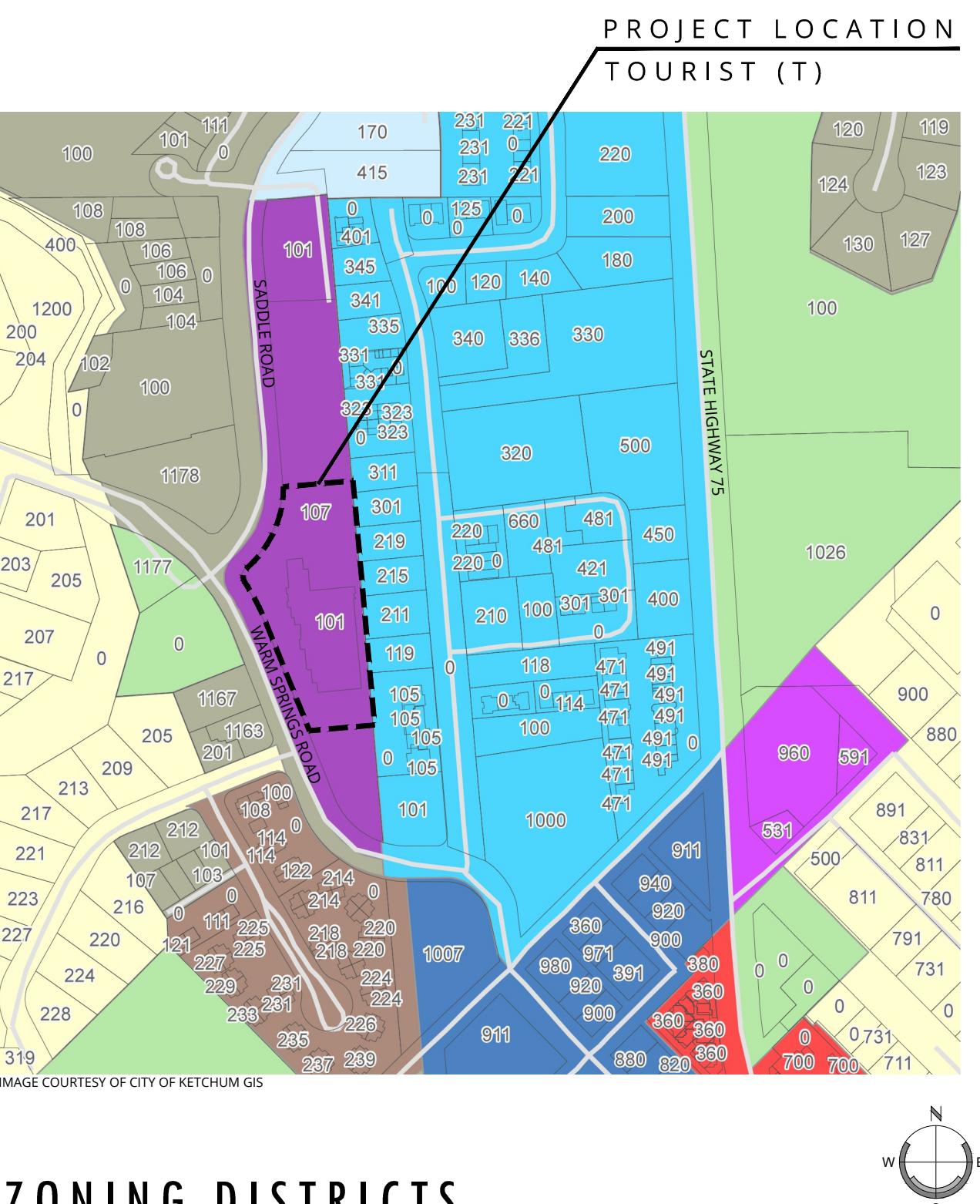
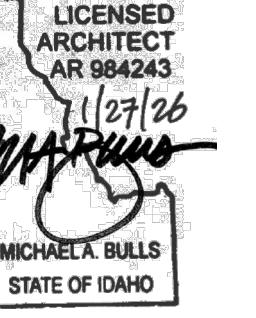


