

**DESIGN GUIDELINES
FOR**

WARM SPRINGS RANCH RESIDENCES



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Introduction

Purpose of Warm Springs Ranch Residences Design Guidelines

The purpose of the Warm Springs Ranch Residences Design Guidelines is to direct development and design of the homes in ways that will preserve and enhance the beautiful and attractive nature of the Warm Springs Ranch Residences neighborhood. By maintaining the natural, open and airy characteristics of Ketchum with continuity throughout the project, it will be integrated into the community.

Specific objectives of the Guidelines are to:

- Retain and enhance the natural character of the site.
- Ensure the Warm Springs Ranch Residences development complements and is in context with the Wood River Valley.
- Maximize the perceived open space.
- Optimize views and privacy.
- Minimize visual impact from on and off site.
- Conform with City of Ketchum codes.

Design Criteria and City of Ketchum Code

This document is to be used in addition to the City of Ketchum Municipal Code. Where there is a conflict between this document and the City of Ketchum Municipal Code, the Municipal Code governs. The Guidelines set forth within this document may be more stringent than the Municipal Code but never less so.

Warm Spring Ranch Owners Association Design Review Committee

The Warm Springs Ranch Residences Community will be governed by its Board. The Warm Springs Ranch Residences Design Guidelines will be primarily administered by the Design Review Committee (DRC). Members of the DRC will evaluate all development proposals in accordance with these Design Criteria. The DRC will use their knowledge of design and building in a mountain environment to interpret the merits of each proposal, its compliance with the Warm Springs Ranch Residences Design Guidelines, and its adherence to the Declaration of Covenants, Conditions and Restrictions of Warm Springs Ranch Residences, a Planned Unit Development. Detailed information regarding the Design Review Committee and the Design Review Process are included in these Guidelines.



Document Structure and Organization

Each section of the Warm Spring Ranch Design Guidelines will include the following structure:

Organization

This document is organized in a sequence that is parallel to the construction sequence, from planning through to site design and implementation.

Intent

The Intent section of the Guidelines clearly establishes the goals for each subject area or topic in the Warm Spring Ranch Design Guidelines. The Guidelines provide tactical approaches to achieving those goals. In circumstances where the appropriateness or applicability of a Guideline is in question, the Intent will provide additional direction.

Standard

The Standard is an objective criterion that provides a specific set of directions for achieving the Intent. Standards denote issues that are considered critical. Standards indicate that compliance is required or deemed desirable to achieve the Intent for each section.

Option

The Option provides alternative solutions for accomplishing the goals set forth in the Intent statement. Options are more flexible and are sometimes more difficult to quantify than standards. Options use the terms “should” or “may” to denote they are considered relevant to achieving the Intent statement and will be pertinent in the review process.

Where Options amplify a Standard, they are preferred, but not mandatory criteria. Options will, however, be strongly considered where a Standard is not being met and an alternative is being sought, but an Option shall never be considered a variance. In such a case, it must be demonstrated that the alternative meets one or more of the following criteria:

- the alternative better achieves the Intent statement;
- the Intent statement that the Standard was created to address will be improved by application of the Option in this particular circumstance;
- the application of other Standards will be improved by not applying the Standard in this particular circumstance;
- unique site characteristics make the Standard impractical or cost prohibitive.

Definitions

Applicant

The individual, firm, corporation, partnership, limited liability company, association, syndicate, trust or other entity that has legal ownership of a specific property that is the subject of an application or an individual authorized by the Owner who executes the application and initiates proceedings for review of that specific property in accordance with the provisions of this title.



Architect

A professional individual registered in the state of Idaho to practice in the field of architecture.

Area of Disturbance

Area of land impacted by construction including but not limited to clearing and Grading, stockpile or spoil areas, construction excavation, and construction equipment and material storage.

Berm

A strip of mounded topsoil, which provides a visual buffer or screen.

Builder

A person or entity that is engaged by an Owner for the purpose of constructing any improvements within a project and who is registered in the state of Idaho.

Building Area

Portion of the Lot that is exclusive of setbacks and any other conditions imposed by the City of Ketchum.

Building Height

Highest point of roof to Record Grade. Accessory structural elements located on the roof, such as solar panels, shall be subject to the total height restrictions.

Class A Roof

Effective against severe fire test exposures, as classified by the International Residential Code (IRC). Under such exposures, roof coverings of this class are not readily flammable, afford a fairly high degree of fire protection to the roof deck, do not slip from position, and are not expected to produce flying brands.

Construction Activity

Any site disturbance, construction, addition or alteration of any building, landscaping or other site improvements.

Construction Site

Any site upon which Construction Activity takes place.

Construction Vehicle

Any car, truck, tractor, trailer or any other vehicle used to perform any portion of a Construction Activity or the transportation of equipment, suppliers or labor to or from a Construction Site.

Construction Zone

The area of the Lot that is allowed to be disturbed pursuant to the design criteria. Parking is allowed in Construction Zone and along the street frontage of the Lot.

Cut

Any disturbance on the land including any trenching, which results in the permanent removal of earth, rock or any other surface material such as vegetation, filling or paving.

Design Guidelines

The intents, standards, guidelines and construction regulations adopted and enforced by the Warm Springs Ranch Residences Owners’ Association as set forth within this document.



Design Review Committee (DRC)

The committee for Warm Springs Ranch Residences comprised of three members to approve, conditionally approve, table, or deny approval of a development proposal.

Disturbed Area

Any Lot surface area altered in any way during the construction of a built structure or landscape improvement.

Fill

Any addition of earth, rock or any other surface materials to the surface of the land that increases the natural elevation of the original surface.

Finish Grade

The final elevation of the land surface of the site after completion of development.

Gradient

See Percent Slope.

Grading

The alteration of natural topography and the prescribed movement of any earth, rock, vegetation or other surface material.

Hardscape

Parts of a landscape constructed from materials other than plants, such as walks, patios, driveways made of stone, concrete or other materials.

Improvement

For purposes of this document, the term “Improvement” shall have the same definition as it does in the Declaration of Covenants, Conditions and Restrictions of Warm Springs Ranch Residences.

Impervious

Any surface material that does not allow for the penetration of water.

Indigenous

Plants native to and originating from a locale.

Lot

A division of land that is created by subdivision and that is part of a recorded plat.

Maximum Site Coverage

The maximum percentage of Lot permitted to be covered by buildings, structures and impervious surfaces.

Natural Area

Area that is not disturbed and preserves existing landscape.

Owner

Owner shall mean the record holder of legal title to fee simple interest in a Lot. The Owner may act through an agent provided that such agent is authorized in writing to act in such capacity.



Owner Representative

Any Architect, contractor, subcontractor, agent or employee hired or engaged by an Owner to speak and act on behalf of the Owner in regard to any Construction Activity.

Percent Slope

Percent slope is calculated by multiplying the ratio of a slope's rise (1') to run (2') by one hundred (100). For example, a slope of 2:1 is a 50% slope.

Permanent Enhancement

The construction of any landscaping wall, fencing or other non-temporary element to remain for more than one calendar year.

Permeable

A surface material that allows for the penetration or partial penetration of surface water.

Record Grade

Natural grade existing prior to any site preparation, Grading or filling, unless a new Record Grade is approved and recorded at the time of subdivision approval and noted and filed on the final plat.

Retaining Wall

A wall designed and constructed to resist the lateral displacement and erosion of soils or other materials.

Revegetation

The application of ground cover with irrigation to establish growth.

Road Margin

The area between the paved road edge and extended twenty feet (20') towards the rear of the lot.

Schematic Plan

Rough construction drawing offering a general overview of the Home's basic site plan, circulation and design.

Temporary Structure

Any structure erected or installed as a job office or for the purpose of storing materials in connection with Construction Activity.

Turn Around

The area adjacent to a garage intended for the use of turning a car around and/or the outdoor parking of vehicles.

