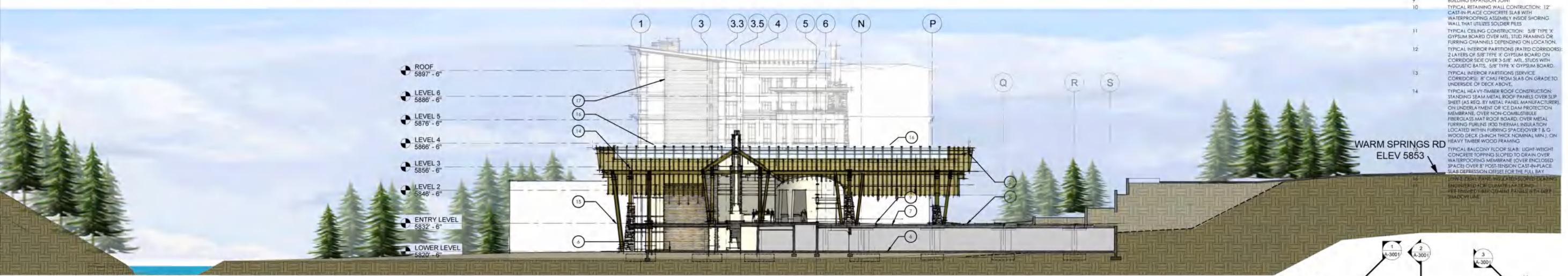
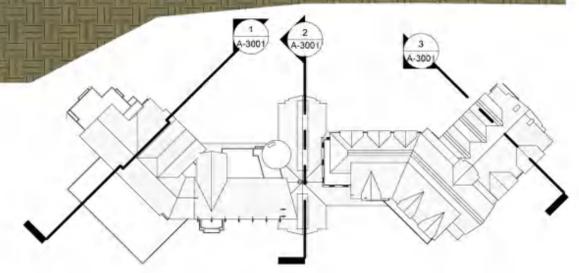


3 BUILDING SECTION C
 SCALE: 1/16" = 1'-0"

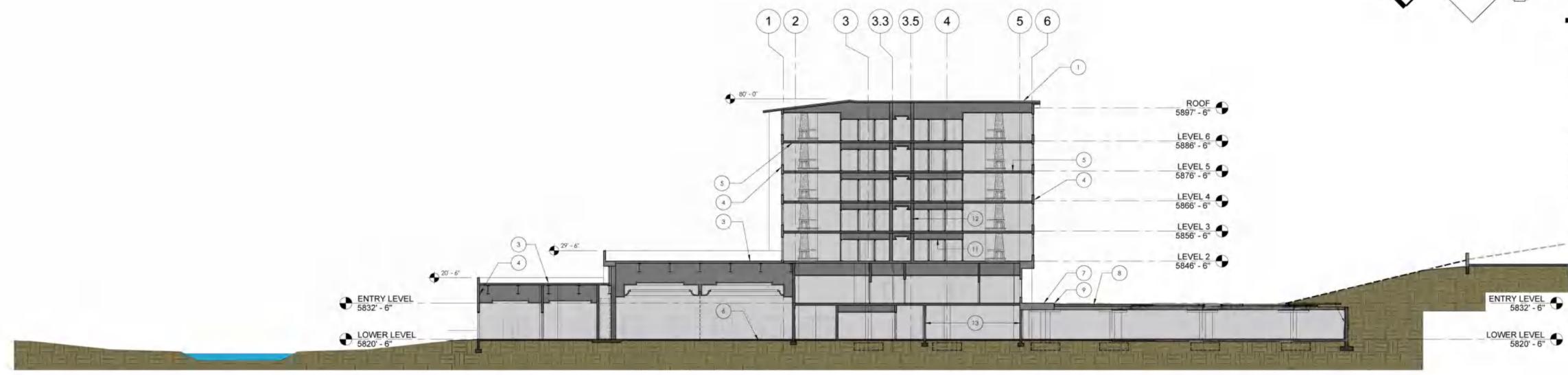
#	KEYNOTES	DESCRIPTION
1	TYPICAL SLOPED ROOF CONSTRUCTION: STANDING SEAM METAL ROOF PANELS OVER SLIP SHEET (AS REQ. BY METAL PANEL MANUFACTURER), ON UNDERLAYMENT OR ICE DAM PROTECTION MEMBRANE, OVER NON-COMBUSTIBLE FIBERGLASS MAT ROOF BOARD, ON STEEL DECK, OVER STEEL BEAMS WITH CEMENTITIOUS FIREPROOFING	
2	TYPICAL HEAVY-TIMBER PORTE-COCHERE CONSTRUCTION: STANDING SEAM METAL ROOF PANELS OVER SLIP SHEET (AS REQ. BY METAL PANEL MANUFACTURER), ON MIN. 3/8" UNDERLAYMENT, OVER NON-COMBUSTIBLE FIBERGLASS MAT ROOF BOARD OVER METAL FURRING PURLINS (FIRE SPRINKLERS TO BE LOCATED WITHIN FURRING SPACE ON 1 & G WOOD DECK (BUNCH THICK NOMINAL MIN.), ON HEAVY TIMBER WOOD FRAMING	
3	TYPICAL LOW-SLOPED ROOF CONSTRUCTION: MODIFIED BITUMIN ROOFING, ON RIGID INSULATION UNDERLAYMENT OVER 3/4" CONCRETE FILL OVER 3" STEEL DECK, ON COMPOSITE STEEL BEAMS.	
4	TYPICAL EXTERIOR WALL CONSTRUCTION: 5/8" TYPE 'X' GYPSUM BOARD / OVER VAPOR BARRIER FACED R18 THERMAL INSULATION / WITHIN 4" COLD FORMED STRUCTURAL MTL STUDS / 5/8" EXTERIOR GLASS MAT SHEATHING / BUILDING WRAP / FINISH MATERIAL PER ELEVATIONS	
5	TYPICAL FLOOR SLAB: 8" POST-TENSION CAST-IN-PLACE CONCRETE SLAB WITH 5/8" GYPSUM BOARD CEILING ASSEMBLY ON UNDERSIDE OF DECK.	
6	TYPICAL SLAB ON GRADE: 5" CAST-IN-PLACE REINFORCED CONCRETE SLAB WITH MIN. 6 MIL VAPOR BARRIER OVER 4" AGGREGATE BASE COURSE	
7	TYPICAL PARKING GARAGE ASSEMBLY: DECORATIVE CONCRETE ENTRY DRIVE & PEDESTRIAN WALKWAY WITH INTEGRAL HYDRONIC SNOW MELT SYSTEM OVER PROTECTED WATER PROOFING MEMBRANE SLOPED TO DRAIN OVER 14" CAST-IN-PLACE CONCRETE SLAB	
8	TYPICAL PARKING GARAGE ASSEMBLY: INTENSIVE GARDEN ROOF ASSEMBLY WITH PROTECTED WATER PROOFING MEMBRANE SLOPED TO DRAIN OVER 14" CAST-IN-PLACE CONCRETE SLAB	
9	BUILDING EXPANSION JOINT	
10	TYPICAL RETAINING WALL CONSTRUCTION: 12" CAST-IN-PLACE CONCRETE SLAB WITH WATERPROOFING ASSEMBLY INSIDE SHORING WALL THAT UTILIZES SOLDER PILES	
11	TYPICAL CEILING CONSTRUCTION: 5/8" TYPE 'X' GYPSUM BOARD OVER MTL STUD FRAMING OR FURRING CHANNELS DEPENDING ON LOCATION.	
12	TYPICAL INTERIOR PARTITIONS (BATH CORRIDORS): 2 LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD ON CORRIDOR SIDE OVER 3/8" MTL STUDS WITH ACQUISIC BATS, 5/8" TYPE 'X' GYPSUM BOARD.	
13	TYPICAL INTERIOR PARTITIONS (SERVICE CORRIDORS): 8" CMU FROM SLAB ON GRADE TO UNDERSIDE OF DECK ABOVE.	
14	TYPICAL HEAVY-TIMBER ROOF CONSTRUCTION: STANDING SEAM METAL ROOF PANELS OVER SLIP SHEET (AS REQ. BY METAL PANEL MANUFACTURER), ON UNDERLAYMENT OR ICE DAM PROTECTION MEMBRANE, OVER NON-COMBUSTIBLE FIBERGLASS MAT ROOF BOARD, OVER METAL FURRING PURLINS (WOOD THERMAL INSULATION LOCATED WITHIN FURRING SPACE OVER 1 & G WOOD DECK (BUNCH THICK NOMINAL MIN.), ON HEAVY TIMBER WOOD FRAMING	
15	TYPICAL BALCONY FLOOR SLAB: LIGHT-WEIGHT CONCRETE TOPPING SLOPED TO DRAIN OVER WATERPROOFING MEMBRANE OVER ENCLOSED SPACE OVER 8" POST-TENSION CAST-IN-PLACE SLAB DEPRESSION OFFSET FOR THE FULL BAY	



