

**APPLICATION FOR ARCHITECTURAL APPROVAL
SETTLERS BRIDGE SUBDIVISION
ADA COUNTY, MERIDIAN, IDAHO**

THE UNDERSIGNED, does hereby apply to the Architectural Control Committee of SETTLERS BRIDGE SUBDIVISION for approval of the residential dwelling and herewith submits plans, specifications and elevations. The undersigned covenants and agrees that any residential dwelling built upon the real property designed below shall be built in accordance with plans, specifications and elevations submitted herewith.

The undersigned has read the SETTLERS BRIDGE SUBDIVISION Architectural Control Building Guidelines and will comply with said Guidelines.

Location of Property for which application is being made:

STREET ADDRESS		
LOT	BLOCK	SETTLERS BRIDGE SUB MERIDIAN, IDAHO

The undersigned further agrees to provide the Architectural Control Committee with the following documents and information to be retained by Settlers Bridge Subdivision-Architectural Control Committee until completion of construction as approved.

ACC Compliance Review Fee: \$650.00 (\$150.00 for plan review, \$500.00 refundable after ACC compliance)

A. SITE PLAN

- _____ 1. Minimum scale—1/8”=1’-0” with set backs – 1 full set required
- _____ 2. North arrow
- _____ 3. Building location (house & garage) detached buildings, if any
- _____ 4. Property lines, easements and dimensions when subject lot is adjacent to common areas; common area must be shown.
- _____ 5. Driveway, parking areas, walks, patios, decks, service yards (indicate materials) Concrete – walks and drive ways must have curved lines or a stamped pattern at edge.
- _____ 6. Privacy screening, fences (show elevations, details, and materials on elevation sheets: Fencing – Black wrought iron or solid vinyl color to match subdivision fence. Maximum height 6’ is allowed on lot lines that are not adjacent to common area, pathway, park. **5’ wrought iron only** allowed along park & pathway. (Reference CC&R’s for detailed setback requirement details) Fencing to be a minimum of 5’ back from the front corners of the home. Fencing to comply with Ada County Highway District vision triangle and the City of Meridian.

- _____ 7. Location of utility services, meters, A/C units, (Utility Meters – must be hidden or screened)
- _____ 8. Lot and Block Numbers
- _____ 9. Names of adjacent streets

B. FLOOR PLAN(s) (Must show the following)

- _____ 1. Minimum scale: ¼”=1’ – 1 Full set required
- _____ 2. Floor plan dimensions – no split entry plans
- _____ 3. Square footage of each floor, garage plus total square footage
- _____ 4. Door and window openings
- _____ 5. **Exterior lights must be on photo cell with no switch** (show locations and mounting heights) **Lighting** – Garage column and at least one of the following required: (**can down lights highly encouraged**)
 - 1. Entry lighting – **Preferred**
 - 2. Landscape lighting – **Preferred (must be approved prior to installation)**
 - 3. Pole light w/custom base matching brick, stone or stucco of home
- _____ 6. Garage doors type, style, material, finish **Garage** – Two car garage minimum- Three or four car tandem – allowed (three car to have relief, shadow box or design)
- _____ 7. Decks, porches and patios
- _____ 8. Type and location of heating and cooling system including location of condensers on heat pumps.

C. BUILDING ELEVATIONS (ALL VIEWS)

- _____ 1. Scale-same as plans, showing ALL exterior building features, front, rear and sides
- _____ 2. Front elevations to reflect minimum 60% stone or stucco with 2 ft. column wraps.
- _____ 3. Indicate roof pitch – 6/12 pitch minimum. Approved roof colors are: Charcoal Black, Driftwood Gray or Weathered-Wood. **Shingles** – Architectural Relief shingles – P-25 minimum **built up hip and ridge required. Recommend at least 5 roof breaks.**
- _____ 4. Siding (graphically show and note material and direction of application, joining method-joint location, type of joint cover shall be indicated on drawings (We recommend a break or feature on exterior elevations every 12 feet or less)

Siding – No Vinyl, use of different sidings strongly encouraged. Boxed or return soffits **required**. No cottage lap in highly visible areas of front elevation.