Wall Surface

Any continuous vertical built surface, including but not limited to a building wall or exposed foundation wall.

WSROA

Warm Springs Ranch Owners' Association, the association for Warm Springs Ranch Residences.

Warm Springs Ranch CC&R's

Shall mean and refer to the Declaration of Covenants, Conditions and Restrictions of Warm Springs Ranch Residences, recorded in the official records of Blaine County, Idaho, and all duly approved amendments thereto.



Site Planning and Development

Building Area

Intent

Building Areas should promote sensitively scaled structures while maximizing flexibility. The Building Area is defined by setbacks as determined by the City of Ketchum, is subject to riparian and other factors, and must be within the subdivision minimum setback of 15', as outlined below.

Standard

- Each Lot will have a building area with a minimum 15' setback.
- The total building footprint, including balconies and decks, shall fall within the building envelope per approval.
- Any outbuildings, additions or alterations to original footprint shall be constructed within the envelope.

Option

Building footprints may be rotated around the center of the building envelope to maximize solar orientation and views and to maximize the portion of the building situated within the envelope.

Minimum Setbacks

Intent

To provide boundaries, which will be used to determine the building areas and location of any permanent construction.

Standard

- Front yard setbacks shall be a minimum of fifteen feet (15').
- Side yard setbacks shall be a minimum of fifteen feet (15') on lots bordering Warm Springs Creek.
- Side yard setbacks on the remaining lots shall conform with City of Ketchum code requirements.
- Rear yard setbacks shall be a minimum of fifteen feet (15').
- Only driveways, utilities and paths may be constructed within setback areas.

Option

Permanent enhancements such as segmented landscaping walls may be constructed within the setback area with City of Ketchum and DRC approval.

Grading

Intent

To promote the public health, safety, and welfare and to minimize grading impacts on the natural contour of the land on each site by matching and blending new designs into existing topography and landforms while ensuring the protection of any existing drainage corridors.



Standard

- Buildings shall not appear perched on site.
- Maximum slopes shall be 2:1. Slopes greater than 2:1 shall require a retaining wall.
- Disturbed areas shall be re-vegetated to match and blend naturally into surrounding environment.
- All cuts and fills shall be shaped, rounded, minimized and non-uniform to simulate natural existing contours.

Option

Slopes up to 1.5:1 may be considered without the use of retaining walls if proper slope stabilization products are utilized and approved by the WSROA.

Drainage

Intent

To maintain existing drainage patterns and discharge points both during and after construction.

Standard

- New drainage ways shall appear natural and function like natural drainage ways utilizing material native to the site.
- Drainage resulting from development shall be dispersed on site and not directed to other lots.
- Passive landscape swales shall be protected prior to drainage leaving the site.

Option

When existing drainage patterns run through a building envelope, the drainage pattern may be manipulated to accommodate a built structure if the drainage is rerouted.

Driveways and Parking

Intent

Provide alignments that minimize grading and other disruption of the site.

Standard

- A minimum driveway width of twenty feet (20') is preferred. Wide driveways may be necessary to provide a turnabout at a garage and/ or off-street parking or as may be required by the Ketchum Fire Department and/or the City of Ketchum.
- Driveways shall be paved (i.e., asphalt, concrete unit pavers).
- All driveways should be designed to parallel the existing natural topography as best as possible.
- Parking turnarounds shall not be located within minimum building setbacks, although variances may be allowed in some circumstances.
- Driveway access points shall be limited to one (1) per lot.
- Driveway/parking/garage layouts shall minimize the visibility of garage doors and cars from the street and adjoining properties.



- Maximum gradient on driveways shall not exceed ten percent (10%).
- Landing areas of driveways and/or turnabouts should not exceed four percent (4%).
- Adequate room for turnabout shall be provided on each lot.
- A minimum of two (2) enclosed parking spaces per dwelling shall be provided on each lot.
- Snow storage calculations shall meet City of Ketchum code requirements.

Option

A garage may be located above or below main living area to accommodate a lesser driveway gradient and avoid driveways in excess of 10%.

A circular driveway may be considered if the lot is flat enough to accommodate it.

Retaining Walls

Intent

To minimize the disturbance of the site and to integrate new improvements into the existing topography.

Standard

- Wall height shall not exceed six feet (6’).
- Walls that need to make up vertical elevation beyond four and one-half feet (4.5’) shall be stepped or terraced to provide planting pockets.
- The terrace width shall be a minimum of thirty-six inches (36’’).
- The planting area of the terrace shall be a minimum of twenty-four inches (24’’).
- Tops and ends of walls shall be shaped to blend into adjoining natural contours.

Option

Higher walls may be considered if the design results in lesser impacts on the land.

Fences

Intent

To encourage fencing alternatives and provide material requirements that blend into natural landscape features.

Standard

- Lot boundary fencing shall not be allowed.
- Materials for all fences shall be wood or stone and shall match or compliment the material choices of the residential structures.
- Fences shall not exceed four feet (4’) in height.
- Metal and wood fencing that complements the colors of the home exterior shall be allowed for dog-runs.
- Dog runs are permitted, provided they are constructed of high-quality materials (see above) and in colors (generally in darker shades of green, brown or black) to complement the associated residence. Dog runs shall be attached to residences—not free standing—and



are limited to an area of 400 square feet. Dog runs shall be screened from the street and neighboring residences.

- Chain-link fences of any kind are prohibited except for use in dog runs.
- When used in dog runs, chain link fences shall be dark green or black powder coat or similar.
- Fences shall be allowed only for the enclosure of the following, unless otherwise approved by the DRC:
 - o Small gardens
 - o Dog runs
 - o Children’s play areas
 - o Mechanical equipment

Option

Alternatives for fencing may include extended site walls or walls of residential structures including courtyards and architectural elements. Fences may exceed four feet (4’) in height only in cases of specific code requirements or the enclosure of dogs but may not exceed six feet (6’) in height.

Outdoor Stairs, Patios, Balconies, Decks and Paths

Intent

To blend into the natural topography and environment.

Standard

- Impervious surfaces shall be minimized and shall not exceed twenty percent (20%) of the gross lot area. This calculation shall not include the building foundation, driveways and turnabout areas.
- Any exterior paths shall be constructed of concrete, decomposed granite or concrete, brick or stone unit pavers.
- All support structures for balconies and decks shall be constructed of timber or stone masonry construction.
- Should patios and paths utilize a stone or masonry material, they shall be constructed using sand-set implementation methods.

Option

Recycled materials may be utilized with approval from the WSROA.

Exterior Service Areas and Site Utilities

Intent

To provide areas outside of plain view from street and adjacent neighboring buildings to hide unsightly necessities on site.

Standard

- All domestic water, sewer, electrical, telephone, television and other utilities shall be installed underground with alignments that minimize grading and disruption of the site.
- Utility routing shall follow the driveway unless this routing is not feasible.



- Any utility boxes and/or meters shall be screened so they are not visible from adjacent buildings or the street per utility company requirements.
- Air conditioning units shall be screened.
- Garbage storage sites shall be completely hidden from view of adjacent buildings and the street or shall be designed with minimum visual impact when it is not possible to completely hide the structure.
- Garbage enclosures shall be made inaccessible to wildlife and incorporated into architecture of residential structure.
- Snow storage calculations shall meet CITY OF KETCHUM code requirements.

Option

All service areas should be designed to be as least visually impacting as possible. Generally, electrical rods should be enclosed and match the adjacent siding. Gas meters and exterior air conditioning units should be fenced or screened adequately with evergreen materials.

Exterior Landscaped Areas

Intent

To maintain the natural, open and airy characteristics of Ketchum with continuity throughout the project.