2 BUILDING SECTION B
 SCALE: 1/16" = 1'-0"



KEYPLAN



1 BUILDING SECTION A
 SCALE: 1/16" = 1'-0"

WARM SPRINGS RANCH RESORT
 Project Address: WARM SPRINGS ROAD
 KETCHUM, IDAHO
 Project Issue Date: 01/06/2012 Revised 01/20/11
 Project Number: AP1103
 Project Status: DESIGN REVIEW SUBMITTAL PHASE 1
 Reviewed by: STAFF

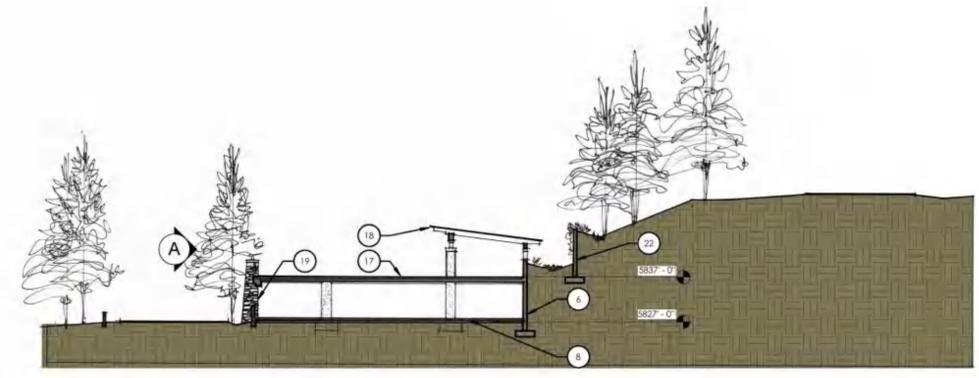
NUM.	ISSUE TITLE	DATE

BUILDING SECTIONS

A-3001

NOT FOR CONSTRUCTION

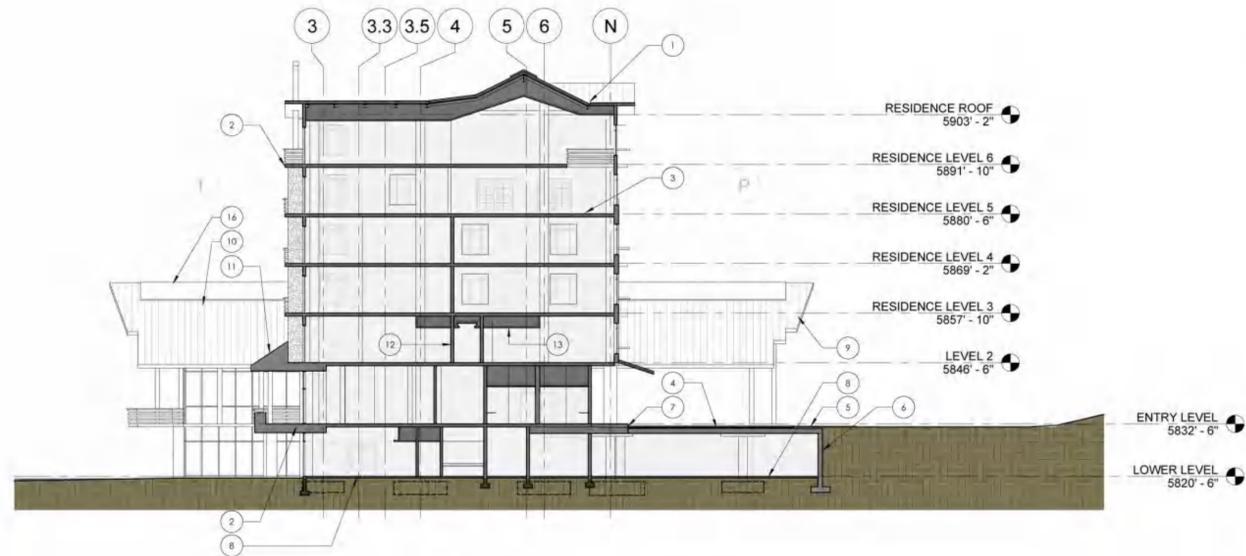
WARM SPRINGS CREEK
 ELEV VARIES 5814 - 5819



3 BUILDING SECTION F
 SCALE: 1/16" = 1'-0"



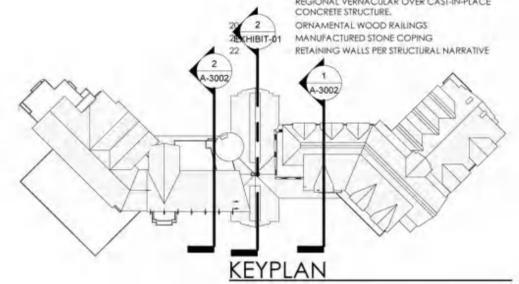
2 BUILDING SECTION E
 SCALE: 1/16" = 1'-0"



1 BUILDING SECTION D
 SCALE: 1/16" = 1'-0"

KEYNOTES

#	DESCRIPTION
1	TYPICAL SLOPED ROOF CONSTRUCTION: STANDING SEAM METAL ROOF PANELS OVER SLIP SHEET (AS REQ. BY METAL PANEL MANUFACTURER) ON UNDERLAYMENT OR ICE DAM PROTECTION MEMBRANE OVER NON-COMBUSTIBLE FIBERGLASS MAT ROOF BOARD, ON STEEL DECK, OVER STEEL BEAMS WITH CEMENTITIOUS FIREPROOFING
2	TYPICAL BALCONY FLOOR SLAB: LIGHT-WEIGHT CONCRETE TOPPING SLOPED TO DRAIN OVER WATERPROOFING MEMBRANE (OVER ENCLOSED SPACE) OVER 8" POST-TENSION CAST-IN-PLACE SLAB DEPRESSION OFFSET FOR THE FULL BAY
3	TYPICAL FLOOR SLAB: 8" POST-TENSION CAST-IN-PLACE CONCRETE SLAB WITH 5/8" GYPSUM BOARD CEILING ASSEMBLY ON UNDERSIDE OF DECK
4	TYPICAL PARKING GARAGE ASSEMBLY: DECORATIVE CONCRETE ENTRY DRIVE & PEDESTRAIN WALKWAY WITH INTEGRAL HYDRONIC SNOW MELT SYSTEM OVER PROTECTED WATER PROOFING MEMBRANE SLOPED TO DRAIN OVER 1 1/4" CAST-IN-PLACE CONCRETE SLAB
5	TYPICAL PARKING GARAGE ASSEMBLY: INTENSIVE GARDEN ROOF ASSEMBLY WITH PROTECTED WATER PROOFING MEMBRANE SLOPED TO DRAIN OVER 1 1/4" CAST-IN-PLACE CONCRETE SLAB
6	TYPICAL RETAINING WALL CONSTRUCTION: 12" CAST-IN-PLACE CONCRETE SLAB WITH WATERPROOFING ASSEMBLY INSIDE SHORING WALL THAT UTILIZES SOLDIER PILES
7	BUILDING EXPANSION JOINT
8	TYPICAL SLAB ON GRADE: 5" CAST-IN-PLACE REINFORCED CONCRETE SLAB WITH MIN. 6 MIL VAPOR BARRIER OVER 4" AGGREGATE BASE COURSE
9	TYPICAL HEAVY-TIMBER PORTE-COCHERE CONSTRUCTION: STANDING SEAM METAL ROOF PANELS OVER SLIP SHEET (AS REQ. BY METAL PANEL MANUFACTURER) ON MIN. 30LB UNDERLAYMENT OVER NON-COMBUSTIBLE FIBERGLASS MAT ROOF BOARD OVER METAL FURRING PURLINS (FIRE SPRINKLERS TO BE LOCATED WITHIN FURRING SPACE) ON 1 & G WOOD DECK (3-INCH THICK NOMINAL MIN.) ON HEAVY TIMBER WOOD FRAMING
10	TYPICAL HEAVY-TIMBER ROOF CONSTRUCTION: STANDING SEAM METAL ROOF PANELS OVER SLIP SHEET (AS REQ. BY METAL PANEL MANUFACTURER) ON UNDERLAYMENT OR ICE DAM PROTECTION MEMBRANE OVER NON-COMBUSTIBLE FIBERGLASS MAT ROOF BOARD, OVER METAL FURRING PURLINS (R30 THERMAL INSULATION LOCATED WITHIN FURRING SPACE) OVER 1 & G WOOD DECK (3-INCH THICK NOMINAL MIN.) ON HEAVY TIMBER WOOD FRAMING
11	TYPICAL SLOPED ROOF CONSTRUCTION OVER COVERED WALKWAYS: STANDING SEAM METAL ROOF PANELS OVER SLIP SHEET (AS REQ. BY METAL PANEL MANUFACTURER) ON UNDERLAYMENT OR ICE DAM PROTECTION MEMBRANE OVER NON-COMBUSTIBLE FIBERGLASS MAT ROOF BOARD, ON STEEL DECK, OVER COLD FORMED STRUCTURAL STEEL FRAMING
12	TYPICAL INTERIOR PARTITIONS (RATED CORRIDORS): 2 LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD ON CORRIDOR SIDE OVER 3/8" MIL STUDS WITH ACOUSTIC BATTIS, 5/8" TYPE 'X' GYPSUM BOARD
13	TYPICAL CEILING CONSTRUCTION: 5/8" TYPE 'X' GYPSUM BOARD OVER MET. STUD FRAMING OR FURRING CHANNELS DEPENDING ON LOCATION
14	TYPICAL EXTERIOR WALL CONSTRUCTION: 5/8" TYPE 'X' GYPSUM BOARD / COVER VAPOR BARRIER FACED R19 THERMAL INSULATION / WITHIN 4" COLD FORMED STRUCTURAL MET. STUDS / 5/8" EXTERIOR GLASS MAT SHEATHING / BUILDING WRAP / FINISH MATERIAL PER ELEVATIONS
15	TYPICAL INTERIOR PARTITIONS (SERVICE CORRIDORS): 8" CMU FROM SLAB ON GRADE TO UNDERSIDE OF DECK ABOVE
16	LOW-E DUAL PANE, INSULATED SLOPED GLAZING
17	TYPICAL FLOOR SLAB: 8" POST-TENSION CAST-IN-PLACE CONCRETE SLAB
18	FREE STANDING PARKING GARAGE CANOPY: STANDING SEAM METAL ROOF PANELS OVER SLIP SHEET (AS REQ. BY METAL PANEL MANUFACTURER) ON MIN. 30LB UNDERLAYMENT OVER NON-COMBUSTIBLE FIBERGLASS MAT ROOF BOARD, ON STEEL DECKING OVER STRUCTURAL STEEL BEAMS PER STRUCTURAL NARRATIVE
19	TYPICAL EXTERIOR WALL CONSTRUCTION: NATURAL STONE CLADDING - TO MATCH REGIONAL VERNACULAR OVER CAST-IN-PLACE CONCRETE STRUCTURE
20	ORNAMENTAL WOOD RAILINGS
21	MANUFACTURED STONE COPING
22	RETAINING WALLS PER STRUCTURAL NARRATIVE



