS, & WASTE MATERIALS ON A REGULAR BASIS OF ALL SUBCONTRACTORS & TRADES, & SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS, OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS INSIDE OR OUTSIDE THE JOB SITE.
- THE GENERAL CONTRACTOR SHALL PROVIDE SOLID BLOCKING AS REQUIRED FOR THE INSTALLATION OF ALL EQUIPMENT, CASEWORK, CABINETS, WOOD TRIM, ACCESSORIES, HANDRAILS, ETC.
- FOR ALL FINISHES AT FLOORS, WALLS, & CEILINGS, REFER TO CLIENT OR INTERIORS.
- DRIVEWAY ORIENTATION, HARDSCAPE, & LANDSCAPE ARE DESIGN/BUILD UNDER THE DIRECT SUPERVISION OF THE GENERAL CONTRACTOR INCLUDED UNDER THIS CONTRACT. FOLLOW LANDSCAPE & ARCHITECTURAL DRAWINGS WHERE APPROPRIATE FOR DESIGN INTENT.
- THE GENERAL CONTRACTOR SHALL ADHERE TO ALL APPLICABLE BUILDING CODES, AS WELL AS CITY, COUNTY, & STATE BUILDING REGULATIONS.
- GUARDRAILS SHALL BE A MINIMUM OF 42" IN HEIGHT AND DESIGNED IN SUCH THAT A 4" SPHERE CANNOT PASS THROUGH ANY OPENING - 2018 IBC SEC. 1013.
- FIREBLOCKING & DRAFTSTOPPING SHALL BE PROVIDED IN ALL LOCATIONS IN ACCORDANCE W/ 2018 IBC SEC. 717.
- HEARTH SHALL EXTEND 20" IN FRONT AND 12" BEYOND EACH SIDE OF FIREPLACE OPENING.
- FIREPLACE SHALL HAVE OUTSIDE AIR INTAKE WITH DAMPER AND CONTROL.
- ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED.

A	ANCHOR BOLT	D	DET./DTL	DEMO.	DEMOLISH -TION	S	GAUGE	N	NORTH	(S CONT.)	STEEL
A.B.	ABOVE	DIA.	DIAMETER	DIA.	DIAMETER	GA.	GENERAL CONTRACTOR	N.C.	NOT IN CONTRACT	STL	STANDARD
AC	AIR CONDITIONER -ING	DN.	DOWN	DN.	DOWN	G.C.	GENERAL CONTRACTOR	NO.#	NUMBER	STOR.	STORAGE
AD.	ADJUSTABLE	DM.	DOWN	DN.	DOWN	GEN.	GENERAL CONTRACTOR	NORM.	NORMAL	STRUC.	STRUCTURE -URAL
A.F.F.	ABOVE FINISHED FLOOR	DCKG	DOCKING	DN.	DOWN	GL.	GLAZING	N.R.C.	NOISE REDUCTION COEFFICIENT	SUSP.	SUSPENDED
ALUM.	ALUMINUM	DO	DOWN	DN.	DOWN	GLZG	GLAZING	N.T.S.	NOT TO SCALE	SVCE	SERVICE
A.M.	ANGLE	D.O.	DOWN	DN.	DOWN	GR.	GRADE	O.C.	ON CENTER	SYM.	SYMMETRICAL
A.P.	ACCESS PANEL	D.S.	DOWN	DN.	DOWN	GSM	GALVANIZED SHEET METAL	O.D.	OUTSIDE DIAMETER	T	TO BE DETERMINED
ARCH.	ARCHITECT -URAL	DWG.	DRAWING	DR	DOOR	G.F.L.	GROUND FAULT INTERRUPTED	O.H.	OVERHANG	TEL.	TELEPHONE
B	BATTERY	E	EAST	EA	ELEVATION	GWB	GIPSUM WALL BOARD	OPNG	OPENING	TEMP.	TEMPERED
BATT.	BATTERY	E	EAST	EA	ELEVATION	HDR	HEADER	OPP.	OPPOSITE	THK	THICKNESS
B.O.	BOTTOM OF BOARD	E	EAST	EA	ELEVATION	HWDD	HARDWOOD	OVHD	OVERHEAD	THRU	THROUGH
BLK	BLOCKING	E	EAST	EA	ELEVATION	H.M.	HOLLOW METAL	PERF.	PERFORATED	T.O.W.	TOP OF WALL
BLKG	BLOCKING	E	EAST	EA	ELEVATION	H.P.	HIGH POINT	PERM.	PERIMETER	TYP.	TYPICAL
BLW	BELOW	E	EAST	EA	ELEVATION	H.R.	HOUR	PL.	PLATE	U.N.O.	UNLESS NOTED OTHERWISE
BTM	BOTTOM	E	EAST	EA	ELEVATION	H.H.T	HIGH HEIGHT	PLAS.	PLASTIC	V.	VENTILATION
BRK	BRICK	E	EAST	EA	ELEVATION	H.TG. HTR	HEATING HEATER	PLAS.LAM.	PLASTIC LAMINATE	VERT.	VERTICAL
B.S.	BOTH SIDES	E	EAST	EA	ELEVATION	H.VAC	HEATING VENTILATION & AIR CONDITIONING	PLUMB	PLUMBING	V.C.T.	VENTILATION
B.S.M.T	BOTH SIDES	E	EAST	EA	ELEVATION	I	INSIDE DIAMETER	P.NL	PANEL	V.F.	VENER PLASTER
C	CENTER	E	EAST	EA	ELEVATION	I.D.	INSIDE DIAMETER	POL.	POLISHED	V.F.R.	VENT THRU ROOF
C.	CENTER LINE	E	EAST	EA	ELEVATION	I.N.	INCHES	PP	PAIR	W.	WIDTH
CAB.	CABINET	E	EAST	EA	ELEVATION	I.NV.	INVERT	R	RISER	W.WD	WIDE WIDTH
CAP.	CAPACITY	E	EAST	EA	ELEVATION	J	JOINT	RAD.	RADIUS	W	WITH
CER.	CERAMIC	E	EAST	EA	ELEVATION	J.T	JOINT	R.A.	RETURN AIR	WC	WATER CLOSET
C.F.	CUBIC FEET PER MINUTE	E	EAST	EA	ELEVATION	L	LINE DIFF.	R.D.	ROOF DRAIN	WD	WOOD
C.F.M.	CUBIC FEET PER MINUTE	E	EAST	EA	ELEVATION	L.LG	LONG LENGTH	REF.	REFER TO REFERENCE	WH	WATER HEATER
C.G.	CONCRETE	E	EAST	EA	ELEVATION	L.A.M.	LAMINATE	REFR.	REFRIGERATOR	W.W	WATER WINDOW
C.J.	CONTROL JOINT	E	EAST	EA	ELEVATION	L.V.	LAVATORY	REV.	REVISED, REVISION	W.P.	WATERPROOFING
CLNG	CEILING	E	EAST	EA	ELEVATION	L.P.	LAUNDRY CHUTE	RH	ROBE HOOK	WT	WEIGHT
CLOS.	CLOSET	E	EAST	EA	ELEVATION	L.F.	LANDSCAPE DRAWINGS	R.O.	ROUGH OPENING		
CMU	CONCRETE MASONRY UNIT	E	EAST	EA	ELEVATION	F.O.	FACE OF	S	SOUTH		
CONC.	CONCRETE	E	EAST	EA	ELEVATION	F.O.	FACE OF	SCHD.	SCHEDULE		
CONTR.	COUNTER	E	EAST	EA	ELEVATION	F.O.	FACE OF	SCRN	SCREEN		
C.O.	CLEANOUT	E	EAST	EA	ELEVATION	F.O.	FACE OF	SECT.	SECTION		
COL.	COLUMN	E	EAST	EA	ELEVATION	F.O.	FACE OF	S.C.D.	SEE CIVIL DRAWINGS		
COMM.	COMMUNICATION	E	EAST	EA	ELEVATION	F.O.	FACE OF	S.E.D.	SEE ELECTRICAL DRAWINGS		
COMM.	COMMUNICATION	E	EAST	EA	ELEVATION	F.O.	FACE OF	S.L.D.	SEE LANDSCAPE DRAWINGS		
CONSTR.	CONSTRUCTION	E	EAST	EA	ELEVATION	F.O.	FACE OF	SHT	SHEET		
CONT.	CONTINUOUS	E	EAST	EA	ELEVATION	F.O.	FACE OF	S.M.	SIMILAR		
CORR.	CORROSION	E	EAST	EA	ELEVATION	F.O.	FACE OF	S.J.	SCORED JOINT		
C.P.	CONTROL POINT	E	EAST	EA	ELEVATION	F.O.	FACE OF	SPRKL	SPRINKLER		
CPT	CARPET	E	EAST	EA	ELEVATION	F.O.	FACE OF	SPR	SPEAKER		
C.S.	COURSE(S)	E	EAST	EA	ELEVATION	F.O.	FACE OF	SQ.FT.	SQUARE FOOT, FEET		
C.S.A.	CERAMIC TILE ACCESS	E	EAST	EA	ELEVATION	F.O.	FACE OF	SQ.	SQUARE		
C.T.	CENTER	E	EAST	EA	ELEVATION	F.O.	FACE OF	S.S.	STAINLESS STEEL		
C.T.R.	CENTER	E	EAST	EA	ELEVATION	F.O.	FACE OF	S.S.D.	SEE STRUCTURAL DRAWINGS		

SYMBOLS LEGEND

1 ---+--- GRID NO.

A ---+--- A

(D XX) DOOR NO.

(W XX) WINDOW NO.

(SD) INTERCONNECTED, HARDWIRED, BATT. BACKUP SMOKE ALARM / DETECTOR

(XX A,XX) ELEV. KEY

(XX A,XX) SECT. KEY

(XX A,XX) INT. ELEV. KEY

(XX) WALL TYPE

(GWB-1) FIN. CLNG MAT.

(WOOD) FIN. FLR MAT.

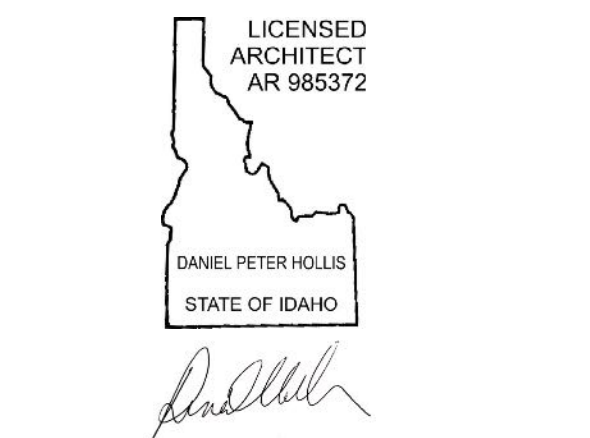
(EF) CEILING MOUNTED EXHAUST FAN

(101/A5.X) ROOM NO. / ENLARGED PLAN & INT. ELEVATION SHEET NO.

(ELEV MARKER) ELEVATION MARKER



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 220 E. RIVER STREET [courier]
 KETCHUM, ID 83340
 V.208.721.7160



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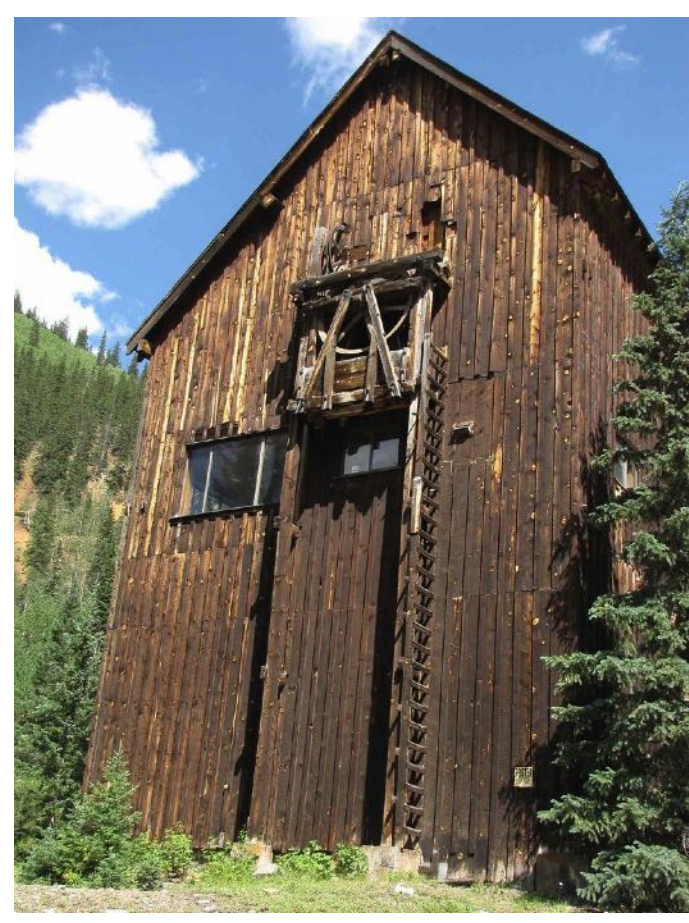
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	PRE-AP	3/13/24	DPH	11/18/20	1021
	CITY REV.	DPH	DPH	09/29/20	

BALDY MTN HOUSE

LOT 100/106, PICABO ST.
 KETCHUM, IDAHO

PROJECT DATA GENERAL NOTES

A CATEGORY
0.0 SEQUENCE



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DANIEL PETER HOLLIS
STATE OF IDAHO

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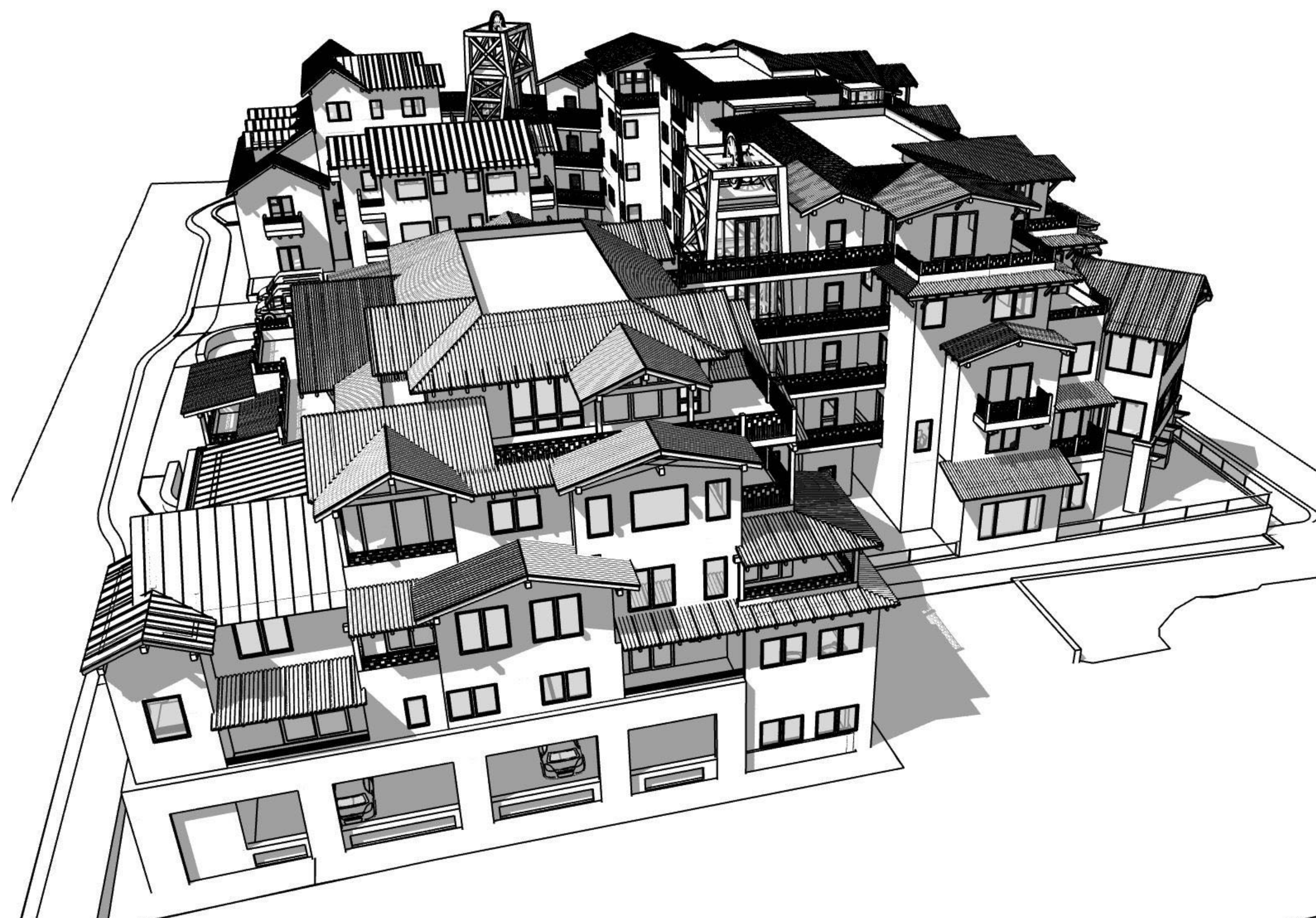
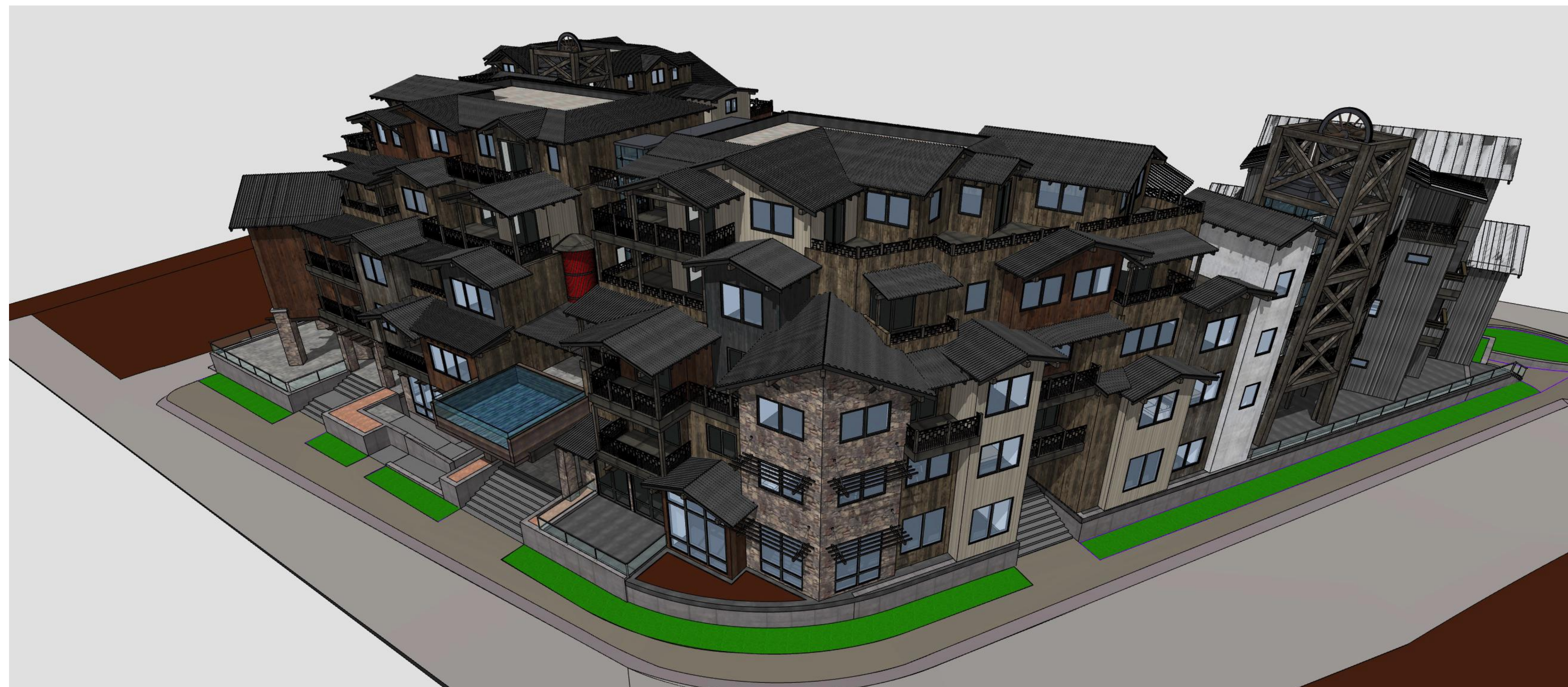
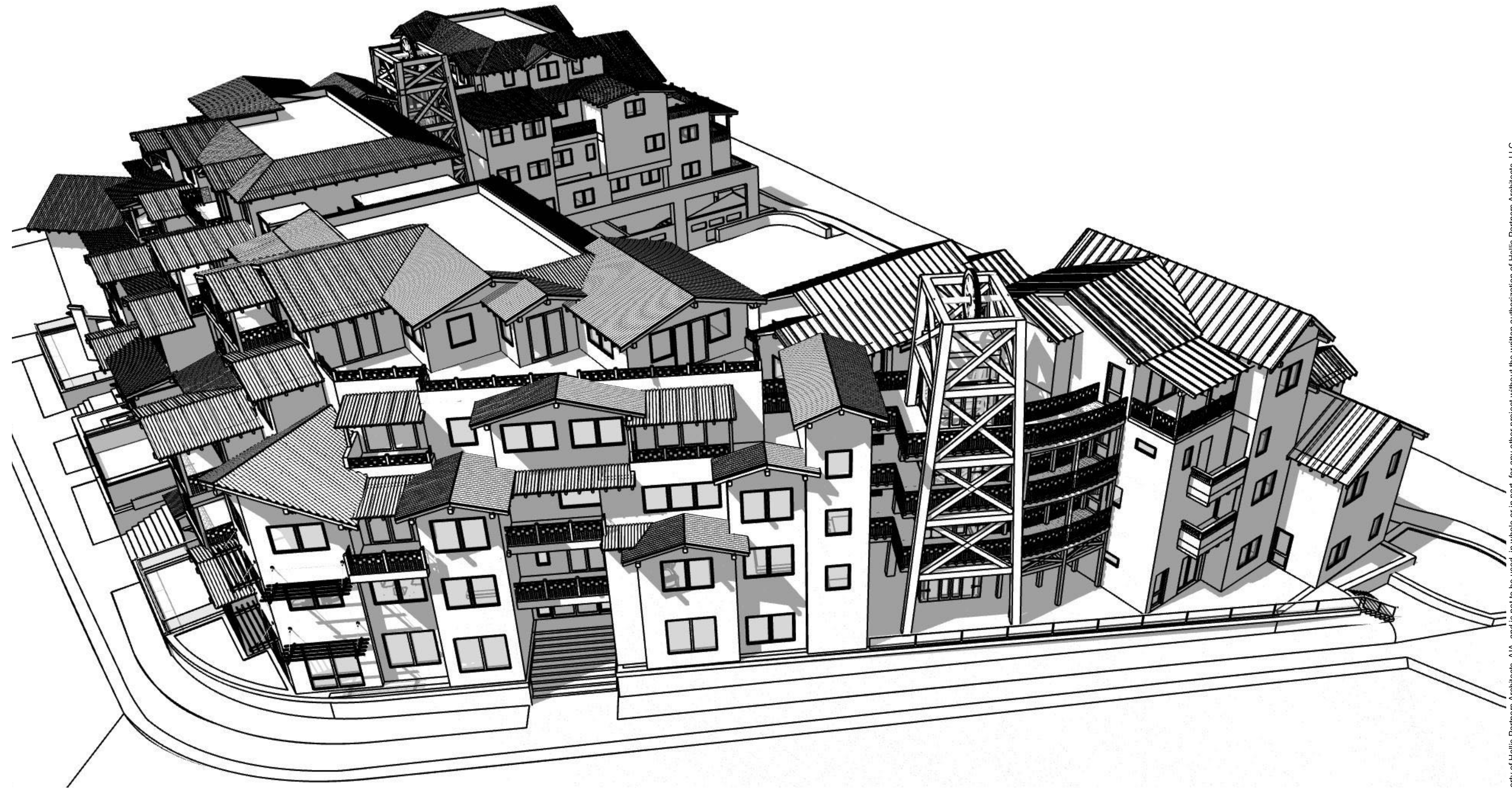
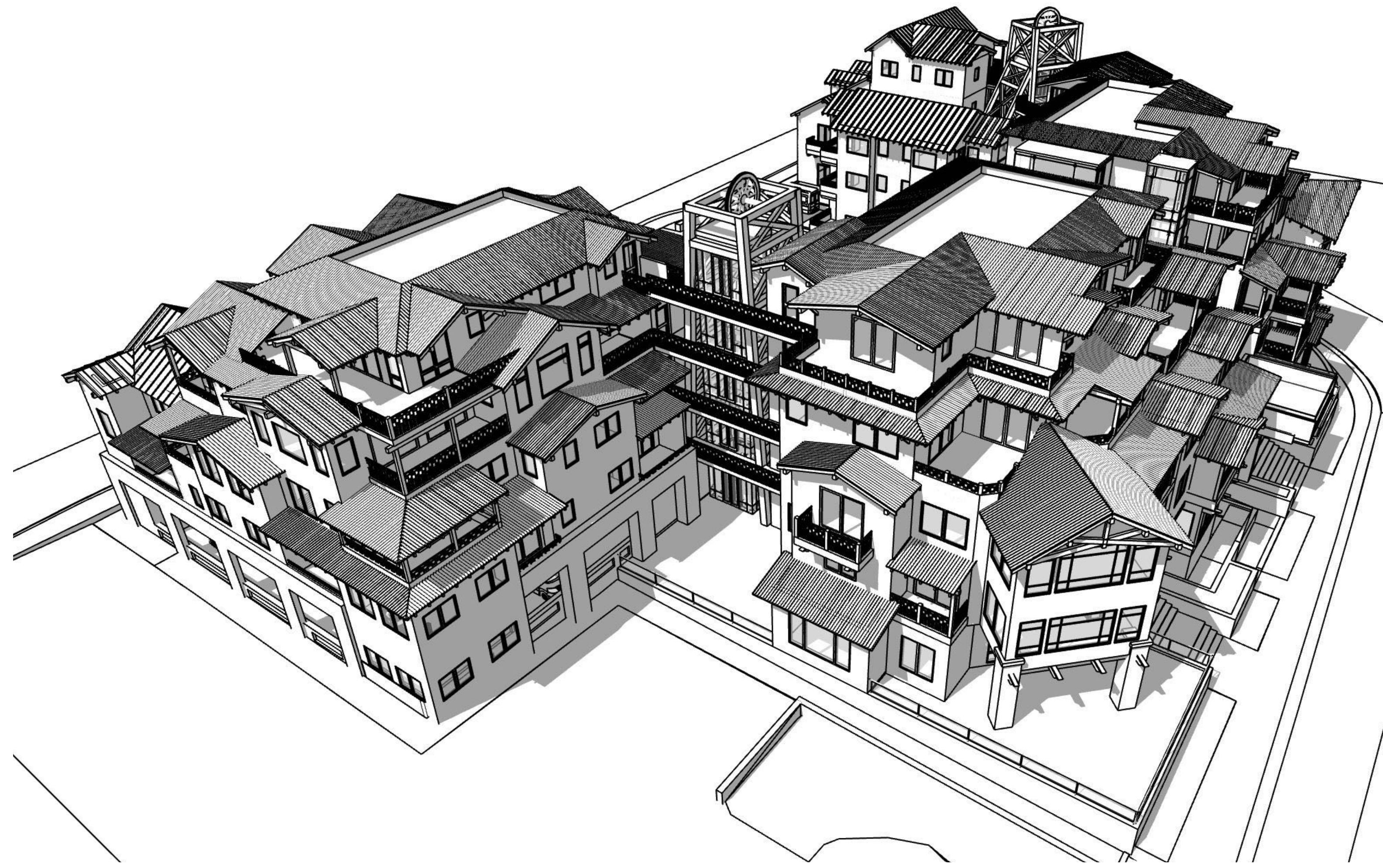
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PERMIT	_____
D.D. 100%	_____
D.REVIEW	_____
PRE-AP	_____
CITY REV.	_____
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BALDY MTN HOUSE