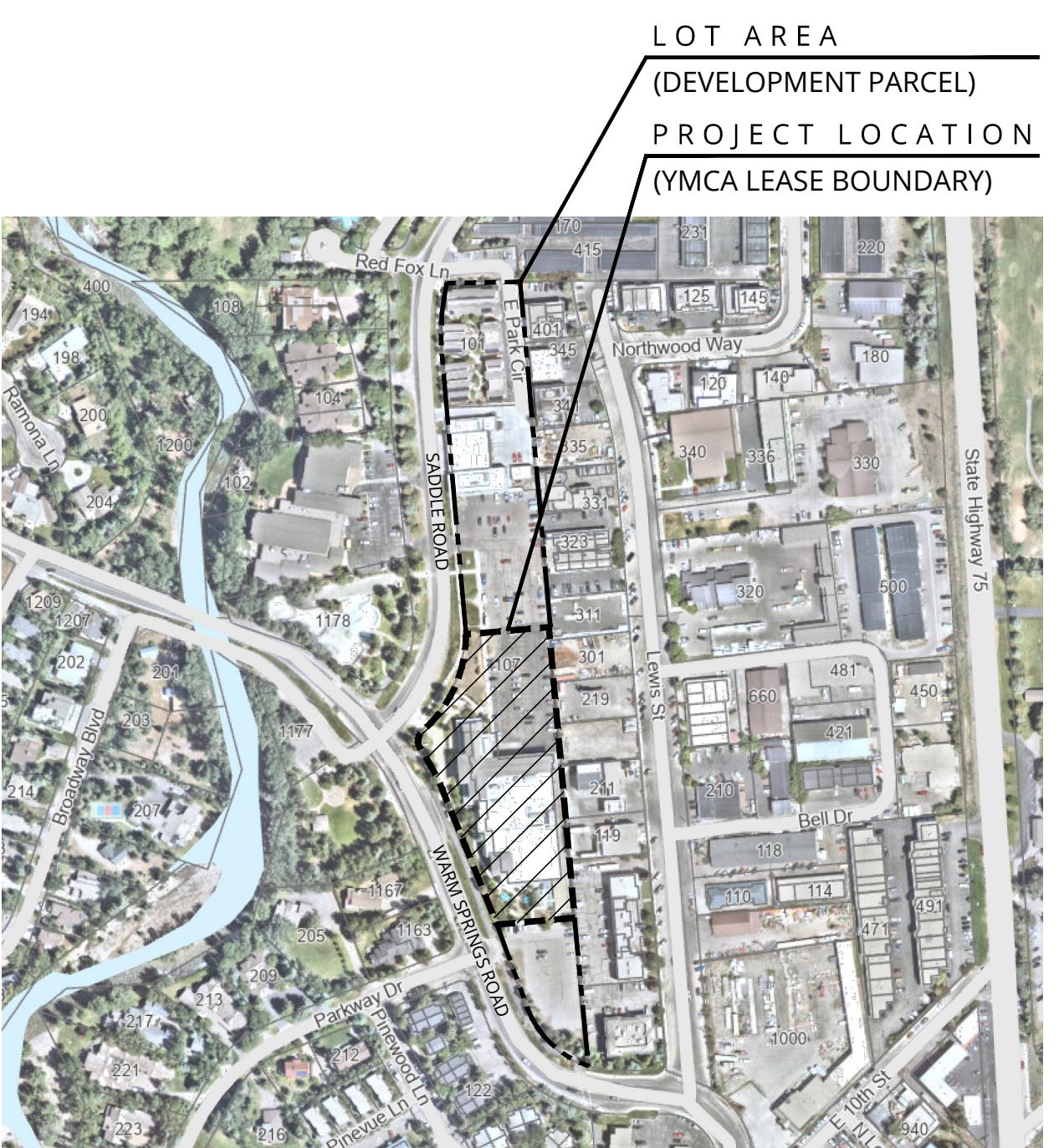
WOOD RIVER COMMUNITY YMCA

KETCHUM, IDAHO

ISSUED
12.30.2025 | PRE-APP. DESIGN REVIEW
01.27.2026 | DELTA 1 SET



ZONING DISTRICTS



VICINITY MAP / AREA OF WORK

N.T.S.



PROJECT INFORMATION

OWNER:

WOOD RIVER COMMUNITY YMCA
P.O. BOX 6801, KETCHUM, ID 83340

PROJECT ADDRESS:

101 SADDLE ROAD, KETCHUM, ID 83340

LEGAL DESCRIPTION:

YMCA BUILDING LOCATED ON TL 6689, SEC 12 4N 17E EXEMPT APP RECEIVED 2025

PARCEL NUMBER:

LRK4N17012100

ZONING DISTRICT:

TOURIST (T) DISTRICT

APPLICABLE CODES:

2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL FIRE CODE (IFC) W/ CITY OF KETCHUM AMENDMENTS
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AS AMENDED BY THE IDAHO BUILDING CODE BOARD
2023 NATIONAL ELECTRICAL CODE (NEC)
2017 IDAHO STATE PLUMBING CODE (ISP)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 INTERNATIONAL FUEL & GAS CODE (IFGC)
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (ADAAG)
2009 ICC/ANSI A117.1 - ACCESSIBLE & USABLE BUILDINGS & FACILITIES

PROJECT USE:

MIXED USE: COMMERCIAL - RECREATION

OCCUPANCY:

A-3 ASSEMBLY (RECREATION/AMUSEMENT)

LOT AREA:

249,633 SQ. FT. ± (5.72 ACRES)

BUILDING AREA CALCULATIONS:

MAIN LEVEL (EXISTING): 38,262 SQ. FT.
MAIN LEVEL (PROPOSED ADDITION): 18,860 SQ. FT. ±
MAIN LEVEL TOTAL: 57,122 SQ. FT. ±
UPPER LEVEL (EXISTING): 18,176 SQ. FT.
UPPER LEVEL (PROPOSED ADDITION): 7,604 SQ. FT. ±
UPPER LEVEL TOTAL: 25,780 SQ. FT. ±

GRAND TOTAL AREA:

82,902 SQ. FT. ±

BUILDING HEIGHT:

EXISTING BUILDING: 45'-6" (MAXIMUM BUILDING HEIGHT REVISED TO 45'-6" PER 2005 CUP-PUD)
PROPOSED ADDITION: 39'-7" ±

FLOOR AREA RATIO (F.A.R.)

0.33 (0.5 PERMITTED GROSS F.A.R.)

BUILDING SETBACKS:

FRONT SETBACK (WARM SPRINGS): UNMODIFIED (25'-0" MIN.) (30'-0" SETBACK REVISED TO 25'-0" PER 2005 CUP-PUD)
FRONT SETBACK (SADDLE): 52'-0" (15'-0" MINIMUM)
REAR SETBACK (SERVICE ALLEY): 19'-4" (15'-0" MINIMUM)

FIRE SPRINKLERS:

AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED & MONITORED IN ACCORDANCE WITH NFPA 13, 2018 IBC CHAPTER 9, 2018 IFC CHAPTER 9 & APPLICABLE CITY OF KETCHUM CODES, STATUTES AND RULES.

ALARM & DETECTION:

ALARM & DETECTION SYSTEM SHALL BE INSTALLED & MONITORED IN ACCORDANCE WITH 2018 IBC CHAPTER 9, 2018 IFC CHAPTER 9 & APPLICABLE CITY OF KETCHUM CODES, STATUTES AND RULES.

EXTERIOR LIGHTING

NEW AND EXISTING EXTERIOR LIGHTING SHALL MEET REQUIREMENTS OF CITY OF KETCHUM DARK SKY ORDINANCE
FINAL SIGNAGE DESIGN IS TO BE DETERMINED AND WILL BE SUBMITTED TO THE CITY OF KETCHUM FOR APPROVAL UNDER SEPARATE PERMIT AT A LATER DATE.

SIGNAGE:

AN ENGINEERED SNOW RETENTION SYSTEM WILL BE INSTALLED ON ALL NEW SLOPED ROOF SURFACES.

SNOW RETENTION:

THE SYSTEM SHALL MEET THE REQUIREMENTS OF THE 2018 IECC 403.12.2. THE SYSTEM SHALL HAVE AN ELECTRONIC MAIN CONTROL BOARD TO OPERATE THE SYSTEM THAT IS PROGRAMMABLE AND OPTIMIZES THE SYSTEM'S FUNCTION. THE SYSTEM SHALL HAVE IN-GROUND CONTROL SENSORS LINKED TO THE MAIN CONTROL BOARD TO DETECT SNOW AND ICE ON THE SURFACE, MONITOR THE TEMPERATURE, AND AUTOMATICALLY ACTIVATE THE SYSTEM.

SNOWMELT:

ARCHITECTURAL			
A0.0	PROJECT INFORMATION	A5.0	3D PERSPECTIVES
C0.20	SURVEY	A5.1	3D PERSPECTIVES
A1.0	VICINITY PLAN	A6.0	SITE IMAGES
A1.1	SITE PLAN	A6.1	SITE IMAGES
A1.2	SITE PLAN	A7.0	EXTERIOR LIGHTING PLAN
A2.0	MAIN LEVEL FLOOR PLAN		
A2.1	UPPER LEVEL FLOOR PLAN		
A2.2	ROOF PLAN		
A4.0	BUILDING ELEVATIONS & MATERIALS		

PROJECT SCOPE OF WORK

THE SCOPE OF WORK INCLUDES ALTERATIONS AND AN ADDITION TO THE EXISTING WOOD RIVER COMMUNITY YMCA FACILITY.

INTERIOR ALTERATIONS

MAIN LEVEL INTERIOR ALTERATIONS CONSIST OF EXPANDING AND RENOVATING EXISTING SPACES INCLUDING THE SENIOR PROGRAM & COMMUNITY MEETING ROOM, COMMUNITY COMMONS AREA, AND CHILDREN'S EDUCATION SPACES. UPPER LEVEL INTERIOR ALTERATIONS INCLUDE THE RELOCATION OF PARTNER OFFICES AND THE EXPANSION OF WELLNESS SPACES.

