

 **QUIGLEY**
FARM

DESIGN GUIDELINES

I n t r o d u c t i o n

Preface

A successful community depends on setting, gathering places, amenities, environmental sensitivity, view corridors, architecture, and the economic market. The physical appearance of the site, architecture, and landscape create the setting. Achieving an appropriate community character is the goal of these guidelines. They advocate a strong and consistent community design vision at Quigley Farm, with architecture and landscape that reflects the Western farm vernacular. This Design Guideline document controls the development of residential and commercial neighborhoods, buildings, and landscapes.

These Design Guidelines provide prospective builders and lot purchasers (and by inference their consultants), with a clear statement of the Design Principles, Guidelines, and Standards for development within Quigley Farm. The description of design character coupled with specific Design Guidelines and Standards is intended to assist in the identification and implementation of a strong, consistent design direction and level of quality. In addition, a variety of graphic images have been assembled to assist builders and lot purchasers in the design of homes and landscapes. After reviewing this document, builders and lot purchasers will have a clear and concise design direction and the knowledge necessary to produce creative and aesthetically pleasing Site Planning, Architecture, and Landscape concepts. The intent of these guidelines is to encourage creative individual site planning, architectural, and landscape architectural statements, that when viewed produce an outstanding community environment.

Purpose and Intent

These Design Guidelines are to be used by builders and lot purchasers to develop new homes within Quigley Farm. The Design Guidelines will also be used by the Quigley Farm Design Review Committee (DRC) relative to proposed development and conformance with the approved Master Plan. Conformance with the City of Hailey's Development Code shall not be the responsibility of the DRC.

The design review process encourages a high level of design quality and continuity within the overall community, while providing the flexibility needed to encourage creativity on the part of builders and lot purchasers.

How the Design Guidelines are Organized

1. Introduction

The Introduction component outlines the Purpose and Intent of the Design Guidelines. It also describes the document's organization and identifies the ultimate user. An explanation of legal provisions incorporating Conflicts with Other Regulations, Waivers, Amendments and Supplements, and Approvals is included.

2. Community Vision

The strength of Hailey's community is undeniable. Quigley Farm seeks not only to embrace what Hailey already is but also to enhance it. To be part of a City that already has a long history of community.

3. Architecture Guidelines

The architectural character at Quigley Farm is intended to reflect Idaho vernacular, expressed best by Craftsman, Shingle, Ranch, Farmhouse, and Prairie Four Square styles. Elements of those architectural styles are further described in this section in sketch, photo, and narrative form. Modern variations of these styles are acceptable for review by the DRC.

4. Site Planning

The following guidelines are intended to ensure environmentally sound and aesthetically pleasing development at the Subdivision, in harmony with the natural environment and with itself.

5. General Landscape

The general landscape requirements specify minimum plant sizes and quantities, on a single, easily referenced sheet. A Suggested Plant Palette suitable to Quigley Canyon is also included in this section. Guidelines will follow Hailey Tree Committee recommendations and Water Saver ordinances.

6. Construction Regulations

In order to ensure nuisances inherent to any construction process are kept to a minimum, the following regulations will be enforced during the construction period of all improvements at the Subdivision.

7. Design Review Procedure

The intent of the Design Review Procedure is to promote "good design" and create lasting value throughout the Quigley Farm community by guiding individual design expressions. While this process may be perceived as limiting, the intent is to convey the wide range of creativity, diversity, and design expression possible within the architectural and landscape architectural design. The Design Review Process contains several levels of review, ranging from initial Project Orientation and Conceptual Plan Review, to Construction Documentation, all intended to assure compliance with this Design Guideline document and administered by the Quigley Farm Design Review Committee (DRC).

1. Introduction

Conflicts with Other Regulations

In addition to these Guidelines, architects and lot purchasers at Quigley Farm are expected to meet all the criteria established by the City of Hailey in relation to the City's Development Code. All development within the community of Quigley Farm shall comply with the codes and regulations of all Local, State, and Federal bodies and agencies, including, but not limited to, the City of Hailey. All development shall also comply with the Declaration of Covenants, Conditions, and Restrictions (CC&R's) adopted for Quigley Farm. The Book of Quigley Farm Design Guideline document may be more restrictive than, but does not supersede or modify any existing City, County, or State codes or ordinances. In the event of conflict or discrepancy, or for subjects not addressed herein, the most restrictive standards shall apply.

Waivers

The DRC shall have the right, from time to time, to waive, at its sole discretion, any provisions of this Quigley Farm Design Guideline document as may be applied to any specific site, architectural, or landscape plan. No such waiver shall be construed or held to be a waiver of any provisions of this Quigley Farm Design Guideline document, or of the same provisions as to any other party.

Amendments and Supplements

This Quigley Farm Design Guideline document may, from time to time, be amended or supplemented by the HOA Board at their sole discretion. Any such amendments shall be applicable to all development plans that are subsequently submitted for review and approval to the HOA Board or DRC.

Approvals

Unless otherwise explicitly provided herein to the contrary, all approvals shall be in writing and may be granted or withheld at the sole discretion of the HOA Board or DRC. Any approval pursuant to this Quigley Farm Design Guidelines document does not constitute a warranty, assurance, or representation by the approving party; and the approving party shall have no liability as a result of such approval.

2. Community Vision

Quigley Farm is envisioned to be a neighborhood that supports a thriving community that produces sustainable, economic, social and environmental benefits. It will feature a variety of homes for nearly every income and lifestyle, especially for people who engage in a lifelong pursuit of the great outdoors, education and agriculture.

Trails connecting to the Blaine County trail system will be braided through parks, open space, a newly restored creek, a cross-country ski course in winter.

Quigley Farm will stand as a model for sustainability and an example of how communities, especially in this part of the country, should be designed. It will serve to complement Hailey's sense of place and wellbeing, provide an opportunity for people who truly love the West, and to live within footsteps of everything they hold sacred.