WARM SPRINGS RANCH RESORT

Project Address: WARM SPRINGS ROAD
 KETCHUM, IDAHO
 Project Issue Date: 01/04/2012
 Project Number: AP1103
 Project Status: DESIGN REVIEW SUBMITTAL-PHASE 1
 Reviewed By: STAFF

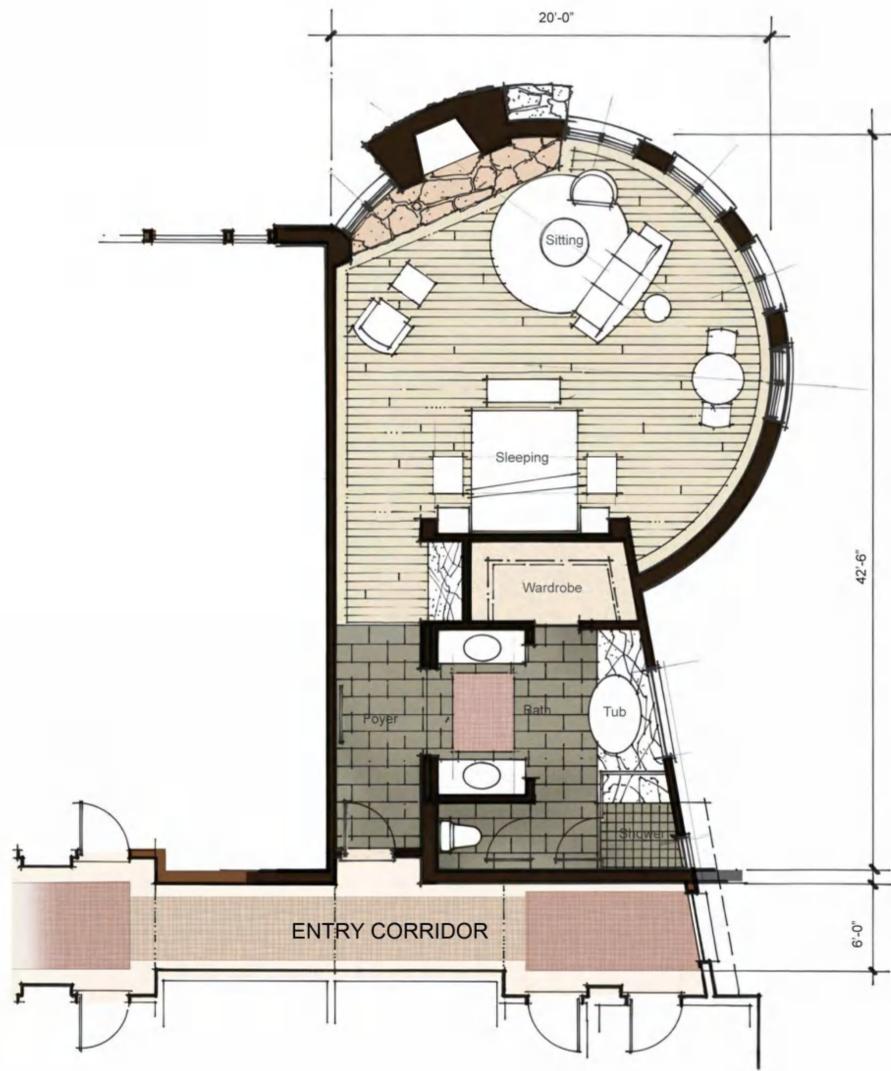
NUM.	ISSUE TITLE	DATE

BUILDING SECTIONS

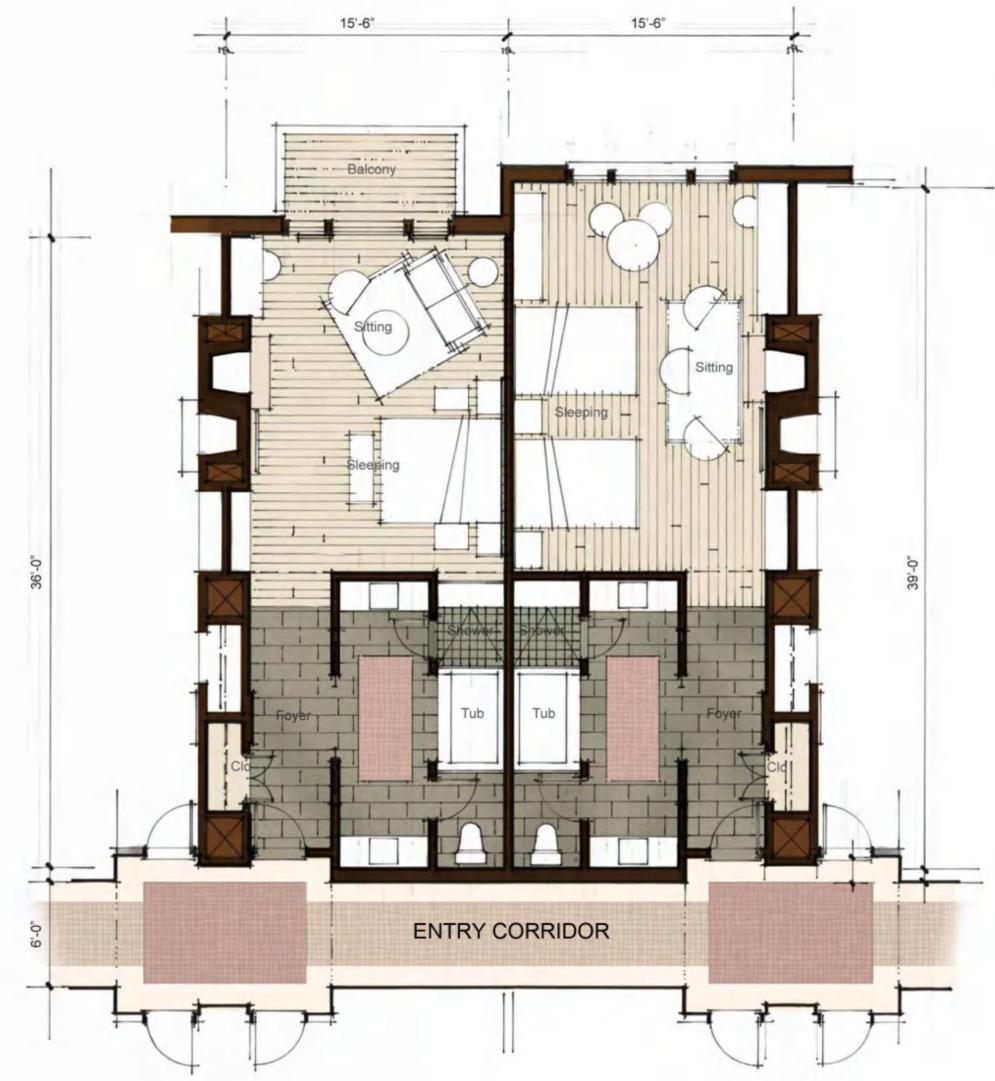
A-3002

NOT FOR CONSTRUCTION

KEYNOTES	
#	DESCRIPTION



Corner Guest Room



Standard Guest Rooms

1 GUESTROOMS
 SCALE: 1/4" = 1'-0"

WARM SPRINGS RANCH RESORT

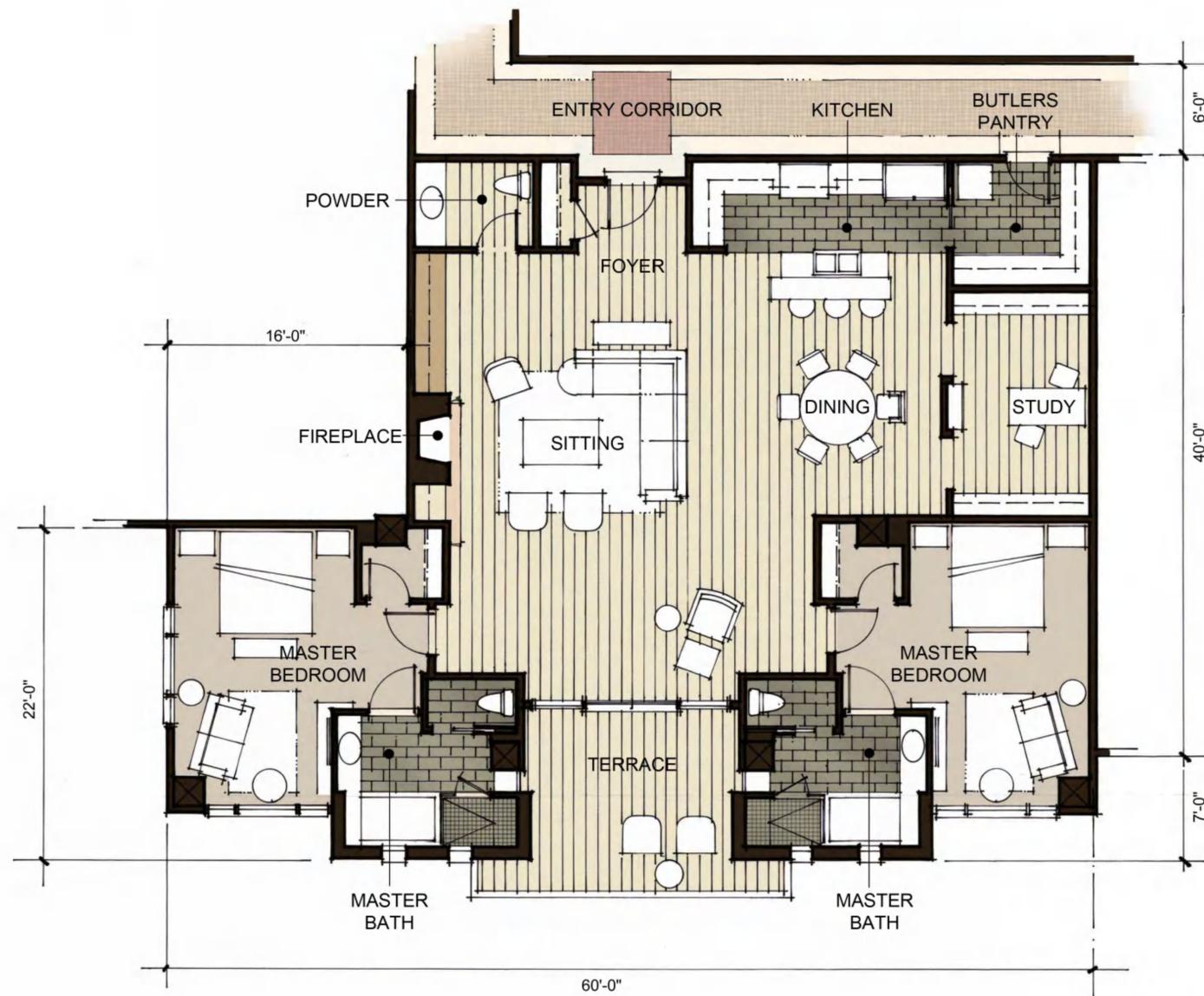
Project Address: WARM SPRINGS ROAD
 KETCHUM, IDAHO
 Project Issue Date: 01/06/2012
 Project Number: AP1103
 Project Status: DESIGN REVIEW SUBMITTAL-PHASE 1
 Reviewed By: STAFF

NUM.	ISSUE TITLE	DATE
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HOTEL GUESTROOMS

A-4001

NOT FOR CONSTRUCTION



1 TYPICAL RESIDENCE
 SCALE: 1/4" = 1'-0"

WARM SPRINGS RANCH RESORT

Project Address: WARM SPRINGS ROAD
 KETCHUM, IDAHO
 Project Issue Date: 01/06/2012
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 Project Status: DESIGN REVIEW SUBMITTAL-PHASE 1
 Reviewed By: STAFF

NUM.	ISSUE TITLE	DATE
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RESIDENCES

A-4002

NOT FOR CONSTRUCTION

FRAZEE PAINT
CL2857N
 FRAZEE PAINT
CL1866A
 BENJAMIN MOORE
1117 GUESTHOUSE
 FRAZEE PAINT
CL2834D
