DESIGN GUIDELINES

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PROLOGUE

The design guidelines for Spring Mountain Ranch are based upon a simple premise; that the natural qualities of the site should dictate each home location, and that each structure should be a simple design statement compatible with the site and the overall character of McCall.

The natural beauty and quality of Spring Mountain Ranch are intended to be kept intact, and through the use and implementation of the design guidelines, the overall character of the community will be maintained.

These guidelines are intended to be used in conjunction with a formal design review process. They are not a "building code", but recommendations for good design. They are meant to give each home builder a good sense of what the Architectural Committee will be looking for in their review. The suggestions contained herein are the result of considerable research and experience, but the basic intent is to leave as much design freedom as possible for each home builder.

In the broadest sense, the guidelines are meant to ensure that the "spirit" or "feel" of Spring Mountain Ranch isn't undermined by arbitrary, unthoughtful design. This "spirit" or "feel" is critical to the overall, long- term quality and value of the Spring Mountain Ranch Community. For this reason alone, it will behoove each home builder to adhere to the design guidelines as much as possible.

These guidelines and the review by the Architectural Committee do not supersede, nor replace the requirements for any permits or review by the City of McCall or other governmental or regulatory agency

INTRODUCTION

The process developed for the review and approval of each building is intended to provide insight into the various design constraints of Spring Mountain Ranch.

Spring Mountain Ranch has developed these design guidelines in an effort to assist each owner in creating a building and environment consistent with the specific goals outlined in the prologue. Spring Mountain Ranch and its staff welcomes dialogue with the owner, architect, and contractor regarding the intent and constraints exhibited in the three sections of these design guidelines.

The design guidelines are broken down into three key areas; Site Design & Development, Architectural Character, and Landscape Design. Sensitivity to these three key elements in the design and construction of your residence will enhance not only your home, but all of Spring Mountain Ranch.

Appendix "C" - "Helpful Hints" is provided to help you and your designers with key areas of concern which should be considered in order to avoid specific site and construction problems due to the winter climate in McCall, Idaho. These "Helpful Hints" are not necessarily part of the design review process, but are merely provided as useful information derived from years of mountain / cold climate design experience.

To expedite the review of your application, there are two specific review steps; first a preliminary review for site and preliminary design, and then a full review of the building and the site development. Careful attention to and submittal of the check list found in Appendix "A" will aid in the smooth processing of each application.

Major Goals:

* Compatibility of building location with key site features
* Preservation of the existing character of the building site
* Visual and physical adaptation of the building to its site
* Respect existing structures, view corridors, and solar orientation

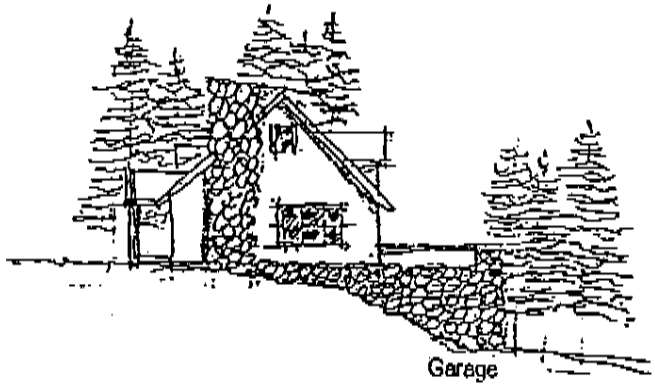
Introduction

The design and development of each home and home site must take into account the key features which exist on and near the site. Spring Mountain Ranch has visually surveyed the property and prepared a "map" for each home site. These "maps" identify the key features to be considered in the design and development of the site including:

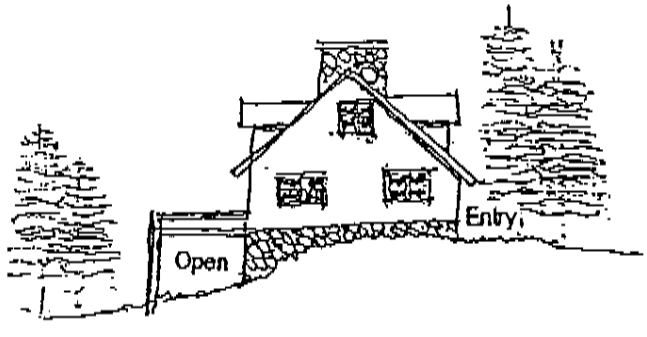
- major tree masses
- feature or "specimen" trees
- major rock outcroppings
- wetlands or other amenities
- general topography

It will behoove each home builder to verify and carefully integrate the existing site features to preserve and maximize the natural benefits of each site.

Much of Spring Mountain Ranch's terrain is wooded and sloped. This variation in site topography provides a variety of design opportunities which include:



Lower level entry / garage access walk out upper level



"Fall away lot" with walk out lower level

Location of Construction (Siting) ----------

New buildings and other construction should be placed on the site with respect to the existing key features such as tree massing, topography, and rock outcroppings. Home siting shall occur either within tree masses, or at the edge of the tree line overlooking open space, or out in the open where devoid of trees. The objective is to give each house a sense of unity with its site and surroundings, providing scale to each house so as to not dominate the site.

Wherever possible, houses should be sited within the trees, or just off the tree line to maintain the existing tree edge.

Where neither of the alternatives is available, as in the meadow areas, houses should be sited in a massing sense, using landscaping as tools for relating to the existing site and adjacent sites.

Site Coverage

The overall impact and quality of Spring Mountain Ranch depends greatly on maintaining as much of the character and quality of the site and each home site as possible. In the design of each home, there are several key factors which will limit the size, coverage and location of the anticipated buildings.

In addition to the McCall zoning ordinances, the following minimum sideyard setbacks are required:

Home sites less than 80' wide	10' min. each side. The sum of both side yard setbacks shall equal a min. of 30% of the lot width.
Home sites 80' to 125' wide	12' min. each side The sum of both side yard setbacks shall equal a min. of 30% of the lot width.
Home sites greater than 125' in width	15' min. each side The sum of both side yard setbacks shall equal a min. of 30% of the lot width.

Front yard setback is 20' minimum with a ten foot (10') variance allowed for side entry garages. Rear yard setback is 25 ' minimum and generally 35' minimum from any wetland areas adjacent to home site. Where wetlands encroach into home site, as defined on the SMR constraints maps, a minimium setback of 15' shall be maintained as a riparian zone.

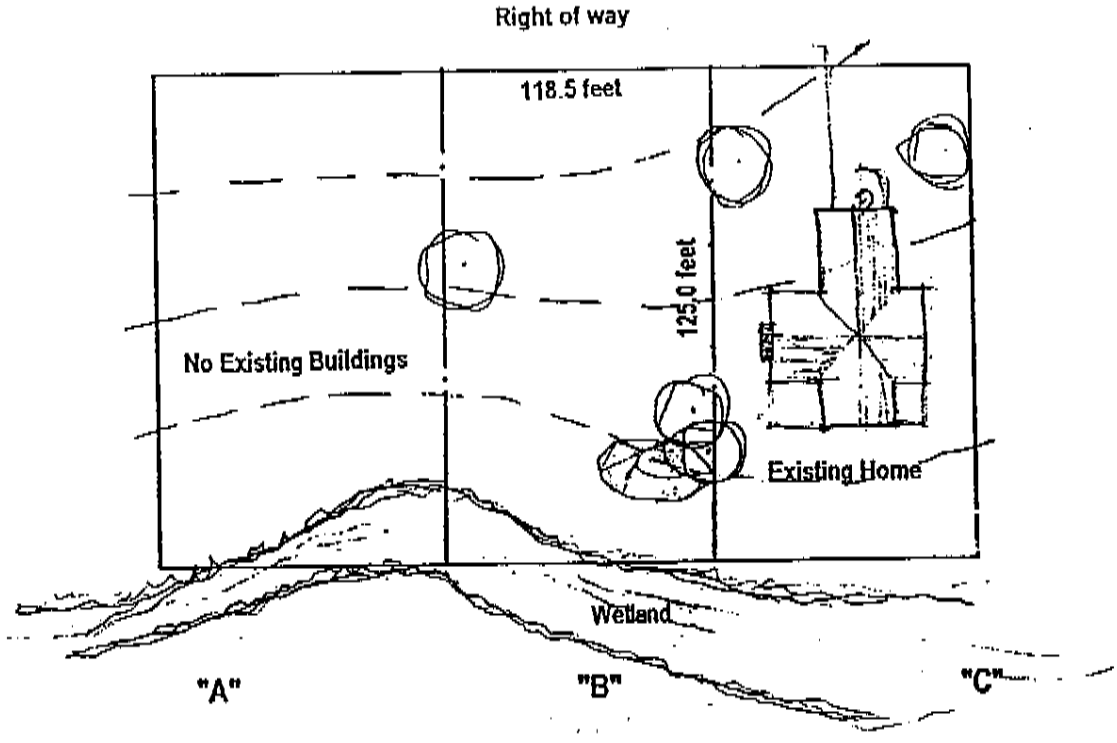
Home site coverage maximums shall be based upon the following calculations:

Building / house ("footprint")	100%
Decks, patios, etc.	50%
Driveways, walks, etc.	35%

The maximum coverage for home sites is as follows:

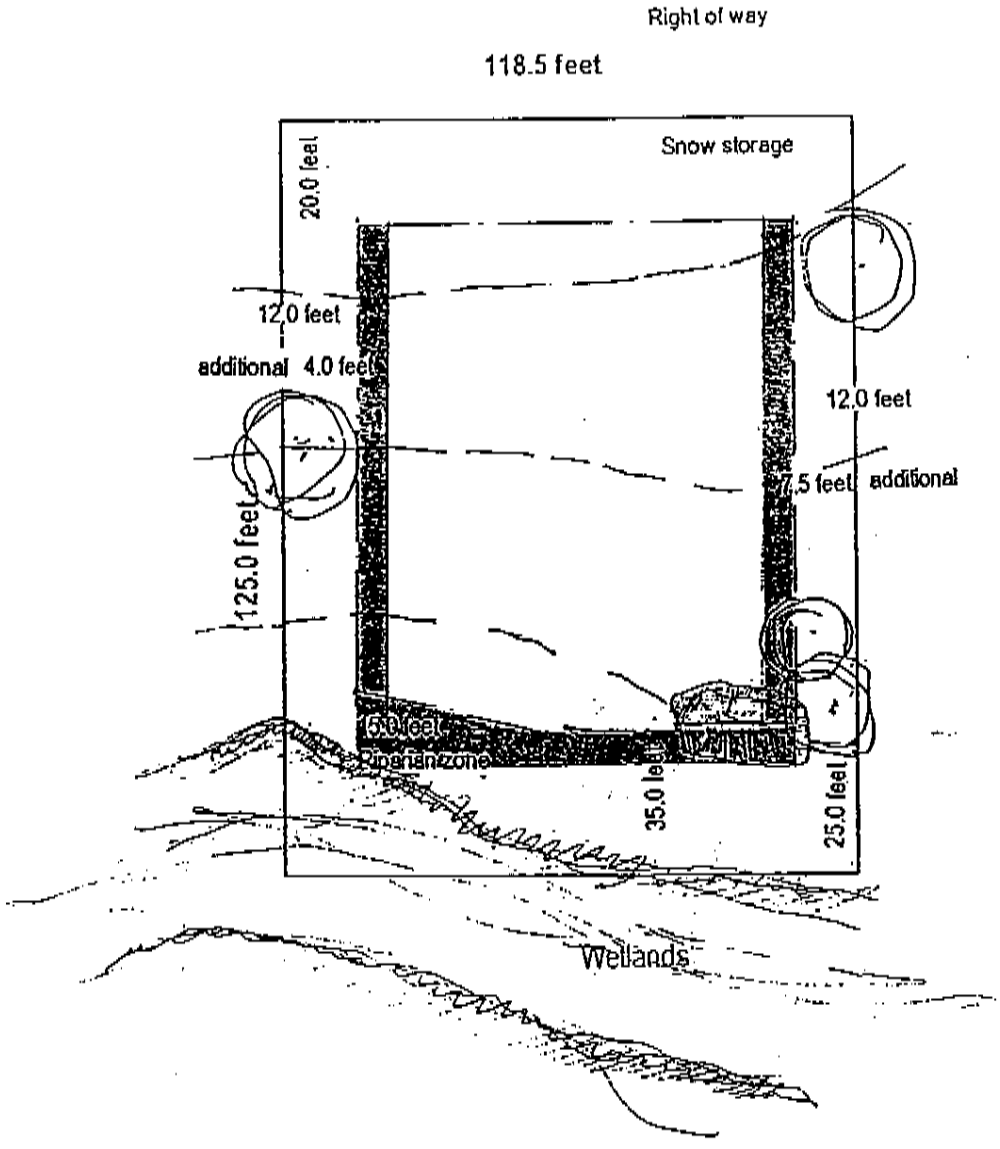
Home sites less than 12,000 s.f.	25%
12,001 s.f. to 30,000 s.f.	20%
Home sites over 30,000 s.f.	15%

A typical home site submittal should indicate the above as illustrated.



Lot "B" Block "X"	
Site Dimensions	118.5' x 125.0'
Site Size	14,812.5 sq. ft.

Typical Submittal for Home site "B"

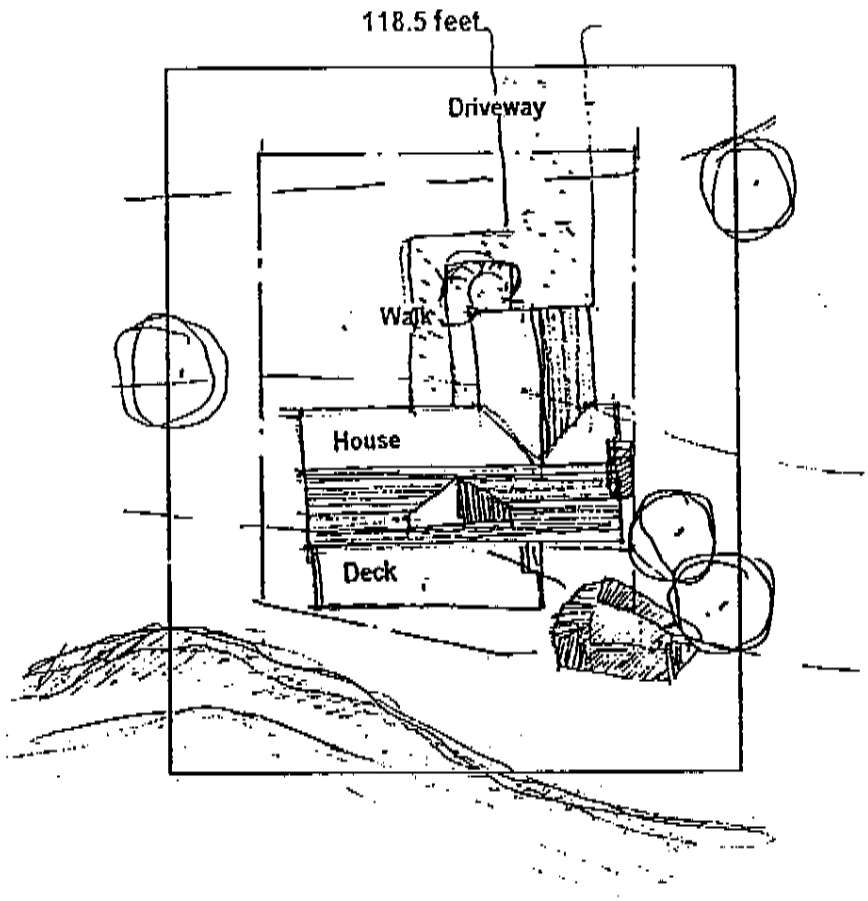


Setbacks:	
Front yard	20 feet
Rear yard	25 feet
Onsite wetland	15 feet
Adjacent wetland	35 feet

Sideyard calculations:	
12 feet each side minimum	
totals	24.0 feet
30 % of lot width =	35.5 feet
additional side yard required	11.5 feet

Note: distribution of additional side yard requirements should be based upon careful review of each homesite and neighboring homesite or structures

Typical Setback Submittal



Site Size: 14,812.5 sq. ft

Maximum coverage = 20% = 2,962.50 sq. ft.