Standard

- All landscaping must comply with DRC recommendations, and Owners must agree that all exterior maintenance will be handled by the WSRCO.
- Not less than thirty percent (30%) of the total gross area of each lot shall be landscaped according to the Landscape Standards section of the Warm Springs Ranch Design Guidelines, not to exceed .25 acre.
- Grading and landscaping within the road margin shall be carried out by the Warm Springs Ranch Owners' Association in accordance with this document.
- The road margin shall create a natural-appearing streetscape promoting good plant growth with a natural appearing plant density as close to the pavement edge as possible.
- Berms and other obviously unnatural grading within the road margin are discouraged.
- The road margin shall be designed using the approved plant species palette in the appendix section of this document.

Option

Plant species that are similar in character and hydration requirements to those listed on the approved plant species palette may be considered for use (See Appendix). The Road Margin width of 15' is a minimum distance and extending the natural buffer beyond the requirement is encouraged.



Landscape Standards

New Planting

Intent

To maintain the natural beauty of Ketchum and enhance built structures as they relate to the surrounding environment.

Standard

- Not less than seventy percent (70%) of all new planting shall be indigenous species to the Rocky Mountain sub-alpine and lower mountain zones.
- Approved plant species list is included in the Appendix.
- Prior to construction, topsoil shall be stripped and stored on the site and shall be replaced in all areas requiring landscaping or revegetation.
- Topsoil shall be spread to a minimum depth of four inches (4") and a soil amendment is recommended in all areas that are sodded or seeded.

Option

A variation on the approved plant species may be considered with approval from WSROA. When developing the planting plan for trees and tall shrubs, consideration should be given to avoiding blocking the primary views from surrounding building envelopes.

Irrigation

Intent

To establish and maintain landscape improvements and ground cover within the Lot.

Standard

- Automated irrigation systems shall be required for all new plantings.
- Irrigation within the road margin shall be required for a minimum of two growing seasons for establishment purposes.
- Per the Idaho Department of Water Resources, the maximum irrigated area per Lot is ½ acre.

Option

- Permanent irrigation shall be located only within the building envelope or an area of 20 feet surrounding that portion of house outside building envelope.
- The seven steps of Xeriscape design are encouraged (See Appendix).

Revegetation and Seed Mixes

Intent

To prevent erosion and the invasion of unwanted species.

Standard

- All disturbed areas on each lot shall be revegetated the first growing season after disturbance has occurred.



- Any disturbance caused by utility construction shall be revegetated immediately following completion of construction or within sixty (60) days after the disturbance.
- All slopes 2.5:1 and greater shall be protected with erosion control fabrics appropriate.

Option

Alternative seed mixes may be considered and approved if the alternative seed mix unifies the overall landscaping theme for the lot.

Sculptures, Flag Poles and Antennae

Intent

To maintain a more rural character and the natural environment of Ketchum.

Standard

- Sculptures shall be limited to the building envelopes.
- Sculptures shall not be visible from the street.
- . Contrary to IC 55-115(6) as relates to US and Idaho state flags
- Sculpture size shall not exceed six feet (6') in height.
- Small satellite dishes shall be permitted per DRC in approved locations.
- Antennae are not permitted within a residential site.

Option

With approval of DRC, sculpture size may exceed height restrictions and/or be located outside of building envelope if the sculpture is not visible from the street or adjacent properties.

Play Equipment, Landscape Structures

Intent

To maintain the rural character and the natural environment of Ketchum.

Standard

- Structures such as gazebos and sheds shall not be permitted outside of the building envelope.
- Play structures shall be constructed of wood and timber and/or other natural materials that blend into the natural landscape. Plastic accessories must be earth-toned.
- Brightly colored (i.e., bright yellow, bright blue, bright green, bright orange, bright purple, etc.) play structures are not permitted.

Option

Play structures are encouraged to be made of timber/wood and metal construction with neutral colors utilized for any plastic attachments.

Lighting

Intent

To minimize lighting, maintain the rural character of the site, limit lighting as required only by safety and preserve views of the night sky Ketchum, and conform to all standards of the Dark Sky Ordinance.



Standard

- No up lighting of any kind shall be allowed.
- Lighting for outdoor recreation shall be prohibited.
- Up-lights and flood lighting shall be prohibited. Can illuminate flags.
- Driveway and vehicular entry point lighting shall be prohibited.
- Lighting attached to the residence shall clearly identify house number and key entry points to building.
- The maximum total lumens of any exterior light fixture shall be 1000 lumens.
- Sodium vapor and all colored lights shall be prohibited.
- Holiday lighting shall only be permitted between December 1st and January 15th and shall be turned off no later than 10:00 p.m. each night.
- City of Ketchum Dark Sky Ordinance shall be followed and will govern when discrepancies occur.

Option

LED lighting requirements may exceed the 1000 lumens maximum if deemed necessary to achieve design intent and approved by the WSROA.

Hardscape

Intent

To promote the smooth transition between the built environment and the natural landscape.

Standard

- All materials shall be of natural colors that blend into the surrounding environment.
- All hardscape, with the exception of driveways, shall be limited to the use of patios, circulation and outdoor living.
- All stone and unit pavers shall be set on sand beds and the use of grout or concrete setting beds shall be prohibited to allow for permeability and shall meet minimum weight requirements as determined by the Ketchum Fire Department.
- Snow storage calculations shall meet City of Ketchum code requirements.

Option

A concrete setting bed may be used for driveways and other vehicular areas such as turnarounds. Fifty percent (50%) of the total hardscape area is encouraged to be a permeable or semi-permeable material.



Building Forms and Architectural Standards

General Design Considerations

Intent

To establish an architectural standard that is appropriate for the Warm Springs Ranch Community and one that is in harmony with the natural surroundings, exhibits the highest level of quality and has character that is natural, unimposing and rural.

Standard

- All homes shall be custom designs, with the exception of Lots 32-35 which, due to very similar site characteristics, may be similar in design.
- Homes shall be individual and distinctive.
- Homes shall be designed with consideration given to the mountain community home styles found throughout Ketchum.
- Homes shall be appropriate for climate.

Option

Architects and landscape architects are preferred to have experience in the region or similar climates/ environments.

Building Height

Intent

To maintain rural character and preserve the natural setting and view corridors.

Standard

- Not more than one-third (1/3) of any building's roof structure shall exceed thirty feet (30') in height.
- No portion of any building shall exceed thirty-five feet (35') in height above Record Grade with the exclusion of the following:
 - o Chimneys
 - o Stacks
- Buildings on natural topography above twenty percent (20%) in slope shall be stepped in form.

Option

Variations in building height are encouraged to convey visual interest, reduce perceived mass, and give a sense of scale.

Building Mass and Form

Intent

To provide safe access, respect the traditional mass and scale of existing structures in the area and promote stepped construction that fits into the existing topography as naturally as possible.



Standard

- Homes should have a minimum gross square footage of 3,000 square feet and a maximum gross square footage of 5,500 square feet
- Designs shall break up the perceived mass of the structure by using subordinate elements around the largest mass.
- Stepped foundations shall reduce the amount of exposed building wall and reflect the topography of the site.
- The use of a singular roof mass should be avoided.
- Each home must include a garage, two-car maximum.
- Large garages designed to house large recreational vehicles are prohibited.

Option

Repetitive elements along a building wall may be prohibited if they appear as a single building mass rather than an articulated façade.

The total floor area of spaces above the main level area is encouraged not to exceed sixty percent (60%) of the square footage of the main level.

To promote interest in building form and to help establish a variety of scale and shadow, the use of a singular roof mass should be avoided. However, multiple similar roof planes may be approved on a more modern design.

Roofs

Intent

To avoid large, unbroken expanses of single pitched roofs and to promote large sheltering roofs with long overhangs that minimize the apparent height of walls.

Standard

- The mass of a roof shall be broken into planes and smaller elements to visually reduce the overall scale.
- Recommended roof pitches are from 3:12 to 12:12.
- Roofs shall not unnecessarily exaggerate the scale of a building.
- Overly stylistic roof forms such as Mansard or similar shall not be permitted.