LOT 100/106, PICABO ST.
KETCHUM, IDAHO
CONCEPT MASSING

A-0.4

CATEGORY SEQUENCE



Daniel Peter Hollis

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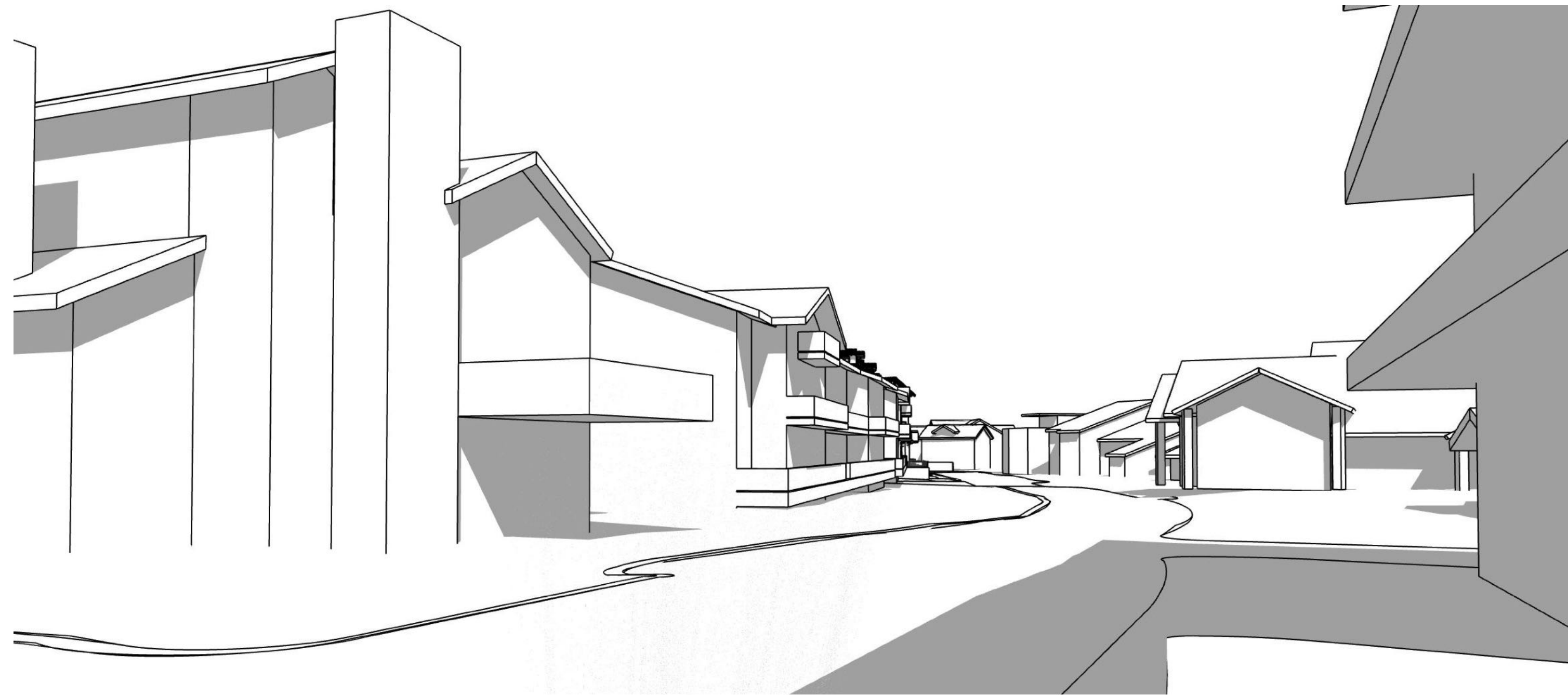
BALDY
 MTN HOUSE

LOT 100/106, PICABO ST.
 KETCHUM, IDAHO
 AERIALS

A-0.5

CATEGORY SEQUENCE

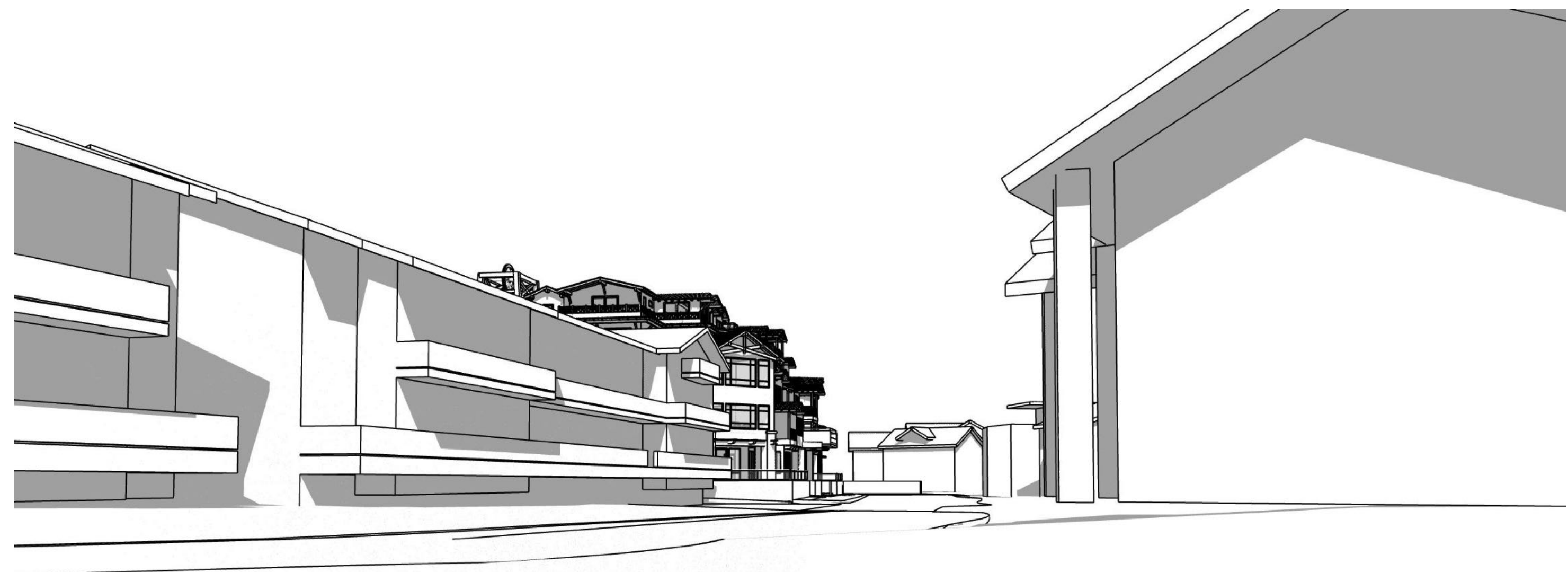
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PICABO STREET & PUCHNER LANE LOOKING EAST



SKIWAY DRIVE LOOKING SOUTHWEST



PICABO STREET LOOKING EAST



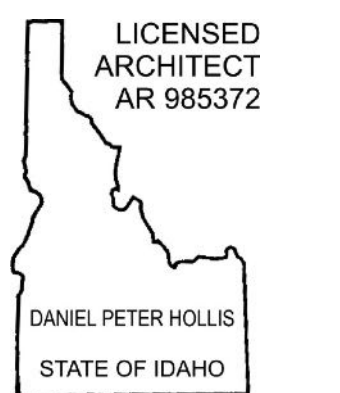
HOWARD DRIVE LOOKING WEST



PICABO STREET LANE LOOKING NORTH



HOWARD DRIVE LOOKING EAST



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PRE-AP	
CITY REV.	
ISSUE/DATE	
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LOT 100/106, PICABO ST.
 KETCHUM, IDAHO
NEIGHBORHOOD
MASSING

A-0.6

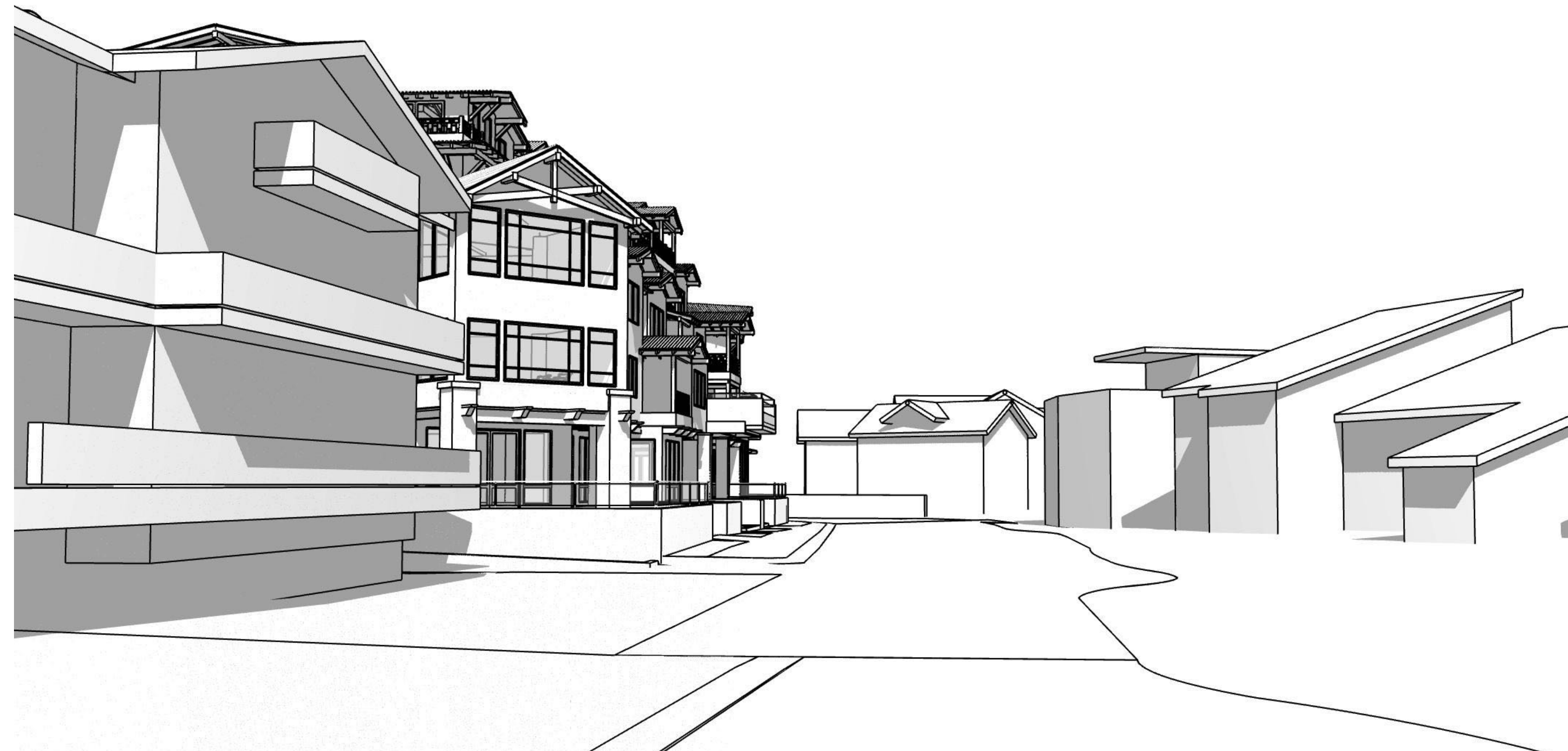
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PICABO STREET LOOKING EAST



LLOYD COURT LOOKING SOUTHWEST



HOWARD DRIVE LOOKING NORTH EAST



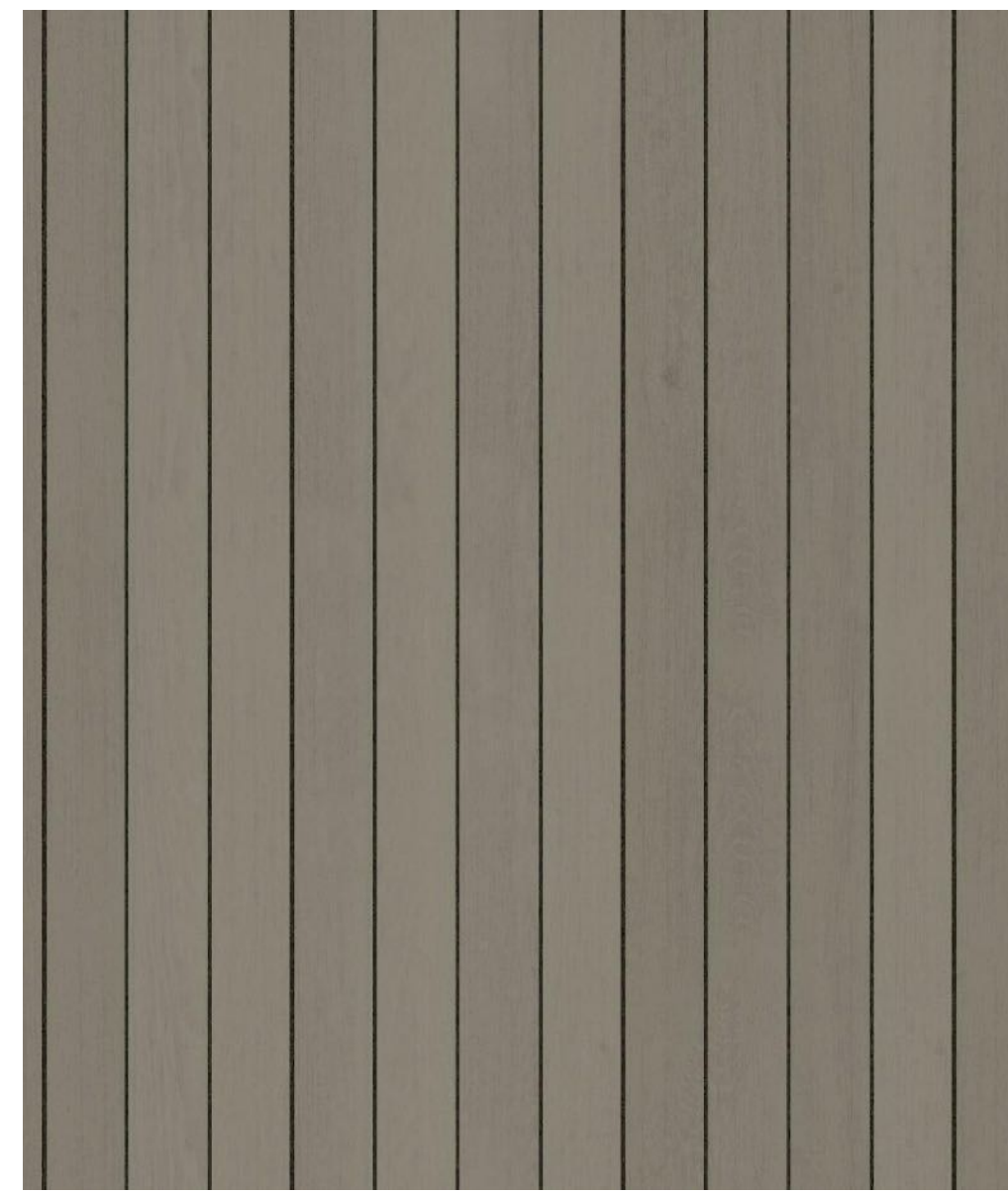
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_____	_____
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PERMIT	_____
D.D.100%	_____
D.REVIEW	_____
PRE-AP	_____
CITY REV.	_____
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CHECKED BY	DPH
DATE	09/29/20
JOB NO.	1021