Sustainable Opportunities

Sustainability: Meeting the human needs of the present without compromising the needs of future generations through the preservation of natural resources.

Opportunities in Site Development

- Porous paving
- Soft surface trail system
- Community Garden
- Storm water gardens & bioswales
- Wildlife habitat preservation enhancement

Opportunities for Energy Efficiency

- Wind harvesting
- Solar power
- Solar orientation of buildings
- Geothermal heating & cooling
- Community composting & recycling
- Non-potable irrigation system
- Walkability and mass transit

Opportunities in Vertical Construction

- Buildings constructed to meet Built Green standards
- Regional and recycled building materials
- Active and passive solar energy
- Building to Net Zero Ready

3. Architecture Guidelines

A. Building Mass

- Create variation in building massing from one-to-two stories
- Use single-story building masses, such as covered porches or other building projections as transitional elements to second-story volumes, on all sides.
- Integrate the building mass with the topography of the site, stepping the building mass up or down with the grade.

B. Roof Form and Elements

- Design roof forms that reflect the architectural style of the home and respond to the topographic and climatic influences of Quigley Farm.
- Create a visible, main body roof form accompanied by smaller roof planes or elements (minor roof elements such as gabled ends and dormers shall be proportionate to the spaces they try to cover and to the overall roof size and form).
- Provide substantial roof overhangs that create strong shadow lines and compliment the roof pitch and the homes architectural style up or down with the grade.
- Roof dormers shall be functional, providing daylight into the home's interior.
- Visually integrate roof gutters and downspouts into the homes design, appearing as a continuous architectural element.

C. Entries, Porches and Decks

- A recessed entry or covered porch, human scaled and compatible with the building architecture, shall be required for all homes.
- Construct single-story building volumes such as recessed entries, covered porches, decks and building projections that soften the building façade, acting as transitional elements to upper-story building volumes.
- Avoid full, two-story, monumentally-scaled recessed entries, and entries that are not visible from the public streetscape.
- Discourage locating entry and porch floors directly on grade. Instead elevate entries and porches to signal a transition from the public to the private realm.
- Encourage porch wraps on selected corner lots to provide a continuous covered porch element that embraces both street frontages.
- Enclose the area located beneath an elevated front porch.
- Construct covered porches to the following minimum requirements:
 - Area: 120 square feet
 - Depth: Six Feet
- Construct posts, columns, and piers that appear visually capable of supporting the weight of the porch, deck or entry that they uphold, as well as being proportionate to the overall building mass.
- Integrate rear elevated decks (located at the main level of a walk-out lot) into the fabric of the home (rear decks should not appear as “tacked on” or “afterthoughts”)
- Create covered deck roofs designed to harmonize with the main structure, using similar roof cladding and complementary pitches.

D. Façade Articulation

- Design homes to avoid long expanses of blank walls and windowless elevations: provide changes in wall plane to create façade variety and visual interest.
- Changes in façade materials should be accompanied by changes in wall plane which offers the wall material a more substantial quality and visual integrity.
- Craft homes that exhibit five-sided architectural characteristics by providing the same level of wall articulation on side and rear elevations as used on the front elevation; roof planes shall also be varied, designed to increase visual interest when viewed from up-slope home sites.

E. Windows and Doors

- Orchestrate the placement of windows on building elevations to create proportionate and balanced window compositions.
- Use windows and doors that are composed of smaller, human-scaled elements and ornamentation.
- Orient windows vertically and divide large, horizontal window openings into a group or series of vertically oriented windows thru use of mullions and muntins.
- Design a series of “ganged” window combinations rather than several, unrelated windows of different sizes and shapes.
- Where possible, orient windows for maximum solar gain.
- Incorporate windows more generously on the main level of the home to promote and accentuate the indoor-outdoor relationship.

- Incorporate windows into the front door; if windows are not an integral part of the door itself, add sidelights to permit views to the porch or entry.

F. Building Elements

- Design structural building elements such as brackets, corbels and beams that reflect the architectural style of the home and appear visually capable of supporting the weight of the roof.
- Craft ornamental building elements such as balustrades and chimney stacks that are convincing, realistic and believable.
- Build exterior chimney stacks of brick, stone, cultured stone or stucco.
- Construct decorative balusters of stone, milled wood, wrought iron or other ornamentation that reflects the style of the home.
- Segmented balustrades with posts (minimum four-inches square) into a series of individual sections (maximum six feet long).
- Use soffit, eave fascia, frieze board, and trim details designed as transitional elements between the wall plane and roof eave.
- Provide front porch wall lanterns or pendant lights that are of the architectural style of the home composed of translucent glass.
- Light fixtures shall provide shielded down-lighting, designed to prevent glare (no exposed bulbs will be allowed).
- Light fixtures activated by photo cells should also include manual de-activation capabilities.
- See City of Hailey’s Lighting Ordinance for details on outdoor lighting specifications.

G. Garages and Outbuildings

- Formulate garage building massing and roof forms similar to those in the main house.
- Design garage doors with windows, ornamentation or embellishments that reflect the architectural style of the home.
- Discourage excessive freeboard (defined as the distance between the bottom of the eave -line and the top of the garage door); maximum garage freeboard shall be 18 inches.
- Encourage single-width doors in lieu of double wide garage doors. A maximum of three garage doors may occur within a single elevation.
- Provide garage doors constructed of solid wood boards or high-grade wood paneling (plywood and non-ornate metal garage doors shall not be permitted). Ornate metal garage doors that complement the architecture of the home may be approved by the DRC.
- Include windows on street-facing garage elevation if a garage is side-loaded.
- Outdoor areas housing trash containers, firewood, or maintenance or service equipment such as lawnmowers and snow blowers or overflow storage shall be screened from all adjacent properties by a wall or fence (conforming to fence guidelines).