ADDITION

THE PROPOSED ADDITION CONSISTS OF A NEW ENTRANCE LOBBY, TEEN CENTER, AND FIELDHOUSE WITH UPPER LEVEL RUNNING TRACK LOCATED ON THE NORTH END OF THE EXISTING FACILITY.

EXTERIOR IMPROVEMENTS

PROPOSED EXTERIOR IMPROVEMENTS WILL BE LOCATED WITHIN THE YMCA LEASE AREA AND CONSIST OF NEW HEATED SIDEWALKS, LANDSCAPED AREAS ADJACENT TO THE PROPOSED ADDITION, AND THE REMOVAL AND RE-VEGETATION OF EXISTING STAIRS AT THE WEST SIDE OF THE EXISTING FACILITY. NEW PARKING TO THE NORTH SIDE OF THE PROPOSED ADDITION AND WITHIN THE YMCA LEASE BOUNDARY ARE INCLUDED IN THE SCOPE OF WORK AND WILL BE CONSTRUCTED IN COORDINATION WITH CITY OF KETCHUM.

PROJECT TEAM

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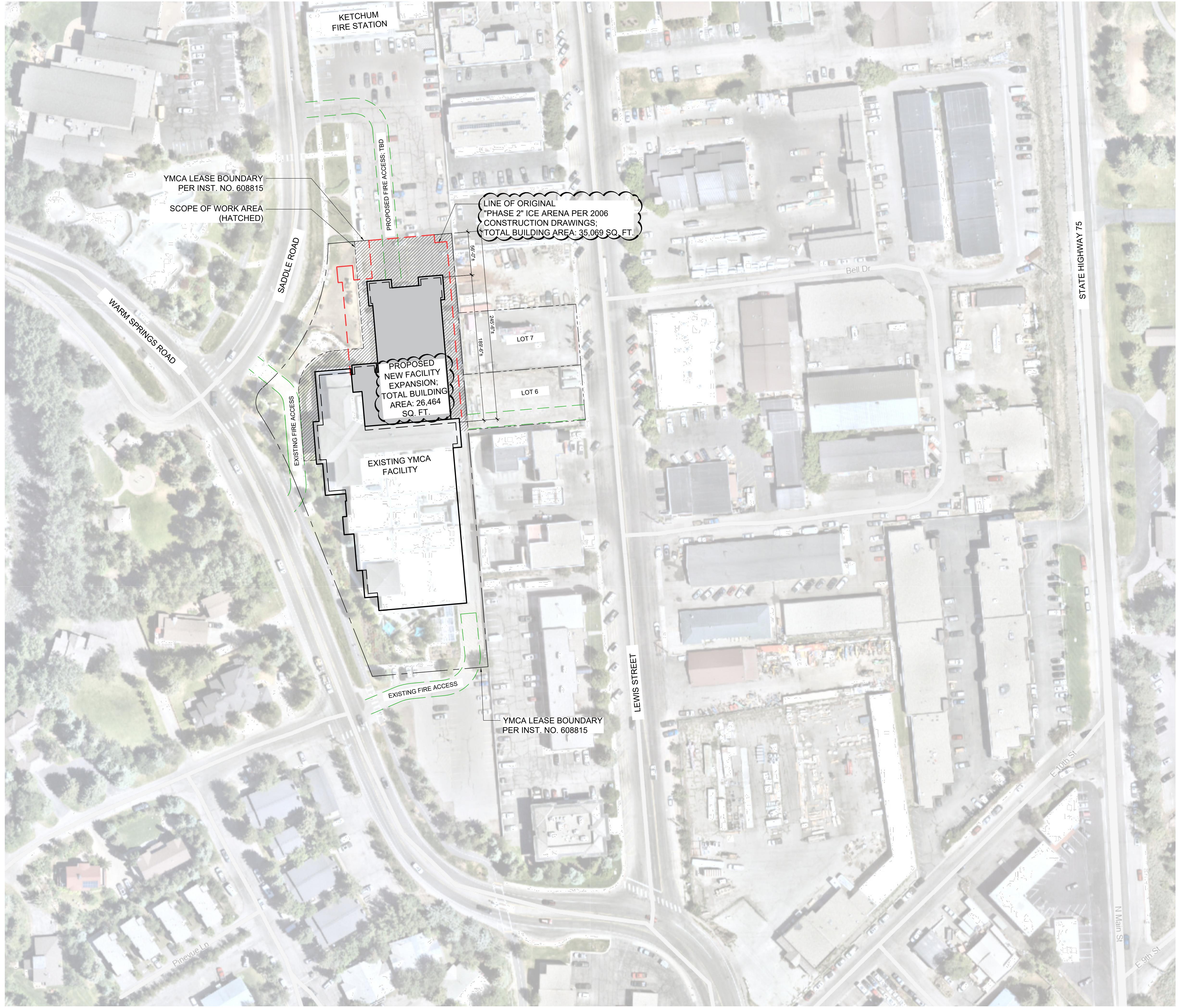
PROJECT
INFORMATION

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101 SADDLE ROAD | KETCHUM, IDAHO





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VICINITY PLAN

DWG. #

A 1.0

VICINITY PLAN

SCALE: 1" = 60'-0"