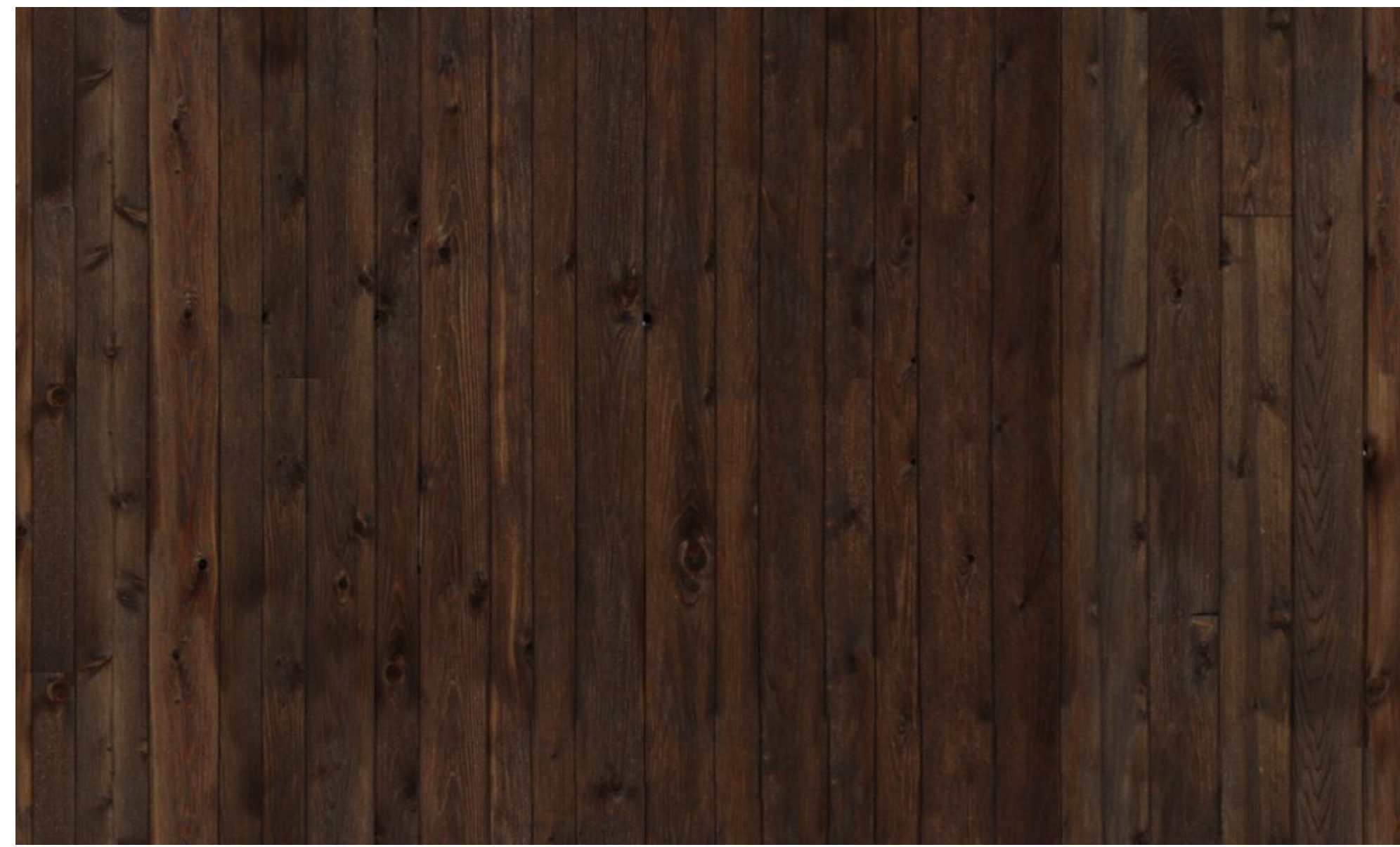
BALDY
MTN HOUSE

LOT 100/106, PICABO ST.
KETCHUM, IDAHO
SIMULATED IN
CONTEXT

A-0.7



GREY CEDAR SIDING
RANDOM UNITS



DARK NATURAL SIDING
RANDOM UNITS



WEATHERED SIDING 4
RANDOM UNITS



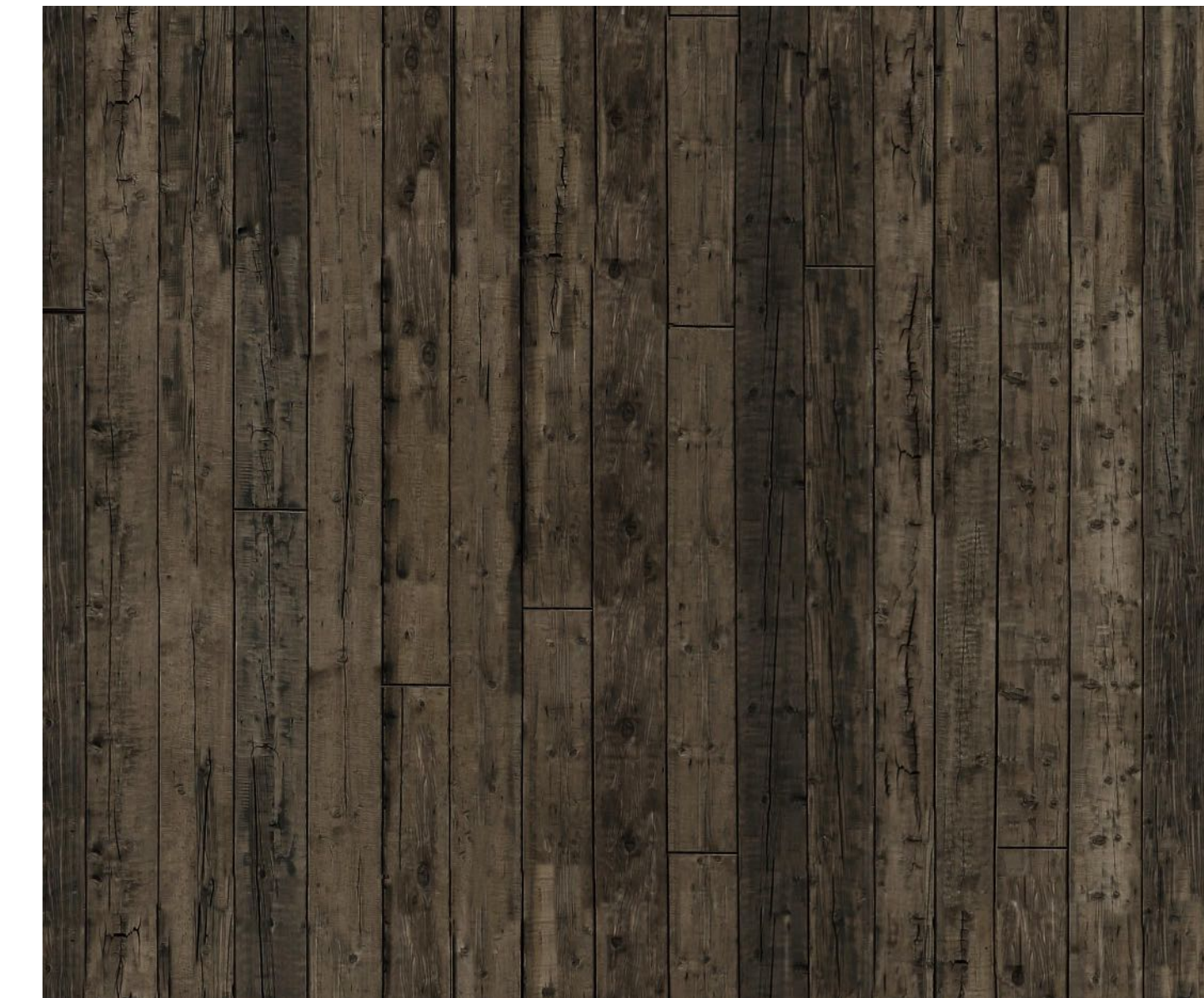
WEATHERED NATURAL WOOD
ALL EXPOSED POST, BEAM, RAFTER AND TRIM DETAILS



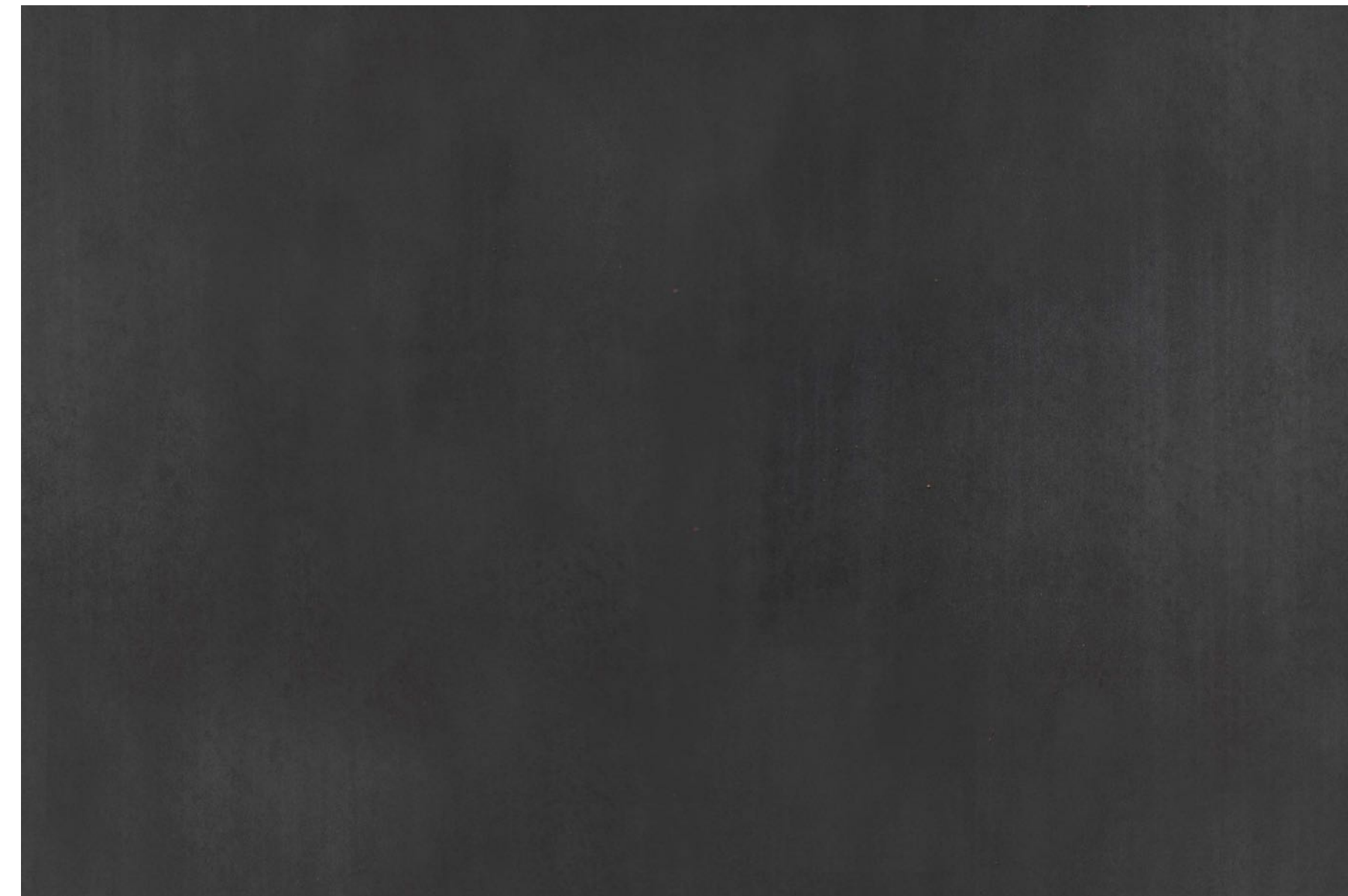
WEATHERED SIDING 1
RANDOM UNITS



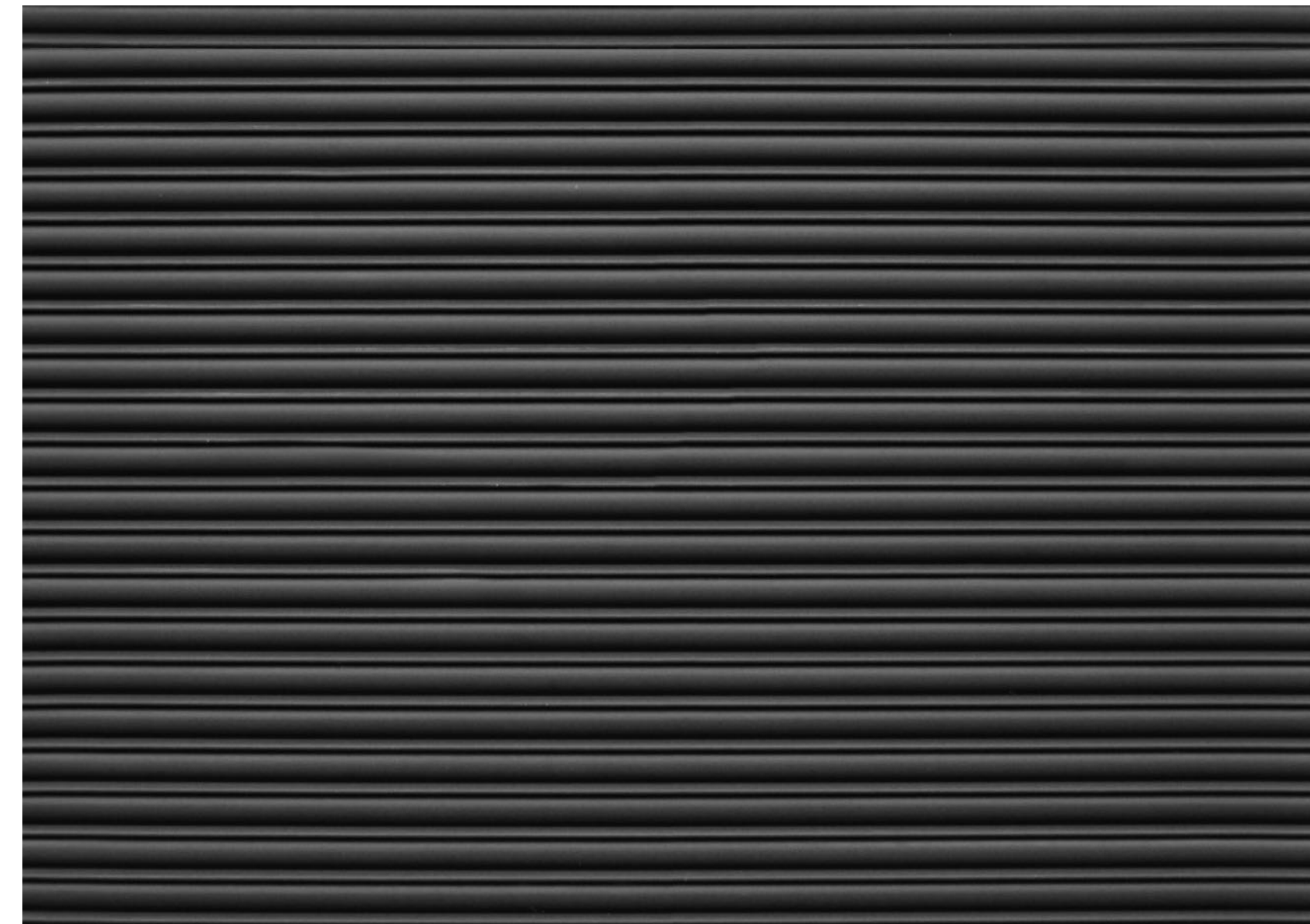
WEATHERED SIDING 2
RANDOM UNITS



WEATHERED SIDING 3
RANDOM UNITS



ZINC EXPOSED METAL, ROOFING, CLADDDING, RAILINGS, ETC



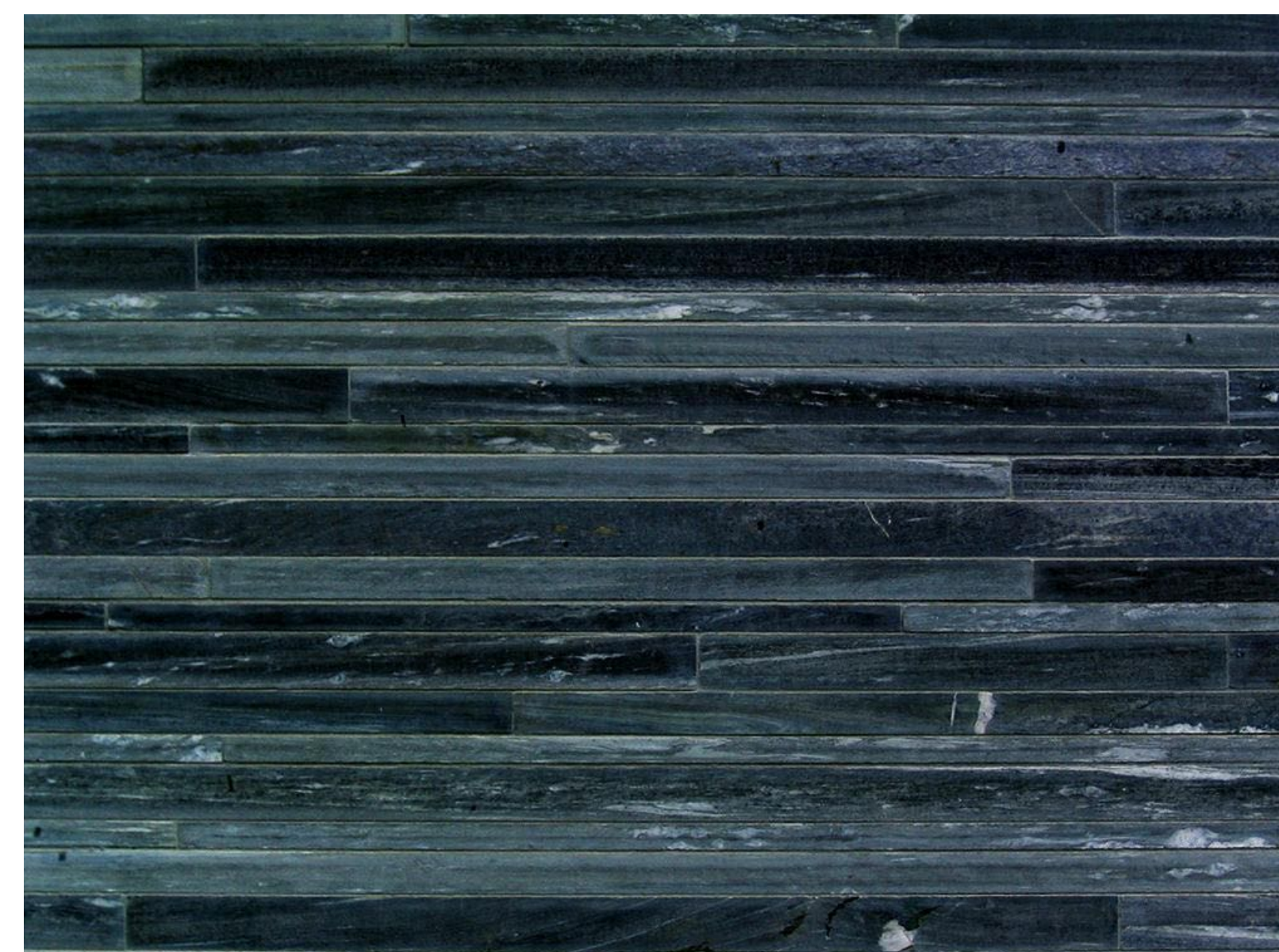
CORRUGATED SIDING/CLADDING - RANDOM UNITS



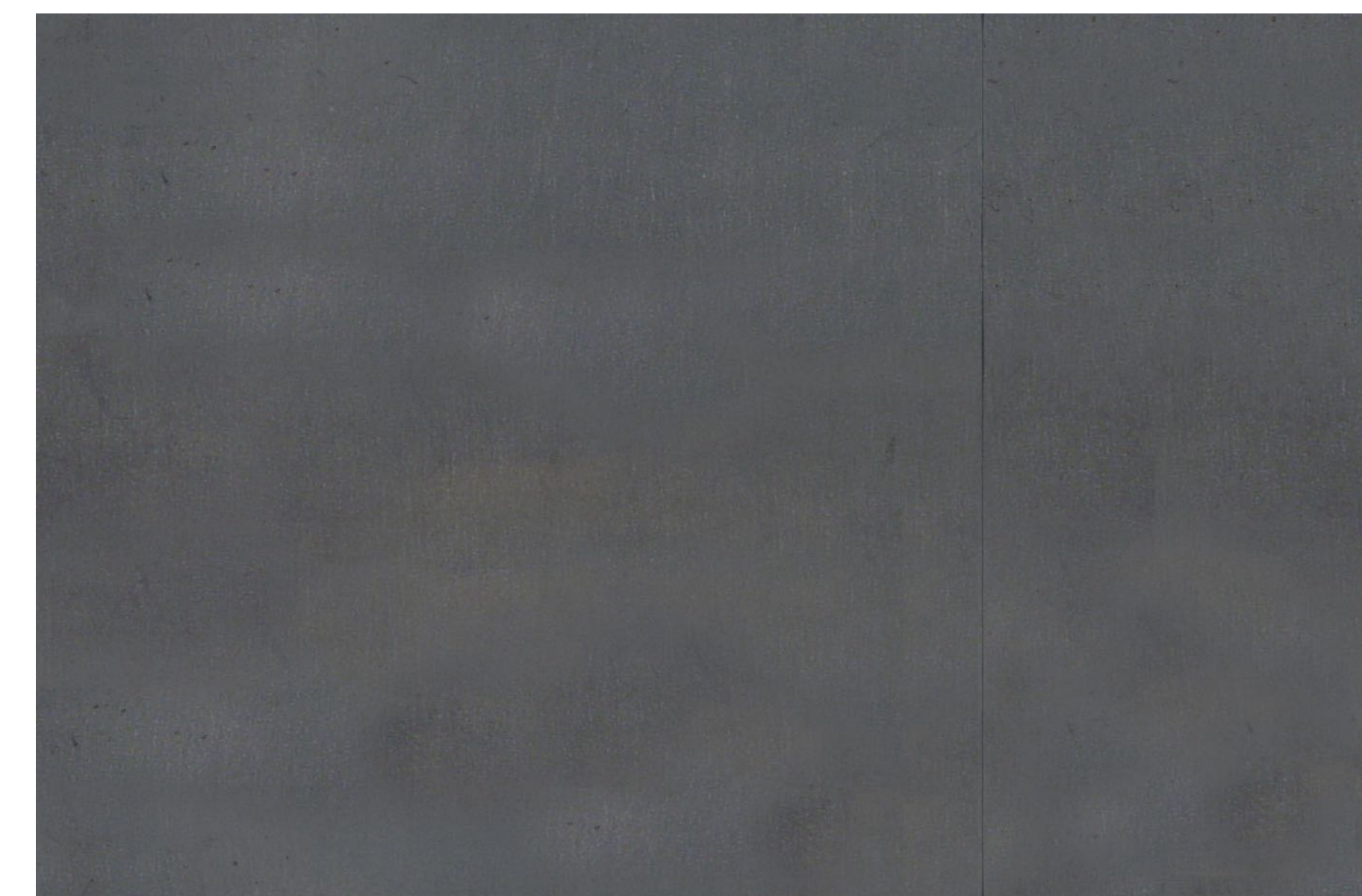
COR-TEN STEEL TRIM DETAILS - RANDOM



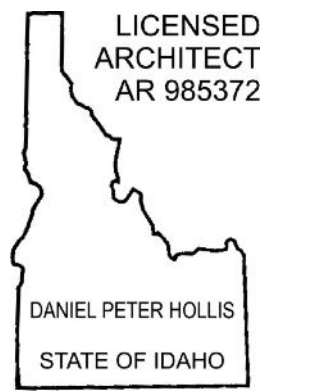
BASALTIC/LAVA STONE ALL MASONRY SURFACES



TILE AT POOL



CONCRETE ALL EXPOSED RETAINING AND CONCRETET SURFACES



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D.REVIEW	_____
PRE-AP	_____
CITY REV.	_____
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CHECKED BY	DPH
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BALDY
MTN HOUSE

LOT 100/106, PICABO ST.
KETCHUM, IDAHO

MATERIALS

A-0.8



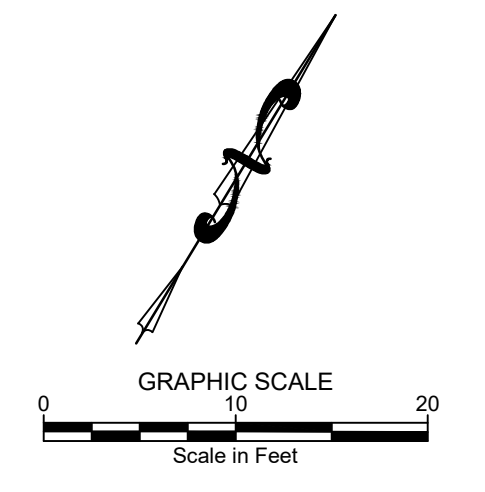
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- NOTES**
- The purpose of this map is to show topographical information as it existed on the date the field survey was performed. Changes may have occurred to site conditions since survey date (10/22/2020).
 - Boundary information is based on Found Monumentation. Please refer to the recorded plat of Amended Lot 2, Warm Springs Village Subd., 2nd Addition Revised, Instr# 281788 and Warm Springs Village Subd., 2nd Addition Revised: Block 1: Lot 14, Instr# 415572, records of Blaine County, Idaho. Refer to the Plat Notes, Conditions, Covenants, and Restrictions on Original Plats.
 - Underground utility locations are based on above ground appearances / utilities visible at the time of the survey and City Maps. Utilities should be located prior to any excavation.
 - Galena Engineering Inc. has not received a Title Policy from the client and has not been requested to obtain one. Relevant information that may be contained within a Title Policy may therefore not appear on this map and may affect items shown hereon. It is the responsibility of the client to determine the significance of the Title Policy information and determine whether it should be included. If the client desires for the information to be included they must furnish said information to Galena Engineering, Inc. and request it be added to this map.
 - Benchmark is top of 1/2" Rebar with no cap at the northwest corner of Amended Lot 2, elevation = 5887.64. Point elevations shown are truncated (i.e. 19.2 is 5819.2). Vertical Datum is NAVD 1988.
 - Flood information is based on the Flood Insurance Study for: Blaine County, Idaho, Community Number 16013C, Panel No. 16013C 0442E, dated November 26, 2010. The area within the floodplain is in a Zone AO with anticipated flood depths of 1.0'. Per City of Ketchum Code 17.88.060 B.2.b: New construction and substantial improvement of any residential structure in any AO zone shall have the lowest floor, including basement, elevated to or above the highest adjacent grade at least as high as the FIRM's depth number plus twenty four inches (24"). This would be 3.0' above adjacent grade in this area.

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	35.87'	17.07'	120°23'17"	S59°40'22"E	29.62'
C2	54.11'	52.74'	058°47'14"	S30°21'45"W	51.77'

- LEGEND**
- | | |
|------------------------------------|--|
| Property Line | --- PB --- Buried Power Line |
| Adjoiner's Lot Line | --- Light --- |
| Centerline | --- PBOX --- Power Box |
| Easement, type and width as shown | --- PMTR --- Power Meter |
| FD1/2 = Found 1/2" Rebar | --- Sewer Main --- |
| CNTRL = Survey Control | --- SMH --- Sewer Manhole |
| 5/8" Rebar to be Set | --- CB --- Catch Basin |
| Magnetic Nail and Washer to be Set | --- WM --- Water Main |
| 9' Contour Interval | --- WS --- Water Service |
| 1' Contour Interval | --- WV --- Water Valve |
| DL = Dripline of Vegetation | --- AP --- Angle Point |
| Curb & Gutter | --- BEG --- Beginning |
| FNC = Fence Line | --- BOLL --- Bollard |
| Building | --- BOW --- Back of Walk |
| Asphalt | --- CC --- Curb Cut |
| Concrete Sidewalk | --- CLUST --- Cluster |
| Gravel Drive | --- COR --- Corner |
| Pavers | --- EOA --- Edge of Asphalt |
| RTW = Retaining/Landscape Wall | --- EOC --- Edge of Concrete |
| EOG = Edge Of Gravel | --- EOP --- Edge of Pavers |
| CT = Conifer Tree | --- FF --- Finished Floor |
| DT = Deciduous Tree | --- IC --- Illegible Cap |
| SGN = Sign | --- LP --- Lip of Gutter |
| Flood Plain | --- NC --- No Cap |
| GM = Gas Main | --- NG --- Natural Ground |
| TVBOX = Cable TV Riser | --- PC --- Point of Curve |
| PHBOX = Telephone Riser | --- PT --- Point of Tangent |
| | --- P.U.E. --- Public Utility Easement |
| | --- RP --- Reference Point |
| | --- TA --- Top of Asphalt |



A TOPOGRAPHIC MAP SHOWING
LOTS 2A & 14B, WARM SPRINGS VILLAGE SUBD. 2ND ADD. REVISED
100 AND 106 PICABO ST
 LOCATED WITHIN SECTION 14, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR BRIAN BARSBOTTI

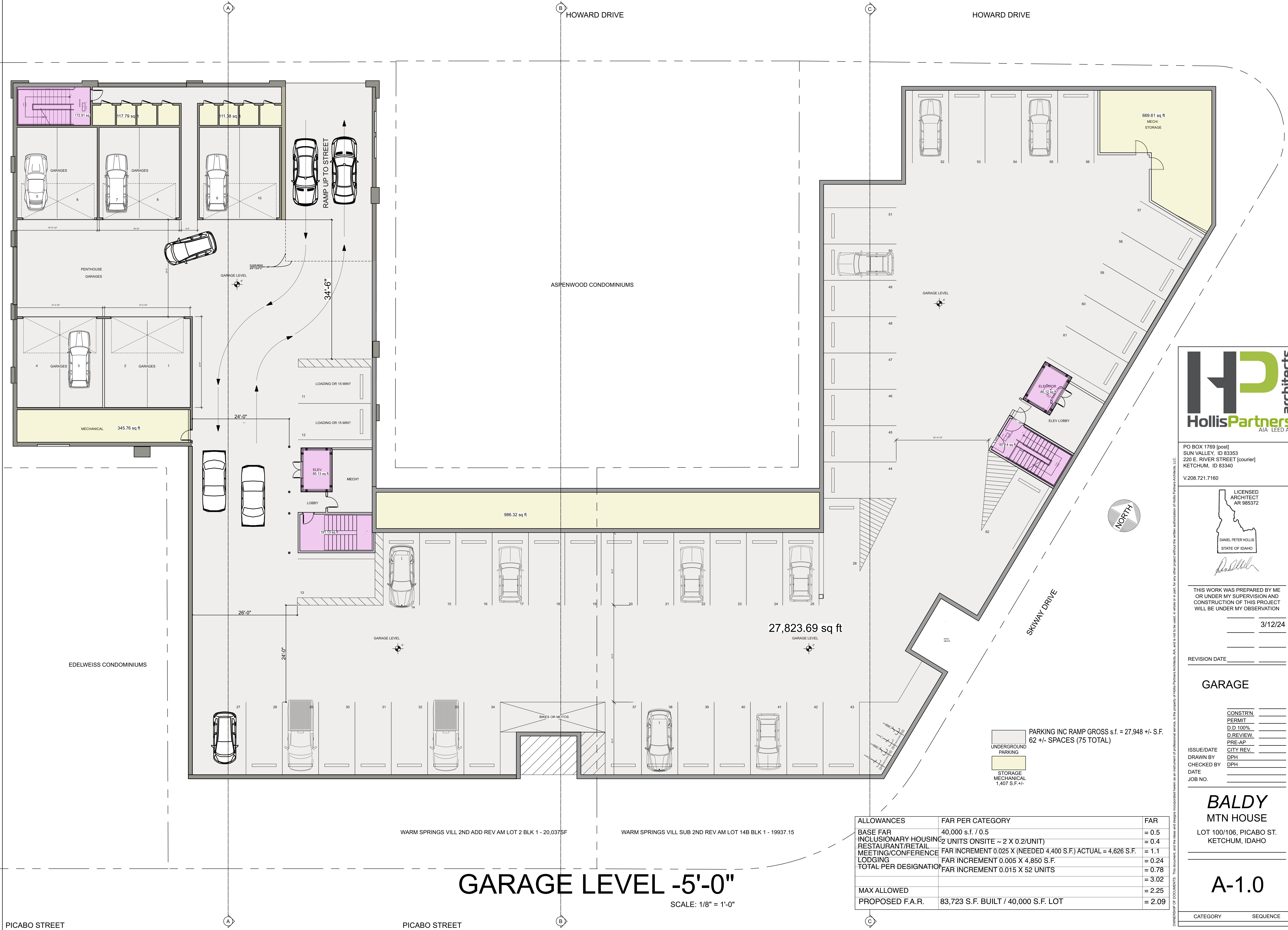


DESIGNED BY: CT
 DRAWN BY: SMF
 CHECKED BY:

GALENA
ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 317 N. River Street
 Hailey, Idaho 83433
 email: galena@galena-engineering.com

NO.	DATE	BY	REVISIONS

PURPOSE:
NO. DATE BY REVISIONS
TOPO



GARAGE LEVEL -5'-0"

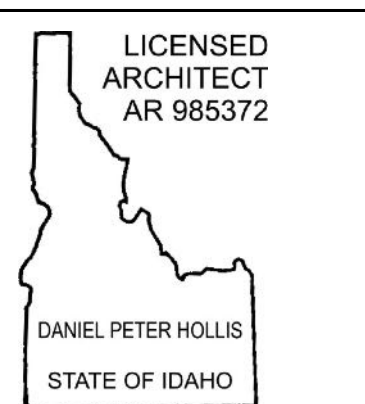
SCALE: 1/8" = 1'-0"

ALLOWANCES	FAR PER CATEGORY	FAR
BASE FAR	40,000 s.f. / 0.5	= 0.5
INCLUSIONARY HOUSING	2 UNITS ONSITE ~ 2 X 0.2/UNIT	= 0.4
RESTAURANT/RETAIL	FAR INCREMENT 0.025 X (NEEDED 4,400 S.F.) ACTUAL = 4,626 S.F.	= 1.1
MEETING/CONFERENCE	FAR INCREMENT 0.005 X 4,850 S.F.	= 0.24
LODGING	FAR INCREMENT 0.005 X 4,850 S.F.	= 0.24
TOTAL PER DESIGNATION	FAR INCREMENT 0.015 X 52 UNITS	= 0.78
		= 3.02
MAX ALLOWED		= 2.25
PROPOSED F.A.R.	83,723 S.F. BUILT / 40,000 S.F. LOT	= 2.09

PAVING INC RAMP GROSS S.F. = 27,948 +/- S.F.
 62 +/- SPACES (75 TOTAL)
 UNDERGROUND PARKING
 STORAGE MECHANICAL 1,407 S.F. +/-



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REVISION DATE

GARAGE

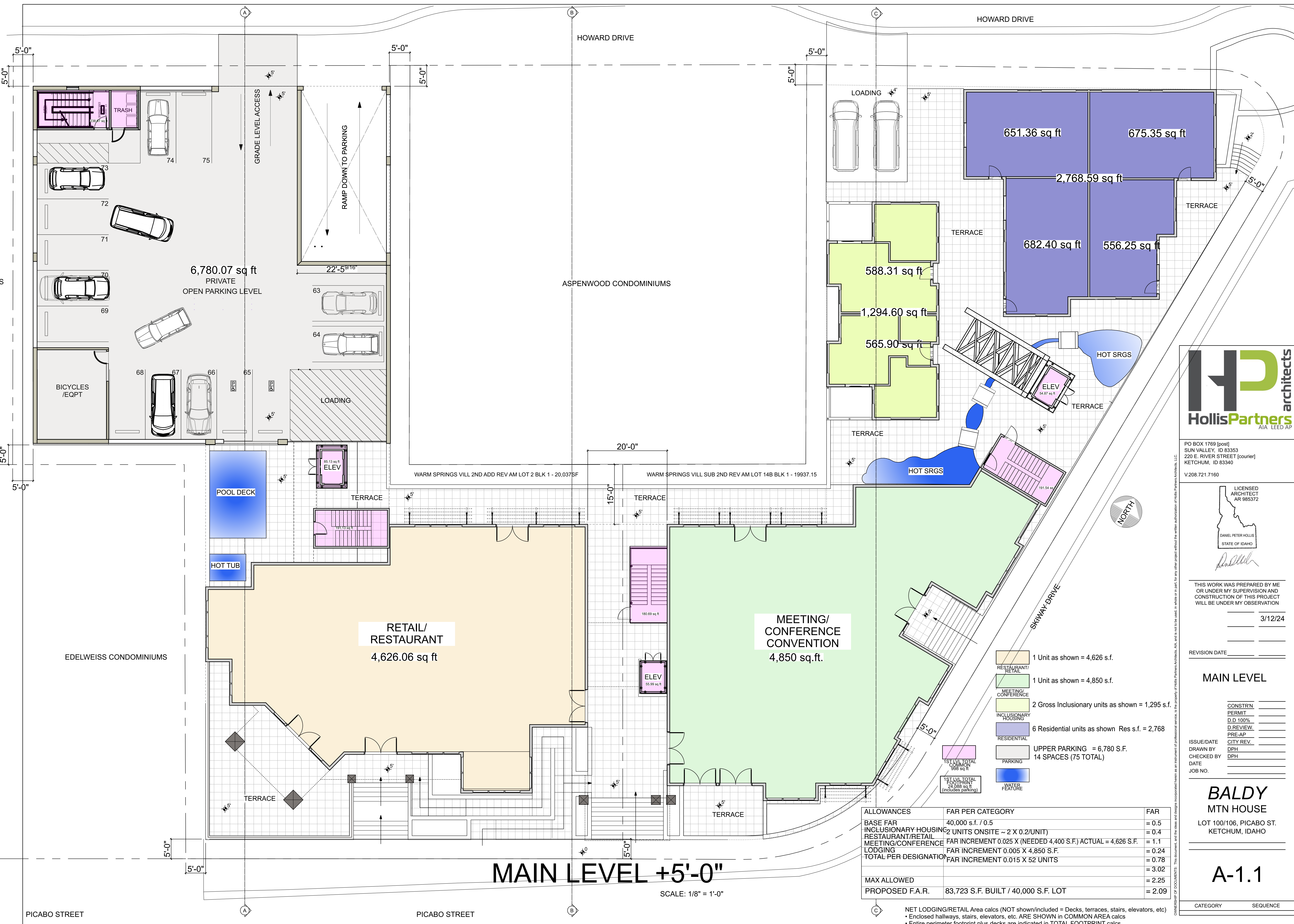
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PERMIT	_____
D.D. 100%	_____
D.REVIEW	_____
PRE-AP	_____
CITY REV.	_____
ISSUE/DATE	_____
DRAWN BY	DPH
CHECKED BY	DPH
DATE	_____
JOB NO.	_____

BALDY
MTN HOUSE
 LOT 100/106, PICABO ST.
 KETCHUM, IDAHO

A-1.0

CATEGORY	SEQUENCE

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MAIN LEVEL +5'-0"

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

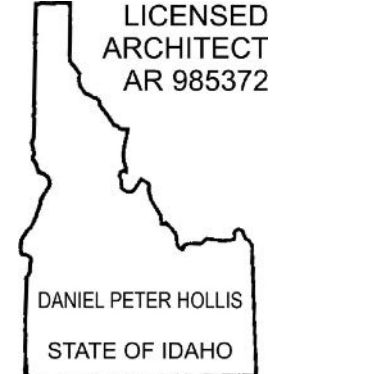
- 1 Unit as shown = 4,626 s.f.
- 1 Unit as shown = 4,850 s.f.
- 2 Gross Inclusionary units as shown = 1,295 s.f.
- 6 Residential units as shown Res s.f. = 2,768
- UPPER PARKING = 6,780 S.F.
- 14 SPACES (75 TOTAL)
- WATER FEATURE

ALLOWANCES	FAR PER CATEGORY	FAR
BASE FAR	40,000 s.f. / 0.5	= 0.5
INCLUSIONARY HOUSING	2 UNITS ONSITE ~ 2 X 0.2/UNIT	= 0.4
RESTAURANT/RETAIL	FAR INCREMENT 0.025 X (NEEDED 4,400 S.F.) ACTUAL = 4,626 S.F.	= 1.1
MEETING/CONFERENCE	FAR INCREMENT 0.005 X 4,850 S.F.	= 0.24
LODGING	FAR INCREMENT 0.005 X 4,850 S.F.	= 0.24
TOTAL PER DESIGNATION	FAR INCREMENT 0.015 X 52 UNITS	= 0.78
		= 3.02
MAX ALLOWED		= 2.25
PROPOSED F.A.R.	83,723 S.F. BUILT / 40,000 S.F. LOT	= 2.09

NET LODGING/RETAIL Area calcs (NOT shown/included = Decks, terraces, stairs, elevators, etc)
 • Enclosed hallways, stairs, elevators, etc. ARE SHOWN IN COMMON AREA calcs
 • Entire perimeter footprint plus decks are indicated in TOTAL FOOTPRINT calcs



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REVISION DATE _____

MAIN LEVEL

CONSTRN	PERMIT	D.D 100%	D.REVIEW	PRE-AP	CITY REV.
_____	_____	_____	_____	_____	_____

ISSUE/DATE _____
 DRAWN BY DPH
 CHECKED BY DPH
 DATE _____
 JOB NO. _____

BALDY MTN HOUSE
 LOT 100/106, PICABO ST.
 KETCHUM, IDAHO

A-1.1

CATEGORY	SEQUENCE
_____	_____



SECOND LEVEL +19'-0"

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

19 Lodging units as shown Total s.f. = 17,779

- RESTAURANT/RETAIL
- MEETING/CONFERENCE
- INCLUSIONARY HOUSING
- RESIDENTIAL
- PARKING
- WATER FEATURE

2ND LVL TOTAL COMMON 3,763 sq ft

2ND LVL TOTAL FOOTPRINT 24,711 sq ft

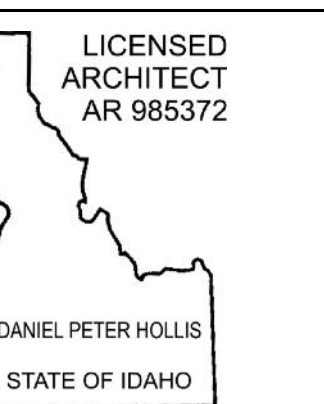
ALLOWANCES	FAR PER CATEGORY	FAR
BASE FAR	40,000 s.f. / 0.5	= 0.5
INCLUSIONARY HOUSING	2 UNITS ONSITE ~ 2 X 0.2/UNIT	= 0.4
RESTAURANT/RETAIL	FAR INCREMENT 0.025 X (NEEDED 4,400 S.F.) ACTUAL = 4,626 S.F.	= 1.1
MEETING/CONFERENCE	FAR INCREMENT 0.005 X 4,850 S.F.	= 0.24
LODGING	FAR INCREMENT 0.015 X 52 UNITS	= 0.78
TOTAL PER DESIGNATION		= 3.02
MAX ALLOWED		= 2.25
PROPOSED F.A.R.	83,723 S.F. BUILT / 40,000 S.F. LOT	= 2.09

NET LODGING Area calcs (NOT shown/included = Decks, terraces, stairs, elevators, etc)
 • Enclosed hallways, stairs, elevators, etc. ARE SHOWN in COMMON AREA calcs
 • Entire perimeter footprint plus decks are indicated in TOTAL FOOTPRINT calcs



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 KETCHUM, ID 83340

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3/12/24

REVISION DATE _____

SECOND LEVEL

CONSTRN	_____
PERMIT	_____
D.D. 100%	_____
D.REVIEW	_____
PRE-AP	_____
CITY REV.	_____
ISSUE/DATE	_____
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JOB NO.	_____

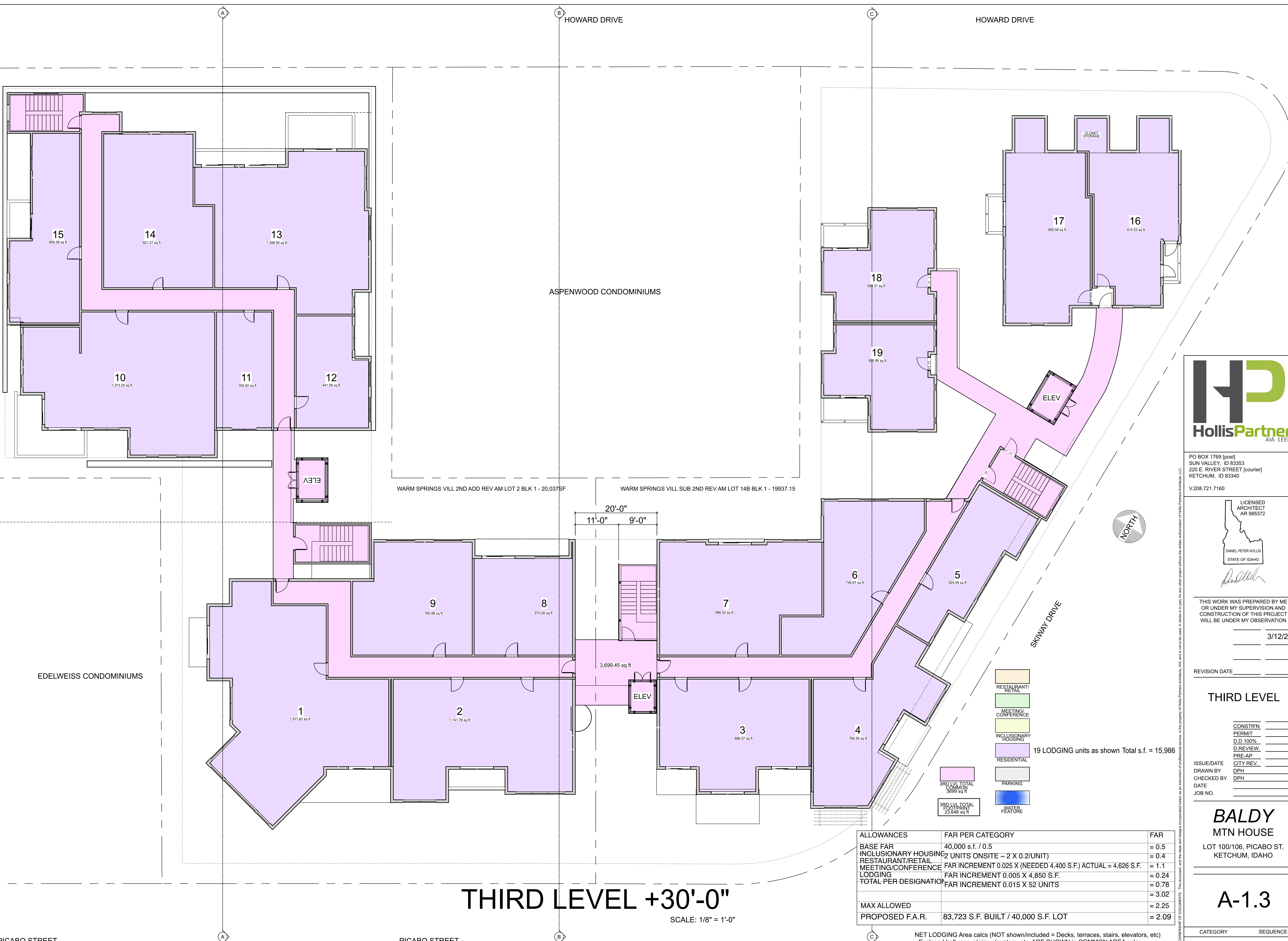
BALDY MTN HOUSE

LOT 100/106, PICABO ST.
 KETCHUM, IDAHO

A-1.2

CATEGORY	SEQUENCE

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THIRD LEVEL +30'-0"

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

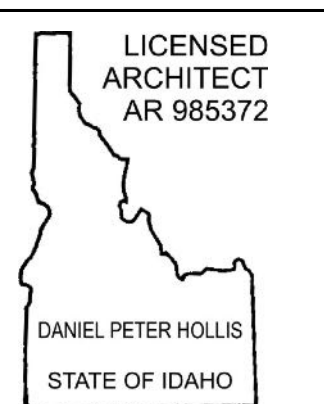
- RESTAURANT/RETAIL
 - MEETING/CONFERENCE
 - INCLUSIONARY HOUSING
 - RESIDENTIAL
 - PARKING
 - WATER FEATURE
- 19 LODGING units as shown Total s.f. = 15,986

ALLOWANCES	FAR PER CATEGORY	FAR
BASE FAR	40,000 s.f. / 0.5	= 0.5
INCLUSIONARY HOUSING	2 UNITS ONSITE ~ 2 X 0.2/UNIT	= 0.4
RESTAURANT/RETAIL	FAR INCREMENT 0.025 X (NEEDED 4,400 S.F.) ACTUAL = 4,626 S.F.	= 1.1
MEETING/CONFERENCE	FAR INCREMENT 0.005 X 4,850 S.F.	= 0.24
LODGING	FAR INCREMENT 0.015 X 52 UNITS	= 0.78
TOTAL PER DESIGNATION		= 3.02
MAX ALLOWED		= 2.25
PROPOSED F.A.R.	83,723 S.F. BUILT / 40,000 S.F. LOT	= 2.09

NET LODGING Area calcs (NOT shown/included = Decks, terraces, stairs, elevators, etc)
 • Enclosed hallways, stairs, elevators, etc. ARE SHOWN in COMMON AREA calcs
 • Entire perimeter footprint plus decks are indicated in TOTAL FOOTPRINT calcs



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THIRD LEVEL

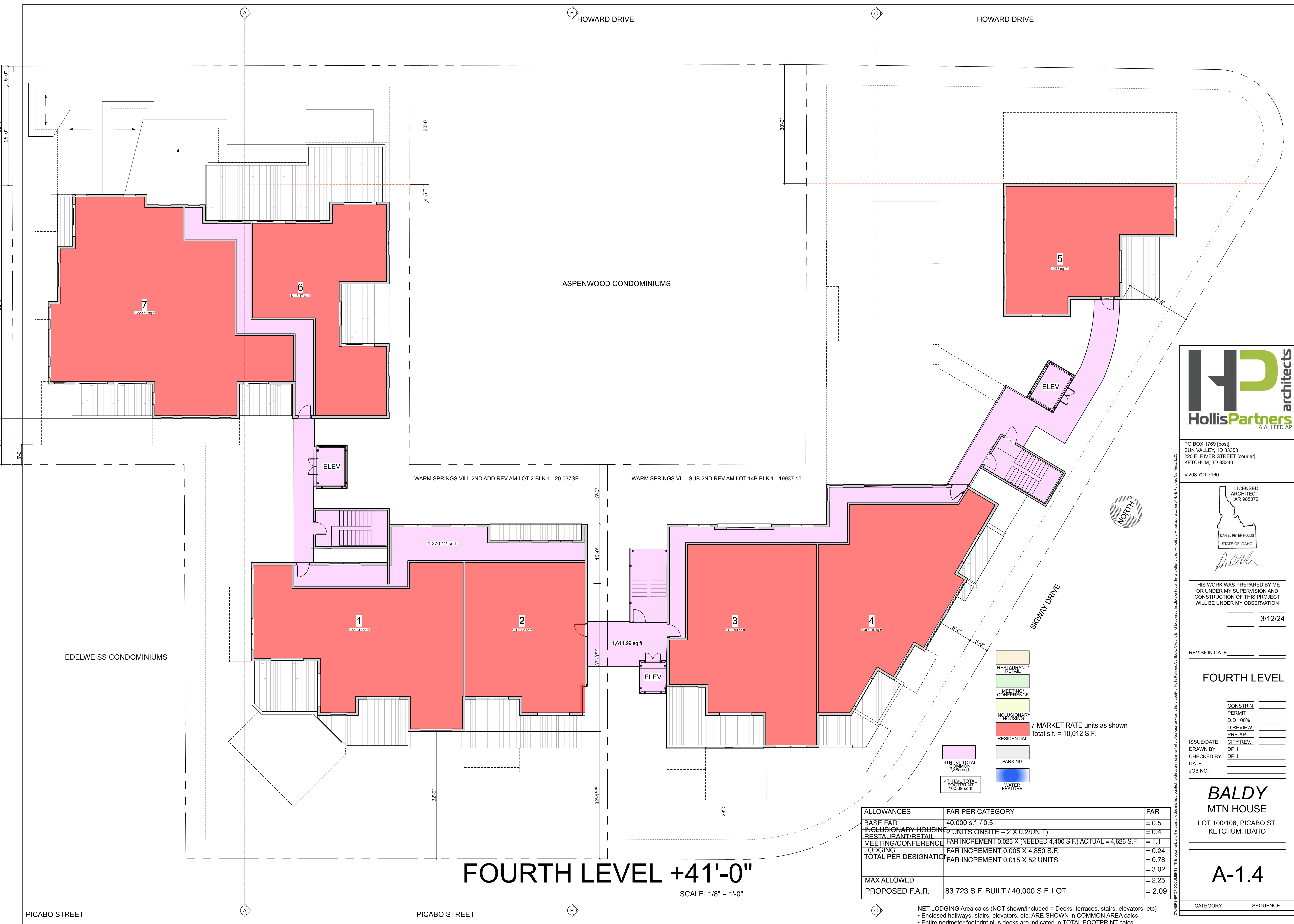
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PERMIT	_____
D.D. 100%	_____
D.REVIEW	_____
PRE-AP	_____
CITY REV.	_____
ISSUE/DATE	_____
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DATE	_____
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BALDY MTN HOUSE

LOT 100/106, PICABO ST.
 KETCHUM, IDAHO

A-1.3

CATEGORY	SEQUENCE



FOURTH LEVEL +41'-0"

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

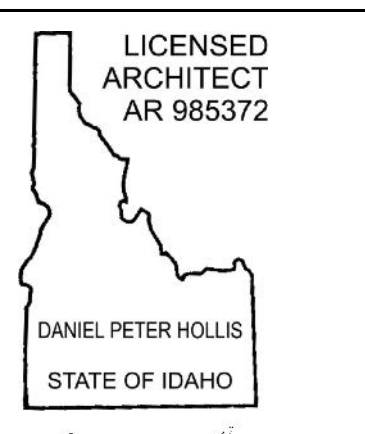
- RESTAURANT/RETAIL
 - MEETING/CONFERENCE
 - INCLUSIONARY HOUSING
 - RESIDENTIAL
 - PARKING
 - WATER FEATURE
- 7 MARKET RATE units as shown
Total s.f. = 10,012 S.F.