 FRAZEE PAINT
CL1706A

FRAZEE PAINT
CL2837N
 FRAZEE PAINT
CL1857N
 FRAZEE PAINT
CL1906A
 FRAZEE PAINT
CL2827N
 FRAZEE PAINT
CL2744D
 FRAZEE PAINT
CL2794D

FRAZEE PAINT
CL3126N
 FRAZEE PAINT
CL2795A
 FRAZEE PAINT
CL1837N
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CL1585D
 FRAZEE PAINT
CL2737N

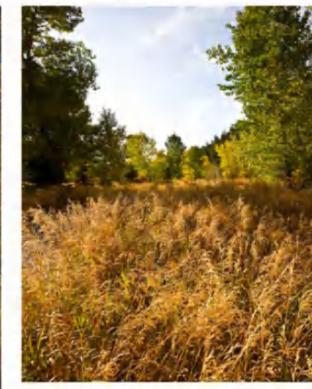
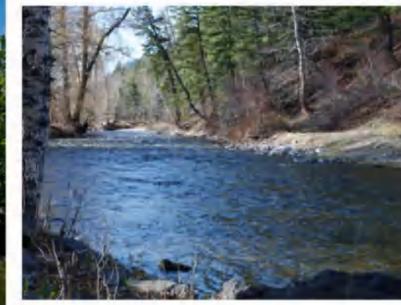
DUNN EDWARDS PAINTS
DE6349 EDGE OF BLACK
 FRAZEE PAINT
CL1927N
 FRAZEE PAINT
CL2917N
 FRAZEE PAINT
CL2747N
 FRAZEE PAINT
CL2857N

FRAZEE PAINT
CL3007N
 FRAZEE PAINT
CL1687N
 FRAZEE PAINT
CL2795N
 BENJAMIN MOORE
1118 CLASSIC CARAMEL
 BENJAMIN MOORE
258 ACORN SQUASH
 FRAZEE PAINT
CL2947N

DUNN EDWARDS PAINTS
DE6343 SALEM BLACK
 BENJAMIN MOORE
1273 SANDALWOOD
 FRAZEE PAINT
CL2752W
 FRAZEE PAINT
CL2686N
 FRAZEE PAINT
CL2856N

DUNN EDWARDS PAINTS
DE6348 DRAW YOUR SWORD
 FRAZEE PAINT
CL2833M
 FRAZEE PAINT
CL2753M
 FRAZEE PAINT
CL2626A
 FRAZEE PAINT
CL2856N

DUNN EDWARDS PAINTS
DE6342 BLUE STEEL
 FRAZEE PAINT
CL2716A
 FRAZEE PAINT
CL2877N
 FRAZEE PAINT
CL1637N
 FRAZEE PAINT
CL2686N



WARM SPRINGS RANCH RESORT

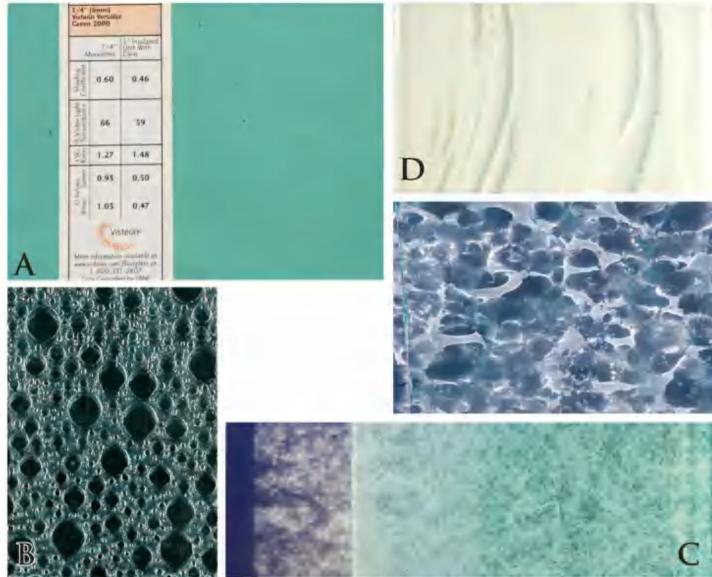
Project Address: WARM SPRINGS ROAD
 KETCHIKAN, IDAHO
 Project Issue Date: 01/06/2012
 Project Number: AP1103
 Project Status: DESIGN REVIEW SUBMITTAL-PHASE 1
 Reviewed By: STAFF