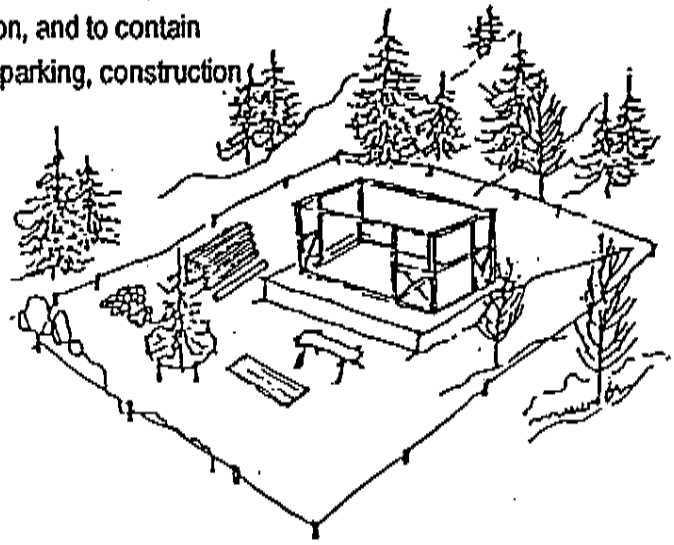
"Footprint" of Main Floor 2,400 sq.ft.	@	100 % =	2,400.00 sq. ft.
Decks and Patios of 350 sq. f.t.	@	50% =	175.00 sq. ft.
Driveways and walks of 810 sq. ft.	@	35% =	283.50 sq. ft
		TOTAL	2,858.50 sq. ft.
		(19.3 %)	

Typical Site Coverage Submittal

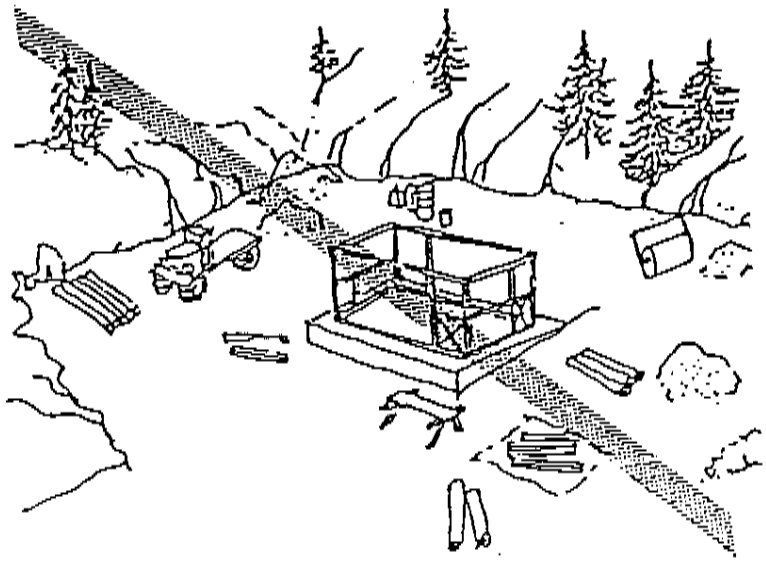
Grading

To preserve the existing land forms and site vegetation, grading plans for the construction of the house must be sensitive to the natural features of the site. The area of disturbance which is created through the construction and grading of the project needs to be carefully reviewed and considered in the layout of the home site. This is the area which will promote greater erosion and require more extensive revegetation.

Buildings and driveways must be carefully fitted into their sites. Every effort should be made to minimize grading and excavation, and to contain construction within fixed limits (this includes auto / truck parking, construction access, and material storage).



Yes
Construction limits established



No
No construction limits set

Measures must be taken to identify the area of disturbance on site, tag all trees over 6" in diameter within the area of disturbance and provide construction limits through the use of stakes and ribbon. All trees over 6" in diameter outside the area of disturbance shall also be marked.

All cut and fill requirements should conform to good engineering practices providing naturally rounded tops and toes of slopes, conforming to the natural topography with temporary slope stabilization measures.

All trees designated for preservation on the site should be protected from injury during construction, and all grading within the tree's "drip line" should be avoided.

Drainage

Each building lot contains its own particular natural drainage pattern, the result of its topography and vegetation. Whenever possible, this surface drainage pattern should be preserved. Negative drainage impacts on neighboring sites must be minimized and fully mitigated.

Surface systems (swales, culverts, retention basins) are preferable to closed underground systems. If closed underground systems are required, the release points must be designed to preclude erosion.

Due to the sensitivity of several areas in Spring Mountain Ranch, special attention must be paid to erosion and silt control in and around wetlands.

Paving: Driveways, Paths, and other Surfaces —

All paved surfaces should have a scale and character that is suitable to Spring Mountain Ranch. Paved surfaces should only be used where an unpaved surface is functionally unsuitable. Unpaved surfaces should be of natural materials, with all material and colors submitted to the Architectural Committee. Where paved surfaces are desired, the choice of material and the alignment of the path or driveway should be based upon both aesthetic and functional considerations.

Acceptable paving materials include:

asphalt , wood, on-site stone,
decomposed granite or stone,
concrete, or brick paver

Major Goals:

* Through the use of building masses, roofscapes, walls and site relationships, emphasize the following:

  - "genuine architecture" with human scale

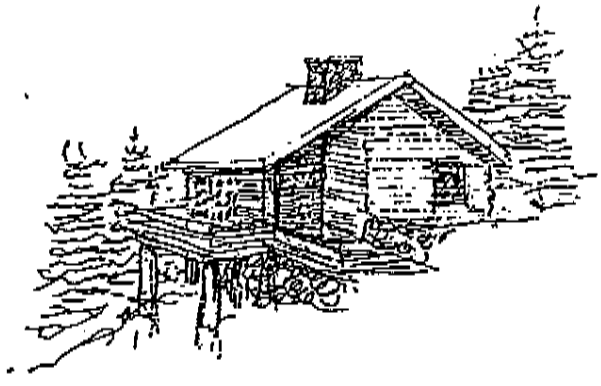
  - avoidance or allusions of "ersatz" or "caricaturistic" forms foreign to the McCall area

  - proximity to the ground; so the buildings "hug" the ground, rather than dominating the site

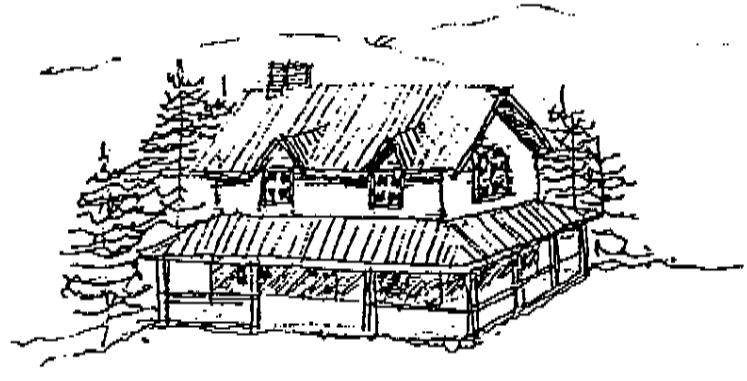
  - adaptation to the site in every possible way, including its severe winter climate, its terrain, its pattern of sunlight and shade, and its natural vegetation.

Introduction

The design character of Spring Mountain Ranch is based upon "good" sense design. McCall has its own "vernacular architecture" including two major types of design approaches, the log cabin and the veranda / ranch home. Each of these styles has its own feeling and appropriateness to Spring Mountain Ranch. A file of different houses and cabins is available for review at the office to assist in the design of a new home.



log cabin



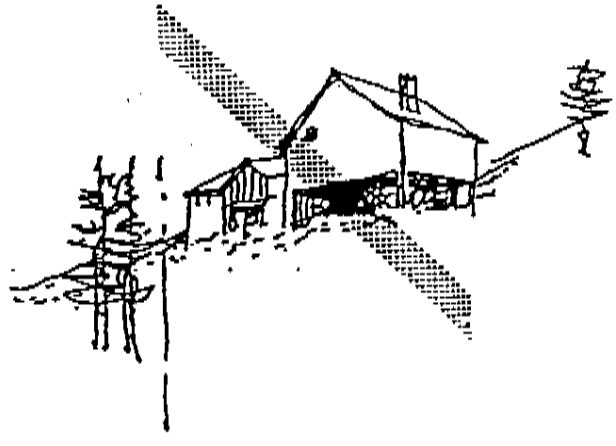
verranda / farm

Continuing Lower Wall to the Ground ----------

The "sense" or "impression" of a building should be that its walls continue down to the ground to give a feeling of solidarity and stability.

Yes Walls continue downward to rest on the ground. Any columns, piers, or other support members are sized as to give an appearance of mass and strength.

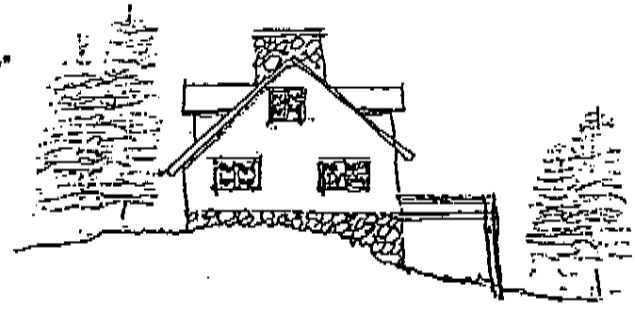
No Walls are held off the ground by thin members. The building is exposed to the elements, and seems to float in the air.