ALLOWANCES	FAR PER CATEGORY	FAR
BASE FAR	40,000 s.f. / 0.5	= 0.5
INCLUSIONARY HOUSING	2 UNITS ONSITE ~ 2 X 0.2/UNIT	= 0.4
RESTAURANT/RETAIL	FAR INCREMENT 0.025 X (NEEDED 4,400 S.F.) ACTUAL = 4,626 S.F.	= 1.1
MEETING/CONFERENCE	FAR INCREMENT 0.005 X 4,850 S.F.	= 0.24
LODGING	FAR INCREMENT 0.015 X 52 UNITS	= 0.78
TOTAL PER DESIGNATION		= 3.02
MAX ALLOWED		= 2.25
PROPOSED F.A.R.	83,723 S.F. BUILT / 40,000 S.F. LOT	= 2.09

NET LODGING Area calcs (NOT shown/included = Decks, terraces, stairs, elevators, etc)
 • Enclosed hallways, stairs, elevators, etc. ARE SHOWN in COMMON AREA calcs
 • Entire perimeter footprint plus decks are indicated in TOTAL FOOTPRINT calcs



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FOURTH LEVEL

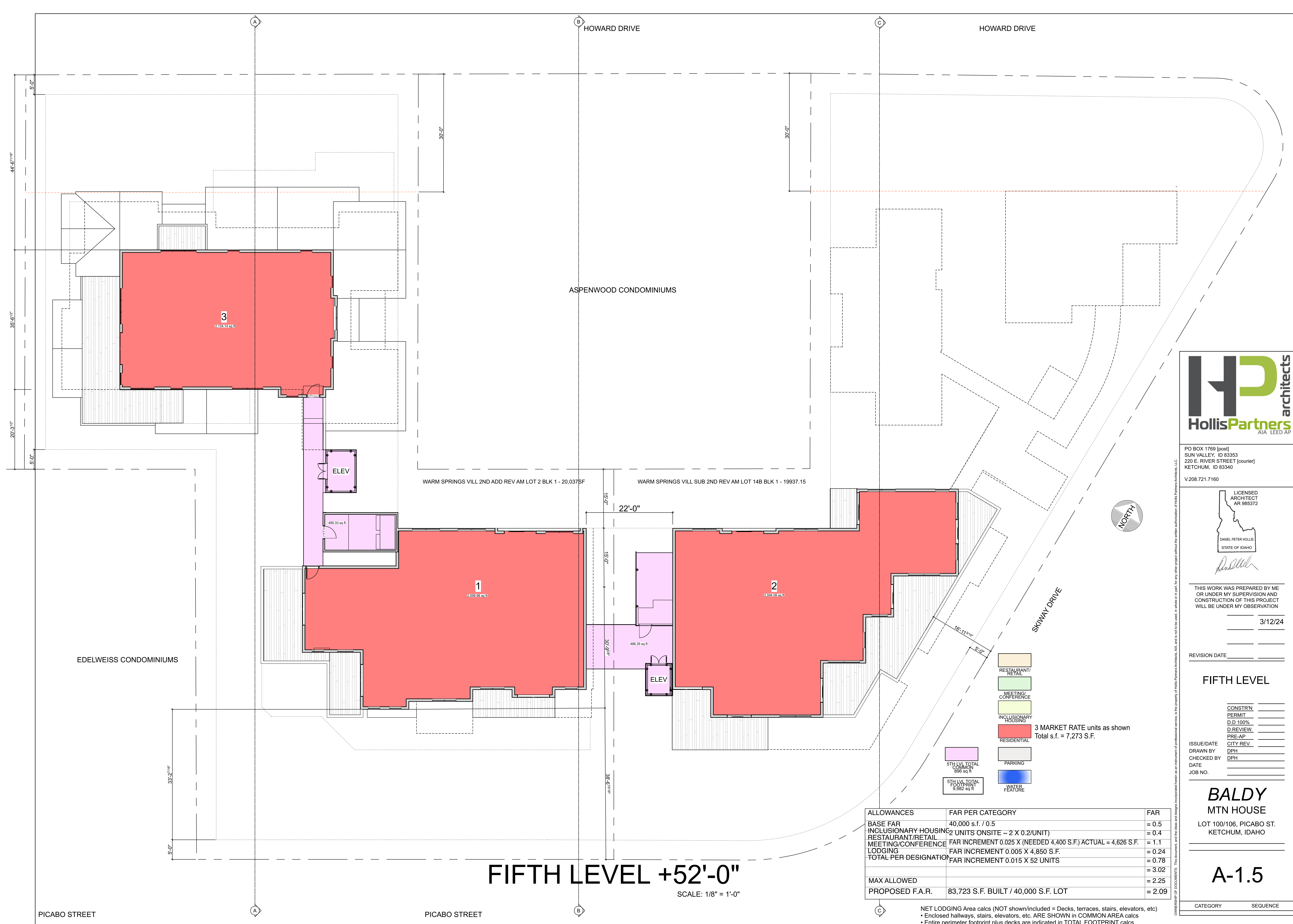
- CONSTRN _____
 - PERMIT _____
 - D.D. 100% _____
 - D.REVIEW _____
 - PRE-AP _____
 - CITY REV. _____
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BALDY
MTN HOUSE
 LOT 100/106, PICABO ST.
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A-1.4

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FIFTH LEVEL +52'-0"

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

RESTAURANT/RETAIL
 MEETING/CONFERENCE
 INCLUSIONARY HOUSING
 RESIDENTIAL
 PARKING
 WATER FEATURE

5TH LVL TOTAL COMMON 896 sq ft
 5TH LVL TOTAL FOOTPRINT 9,982 sq ft

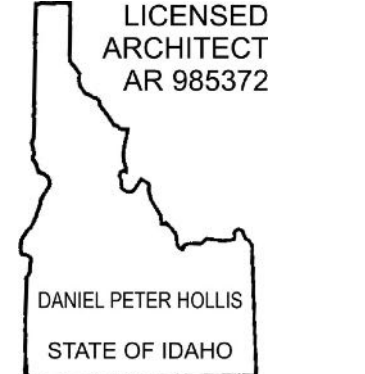
3 MARKET RATE units as shown
 Total s.f. = 7,273 S.F.

ALLOWANCES	FAR PER CATEGORY	FAR
BASE FAR	40,000 s.f. / 0.5	= 0.5
INCLUSIONARY HOUSING	2 UNITS ONSITE ~ 2 X 0.2/UNIT	= 0.4
RESTAURANT/RETAIL	FAR INCREMENT 0.025 X (NEEDED 4,400 S.F.) ACTUAL = 4,626 S.F.	= 1.1
MEETING/CONFERENCE	FAR INCREMENT 0.005 X 4,850 S.F.	= 0.24
LODGING	FAR INCREMENT 0.015 X 52 UNITS	= 0.78
TOTAL PER DESIGNATION		= 3.02
MAX ALLOWED		= 2.25
PROPOSED F.A.R.	83,723 S.F. BUILT / 40,000 S.F. LOT	= 2.09

NET LODGING Area calcs (NOT shown/included = Decks, terraces, stairs, elevators, etc)
 • Enclosed hallways, stairs, elevators, etc. ARE SHOWN in COMMON AREA calcs
 • Entire perimeter footprint plus decks are indicated in TOTAL FOOTPRINT calcs



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FIFTH LEVEL

CONSTRN	PERMIT	D.D. 100%	D.REVIEW	PRE-AP	CITY REV.
_____	_____	_____	_____	_____	_____

ISSUE/DATE _____
 DRAWN BY DPH
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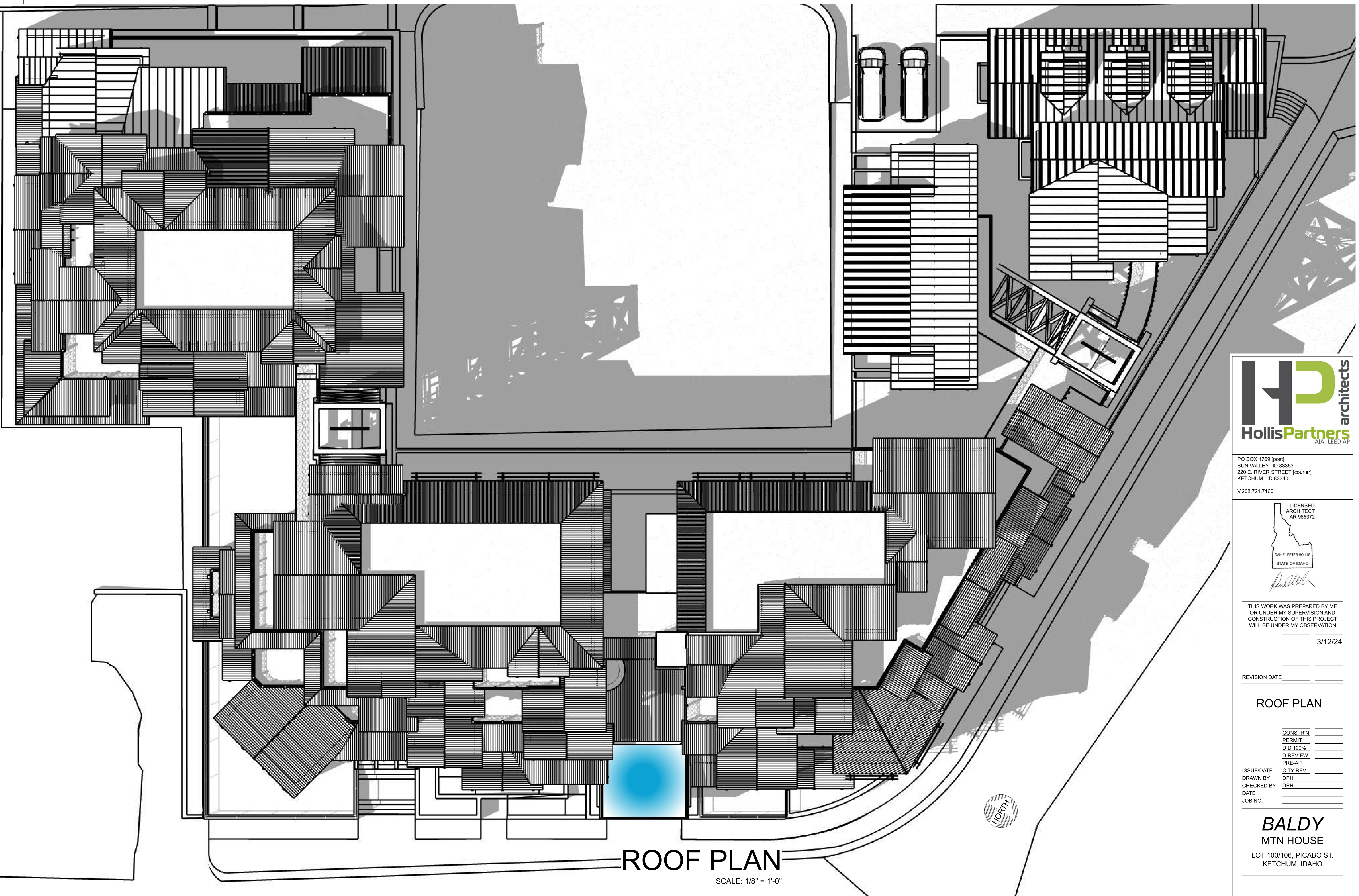
BALDY MTN HOUSE

LOT 100/106, PICABO ST.
 KETCHUM, IDAHO

A-1.5

CATEGORY	SEQUENCE
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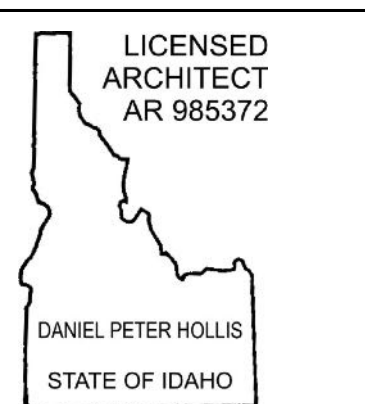


ROOF PLAN

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



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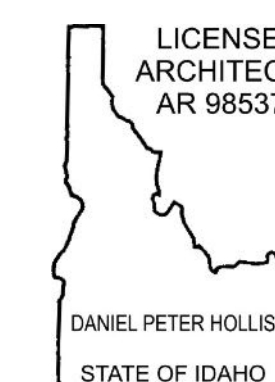
ROOF PLAN

CONSTRN _____
 PERMIT _____
 D.D 100% _____
 D.REVIEW _____
 PRE-AP _____
 CITY REV. _____
 ISSUE/DATE _____
 DRAWN BY DPH _____
 CHECKED BY DPH _____
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BALDY
 MTN HOUSE
 LOT 100/106, PICABO ST.
 KETCHUM, IDAHO

A-1.6

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SOUTH ELEVATION
 SCALE : 1" = 10'-0"



EAST ELEVATION
 SCALE : 1" = 10'-0"

3/12/24

REVISION DATE

CONSTRN _____
 PERMIT _____
 D.D. 100% _____
 D.REVIEW _____
 PRE-AP _____

ISSUE/DATE CITY REV. _____
 DRAWN BY DPH _____
 CHECKED BY DPH _____
 DATE 09/29/20 _____
 JOB NO. 1021 _____

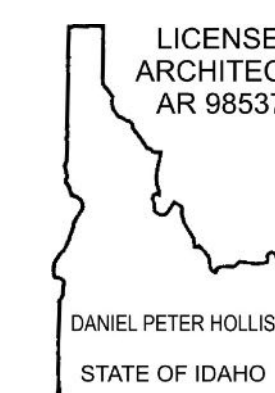
BALDY
 MTN HOUSE

LOT 100/106, PICABO ST.
 KETCHUM, IDAHO

EXT. ELEVATIONS

A-2.0

CATEGORY SEQUENCE



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WEST ELEVATION
 SCALE : 1" = 10'-0"



NORTH ELEVATION
 SCALE : 1" = 10'-0"

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_____	_____
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CONSTRN	_____
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D.REVIEW	_____
PRE-AP	_____
CITY REV.	_____
ISSUE/DATE	_____
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DATE	09/29/20
JOB NO.	1021

BALDY
 MTN HOUSE

LOT 100/106, PICABO ST.
 KETCHUM, IDAHO
EXT. ELEVATIONS

A-2.1



SOUTH ELEVATION
SCALE : 1" = 10'-0"



EAST ELEVATION
SCALE : 1" = 10'-0"



SOUTH EAST ELEVATION
SCALE : 1" = 10'-0"

3/12/24

REVISION DATE

CONSTRN _____
PERMIT _____
D.D.100% _____
D.REVIEW _____
PRE-AP _____

ISSUE/DATE CITY REV. _____
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DATE 09/29/20 _____
JOB NO. 1021 _____

BALDY
MTN HOUSE

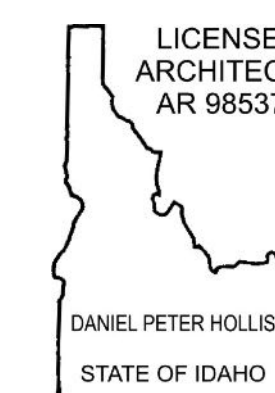
LOT 100/106, PICABO ST.
KETCHUM, IDAHO

EXT. ELEV COLOR

A-2.2

CATEGORY SEQUENCE

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WEST ELEVATION
 SCALE : 1" = 10'-0"



NORTH ELEVATION
 SCALE : 1" = 10'-0"

REVISION DATE _____

CONSTRN	_____
PERMIT	_____
D.D. 100%	_____
D.REVIEW	_____
PRE-AP	_____
CITY REV.	_____
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BALDY
 MTN HOUSE

LOT 100/106, PICABO ST.
 KETCHUM, IDAHO

EXT. ELEV COLOR

A-2.3

CATEGORY SEQUENCE

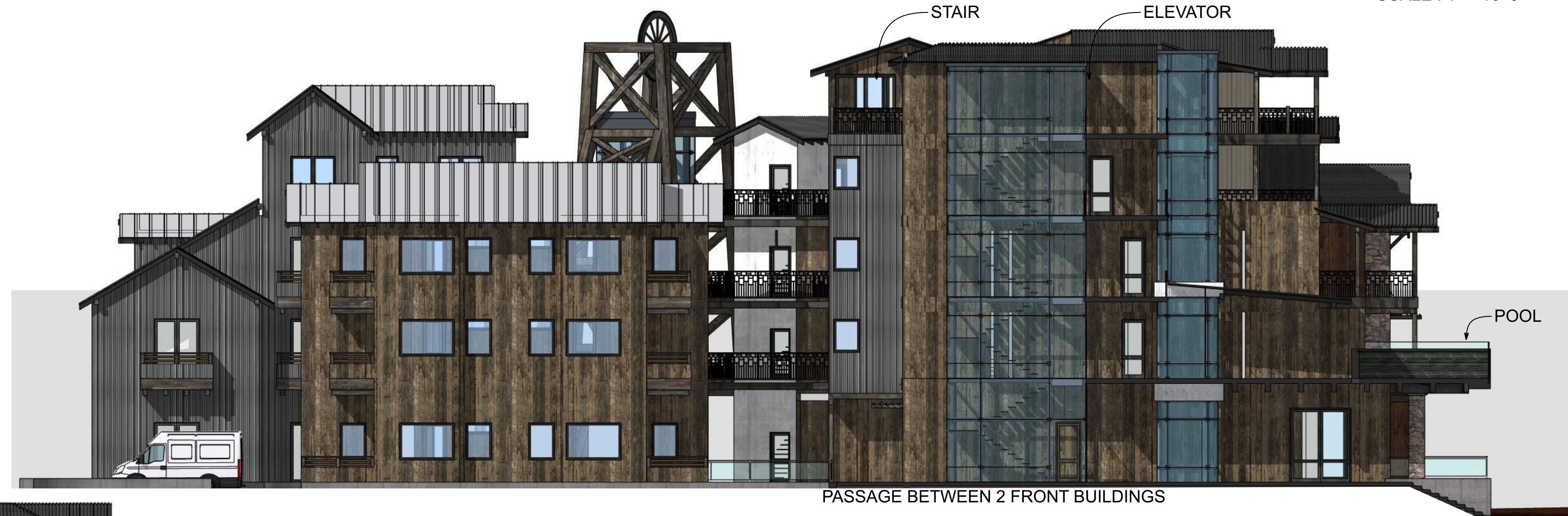
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NORTH ELEVATION
SCALE : 1" = 10'-0"



NORTH ELEVATION + NEIGHBOR CONTEXT
SCALE : 1" = 10'-0"



PASSAGE BETWEEN 2 FRONT BUILDINGS
WEST ELEVATION (EAST BUILDING)
SCALE : 1" = 10'-0"



PASSAGE BETWEEN 2 FRONT BUILDINGS
EAST ELEVATION (WEST BUILDING)
SCALE : 1" = 10'-0"

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D.D. 100%	_____
D.REVIEW	_____
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CITY REV.	_____
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BALDY
MTN HOUSE

LOT 100/106, PICABO ST.
KETCHUM, IDAHO
EXT. ELEV IN
CONTEXT

A-2.4

CATEGORY SEQUENCE



SOUTH ELEVATION



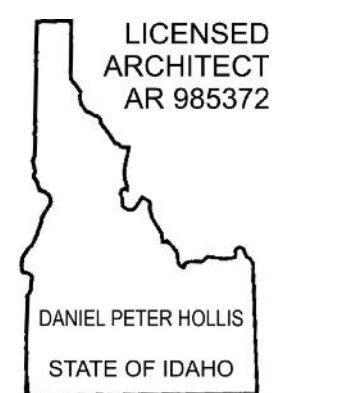
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



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D.D. 100%	_____
D.REVIEW	_____
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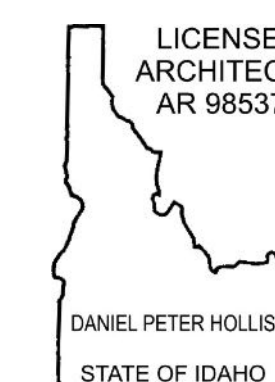
LOT 100/106, PICABO ST.
 KETCHUM, IDAHO

EXT. ELEVATIONS
 + LANDSCAPE

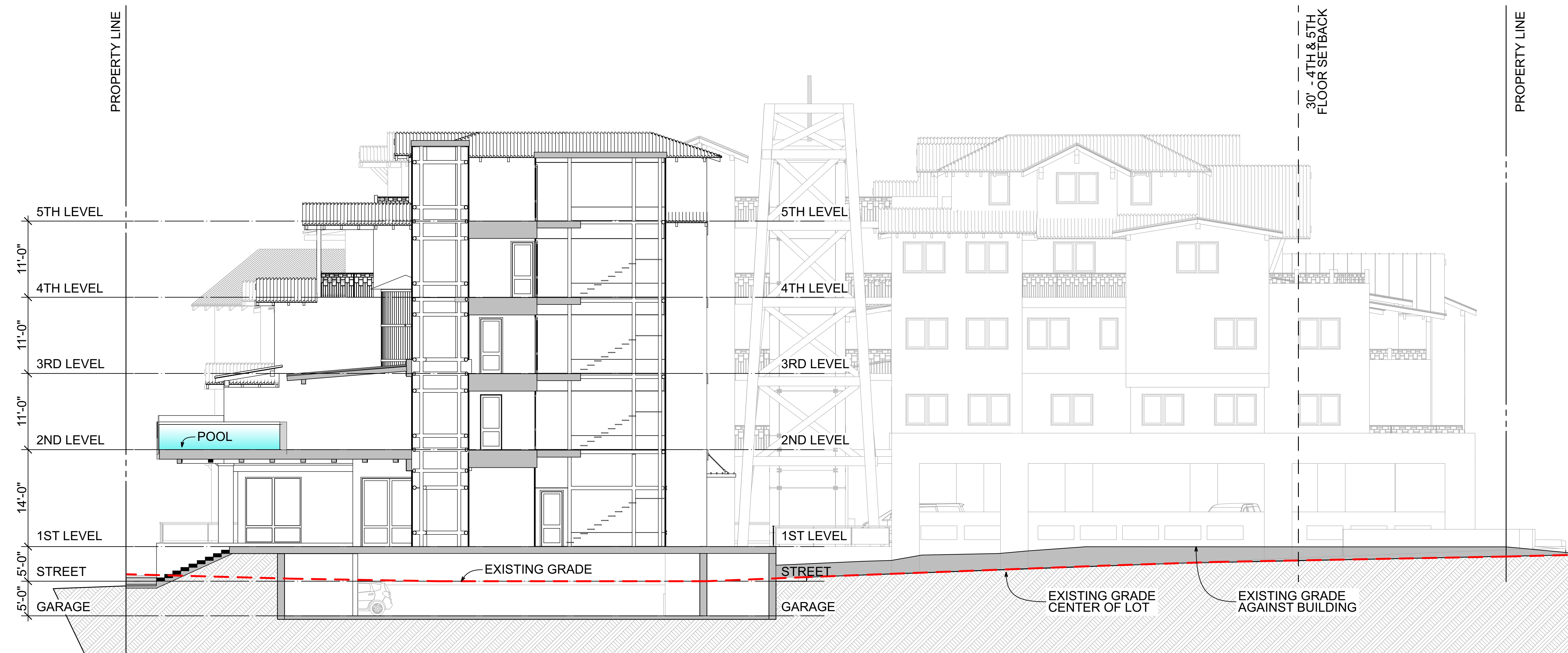
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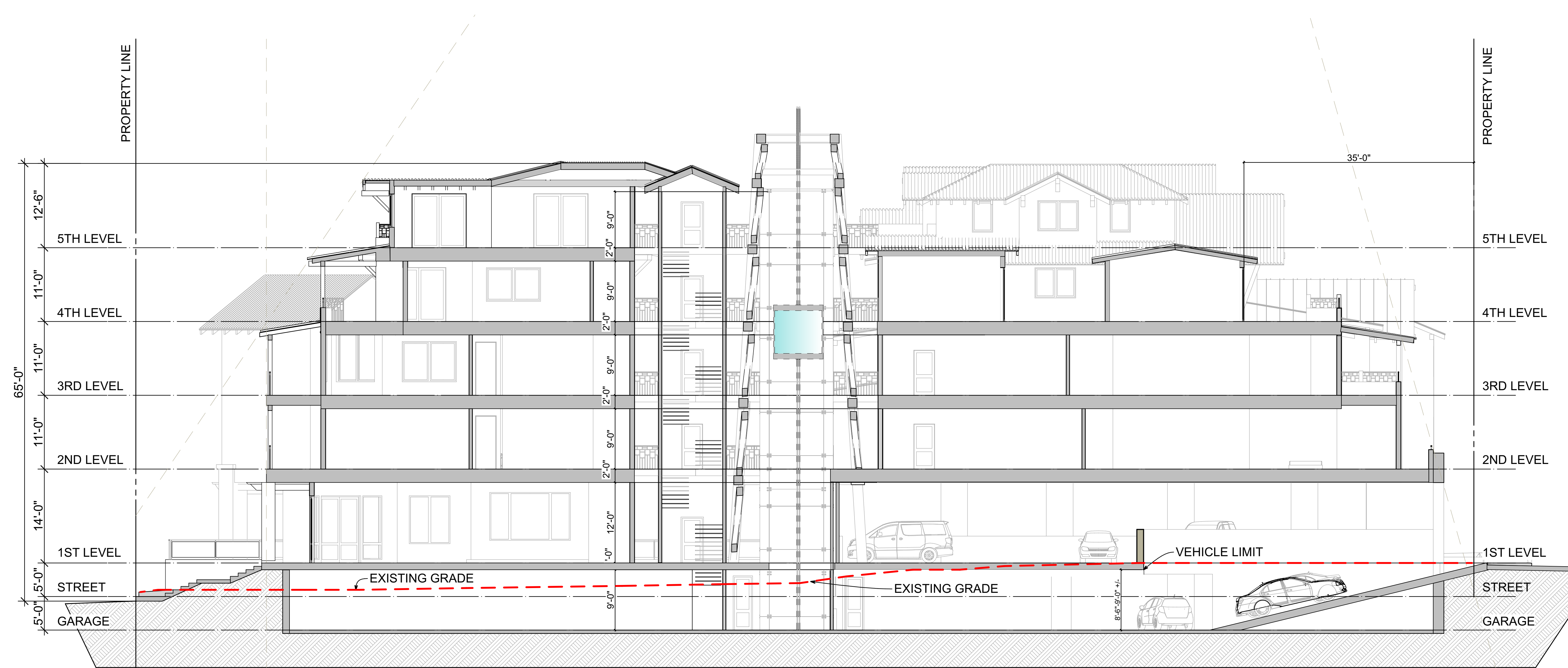
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BUILDING SECTION N/S CENTRAL ENTRY



