

Fish Camp

Architectural Design Guidelines

Addendum To Existing Guidelines
July 10, 2001

Introduction: The Fish Camp design guidelines are in addition to the Iron Horse design guidelines which pertain to the entire community. All provisions of the Iron Horse design guidelines remain in full force and effect unless specifically altered by these guidelines. Where there is a conflict these guidelines shall prevail unless specifically approved by the Architectural Review Committee.

1.1– Fish Camp Design Philosophy

The strengths of the Fish Camp project are in the use of historical, and indigenous materials, and a real concern for protection of views, land, and your neighbors.

Fish Camp is designed as a relatively homogenous environment intended to recall the historic cabin camps of the 1920's and 1930's. In these camps, all exterior materials and colors were typically the same with subtle variations in cabin design and size. In attempting to recreate this environment, we are being somewhat more flexible with exterior materials, however the use of the same color roofing material and accents will serve to unify the overall design. Although similar in nature to the concept employed in the Member Cabin neighborhood, these design guidelines are not intended to result in a neighborhood of identical cabins. Rather it is our intent that the Fish Camp cabins be more spread out and unified through the use of similar materials, colors and landscaping.

Equally important as the cabin design is preservation of the unique landscape in which the cabins are sited. Each cabin should feel as if it is sited at the forest edge with a filtered view out into the meadow where the pond and stream are nestled into the natural contours of the land. Very little disturbance should occur from the set back line forward to the meadow, stream and walking path. Areas that are disturbed should be re-vegetated in as natural a way as possible.

1.2 – Objective of Design Guidelines

The Fish Camp cabins consist of three typical units:

- Two units, A & B, are of log cabin in nature, and encourage chinking along with a blend of natural colors and rock.
- Chief Cliff ledger rock and local river rock are approved for use. No other rock can be used without specific approval.
- Unit C is a timber frame structure, with the use of abundant porches and decks at grade.
- No large, above grade decks will be permitted.
- Use of dormer, shed roofs, and divided lite windows is encouraged (true divided lite or simulated divided lite only).

2.1 – The Building Envelope

- The site plans show a landscape/disturbance building envelope, and a corner post and orientation line as to where the units must be located.
- If the owner chooses to change unit types on their site, from the base unit shown, then the Architectural Review Committee will locate the unit on site.
- No encroachment will be permitted past the orientation line. (Reference individual 8 ½ x 11 site plan sheets)

2.2 – Allowable Site Coverage

- Units can not exceed 3,000 square feet - foot print (heated).
- Garages can not exceed 950 square feet – foot print.

2.4 – Grading and Siting

- Grading is all important.
- Prior to any work on site, complete Contract Documents must be submitted and approved, along with an engineered contour plan, including all trees, and outcroppings. The unit must be staked, and a staking plan submitted to the Design Review Committee.

2.5.2 – Fuel Modification

- No trees can be removed from the site, or trimmed, without first identifying each tree, and approval by Design Review Committee.

2.9 – Landscape

- The disturbed area can not encroach outside of the building envelope.
- Disturbed areas are to be returned to their natural state.
- Natural lawn areas can not exceed 400 square feet.
- No wildflower planting is allowed.
- No perennials can be planted, if visible from any portion of the Fish Camp walking path, pond or lodge.

2.9.4 – Retaining Walls

- No retaining walls can exceed 6'-0" in height.
- If more than 6' in height is required for proper site retainage, the offset between walls must be a minimum of 48" wide.

2.9.5 – Fences

- No fences are allowed.

2.9.8 – Pets and Wildlife

- No dog runs or animal pens are allowed.

3.3 – Building Heights

- 30 feet maximum.

3.5 – Roofs

- Secondary roofs may be no less than 5:12 slope or greater.
- One roofing color/brand has been approved. Contact the Design Review Committee for samples.

3.6 – Colors

- There is one approved Iron Horse Exterior wall and trim color. Sample of the approved color can be obtained from the Design Review Committee.

3.8 – Materials – Exterior Surfaces

- Significant texture is required.
- 2x board and batt, or clapboard is approved.
- Hand hewn logs only, can be used. No exposed log butt joints are allowed.
- Painted or stained window surfaces only (no clad exterior surfaces).

3.16 – Guest Houses, Guest Suites, and Accessory Buildings

- Guest Houses
 - Not allowed
- Guest Suites
 - Allowed and must be attached.
- Accessory Buildings
 - One accessory building is allowed. (See 3.20)

3.20 – Garages

- Can not exceed a 950 square feet – foot print.