0 30 60

W E
N S

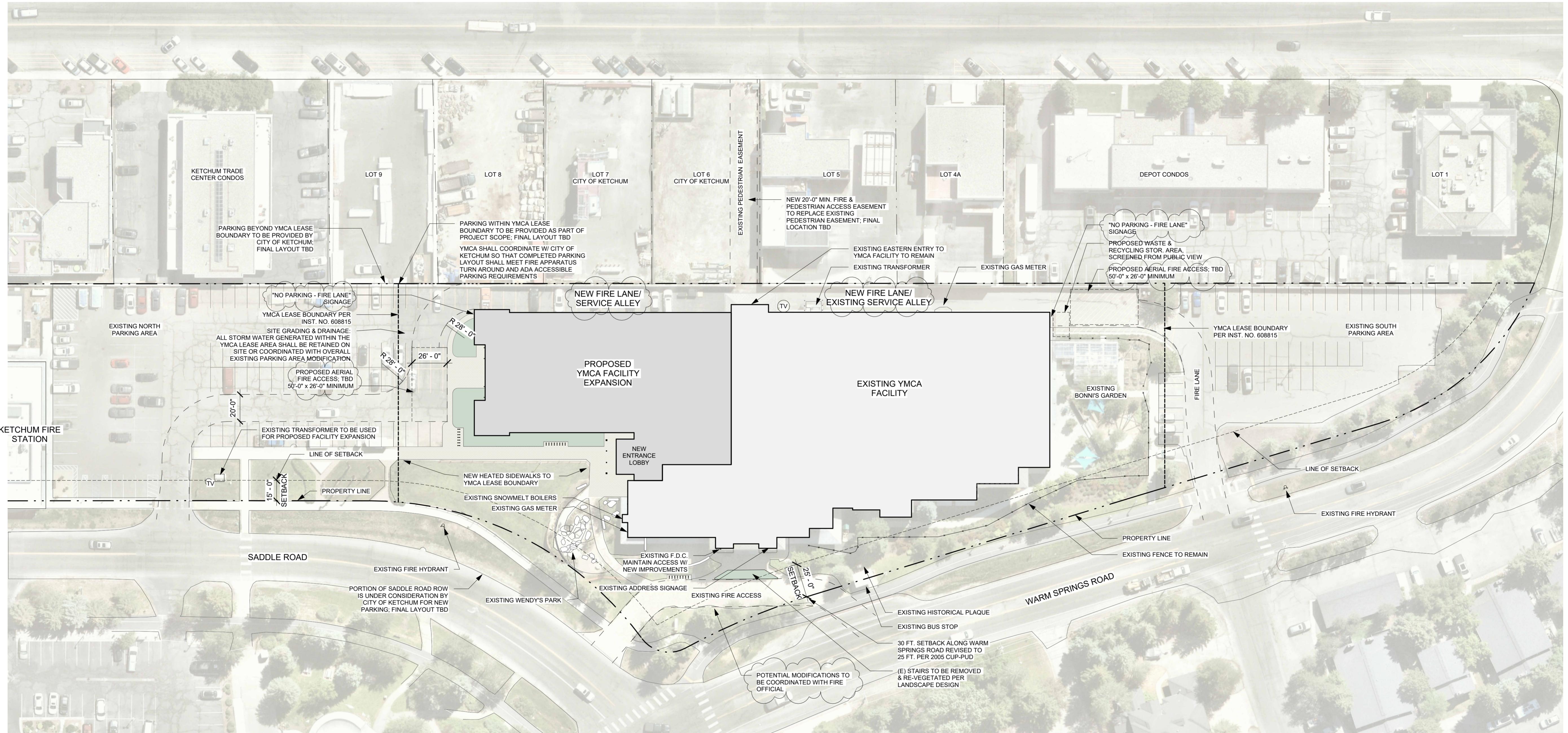
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MICHAELA BULLS
STATE OF IDAHO

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the
YMCA

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101 SADDLE ROAD | KETCHUM, IDAHO



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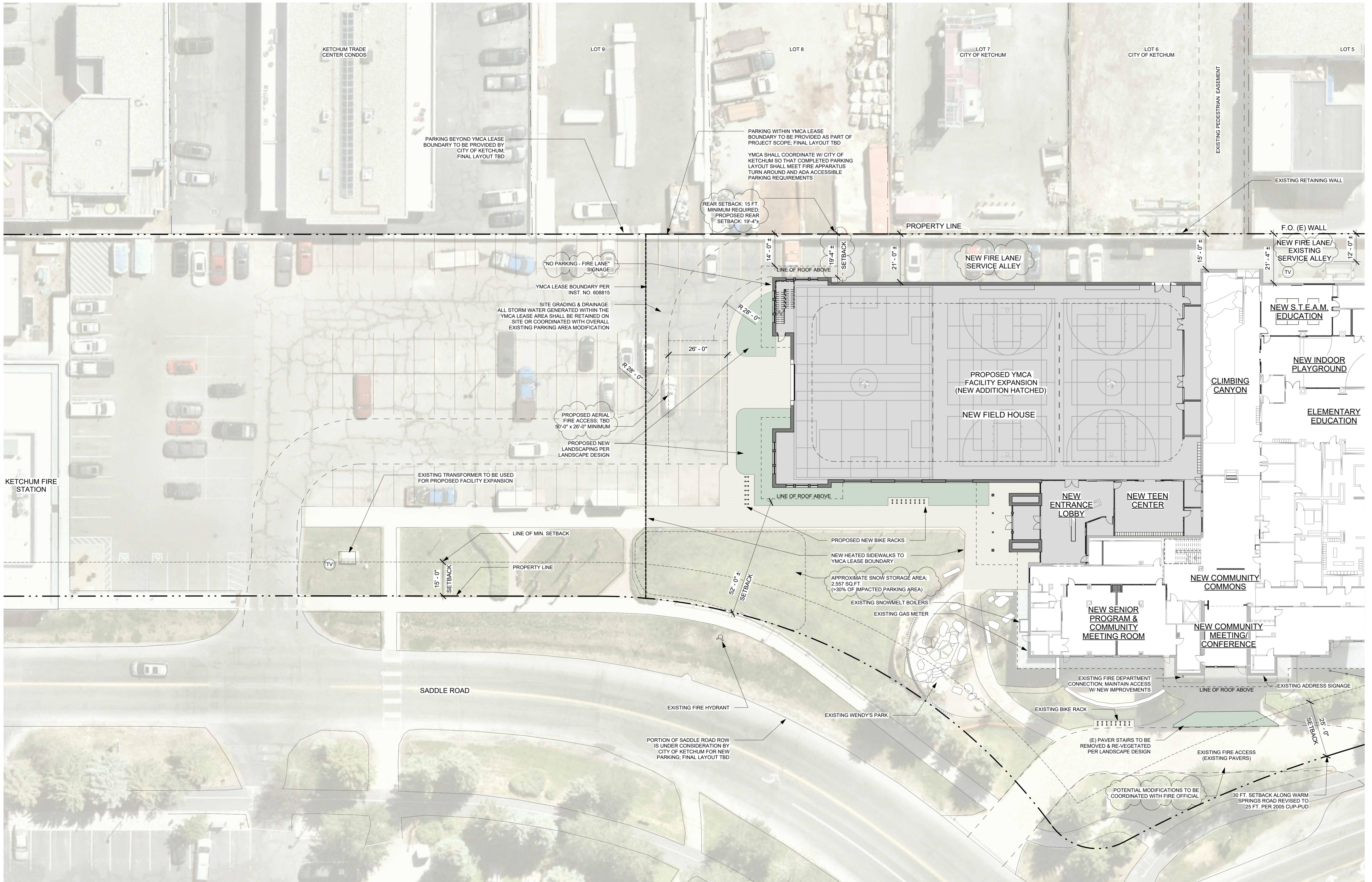
SITE PLAN