H. Materials

Building Wall Materials

Construct homes of natural building materials with strong textures and rich colors, which create visual depth and detail and which appear “at home” in Hailey Idaho.

- The following exterior wall materials shall be permitted:
 - Board and Batten (wood or cementitious)

- Brick
- Metal, corrugated
- Siding, shingle
- Siding, clapboard
- Stone, natural
- Stucco, exterior plaster
- The following exterior wall materials shall not be permitted:
 - CMU (concrete Masonry Unit)
 - Synthetic Stucco
 - Siding, aluminum, drop, lap or vinyl
 - T-111 Wood Panels
 - Unfinished concrete
- Use board and batten siding that does not exceed ten inches (boards) and two inches (battens) exposed to the weather.
- Cladding dimensions shall be the same for all elevations.
- Finish homes with deep rich colors that reflect the architectural style.
- Relate color variety to change in materials.
- Provide accent color to windowsills, mullions, muntins and trim to emphasize details. If compatible with the architectural style of the home.

Roof Materials

- The following roof materials shall be permitted:
 - Composition roofing, architectural grade, dimensional, fiberglass mat shingles, with a minimum 40-year warranty.
 - Metal, corrugated.
 - Metal, standing seam.
- The following materials shall not be permitted:
 - Asphalt, rolled.
 - Fiberglass strip shingles.
 - Organic felt composition.
 - Spanish tile.
 - Roman tile.
 - Slate (real or cultured)
 - Steel shingle.
- When using composition roofing, consider a blended or mottled palate rather than a single uniform color.
- Use deep rich, composition roof colors such as dark charcoal gray, slate gray, greenish gray, forest green, and dark brown to visually terminate the top of the home.

Material Application

- Design homes that use heavy, visually solid foundation materials that transition upwards to lighter wall siding and roof materials.
- Discourage piecemeal material applications, frequent changes in wall materials and unconvincing material transitions.
- Use materials in an honest fashion, designed to express dimension, depth and structure.

4. Site Planning

A. Building Site, Easements and Orientation

- Orient homes to avoid natural site features such as significant slope areas, drainage swales and existing vegetation, if any such features exist on a particular building lot.
- Site homes to preserve views of prominent natural features such as surrounding hillsides, canyon, valley, open space, and creek.
- Where possible, orient the home towards the south in such a way that the home takes full advantage of the solar gain (By facing the long side of a home to the south and the short sides to the east and west, the building will capture solar heat in the winter and block solar gain in the summer).
- Position homes to ensure the privacy of both the residents and their neighbors on adjacent homesites.
- Site homes to harmonize with, not detract from the view of, adjacent common open space areas, public streetscape, and hillsides.
- Consider views not only from adjacent on-site amenities (parks), but also be considerate of views to the home from off-site areas (canyon, valley) -- When site planning, it is important to identify the location and extent of views to the homesite as well as views from the homesite.
- Provide transitional areas outside of the building envelope designed to link new landscape to existing landscape creating continuity between individual homesites and adjacent open space.



B. Setbacks/Use Easements

- “Use Easements” give property owners the right to use the adjacent landowner’s side-and rear-yard setback zones to improve private outdoor space. Where Use Easements occur, site homes carefully to maximize the usefulness of the resulting outdoor space.
- Lot setbacks must conform to City of Hailey setback requirements as per City Ordinance.

C. Garage Design and Orientation

- In single family garage locations shall be recessed behind the home’s front façade or side-loaded, such that they are subordinate to the main house, eliminating garage dominated streetscapes.
- Mitigate the impact of the garage by integrating it into the floor plan, building mass, and design of the home. In no case shall a garage mass simply be “tacked-on” to the home.
- Recommended techniques for mitigation include the following:
 - Integrate the garage roof with the roof of the home’s main body roof, including similar form and slope

- Create a second-story building element, with windows and appropriate detailing, within six-to-eight feet of the face of the garage
- Use recessed garage doors with deep trim, decorative panels, windows, and other architectural embellishment to provide shadow lines and depth
- Avoid excessive “freeboard” above the garage by separating garage plate height from the main roof form
 - Garage freeboard shall not exceed 18-inches
 - Segment garage openings into individual doors
 - Employ side-loaded garages where possible which present the opportunity for orienting garage façades with windows towards the street, as opposed to front loaded garages whereby the garage door dominates the street
 - Screen garages and aprons where possible, with landscape, berming and structural elements such as trellises and pergolas.
 - Use connective elements such as breezeways, trellis structures and pergolas to unite detached garages to the main house, creating defined parking courts.

D. Driveway Siting and Alignment

- Driveways will have a significant impact on the site, and care should be given to their planning and design- Limit site disturbance by constructing narrow driveways, especially within the front setback area.
- Align driveways to follow, as closely as possible, the natural contours of the site - Sensitively integrate driveways with topographic features.
- Orient driveways and garage aprons to receive maximum solar exposure in order to accelerate snowmelt and prevent ice build-up.
- Design garage aprons to accommodate turning radius and the stacking of automobiles.
- Maximum garage apron depth shall be 24-feet.
- Design driveway slope transitions not to exceed 8% gradient overall and 12% gradient at the steepest section.
- Provide a level transition area at the driveway entrance for a distance of at least eight feet from the edge of the property line at the roadway

E. Heating and Cooling Equipment

No roof mounted or wall mounted heating or cooling equipment visible to others will be permitted. Any exterior heating/and or cooling system components must be ground mounted adjacent to the residence and hidden from view of the roadway, or neighboring properties. Such equipment must be insulated for noise so as not to be heard from neighboring properties.

F. Utilities

Utility services for electrical, telephone, cable and gas are all stubbed to a property line of each site. The extension of services from these stub locations to the residences shall be the responsibility of each Owner. All utility extensions must be underground. All disturbed areas of the site must be treated as described in the Architectural Guidelines. All meter panels must be placed in an enclosure so that they are not visible. The gas meter shall be screened by landscaping.

