

SouthCreek

Architectural Design Review Committee Checklist/Guidelines

Initials _____

Lot _____ Block _____

_____ Site Plan

- Shows home in relation to boundaries

- ONE Story Set Back Requirements (see attached for requirements)

- TWO Story Set Back Requirements (see attached for requirements)

_____ Building Plan

- Construction Blueprints
- Elevations depicting all exterior walls
- Relationship of Openings in The Buildings: Openings in the building shall provide interest through the use of such features as balconies, bays, porches, covered entries, overhead structures, awnings, changes in building facade and roofline alignment, to provide shadow relief. Avoid monotonous flat planes.
- Detailed Exterior specifications

_____ Landscape Plan

- Shows location and size of plants
- Details any:
 - mounding/berms
 - grading & drainage-must retain moisture on site
 - water features
 - fences
 - freestanding exterior lights
 - driveways
 - walkways

_____ Square Footage (exclusive of duplex and townhome lots)

- ONE Story - **Traditional Lots:**
 - Greater than 1,400 square feet of livable area (not including garage with a 2 car minimum requirement, storage rooms, covered patios or porches, or other covered exterior space). Discretion to approve or not approve all floor plans rests with the Architectural Committee
- ONE Story - **Estate Lots**
 - Greater than 2,200 square feet of livable area (not including 2 car garage, storage rooms, covered patios or porches, or other covered exterior space). Discretion to approve or not approve all floor plans rests with the Architectural Committee
- TWO Story - **Traditional Lots:**
 - Greater than 2,100 square feet of livable area (not including 2 car garage, storage rooms, covered patios or porches, or other covered exterior space) Discretion to approve or not approve all floor plans rests with the Architectural Committee

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- TWO Story – **Estate Lots:**
 - Greater than 2,400 square feet of livable area (not including garage, storage rooms, covered patios or porches, or other covered exterior space) Discretion to approve or not approve all floor plans rests with the Architectural Committee

Height Requirements

- No taller than 35 feet from grade (per City of Boise)

Exterior Colors & Finishes

- Stucco, locally appropriate stone, brick, fiber cement siding, or wood siding (redwood, cedar, or spruce, which may be painted or stained)
- All metal utilized in chimney stacks, flashing, vents, or exhaust pipes must be painted to match or blend with surrounding metals and roofing materials
- Walls shall be painted in earth tones and darker colors
- White, green, beige, brown, black, grey and other permitted earth tones shall be permitted as exterior accent colors
- Accent siding color
- Window/trim color-Garage/front door color

Masonry

- Minimum of 20% of front façade, excluding windows and doors, shall be brick, stone or stucco
- Material shall wrap a minimum of 3 feet around all outside corners
- Masonry material
- Masonry color

Window and Door Frames

- Wood frames and vinyl
- Manufacturer and color
- Large gable ends of a two story house shall include projections or recesses rather than windows alone
- All draperies and window coverings visible to exterior shall be colors consistent with design of the dwelling and surrounding environment

Fascia Trim

- Fascia should be a minimum of 8" wide and should be constructed of a nominal 2" thick material
- Fascia color

Roof

- All roofs shall include hips, dormers, and/or gutters in order to present heightened architectural features.
- Roofs shall be a minimum of 4/12 pitch, not exceed a pitch of 12/12
- Flat roofs and mansard roofs shall be prohibited (variance may be allowed for modern designs)
- All roofs shall be constructed with 30-year architectural shingles with significant visual relief.
- Black, brown, earth tone, or gray in color. Need ACC approval for colors
- Vents/pipes located on rear elevation (unless impractical)
- Vents/pipes NOT on rear elevation as inconspicuous as possible and painted to match or blend with roof color

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Gutters and Downspouts

- Designed as a continuous architectural feature
- Exposed gutters and downspouts shall be colored to blend in with the surface to which they are attached

Detached Storage Facilities & Equipment

- No basketball standard or court and no other recreational facility shall be constructed unless such is located within the backyard
- No portable basketball or other recreational standard shall be placed upon the sidewalk or street
- No pool, hot tub, deck, awning, gazebo, trellis, retaining wall, privacy screen, outbuilding, storage shed, arbor or any other structure shall be constructed without ACC approval
- Has same construction/coloring as house
- Doesn't crowd neighboring property
- No metal storage shed
- Decks constructed of natural wood or engineered wood products. Color needs to be approved through ACC.

Fence

- Tan vinyl not exceeding a height of 6 feet
- Design and location to be approved in advance by ACC
- No fence shall extend beyond front plane of the dwelling

Landscaping (detail)

- Must be installed within 30 days of home completion
- Automatic sprinkler system
- Installed to cover 100% of property
- Covers all of property without overspray onto sidewalks/roads
- Sod installed on all areas not designated as planting beds or tree locations
- Minimum planting requirements
- Covering for planter areas shall not include gravel or stone

Landscaping Front yard

- Planter beds cover at least 25% of the total square footage
- 5 - 5 gallon shrubs
- 5 - 2 gallon shrubs
- 12 shrubs/perennials - 1 gallon
- 2 - 2" caliper deciduous tree
- 1 - 8' tall conifer tree

Landscaping Rear yard

- Planter beds cover at least 15% of total square footage
- 5 - 5 gallon shrubs
- 5 - 2 gallon shrubs
- 10 - shrubs/perennials- 1 gallon

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- 1 - 2" caliper deciduous tree
- 1 - 8' tall conifer tree

Exterior Lighting

- At least 3 lights illuminating garage doors
- At least 1 light for the front entryway that automatically turns on at sunset and turns off at sunrise

Garages

- Garage doors shall be paneled and have an attractive decorative design
- Use of individual garage doors required for any bay exceeding 20' in width
- Garage doors generally are not to exceed 10' in height (RV Bays may be allowed with ADRC approval)
- Interior finish shall be taped, sanded and painted
- Location/orientation
- Approach
- Size
- Windows encouraged

Residential Address

- Size
- Color
- Design

I have read the checklist and understand the requirements. I agree to provide the necessary documentation and materials to verify that I am compliant with the CC&R's, Design Guidelines, and any additional restrictions the Architectural Control Committee places on my application.

Architect/Builder

Date