

Brody Square ACC's



BRODY SQUARE

Reviewed by:



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The ACC shall have full discretion in its interpretation of these standards and in granting waivers or variances provided such are consistent with the intent for all structures within Brody Square of the highest quality, character, and value to create a timeless and harmonious neighborhood.

<p>ACC Fees & Deposit</p>	<p>\$350 Plan Review Fee Plans that are rejected and submitted three times or more will incur an additional review fee. Please email Dropline Designs at cwhitney@droplinedesigns.com to pay review fee and to send completed application and plans.</p> <p>Timely completion of improvements, per the Lot Purchase and Sale Agreement is the responsibility of the applicant.</p>
<p>Required Submittals</p>	<ul style="list-style-type: none"> ○ Fees ○ Completed/Signed Application ○ Site Plan – showing labels and dimensions, boundary, location of all proposed improvements, setbacks, easements, and sidewalk locations. ○ Floor Plans – including square footage per floor. ○ Elevations – all sides with proposed finish material descriptions. ○ Roof Plan – showing masses, ridgelines, roof slopes, and pertinent dimensions. Show the location of roof drains or scuppers, as applicable. ○ Landscape & Fencing Plan – showing layout, fencing materials, landscape materials, and plant materials. Call out sizes and quantities of plants. Plan can be professionally drawn, or hand drawn, if it is clear and detailed. ○ Colors & Textures – include all proposed exterior finish materials and colors (must be submitted and approved prior to installation).
<p>Setbacks</p>	<p>Measured from property line (not back of sidewalk). Buyer is responsible to confirm setback standards in the City of Meridian.</p> <p>*Garage doors that face (are parallel) to the street. Setbacks for garage walls that are not the vehicle door are the same as the dwelling setbacks.</p>
<p>Height</p>	<p>Maximum of 35’ to roof peak or per zone requirements, whichever is more restrictive.</p>
<p>Size</p>	<p>Minimums: Single-level – 1,600 Sq. Ft.; Two-story – 1,800 Sq. Ft. Two-story homes to have larger massing on the main floor to avoid a boxy look.</p>
<p>Foundations</p>	<p>Elevation of footing must comply with City and Federal Codes</p>
<p>Elevations – details & accents:</p>	<p>Exterior elevations shall be evaluated on the overall character, depth, style and balance of the design. Elevations adjacent to streets and common areas shall include architectural details, breaks, windows, accents, pop-outs, consistent with the designated architectural style. Significant jogs and breaks in exterior walls are encouraged. Large expanses of flat, unbroken horizontal and vertical surfaces are prohibited. Special attention shall be given to details (e.g. columns, corbels, crown, exposed rafters, etc.) that are true to and essential to the designated architectural style are required. Transitional two-story or 1-1/2 story homes may be required on corner lots with the single-story portion adjacent to the side street.</p>

Siding	<p>Subject to compatibility with the overall architectural style, each house shall incorporate accent materials such as stucco, stone, brick or other material enhancing the architectural style. Architectural and aesthetic balance shall be a primary concern in determining if and how much masonry is required. Masonry shall wrap corners for a minimum of 2' and is highly encouraged to stop on an inside corner, especially if visible from street. If stucco is used the full exterior shall be stucco (except occasional accent areas) and shall include appropriate articulations (e.g. window accents, belly bands, and breaks in tall walls, etc.)</p> <p>Lap Hardi Plank or LP true lap in similar or better-quality material, cedar shake, stucco, and/or board and batten is the standard for siding provided such is true to the architectural style. No cottage lap or vinyl siding.</p> <p>Accent materials that deviate from these standard siding requirements may be approved by the ACC provided such are harmonious with the architectural style and deemed appropriate by ACC.</p> <p>The ACC may require additional and/or upgraded siding, and/or landscaping, and/or other design elements at its discretion.</p>
Windows	Aluminum clad, vinyl or high-end fiberglass.
Front Door	Upgraded front doors are required and shall be appropriate in scale, material, and color to the rest of the front architecture.
Fascia	Fascia size and style (single or stacked) to match the overall architectural style.
Soffit	Hardi Plank, cedar, Smart Soffit, or other rich materials that match the approved architectural style is the standard. No vinyl.
Color	Exterior wall and trim colors require prior written approval by the ACC. Colors shall be in keeping with the overall aesthetic goals of the ACC. Paint colors should utilize natural tones or be neutral in color. Variations of black siding may be permitted. Black accents or window color may be approved by the ACC.
Roof	<p>Breaks – Minimum of three roof breaks [planes] as seen from the front elevation. Minimum of 4 roof breaks [planes] at corner lots. Alternative design may be approved by the ACC if roof planes are cohesive with architectural style.</p> <p>No gravel or earthen roofs.</p> <p>Material – Roofs of enhanced or natural materials are encouraged. Accent roofs may incorporate true copper that shall patina, raised-seam metal, or other material with ACC approval</p> <p>Main roof surfaces: Minimum of Lifetime Dimensional/Architectural or better Hip and Ridge Caps: Minimum of High definition/ triple thickened edge/reveal.</p> <p>Color – Shall be appropriate to architectural style and subject to the discretion of the ACC.</p> <p>Roof penetrations shall be located on the rear elevation except where impractical and shall match the color tone of the roof. No penetrations shall be purely utilitarian in style or color.</p>

