

# PINE 43

## NEW CONSTRUCTION ARCHITECTURAL REQUEST | PHASE 1

DATE: \_\_\_\_\_ OWNER/BUILDER: \_\_\_\_\_ PHONE: \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_ LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_ PH: \_\_\_\_\_

EMAIL: \_\_\_\_\_

**ALL APPROVALS MUST BE IN WRITING. VERBAL OR ANY OTHER TYPE OF APPROVALS WILL NOT BE CONSIDERED VALID OR LEGAL. EVERY ATTEMPT IS MADE TO COMPLETE A FULLY INCLUSIVE REVIEW BY THE COMMITTEE HOWEVER UNLESS A SPECIFIC VARIANCE IS LISTED AS BEING GRANTED IT IS EXPECTED THAT REGARDLESS OF PLAN NOTATIONS ALL MINIMUM ARCHITECTURAL REQUIREMENTS BE MET AS OUTLINED IN EACH SUPPLEMENTAL CC&R/ACC POLICIES.**

SUBMIT REQUESTS WITH \$700 ACC DEPOSIT, PAYABLE TO PINE 43 HOA, TO: 9601 W STATE ST #203, BOISE, ID 83714. YOU MAY EMAIL AN 11x17 PDF PLAN SET TO [SHURIE@DEV-SERVICES.COM](mailto:SHURIE@DEV-SERVICES.COM) AS WELL. COLOR/LANDSCAPE/FENCE REQUESTS ARE SEPARATE.

Site Plan	Floor Plan(s)	Elevations (all sides)
<input type="checkbox"/> Setbacks - See attached	<input type="checkbox"/> Main Floor	<input type="checkbox"/> Roof - Slate, tile, 40-year Architectural style asphalt comp shingles or 30-year w/ raised architectural ridges, ornamental copper or such other materials/colors as may be approved by the ACC. All roofs shall be a minimum 6/12 pitch, or as may be approved by the ACC.
<input type="checkbox"/> Easements (if applicable)	<input type="checkbox"/> Second Floor	<input type="checkbox"/> Garage (min 2)- <b>INTERIOR FINISH:</b> Taped, Sanded and Painted. <b>LOCATION:</b> Side entry. Setback from street per city code requirements. Garage doors should not be the predominant features of the front elevation. <b>EXTRA VEHICLES:</b> Enclosed Only
<input type="checkbox"/> Grading/Drainage – Buyer agrees to complete all finish grading in a manner that will convey all water from sprinklers and storm run-off to the front of the lot and then to the front yard street, or in the case of a corner lot, the side yard street. All common areas must be considered.	<input type="checkbox"/> Bonus Room	<input type="checkbox"/> Lap Siding - Wood (Redwood, Cedar or Spruce— may be stained or painted), Masonite or Concrete Composition Tru-Lap Siding with 6 to 8 Inch reveal, or a combination of such siding and brick, stone, manufactured/synthetic stone or stucco.
<input type="checkbox"/> Structure Footprint	TOTAL SF _____	<input type="checkbox"/> Masonry - Front elevation must have extensive exterior brick, stucco, stone, manufactured stone with front corners wrapped a minimum of 2 feet.
<input type="checkbox"/> Entry Walk location	HEIGHT _____	<input type="checkbox"/> Fireplace Chimneys – Must be of masonry or metal, and, if metal, shall be wrapped with the same materials as exist on other areas of exterior of the unit, to within one-foot (1') of the top cap.
<input type="checkbox"/> Driveway location	Max 40 Feet	<input type="checkbox"/> Windows - anodized type, wood, vinyl, or better.
		<input type="checkbox"/> Lighting – <b>YARD LIGHT:</b> Photosensitive within 5 feet front property line, or as may be approved by ACC, min 60 watts. Min 2'x2'x2'. Integrated with design of home. <b>GARAGE:</b> Minimum of two (2) garage door exterior lights, which may be recessed into soffit or by non-glare fixtures. One (1) front entry light.

**OTHER REQUIREMENTS:**

- **PORTABLE TOILET:** Builder agrees to provide a portable toilet during construction.
- **DUMPSTER:** Builder to provide a 4'x 8' box or dumpster to contain any and all debris.
- **SIGNAGE REQUIREMENTS:** Only authorized and approved Pine 43 lot and open house signage will be allowed. One real estate sign advertising the home/Lot for sale and/or one ACC PRE-APPROVED high-quality builder sign may be allowed. Builders and MLS Realtors shall be allowed periodic weekend open houses and shall not be allowed to establish any form of on-site marketing offices or sales centers. The only on-site sales center allowed shall be that designated by Developer.
- **COLORS:** Exterior colors must be submitted separately, and written approval obtained from the Architectural Control Committee **PRIOR TO** Installation/Application. Forms available [www.dev-services.com](http://www.dev-services.com).
- **LANDSCAPE & FENCING:** Landscape and fencing plans must be submitted separately and written approval obtained from the ACC **PRIOR TO** installation. Forms available [www.dev-services.com](http://www.dev-services.com). Landscaping must be installed by the Builder or Owner within 30 days, weather permitting, after completion of residential dwelling. Landscape plans must include the location, type and size of trees, plants, ground cover, shrubs, berms and mounding, grading, drainage, sprinkler system, fences, free-standing exterior lights, driveways, parking areas, and walkways. In addition to the foregoing, each lot shall have fully automatic underground sprinklers in the front, rear and side yard and all turf area shall be comprised of rolled sod.