Option

A hip, gable or shed roof configuration may be appropriate to achieve the intended rural architectural character.

Flat roofs or shallower pitches will be considered on a case-by-case basis.

Doors and Windows

Intent

To reflect the architectural style of the Ketchum/Sun Valley area and to help blend the structure into the surrounding natural landscape. To have trim and openings of substantial or varying depth, such as they create shadows that help to convey scale and visual interest.



Standard

- Windows and doors shall be placed to prevent the appearance of a blank façade.
- The exterior color of the windows shall be Low-E type tinted. Any highly reflective mirrored and/or brightly colored glass shall not be permitted.
- Glass shall only be coated or tinted to control solar heat gain.
- All glazing shall be at least double-paned.
- The treatment and material selection of garage doors shall be harmonious with the overall design scheme of the residence.

Option

Corner or butted windows may be considered on a case-by-case basis. Flat (non-textured) garage door surfaces should be avoided.

Natural Materials

Roof Surface

Intent

To help blend the structure into the surrounding natural landscape through thoughtful choice of materials.

Standard

- Structures shall have a Class A roof assembly of appropriate scale and substance and be fire retardant.
- Roof surfaces should be covered with composite shake or natural or synthetic slate tiles.
- Non-reflective metals such as COR-TEN, copper or zinc are allowed.
- All roof flashing, fireplace caps, vents, hoods and other roof accessories shall be copper or a pre-finished metal that blend with the color of the selected roof material.
- Shiny or reflective metal roofing or flashing material shall not be allowed.
- Non-reflective metal accents such as copper or zinc may be used.
- All vents shall be within enclosed chases.

Option

In recognition of improved products and design, alternative roofing materials may be approved on a case-by-case basis.

Exterior Walls

Intent

To help blend the structure into the surrounding natural landscape.

Standard

- Approved exterior wall materials shall be of stone, wood siding, composite siding and natural log.



- Non-reflective metals such as COR-TEN, copper, zinc or others are allowed.
- All siding, excluding metal, shall be painted or stained. Metal siding shall be resistant to glare.
- Exposed wood beams or timbers are allowed on walls.
- Shingles or shakes shall be limited to concrete or composite material.
- Faux stone shall not be permitted.
- Vinyl siding shall not be permitted on any exterior surface wall.
- Each building shall use between two (2), three (3) or more exterior materials throughout the overall surface of exterior walls with one material obviously predominate.

Option

Use of stucco and/or concrete may be permitted if the finished surface is adequately textured and approved to obscure any insulation panels. Unit masonry may be approved if limited to not more than fifteen percent (15%) of the overall wall surface area and application to individual wall surfaces is avoided so as to avoid a veneer appearance.

Other metals may be approved that meet the character and aesthetic of Warm Springs Ranch.

Foundation Walls

Intent

To help blend the structure into the surrounding natural landscape through thoughtful choice of materials.

Standard

- Not more than six inches (6”) of the bare concrete foundation wall shall be exposed on any exterior wall unless it is integrated as a design characteristic.
- Exposed concrete shall be stained, board formed, colored or faced in stone to reflect the natural earth tones of the surrounding landscape.
- Stone-faced walls shall be designed and constructed to have a structural appearance and not a veneered application.
- All stone should appear natural to the mountain landscape.

Option

Foundation walls are encouraged to be integrated into the design through stone-facing or other enhancements.

Building Color and Texture

Intent

To help blend the structure into the surrounding natural landscape through thoughtful choice of materials.

Standard

- Exterior color schemes shall reflect the natural earth tones of the surrounding landscape.



- Exterior sunscreens and awnings shall be in natural tones compatible with the house color.
- Neutral tones shall be used for large exterior surface applications.
- Colors shall compliment or blend with surrounding landscape.
- Stone and mortar shall reflect the natural colors of the surrounding landscape.
- Finishes shall complement and enhance the building’s natural material and its intrinsic qualities.
- Textures shall be incorporated throughout the structure to create a variety of pattern and shadow.

Option

Accent colors or tones that are not included within the natural earth tone color palette that are used in specific and limited applications may be approved by the DRC.

Construction Rules and Regulations

Requirements

Intent

To provide a safe construction site that helps to minimize the impacts of construction on the natural landscape as well as the neighborhood owners and their guests.

Standard

- All applicable OSHA (Occupational Safety and Health Act) regulations and guidelines shall be observed at all times.
- Construction staging areas shall be provided by the Owner of each parcel for worker parking and materials delivery and storage. Construction parking or material storage outside of Construction Zone shall be prohibited without prior DRC approval. Where sites have limited areas for on-site storage and parking within the lot setbacks, owners shall be required to provide a site-construction management plan indicating proposals for dealing with these issues for review and approval. Owner may propose to use other vacant lots during construction for staging. Areas disturbed by staging or parking shall be completely revegetated.
- An area corresponding to the Construction Zone shall be completely fenced during construction to avoid landscape damage outside the Parcel. Temporary fencing locations shall be approved by the DRC prior to installation.
- All construction sites shall keep blowing dust under control by means of periodic watering or other approved means as necessary to avoid nuisance to other properties.
- No pets of any kind shall be permitted on any worksite at any time.
- An erosion control and soil stabilization plan shall be submitted to the DRC for review and approval prior to beginning construction. The plans submitted shall include both an initial plan as well as a permanent erosion control and re-vegetation plan for the construction site.
- Construction activity shall be limited to the periods corresponding with City of Ketchum



code. No construction activity shall be allowed on Sundays and holidays without express written authorization from the City of Ketchum.

- To minimize damage to common areas and existing infrastructure, construction equipment utilizing mechanical tracks for movement shall be prohibited on any and all paved roadways. Should these vehicles be required for construction activities, they shall be transported to the site by trailer and board-roading or other approved technologies to protect roadways. Damage to these existing improvements shall be noted. At the end of the construction period a DRC representative shall again visit the site and determine the extent, if any, of damage to adjacent infrastructure. Appropriate costs shall be billed to the Owner for repairs.
- All staging shall be limited to remain on site from the time period beginning two weeks (2) prior to commencing construction and not longer than two (2) weeks after completion.
- Any and all concrete washouts shall occur within an approved wash-out area. Washout shall not occur in any roadway, setback or parcel.
- All trash and debris shall be cleaned up at the end of each workday. An approved trash receptacle shall remain on each construction site at all times and shall be emptied on a regular basis to avoid overflowing debris.
- Each construction site shall have adequate sanitary facilities for construction workers.
- Prior to beginning construction, the approved driveway shall be excavated, and coarse fill installed to eliminate and reduce the amount of mud and dirt introduced onto the main roadway.
- Roads shall be kept clear of mud and dirt throughout the construction project.
- Unnecessary loud noises, especially broadcasting or playing music, are not allowed at the construction site.

Option

These regulations may be amended at any time without prior notice by the DRC. A small construction trailer or portable field office may be located on the construction site within the work zone with CITY OF KETCHUM approval.

Enforcement

- *Stop Work Orders.* In addition to other enforcement remedies set forth in this document, the Design Review Committee shall have the authority to order an abatement (“red tag”) of any construction, alteration or other matter for which approval is required, to the extent that it has not been approved by the Committee or if it does not conform to the plans and specifications submitted to and approved by the Committee. If an Improvement project is red tagged, the Owner and his or her contractor shall cease all construction activity until such time as the issue giving rise to the red tag order is resolved. The red tag notice shall clearly state the reasons why the abatement has been ordered.
- *No Waiver.* No work for which approval is required shall be deemed to be approved simply because it has been completed without a complaint, notice of violation, or commencement of a suit to enjoin such work.