Chimneys	Chimneys – shall be constructed of enhanced materials Caps – all caps shall be enhanced. No spark arrestors
Solar Panels	Approval by the ACC must be obtained prior to purchase and installation. Prohibited on the elevation facing. Such must match roof color.
Gutters & Lot Drainage	Complete rain gutter and downspouts installation is required and shall match the color of the material to which they are attached. The builder must manage water on the lot. Runoff shall be retained on-site or directed to the street or public drainage system and not towards adjoining lots. (driveways may discharge to the street).
Garages	As a minimum, each residential lot shall include an enclosed two-car garage. Side entry garage doors are encouraged. Garage doors shall not dominate the front elevation and architecture. Multiple garage doors shall not be on the same plane but shall incorporate a minimum 2’ foundation jog. Garage doors taller than 10’ to be setback a minimum of 2’ from standard garage. Where there are two 2-car garages one garage may face the street and the second 2-car garage to be side entry. Garages with doors taller than 10’ are subject to more detailed ACC review including, but not limited to: setbacks, prominence of tall (between 10’ and 14’) garage door, roof structure, proximity to other homes within Brody Square with garages, etc. Garage doors taller than 14’ are prohibited. Garage interiors shall include full sheetrock, tape, sanded and painted.
Driveways	Efforts shall be taken to minimize the visual impact of driveways and shall include enhanced materials (e.g., narrowing of the driveway in the grass/tree strip, stone, pavers, diagonal joints and saw cuts, grass medians, etc.).
Lighting	Front entry lighting to project downward and be in consideration of dark sky compliance or soffit canned light, soft 40-60W (or equivalent). Front lighting to project downward and be in consideration of dark sky compliance or soffit canned lights, soft 40-60W (or equivalent) Yard/Patio floodlights – requires separate ACC approval. Must not cause a nuisance to neighboring owners. Must be mounted in an unobtrusive manner, shall not illuminate neighboring property, and not be operated during late hours.
Landscape	Prior to installation of, or modification to landscaping on a lot, a plan must be approved by the ACC. <ul style="list-style-type: none"> • Full front, side & rear yard landscaping is required within thirty (30) days after house completion, (timing is subject to weather conditions). • Utilities and A/C units are to be screened. • Ground cover for plant beds: medium gray to black rock and/or black or dark brown natural bark is encouraged. • A variety of materials, plant types, textures, colors, sizes, and heights are required.