Focal features – Decorative applications such as corbels, crown or dentil molding or columns are required. Dormers, gables, bayed windows and porches are encouraged.

- _____ 5. Chimney chase and cap required (graphically show and note materials & type of chimney cap proposed)
- _____ 6. Door and window openings-graphically indicate type (i.e., casement or single, double hung windows, sliding or swinging doors), style (i.e., paneled or flush doors, full glass or grid windows), size and location. **Front door** – Thumb latch **and** kick plate or upgraded front door that has decorative glass insert or is stain grade wood or is otherwise improved.
- _____ 7. Trim-graphically show and note type and size of trim at windows, doors, corners, material, etc.
- _____ 8. Railings, decks, privacy fences-indicate relationship to house, note materials.
* **Fascia** - size, 1x 8 minimum
- _____ 9. Roof and attic vents-locations and types***PLACE NOTE ON DRAWING THAT PLUMBING VENTS SHALL BE GROUPED AND LOCATED ON SIDE OF ROOFS OPPOSITE STREET. ESTABLISH LOCATION AND HEIGHT OF GAS VENT AND INDICATE ON DRAWINGS.**
(If not able, then must be painted to match dark roof)
- _____ 10. **IMPORTANT:** Note generically all exterior materials and finishes (i.e., painted hardboard siding, stained wood siding) on elevation drawings

D. LANDSCAPE PLAN (TO BE SUBMITTED **PRIOR** TO INSTALLATION)

- _____ 1. Sodded areas must be shown; all front yards and street-side sideyards on corner lots must be a minimum of 60% sodded.
- _____ 2. Planter areas indicated describing type of surfacing material (bark soil aid, landscape rock, etc.)
- _____ 3. Planting materials, size at time of planting, species
- _____ 4. Size of mature canopy of trees indicated
- _____ 5. Type of screening of mechanical units
- _____ 6. Size and location of Berms (heights & widths)
- _____ 7. Grading / Drainage **Builder** is responsible for containing own drainage.

Landscape Requirements:

Street Trees: Builder will install one (1) street tree to be placed in the landscape strip on the left side of each home. Corner lots will require two (2) additional trees. Lots without landscape strips will be required to install one (1) additional tree in front yard or upgrade tree sizes in front yard (*See ACC committee for the list of approved species.*)

Completion Date: Front Yard: 30 days from completion or occupancy whichever comes first
 Back Yard: 60 days from completion or occupancy whichever comes first

Tree Count: (tree count requirements are in addition to street trees listed above)
 Front Yard: 2-Deciduous – 2 1/2” caliper or 2 Evergreen – 8’ minimum
 Back Yard: 1 – Per 1500 sq.ft.
 Corner lot – side yard: 1- Deciduous – 2 1/2” caliper or 1 Evergreen – 8” min

Shrub Count: Front Yard: 10 five gallon
 Back Yard: 5 five gallon
 Corner Lot – side yard: 5 five gallon

Planter Beds: Front Yard: 20% minimum; 50% maximum
 Back Yard: 15% minimum
 Corner Lot – side yard 20% minimum

Auto Sprinklers: Required – Full Yard (Not required to submit sprinkler plan for approval prior to installation)

Sod: Front Yard: Required
 Back Yard: Sod or Hydroseed

E. GENERAL

- _____ 1. Estimated Completion Date: _____
 _____ 2. Estimated Sales Price: _____

The Undersigned specifically understands and agrees that the approval of plans, specifications, elevations and other information and documents required to be submitted is at the sole discretion of the Architectural Control Committee.

The Builder agrees to make the house purchaser aware of all the requirements of the Architectural Control Committee and the Covenant, Conditions, and Restrictions when the house is sold.

Builder agrees to build this house in accordance with plans submitted to the Architectural Control Committee subject to the changes that may be approved or required by the Architectural Control Committee.

Builder agrees to hook landscape sprinkler system to the pressurized irrigation system in Accordance with the requirements of the Settlers Bridge Subdivision and the Home Owners Association.

DATED this _____ day of _____, 20__ at Meridian,

Building Contractor:

By: _____

Purchaser (if presold)

By: _____

Builders Phone #: _____ Cell # _____

Agent’s phone #: _____