NUM.	ISSUE TITLE	DATE
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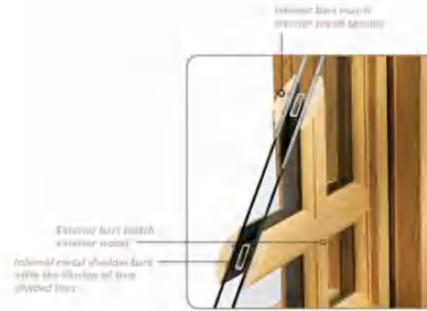
BUILDING MATERIALS

MAT-0001

NOT FOR CONSTRUCTION



GLASS: GENERAL WINDOW GLAZING (A); LOW-E INSULATED GREEN TINTED PANELS ART & ACCENT GLASS AT VARIOUS LOCATIONS: CARVART 112-21 (B), SUMIGLASS RP510 (C), CESAR COLOR, INC. SHOJI EDITION WATERFALL (D)



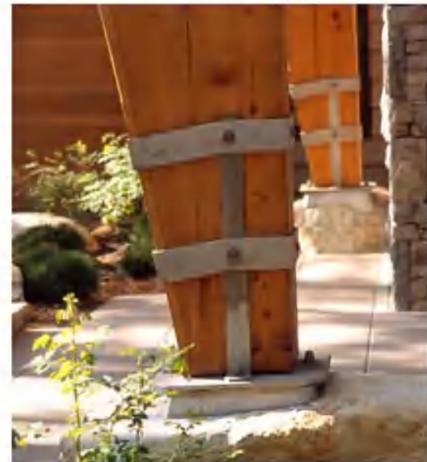
ALUMINUM CLAD WOOD WINDOWS:
COLOR DEPENDS ON CONDITION



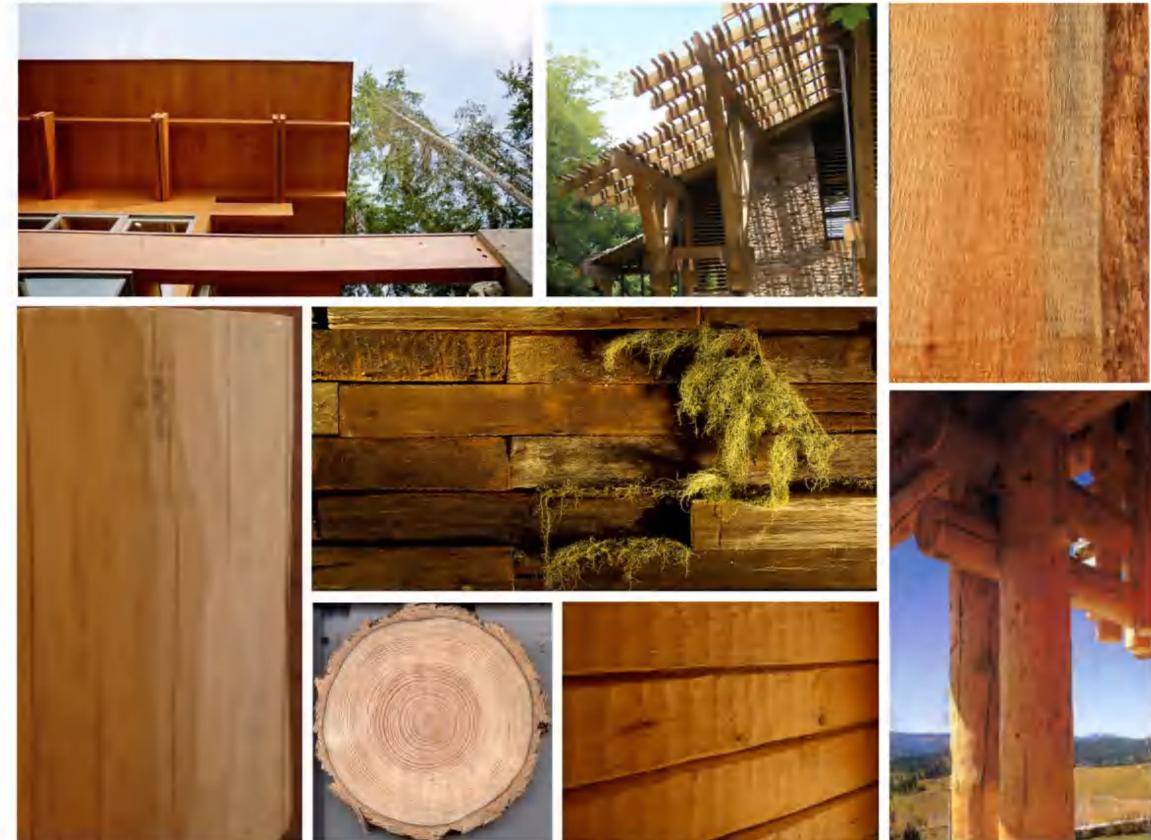
DECORATIVE COPPER SCREEN: PERFORATED & LASER CUT PRE-WEATHERED SCREEN



HARDSCAPE MATERIALS: INTEGRALLY COLORED CONCRETE (A), GRANITE PAVERS (B), SMOKY GREY & MODIFIED PURPLE SLATE (C & D).



BLACKENED STEEL TIMBER CONNECTIONS



TIMBER FRAMING: CLEAR SEALED PEALD POLE PINE COLUMNS, ROUGH SAWN TIMBER, HAND HEWN BEAMS
SOME MATERIAL PROVIDED FROM ON-SITE FIRE PREVENTION FOREST THINNING



RECYCLED / RECLAIMED LUMBER ACCENTS & FLOORING

WARM SPRINGS RANCH RESORT

Project Address: WARM SPRINGS ROAD
KETCHIKAN, IDAHO
Project Issue Date: 01/06/2012
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Reviewed By: STAFF

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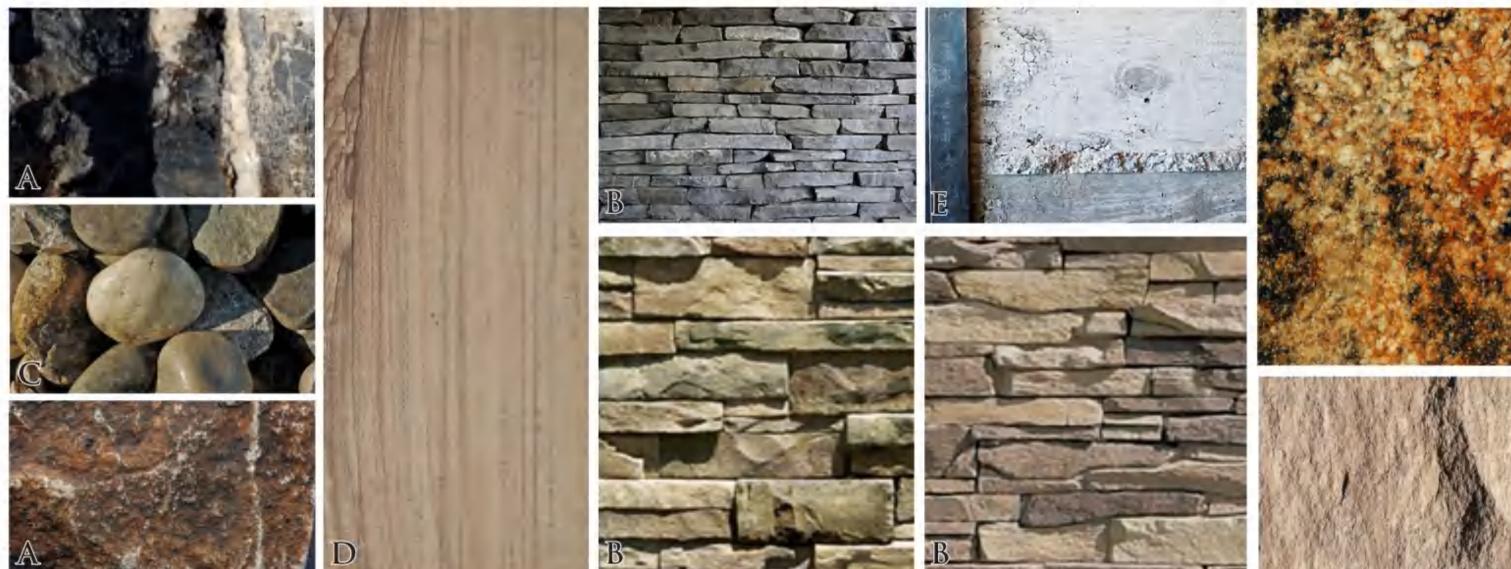
ROOFING MATERIALS: STANDING SEAM METAL ROOFING (PRE-WEATHERED ZINC) (A), RUSTED CORRUGATED STEEL (B), PRE-FINISHED METAL STANDING SEAM ROOF (C), STEEL SNOW RETENTION DEVICES (D)