WG #

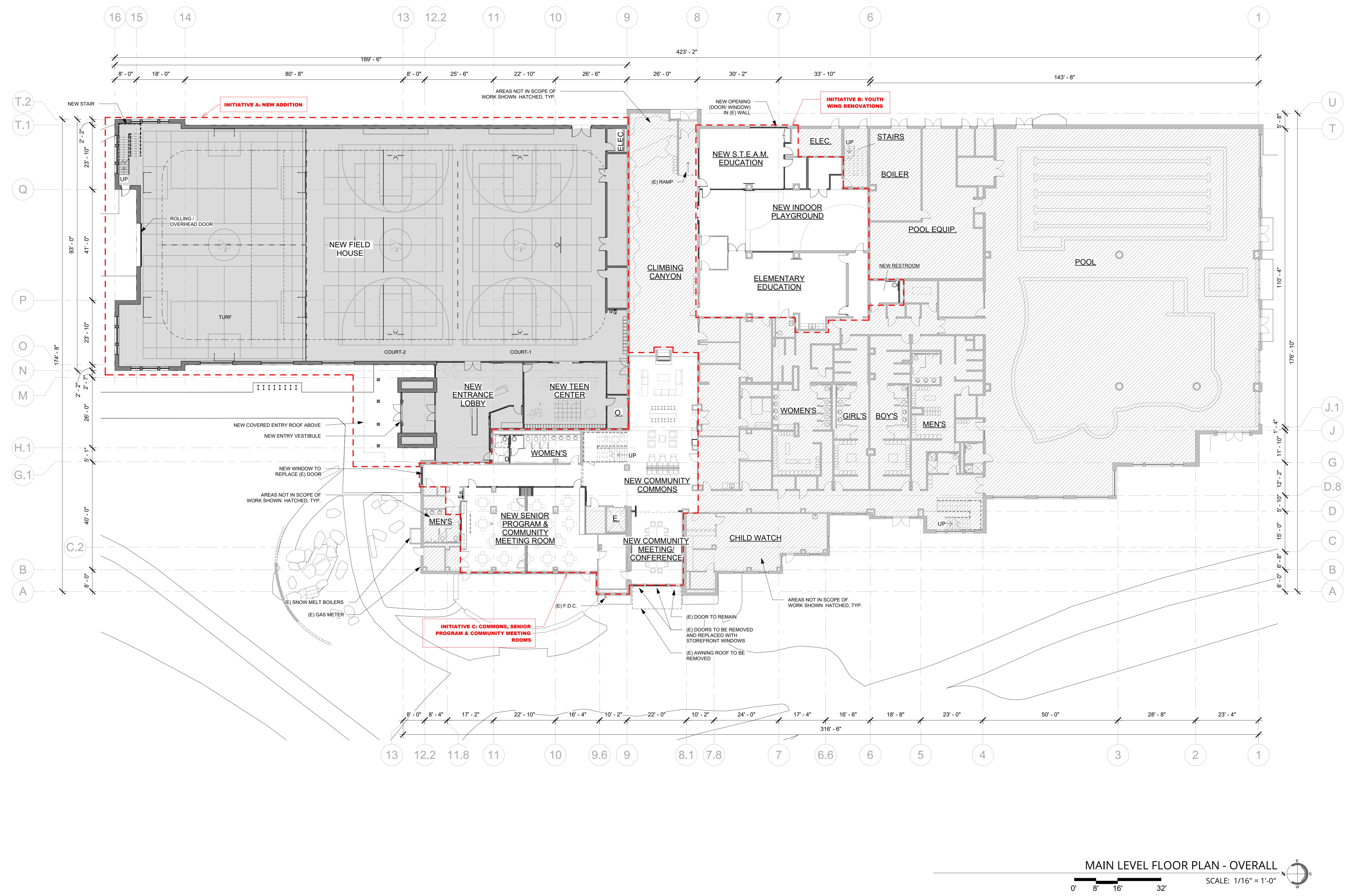
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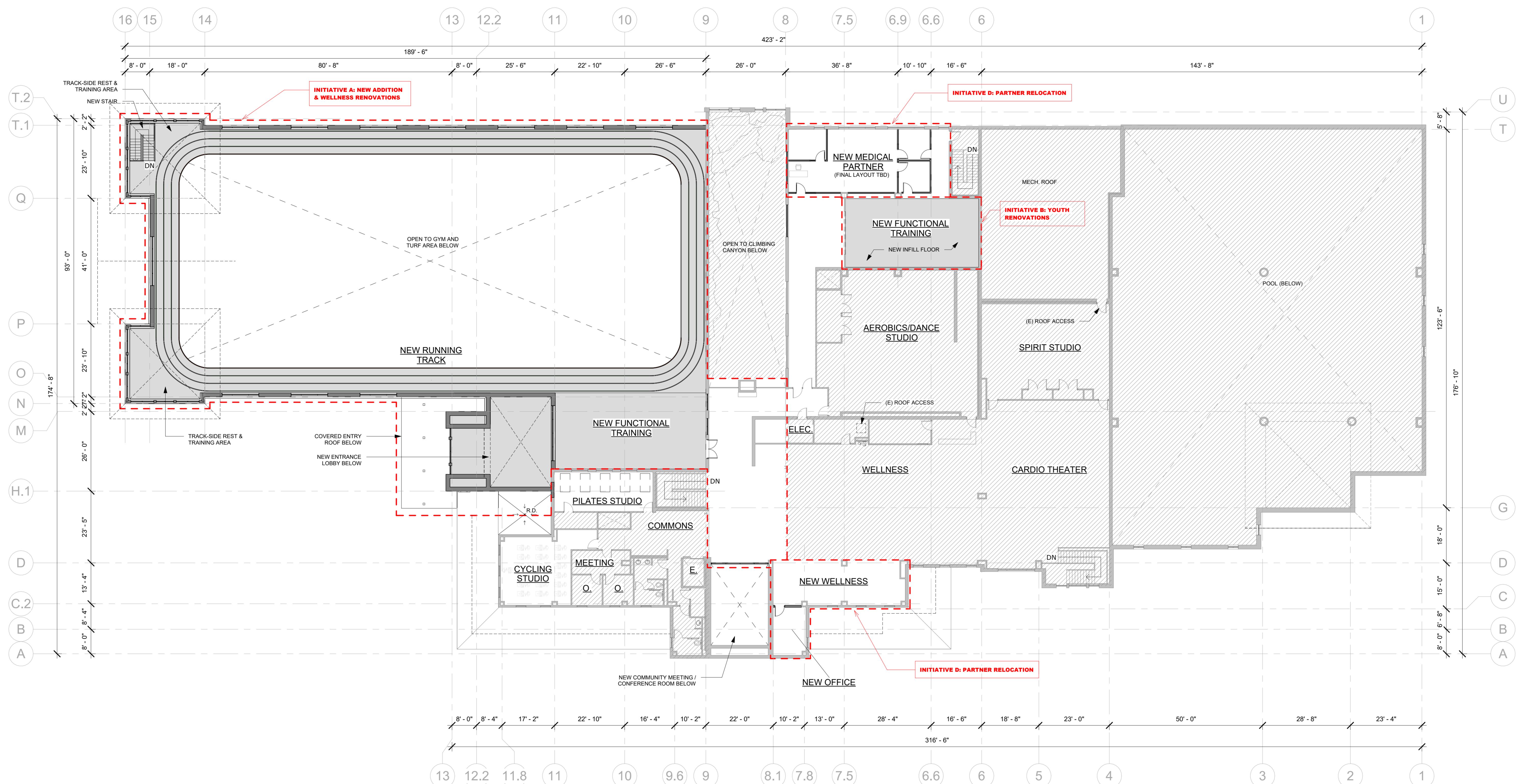
SCALE: 1" = 40'-0"