BUILDING SECTION N/S WEST ENTRY THRU REAR RAMP

3/12/24

REVISION DATE

CONSTRN	_____
PERMIT	_____
D.D. 100%	_____
D.REVIEW	_____
PRE-AP	_____
CITY REV.	_____
ISSUE/DATE	_____
DRAWN BY	DPH
CHECKED BY	DPH
DATE	09/29/20
JOB NO.	1021

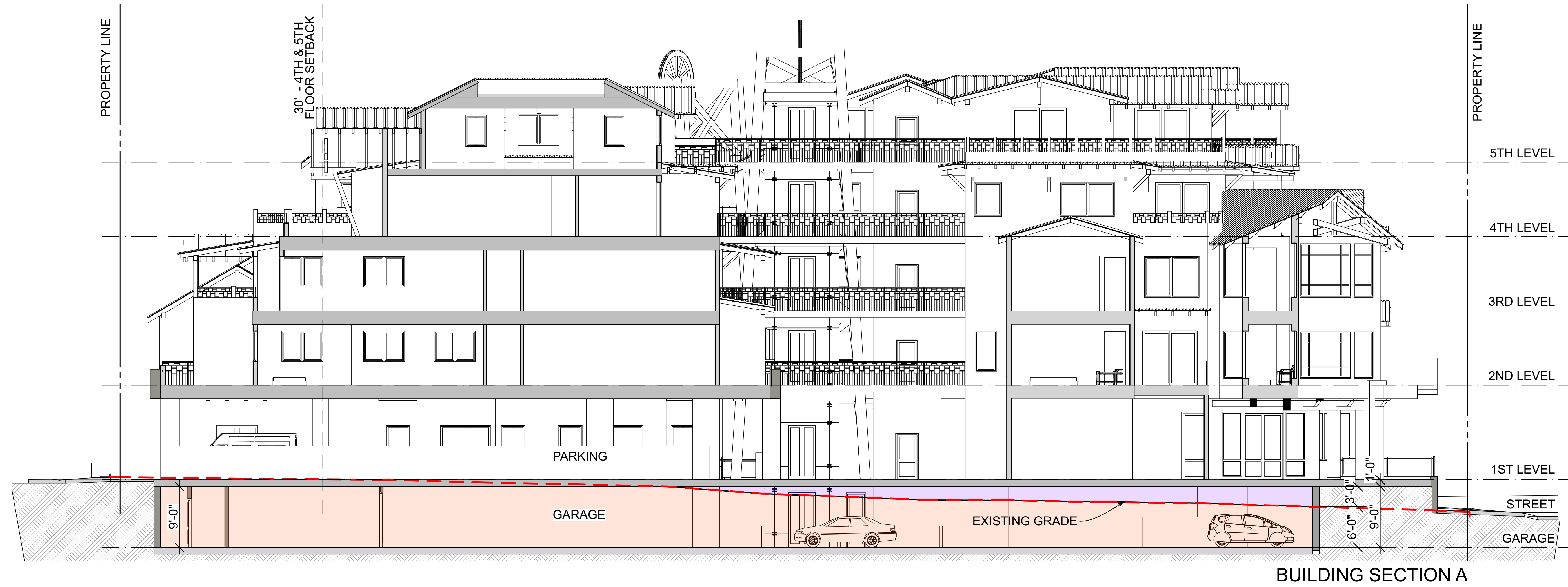
BALDY
 MTN HOUSE

LOT 100/106, PICABO ST.
 KETCHUM, IDAHO
BUILDING SECTIONS

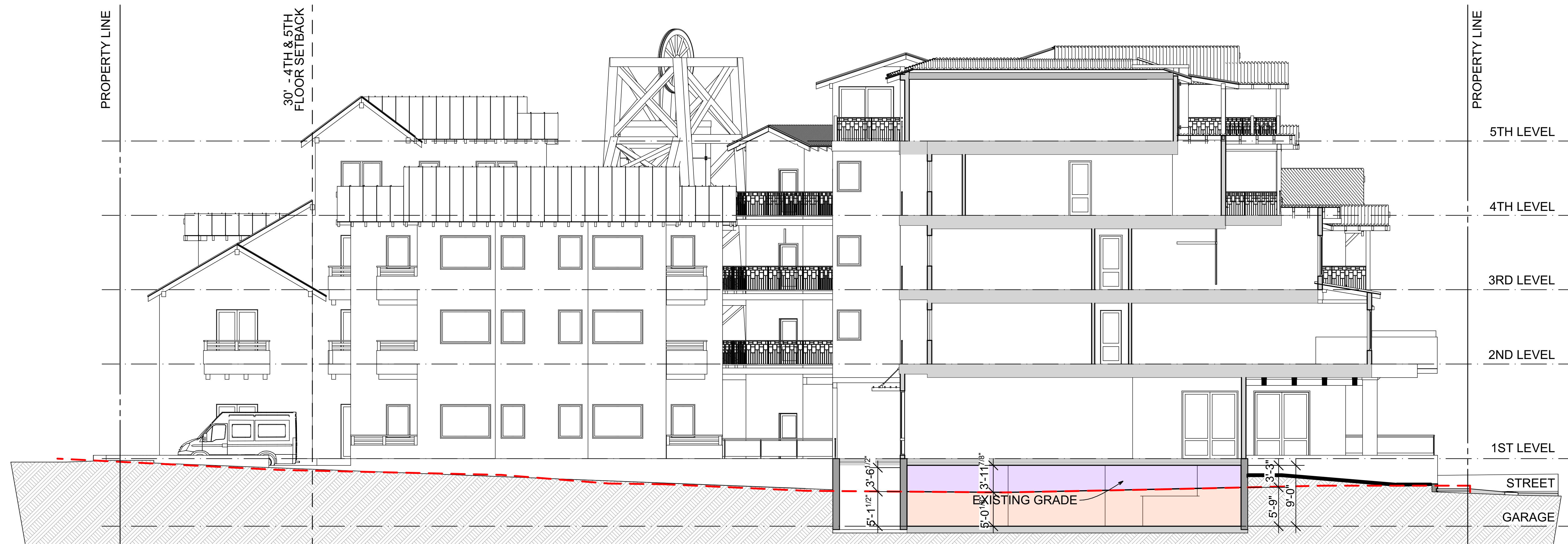
A-3.1

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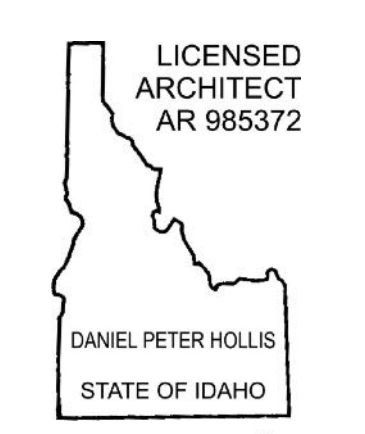


BUILDING SECTION A



BUILDING SECTION B

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REVISION DATE	3/12/24
CONSTRN	_____
PERMIT	_____
D.D. 100%	_____
D.REVIEW	_____
PRE-AP	_____
CITY REV.	_____
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BALDY
 MTN HOUSE

LOT 100/106, PICABO ST.
 KETCHUM, IDAHO
SITE SECTIONS

A-3.2



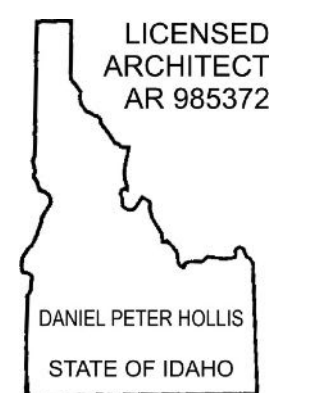
BUILDING SECTION C



NOTE: NO PART OF THE UNDERGROUND PARKING GARAGE CEILING PROJECTS PAST THE 4'-0" INVISIBLE HEIGHT PLANE



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REVISION DATE	3/12/24
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PERMIT	_____
D.D. 100%	_____
D.REVIEW	_____
PRE-AP	_____
CITY REV.	_____
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MTN HOUSE

LOT 100/106, PICABO ST.
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A-3.3

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Ketchum, ID 83340
v 208.721.7160

14th March 2024

City of Ketchum – Planners
P.O Box 2315
480 East Ave. N.
Ketchum, ID 83340

Dear City of Ketchum Planners,

This is HRA's statement on how the design concept/ project meets the Warm Springs Area Base Village design guidelines. The following response reacts to the document produced by the City of Ketchum in March 2008. III. Village Level Design Guidelines, IV. Site Design Guidelines and V. Building Design Guidelines.



View from Baldy Mtn towards “Baldy Mtn House” project

The following are key design objectives for development in the Warm Springs Base Area Village. These objectives are based, in part, on information provided in the Warm Springs Base Area Village Framework Plan. They are intended to ensure that development will encourage vitality in the area while maintaining and enhancing the village's unique character and its connections with nature. All new projects within the village shall help to meet these objectives.

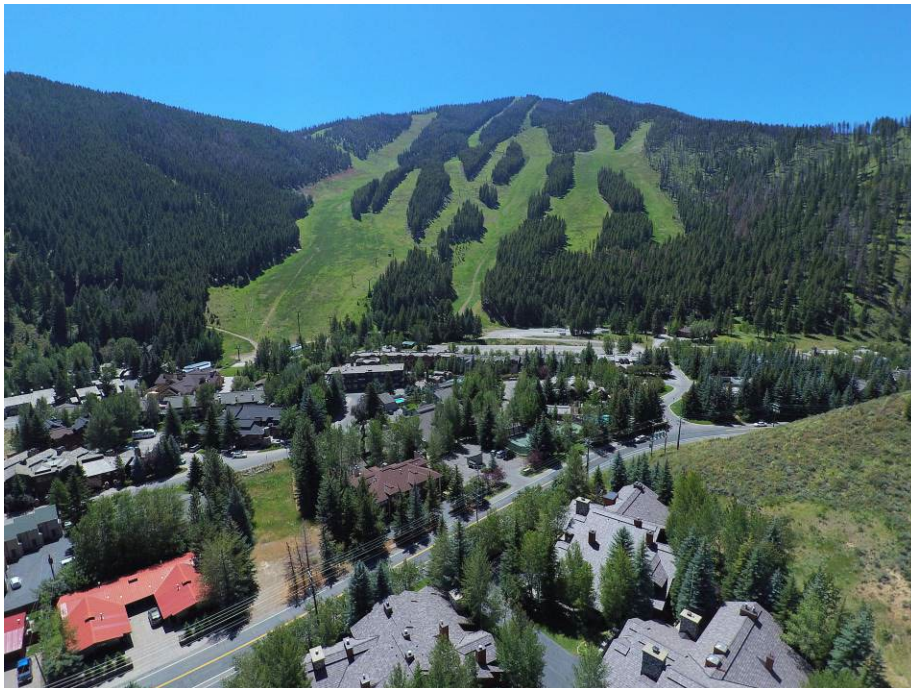
- 1. Promote a village character.**
- 2. Provide a pedestrian-friendly environment.**
- 3. Promote variety in the street level experience.**
- 4. Provide an interconnected pedestrian circulation system.**
- 5. Provide a mix of uses throughout the village.**
- 6. Maintain a direct connection to the surrounding natural environment.**
- 7. Maintain key public view corridors to the mountains and other natural features.**
- 8. Minimize the perceived scale of large developments.**

III. Village Level Design Guidelines

1.0 Public View Corridors

1.1 Maintain key views from public rights-of-way to significant natural features and landmarks.

The design concept of the Baldy Mountain House (BMH) project encompasses a number of elements to preserve and maintain views from the public ROW and spaces to Bald Mountain. Rather than one massive building design, the BMH design features several independent buildings (pods) to frame the existing view corridors through creative building mass, undulating floor plans and building step back (wedding cake design).



Aerial view towards Bald Mountain in Warm Springs.

2.0 Natural Features and Resources

2.1 Incorporate natural site features as amenities within open site areas.

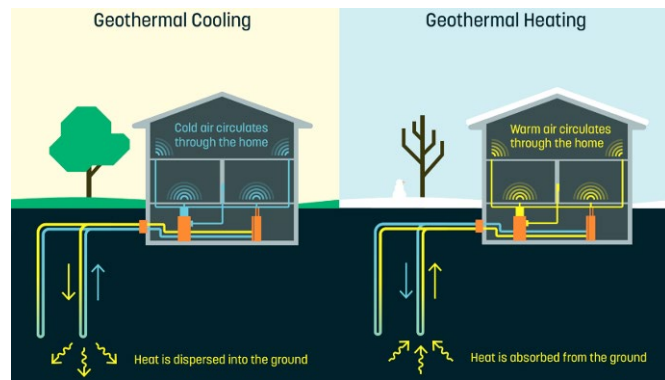
Within the open areas (which is approximately 15,500' sq. of site footprint) we propose to use vegetation, rock outcroppings and drainage ways. One of the main motifs of the design concept is based on our local mining history. In the North quadrant of the site we would like to incorporate a meandering drainage way, layered with natural rocks coming from the stair / elevator tower element designed to look like an old mining lift, located on the Picabo Street aspect.

2.2 Design site drainage to blend with the natural landscape.

The existing topography of this site has gentle grade to the SE towards Warm Springs Creek. Also, this site is located in a floodplain area. One of our reasons for elevating the ground floor of the project will help mitigate any potential flood damage.

2.3 Utilize the area's geothermal resources.

The plan for the project is to attempt to locate geothermal resources which exist in the Warm Springs area for green/renewable purposes such as snowmelt, radiant heating and hot water systems. Geothermal resource, if possible, will be utilized for a heated pool on the roof at level five and/or street level. We have a proposed a heated pool on the roof at level five which will utilize the geothermal resource. The client group has obtained a drilling permit from the Idaho Department of Water Resources to drill to determine if geothermal resources are available under the property.



Images of Hot Spring & Cooling/Heating process

3.0 Topography

3.1 Design a building on a sloping site to reflect the natural topography.

As mentioned above there is a gentle slope from Howard Drive towards Picabo Street, with the Howard Drive curb existing at 30-34" above the SW corner of Picabo Street. Overall, the site is relatively flat compared to sites along Warm Springs Road.



Birds eye view looking at SW corner of project lot, gentle slope from Howard Drive to Picabo.

4.0 Trail and Walkway Systems

4.1 Provide connections to neighborhoods and regional pedestrian and bicycle ways.

One of the main objectives of this project is to return Warm Springs to the vibrant, robust village of the 1980's & 1990's. An active neighborhood project comprised of numerous and varied uses while encouraging easy pedestrian/skier access to the natural and manmade features of Bald Mountain. Within the site we propose a number of walkways, pedestrian paths and connectors from Howard Drive to Picabo Street. We will maintain the current pathway along Picabo Street to the north which will be a major circulation path for the project. From this pedestrian footpath you will be able to access our site at different locations through the use of stairs and ramps.

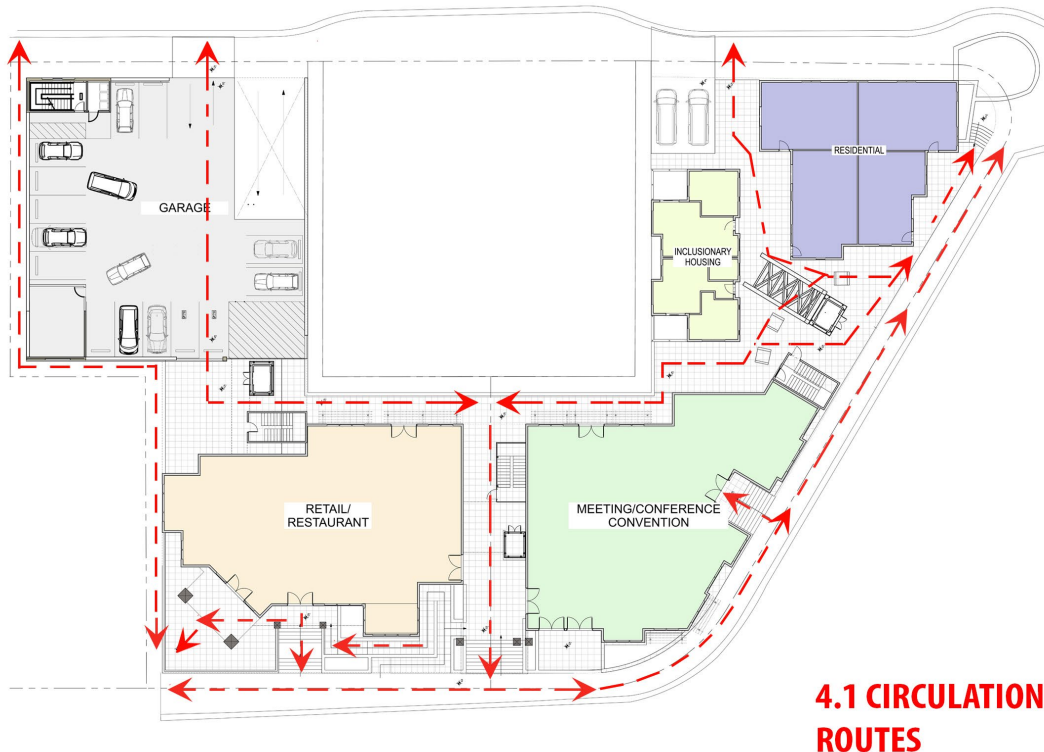


Diagram showing the interconnection from Picabo street thru to Howard street through the project.

4.2 Position a walkway to encourage pedestrian use.

As above.

4.3 Use paving materials that will encourage pedestrian use.

We propose concrete pavers within the site, with a high traction coefficient together with integrated snow melt system. The paver system will allow for utility runs below the walkway.



Pavers with radiant snowmelt system integrated.

5.0 Public Streetscape

5.1 Coordinate improvements within the public right-of-way.

The project incorporates city standard street furniture (seating, bike racks, etc.) to maintain a sense of continuity between streetscapes throughout the village.



Images of possible street furniture to incorporate into project.

5.2 Establish pedestrian friendly character within the streetscape.

Warm Springs Village is the original major access point for skiing, hiking and mountain biking on Bald Mountain and creates significant pedestrian/skier activity. Our project is intended to encourage pedestrian/skier activity through independent building pods to facilitate pedestrian use and create a

vibrant addition to the village. Through the use of decorative sidewalks, street furniture along Picabo Street, and clear way-finding, we will be able to achieve this goal. We propose Picabo Street is used primarily for skier drop-offs and pickups and provide significant on-site parking to alleviate parking congestion. Trees and landscaping will be proposed around the perimeter of the site to maintain clear site lines for safety as well as softening the building edges.

5.3 Urban street edges

BMH will provide public amenity spaces within the building footprint undulating back from the setback lines and incorporating easy access to the site via stairs and ramps.

5.4 Landscaped street edges

The project shall incorporate landscaping around and within the site to enhance the experience of the user and the surrounding neighbors. Landscaping shall soften building edges and site lines. Safety shall be maintained by proper placement of trees along the edges of the property. Lower landscaped beds will be provided in the front and side setbacks of the project.



Project proposes to line the major streets (Howard & Picabo) with an assortment of deciduous trees. These will help create shade in the summer and then color to the project in the fall.

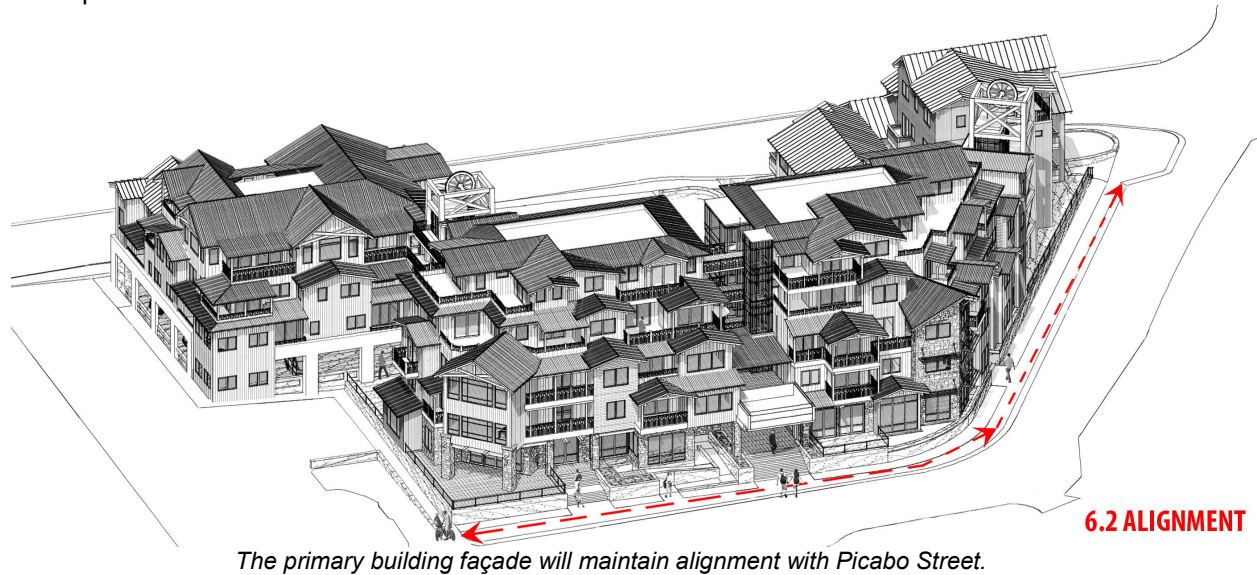
IV. Site Design Guidelines

6.0 Building Setbacks

6.1 Vary building facade alignment.

The building footprint undulates and breaks up along each of the street facades. Also, the building facade will step back as the building elevation gets higher to create a more pedestrian scale. The image on page 15 of the WSBV Design Guidelines document shows an image of the project site

with a simulated building on it. The Guidelines simulated building is much denser and the BMH concept.



6.2 Maintain the alignment of primary building façades at the setback line.

Our concept design reflects the building setbacks set forth by the WSBA (City of Ketchum) ie, **5'** for side yard and street frontages and then **15'** for rear yard setbacks. The site is defined by Picabo Street, Howard Drive and Skiway Drive. Picabo Street curves into Skiway Drive at the midpoint of the site. As this is the major edge of the site, the building footprint follows this edge with the SW edge of the building stepping back to incorporate a large exterior patio. As the building goes to the north along Picabo Street, the design contains a **10'x15'** relief in the footprint to conform to the building maximum wall plane length of **60'** and adds additional undulation as the entrance elevation step-backs to create a more human/pedestrian scale and experience along Picabo Street and Skiway Drive.

6.3 Locate public amenity spaces and open areas to create active accent features within setbacks and where building mass steps back from a setback line.

The concept design incorporates public amenity spaces along Picabo Street where the building facade undulates. These public and open spaces contain active accent features such as street furniture, bike racks and planter beds. Instead of creating one large building mass on the ground floor, our design breaks up the building along Picabo Street and Skiway Drive to provide walkways/ramps and natural light / ventilation to enter the site and neighboring properties.

7.0 Corner and Through Lots

7.1 On a corner or through lot both street façades shall be treated as a primary building frontage.

This site includes a corner lot at the far south end of Picabo Street. Intersecting with Skiway Drive and Howard Drive. We show multiple entry points into the site. Several different commercial uses are located on the ground floor (restaurant / bar, conference / auditorium / event space, long-term local's housing, retail, conference / zoom rooms and upper floor entry points). To access commercial spaces, the project has multiple access points into the site through walkways and ramps. Picabo Street is the sole access to the Warm Springs Base Area. Picabo Street is one way, turning into Skiway Drive which turns into a two-way street as it meets Howard Drive at the NE property corner.

7.2 Special features that highlight prominent corners should be considered.

Towards the midpoint of the site on Picabo Street, we are proposing a historic mining tower element rises from the ground floor to create a major vertical circulation element for the project. The selection of a different material palette and color scheme, highlights the tower element as a focal point of the project. As the you move to the west along Skiway Drive, the project reveals a second tower element in the form of an old mining lift. This vertical lift element stands alone and connects to the upper floors by bridges and/or walkway connectors.

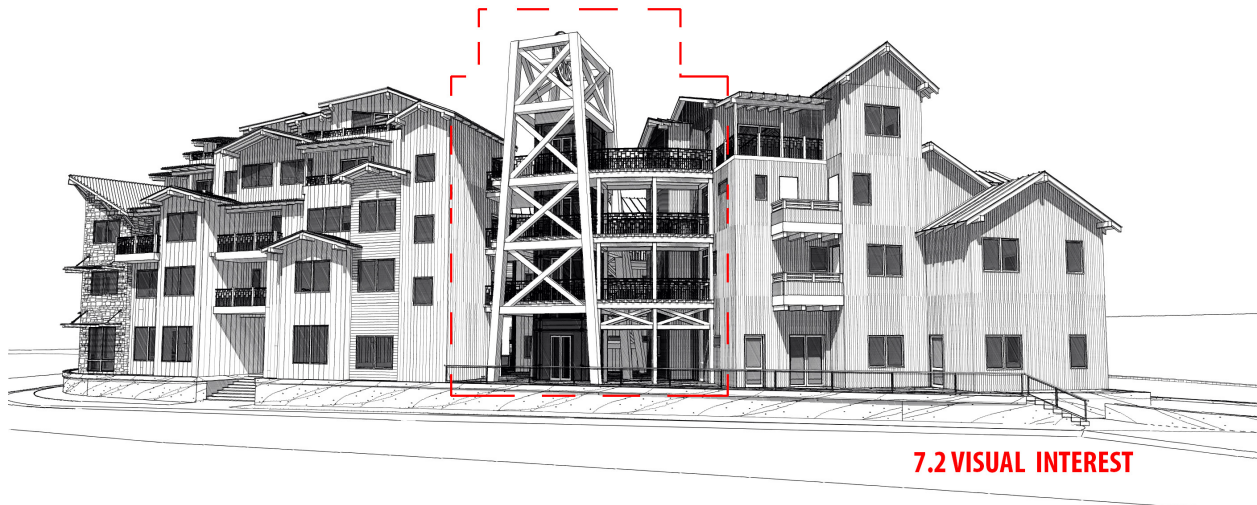


Image of an old mining lift, motif adopted within project concept.