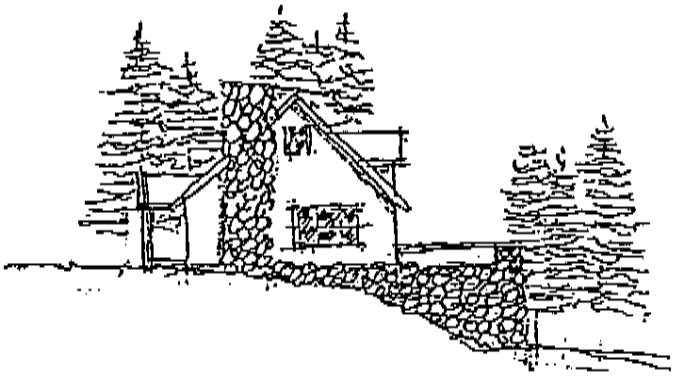


Exterior Elevations

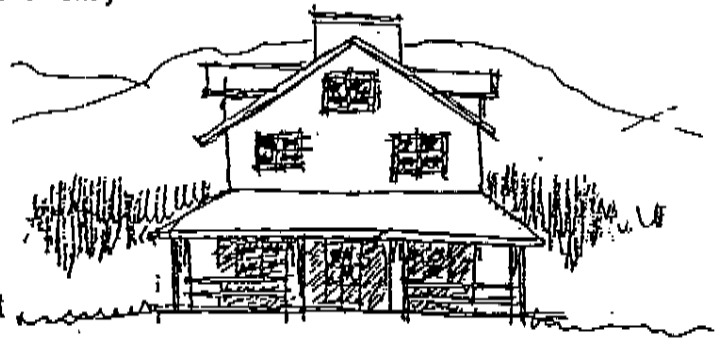
The exterior design of each home should take into consideration the various constraints of each site, especially the topography. Working with the slope and designing the entry to work within the existing terrain will help keep the house a part of the site. Exterior elevation generally should not have an uninterrupted wall over one and one-half stories; however in no case may they exceed two stories.

typical "fall away" lot design

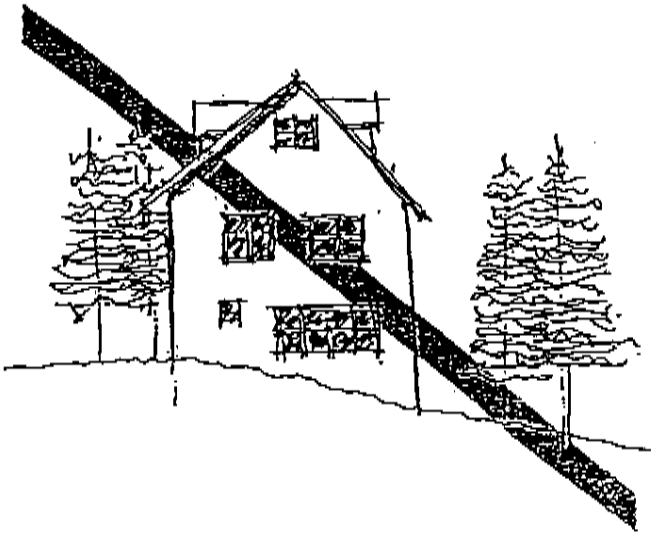




typical "lower level" entry



Yes
limited wall height

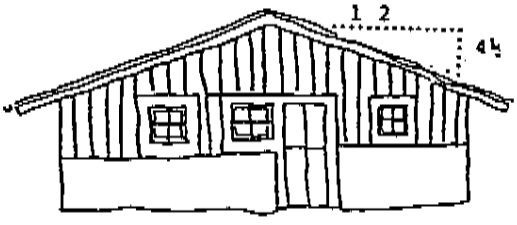


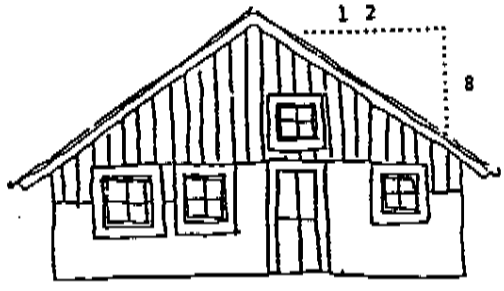
Minimize uninterrupted wall over one and one half stories

Roof Slopes

Roof shapes are a major element of any house or outbuilding and one of the most important contributors to "sitting" a house down on a site, creating a "human scale". Both the roof slope and the overhang are the major determining factors of this "scale".

Roof slopes should typically be between 4 1/2 in 12 to 8 in 12 with overhangs generally 3' - 0". The overhang will help protect windows and doors, providing a natural shedding area away from the face of the house, as well as assisting in creating this "scale".

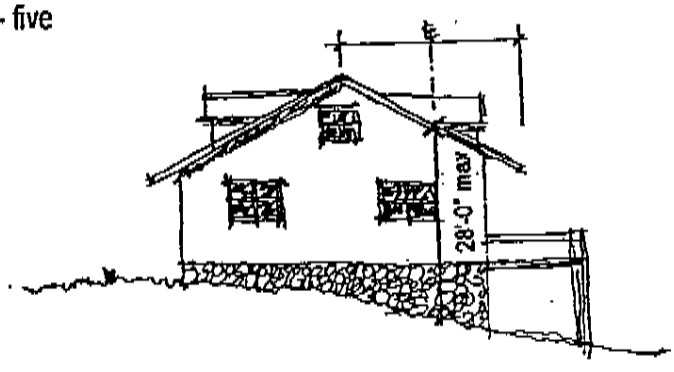




Roofs with greater or lesser slope may be considered if they are part of an overall pleasing architectural design.

Roof Height

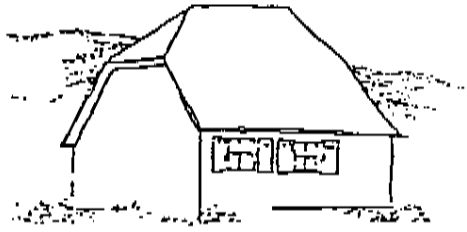
The maximum roof height shall not exceed twenty - eight feet (28'), measured at the midpoint of the roof line from natural grade unless extreme terrain conditions exist. Consistent with the McCall zoning, at no point shall the roof height measure over thirty- five feet (35') in height.



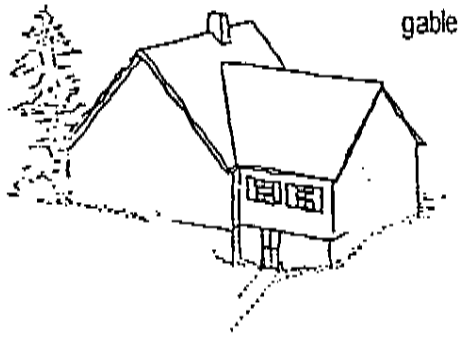
Roof Shapes

The following roof shapes are permitted:

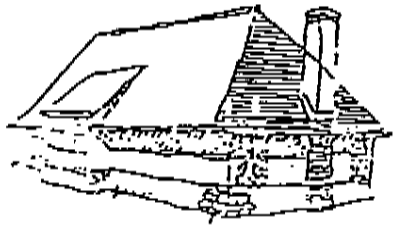
partial hip



gable



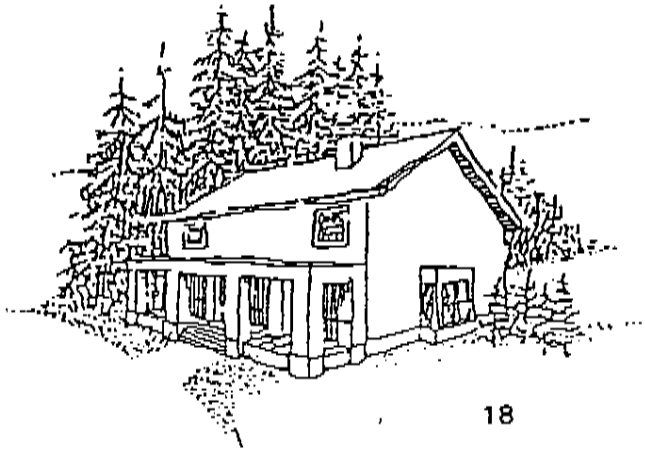
full hip



The following roofs are permitted under certain conditions:

Shed roofs are allowed if attached to buildings whose predominant shapes are one of the types permitted without restriction. They may also be allowed in minor outbuildings less than 150 sq. ft.. Shed roofs should not be the predominant shape.