G. Grading and Erosion Control

- Respect Quigley Farm stream bed and preserve other natural drainage ways and swales

- Introduced drainage features shall be natural appearing, designed to emulate indigenous swales.
- Grade individual lots to mimic the natural contours of the site. Avoid abrupt mounds and sharp, angular forms that do not fit within the context of the Quigley Farm landscape.
- Avoid creating large, level building pads within sloping lots -- Instead, each building pad shall be terraced, integrating seamlessly with the contours of the site (grade shall be absorbed by the dwelling's footprint).
- Avoid abrupt transitions between undisturbed, native landscape areas and the graded lot
- Create graceful and gentle landforms, not sharp angles, by providing transition at the head and toe of slopes (when slopes exceed 3:1, terraced retaining walls shall be required)
- Consider the following design criteria when dealing with steep slopes:
 - Grading should be designed to blend into the landscape -- Cuts and fills shall be feathered into existing terrain within the limits of the building envelope/setback area
 - Angles on both cut and fill slope banks should be determined by soil, but under no circumstances shall slope banks exceed a maximum of 3:1
- Employ erosion control devices and measures during construction. To prevent damage to the site and siltation of adjoining areas, use temporary barriers and drainage structures as needed.
- In all circumstances, erosion will be controlled and contained on-site.

H. Drainage

- Construct on-site drainage structures, swales, and washes using natural materials such as native boulders, rock and vegetation.
- Encourage the use of drainage swales, rain gardens and other sustainable drainage features to filter storm water back into the ground.
- Direct storm water runoff away from home foundations. Runoff from any impervious surfaces, such as roofs, driveways, and other pavement areas shall be primarily directed into, natural swales, dispersed into shallow sloping vegetated areas, or directed towards the street when sustainable drainage options are not possible.
- Prohibit cross-lot drainage. All drainage shall be contained on-site or directed towards a common drainageway, detention basin, or the street.

5. General Landscape

- Select plant and landscape materials that are suitable to, and complement, the Quigley Farm Environment, taking in consideration sun, shade, soil and water requirements.
- Design a residential landscape plan that uses plant material to provide shade, screening, and rich layers that create depth, variety and visual interest.
- Prevent the penetration of water into house foundation through careful plant placement, grading and irrigation system design.
- Selection of plant species, location, site grading and irrigation shall be illustrated in a plan which is to be submitted to and approved by the DRC.
- Install landscape in a timely fashion. As soon as weather permits, but in no event later than 200 days after a home is certified for occupancy.
- All portions of a yard shall be fully landscaped or remain in an undisturbed natural condition.

A. Plant Requirements

- The plants within the Suggested Plant Palette for the were selected for their smaller size (primarily less than 4' in height) and their ornamental, traditional, manicured, or formal character.
- The following trees are not allowed in the lots unless adjacent to the creek: Aspen, Boxelder, Cottonwood, Poplar, Silver Maple, Russian Olive, Willow, and large evergreen trees.

Plant Quantities are as follows:

Front Yard Landscape:

- Minimum of 60 percent of area shall be softscape
- Trees - No minimum requirement. Evergreen trees shall not be used in this area.
- Shrubs (w/mulch) - Minimum 30 percent of softscape area.
- Turf - Minimum 50 percent of softscape area shall be composed of sodded manicured turf that is drought resistant. Use a hybrid sod with characteristics such as Scott's Thermal Blue Turf. Enhanced native turf shall not be used in the front yard.

Side/Back Yard Landscape:

- Plant quantities and landscaping shall be at the Owner's discretion sufficient to achieve the desired neighborhood design intent.
- Alley Landscape:
 - Trees - One tree located in 10' alley setback with a minimum 5' setback from Alley pavement.
 - Shrubs/Turf - 70 percent of 10' alley setback shall be planted softscape, not including driveway apron, however a 5' clear zone from alley pavement must be maintained.

B. Plant Requirements

The plants within the Suggested Plant Palette were selected based upon their medium size (primarily 4'-8' in height), drought tolerant, ornamental, and native characteristics.

Plant Quantities Garden Lots:

Front Yard Landscape:

- Minimum 60 percent of area shall be softscape
- Trees- Minimum 3 trees at least one of which shall be evergreen
- Shrubs - Minimum 30 percent of softscape area
- Turf -Enhanced Native Turf should be used in the front yard to provide a visual identifier to the Neighborhood that is different from townhomes. Manicured turf shall be kept to a minimum and used only in rear yards or where it must match adjacent edge condition (15 percent maximum use of manicured turf.) When manicured turf is used it shall be drought resistant with characteristics such as Scott's Thermal Blue Turf.

Side/Back Yard Landscape:

- Plant quantities and landscaping shall be at the Owner's discretion sufficient to achieve the desired neighborhood design intent.

Plant Quantities for Meadow and Orchard Lots:

Front Yard Landscape:

- Minimum 70 percent of area shall be softscape
- Trees - Minimum 4 trees (at least one of these shall be evergreen)
- Shrubs - Minimum 40 percent of softscape area
- Turf -Enhanced Native Turf should be used in the front yard to provide a visual identifier to this neighborhood that is different from the Garden Lots. Manicured turf shall be kept to a minimum and used only in back yards or where it is used to match adjacent edge condition (15 percent maximum use of manicured turf.) When manicured turf is used it shall be drought resistant. Use a hybrid with characteristics such as Scott’s Thermal Blue Turf.

Side/Back Yard Landscape:

- Plant quantities and landscaping shall be at the Owner’s discretion sufficient to achieve the desired neighborhood design intent.