GREEN ROOF SYSTEM AND PLANTED WALL STRUCTURES



PAINTED FIBER REINFORCED CONCRETE SHINGLES:
 COLOR DEPENDANT ON LOCATION



NATURAL STONE: MATERIAL FOUND ON-SITE (A), NATURAL STONE VENEER FACING (B), RIVER ROCK (C), BOURWOOD SLAB ACCENTS (D) BOARD FORMED EXPOSED CONCRETE (E)



INTEGRALLY COLORED CEMENT PLASTER EXTERIOR FINISH:
 SMOOTH TROWEL OR ROUGH TEXTURE DEPENDANT ON THE LOCATION

WARM SPRINGS RANCH RESORT

Project Address: WARM SPRINGS ROAD
 KETCHIKAN, IDAHO
 Project Issue Date: 01/06/2012
 Project Number: AP1103
 Project Status: DESIGN REVIEW SUBMITTAL-PHASE 1
 Reviewed By: STAFF

NUM.	ISSUE TITLE	DATE
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BUILDING MATERIALS

MAT-0003

NOT FOR CONSTRUCTION





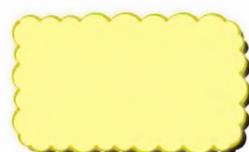
TREE CONSERVATION LEGEND



TREES TO REMAIN



TREES TO BE REMOVED



TREES TO REMAIN
(IF POSSIBLE)

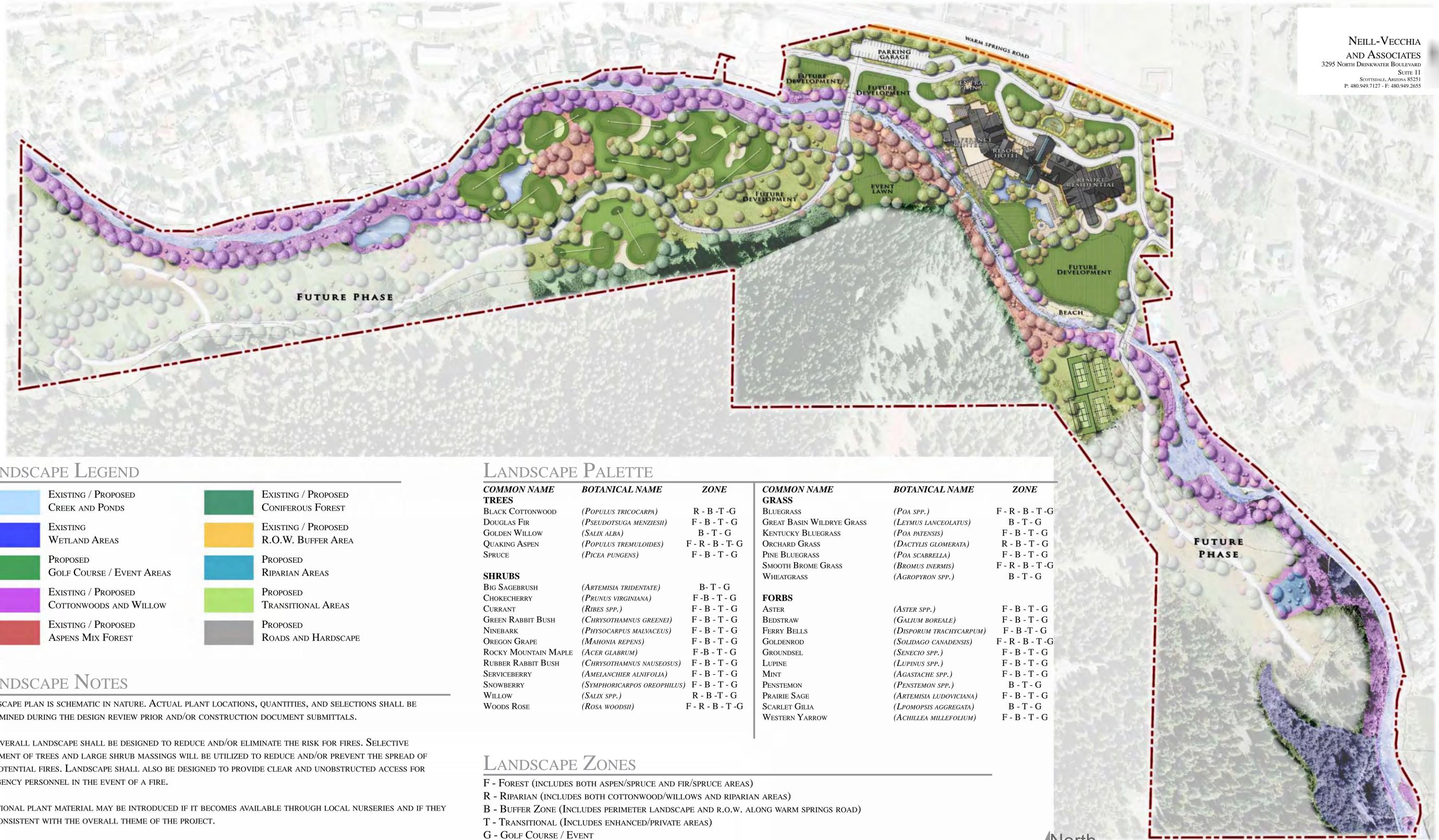
TREE CONSERVATION NOTES

TREES TO REMAIN: TREES LOCATED WITHIN AREAS EXPECTED TO EXPERIENCE MINIMAL IMPACT FROM CONSTRUCTION. WHILE CLOSE PROXIMITY TO IMPROVEMENTS MAY NECESSITATE REMOVAL AND/OR RELOCATION, THE PRIMARY FOCUS AND DESIRE IS TO MAINTAIN THE EXISTING LOCATIONS.

TREES TO BE REMOVED: TREES LOCATED WITHIN AREAS EXPECTED TO EXPERIENCE A SUBSTANTIAL IMPACT FROM CONSTRUCTION DUE TO BUILDINGS, SITE INFRASTRUCTURE, FLOODPLAIN MITIGATION WORK, AND GOLF COURSE CONTOURING. CLOSE PROXIMITY TO IMPROVEMENTS WILL LIKELY RESULT IN REMOVAL AND/OR RELOCATION.

TREES TO REMAIN (IF POSSIBLE): TREES LOCATED WITHIN AREAS EXPECTED TO EXPERIENCE IMPACT FROM CONSTRUCTION DUE TO BUILDINGS, SITE INFRASTRUCTURE, FLOODPLAIN MITIGATION WORK, AND GOLF COURSE CONTOURING. CLOSE PROXIMITY TO IMPROVEMENTS MAY RESULT IN REMOVAL AND/OR RELOCATION. TREES SHALL REMAIN IN THEIR EXISTING LOCATIONS, WHENEVER FEASIBLE, AS THE SITE DESIGN PROGRESSES THROUGH THE DESIGN REVIEW AND CONSTRUCTION DOCUMENT SUBMITTALS.

THIS EXHIBIT DEPICTS BROAD GENERAL AREAS OF EXPECTED CONSTRUCTION IMPACT. A DETAILED SITE SURVEY AND INVENTORY, DEPICTING ACTUAL TREE LOCATIONS AND QUANTITIES, SHALL BE PROVIDED DURING THE DESIGN REVIEW AND/OR CONSTRUCTION DOCUMENT SUBMITTAL. WHEREVER FEASIBLE, CERTAIN SITE ELEMENTS MAY BE ADJUSTED AND/OR RELOCATED IN AN EFFORT TO MAINTAIN EXISTING TREE LOCATIONS. ANY TREES, THAT MAY NEED TO BE REMOVED, SHALL BE EVALUATED FOR SALVAGABILITY, BASED ON HEALTH, ROOT STRUCTURE, AND LOCATION, AT THAT TIME. WHENEVER FEASIBLE AND APPROPRIATE, THE TREES THAT WILL BE SALVAGED WILL BE USED IN THE DESIGN AND CONSTRUCTION OF THE HOTEL. THE PRESERVATION AND/OR REMOVAL PROGRAM FOR ANY TREES DEEMED HISTORIC WILL BE SUBJECT TO EVALUATION BY THE CITY OF KETCHUM AT THE TIME OF THE CONSTRUCTION DOCUMENTATION SUBMITTAL.