8.0 Building Orientation

8.1 Orient a primary building façade to be parallel to the street.

The primary building facade runs parallel to Picabo Street and is separate from the stand alone building on the corner of Howard Drive and Skiway Drive. With Picabo Street merging into Skiway Drive, the design follows the curve of Picabo Street to Skiway Drive for part way and then creates a building setback on the corner of Skiway and Howard Drives.

8.2 Orient a primary entrance toward the street or a public plaza adjacent to the street.

On the SW corner of the site, we have a raised exterior patio which is accessed by steps and a ramp to the main entry point of the building. Stepping this space back off the property line 30-35' allows a space for the pedestrians/skiers to congregate on the exterior patio or enter the building.

9.0 Open Site Areas and Public Amenity Spaces

9.1 Design open site areas and public amenity spaces to achieve the following objectives:

- Create an active and interesting streetscape through the promotion of public gathering space.
- Maintain a well-defined street edge such that a public space is an accent within the streetscape.
- Permit views between buildings to public spaces or natural features.
- Be usable year-round.

In the late 1970's and 1980's, Warm Springs Village was après ski heaven with Creekside, Barsotti & Benz and Barsotti's. The arrival of quad ski lifts and Sun Valley Company shifting it's emphasis to River Run started the decline of Warm Springs. This project will invigorate Warm Springs Village, for locals and tourists, the main purpose of creation of the Warm Springs Overlay Zone. Our design concept has 15,450 sf of open space on the ground floor of the site. Within this area we are proposing a large landscaped exterior patio that faces the mountain. The ground floor will contain a restaurant/bar, conference/entertainment auditorium, commercial and amenity spaces. The building footprint has been recessed from the setback to allow for more site lines to the mountain from the neighboring properties. These areas will be usable all year round, as they will have snowmelt for the winter conditions and then shaded by landscape and umbrellas or retractable shades for the summer solar protection.

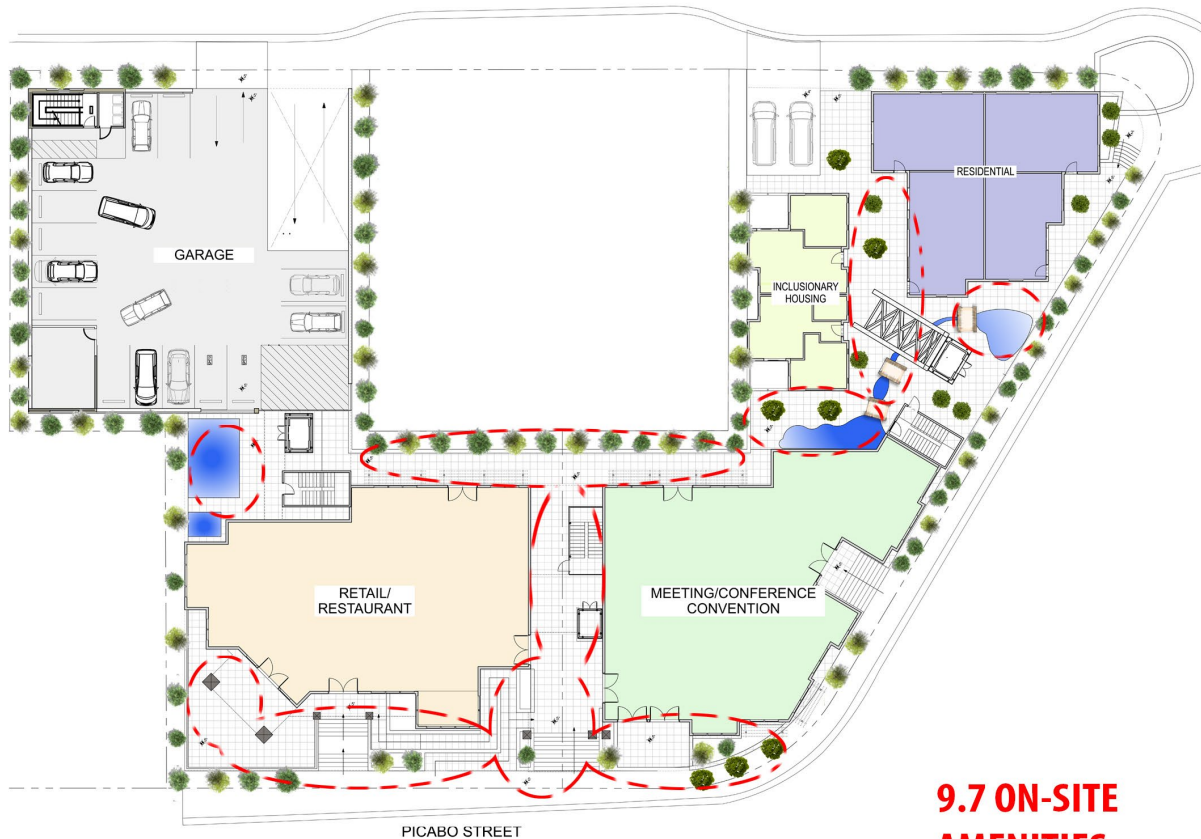


Diagram shows the roughly 15,000sf of open spaces in and around the ground floor footprint.

9.2 Plan for environmental conditions in the design and location of open site area and public amenity spaces.

The project's ground floor plate has around 27% of the overall area designated to open space and public thoroughfares in the form of walkways, patios, street furniture, landscaping (beds / trees) and building alcoves or recesses. The Warm Springs Base Lodge faces South & West up to the mountain. This project will take advantage of those views and draw people to the site with open patios and commercial uses.

9.3 Design a public amenity space to be pedestrian-friendly.

The outdoor spaces will be designed for year round use through the design of appropriate landscaping and shade devices. The project will include "local housing" for year round housing. Site furnishings, public art and landscape features such as garden beds and water ways provide engaging outdoor spaces for use of locals and tourists. Programming within the building's conference/entertainment auditorium will draw people to and from the site throughout the peak winter/summer months as well as during slack months. With local housing as well as tourist housing, the site will be a 24-hour site, (i.e.) people will be active and onsite 24 hours a day creating a sense of community and belonging in Warm Springs Village.



Corner patio on the ground floor might have a similar look to this image

9.4 Design a street front amenity space to:

- *Integrate into the design of both the site and the streetscape.*
- *Maintain an active, pedestrian-friendly street front.*
- *Be level with the sidewalk.*
- *Be open to the sky.*
- *Be paved or otherwise landscaped.*
- *Be directly accessible from the public right-of-way. Where a space does not directly abut the sidewalk, it should be clearly visible and accessible from the street front.*

The project is open to the sky, paved and landscaped and directly accessible to the public right-of-way. The building is located in the flood plain. Therefore, we propose the buildings sit up out of the Flood plain 5' above these sidewalks to address groundwater and flooding issues. We propose to

have multiple step and ramp entry points into the site. The underground parking will be approximately 5' below sidewalk condition.

9.5 Design and locate a mid-block walkway to provide public access

The project will have three major passageways from Picabo Street, Skiway Drive and Howard Drive necessitated by the different uses within the project. Tourist housing, short-term housing, long-term local's housing, restaurant, auditorium, parking and retail spaces on the ground floor shall have easy access to the site.

9.6 Establish a human scale in walkways.

Human scale is an essential factor in the Warm Springs Overlay due to the significant amount of walking skier traffic to the Warm Springs Life Base Area. Human / pedestrian scale will be achieved by undulating the building footprint and stepping the building facade back (Wedding cake) as the building gets higher. Also, the use of building overhangs sporadically along the Picabo Street and Howard Drive on the first floor will allow the pedestrian a place of refuge in different weather conditions. Human comfort will also be achieved through the use of landscaping to soften the building edges.

9.7 Design an open site area to:

- *Coordinate with those on adjacent properties.*
- *Integrate natural site features.*
- *Permit views between buildings to public spaces or natural features.*
- *Maintain key public view corridors and solar access through a site.*

The existing 4-plex on Howard Drive, contiguous to the west side of the site, was built **after** the Baldy Base Camp and Lift Haven Inn were existent and therefore this 4-plex **never** had direct views to Bald Mountain. Baldy Base Camp was demolished to make way for a hotel development creating current views. The new design concept maintains view corridors from the major roads and thoroughfares around the Warm Springs Village.

10.0 Landscaping

10.1 Landscapes should have the following characteristics:

- Enhance the street scene;
- Integrate a development with its setting;
- Utilize natural site features;
- Minimize the use of impervious surface treatments; and
- Avoid adverse impacts to key public view corridors.

The existing street landscape is very random. The BMH landscape team will create a landscape scheme that includes the above characteristics by lining the street edges with a mix of trees and landscape beds. A mix of deciduous and evergreen trees will give the project color, shade, soften the building edges with an ongoing seasonal evolution. See the next page showing proposed plant species.



The diagram shows proposed tree and water feature locations. Planter beds will also be prevalent throughout the project as well.

10.2 Landscape enhancements should integrate with pedestrian circulation routes and open spaces.

Tree clusters and planter beds will be used as a wayfinding device for entry points into the development.



Open spaces between the buildings could take a similar look to these images.

10.3 Use water-conserving, native and indigenous plant species to the extent feasible.

Careful consideration of using plant and tree species that help with water conservation are pertinent for this size of project.

10.4 Incorporate landscape buffers and open areas between adjacent properties.

Landscape buffers are proposed for the adjacent properties on the west and north boundaries. The Swedish Aspen, which is a deciduous varietal that grows tall and thin, could be a favorable buffer.

10.5 Maintain a sense of open space between sites when fencing is used.

At this point of the design concept, we are not planning on adding any additional fencing along the adjacent properties as there are existing transparent fences similar to what the guidelines state.



Deschampia ("Northern Lights")



Calamagrostis Acutiflora "Karl Forester"
Perovskia Atriplicolia ("Russian Sage")



Helictorichon ("Blue Oat Grass")



Fescotanca ("Elijah Blue")



Matteuccia Struthiopteris ("Ostrich Fern")



Parthenocissus ("Virginia Creeper")



Variegated Hosta



Ashley Spirea ("Little Princess")



Populus Tremulus Erecta
("Swedish aspen")



Malus
("Crabapple Tree")

11.0 Lighting

11.1 Minimize the visual impacts of lighting.

All proposed lighting will be “Dark Sky” compliant. We understand a large project may have a major impact on surrounding neighbors. All street lights will conform the city of Ketchum standards. Lighting in and around the building will be on timers and major entries will be by motion. The upper floor private outdoor decks will have time restrictions placed on use.

11.2 Provide lighting that creates safety and security without excessive glare or visual impact.

With proposed development being elevated above street level, we are proposing on using step or side wall lighting to highlight major walkways and pathways through and around the site. A series of bollard lights will line interior pathways and planter beds. Our lighting engineers will provide a photometric survey of all the lighting specified for the site that will minimize unwanted light spread (pollution). It is necessary to create a safe and secure environment for all user groups of the development after hours.



Example of proposed step/wall lights.

12.0 Snow Shedding and Storage

12.1 Minimize the impacts of snow storage and shedding on adjacent properties, pedestrian plazas and circulation paths.

Roof design will shed most snow onto lower decks above the first floor. Snow retention bars will be used throughout the project to prevent snow shedding onto walk way or public area.



Example of snow retention bars proposed for upper roof system.

12.2 Locate snow storage so that it does not impact key public views.

All hardscape will have snowmelt capabilities. We are exploring whether there is usable natural geothermal resource under the site for use in the project, All boiler flues will be concealed in chimneys that exit the upper roofs. This will assist in the covering unsightly boiler flues that exit the sides of buildings.



Example of the snowmelt tubing under pavers or in concrete slabs.

13.0 Driveways and Surface Parking

13.1 Minimize the visual impacts of a parking area.

The concept design shows that we are parking underground and enclosed on the ground floor. Parking will be accessed from Howard Drive to help reduce impacts on the busy one-way Picabo Street. Currently we show 62 parking spaces on the below grade parking area as well as 14 additional on the ground floor as well as additional spaces for motorbikes and bicycles. Residents in this project will have outdoor toys (kayaks, bikes, etc.) and we are planning for additional storage accordingly.

13.2 Minimize interruptions in the streetscape.

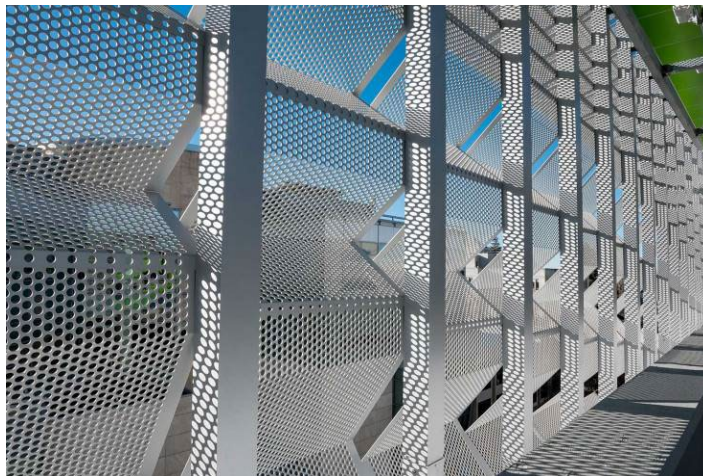
The project has two curb cuts that are within the allowed 35% of street frontage on the Howard Drive facade. We have located the access point into the garage as far away from the Skiway Drive and Howard Drive intersection to limit interaction with vehicles and pedestrians for safety reasons. The driveway material will be concrete to the street. Brushed finish.



Image above shows the two access and egress points for car traffic for the project on/from Howard Street.

13.3 Set back and screen parking areas from sensitive open space areas.

The upper parking level will be screened, but still allow natural light into the area, as shown below, to not require the use artificial lighting during the day.



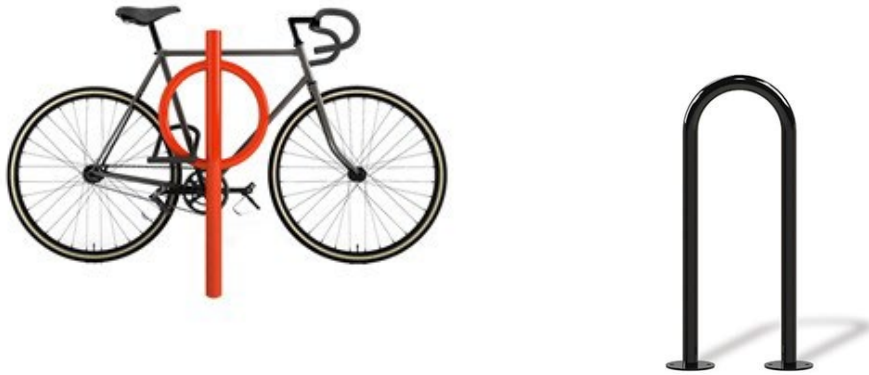
Example of screening material of ground level parking garage.

13.4 In sloped areas consider terracing parking areas.

Not applicable, as site is flat.

13.5 Provide access to alternative transit modes for projects with large parking and traffic demands.

As stipulated in chapter 17.100 WSBA Overlay district guidelines, the project will have a Transit Demand Management (TDM) plan which will demonstrate that all alternative strategies will offset the demand for parking reduction. Bicycle amenities such as bike racks & bike lockers will be incorporated into the design.



Proposed Bike Rack alternatives

14.0 Structured Parking

14.1 Minimize the visual impacts of a parking structure.

See Section 13 response above.

14.2 Provide an active and pedestrian-friendly street front.

See Section 13 response above.

14.3 Minimize negative impacts of parking structure access to the character of the streetscape.

See Section 13 response above.



Potential perforated metal screening of garage at ground level.

15. Service Areas

15.1 Screen a service area from view of a pedestrian route, public way or adjacent property.

All utility and service areas will be screened or placed below grade where possible.

15.2 Locate a service area internally to the site.

We will work closely with MEP Engineers, local gas and electrical companies and waste management provider to locate all service activities within building footprint. Where needed there will be use of such screening devices as called out above.

15.3 Service areas should be appropriately scaled for the size of the development.

Similar response above 15.2.

V. Building Design Guidelines

16.0 Building Height

16.1 Provide variety in building heights across all façades.

The the 3D model images, demonstrate the varying building heights as well as building mass. The tower element at the main entry point off of Skiway Drive will serve as landmark for the site as well as the old mining lift surround one of the other stair/elevator components.

16.2 Step down building facade height and scale toward setbacks.

The 3D model images, show a “wedding cake” structure. The “wedding cake” design approach was promoted in Ketchum in the 1990’s from recommendations by consultants Norie Winter and Tom Hudson. This helps break down the building mass as well as allowing light, air and views for all the structures and open areas of the project. The building elements along Picabo Street will also have awnings and decks above to break up the facade to create spaces of refuge and convey human scale for the pedestrian.



SE elevation along Picabo Street showing building step backs



East Elevation along Skiway Drive showing building step back

16.3 Locate taller portions of a building:

The highest part of the project is the tower element on the west, mentioned above @ 65' above grade. It is setback from Picabo Street by 30-35. It is recessed into the building footprint away from corners. The recess and tower will be the major way-finder into the entry of the project.



3D concept model shows taller tower element setback and in the middle of the site

16.4 Maintain the distinction between the street level and upper floors.

This will be done with fenestration and material choice. The concepts are showing stone and storefront type windows. Proposed 13' floor to floor height for ground floor and then 11' floor to floor on the upper levels.

17.0 Building Mass and Scale

17.1 Design building massing to support green building strategies.

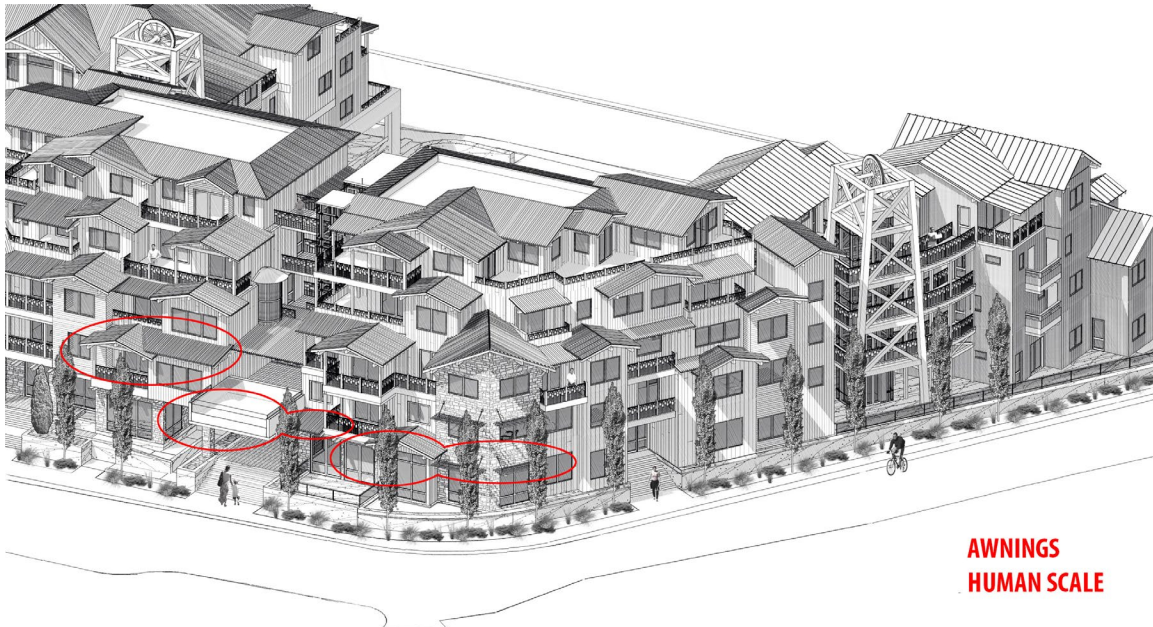
It is every project's desire to design a building that optimizes energy efficiency. The project faces predominately West and South. The "wedding cake" design of the facades provides natural solar gain to outside spaces located on the upper floors.

17.2 Arrange building masses to provide weather protection.

The predominant winds at this particular site are from the west in the morning and then reversed from the east in the afternoons. The building layout limits any negative effects caused by potential wind tunnels. The street facade along Picabo Street utilizes awnings for points of refuge for winter or warm summer solar access. We are hopeful all pedestrian areas will have snowmelt capabilities to tap into the natural geothermal resource found on this site.

17.3 Articulate a building's mass to create visual interest, reflect human scale and reduce the overall perceived mass.

The building mass undulates in both plan and elevation. The use of awnings along the street, together with possible street level or roof top hot tub and landscape elements, create a more pedestrian / human scale to the project. This building design avoids the single mass hulking as seen in the Limelight and other proposed new buildings on Main Street. Building materials and roof lines will also help with visual interest. We are proposing a mixture of common gabled roof shapes as well as flat roof areas for open decks, mechanical and entertainment areas like the 2nd level pool and hot tub.



Awnings located along Picabo street will create places of refuge from different weather conditions as well as human scale for the pedestrian.

17.4 Design building massing to have a horizontal emphasis with vertical accents.

The first three floors of the project accounts for around 58,000 sf of the overall project total. The 'wedding cake' massing prevents significant mass on the upper floors.

18.0 Facade Character

18.1 Articulate a building façade to minimize the perceived scale of the overall mass.

As the design progresses from the ground floor, the building facade will be designed to minimize perception of overall building scale and mass. Building materials and color will be detailed to break up the form visually. Decks and patios protruding from the building on upper levels do the same. Window fenestration will assist in breaking up the form. The design concept shows the mass undulating above the ground floor, such undulation results in more costly construction, but breaks up the building mass.

18.2 Incorporate material detailing to create a sense of human scale.

Human scale on all floors is a significant aspect of a large project. Upper floor deck and patio elements like handrails and window trim details provide human scale to the user. The roof fascia will have multiple layers of finish so the mass of the roof will seem smaller. Soffit finish will be timber siding (2x6) instead of large panels. Variations in materials like natural stone (Basalt), wood siding (Montana Timber product) and glazing will be used as well.

18.3 Provide a pedestrian-friendly character on a street level building façade where it fronts a street or pedestrian circulation route.

The combination of storefront windows and display windows for the restaurant and retail components will be employed. The use of awnings at street level will also assist in providing human scale at the street level. As mentioned previously, the project needs to have a strong landscape presence at the ground level to soften the building edges. The integration of planter boxes along street facades will provide a pedestrian friendly aspect to the project.

18.4 Locate a primary entrance to be clearly visible and accessible from the street.

The main pedestrian entrances are located off of Picabo Street and Skiway Drive. Vehicle access will be from Howard Drive. A restaurant patio will be located on the south west corner of the site. The main building entrance shall have an entry trellis design for refuge before entering the building. This trellis combined with the tower element of the stair and elevator core this will clearly designate the entry point.