Plant Size

- Install amply sized plant materials. The following minimum sizes for introduced plant materials shall apply to all landscaping:
 - Deciduous tree: 2 1/2 - inch caliper, 6-feet high
 - Evergreen tree: 6-feet high
 - Ornamental tree: 1 3/4- inch caliper
 - Shrub: 5-gallon container
 - Annual/perennial: 4-inch container
 - Ornamental grass: 1-gallon container
- Perennials and groundcovers may be installed at any size (groundcover spacing shall provide 80 percent coverage within three growing seasons)
- See City of Hailey’s Lighting Ordinance for details on outdoor lighting specifications

C. Sustainable Landscape Maintenance

WATER CONSERVATION GUIDELINES (as per WRLT)

These standards of practices have been drafted by industry experts, local municipalities and non-profit organizations to promote water saving techniques and efficiency standards. The Wood River Valley is a dry ecosystem averaging 10-18 inches of precipitation a year. Using proper design, watering efficiently, and implementing sustainable practices can reduce the strain on these valuable resources and save water users money.

1. Mulch:

- Organic mulch is composed of materials such as bark, wood chips, soil pep, and wood compost. Apply organic mulch to all landscaped areas to preserve moisture, minimize spread of weeds and protect plant materials from harsh weather; encourage the consistent use of mulch types between adjacent homes to unify the landscape. Wood mulches are recommended at the base of annuals and perennials.
- The following types of mulch are permitted:
 - Large rock (washed, river rock, 3-inch to12-inch)
 - Small rock (washed, river rock, 1-inch to 3-inch)
 - Wood (shredded bark or cedar, pole peel bark, dark brown or natural)
- The following types of mulch are not permitted:

- Lava rock
- White marble chips
- Cut or tumbled granite

2. Soil and Compost:

- Soils with 25% compost can hold four times more water than soils without compost matter. Compost is an excellent way to amend existing soils or build better soil. By adding compost, you improve water infiltration and decrease runoff and erosion. Compost improves the water holding capacity of the soil and improves the microorganism life in the soil which allows plants to utilize necessary soil nutrients and minerals. Healthier plants are able to withstand drought. A minimum of 25% compost needs to be added to existing soils because the soil types in the Wood River Valley do not have adequate organic material for water holding capacity.
 - All new turf areas require a soil depth of 6”: ONE PART COMPOST TO 3 PARTS SOIL
 - All new shrub and flower beds require a soil depth of 12”: ONE PART COMPOST TO 3 PARTS SOIL
 - During excavation, existing soil is to remain on site and temporarily fenced to protect from compaction.
 - Protect and minimize disturbance of existing trees and vegetation when excavating.

3. Vegetation

- Choosing the right vegetation can significantly reduce water use. Native or Drought Tolerant species require 1” or less of water per week.
 - All turf species are required to be native or drought tolerant
 - 30% of trees and shrubs are required to be low-water use plants

4. Irrigation

- Without using industry best practices, irrigation systems can waste 40-6-% more water than they should.
 - All landscapes are limited to irrigating .5 acre or less unless there is an additional water right.
 - Sprinkler system must have an approved backflow preventer if tied to a potable water source. Back flow should be installed so during winterization no air will be blown through backflow preventer.
 - Sprinklers should be laid so that the area is getting hit with a minimum of two sprinklers. This provides for 100% coverage. Recommended overlap would be 5-10%.
 - Limit of .60” per hour for sprinkler application rates. ½ bubblers are not recommended due to their high application rate and poor distribution uniformity (coverage).
 - All sprinkler types should be pressure regulated to either 40 or 45 pounds of pressure at the sprinkler head to assure uniform sprinkler nozzle distribution rates. 15psi is recommended for delivery to the far end of any drip zone for proper operation.
 - Sprinkler nozzles should have matched precipitation rate, so the same amount of water covers each zone.

- Drip should be laid out in a grid pattern, so water is uniform in distribution and it is staked to the ground a minimum of every 24” to assure the drip tube stays in contact with the soil.
- Drip pipe should be ½” pressure compensating and also have a check valve to prevent drain out.
- Pots, barrels, or hanging baskets are recommended to have a dedicated irrigation zone. Irrigated with ¼” pressure compensating drip tube no longer than 15’ in length. ¼” drip tube shall not be more than .6 gallons per hour water pressure.
- Plant materials with similar water needs should be planted in the same irrigation zone.
- Sun areas and shade areas should each have a separate irrigation zone.
- Sprinkler controller should be able to adjust irrigation automatically via weather station or soil moisture sensor (Time Domain Transmission recommended). Irrigation and Smart technologies should be installed to industry/manufacturers standards (including 2-wire systems).
- If property has more than 5 feet of elevation change- all sprinkler heads should incorporate check valves to prevent all of the water from draining out of the low heads.
- For larger sprinkler systems with a water supply that is larger than 1- ½’ a flow meter and master valve that is controlled from the sprinkler controller is recommended. Mainlines 3” and larger should use HDPE or Ductile Iron fittings. PVC Mainline fittings are not recommended on 3” and larger mainlines.

D. On Site Grading

- On-site landscape grading shall produce graceful contours, rather than angular or abrupt grade changes.
- Smooth transitions which respect existing natural landforms shall be made.
- Planting and hardscape areas shall not impede or significantly alter drainage patterns.
- Minor modifications may be made to the final grade for landscape purposes only and shall be illustrated on the required Landscape Plan, for review and approval by the Design Review Committee.

E. Retaining Walls

- Create retaining walls that blend with the building architecture, harmonize with the site and offer other uses besides retention, such as planting and seating.
- The following materials are acceptable for retaining wall construction:
 - Native stone
 - Cultured stone
 - Exterior plaster or stucco
 - Retaining walls shall not exceed 36-inches in height.
 - Grade changes requiring walls in excess of 36-inches shall be terraced with a minimum three-foot horizontal separation or stagger.

F. Fences

- Open style fencing is designed to enhance views to open space and the walls of Quigley Canyon.
- Where necessary or specified, fences are limited to wooden, three-rail types, 48-inch tall, constructed of dimensional lumber, coated with a clear, weather-resistant stain (fig. A & B).