LANDSCAPE LEGEND

	EXISTING / PROPOSED CREEK AND PONDS		EXISTING / PROPOSED CONIFEROUS FOREST
	EXISTING WETLAND AREAS		EXISTING / PROPOSED R.O.W. BUFFER AREA
	PROPOSED GOLF COURSE / EVENT AREAS		PROPOSED RIPARIAN AREAS
	EXISTING / PROPOSED COTTONWOODS AND WILLOW		PROPOSED TRANSITIONAL AREAS
	EXISTING / PROPOSED ASPENS MIX FOREST		PROPOSED ROADS AND HARDSCAPE

LANDSCAPE PALETTE

COMMON NAME	BOTANICAL NAME	ZONE	COMMON NAME	BOTANICAL NAME	ZONE
TREES			GRASS		
BLACK COTTONWOOD	(<i>POPULUS TRICOCARPA</i>)	R - B - T - G	BLUEGRASS	(<i>POA SPP.</i>)	F - R - B - T - G
DOUGLAS FIR	(<i>PSEUDOTSUGA MENZIESII</i>)	F - B - T - G	GREAT BASIN WILDRYE GRASS	(<i>LEYMUS LANCEOLATUS</i>)	B - T - G
GOLDEN WILLOW	(<i>SALIX ALBA</i>)	B - T - G	KENTUCKY BLUEGRASS	(<i>POA PATENSIS</i>)	F - B - T - G
QUAKING ASPEN	(<i>POPULUS TREMULOIDES</i>)	F - R - B - T - G	ORCHARD GRASS	(<i>DACTYLIS GLOMERATA</i>)	R - B - T - G
SPRUCE	(<i>PICEA PUNGENS</i>)	F - B - T - G	PINE BLUEGRASS	(<i>POA SCABRELLA</i>)	F - B - T - G
SHRUBS			SMOOTH BROME GRASS	(<i>BROMUS INERMIS</i>)	F - R - B - T - G
BIG SAGEBRUSH	(<i>ARTEMISIA TRIDENTATE</i>)	B - T - G	WHEATGRASS	(<i>AGROPYRON SPP.</i>)	B - T - G
CHOKECHERRY	(<i>PRUNUS VIRGINIANA</i>)	F - B - T - G	FORBS		
CURRANT	(<i>RIBES SPP.</i>)	F - B - T - G	ASTER	(<i>ASTER SPP.</i>)	F - B - T - G
GREEN RABBIT BUSH	(<i>CHRYSOTHAMNUS GREENEI</i>)	F - B - T - G	BEDSTRAW	(<i>GALIUM BOREALE</i>)	F - B - T - G
NINEBARK	(<i>PHYSOCARPUS MALVACEUS</i>)	F - B - T - G	FERRY BELLS	(<i>DISPORUM TRACHYCARPUM</i>)	F - B - T - G
OREGON GRAPE	(<i>MAHONIA REPENS</i>)	F - B - T - G	GOLDENROD	(<i>SOLIDAGO CANADENSIS</i>)	F - R - B - T - G
ROCKY MOUNTAIN MAPLE	(<i>ACER GLABRUM</i>)	F - B - T - G	GROUNDSEL	(<i>SENECIO SPP.</i>)	F - B - T - G
RUBBER RABBIT BUSH	(<i>CHRYSOTHAMNUS NAUSEOSUS</i>)	F - B - T - G	LUPINE	(<i>LUPINUS SPP.</i>)	F - B - T - G
SERVICEBERRY	(<i>AMELANCHIER ALNIFOLIA</i>)	F - B - T - G	MINT	(<i>AGASTACHE SPP.</i>)	F - B - T - G
SNOWBERRY	(<i>SYMPHORICARPOS OREOPHILUS</i>)	F - B - T - G	PENSTEMON	(<i>PENSTEMON SPP.</i>)	B - T - G
WILLOW	(<i>SALIX SPP.</i>)	R - B - T - G	PRAIRIE SAGE	(<i>ARTEMISIA LUDOVICIANA</i>)	F - B - T - G
WOODS ROSE	(<i>ROSA WOODSII</i>)	F - R - B - T - G	SCARLET GILIA	(<i>LPOMOPSIS AGGREGATA</i>)	B - T - G
			WESTERN YARROW	(<i>ACHILLEA MILLEFOLIUM</i>)	F - B - T - G

LANDSCAPE NOTES

LANDSCAPE PLAN IS SCHEMATIC IN NATURE. ACTUAL PLANT LOCATIONS, QUANTITIES, AND SELECTIONS SHALL BE DETERMINED DURING THE DESIGN REVIEW PRIOR AND/OR CONSTRUCTION DOCUMENT SUBMITTALS.

THE OVERALL LANDSCAPE SHALL BE DESIGNED TO REDUCE AND/OR ELIMINATE THE RISK FOR FIRES. SELECTIVE PLACEMENT OF TREES AND LARGE SHRUB MASSINGS WILL BE UTILIZED TO REDUCE AND/OR PREVENT THE SPREAD OF ANY POTENTIAL FIRES. LANDSCAPE SHALL ALSO BE DESIGNED TO PROVIDE CLEAR AND UNOBSTRUCTED ACCESS FOR EMERGENCY PERSONNEL IN THE EVENT OF A FIRE.

ADDITIONAL PLANT MATERIAL MAY BE INTRODUCED IF IT BECOMES AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THE PROJECT.

ALL TREES USED ON THE PROJECT SHALL EITHER BE NURSERY GROWN OR SALVAGED FROM ON-SITE. EXACT QUANTITIES, LOCATIONS, AND SIZES SHALL BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE AND WILL BE PER THE CITY OF KETCHUM GUIDELINES AND ORDINANCES. EXISTING TREES SHALL BE PROTECTED WHERE POSSIBLE.

LANDSCAPE ZONES

- F - FOREST (INCLUDES BOTH ASPEN/SPRUCE AND FIR/SPRUCE AREAS)
- R - RIPARIAN (INCLUDES BOTH COTTONWOOD/WILLOWS AND RIPARIAN AREAS)
- B - BUFFER ZONE (INCLUDES PERIMETER LANDSCAPE AND R.O.W. ALONG WARM SPRINGS ROAD)
- T - TRANSITIONAL (INCLUDES ENHANCED/PRIVATE AREAS)
- G - GOLF COURSE / EVENT



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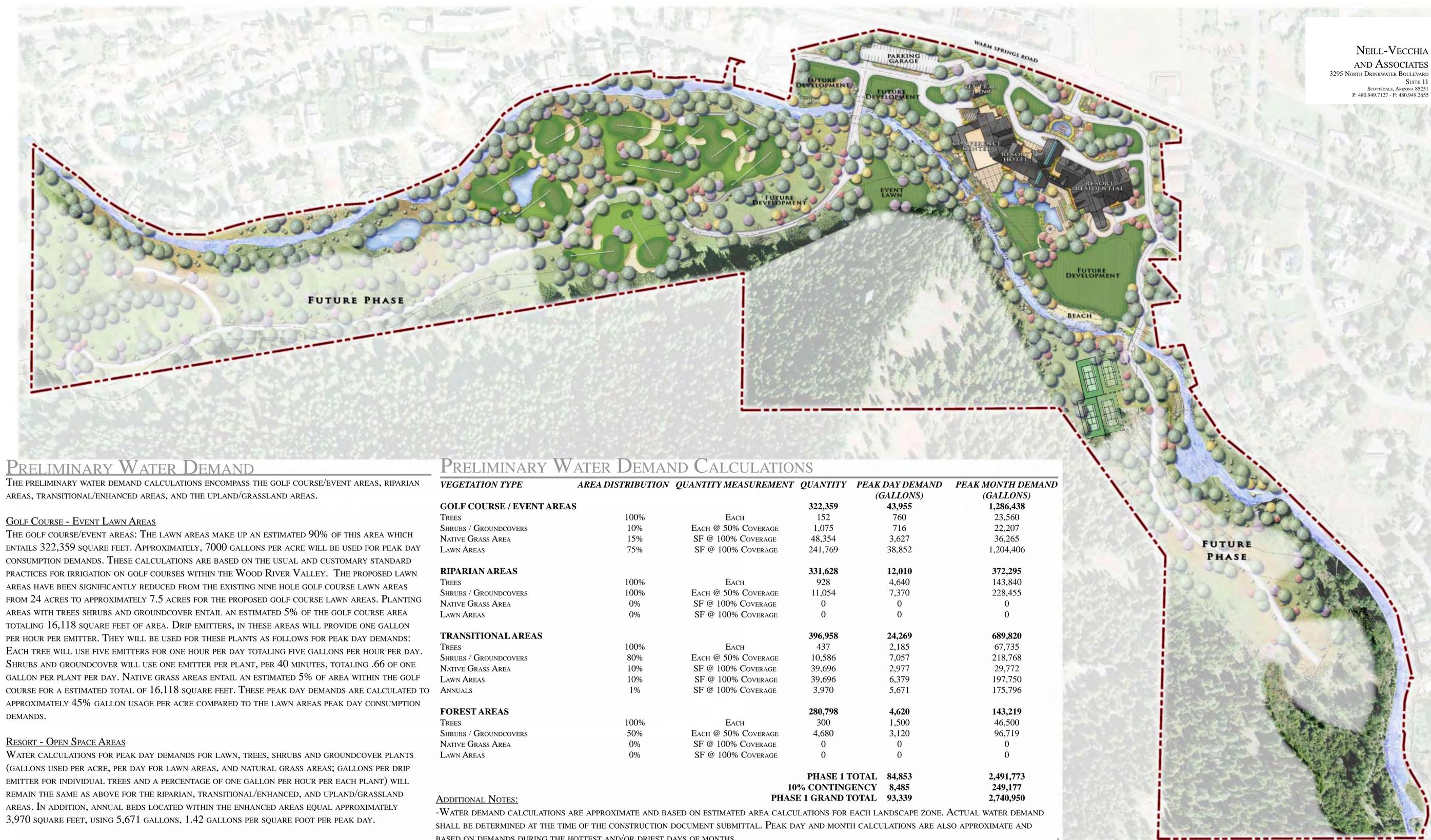
TRANSITIONAL LANDSCAPE PALETTE SHALL CONSIST OF THE PLANTS LISTED BELOW ALONG WITH THE PLANTS LISTED AS PART OF THE NATIVE PLANT PALETTES. ALL PLANTS UTILIZED WITHIN THE WARM SPRINGS CREEK EASEMENT SHALL BE FROM THE NATIVE PLANT PALETTES.