19.0 Roofscape Design

19.1 Design a roofscape with the same attention as the secondary elevations of the building.

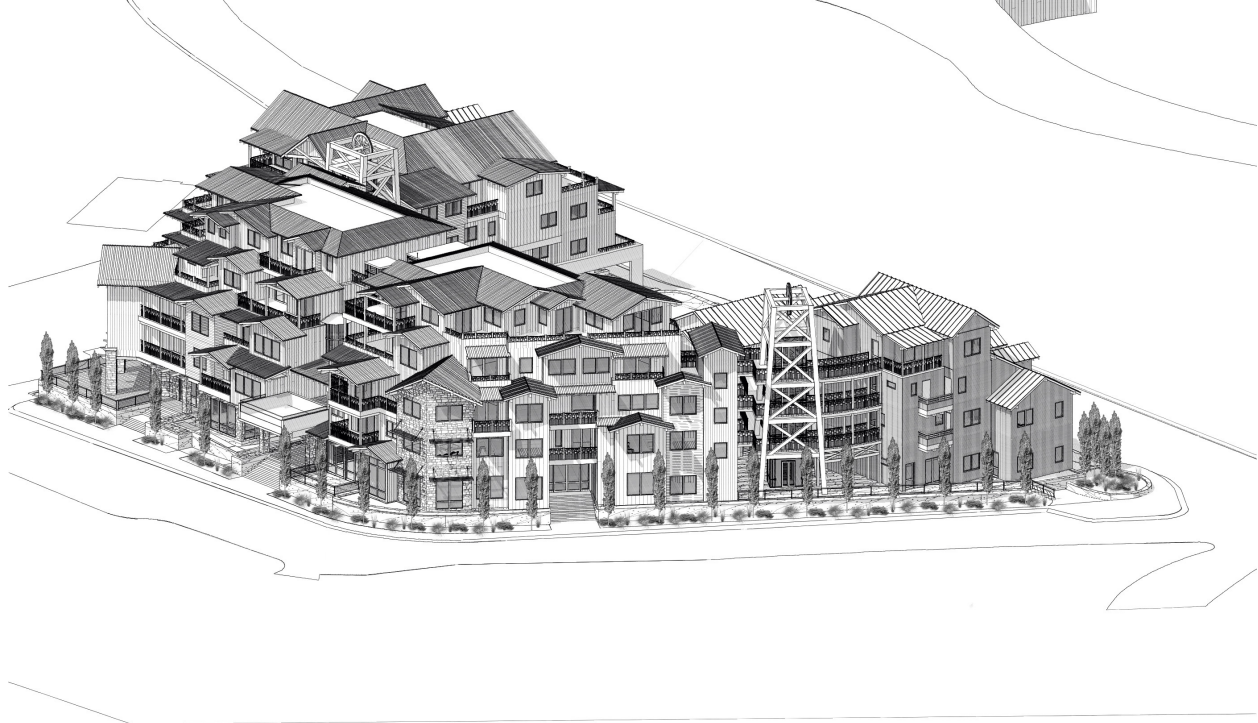
The roofscape is a combination of gabled roofs, common to cold weather locations; shed roofs to open up to the extensive views and flat roof areas used for upper roof decks/patios and mechanical areas. There will be an opportunity for great southern solar access for potential solar collectors across the project. Sloped roof finish has not been established yet but will be in the realm of a class A shingle or standing seam finish. Flat areas will be a pedestal paver system or ballast.

19.2 Minimize the use of flat roofs.

The use of flat roof areas will break up building mass. For the most part, flat roofs are for decks/patios or mechanical areas necessary for all large projects. The 3D model images shows a roof system that is not monolithic.

19.3 Provide a variety of roof planes.

As above.



3D Concept model shows a variety of roof planes, roof decks and patios

19.4 On larger roofs use dormers to help break up the mass and provide a sense of scale.

On the upper floors, dormers are being used for shade and refuge areas for the users. See the 3D images.

19.5 Design roof slopes, overhangs and setbacks to minimize impacts of snow shedding.

For the most part, roofs will shed snow onto to upper decks and where we needed snow retention bars will be specified for safety. All decks/patios on the ground and upper floor will have snowmelt capabilities.

20.0 Building Materials

20.1 Building materials should have the following features:

- Reduce the perceived scale of the building;
- Enhance the visual interest of the façade;
- Be predominantly natural materials, such as wood and stone;
- Be of high quality and have proven durability and weathering characteristics within the local climate; and
- Facilitate low levels of energy use for the building.

We have considered several building materials: natural stone (Basalt), timber siding, Stonewood products (which gives the impression of real wood without the extensive maintenance) and some areas of stucco. All of these products can be seen in the Warm Springs Village area.

20.2 Use sustainable materials to the maximum extent feasible.

Potential Material list:

Stonewood is a phenolic resin product, recycled plastic with a wood veneer on the outside that is impregnated with a UV coat. Scratch resistant, this material does not need constant maintenance like real wood.

Montana Timber products have been kiln dried and last up to 15 years without any maintenance.

Natural Stone (**Basalt**) is mined in the Snake River area and known to be durable and long lasting.

20.3 Applications of materials should support sustainable building systems and functionality.

The products mentioned above can all be applied through the use of a rainscreen detail, which allows the building to breathe and mitigate any mold potential. Natural Stone products have the characteristic of enabling walls to have thermal mass storage. The project will have an energy consultant on board throughout design and construction schedule. This consultant will facilitate all necessary specifications for a sustainable and energy efficient project.

20.4 Use building materials that help establish a human scale.

The careful integration and detailing of materials will define human scale. Scale, texture and color will create a visually sensitive project. The materials and proposed finishes on the ground floor will facilitate a human scale to pedestrians/skiers. On the upper floors, we might propose using a panelized look in limited areas.

20.5 Use building materials which convey a sense of belonging in the village's natural setting.

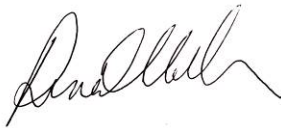
The building products mentioned above are all present in the Warm Springs Village except for Stonewood. Stonewood is found on most larger scale projects like The Onyx, The Lofts @ 660, 780 1st ave, The IDA building (760 N Washington Ave) in Ketchum. The Advocates phase 1 & 2 and the Mrytle mixed use project in Hailey.

All materials are consistent with the local fabric in terms of colors, directions of finishes and massing.

We hope this answers any questions you have about the concept design and how we have used the WSBA design guidelines to influence the proposed project. Please let us know if you have additional questions and we can answer them during the design review meeting.

Thank you.

Sincerely,



Daniel Hollis, Principal

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Existing site photographs



Birds eye view from West corner



Birds eye view from Picabo street



Birds eye view from intersection of Picabo & Skiway



***View down Skiway towards Baldy Mountain,
Project location***



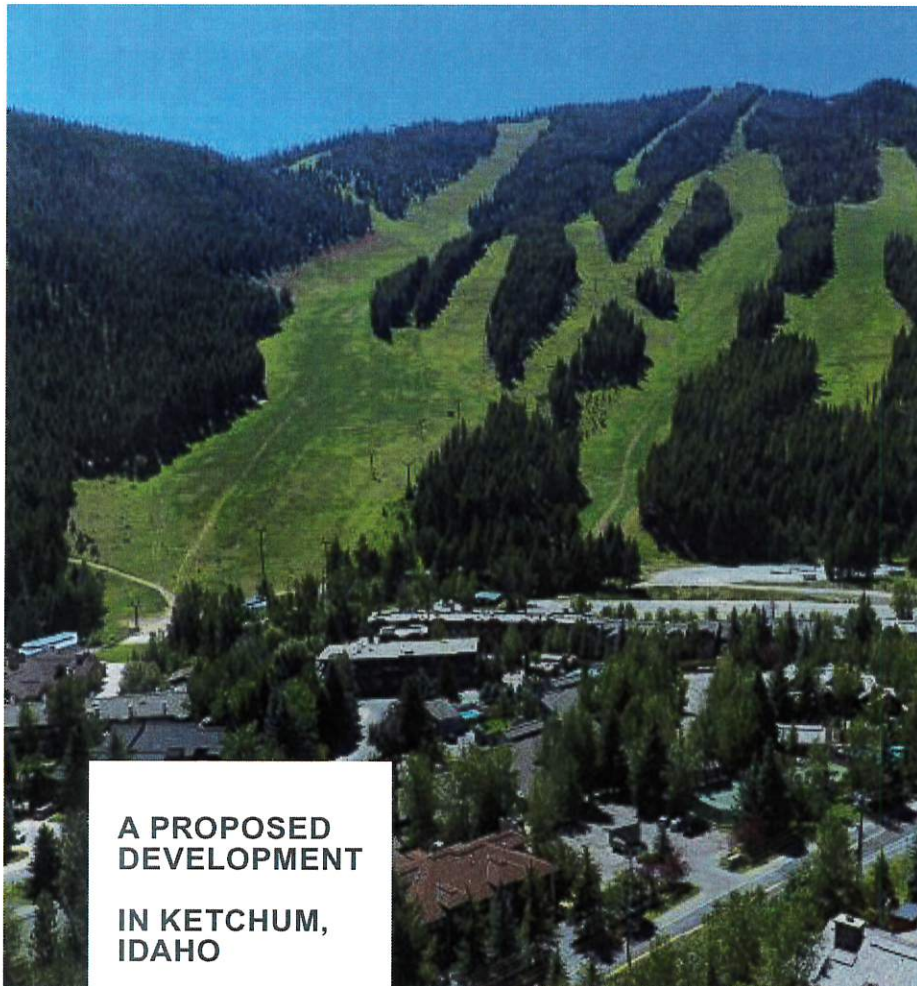
***View from Warm Springs Lodge looking NE down Picabo Street towards what was previously known as
Baldy Basecamp***

MARCH 2024



BALDY MOUNTAIN HOUSE

A NOVEL LODGING CONCEPT FOR KETCHUM



A PROPOSED
DEVELOPMENT
IN KETCHUM,
IDAHO

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**WORK WHERE YOU LIVE
LIVE WHERE YOU PLAY**

BALDY MOUNTAIN HOUSE CONCEPT

INTRODUCTION TO KETCHUM

Hand-picked specifically to become America's first ski resort, Ketchum's Bald Mountain, plus the abundant backcountry of south central Idaho, offer arguably the finest snow sport and recreational experience in North America. (Ski Magazine named Sun Valley the Number One Ski Resort in the West, 2021 and 2022). Ketchum has drawn acolytes and adventurers for generations, many who seek to make this place their home. Sun Valley Company (SVC) designed and operated America's first chairlift in 1936 on Rudd Mountain in Sun Valley, Idaho. SVC now operates two separate ski hills, Dollar Mountain and Bald Mountain. Dollar is the beginner's mountain as well as home to a world-class terrain park in the City of Sun Valley. Bald Mountain in the City of Ketchum, aka Baldy, is the main mountain and accessed by the two base facilities of River Run and Warm Springs Village. All the property at the base of River Run is owned and controlled by Sun Valley Company. Conversely, Warm Springs Village contains a mix of privately owned single family residences, duplexes, condominiums and very limited commercial businesses. Sun Valley Company's new Challenger and Squirrel lifts together with expanded terrain on Lower Squirrel and Little Scorpion only confirms the skiing superiority of Warm Springs versus River Run. Additionally Warm Springs Village will be the epicenter of the 2025 Apline World Cup Finals to be held March 16-24, 2025. The time for Warm Springs renaissance is now! The Baldy Mountain House will be the first mixed use condominium/commercial project built in Warm Springs Village since 1987.



VIEW FROM THE TOP OF BALDY

BRIAN, DON & BRENT



WARM SPRINGS VILLAGE:
PRE-DEVELOPMENT & QUAD LIFT



WARM SPRINGS HISTORICAL PERSPECTIVE

In the 70s and 80s, downhill ski life on Ketchum's Bald Mountain centered around Warm Springs Village – the “locals” side of the mountain. At that time, you reached the top of Baldy by two double chairlifts: Warm Springs and Limelight lift (or side trip to the Squirrel lift). Reaching the top took 30+ minutes on the slow doubles, on top of standing in lift lines for up to 20 minutes. To make the most of their time on the mountain, skiers skied from morning 'til closing.... then stayed around to après. Warm Springs was après ski heaven. The Creekside offered daily Joe Cannon comedy shows and music events, such as the Varnettes. Pub-crawling the “ABCs” – Apples, Barsotti's and Creekside – became a daily routine from 3-6pm.

The après scene started to change with the arrival of the Warm Springs and other quad chairlifts in 1989. Now skiers accessed the top of Baldy by the single Warm Springs quad carrying four instead of two. Lift lines disappeared and with quads also at River Run, Christmas and Seattle Ridge, skiers spent much more time on the snow than on lifts and in lift lines. High-speed access combined with 3,000 feet of vertical meant skiers could maximize their snow time and hit their limit much earlier in the day. The quads, the demolition of Creekside to be replaced by residential homes and Sun Valley Company's corporate decision to move the epicenter of skiing activity from Warm Springs to the River Run side of the mountain all contributed to the demise of commercial activity in Warm Springs.

In the early '00s, a planning consultant was hired to create a Warm Springs Overlay District (WSOD) for the City of Ketchum in an attempt to reinvigorate Warm Springs. The WSOD anticipated much more than our single property (see attached article).

The Baldy Mountain House will be constructed on an aggregated 40,000 square feet with 20,000 square feet on the former Baldy Base Camp site and 20,000 square feet of 100 Picabo, home to former lodging of Eagle Crest, Bald Mountain Inn, Community School Dorm and Hot Water Inn. Inclusion of local housing and commercial activity in the Baldy Mountain House will allow a height increase from 36 feet to 65 feet and density from 0.5 FAR (Floor-area-ratio) to 2.25 FAR. With bonuses under the WSOD through affordable housing and certain commercial activity, maximums increase to 2.25 FAR, 65 feet height and an allowable density of 90,000 square feet. The Baldy Mountain House is currently 83,723 square feet or 2.09 FAR. The Baldy Mountain House is the first project to attempt to reinvigorate Warm Springs Village under the WSOD.



PROPOSED HOTEL DESIGN, 2007

BALDY MOUNTAIN HOUSE CONCEPT

BALDY MOUNTAIN HOUSE CONCEPT

THE VISION (AND PROOF): COMBINING TOURIST BOOKINGS & LOCAL RENTALS

Our condominium/lodging concept symbiotically addresses the needs of tourists, remote workers and locals seeking a seasonal home base. This model, by design, will encourage interaction, foster a sense of community and provide a place for liquor, food, fun and merriment while addressing the urgent tourist/lodging needs and creating a new commercial condominium opportunity in Ketchum's Warm Springs Village.

Options available to local property owners or absentee second-homeowners via services like Airbnb, Vrbo, etc., offer flexibility and a revenue stream that further encroach upon the availability of long-term affordable housing. Reduced-price access to lift tickets with the latest Epic, Ikon and Sun & Snow passes is one thing...but where can people live or lodge affordably in mountain towns? The severe workforce housing shortage creates challenges for employers and for younger folk hoping to make their home here. These are the people who have found a home in the case studies below.



CASE STUDY 1: HOT WATER INN

The Hot Water Inn modeled a live music/ event venue, short-term hostel (via Air Bnb and Hotels.com) and long-term rental project. The 15-room property offered studios, double bed apartments, bunk rooms, a commercial kitchen and retail space. The venture confirmed the obvious demand for creative, well designed affordable long-term and short-term rentals. Hot Water Inn's winter occupancy rates averaged north of 50% with virtually no marketing, with summer occupancy rising even higher. Undercapitalized and understaffed, the Hot Water Inn substantiated needs of tourists as well as locals, creating positive energy and an attractive community vibe that generated respectable traffic. During their two-year tenure there were 11 long-term rentals, 4 short term occupancy nights during ski season, together with concerts and events ranging from local fundraisers and film screenings to ski patrol parties and stand-up comedy nights.

CASE STUDY 2: SHIFT TO LONG-TERM

The Hot Water Inn property shifted away from events and short-term rentals to solely long-term rentals. Since late 2019, the 15-room property has had over 75% rental occupancy and 100% since in-house management took over in 2020. Through market trials, it was determined that six-month leases best serve the younger demographic in our area. While the music venue remains quiet, a community continues to create a vibe with personal training classes, swing dancing, movie screenings for the tenants and family dinners in the common area. A snapshot of the tenants that contribute to the vibrancy of our town:

- Local startup business owner who imports and remodels sleeper/recreation vans
- Remote tech worker from Seattle who moved here for the winter (and stayed)
- Long-time local and licensed property trader and Ketchum City Councilman
- Adaptive sports coordinator for Higher Ground
- Ketchum classic: ski patroller during winter and river guide in summer, from Hailey



BALDY MOUNTAIN HOUSE CONCEPT



CONCEPT: REMOTE/WORK/LIVE RESHAPING OF WORKPLACE



The widespread work-from-home experiment forced by the novel coronavirus not only provides insight on how employees work, but also the prospect of altered behaviors, restructured priorities and relocations in the aftermath of the pandemic. The demand for remote work housing is rapidly increasing in resort communities where one can work with instant access to the outdoors.

“The perk of workplace flexibility stands to become even more valuable in recruiting and retaining talent in a post-COVID-19 world,” says Bill Bennett, an adjunct lecturer at the Kellogg School of Management and founder of shared office provider Novel Coworking. “We’ll see office buildings migrate to look more like an apartment complex does, with shorter-term leases, more of them, and more flexibility for users,” he says.

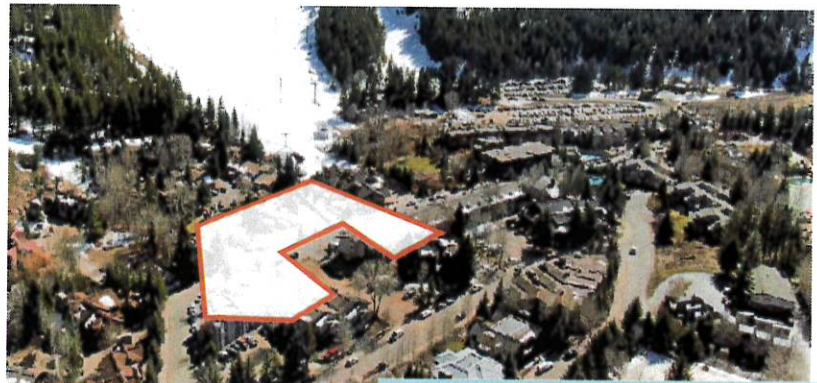
The digital landscape and other technologies have reshaped the traditional workforce for large and small employers alike. The reality of working anywhere with an internet signal has created digital nomads in a gig economy. Even before the COVID-19 crisis, growing numbers of urban dwellers began fleeing the high cost of living, congestion and stress to seek flexible work-play lifestyle arrangements. Baldy Mountain House is a creative lodging solution to address this changing market.

Baldy Mountain House provides hybrid housing that merges condominium ownership with rental cash flow from tourists and remote workers visiting the resort area, whether for a few days or for several months. The resort short term tourist and remote workers will share the Baldy Mountain House facility with long term local workforce renters.

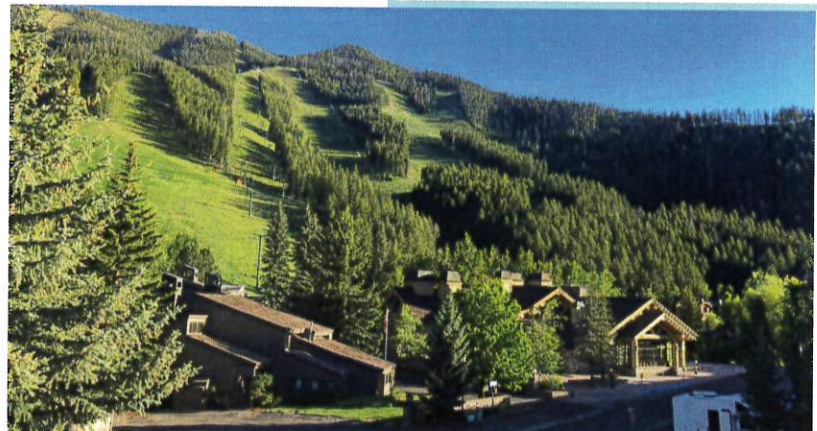
NOVEL HOSPITALITY WITHIN BALDY MOUNTAIN HOUSE

As discussed, multiple short-term/vacation online rental services have disrupted the traditional hotel hospitality model. Baldy Mountain House is not a hotel, but a 100% condo development lodge with amenities on the first floor to achieve the goals of the WSOD. Still, the condos will be both long-term (local housing) mid-term and (remote work housing) and short-term (tourist housing) designated, with the requirement that all types are rented when not occupied by the owners to prevent the dark street syndrome that exists throughout Warm Springs Village. A model for this type of hospitality can be found at the Sun Valley Lodge I Apartments. In the 1960s, the Lodge Apartments were built to be individually owned by third parties, but operated and managed by Sun Valley Company. Ownership use is restricted; owners have no maintenance obligations or association dues, but receive income from the rental activity on their Units by Sun Valley Company. The Baldy Mountain House Conditions, Covenants and Restrictions (CC&R's) will provide each unit be managed by a building management company and rented when not occupied by the owners. Mid-term housing are units rented for a few days to a few months presenting a new type of remote work lodging opportunity that offers a relaxed place to live, co-work and socialize while wiring you into the Ketchum mountain scene with across the street access to skiing or mountain biking up Baldy before or between ZOOM calls.

BALDY MOUNTAIN HOUSE CONCEPT



**BALDY MOUNTAIN HOUSE SITE
STEPS FROM THE BASE**



**UNOBSTRUCTED
MOUNTAIN VIEWS**

IDAHO MOUNTAIN

EXPRESS

Friday, March 7, 2007

Citizens weigh in on Warm Springs? future Hotels, amenities among topics at packed meeting

By [REBECCA MEANY](#)
Express Staff Writer

Two popular topics of conversation in Ketchum cropped up again Thursday night at a meeting about rejuvenating Warm Springs Village: parking and hotels.

Those issues are certainly going to be part of the larger discussion on a master plan for the area at the Warm Springs base of Bald Mountain—an area that has seen its fortunes wax and wane, then wane some more, over the decades.

Sun Valley Co. hopes to increase yearly skier-day counts from approximately 400,000 to 600,000.

"All that increase cannot happen at River Run," said Ketchum Planning Director Harold Moniz. "Some of that has to happen at Warm Springs."

"We're not a world-class resort here," he added. "We can do better as a community. That's our challenge."

Approximately 170 people attended a town hall meeting Wednesday, Feb. 28, at Warm Springs Lodge.

Presented to them were photos of the village's heyday—with food and drink vendors, locals and visitors mixing it up in the streets après ski, and general revelry for no reason other than life was good. Then, attendees were treated to a slide show of the current Warm Springs Village: one-way streets, "do not enter" and "no parking" signs, and lack of direction and lack of sense of place for outsiders.

"This is a very hard place to get around," said meeting facilitator Tom Hudson, executive director of the Ketchum Community Development Corporation. "It's very difficult to see this place as a whole. It's like this is your own private fishing hole."

"It may be one of the most underdeveloped ski bases in the United States—maybe in the Western world."

Shaking the dust off the village will help bring back the old atmosphere, he said.

"There was a vibrancy that was here," Hudson said. "We have tremendous latent capacity. It's critical to consider. What are the opportunities?"

The city has ideas for a new Warm Springs, and it has reached preliminary agreements with Sun Valley Co., the Sun Valley Ski Education Foundation, and The Water Co., to move forward on some of them.



Tom Hudson, executive director of the Ketchum Community Development Corporation, speaks to a crowd at the Warm Springs Lodge Wednesday evening. The city is soliciting public input on a master plan for the economically depressed Warm Springs Village at the base of Bald Mountain. Photo by David N. Seelig

The Ciminis, a local philanthropic family, are on board for development of geothermal resources on their property. Geothermal energy could be tapped for a hot springs spa, snowmelting on sidewalks, fountains and other uses.

"The first thing I ask as an outsider is, 'Where is the warm springs?'" said Hudson, who hails from Moscow, Idaho. "I think locals stopped asking that a long time ago."

The Ski Education Foundation hopes to expand its operations by creating a nationally recognized winter sports education and training institute on Sun Valley Co. property.

The work will focus on Picabo Street and Sun Valley Co. land on the south side of Warm Springs Creek.

Other ideas include a track and field arena, which could be flooded in the winter to make an ice rink, space for ultimate Frisbee, year-round dorms for students, youth or elder hostels for low-cost visitor accommodations, enhanced retail space, a plaza and a river walk.

While the notion of an expanded ski education institute was exciting to many, others said that shouldn't be the only focus.

"What we need is amenities," said Ketchum real estate agent Jed Gray. He proposed alpine slides or a year-round luge run. "Not everybody who comes here is a jock. We need to get people started on their recreation."

With more amenities come more visitors, the theory goes. More visitors create demand for hotels, which in turn create more vibrancy.

"The only people who live in Ketchum are in this room," said business owner Michel Rudigoz. "The reality is we have no (hotel) beds in this town."

Hudson estimated that only 10 percent of Warm Springs Village residences are occupied year-round.

City staff wrote down people's ideas. Then participants were given sticky dots to place next to their top few priorities for the village.

High on the list were promoting youth activities, tapping into geothermal and other "green" resources, night skiing and hotel development.

Participants were also given the chance to view a computer graphic rendering of a conceptual five-story hotel on Picabo Street and Skiway Drive.

After scrutinizing the hotel from multiple sides, attendees were asked to give the thumbs-up, thumbs-down or thumbs sideways to the idea of such a building.

The overwhelming majority of participants gave a thumbs-up, while only a few people expressed uncertainty or disapproval of the building's height.

Five-story hotels have been a major source of consternation for city officials.

A segment of the population has come out swinging against the city, saying their claim to be "open for business" has been overshadowed by recent decisions. The City Council last week approved a transfer of development rights system that precludes five-story hotels on Main Street between Rivers and Sixth streets. Developers such as Steve Burnstead have said five floors are necessary for an economically viable hotel project.

Other residents, however, are opposed to any building higher than three floors. City officials, meanwhile, say they are trying to find balance.

"We have to be very careful," Councilman Baird Gourlay told the crowd. "Hotels are a huge priority for us. Don't let one man (Burnstead) divide us."

According to an unscientific online poll conducted by the Idaho Mountain Express, 62.4 percent of 237 respondents said the city should not allow a five-story hotel on Ketchum's Main Street. The other 37.6 percent said it should.

Wednesday's meeting attendees, however, indicated a different attitude toward development at Warm Springs, where Ketchum attorney and developer Brian Barsotti is hoping to build a hotel at Picabo Street and Skiway Drive.