- If pets are to be enclosed within the rear yard area, either install invisible pet fencing (underground, electric), or add 4-inch by 4-inch black welded wire meshing between rails to contain animals.



Fig A

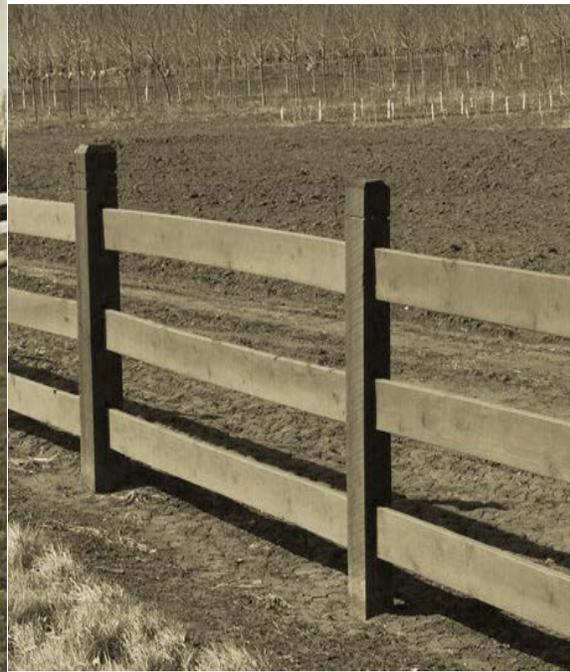


Fig B

Suggest Plant Palette

SMALL DECIDUOUS (less than 25ft tall)

Common Name

- Alder, Various
- Apple, Various
- Apricot
- Ash, Mountain
- Cherry, Sour
- Chokecherry, Various
- Crabapple, Various
- Hawthorn, Various
- Lilac, Japanese Tree
- Maple, Amur
- Maple, Bigtooth
- May Day Tree
- Oak, Gamble
- Olive, Russian
- Pear, Various
- Plum, Various

SMALL EVERGREEN (less than 25ft tall)

- Juniper, Rocky Mountain
- Pine, Bristlecone

Pine, Single leaf
Spruce, Dwarf Alberta

MEDIUM DECIDUOUS (25 to 50 ft tall)

Ash, Green
Aspen
Birch, White Birch
Birch, Red Bark
Boxelder, Various
Linden, Little Leaf
Locust, Black

MEDIUM EVERGREEN (25 to 50ft tall)

Common Name

Pine, Austrian
Pine, Limber
Pine, Scotch
Spruce, Black Hills

LARGE DECIDUOUS (over 50ft tall)

Cottonwood, Black
Elm, Varieties
Linden, American
Maple, Norway
Maple, Red
Maple, Silver
Poplar, Hybrid
Poplar, White
Willow, Varieties

LARGE EVERGREEN (over 50ft tall)

Fir, Douglas
Fir, True
Pine, Lodgepole
Pine, Ponderosa
Spruce, Colorado Blue
Spruce, Various

6. Construction Regulations

Any violation of these regulations by and Owner's Agent, representative, builder, contractor or subcontractor will be treated as a violation by the Owner.

- A. **OSHA Compliance**-All applicable Occupational Safety, and Health Act regulations and guidelines must be observed at all times.
- B. **Construction Trailers**- Upon commencement of construction a small construction trailer or portable field office may be located on the building site at a location approved by the DRC, clear of all setbacks. The field office may not be placed on-site earlier than two weeks prior to

the actual onset of continuous activity. A construction trailer may not remain on site for a period of time exceeding twelve months without written approval of the DRC.

- C. **Trash Receptacles and Debris Removal-** Owners and builders shall clean up all trash and debris at the end of each day. An approved trash receptacle must remain on the site at all times for this purpose to contain all lightweight materials or packaging. The receptacle shall be positioned on the site alongside the access drive, clear of side and rear setbacks, adjacent road right(s)-of-way and neighboring properties. Trash receptacles must be emptied on a timely basis to avoid overflow of refuse. Disposal shall be at a suitable off-site facility. Owners and builders are prohibited from dumping, burying or burning trash anywhere on the site or elsewhere in the Subdivision. Heavy debris, such as broken stone, wood scrap, and the like must be removed from the site immediately upon completion of the work of each trade that has generated the debris.
- All concrete washout from both trucks and mixers must occur within the building envelope of the lot of the location where it will be ultimately concealed by structure or covered by backfill. Washout in the right-of-way, setbacks or on adjacent properties is strictly prohibited.
 - During the construction period, each construction site shall be kept neat and shall be properly policed to prevent it from becoming an eyesore or detriment to other lots or open space. Any clean-up costs incurred by the DRC or the Association in enforcing these requirements shall be payable by the Owner. The DRC may use the Compliance Deposit described in (?) of these Guidelines to pay any costs it may incur in this connection.
- D. **Sanitary Facilities-** Each Owner or builder shall be responsible for providing adequate sanitary facilities for construction workers. Portable toilets must be located within the building envelope, clear of all setbacks.
- E. **Dust and Noise Control-** The contractor shall be responsible for controlling dust and noise from the construction site, including the removal within 24 hours of dirt and mud from private or public roads that is the result of construction activity on the site.
- F. **Restoration of the Property-** Upon completion of construction, each Owner and builder shall clean his construction site and repair all property which has been damaged, including but not limited to, restoring grades, planting shrubs and trees as approved or required by the DRC, and repair of streets, driveways, pathways, drains, culverts, ditches, signs, lighting and fencing. In addition, the Owner and general contractor shall be held financially responsible for site restoration/vegetation and refuse removal necessitated on any and all adjacent properties as a result of trespass or negligence by their employees or subcontracted agents.
- G. **Daily Operation-** Daily working hours for each construction site shall be from 30 minutes before sunrise to 30 minutes after sunset. Construction activity which generates excessive noise, such as hammering, sawing, excavation work, concrete delivery, etc., must be confined to the hours of 7:00 am to 7:00 pm, Monday through Friday, and 8:00 am until 7pm on Saturday. Noisy activity shall be curtailed on Sunday of each week.
- H. **Site Visitations-** Due to the inherent danger associated with an active construction site, visitors to any site should be limited to those persons with official business relating to the construction activity, such as construction workers and tradesmen, building officials, security staff, design review observers, sales personnel, and the Owner. Construction personnel should not invite or bring family members or friends especially children, to the job site.
- I. **Construction Insurance Requirements-** All contractors (including Owners acting as their own contractor) and subcontractors must post evidence of insurance with their Lot Owner