R.O.W. & BUFFER TREATMENT

THE BUFFER TREATMENT FOR THE PROPOSED WARM SPRINGS RANCH RESORT PROJECT WILL INCLUDE BOTH THE AREAS ADJACENT TO WARM SPRINGS ROAD AND THE NEIGHBORHOOD HOMEOWNERS. THE DESIGN PHILOSOPHIES FOR THESE AREAS ARE AS FOLLOWS:

1. THE DESIGN GOAL FOR THIS AREA IS TO CREATE A BUFFER THAT SOFTENS THE PROPOSED BUILDINGS AND INFRASTRUCTURE AND BLENDS THESE COMPONENTS SEAMLESSLY INTO THE EXISTING SITE. THIS WILL BE ACHIEVED BY COMBINING THE USE OF NATIVE-NATIVE COMPATIBLE PLANT MATERIAL, BERMING AND/OR SITE WALLS AND A COMBINATION OF THEIR USES TO CREATE APPROPRIATE MASSINGS AND SCALE.
2. THOUGHTFUL DESIGN PRACTICES WILL ALSO BE USED TO PROVIDE SELECTIVE SCREENING WHILE AT THE SAME TIME HAVING SENSITIVITY SO AS NOT TO CREATE ICE CONDITIONS WHICH COULD BE DUE TO EXCESSIVE USE OF CONIFEROUS TREES AND THEIR PROPOSED DESIGN LOCATIONS (I.E. UNNECESSARILY BLOCKING OF THE SUN). IN ADDITION, TREE BRANCHES WILL BE TRIMMED IN ORDER TO MAINTAIN A MINIMUM HEIGHT OF 13'-6" AT AREAS ABOVE VEHICULAR PAVING.
3. THE SPECIFYING OF SHRUB AND GROUNDCOVER PLANT SPECIES AND THEIR LOCATIONS WILL BE DESIGNED SO AS NOT TO CREATE CONFLICTS WITHIN VEHICULAR SAFETY ZONES.





PRELIMINARY WATER DEMAND

THE PRELIMINARY WATER DEMAND CALCULATIONS ENCOMPASS THE GOLF COURSE/EVENT AREAS, RIPARIAN AREAS, TRANSITIONAL/ENHANCED AREAS, AND THE UPLAND/GRASSLAND AREAS.

GOLF COURSE - EVENT LAWN AREAS

THE GOLF COURSE/EVENT AREAS: THE LAWN AREAS MAKE UP AN ESTIMATED 90% OF THIS AREA WHICH ENTAILS 322,359 SQUARE FEET. APPROXIMATELY, 7000 GALLONS PER ACRE WILL BE USED FOR PEAK DAY CONSUMPTION DEMANDS. THESE CALCULATIONS ARE BASED ON THE USUAL AND CUSTOMARY STANDARD PRACTICES FOR IRRIGATION ON GOLF COURSES WITHIN THE WOOD RIVER VALLEY. THE PROPOSED LAWN AREAS HAVE BEEN SIGNIFICANTLY REDUCED FROM THE EXISTING NINE HOLE GOLF COURSE LAWN AREAS FROM 24 ACRES TO APPROXIMATELY 7.5 ACRES FOR THE PROPOSED GOLF COURSE LAWN AREAS. PLANTING AREAS WITH TREES SHRUBS AND GROUNDCOVER ENTAIL AN ESTIMATED 5% OF THE GOLF COURSE AREA TOTALING 16,118 SQUARE FEET OF AREA. DRIP EMITTERS, IN THESE AREAS WILL PROVIDE ONE GALLON PER HOUR PER EMITTER. THEY WILL BE USED FOR THESE PLANTS AS FOLLOWS FOR PEAK DAY DEMANDS: EACH TREE WILL USE FIVE EMITTERS FOR ONE HOUR PER DAY TOTALING FIVE GALLONS PER HOUR PER DAY. SHRUBS AND GROUNDCOVER WILL USE ONE EMITTER PER PLANT, PER 40 MINUTES, TOTALING .66 OF ONE GALLON PER PLANT PER DAY. NATIVE GRASS AREAS ENTAIL AN ESTIMATED 5% OF AREA WITHIN THE GOLF COURSE FOR A ESTIMATED TOTAL OF 16,118 SQUARE FEET. THESE PEAK DAY DEMANDS ARE CALCULATED TO APPROXIMATELY 45% GALLON USAGE PER ACRE COMPARED TO THE LAWN AREAS PEAK DAY CONSUMPTION DEMANDS.

RESORT - OPEN SPACE AREAS

WATER CALCULATIONS FOR PEAK DAY DEMANDS FOR LAWN, TREES, SHRUBS AND GROUNDCOVER PLANTS (GALLONS USED PER ACRE, PER DAY FOR LAWN AREAS, AND NATURAL GRASS AREAS; GALLONS PER DRIP EMITTER FOR INDIVIDUAL TREES AND A PERCENTAGE OF ONE GALLON PER HOUR PER EACH PLANT) WILL REMAIN THE SAME AS ABOVE FOR THE RIPARIAN, TRANSITIONAL/ENHANCED, AND UPLAND/GRASSLAND AREAS. IN ADDITION, ANNUAL BEDS LOCATED WITHIN THE ENHANCED AREAS EQUAL APPROXIMATELY 3,970 SQUARE FEET, USING 5,671 GALLONS, 1.42 GALLONS PER SQUARE FOOT PER PEAK DAY.

PRELIMINARY WATER DEMAND CALCULATIONS

VEGETATION TYPE	AREA DISTRIBUTION	QUANTITY MEASUREMENT	QUANTITY	PEAK DAY DEMAND (GALLONS)	PEAK MONTH DEMAND (GALLONS)
GOLF COURSE / EVENT AREAS					
TREES	100%	EACH	322,359	43,955	1,286,438
SHRUBS / GROUNDCOVERS	10%	EACH @ 50% COVERAGE	1,075	716	22,207
NATIVE GRASS AREA	15%	SF @ 100% COVERAGE	48,354	3,627	36,265
LAWN AREAS	75%	SF @ 100% COVERAGE	241,769	38,852	1,204,406
RIPARIAN AREAS					
TREES	100%	EACH	331,628	12,010	372,295
SHRUBS / GROUNDCOVERS	100%	EACH @ 50% COVERAGE	928	4,640	143,840
NATIVE GRASS AREA	0%	SF @ 100% COVERAGE	11,054	7,370	228,455
LAWN AREAS	0%	SF @ 100% COVERAGE	0	0	0
TRANSITIONAL AREAS					
TREES	100%	EACH	396,958	24,269	689,820
SHRUBS / GROUNDCOVERS	80%	EACH @ 50% COVERAGE	437	2,185	67,735
NATIVE GRASS AREA	10%	SF @ 100% COVERAGE	10,586	7,057	218,768
LAWN AREAS	10%	SF @ 100% COVERAGE	39,696	2,977	29,772
ANNUALS	1%	SF @ 100% COVERAGE	39,696	6,379	197,750
FOREST AREAS					
TREES	100%	EACH	280,798	4,620	143,219
SHRUBS / GROUNDCOVERS	50%	EACH @ 50% COVERAGE	300	1,500	46,500
NATIVE GRASS AREA	0%	SF @ 100% COVERAGE	4,680	3,120	96,719
LAWN AREAS	0%	SF @ 100% COVERAGE	0	0	0
				PHASE 1 TOTAL	84,853
				10% CONTINGENCY	8,485
				PHASE 1 GRAND TOTAL	93,339

ADDITIONAL NOTES:

-WATER DEMAND CALCULATIONS ARE APPROXIMATE AND BASED ON ESTIMATED AREA CALCULATIONS FOR EACH LANDSCAPE ZONE. ACTUAL WATER DEMAND SHALL BE DETERMINED AT THE TIME OF THE CONSTRUCTION DOCUMENT SUBMITTAL. PEAK DAY AND MONTH CALCULATIONS ARE ALSO APPROXIMATE AND BASED ON DEMANDS DURING THE HOTTEST AND/OR DRIEST DAYS OF MONTHS.

-10% CONTINGENCY IS INCLUDED TO ACCOUNT FOR FLUCTUATIONS IN WEATHER CONDITIONS, REFINEMENT DURING THE DESIGN PROCESS, AND/OR UNFORESEEN WATER DEMANDS