	<ul style="list-style-type: none"> • Yew plants and other plants and/ or trees that are harmful to pets and/ or wildlife are not permitted. • Disease and pest resistant plants and trees are encouraged. <p>Front Yard:</p> <ul style="list-style-type: none"> • Trees: 1 deciduous tress or 1 evergreen tree. Deciduous shall be 2 ½” min. caliper. Coniferous shall be 8’ min. tall when planted • Mix of minimum (15) two-gallon / five-gallon shrubs. • Grass: Standard turf grass for at least 50% of the lot’s non-building footprint area. No hydroseeding for lawn areas (sod only) • Berming is encouraged (up to 3’ high) with trees and shrubs to provide additional landscape character and screening. • Grass Strips: Grass and approved trees per Landscape plan (type and spacing) – no hydroseeding (sod only). • The ACC may approve reduced quantities for cul-de-sac lots. <p>Corner Lots (Side-Street Yard):</p> <ul style="list-style-type: none"> • Plants: Twelve (1) gallon shrubs. • Grass: Standard turf grass for at least 60% of the lot’s non-building footprint area. No hydroseeding for lawn areas (sod only) <p>Rear and side (interior) yards - combined:</p> <ul style="list-style-type: none"> • Trees: At least (1) deciduous tree with a 2” min. caliper or a coniferous tree - 8’ min. tall when planted. • Grass: Standard turf grass for at least 60% of the lot’s non-building footprint area. No hydroseeding for lawn areas (sod only) <p>Planter Beds:</p> <ul style="list-style-type: none"> • Plant bed to be covered with either (a) rock/ pebbles not exceeding one (1) inch in diameter and naturally colored gray, or brown earth tone. Red cinder, white colors rock and bark are not permitted. Natural bark chip not exceeding one (1) inch in diameter is permitted. <p><u>Other:</u> ACC approval is required for landscape features and elements (including but not limited to, berms, arbors, trellises, security door/ gates, etc.). Submit details such as location, style, dimension, materials, colors, etc.</p>
Fencing	Fences shall not extend into the front yard and shall be a minimum of two feet (2’) behind the front corner of the house/garage. Vinyl & wrought iron fencing permitted and to match community design.
Detached Outbuildings	Subject to separate ACC approval - Limit of one outbuilding, storage, or garden sheds per lot. Must match the house in materials, construction, and color, be site built of dimensional lumber on a permanent foundation and comply with same setbacks as listed above for dwelling, regardless of other city provisions. Additional landscaping may be required.

	<ol style="list-style-type: none"> 3. Accessory dwelling units may only be located to the rear or side of the principal dwelling and shall not be located in front of the front plane of the principal structure unless otherwise permitted as part of a development agreement or PUD approval. 4. Accessory dwelling units must comply with all required setback and lot coverage limitations for the principal dwelling for the underlying zone. 5. Detached accessory dwelling units shall meet minimum building separation standards as described in the building code. 6. All accessory dwelling units require a zoning permit to be issued prior to the issuance of a building permit. 7. An existing principal single-family dwelling shall exist on the lot or shall be constructed and shall obtain an occupancy permit prior to or in conjunction with the accessory unit. 8. Only one accessory dwelling unit shall be allowed for each parcel. 9. The exterior design of the accessory dwelling unit will be compatible with the principal residence on the lot and not detract from the single-family appearance of the lot or obscure and confuse the front entrance of the principal structure. 10. Accessory dwelling units shall comply with the off-street parking requirements for apartment and multi-family dwellings under section 8-4-5 of this title. 11. The entrance to the accessory dwelling unit shall not be permitted to face toward the street unless the accessory unit is located completely behind the rear plane of the principal structure. 12. The accessory dwelling unit shall not be sold separately.
Swimming Pools	In-ground swimming pools are permitted provided the plans and specifications are approved by the ACC prior to the start of construction. It is the Lot Owner’s responsibility to ensure the location and soils are suitable for the construction of a pool. Plans for pools must be certified by an engineer. Pool equipment is to be screened from view of roadways, sidewalks/pathways, and neighboring lots
Sprinklers	Underground, automated sprinklers are required.
Utility Items	Utility meters and AC units shall be screened from street view – screening walls are encouraged. Screening with plant material requires large enough plants at the time of planting to sufficiently screen.
Antennae/ Satellite	Exterior television, radio or other antennae, and satellite dishes require prior written approval from the ACC. All exterior antenna or satellite dishes shall be screened by a fence, landscaping or equivalent.
Trash & Recycle Bins	Bins shall be either kept in the garage or located outside behind an ACC approved wall and/or behind plants sufficient in height and foliage density.
Boats, Campers, etc.	All vehicles, trailers, and equipment shall be stored out of view either in an enclosed structure or located in the side yard behind a gate and fence – not allowed on the street facing side yard on a corner lot.
Signage	The style shall be per the approved ACC standard.
Site Maintenance	<p>Each lot owner is responsible to:</p> <ul style="list-style-type: none"> ▫ Keep lot and streets clean of weeds, construction debris, garbage, dirt, and mud, including during construction.