and the DRC, prior to entering the construction premises. Confirmation shall be evidenced in the form of a valid Certificate of Insurance naming both the lot owner and the Subdivision as certificate holders. The required insurance must provide coverage not less than the applicable limits of coverage relating to comprehensive general liability, automobile liability, and workman's compensation. The minimum limits of liability shall not be less than \$1,000,000 each for general liability and automobile liability. General liability coverage shall contain provisions for contractual liability and broad form property damage. The certificate shall provide for 30-day notice to the certificate holders in the event of cancellation or material change in the limits of coverage.

7. Design Review Procedure

A. Purpose

In order to ensure a consistent, high quality, and integrated design throughout all phases of the project, The Quigley Farm Design Review Committee (DRC) shall review and approve all proposed development plans and submittal documents prior to submission to the City of Hailey when required. A design review process has been established to review Site Planning, Architecture, and Landscape design for conformance with these Design Guidelines, and associated CC&R's. Neither the Developer nor the DRC assume responsibility for plan review of, or conformance with, applicable City of Hailey codes and ordinances.

B. Design Review Committee Composition

The Design Review Committee shall be composed of an architect, landscape architect, and representative of the Quigley Farm Development Team, to be selected by the Board of Directors. The Board of Directors shall be responsible for selecting one of these individuals to serve as Chairman of the Committee. The Chairman of the DRC shall be the contact person responsible for coordinating and leading the activities of the DRC.

C. General Requirements

Improvements Requiring Review

All improvements on a lot or parcel shall require review and approval by the DRC in accordance with the procedures set forth in this Section. Any field changes shall be approved by the DRC in writing prior to construction.

Review Checklists

Review checklists have been established for each phase of development. These checklists outline the format and content of submittals to the DRC. All plans must be prepared by licensed or otherwise qualified design professionals. Submittals that are deemed incomplete, illegible, or inconsistent with the Vision established for Quigley Farm and its associated architectural styles shall be returned unreviewed.

Review Criterion

- The DRC shall review each submittal for its commitment to the overall Vision of Quigley Farm and adherence to these Design Guidelines. There is no established "number" of design guideline criteria that must be met in each development proposal. The relationship between design variables is dynamic and each combination of elements is perceived differently. The

Quigley Farm Design Guidelines identify Design Principles that should be considered and include specific Guidelines and Requirements the development proposal shall reflect – but there is no “standard formula” for an appropriate solution. In all instances the DRC shall consider the interrelationship of the design variables as well as specific mandatory design Requirements.

- The DRC shall make every effort to review plans carefully in accordance with this Section. The DRC reserves the right to make additional comments on final plans (Construction Plan Review), regardless of preliminary (Sketch Plan Review) approval or oversight.
- The DRC shall not be responsible for reviewing submittals for compliance with any applicable codes, ordinances, or standards established by any Jurisdictional Agency, including the City of Hailey.

Submittal Procedure

All development proposals shall adhere to the following procedure:

1. The design review cycle shall begin on Monday of each week. Submittals shall be received by noon on Friday of the previous week.
2. The DRC shall review each submittal package for completeness. The DRC shall compare the submittal package against the appropriate checklist to assure each required content item listed on the checklist has been satisfied. If submittal packages are deemed by the DRC to be incomplete, they shall be returned to the applicant with a written description listing any outstanding checklist omissions.
3. Upon acceptance of submittal package completeness, the DRC shall notify the applicant in writing within 14 calendar days after the Monday review cycle submittal date as to one of the following resolutions:
 - **Completeness** – Submittal packages that do or do not contain all applicable checklist contents.
 - **Approval** – Submittal package satisfies all DRC requirements.
 - **Address Comments and Resubmit** – Submittal package contains significant deficiencies, does not conform with the Design Guidelines, nor does not address previous comments. Submittal package shall be resubmitted with all comments addressed.
 - **Denial** – Submittal package contains items not permitted by the Design Guidelines.

Application Withdrawal

A submittal package application may be withdrawn without prejudice, provided the request for withdrawal is made in writing to the DRC.

Waivers

All waiver requests pertaining to DRC approvals shall be made in writing to the DRC. Any waiver granted shall be considered unique and shall not set any precedent for further approval determinations. Within 14 calendar days following the waiver request, the applicant shall be notified in writing as to approval or denial of the waiver request. The DRC shall make every effort to approve or disapprove a waiver request; however, the lack of a response shall not be considered an approval. A waiver fee of \$100.00 shall be required to process waiver requests.

City Submittals

All plans shall be reviewed and approved by the DRC prior to submission to the City of Hailey or any other Jurisdictional Agency. Any submission to a Jurisdictional Agency without DRC approval shall be returned by the jurisdiction to the applicant. Any exceptions to this must be granted in writing from the DRC.

Design Review Fees

A design review fee in the amount of \$500 is to be paid by the applicant to defray expenses associated with design review. An applicant may not advance to Final Design Review unless this fee has been paid in full. This fee may be re-imposed by that the discretion of the DRC if excessive re-submittals are necessary to obtain a design which complies with all Design Guideline Requirements.