A1.1



SITE PLAN
SCALE: 1" = 20'-0"



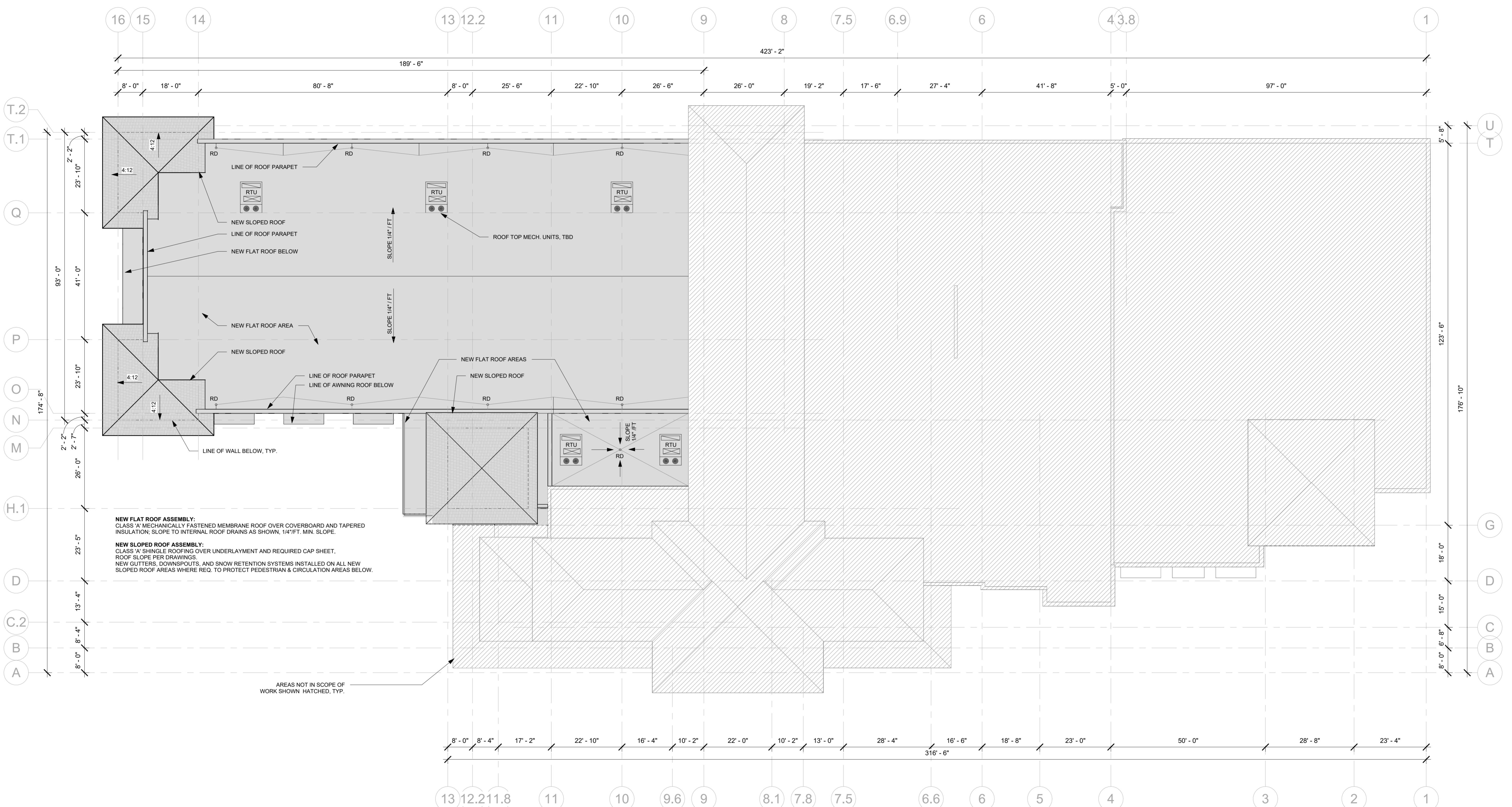


UPPER LEVEL FLOOR PLAN - OVERALL

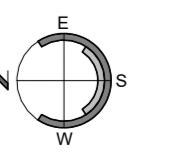


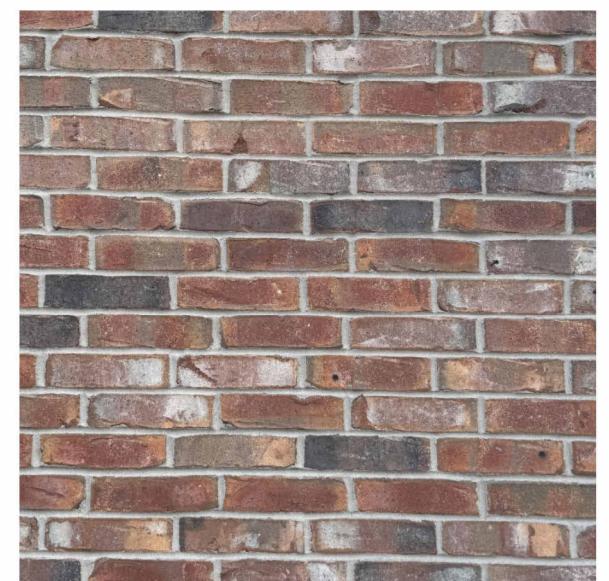
8' 16' 32' SCALE: 1/16" = 1'-0" N E S W

8' 16' 32' SCALE: 1/16" = 1'-0" W



ROOF PLAN
0' 8' 16' 32' SCALE: 1/16" = 1'-0"
DWG #

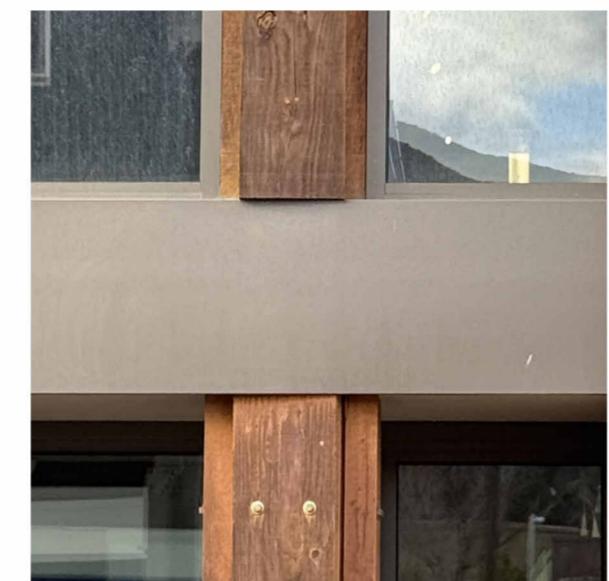




BRICK VENEER
RUNNING BOND,
TO MATCH EXISTING