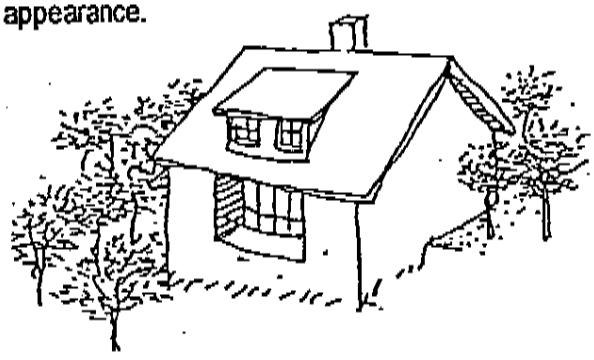
Flat roofs are generally discouraged as the predominant roof form. They may be used in moderation as a secondary roof shape on buildings with an acceptable predominant roof form.

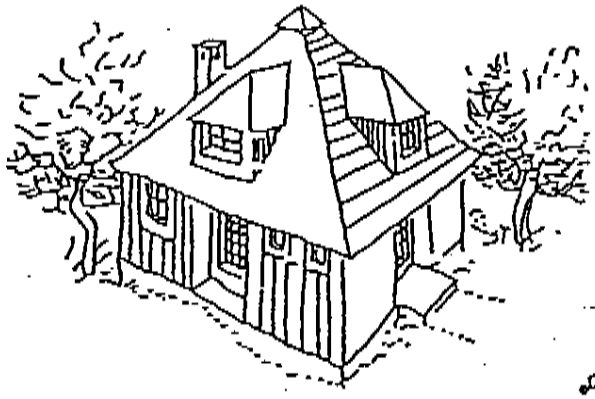


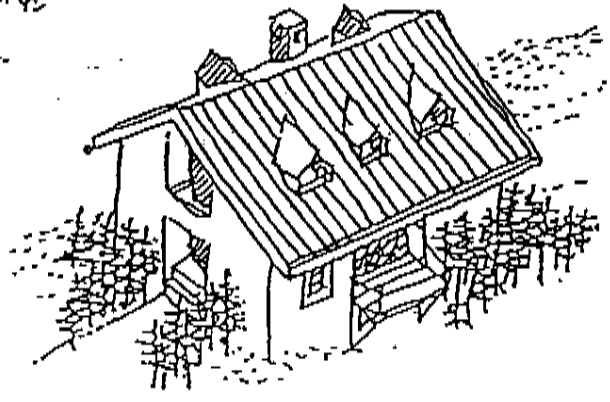
Roof Appurtenances

Roof appurtenances such as dormers, clerestories, and skylights create interesting and pleasant interior spaces. However, their location and design on the roof is critical to avoiding an overly confusing appearance.

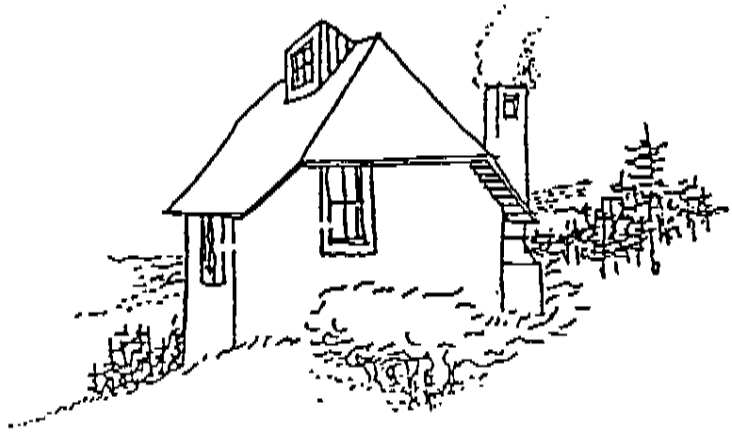
Dormers may have shed, gable or hip roofs.



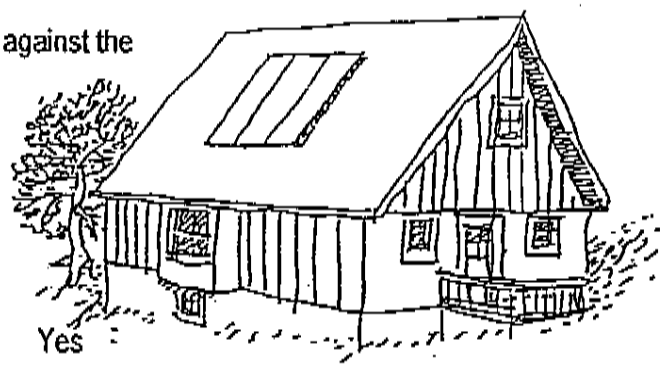




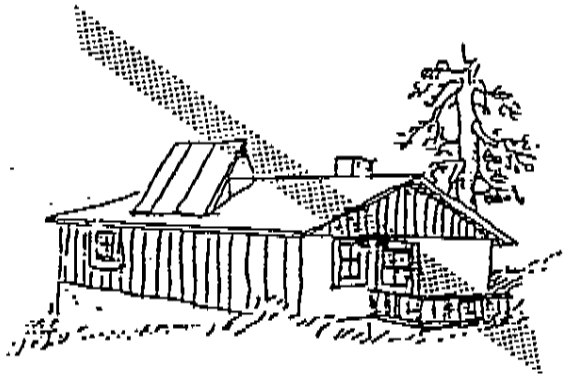
Clerestories should be placed within the field of the roof and should not extend to the eave line.



Solar collectors and skylights must be placed flush against the roof and must extend to the eave line.

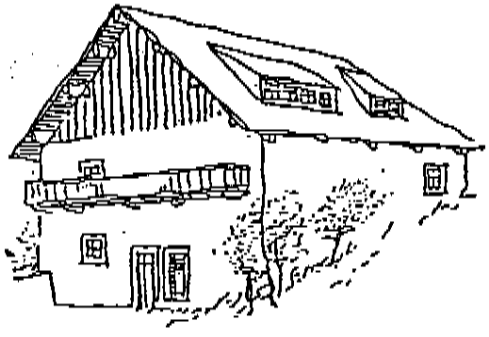


Yes



No

All exterior antennae, vents, shafts, etc. shall be confined within the roof or roof dormers and shall not protrude from the roof to form awkward-looking appurtenances. Any approved surface vents, shafts, etc. must be painted or coated to blend with the roof color.



Yes

No

Roof Surfacing Materials

Roof surfacing materials are an important means of blending the new construction into the existing character of the site. As careful selection of these materials may help to relate the buildings to their surroundings, the wrong color or texture may make the building garish or distracting. The roofing material choice should be based upon roof slope, roof assembly, and climate with the objective to blend the roof into its surroundings in a functionally appropriate fashion.

The following materials may be used :

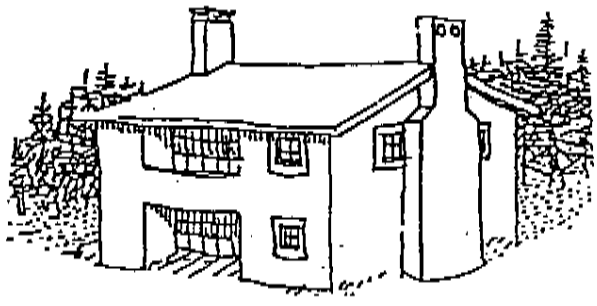
slate	wood shingles
concrete tile	wood shake shingle
ceramic tile	asphalt composition (285# min.)
sod	metals

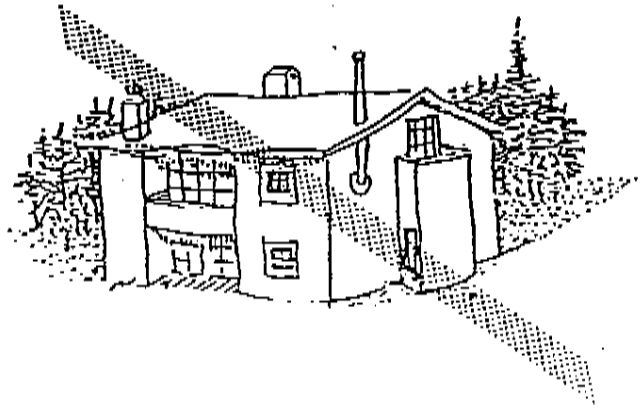
If a steel or aluminum metal roof is used, it must be color coated with a color approved by the Architectural Committee. Copper, zinc, terne, or Kor-ten steel may be used without any coating. All roof flashing and appurtenances shall be of a painted or coated color harmonious with the roof and upper wall surfacing.

No roof murals will be permitted.