- *Effect of Failure to Remedy Noncompliance.* If the Owner fails to remedy any noticed noncompliance within thirty (30) days from the date of such notification, or if the Owner feels that the project has been red tagged without justification, the Committee shall notify the Board in writing of such failure. The Board shall then set a date on which a hearing before the Board shall be held regarding the alleged noncompliance.
- *Attorneys' Fees and Costs.* If any legal proceeding is initiated to enforce any of the provisions hereof, the prevailing party shall be entitled to recover reasonable attorneys' fees in addition to the costs of such proceeding.

Design Review Committee and Procedures

Design Review Committee

The Design Review Committee (DRC) for Warm Springs Ranch Residences shall be initially comprised of five members, per the Warm Springs Ranch CC&R's. A quorum for conducting DRC business will consist of a majority of the total members. A simple majority vote of the members in attendance will be required to approve, conditionally approve, table, or deny a development proposal. The DRC will set its own meeting schedule, generally with at least one meeting during each month when it has an application pending before it.

Members of the DRC will evaluate all proposed Improvements for a Lot in accordance with the Declaration of Covenants, Conditions and Restrictions of Warm Springs Ranch Residences, including, in particular, Section 8.1 thereof, and the Warm Springs Ranch Design Guidelines, both as amended from time to time. The DRC members will use their knowledge of design and building in a mountain environment to interpret the merits of each proposal, and its compliance with applicable criteria.

The Warm Springs Ranch Design Guidelines contain both absolute requirements and relatively general goals or suggested design principles. Typically, the absolute requirements are used for issues such as building height and setbacks. The interpretation and application of the more general requirements will be left to the discretion of the DRC. This will allow judgment, discretion and flexibility to address the unique characteristics of each Lot.

It should be understood, however, that the overall goal of the DRC is to apply the Design Guidelines in a fair and impartial manner to all properties in Warm Springs Ranch. Any variance or deviation from the Criteria will be limited to design solutions that relate to unusual circumstances or solve specific issues. Approval of such variances or deviations will take into consideration the special merit and design creativity, within an overall consistency with the Warm Springs Ranch design theme.

Plans for all Improvements, including, but not limited to, a new building, site or landscape construction, as well as plans for renovation, expansion or refurbishing of existing buildings and landscape must receive final approval by the DRC, prior to commencement of construction. Individual applicants are



responsible for ensuring they are in possession of and in compliance with the latest version of the Warm Springs Ranch Design Guidelines.

Design Review Process

This portion of the Design Guidelines provides guidance to the Design Review Process. In order to help assure that the process is both positive and productive, there are a series of steps that begin prior to the start of design and carry to the completion of construction. The DRC intends to partner with the applicant during the approval process to produce the best possible approved design.

The following steps are to be followed for all projects within Warm Springs Ranch:

1. Notification of Adjacent Owners

Applicants shall provide written notice to all other property owners no less than ten days prior to each meeting outlined below on a form provided by the DRC and evidenced by the certificates of mailing which shall be submitted to the DRC. The purpose of the notice is to provide owners an opportunity to make written comments to the DRC regarding the project. The relatively intimate scale of the project requires that all owners be involved.

2. Pre-Planning Meeting

The purpose of this meeting is to provide the Owner and the Architect with the necessary introductory information to initiate the design process. It will also allow discussion of the Owner's objectives and goals in the context of the Warm Springs Ranch's Design Guidelines. Specific issues such as lot configuration, setbacks, easements, utilities, the design theme and overall design concepts can be discussed in the context of the specific property involved.

Responsibility: Applicant/DRC Staff

Timing: Within approximately two weeks of Applicant's request

Feedback: May get feedback in meeting and in writing.

3. Schematic Plan Review

During this step, the DRC will review the Schematic Plan for the project. The Schematic Plan, prepared and stamped by a licensed Architect or Engineer and submitted by the Applicant, must convey the design intent of the project within the context of the site. Two sets of full-sized drawings at the scales indicated shall be submitted for review.

Responsibility: Applicant/DRC Staff

Feedback: May get feedback in meeting and in writing

Specific information to be submitted must include:

Responsibility: Applicant

- Existing Site Conditions: A Survey including topography, boundaries, setbacks, and easements. Actual locations of and sizes of trees must be indicated (1" = 20' minimum scale, with north indicated).
- Proposed Grading Plan: (1" = 20' minimum scale, with north indicated).
- Proposed Site Plan: Showing property boundaries, easements, and new grading, building



footprints and roof overhangs, all other improvements, area of disturbance, maximum site coverage, and existing vegetation (1" = 20' minimum scale, with north indicated).

- Adjoining Properties: Show existing building footprints and landscaping for any adjoining properties that are built.
- Schematic Building Section: Indicating home and Lot.
- Schematic Building Floor Plans: Indicating walls, doors, windows, roof overhangs, elevations for each floor, etc. (1/8" = 1'-0" minimum scale, with north indicated).
- Schematic Roof Plan: Indicating roof pitch and direction of slope, materials, chimneys, typical note for painted flues, ridges, valleys, hips and pitch breaks, and exterior walls below (dashed) (1/8" = 1'-0" minimum scale, with north indicated).
- Schematic Building Exterior Elevations: With exterior materials graphically called out and described (1/8" = 1'-0" minimum scale).
- Building Height Calculations: Illustrating compliance with the City of Ketchum Code (same scale as Exterior Elevations).
- Schematic Landscape Plan: Showing location, type and vegetation to be removed, and new proposed vegetation; area of disturbance; and erosion control measures; and monument marker (1" = 20' minimum scale, with north indicated).
- Schematic Lighting Plan: Including cutsheets for exterior lights.
- Street Perspective or Physical Model: To show the project in a manner that adequately conveys the 3-dimensional massing (1" = 10' minimum scale for models). Three-dimensional computer models are also allowed.
- Roof Material Samples: To show quality and color proposed for roof material(s).
- Application and Fees: With application wet-stamped by the licensed architect or engineer who prepared the submittal.

DRC reviews Schematic Plan and notifies Applicant of the results in writing.

Responsibility: DRC Staff

Timing: Within approximately three weeks of submission

Feedback: During meeting and written in conditions of approval

4. Final Plan Review

Within this step, the DRC will review the Applicant's architectural plans— prepared and stamped by a licensed architect or engineer—for the building(s), site improvement plans, and landscape plans that have been prepared to describe in detail, the design of the project. Applicants will be notified in writing of the DRC's Final Review Comments. The Final Plan Submittal shall convey the design intent in enough detail to illustrate the final design of the constructed project. Two sets of full-sized drawings at the scales indicated shall be submitted for review. Specific information must include:

Responsibility: Applicant/DRC Staff

- Site Plan: Indicating access drive and parking, site grading and drainage (with existing and final topography), utility locations and tie-in points, setbacks, area of disturbance, maximum site coverage calculations, property boundaries and easements, building configuration and



roof plan, decks and terraces, snow shed areas from roof and snow storage areas (1" = 20' Minimum scale, with north indicated).

- Building footprints and driveway locations shall be staked for DRC review at the time of Final Plan submission.