- **FENCING: TYPE:** Wrought Iron, Vinyl or Vegetation, **HEIGHT:** NTE 6 feet high, **STYLE:** Black Wrought Iron, Tan Vinyl Picture Frame; design as approved by the ACC in writing. Invisible pet fences must receive prior ACC approval. **PRIVACY SCREENS:** ACC Discretion- as approved by the ACC in writing only.

**Restriction:** Conveyance is subject to the condition that Seller shall not be responsible to insure that the finish grade and elevation of this lot is properly constructed so as to prevent the migration of accumulation thereon, of drainage waters from any subdivision common areas or any other adjoining lots within the subdivision. The seller shall have no liability or responsibility for any damages, which may be caused as a result of the failure of any subsequent owner to provide for proper drainage from common areas or adjoining lots.

**ADDITIONAL CONSTRUCTION REQUIREMENTS: The builder or lot owner agrees to the following terms and conditions during construction:**

1. NO OPEN BURNING AT ANY TIME ON CONSTRUCTION SITES PER THE DEQ.
2. Utility trailers, when necessary, should be parked on the building lot where applicable. Where there is not adequate room, the trailer may be parked in the street when in actual use. It must be coned off for safety reasons always and adhere to all posted signage for fire lanes or other restrictions.
3. No animals to be on the job site at any time during construction.
4. A trash container will be on the job site at the start of construction, throughout construction and emptied periodically so as not to cause unsightliness and/or the possibility of overflow, at the builder's expense.
5. Job sites are to be kept neat and orderly always.
6. A portable bathroom will be on the job site at the start of construction, throughout construction and emptied periodically so as not to cause unsightliness and/or the possibility of overflow, at the builder's expense.
7. No loud music at any time.
8. No sidewalks, driveways or streets will be blocked at any time.
9. Street traffic must be able to pass in both directions always. Contractors should park on one side of the street only.
10. No materials may be dropped off or stored in the streets.
11. No use of other lots in the area for parking, storage of materials or dumping of debris.

\_\_\_\_\_ **APPROVED AS SUBMITTED \* Must meet all minimum CCR and ACC requirements**

\_\_\_\_\_ **APPROVED AS SUBMITTED \* WITH THE FOLLOWING CONDITIONS**

1. Must meet all minimum CCR and ACC requirements

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\_\_\_\_\_ **NOT APPROVED**

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BY: \_\_\_\_\_  
Pine 43 Architectural Control Committee

DATE: \_\_\_\_\_

BY: \_\_\_\_\_  
Pine 43 Architectural Control Committee

DATE: \_\_\_\_\_

\*New Construction, Color/Material and Landscape Plans must be submitted and approved prior to application/installation.

# SUBDIVISION RESTRICTION FORM

**Pine 43 Sub. 1 (H-2018-0073)**

**Planner: Sonya**

**Dimensional Standards:**

<b>R-15 Standard</b>	<b>Requirement</b>
Rear setback (ft.) <sup>2</sup>	12
Interior side setback (ft.) <sup>2</sup>	3
Street setback <sup>1</sup> to garage (front loaded in R-4 district) (ft.)	20
Street setback to living area <sup>1,2</sup> (and/or side loaded garage in R-4 district) (ft.)	10
Maximum building height (ft.) <i>(as defined by the Building Code)</i>	40
Minimum living area (s.f.)	NA
Minimum ground floor area for multi-story units (s.f.) <i>(only applicable in R-2/R-4 district)</i>	NA
<i>Note: <sup>1</sup>Measured from back of sidewalk or property line where there is no adjacent sidewalk. <sup>2</sup>In some cases, there may be a greater setback due to a wider utility easement (refer to the recorded plat for specific easement information) – in such case, the easement width will dictate the setback</i>	

**Special Requirements:** The rear and/or sides of 2-story homes constructed on lots that abut E. State Ave. (**Lots 2-21, Block 1**), a collector street, will be highly visible, these elevations should incorporate articulation through changes in two or more of the following: modulation (e.g. projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines that are visible from the adjacent public street. *Single-story structures are exempt from this requirement. - **Requires Planning Approval prior to issuance of building permits.***