Chimneys

Wood, stucco, concrete, and masonry finished flues are permitted. Any metal flue must have a chimney shroud. A flat top is preferred, and a side vent for the flue (with a spark arrester) is recommended. Unfinished, exposed metal or masonry block chimneys shall not be permitted unless part of an overall pleasing architectural style.





Upper Wall Materials

The upper wall materials should convey a sense of human scale and warmth, with a rural residential feeling. The upper wall material may differ from that of the lower wall, or be of the same material.

Upper walls may be surfaced in the following materials:

- stone or stucco
- concrete or stone tiles
- wood shingles, wood siding or logs
- cedar or redwood plywood painted or stained
- hardboard or other composite lap siding

Number of Wall Materials

Use of a variety of wall materials may lend to visual interest, but too many changes may make the wall visually unpleasing. The objective should be to create walls that are interesting, but do not compete with their surroundings. Walls may use more than one material, but should limit use to no more than three different materials.

Windows

Windows may be constructed of vinyl, wood, or wood covered with color-fast vinyl or aluminum. Metal windows are discouraged, but they may be used with an approved finish.

Lighting

Exterior lighting fixtures should provide lighting for safety and protection, and shall not shine into neighbor's home. No bare bulbs or lamps are allowed, and all light fixtures should have appropriate shields or housing, preferably of indirect light sources.

Roof Surfacing Materials

Roof surfacing materials are an important means of blending the new construction into the existing character of the site. As careful selection of these materials may help to relate the buildings to their surroundings, the wrong color or texture may make the building garish or distracting. The roofing material choice should be based upon roof slope, roof assembly, and climate with the objective to blend the roof into its surroundings in a functionally appropriate fashion.

The following materials may be used :

slate	wood shingles
concrete tile	wood shake shingle
ceramic tile	asphalt composition (285# min.)
sod	metals

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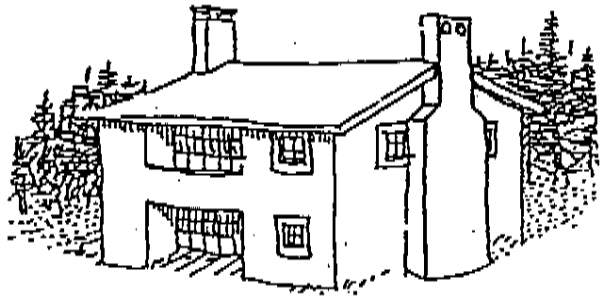
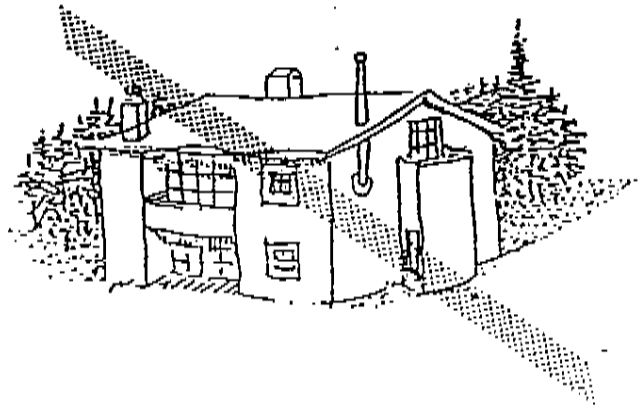
Wood, stucco, concrete, and masonry finished flues are permitted. Any metal flue must have a chimney shroud. A flat top is preferred, and a side vent for the flue (with a spark arrester) is recommended. Unfinished, exposed metal or masonry block chimneys shall not be permitted unless part of an overall pleasing architectural style.





Upper Wall Materials

The upper wall materials should convey a sense of human scale and warmth, with a rural residential feeling. The upper wall material may differ from that of the lower wall, or be of the same material.

Upper walls may be surfaced in the following materials:

- stone or stucco
- concrete or stone tiles
- wood shingles, wood siding or logs
- cedar or redwood plywood painted or stained
- hardboard or other composite lap siding

Number of Wall Materials

Use of a variety of wall materials may lend to visual interest, but too many changes may make the wall visually unpleasing. The objective should be to create walls that are interesting, but do not compete with their surroundings. Walls may use more than one material, but should limit use to no more than three different materials.

Windows

Windows may be constructed of vinyl, wood, or wood covered with color-fast vinyl or aluminum. Metal windows are discouraged, but they may be used with an approved finish.

Lighting

Exterior lighting fixtures should provide lighting for safety and protection, and shall not shine into neighbor's home. No bare bulbs or lamps are allowed, and all light fixtures should have appropriate shields or housing, preferably of indirect light sources.

Major Goals:

* Revegetation

  While every new home in Spring Mountain Ranch should seek to minimize the impact of construction on the existing landscape, some disturbance of the site is inevitable. Correcting damage done in the construction process will require revegetation; and this should, to the greatest extent possible, recreate the earlier character of the site, using indigenous plants and trees native to the site. New plantings should blend in with the existing natural landscape so that several years hence, all traces of the disruption will have disappeared.

* Irrigation

  Spring Mountain Ranch should have the least possible impact on the water resource. As any valuable natural resource, water should not be used in a wasteful manner. Continuous irrigation in the dry months is to be discouraged, and the choice of planting materials should make it possible, once the plant material is established, for such irrigation to be minimized.

Introduction

The predominant goal of Spring Mountain Ranch is to maintain, enhance, and preserve the existing natural beauty of the area and the site integrity of the individual homesites, while allowing diversity in the home and landscape designs.

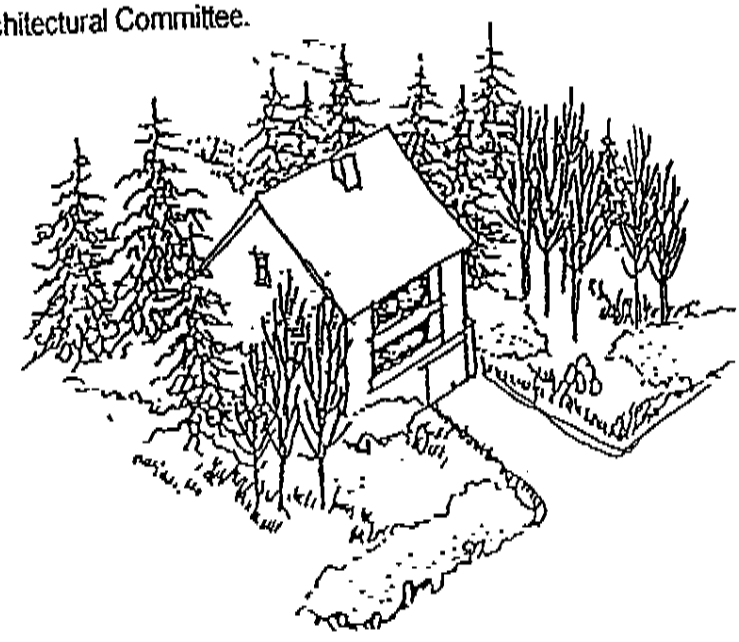
To reach this goal, extensive landscaping is not required nor encouraged, yet landscaping must be executed and maintained in a way as to present a neat and pleasing appearance to all off-property views. Additionally, it is recognized that a number of home sites should be selectively trimed and cleared to establish better view corridors and better understory growth. Formal, regimented planting arrangements are strongly discouraged; shrubs, trees, grasses and other plant material should be arranged in informal, unaligned groupings rather than straight rows. All "formal" grasses or lawns shall generally be a minimum of ten (10) feet from a property line.

In order to integrate new and potentially more formal landscaping into the existing surroundings, new landscaping should transition from the new areas to the existing in three distinct zones: 1) the area adjacent to the buildings within the area of disturbance which may possess more intense and formal plant material, 2) a true "transition" zone blending the native and non-native plants, and 3) the natural area consisting of existing or "native" plant material. This "natural" area is the most sensitive of the areas, and wherever possible and practical border all roadways, property lines, wetlands, waterways, paths, open amenities, and other common areas.