Construction Compliance

The DRC may make periodic in-progress observations of construction to ensure compliance with the DRC approved documents and plans, and the Quigley Farm Design Guidelines document (which are subject to change). The applicant shall provide the DRC with a written Notice of Construction at least seven calendar days prior to the start of construction. This notice will include a verification of the construction schedule and key individuals to contact (including Owner, Contractor, and Construction Supervisor) in the event conditions at the job site require such action.

Design Review Submittal Address

All application materials shall be submitted to:
Hennessy Company
111 1st Avenue North, Suite 2I
Hailey, ID 83333

D. Design Review Process

- A design review process has been established to ensure that all development within the Quigley Farm community meets the requirements set forth in this Design Guideline document. This review covers Site Planning, Architecture, and Landscape design. The design review process is divided into five major steps:
 1. Preliminary Plan Review
 2. Architectural Review
 3. Final Plan Review
 4. Design Review Committee Approval and Construction Commencement

Step 1: Preliminary Plan Review (2 weeks)

- The Preliminary Plan Review allows the applicant to present Quigley Farm DRC with preliminary concept plans for a residence based on the overall visions and design philosophy detailed in the Quigley Farm Design Guideline document. This orientation and overview meeting is used to discuss concerns related to architectural themes, appropriate product types, and neighborhood landscape images.
- The applicant's submittal package shall contain the following:
 - 1. Review Application (two-part form, acknowledging receipt by DRC and status of plans)
 - 2. Drawings Required: Two (2) sets of 24" x 36" sheets, in 1/8" scale depicting:
 - Front Elevations

- Rear Elevations
 - Side Elevations
 - Roof Plan (include pitch references, as appropriate)
 - Floor Plans
 - Site Plan
 - Reference principal materials rendered and specified
- **Desired Outcome:** Acceptance by the DRC Committee Chair for further review by the Committee Architect. The applicant shall receive notation on the Review Application Form that plans as submitted shall either:
 - A) Be Submitted for Architectural Review; or
 - B) Require specific revisions before submittal for Architectural Review.
- In the event specific revisions are required, the DRC shall provide the applicant with a review matrix requesting specific revisions as detailed by the Quigley Farm Design Guideline document prior to the plans being submitted for Architectural Review

Step 2: Architectural Review

- Following acceptance by the DRC, preliminary plans are submitted for redline review by the Committee Architect. Such review shall take approximately 14 days from the date of submittal to the Architect.
- Following the DRC's physical receipt of redline comment from the Architect, the applicant shall be notified by phone or e-mail of the request for a DRC meeting to review comments. The DRC shall generate a review memo directing applicant to integrate redline details as called out on the plans under review.
- **Desired Outcome:** Receipt of architectural redline comments which allow the applicant to integrate design changes into final plans for review by the DRC.

Step 3: Final Plan Review (4 weeks)

- When the applicant has integrated the required modifications detailed during the Architectural Review process, a Final Plan set shall be submitted for DRC review, to include:
 - 1. Drawings Required: Two (2) sets of 24" x 36" sheets, in 1/8" scale depicting:
 - Front Elevations
 - Rear Elevations
 - Side Elevations
 - Roof Plan (include pitch references, as appropriate)
 - Floor Plans
 - Site Plan showing:
 - a. North Arrow
 - b. Property lines and setbacks
 - c. Building footprints with entry area delineated and overhangs shown as dashed lines
 - d. Exterior wall locations
 - e. Dimensioned drives, walkways, driveway aprons, courtyards, patios, and pools.
 - f. Calculation of total lot coverage (home footprint with garage included).
 - 2. Electronic (pdf) files depicting Site Plan and Front Elevation

- 3. Material Sample Color Board
 - Samples of materials and color samples of each key building material, labeled as to specific location.
- 4. Landscape concept plan. If a plan has not been formally realized, in lieu of formal plan, applicant shall submit a letter of intent to commence plan no later than that allowable by Quigley Farm Community Documents. Final Landscape Plan (1/8" = 1' – 0") Illustrations shall include the following:
 - Plant list
 - Location, species, and size of existing trees to be retained
 - Location, size, quantity, and species of trees, shrubs, and ground covers
 - Location, size, and species of turf areas
 - Dimensioned distance of tree from the home
 - Type and extent of irrigation
 - Retaining wall location, height, and materials
 - Community and lot fences and walls
 - Location of privacy fences and walls
 - Location of patios, decks, pools, spas, hot tubs, courtyards, fountains, and any other special landscape features
 - Location, type, and size of landscaping which occurs 20 feet into neighboring front yard lots, designed to promote landscape/streetscape continuity.
 - Exterior landscape light locations and type
 - Locations of external equipment (e.g. electric meters, heating and air conditioning pads)
- **Desired Outcome:** Acceptance by DRC resulting in approval documentation for submittal to the City of Hailey.

Step 4: Design Review Committee Approval and Construction Commencement

- When an applicant's final plans for construction have been accepted by the DRC, Quigley Farm Approval Stamp shall be affixed to the Review Approval documentation for submittal to the City. This final step requires:
 - 1. The applicant shall provide the DRC with written Notice of Intent to Apply for Building Permit to the City of Hailey (submitted either by way of hard copy or e-mail). Such notice shall confirm that the plans for submittal (site plan, elevations, etc.) are materially the same as those approved by the DRC.
 - 2. The Quigley Farm DRC Review form, bearing the original stamp of approval, is then given to the applicant for submittal with the building permit application to the City of Hailey.
- The DRC reserves the right to verify in the field compliance during any stage of construction. The DRC shall be empowered to enforce these Design Guidelines as set forth in the Covenants, Conditions, and Restrictions (CC&R's).
- **Desired Outcome:** Issuance of a Building Permit by the City of Hailey.

Minor Deviations

It is anticipated that owners may wish to make improvements or modifications to their building or property during initial construction or at a future date. A Minor Deviation may be granted at the discretion of the DRC, upon receipt of the application for Minor Deviation bearing the DRC stamp of approval. A Minor Deviation Fee shall be required to process Minor Deviation requests.