5.5 – Debris And Trash Removal

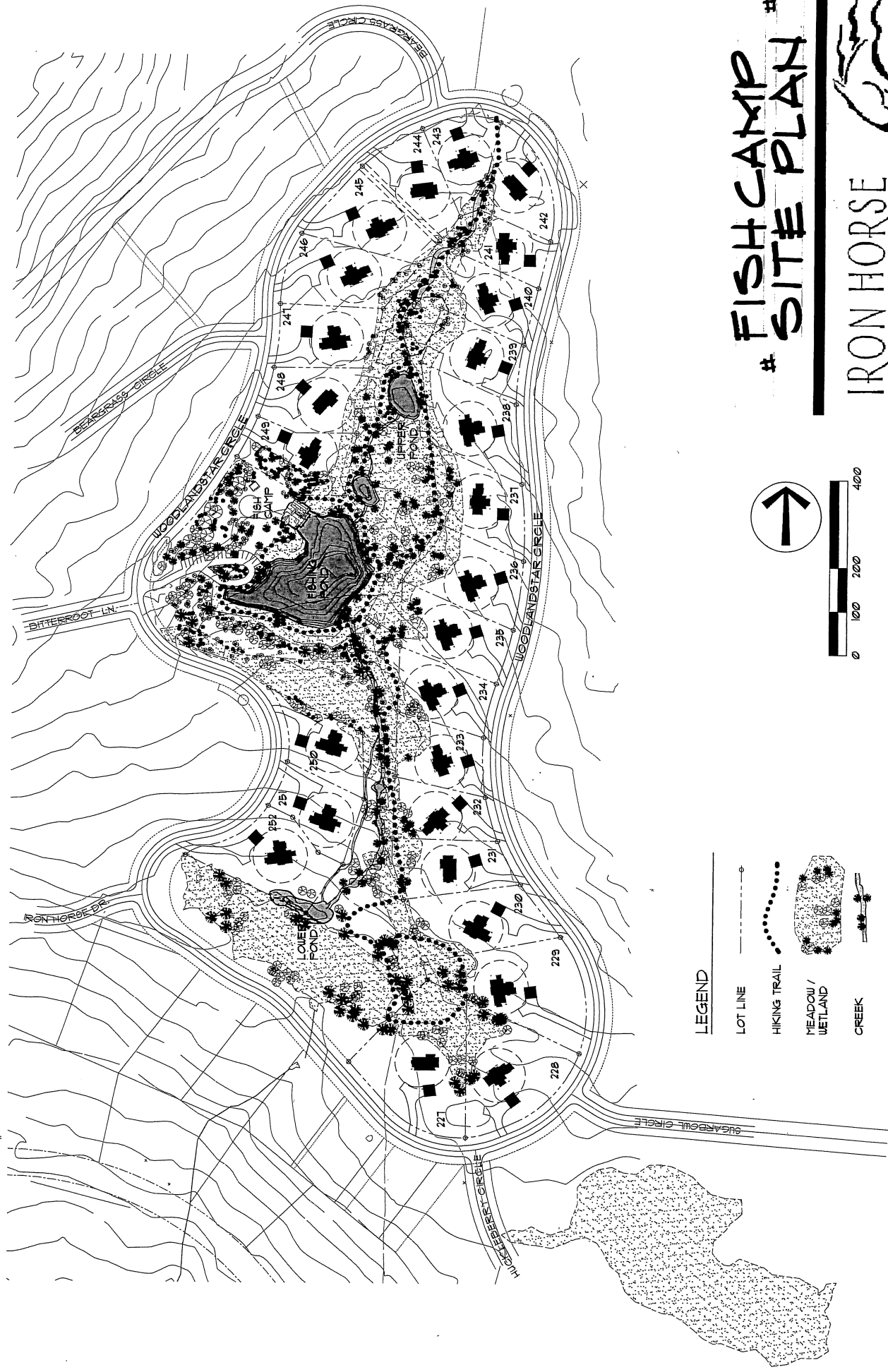
- Must be contained on site, within the building envelope at all times.

5.8 – Vehicles And Parking Areas

- Parking can only occur on the project site side of the main road.
- No parking is allowed in front of any adjacent lot, which has been developed.

5.11 – Miscellaneous And General Practices

- Fencing of the building envelope is required.
- All trees to remain inside the building envelope, must have 2x protection placed a minimum of 8'-0" above grade.
- Construction materials must be stored inside the building envelope only, and only delivered and stored as needed.
- Equipment can only be stored on site while in use.
- The foundation plans provided are for flat lot layouts, and will need to be re-drawn and adjusted properly for each individual lot.
- No alteration to trail, creek bed, stream & ponds is allowed.
- All landscape rock walls to be chief cliff boulders.
- Landscape – seed mix information will be provided by Iron Horse.



FISH CAMP SITE PLAN

IRON HORSE



LEGEND

- LOT LINE
- HIKING TRAIL
- MEADOW / WETLAND
- CREEK