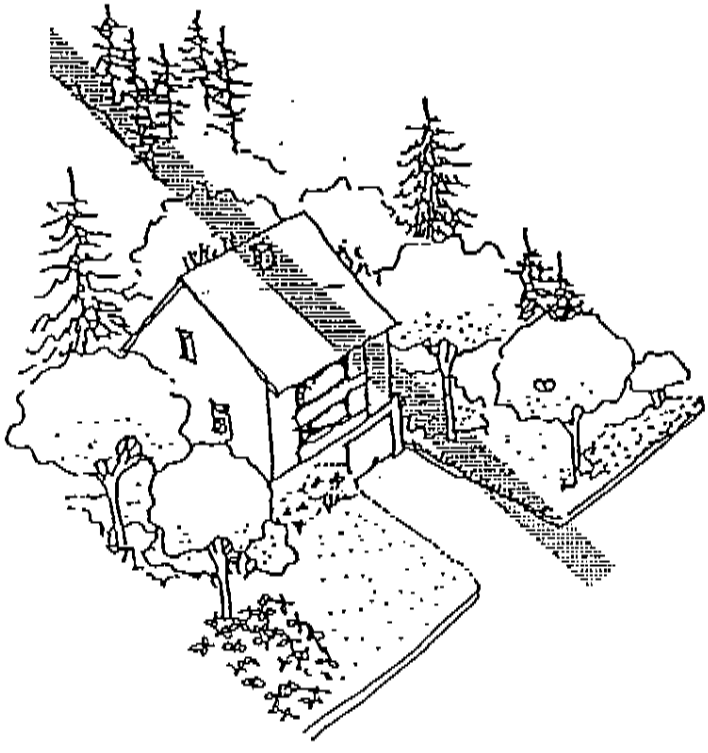
Sensitivity to, and respect for, the natural beauty and constraints of Spring Mountain Ranch will help maintain this asset for the entire community.

Planting and Revegetation

Species which are native to the Spring Mountain Ranch environment are found in Appendix B. In preparing a planting plan, it may be necessary to demonstrate that the species to be used are appropriate to the site. Preparation of the plans should take into account the seasonal diversity, wildlife support, irrigation requirements, and fire management of the plants selected. The use of ornamental plants should be done in the area of disturbance, close to the house. The use of turf is permissible; however it should be used in a limited fashion, with any "excessive" use requiring review by the Architectural Committee.



Yes
Native planting



No
Extensive use
of Ornamental planting

Walls and Fences ----------

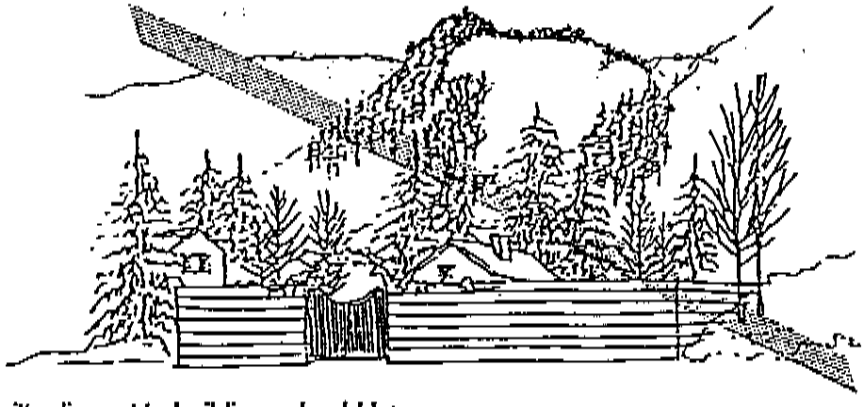
Walls and fences have only two acceptable uses at Spring Mountain Ranch

as retaining walls; and

as privacy screens

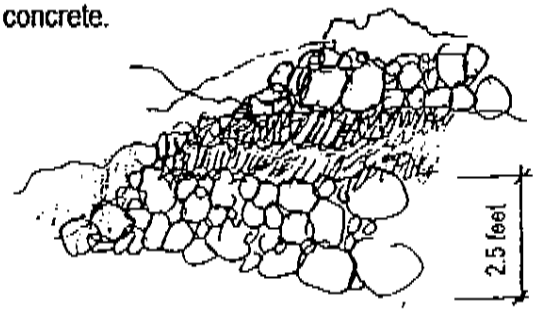
Placement of walls and fences should respect the existing land forms, following existing contours. No lot line fencing is allowed.The design of these elements should be in scale and harmony with the buildings and their surroundings.

Yes
No walls or fences



No
Tall opaque fencing
on lot lines

Retaining walls and privacy screens built adjacent to buildings should be designed as part of the building in accordance with the architectural guidelines. Retaining walls that are separated from the buildings should be kept in scale with the overall design and may be stepped to limit the exposed height of the retaining wall. Generally the height of the walls should not exceed two and one-half feet (2 1/2') in height, and may be built from loose or mortared on-site stone, key-stone, or stone-faced concrete.



Unacceptable retaining wall and screen materials include exposed concrete, concrete block, plywood, and brick.

Walls and screens not attached to the building should be low, unobtrusive, and built from wood to be part of an overall pleasing design. Privacy screens attached to buildings may be tall and opaque if of material and design matching the building.

Unacceptable fencing materials include chain link, plywood, painted materials, and picket fencing.

Entry identification fences and walls are discouraged. If allowed they must be designed in accordance with the architectural guidelines and overall site character.

Landscape Structures

Landscaping often includes outdoor structures (decks, patios, trellises, gazebos, pergolas, greenhouses, play equipment, basketball standards, equipment enclosures). These structures frequently detract from the overall appearance of the landscape by adding an element of disorder. All structures should be designed to work as extensions to the house designs rather than freestanding, separate elements. Freestanding elements should be avoided unless there is a compelling reason for such. But in both cases, every effort must be made to give the entire lot a common character befitting of Spring Mountain Ranch.

All exterior items, including propane or utility tanks, compressors, meters, etc. should be screened from street and neighbor's views. Vehicles (including snowmobiles, motorcycles, bikes, golf carts, autos, trucks, boats, etc.) must be visually protected from view in an enclosed structure designed to be compatible with the overall building design.

All outdoor structures should be devoid of gimmickry and excessive ornamentation. Decks and trellises should be built of wood and left unpainted or stained unless approved by the Architectural Committee.

Site Furnishings

All exterior signage, lighting, snow poles, or other miscellaneous items on the site are subject to review by the Architectural Committee.

APPENDIX "A"

DESIGN REVIEW APPLICATION
& CHECK LIST

REVIEW PROCEDURES

The process of design review and approval is intended to be a procedure to assist and aid the homeowner in the design and construction of a home which is suitable to the Spring Mountain Ranch environs and supportive of the overall design quality of the Spring Mountain Ranch.

In order to minimize the design effort required of the home builder, the review is broken into two distinct portions: a preliminary submittal which is intended to provide initial Architectural Committee feedback regarding the compliance with the intent of the design guidelines, and a final, detailed submittal which should be the full development of the approved preliminary submittal. Both submittals shall be accompanied by a completed design review application form, a completed check list, and the appropriate design review fee.

Each submittal should be completed and submitted at least twenty - eight (28) days prior to any deadlines the owners may have regarding their own building schedule. A completed and approved preliminary submittal is required prior to submission of the final design review application. Failure to respond to an application within thirty (30) days of submission by Spring Mountain Ranch shall constitute approval for such submission.

The applicant shall have the right to appeal any decision of the architectural committee by filing a written appeal stating the nature of the appeal and the reasons for such. Any appeal must be filed in writing within thirty (30) days of the Architectural Committee's decision which shall be heard by the Board at their next regularly scheduled meeting. The board shall have the right to request additional information of the appellant should they so desire.

The Spring Mountain Ranch design review does not take the place of, or preclude the requirement for, any other building permits which are necessary for governmental agencies.

DESIGN REVIEW FEE SCHEDULE

Each application shall be accompanied by the appropriate design fee for each submission as follows:

House up to 2,500 s.f. in size:

Preliminary fee	$100.00
Final fee	$250.00
Total	$350.00

Houses from 2,501 to 5,000 s.f. in size:

Preliminary fee	$100.00
Final fee	$350.00
Total	$450.00

Houses larger than 5,001 s.f. in size:

Preliminary fee	$100.00
Final fee	$400.00
Total	$500.00

The fee shall be based upon the size of the main structure with a garage. Separate outbuildings (if allowed) shall be submitted with the main building design whenever possible, although each building will be reviewed on an individual basis.