	<ul style="list-style-type: none"> ▫ Keep all site work contained to the lot and not encroach onto sidewalks or into gutter or street or onto adjacent lot(s)/land. ▫ Parties Contractors who violate these conditions will be responsible for the clean-up and may be fined up to \$_____ by the Grantor or ACC.
<p>Construction Time</p>	<p>Construction of the main dwelling and garage shall commence within 6 months of lot purchase and shall be completed within one year of start of construction.</p>
<p>General Construction Conditions</p>	<ul style="list-style-type: none"> • The following sign to be posted on site <div data-bbox="472 501 1167 1194" style="border: 2px solid red; padding: 10px; text-align: center;"> <p>NOTICE TO CONTRACTORS</p> <p><u>NO PARKING IN COMMON LOTS- VIOLATORS WILL BE TOWED AT OWNER'S EXPENSE.</u></p> <p>THIS IS A RESIDENTIAL AREA. PLEASE KEEP NOISE TO A MINIMUM.</p> <p>LOT MUST BE CLEANED ON A DAILY BASIS.</p> <p>BUILDING DEBRIS MUST BE PLACED IN TRASH BOX.</p> <p>CONCRETE WASHOUT IN PROVIDED AREA ONLY.</p> <p>DO NOT TRACK OR ALLOW DEBRIS ON STREET.</p> <p>RESTRICT VEHICLE SPEED IN AND AROUND COMMUNITY.</p> </div> <ul style="list-style-type: none"> • Maintain clean job site. Developer will remove excess dirt and/or debris from roads at the lot owner’s expense if necessary. • Maintain dumpster, minimum of 8X8, and ensure that it is emptied regularly. • Maintain toilet facilities on-site on dirt or grass. • Clean-out of concrete is allowed only in the designated washout area. • No pets on-site. • No loud music — please control sound to only be heard on the construction site. • No alcohol or drugs • All construction equipment consisting of twelve (12) tons gross vehicle weight (GVW) and over shall enter the construction site only between the hours 8 am and 7 pm, Monday through Saturday, and prohibited on Sunday. • Noise and Construction hours:

	<ul style="list-style-type: none"> ○ October through May: 7:00 am to 9:00 pm M-F 8:00 am to 9:00 pm Sat and Sun June through ○ September: 6:00 am to 9:00 pm M-F 8:00 am to 9:00 pm Sat and Sun.
Variances	<p>Variances may be granted by the ACC provided that the item being granted a variance is of a higher quality than the standards and that such enhances and is true to the approved architectural style.</p>

APPLICATION FOR DESIGN REVIEW

Submit all applications and applicable fees to Dropline Designs at cwhitney@droplinedesigns.com

Date: _____

Submittal Type:

____ Initial Design Review Submittal

____ Substantially Revised Submittal

____ Alteration Submittal

____ Other: _____

Owner / Builder Information

Builder _____ Email _____ Phone _____

Address _____ Zip _____

Owner _____ Email _____ Phone _____

Address _____ Zip _____

Site Information

Project Address _____

Lot/Block Number _____ Lot Width at Front Setback _____

Proposed Plan information

Building Height _____ Number of Stories _____

Total Square Footage

Main Floor Livable _____

Second Floor Livable _____

Covered porches & patios _____

Garage _____

Total _____

Exterior Materials and Colors

Roof _____

Main Body _____

Windows/Doors _____

Garage _____

Door _____

Fascia _____

Stone /Brick _____

Trim _____

Other _____

Proposed Improvements Included in Submittal

____ Residential Plan

____ RV Garage

____ Solar

____ Accessory Building

____ Detached Storage