Responsibility: Applicant

Timing: At the time of Final Plan Submission

- Building Floor Plans: Indicating overall building dimensions, room layouts, mechanical rooms and flue/duct chases, window and door locations, roof overhangs, meters and utility connections, satellite dish locations and exterior building lighting systems (locations and cut sheets). (1/4" = 1'-0" minimum scale, with north indicated).
- Roof Plan: Indicating roof pitch and direction of slope, materials, chimneys, typical note for painted flues, ridges, valleys, hips and pitch breaks, ridge vents (if used), snow guards and clips, gutters and exterior walls below (dashed). (1/4" = 1'-0" minimum scale, with north indicated).
- Exterior Building Elevations: Indicating building height (with Record Grade shown dashed); exterior materials indicated and described for walls, stairs, railings, flashings, chimney and sill caps, etc.; window and door locations and configurations; all exterior trim with sizes indicated; exterior expressed structural components; exterior building lighting systems (locations and cut sheets), meters and utility connections and screening methods, satellite dish location(s), fences and privacy walls, and finished grade (1/4" = 1'-0" min. scale).
- Building Sections: Indicating roof, walls, floors, porches, terraces, patios, decks, exposed structure, room names and finished grade (1/4" = 1'-0" minimum scale).
- Exterior Building Details: Indicating the visual expression of materials, structure, finishes, trim, soffit and fascia, railings, chimney caps and other such detail components that describe the building.
- Landscape Plan: Indicating area of Disturbance, planting plan by species and size of all proposed trees, shrubs, and ground cover; all "hardscape" and deck areas; driveway, maneuvering, and parking areas; retaining walls; fences and privacy walls with elevations; exterior site lighting (and cut sheets) (1" = 20' minimum scale, with north indicated).
- Material and Color Board: Describing, through actual samples, all the exterior materials and colors of the project.
- Construction Management Plan (CMP): Illustrating the proposed strategy for managing the jobsite. The CMP shall include the location of all construction fencing around (or at) the area of disturbance, all other protective fencing, silt fence locations (required during construction), location of construction trailer, construction parking areas, snow storage areas, waste receptacle locations, sanitary facility locations, and concrete washout areas. Scale shall be the same as Site Plan.
- Revised Street Perspective or Model: Required only if significant changes (as deemed by the DRC) are made to Applicant's Submittal at Schematic Plan Review. (1" = 10' minimum scale for models).
- Application and Fees: With application wet-stamped by the licensed architect or engineer who prepared the submittal.



DRC reviews Final plan and notifies applicant of the results in writing.

Responsibility: DRC Staff

Timing: Within approximately three weeks of submission

- If Final Plan Submittal is approved, Applicant submits Compliance Deposit and DRC provides Approval Letter for City of Ketchum.

Responsibility is Applicant/DRC Staff

Timing is within approximately three weeks of submission

5. Pre-Construction Meeting

The purpose of this meeting is to provide the contractor with the necessary introductory information to initiate the staging and construction processes. It will also allow discussion of the DRC's objectives and goals with respect to Warm Springs Ranch construction procedures. Specific issues such as mockups, discussion of Final Plans, required Compliance Deposit, site staking, and review of the DRC's Final Plan Letter will be addressed at this time, along with secondary issues such as area of disturbance, protective fencing for existing vegetation, staging requirements, parking, and the like.

Responsibility: Applicant/DRC Staff

Timing: Prior to any staging or work on Site

6. On-Site Mockups

On-site mockups shall be requested to illustrate actual exterior materials proposed. Mockups must be 4'x 8' minimum and show roof assembly with shingles and metal, flashing, fascia, and rafters; all exterior wall materials and colors proposed (including trim); and stone and stucco type and color mix proposed. If requested, mockups must be approved by the DRC prior to installation of any exterior finish materials.

Responsibility: Applicant/DRC Staff

Timing: Prior to any installation of any exterior finish materials

7. Resubmittals

If an Applicant's Schematic or Final Plan Submittal is not approved, a new submittal package shall be prepared to include all the DRC's comments. Resubmittal requirements are the same as those for the original submittals, including a new wet-stamped application and a resubmittal fee as set by DRC. All changes to resubmitted drawings shall be indicated by bubbles to illustrate revisions from the originals.

Design Review Committee Meeting Dates

The Warm Springs Ranch Design Review Committee will generally convene as reasonably necessary for project review sessions, on dates determined by the DRC. Results of the project review sessions will be made in writing to all Applicants who submitted for Schematic or Final Plan Reviews in a timely fashion. Applicants who submit projects for review at least one week prior to the monthly Design Review Committee Meetings will be accommodated. Projects submitted less than one week before meetings may be accommodated, at the discretion of the Committee. The Committee will notify



in writing any Applicant whose project cannot be reviewed due to late submission, an overwhelming number of submissions, or other extenuating circumstances.

Design Review Fees

Design Review Fees are required to help defray the costs associated with meetings, reviews, and inspections required for the Design Review and Approval Processes described above. The following Design Review Fees are non-refundable unless noted otherwise:

Fee*	\$5,000
Resubmittal Fee	\$ 250
Remodel Fee	\$ 500
Pre-Construction Meeting	No Fee
Compliance/Damage Deposit**	\$7,500

*Fee includes pre-planning, schematic plan and final plan reviews.

**Compliance Deposit shall be refundable less costs to repair damaged roads, curbs and gutters that may be damaged during construction and/or complete landscaping or other exterior work that may not be completed by Owner in accordance with the approved plan.

Variations to Design Guidelines

Requests for variances to the Warm Springs Ranch Design Guidelines shall be made in writing, at the time of Schematic Plan Submittal for the affected project. The DRC has sole discretion on the granting of variances under its control. Variances must show compelling reasoning for modifications. Certain Guidelines are required by the City of Ketchum Development ordinances and may fall under the City’s jurisdiction. DRC responses to variances will be made in writing to the Applicant, within approximately two weeks after the initial request. The DRC shall specifically consider variances to building square footages, to a maximum of 10% above the maximum square footage outlined in the Building Mass and Form section. The lot owner should be aware that fire codes dictate building sprinkler requirements at thresholds that may vary over time. In addition, owners may propose a third garage bay if the lot size, envelope size and overall design warrant and accommodate the addition. Three consecutive garage bays visible from the street will be discouraged.

Design Review Committee Membership and Duties

The Design Review Committee shall initially consist of three members, per the Warm Springs Ranch CC&R’s. The Review Committee may meet once per month, at the discretion of the Committee. The Committee may suggest to the Board of Directors amendments to the Warm Springs Ranch Design Guidelines as they deem appropriate from time to time. Membership length and makeup shall be solely at the Committee’s discretion, within the requirements of the Warm Springs Ranch CC&R’s.



Strategies for Green Building

Energy Conservation and Green Building Strategies

Intent

To promote the green design and energy conservation of homes in Warm Springs Ranch.

Standard

- Solar applications shall be permitted and are encouraged as long as the application is integrated into the design of the building or landscaping.
- Recycled materials shall be considered as a substitute for approved materials and palettes when the application is appropriate and fitting with the design of the building.

Option

The following criteria may be considered for use and are highly recommended:

- Home orientation allows solar heating (long dimension is within 30 degrees of solar south)
- South glass area is between five and seven percent (5-7%) of total finished floor area (FFA)
- West glass area is less than or equal to two percent ($\geq 2\%$) of total FFA
- East glass area is less than or equal to four percent ($\geq 4\%$) of total FFA
- North glass area is less than or equal to four percent ($\geq 4\%$) of total FFA
- Home has blown insulation on eighty five percent (85%) or more of above grade wall, floor and ceiling area.
- Overhangs and/or fixed shading elements designed to provide seasonal shading on greater than or equal to fifty percent ($\geq 50\%$) of south facing glass area.
- Strategies to reduce heat gain and/or heat loss on south, east or west facades such as:
 - o Exterior-mounted sunscreens or operable shutters
 - o Operable insulated window coverings
 - o Operable awnings (approved by DRC)
 - o Other architectural elements (such as covered porches)
- Dimensional or engineered lumber from third-party certified sustainably harvested sources used for one hundred percent (100%) the house framing systems.
- Minimum forty-year roofing material.
- Recycled-content roofing material with Class-A fire rating, with greater than or equal to ($\geq 50\%$) post-consumer content.
- Window frames and doors made from third-party certified sustainably harvested wood
- Indigenous stone used for all or a portion of stone materials (within a 500-mile radius).
- Wood siding is one hundred (100%) from third-party certified sustainably harvested sources on fifty percent (50%) or more of exterior wall area.
- Innovations are happening rapidly. Please stay informed about the green conservation and green building strategies.



Other Ways to go “Green”

Green buildings make effective use of our natural resources; they pollute less, cost less to operate, and tell a good story. Here at Warm Springs Ranch, and throughout the Valley, we ask that you and your architect consider design strategies and elements that help “protect what you’re here to enjoy.”