PRELIMINARY DESIGN REVIEW CHECK LIST

Block _____ **Lot** _____ **Applicant** _____

Address _____ **Telephone** _____

Date _____ **Reviewed** _____ **Returned** _____

1. Completed Check list _____

2. Completed Application / fee _____

3. Conceptual Site Plan - Three (3) copies _____
   (1" = 20' - 0" minimum)
   * Existing Site Features (base supplied by SMR)
   * Setbacks / Coverage
   * Topo - existing / proposed
   * Neighboring structures
   * New structures
   * Preliminary Landscape plan

4. Preliminary Building Design - Three (3) copies _____
   (1/8" = 1' - 0" minimum)
   * Floor plan
   * Elevations
   * Average roof height
   * Existing / proposed grades
   * Outline specifications

FINAL DESIGN REVIEW CHECK LIST

Block _____ Lot _____ Applicant _____

Address _____ Telephone _____

Date _____ Pre. Approv. _____ Reviewed _____ Returned _____

1. Completed Check list _____

2. Completed Application / fee _____

3. Final Site Plan - Three (3) copies _____
(1" = 20' - 0" minimum)
   * Existing Site Features (base supplied by SMR)
   * Setbacks / Coverage
   * Topo - existing / proposed
   * Area of disturbance / access
   * Staging area
   * Drainage plan
   * Neighboring structures
   * New structures
   * All decks, driveways, etc.
   * Site lighting
   * Landscape / revegetation plan / plant list

4. Final Building Design - Three (3) copies _____
(1/8" = 1' - 0" minimum)
   * Floor plans
     all decks, walks, etc.
     all secondary buildings
   * Elevations
     all roof heights
     chimney caps
     windows & doors
     eave trim / details
     lighting
   * Average roof height
   * Building sections
     longitudinal
     transverse
   * Existing / proposed grades
   * Outline specifications
     exterior color samples
     exterior material samples

APPENDIX "B"

COMMON "FLORA"

Common Trees and Shrubs

The following plant material (common name) is native to the Spring Mountain Ranch area:

Trees

White Fir
Abies concolor

Rocky Mountain Maple
Acer glabrum

Thinleaf Alder
Alnus tenuifolia

Common Serviceberry
Amelanchier alnifolia

River Birch
Betula occidentalis

Mountain Mahogany
Cercoicarpus montanus

Englemann Spruce
Picea engelmannii

Grand Fir
Abies grandis

Black cottonwood
Populus trichocarpa

Ponderosa Pine
Pinus ponderosa

Narrowleaf cottonwood
Populus angustifolia

Quaking Aspen
Populus tremuloides

Douglas Fir
Pseudotsuga menziesii

Chokecherry
Prunus virginiana

Dwarf Mountain Ash
Sorbus scopulina

Subalpine Fir
Abies lasiocarpa

Cliffrose
Cowania mexicana

Tamarack
Larix occidentalis

Lodgepole Pine
Pinus contorta

Shrubs

Serviceberry
Amelanchier alnifolia

Dwarf Sagebrush
Artemisia arbuscula

Hoary Sagebrush
Artemisia cana

Creeping Oregon Grape
Mahonia repens

Snowberry
Symphoricarpis albus

Dwarf Mountain Mahogany
Cercocarpus intricatus / montanus

Redosier Dogwood
Cornus stolonifera

Rabbitbrush
Crysothemnus neuseosum

Prickly Gilia
Leptodactylon watsonii

Twinberry
Lonicera involucrata

Blueberry Elder
Sambucus glauca

Mountain Lover
Pachistima myrsinites

Pink Spirea
Spiraea densiflora

Tufted Rockmat
Petrophutum caespitosum

Big Sagebrush
Artemisia tridentata

Bitterbrush
Purshia tridentata

Smooth Sumac
Rhus glabra

Golden Currant
Ribes aureum

Gooseberry
Ribes alpinum

Wild Rose
Rosa woodsii

Wild Raspberry
Rubus idaeus

Willows
Salix spp.

Elderberry
Sambucus racemosa

Kinnikinnick
Arctostaphulos uva-ursi

Squawcarpet
Ceanothus prostratus

Shrubby Cinquefoil
Potentilla fruiticosa

Snowbush
Ceanothus velutinus

Dwarf Mountain Lover
Pachistima cambyi

Wildflowers and Forbs

Yarrow
Archillea

Horsemint
Agastache

Mountain Dandelion
Taraxacum

Wild Onion
Allium

Ragweed

Burdock

St. John's Wort

Columbine
Aquilegia

Milkweed
Asclepias

Asters
Aster

Bird Rape
Brassica rapa

Indian Paint Brush
Catstillejo

Wild Iris

Fleabane Daisy
Erigeron

Wild Buckwheat
Eriogonum microthecum

Dog-tooth Violet
Erythronium

Wild Strawberry
Fragaria vesca

Showy Gentian
Frasera

Scarlet Gilia
Gilia

Wild Geranium
Geranium viscosissium

Gum Plant
Grindelia

Sunflower
Helianthus

Cow Parsnip
Heracleum

Wild Carrot
Lomatium

Maidenhair Fern

Hound's Tongue
Cynoglossum officinale

Pink Bee Flower
Cleome serrulata

Larkspur
Delphinium

Teasel
Dipsacus

Fireweed
Epilobium

Catnip
Nepeta

Wild Phlox
Phlox

Western Cone flower
Rudbeckia occidentalis

Mountain Buttercup
Rannuculus

Groundsel
Senecio integerimus

Stinging Nettles
Urtica dioica

Vetch
Vicia americana

Heartleaf Arnica

Lupine
Lupinus

Yellow Sweet Clover
Trifolium

Shortstyle Bluebells
Mertensia

Mountain Bluebells
Mertensia

Watercress
Nasturtium

Penstemons
Pensternon

Plantain
Plantago purshii

Indian Tobacco
Rumex crispus

Stonecrop
Sedum debile

Meadow Rue
Thalictrum fendleri

Mullein
Verbascum

Goldeneye
Viguiera multiflora

Wild Hyacinth

American Hops
Humulus americanus

Blue Violet
Viola

Yellow Mountain Violet
Viola

Mules Ears
Wyethia amplexi caulis

Bracken Fern
Pteridium aquilimum

Western Clematis
Clematis ligusticifolia

Sulphur Flower Buckwheat
Eriogonum umbellatum

Sego Lily
Calochortus

Camas
Camassia

Perennial Sweet Pea
Lathyrus latifolius

Blue Flax
Linum

Blazing Star
Mentzelia lindleyi

Bachelor Button
Centaurea cyanus

Painted Daisy
Chrysanthemum cyanus

Ox-eye Daisy
Chrysanthemum leucanthemum

Balsamroot
Balsamorhiza macrophylla

Iceland Poppy
Papaver nudicaule

GRASSES

Western Wheatgrass
Agropyron smithii

Crested Wheatgrass
Agropyron cristatum

Smooth Brome
Bromus inermis

Mountain Brome
Bromus carinatus

Basin Wildrye
Elymus cinereus

Witchgrass

Needlegrass
Stipa columbiana

Wild Bluegrass
Poa secunda

Fescue
Festuca

Spike Fescue
Leucopoa kingii

Barley
Hordeum brachyantherum

Foxtail
Alopecurus pratensis

Redtop
Agrostis alba

Sedge

Orchardgrass
Dactylis glomerata

Big Bluegrass
Poa ampla

APPENDIX "C"

HELPFUL HINTS

HELPFUL HINTS

Major Goals:

- Provide insight into the climatic issues which surround Spring Mountain Ranch
- Provide suggestions to improve design quality and performance

HELPFUL HINTS

In addition to the various design guidelines, the following design considerations are helpful in creating a successful residential project:

- Review of all appropriate codes and regulations
- Structural roof loading for 125 pound minimum snow load along with any eccentric snow loading due to wind and roof design
- Heating / Cooling system for roughly 10,000 degree days
- Proper ventilation of roof and basement
- Specification of air-entrained concrete (minimum 4,500 psi) for exposed flatwork
- Appropriately spaced expansion joints
- Consideration of "cold roof" construction
- Proper roof overhang to keep snow away from walls, windows, etc. as well as providing "scale"
- Proper snow shedding areas identified to protect pedestrians and vehicles
- Snow diverters and retainers should be considered and integrated into roofscape
- Stucco / plaster correctly specified for weather
- Proper sealing or painting of all exposed materials including concrete, stone, wood, etc.
- Roof insulation a minimum of R-30, wall insulation minimum of R-19, perimeter slab insulation minimum of R-12
- All exterior wall openings caulked or weather-stripped
- All windows double or triple insulated and specified for high altitude
- All lower walls (within 3 feet of finished grade) of material which will not rot or degrade due to freeze thaw and snow
- Entry doors protected from drifting, blowing or overhanging snow, preferably opening onto areas of sun

- Fireplace flue temperature sensor device and indicator light
- Fireplace glass doors and outside combustion air help in the efficiency of heating
- Chimney design to preclude smoke fumigation of home or site in down-wind conditions
- Landscaping respectful of the sun and views. Generally, evergreens should be placed on the north and east sides of the house, and deciduous trees on the south and west.
- Design landscaping to respect others' view corridors and solar access.
- Design landscaping to respect wildfire management, with no woody shrubs planted as an understory to trees, and no woody brush planted next to or under eaves.
- Landscape material list should be referenced to the Appendix "B" - Common Flora

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     - transverse
   * Existing / proposed grades
   * Outline specifications
     - exterior color samples
     - exterior material samples