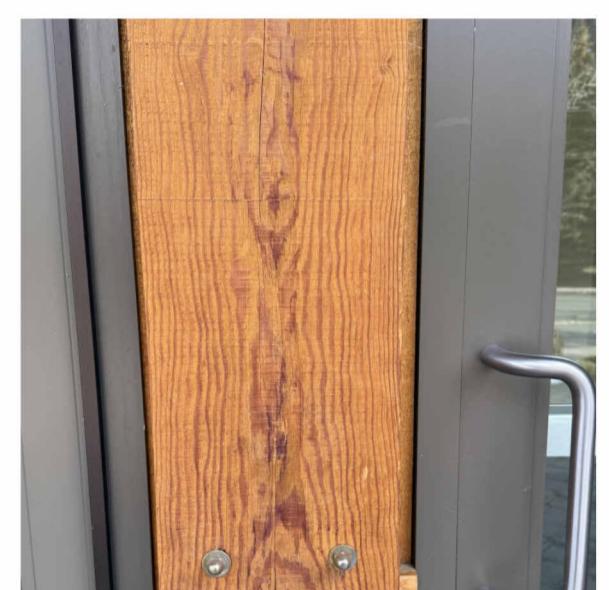
COMPOSITE BOARD SIDING
HORIZONTAL SHIPLAP,
TO MATCH EXISTING



METAL CLADDING/FLASHING
MATTE BRONZE,
TO MATCH EXISTING



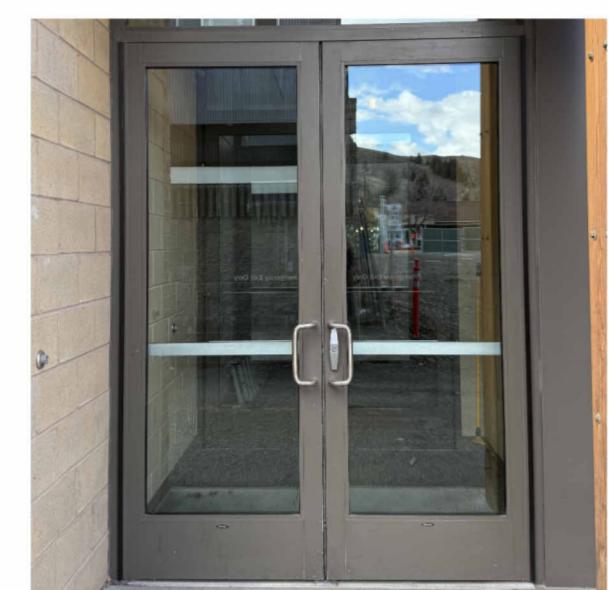
SHINGLE SLOPED ROOFING
FINISH TO MATCH EXISTING



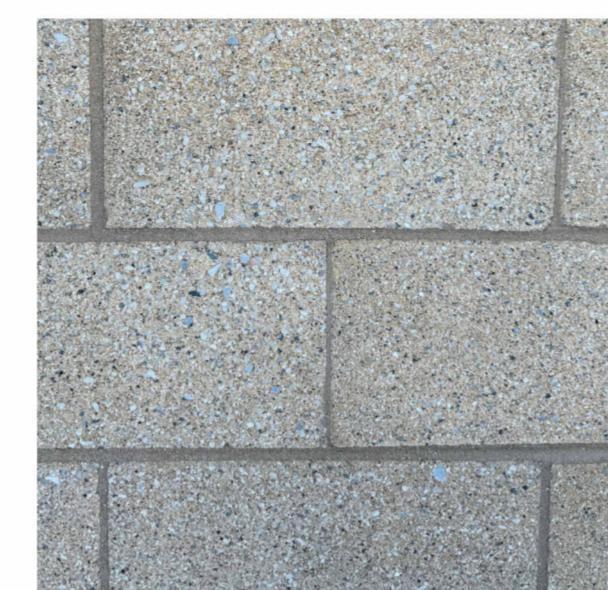
WOOD COLUMNS AND BEAMS
STAINED, PLAIN SAWN, TO
MATCH EXISTING



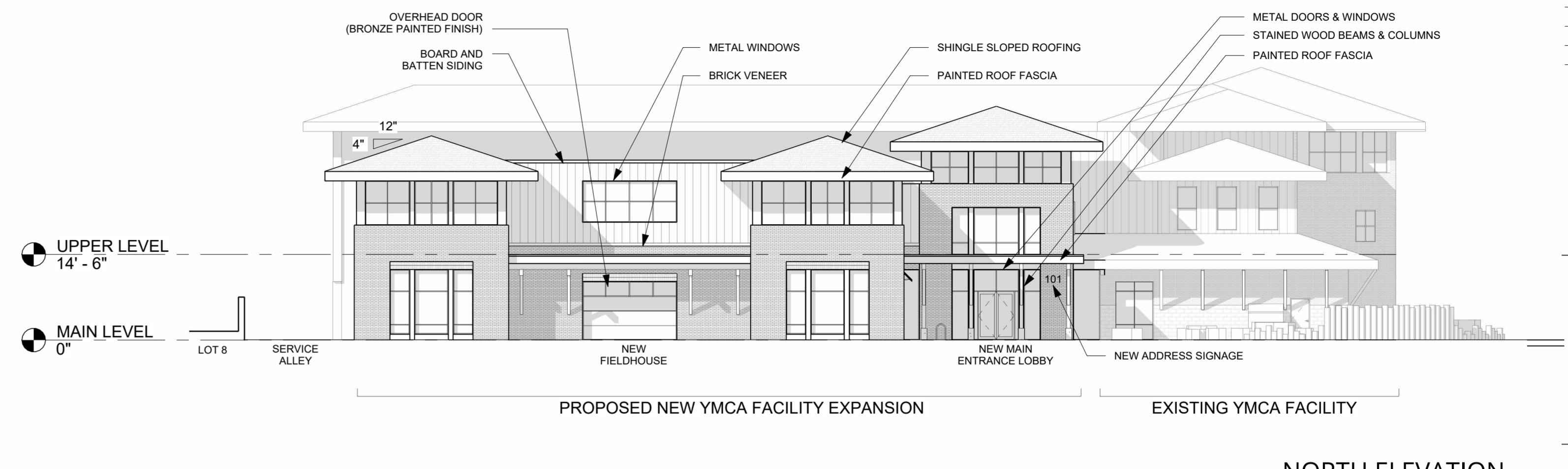
BOARD AND BATTEN SIDING
TO MATCH EXISTING



