

Kingsbridge

To help your approval process go smoothly, please check the left boxes and return with the corresponding information.

Check Here	

1 - Approval

- A Site Plan (not less than 1"=8' scale)
- B Location of home on lot
- C Dimensions
- D Square Footage
- E Garage
- F Driveway
- G Sidewalks
- H Patios
- I Exterior color combinations from ARC's approved palette (include samples)
- J Depict adjacent streets, easements and right-of-way
- K Depict all existing improvements
- L Construction Drawings of proposed improvements (not less than 1"=3' scale)
- M Specifications for composition and quantity of materials
- N Schedule of estimated dates of commencement and completion for each phase constructions

2 - Square Footage Requirements

- A If one-story, minimum of 2,400 sq.ft.. (living area exclusive of bonus rooms, basements, open or screened porches, patios, and garages)
- B If two- or more story, minimum of 3,000 sq.ft.. (living area exclusive of bonus rooms, basements, open or screened porches, patios and garages)
- C If two-story daylight basement and single level with bonus room, minimum of 2,000 sq.ft.. on main level and 3,000 sq.ft.. total (living area exclusive of open or screened porches, entrances, patios and garages)

3 - Minimum Setbacks

- A As imposed by the City of Meridian zoning at time of issuance of building permit. As of October 2006, see Section 11-9-10 of the Meridian Municipal Code as amended by Ordinance 03-1001.
- B Front yard measured from property line or adjacent sidewalk, whichever is more restrictive.
- C All perimeter lots - rear yard set-back 25'.

4 - Exterior Elevations

- A Front of home wrapped with stone veneer or stucco, including front walls of garages and columns on the front of the residences, single-story high on garages and full height on front of residences, covering a minimum of 60% of front elevation, net of windows, doors and garage doors.
- B Side walls wrapped with stone veneer or stucco a minimum of two linear feet on each end.
- C Exterior walls of all non-residential buildings and improvements compatible in architectural style (including trim, doors, rails, decks, eaves and gutters) and color as residence on the lot.
- D Minimum three-car and maximum six-car garages which may be attached, detached or a combination. May include one oversize bay.
- E Side-entry garages are encouraged. Carports are prohibited.

- F The following Lots are restricted to single-story, maximum of 25' height, roof pitch 10/12, no bonus rooms in attic space: Lots 5-8, 14, 15, 22, 31 and 32, Block 2; Lots 3-5, 30 and 31, Block 1; Lots 2-5, Block 17 and 18; Lots 2-5, Block 5; and Lots 22-25, Block 7

5 - Exterior Lighting

- A Location and type of fixtures (recessed or surface mounted) on plans
 B Light source is shielded and directional, not visible by neighboring properties
 C Photo censored lights are shown on each side of garage
 D Front yard lights shall not be on poles, but shall be on monuments, designed to match the residence

6 - Mailboxes

- A Mailboxes and posts shall conform to the ARC, specifications available from the ARC
 B Mailboxes shall be clustered holding two or more boxes per post
 C The ARC is providing mailboxes and posts for purchase by the builder at closing
 D Installation is the responsibility of builder

7 - Roofing and Projections

- A Tiled or Architectural grade composition shingles with high-profile ridge
 B 40 Year minimum
 C Roof colors : Antique Black, Charcoal gray, slate gray, weathered wood or other dark colors approved by ARC
 D
 E Minimum 7/12 roof pitches on single level; (5/12 roof pitch permitted for two-story entry only; all other two-story roofs are minimum 7/12, unless lower pitch needed to comply w/City height limits, subject to ARC approval)
 F NO metal, tarpaper or gravel roofing is permitted
 G Roof flashing, vents, gutters and downspouts treated with non-glare color harmonious with the roof, soffit and fascia, or upper wall surfacing.
 H NO roof overhangs of less than 12 inches shall be permitted. All fascias shall be a minimum of one (1) inch by eight (8) inches in width
 I Vinyl and metal-clad vents, fascias and soffits shall be permitted if the color and materials proposed are non-reflective and compatible in color and texture with remainder of the structure
 J Roof and attic vents shown on building elevations, indicating the type, size, location and proposed design
 K Combination of ridge, soffit and dormer vents is preferred, and metal vents and vent caps projecting from the roof surface are discouraged
 L Skylights shall not extend to the eave line, nor shall they project excessively above the roof surface
 M Roof mounted solar collectors, satellite dishes and similar projecting structures shall, to the extent possible, be screened from view of adjacent lots subject to ARC review and approval or disapproval