The areas that make the biggest “green” impact when building your new home are overall design intention, appliances, wood, windows, insulation, paints, lighting, flooring, concrete and landscaping.

Intent

The design of your Warm Springs Ranch home determines how well it will minimize the overall ecological footprint. Remember, design is the first signal of intention. The following are some overall design strategies that Warm Springs Ranch Owners’ Association recommends you and your architect explore when creating your new home.

- Site your home to take advantage of solar orientation and prevailing breezes. This facilitates the use of natural daylighting throughout your home. Depending on your lot, the southern and western windows may benefit from sun shading devices. Plus, this orientation allows you to better use natural ventilation, along with ceiling fans, as a way to reduce your heating and cooling load.
- Site your home to minimize site grading and earthwork, and to complement the overall neighborhood. This reduces construction costs and minimizes impact to the soil processes.
- Include proper space in your kitchen or garage to make recycling easy and convenient.

Appliances

Request the installation of Energy Star Certified Appliances in your home. These appliances are significantly more efficient with their use of water and electricity. Furthermore, most all of these appliances are available in stainless steel, black, white, and even cabinet integrated finishes, so aesthetics is not compromised by higher environmental performance. At a minimum, request the following three appliances be Energy Star rated:

- Dishwasher
The most water-efficient dishwashers currently on the market use about 4 gallons of hot water per load, which is half as much as the least efficient ones. Remember that a dishwasher that uses half as much water will only need half as much energy to heat that water.
- Refrigerator
The refrigerator is the single biggest power consumer in most households. Energy Star labeled refrigerators incorporate a number of advanced features to save energy while keeping your food fresh.
- Clothes Washer
Horizontal axis washing machines (front-loaders) use 60% less energy because they use far less water. Energy Star washers often spin-dry your clothes better, saving on drying energy, too.

The Energy Star also certifies equipment that heats and cools your home such as air-conditioners, furnaces, boilers, heat-pumps, and thermostats.



In addition to requesting Energy Star appliances, also request natural gas options. Burning natural gas in the home is less polluting than burning fossil fuels in a power plant to generate electricity. The following appliances are readily available in natural gas models:

- **Clothes Dryer**
The dryer is typically the second-biggest electricity-using appliance after the refrigerator. Compared to electric dryers, using a natural gas dryer can cut your cost per load in half. Look for models with a moisture sensor to further reduce energy use by another 15%.
- **Cooking Stove**
Gas with electric ignition stove tops and ovens are twice as efficient as electric or gas with pilot light models.
- **Heating Stove**
Natural gas heating stoves burn cleaner and produce great heat. They also come with a programmable thermostat, helping deliver more effective thermal comfort for your home.
- **Central Air Furnace**
Using a natural gas unit can cut your heating cost significantly. Look for an efficiency rating of 90% or greater.
- **Water Heater**
Natural gas-fired units typically cost about 40% as much to operate as electric units, so choose them whenever possible. A simple board of rigid insulation under the tank of an electric water heater prevents heat from leaking into the floor, saving 4-9% of water heating energy. Look for an efficiency rating of 60% or greater.
- **Boilers**
Also consider an “Integrated Water Heater/Home Heating System.” A number of advanced, high-efficiency boilers with integral water heaters are now on the market. Heat-pump heating and cooling systems that have a water heating component are also available. Some units are plumbed for easy integration with solar systems.

Wood

Request reclaimed wood when possible. This helps reduce the number of trees harvested to build your home. In addition, this reclaimed lumber is often very attractive and rustic in scale and appearance, which adds character. There are numerous suppliers of this salvaged lumber.

When new wood is required, ask for lumber certified by Forest Stewardship Council (FSC), which provides a credible guarantee that the lumber comes from a well-managed forest. This lumber should not cost you any more to purchase, and it separates your home from the clear-cutting practices which degrade ecosystems.

Have your architect visit these websites to find suppliers for reclaimed and certified lumber:

www.fscus.org

www.certifiedwood.org

www.oikos.com



Windows

By choosing ENERGY STAR window products, you can cut down your heating and cooling costs and make your home more comfortable at the same time. ENERGY STAR labeled windows are twice as efficient as the average window produced just ten years ago. These products are designed to reduce heat loss and solar gain making your house warmer in the winter and cooler in the summer. Plus, these products are available in every aesthetic design you desire and open to allow fresh air during the summer. Encouraged product performance features include dual panes, low-emissivity coatings (Low-e), and wood or composite frames.

	Windows and Doors	Skylights
U-Factor	0.35 or below	0.45 or below
Solar Heat Gain Coefficient	0.55 or below	0.70 or below
Visible Light Transmittance (T)	0.55 or below	0.70 or below

Insulation

Proper insulation can reduce the demand for heating and cooling making homes more comfortable. Warm Springs Ranch is in climate zone 2-3, which is predominantly a heating zone. Preference should be given to loose and spray cellulose insulation products that are made out of 100% recycled newspaper and that are treated with borates for fire and insect resistance. Spray cellulose wall insulation is mixed with less toxic binders to adhere to stud and joist cavity surfaces, while completely filling cavities and reducing air movement within wall cavities, deterring moisture intrusion and flame spread. It also reduces infiltration, further contributing to a quieter, more comfortable and energy efficient home. Cellulose insulation is also formaldehyde-free, which preserves air quality.

If you use batt insulations, cotton batt products should be prioritized. These products tend to use recycled cotton products including denim, do not itch, and contain no chemicals harmful to air quality. When using batt insulation, expandable foam and caulk should be used to prevent infiltration. These sealers are applied where wood connections and where framing is drilled to provide for plumbing and electrical runs. Holes between floors and between stud cavities around wire runs should be sealed. Also caulk top and bottom plates on all floors. These practices, when coupled with batt insulation, will reduce infiltration for better comfort and smaller energy bills.

Fiberglass should be used only as a last resort for projects. Many fiberglass insulation products include recycled glass, formaldehyde-free binders, non-asphalt adhesives or colored dyes. Formaldehyde-free binders reduce indoor air quality problems and insulation may contain up to 30% recycled glass. Manufactures of these preferred fiberglass products can be found at www.greenguard.com.

Paints & Stains

Request the use of Green Seal certified products for your home. Green Seal is an independent, non-profit organization that strives to achieve a healthier and cleaner environment by identifying and promoting products and services that cause less toxic pollution and waste. When Green Seal products are not practical, you should still request low volatile organic compound (VOC) products.



These products are better for air quality in their use and manufacturing. When used for interior finishes the “new house” smell (off-gas chemicals) is significantly avoided, which is good for your health. Many of these products are also water based, which facilitates clean up.

Flooring

For your wood flooring, remember to request reclaimed and salvaged wood when possible, and when new wood is required, ask for lumber certified by Forest Stewardship Council (FSC). We recommend solid wood floorboards instead of engineered products. Solid wood floors can be refinished numerous times, have lower amounts of embodied energy, and are not manufactured with multiple compounds that may impact your indoor air quality.

For wall-to-wall carpet, look for Green Label certified carpets. These products are better for your indoor air quality and are typically recyclable at the end of their useful life. Recycled products are just as durable and attractive as conventional carpet.

Most carpet manufacturers today offer lines of “green” carpet. Be sure to request “green” backing and padding too.

For areas that you want to tile, local natural stone is a great choice. For ceramic tiles on floors, walls and counters, look for brands that contain high amounts of recycled content.

Concrete/Asphalt

The foundation, driveway, walking paths, and even floor slabs for your new home in Warm Springs Ranch can easily be more sustainable. The recycled content in these materials typically includes reground asphalt and concrete, and fly ash. Recycled content can run as high as 50% in these products and should at least be 35%.