METAL DOORS AND WINDOWS
BRONZE FINISH TO MATCH
EXISTING



SPLIT FACED MASONRY
TO MATCH EXISTING



NORTH ELEVATION

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



EAST ELEVATION

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



WEST ELEVATION

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

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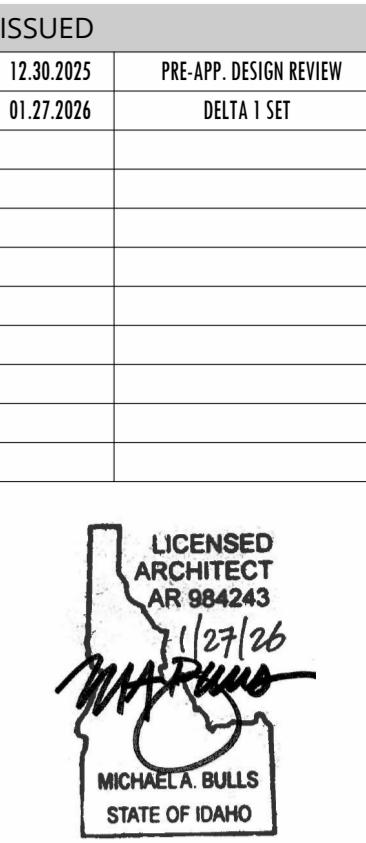
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11/23/26
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STATE OF IDAHO



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PERSPECTIVES

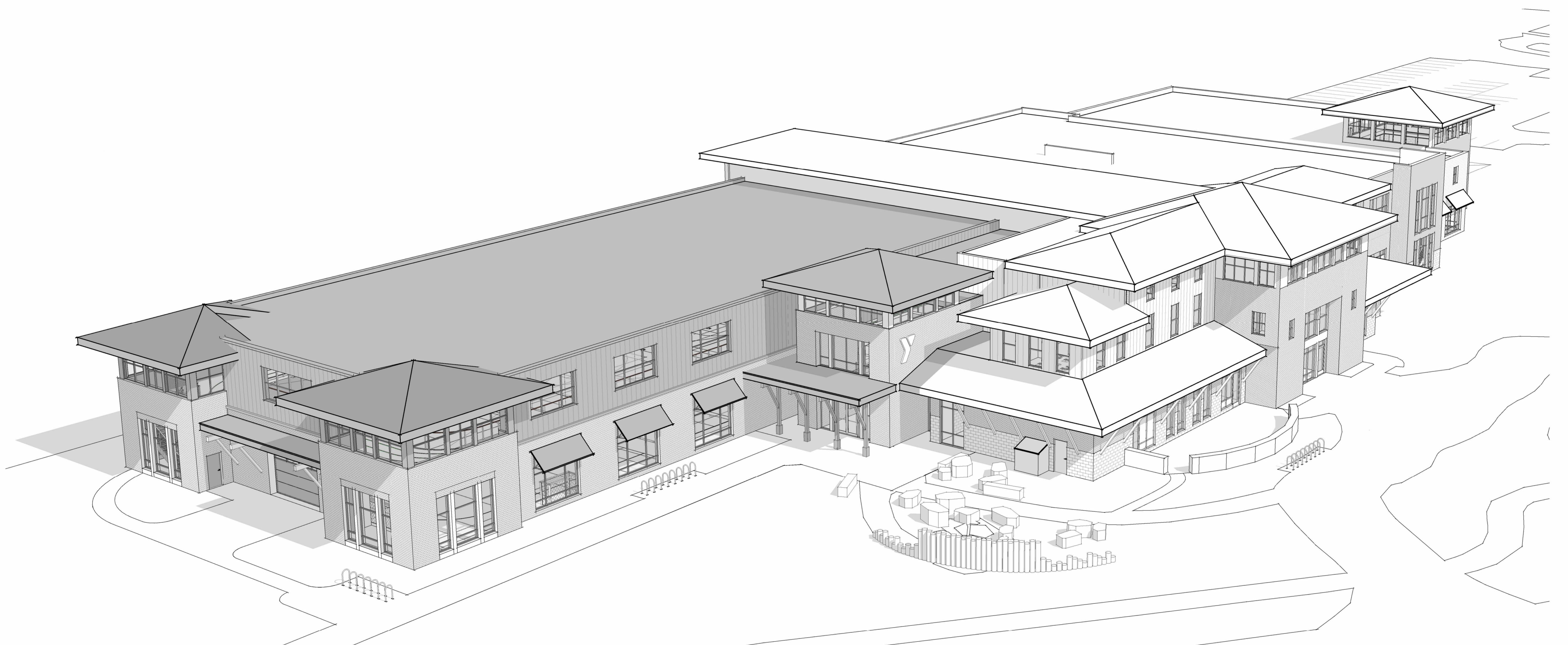
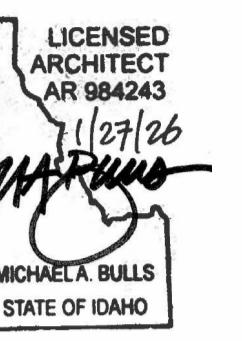
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VIEW OF YMCA NORTH ELEVATION AND PARKING LOT - LOOKING SOUTH WEST



VIEW OF YMCA NORTH ELEVATION AND EXTERIOR LAWN AREA - LOOKING SOUTH



VIEW FROM LOT 6 TOWARD YMCA CLIMBING CANYON ENTRANCE DOOR - LOOKING WEST



VIEW OF YMCA EXISTING MAIN ENTRANCE - LOOKING SOUTH EAST

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SITE IMAGES

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VIEW OF EXISTING ARCHITECTURAL TOWER AT YMCA STAIR - LOOKING EAST



VIEW OF EXISTING ARCHITECTURAL TOWER AT YMCA POOL - LOOKING EAST

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SITE IMAGES

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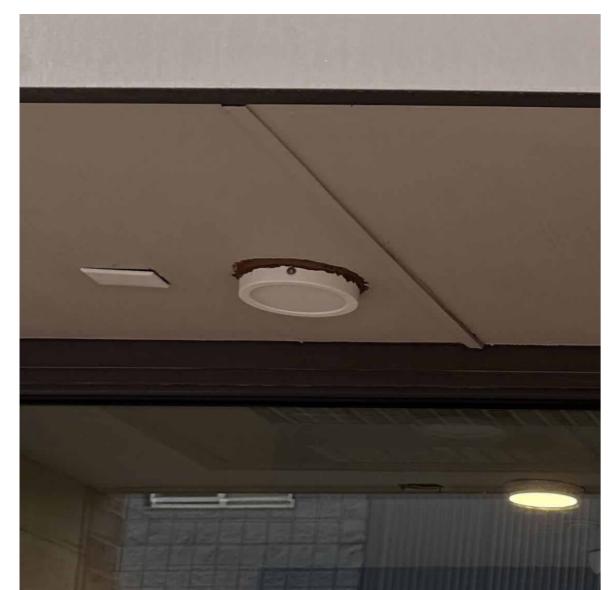
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E5
POLE-MOUNTED PARKING LOT
AREA LIGHT FULL CUT-OFF



E4
FLOOD LIGHT
SHALL BE ANGLED SO THAT NO LIGHT ESCAPES
ABOVE A 25° ANGLE MEASURED FROM A
VERTICAL LINE EXTENDING FROM THE CENTER OF
THE FIXTURE TO THE GROUND



E3
RECESSED DOWNLIGHT



E2
PENDANT, FULL CUT-OFF



E1
WALL SCONCE, FULL CUT-OFF

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