8 - Exterior Siding

- A Siding is either wood or fiber cement (Hardee plank or better) with a minimum 8" board and 7" reveal (no cottage lap), except decorative shingles and as otherwise required for front walls
 B Buildings and structures do not have vinyl, T-1-11, metal siding, concrete block, "Z-brick" or stamped concrete
 C Exterior walls will be painted only in color combinations approved by the ARC's color palette

9 - Landscaping

- A Sidewalks from driveway or public right-of-way to residence shall not be in a straight line and shall be curvilinear
- B Driveway shall be concrete with minimum 18" border from garage to street curb with surfaces of stamped or colored concrete, concrete pavers or exposed aggregate.
- C Landscaping of the front yards and side yards on corner lots must be completed upon the earlier of 30 days after substantial completion or occupancy of residence
- D The front yard shall include an underground sprinkler system and rolled sod
- E One ornamental street tree in compliance with the city-approved site drawing
- F One additional ornamental or coniferous tree at least 2 1/2" caliper and at least 6' height
- G At least five 5-gallon shrubs in front yard
- H At least ten 2-gallon shrubs in front yard
- I All landscaping shall be irrigated and maintained as necessary to keep it in excellent condition and appearance at all times
- J Meters, heat pumps or A/C units in front yard shall be screened by shrubs
- K Back yard sodded or hydro seeded within 30 days of occupancy of residence
- L Berms and sculptured plantings areas are encouraged

10 - Fences Fences are optional. If built they must comply with

- A Privacy fences' of almond color (except fences adjoining Dartmoor subdivision shall be white) not over 6' in height (6' solid or 4' solid topped by 2' lattice as required by City of Meridian)
- B Common lot fences are to be black wrought iron or black powder-coated tubular steel or aluminum not to exceed 5' height in rear or side yard and 3' in height in the front yard (as depicted in **Exhibit "C"** to the Master Declaration)
- C Fences shall be no closer to the street than five feet behind the front corner of the house on each side except 3' common lot fences or 3' hedges (which are permitted in the front yard, subject to limit stated in D)
- D Fences and hedges shall be no closer than 20' to the front street right-of-way
- E Rear or side yard fences on corner lots shall be no closer than 20' to any side or rear right-of-way
- F If rear or side lot line abuts a Common Lot, may have Common Lot fence not exceeding 5' height to 5' behind front corner and tapering to 3' along the side lot line (as depicted in **Exhibit "C"** to the Master Declaration)
- G Fence shall be constructed in new material and in a workmanlike manner
- H Fences and hedges shall comply with Meridian City's Code for vision triangle
- I Retaining walls required by topographic conditions and approved by ARC, shall be of masonry

11 - Grading

- A The ARC shall give the builder a drainage and grading plan for its Lot, which shall not be altered without the ARC's approval of the grading plan.
- B Existing grades on each Lot, as well as proposed finished grades of any ground, shall not be altered once approved by the ARC. All grading shall minimize disruption of the Lot and shall appear to be an extension of any natural land forms. Slopes shall not exceed 2:1, unless a steeper slope is the only feasible design solution.
- C All driveways shall minimize grading and shall not exceed 7%. Driveway slopes across the sidewalk and back of the curb shall not exceed 2%.
- D Natural slopes should be utilized rather than cuts, fills, and retaining walls, whenever feasible.

12 - Retaining Walls

- A No retaining wall shall be installed without the ARC's prior approval of the wall design and installation plans

- B Any required retaining wall shall create a smooth or stepping transition at the top and bottom of slopes to appear natural with existing landforms and landscaping.
- C Walls shall be built using reinforced materials that are compatible in appearance with the exterior elevation of the home. Compatible materials may include stone-faced block, stucco, or rock.
 Poured in-place concrete retaining walls shall be finished with rock veneer or stucco.

13 - Drainage Systems

- A All buildings shall utilize gutters and downspouts to direct roof drainage to an on-site, underground drainage collection system (dry well).
- B All drainage from hardscape surfaces (e.g., driveways, sidewalks, patios) shall be directed to on-site swales or channels within the landscape plan of the Lot.
- C Drainage piping shall be concealed.
- D Drainage onto another home site shall not be permitted. Sloping yards down to the property line shall not be permitted. On downhill sloped yards, a swale shall be provided a minimum of 5 feet (5') inside the downhill property line. The swale shall be a depression of 6' minimum depth with gentle side slopes to provide for the interception and percolation of water runoff.
- E All Lot surfaces shall slope away from buildings at a minimum gradient of 2% for at least 5 feet.

Lot: _____ Block: _____

Plans _____

Have been approved by: _____

on behalf of the Architectural Review Committee for KINGSBRIDGE

Dated as of the _____ day of _____, 2006

KINGSBRIDGE Properties, LLC

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