Landscaping (Plants & Irrigation)

Native plant species should be used for your landscaping (see suggested plant palette). We recommend that you request your architects employ xeriscaping. Xeriscaping is simply landscaping with slow-growing, drought tolerant plants to conserve water and reduce yard trimmings. This strategy helps reduce irrigation requirements and mitigates the spread of nonnative plants within the community.

A beautiful xeriscape starts with a good design. The physical characteristics of the site should be considered and so should your needs and your aesthetic preferences. For example, here are a few of the considerations:

- Sun
What portions of the property receive hot, afternoon sun? What portions receive morning sun and afternoon shade? The amount and time of sun may affect the types of plants you choose.
- Function
Do you need an outdoor living area? If so, consider expanding the patio area with additional shade structures and low-water-use trees to provide privacy.
- Views
Are there views you want to protect or screen? Know the mature size of the plants you select to ensure the views and screening you desire.



- Time
How much time do you plan to spend maintaining your landscape? If you would rather enjoy your yard than work on it, choose low-maintenance plants.
- Lighting
Economics, health and aesthetics all favor the maximum practical use of daylighting in our homes. In addition to using traditional windows for daylighting, clerestories, skylights, light shelves and atria represent other creative ways of bringing daylight into a building. Much of the art of practical daylighting lies in the use of simple architectural details such as wide windowsills, louvers, walls, and other methods of bouncing light deep into a building. Use daylighting wherever practical before resorting to electric lighting.

For your electrical lighting needs, look for fixtures that can use compact fluorescent bulbs (CFB). A CFB uses approximately one quarter of the electricity of incandescent bulbs and last up to 10 years. Many of the recessed lighting systems are now available in CFB, including the dimmable options. Look for recessed fixtures that are designed to hold the CFB horizontally to maximize the lighting effectiveness.



Appendix A

Warm Springs Ranch Community Approved Plant Species Palette

Any species of plants not listed below that are indigenous to the Warm Springs Ranch area may also be acceptable, upon specific review in conjunction with the WSROA Design Review Process.

PLANT TYPES	COMMON NAME	BOTANICAL NAME
Evergreen Trees	<i>Pinus ponderosa</i>	Ponderosa Pine
	<i>Pinus edulis</i>	Pinyon Pine
	<i>Pinus monticola</i>	Western White Pine
	<i>Populus trichocarpa</i>	Black Cottonwood
	<i>Pseudotsuga menziesii</i>	Douglas Fir
Deciduous Trees	<i>Acer grandidentatum</i>	Big-tooth Maple
	<i>Betula fontinalis</i>	Rocky Mountain Birch
	<i>Betula occidentalis</i>	Water Birch
	<i>Celtis reticulata</i>	Netleaf Hackberry
	<i>Crataegus douglasii</i>	Douglas Hawthorn
	<i>Populus tremuloides</i>	Quaking Aspen
	<i>Sorbus scopulina</i>	Rocky Mountain Ash
Evergreen Shrubs	<i>Cercocarpus ledifolius</i>	Curl-leaf Mountain Mahogany
	<i>Mahonia repens</i>	Creeping Mahonia
Deciduous Shrubs	<i>Acer glabrum</i>	Rocky Mountain Maple
	<i>Amelanchier alnifolia</i>	Saskatoon Serviceberry
	<i>Artemisia tridentata</i>	Tall Western Sage
	<i>Cornus stolonifera</i>	Redtwig Dogwood
	<i>Euonymus alatus</i>	Burning Bush
	<i>Fallugia paradoxa</i>	Apache Plume
	<i>Foresteria neomexicana</i>	Mountain Privet
	<i>Hesperaloe parviflora</i>	Red Yucca
	<i>Physocarpus malvaceus</i>	Ninebark
	<i>Philadelphus lewisii</i>	Mockorange
	<i>Potentilla fruticosa</i>	Shrubby Cinquefoil
	<i>Prunus melanocarpa</i>	Chokecherry
	<i>Rhus glabra</i>	Smooth Sumac
	<i>Rhus trilobata</i>	Oakleaf Sumac
	<i>Ribes aureum</i>	Golden Currant
	<i>Rosa woodseii</i>	Wood's Rose
	<i>Shrubbyhamnus nauseosus</i>	Rabbitbrush
<i>Symphoricarpos albus</i>	Common Snowberry	



Perennials/Ground Covers	Alyssum saxatile	Basket of Gold
	Aquilegia caerulea	Rocky Mountain Columbine
	Arctostaphylos uva-uri	Kinnikinnick
	Chrysanthemum maximum	Shasta Daisy
	Delphinium elatum	Delphinium
	Echinacea purpurea	Purple Coneflower
	Eriogonum species	Buckwheat species
	Euonymus fortunei	Wintercreeper
	Fragaria species	Wild Strawberry
	Gaillardia species	Blanket Flower
	Heuchera sanguinea	Coralbells
	Hemerocallis hybrids	Daylillies
	Linum perenne	Wild Blue Flax
	Lupinus polyphyllus	Lupine
	Oenothera missouriensis	Evening Primrose
	Penstemon species	Penstemon
	Sphaeralcea species	Globemallow species
Grasses	Andropogon scoparium	Little Bluestem
	Bouteloua gracilis	Blue Grama
	Festuca idahoensis	Idaho Fescue
	Festuca ovina	Sheep Fescue
	Oryzopsis hymenoides	Indian Ricegrass
	Pseudoroegneria spicata	Bluebunch Wheatgrass
Native Seed Mix	Wood River Low Maintenance	

Option

Drought tolerant plants that are not local to the immediate Warm Springs Ranch area, but that work well in the Ketchum/Sun Valley area and other Xeriscape gardens may be acceptable if approved as part of the WSROA Design Review Process.



Appendix B

Xeriscape

Design

Achieving long-term success of a Xeriscape landscape takes planning and design. Minimize initial investment by installing xeriscape landscape in phases. Create a site plan drawing of the property, being careful to note any slopes, drainage problems, existing plants and trees or other factors that will affect your landscape needs. Determine which areas of the site are in full sun or shaded and the areas that will need to be irrigated.

Plant Selection

When selecting new plants, choose those labeled “drought-tolerant.” Group plants together, according to their sunlight and water need, to eliminate unnecessary watering. Following the original site plan, determine which areas of the landscape fall into the three zones listed below and then select plants accordingly.

Natural Zones

Plants in these areas live on rainfall alone. These plants can be native to Idaho, thriving in full sun, or they can be cultivated plants that have adapted and are more suitable for shade areas. Try to incorporate any of the existing drought-tolerant plants into the new Xeriscape.

Low-Water Zones

Plants in these areas will be able to survive mostly on rainfall but may need a little additional watering in times of drought.

Moderate Water Zone

These areas will require frequent watering and should be limited in number to serve as the focal points of the Xeriscape landscape. Keep these areas functional, as in entryway flower gardens, grass areas, or fruit and vegetable gardens.

Improve the Soil

Mix organic matter, such as homemade compost, peat, manure or topsoil into the flower or vegetable gardens to improve the soil’s ability to retain water. The best soil contains equal amounts of all three of the major soil components - sand, silt and clay.

Practical Turf Areas

Turf grass requires more water and maintenance than any other part of the landscape. Always look for drought-tolerant varieties when installing new turf areas. Aside from areas needed for recreation and run-off control, consider other alternatives: attractive ground covers, mulched gardens and walkways and low shrubs.

Water Wisely

By grouping plants according to their water needs, design the sprinkler system to use water more efficiently. Sprinkler heads that spray work the best for lawns, but drip, bubble and micro-sprinklers are more appropriate for planted areas. Remember to inspect sprinkler system weekly as broken or misaligned heads wastewater. Only water when needed and only between the hours of 5 p.m. to 9 a.m.

Use Mulches

Mulches reduce evaporation of moisture from the soil. Placing two to three inches (2-3”) of mulch on garden beds and walkways cuts down on weeds and slows erosion. Appropriate mulches for our state include shredded or chipped bark, pine needles and leaves.

