

FAIRBOURNE

ARCHITECTURAL DESIGN GUIDELINES

June 22, 2021

ACC Review Fee – Plan review fee \$300. \$600 for any home over 4000 square feet.

Plans and checklist delivered via email to plans@fairbourne-meridian.com

Paid to: Fairbourne Development LLC at the time of Plan Submittal.

Fees, paint samples and other materials delivered to Sam Johnson at the Scentsy Office Tower located at 2901 E. Pine Ave. in Meridian.

HOA Dues - \$500 Semi-annually.

HOA Setup - \$300 – a one-time fee, paid by builder at lot closing.

HOA Transfer Fee - \$400 – paid each time a buildable lot transfers, in perpetuity, beginning when Builder sales to Buyer.

Items for PSA

- Lot Closings: For each initial lot closing Camille VanScoy at Title One; 208-493-6346; cvanscoy@titleonecorp.com
- Lot Conditions & Boundary: Each Owner/Builder shall confirm lot condition prior to purchase and start of construction.
- Prior to construction, each Owner/Builder shall, in a timely manner, file for and maintain an active EPA permit and SWPPP plan during construction.

The Building: 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 Fairbourne to be of the highest quality, character, and value.

Required Submittals:

- Site Plan – showing boundary, location of all proposed improvements
- Style Designation – provide the name of the authentic architectural style.
- Floor Plan – including square feet per floor
- Elevations – All sides with proposed finish material descriptions
- Landscape & Fencing Plan – layout, plant materials and sizes called out and quantities totaled.
- Colors & Textures – include all proposed exterior finish materials and colors (must be submitted and approved prior to installation.)
- \$300 plan submittal Fee.

Response Time: “Complete” Submittal Packages should expect to receive a written response within 10 business days from the date of submittal.

Setbacks:

The livable square footage comprising the front elevation, must be built as close to the front setback as possible. Livable square footage includes front porches.

Building setbacks: Measured from property line (NOT back of sidewalk).

- Alley Living Area and Garage – 5’ from property line (5’ from concrete edge) – SEE CROSS ACCESS EASEMENT EXHIBIT.
- Front Living Areas (including porches) – 10’ from property line (approx. 10’-6’ from sidewalk). **EXCEPT lots 11-15 block 3** have an 18’ front setback as shown on the final plat, due to pressurized irrigation in the front of those lots instead of the rear.
- Street Facing Garage Door Setback – 20’ from property line (approx. 20’-6’ from sidewalk). Estate Lots may have one street facing garage door with a 50’ setback.
- Rear Yard – 12’. EXCEPT Lots 11-15 block 3 rear setback is 35’ AND lots 17-21 block 3 rear setback is 20’ as shown on the final plat.
- Side Yard – 5’
- Corner Lot Side Yard - 10’ living space (approx. 10’-6’ from sidewalk), 20’ garage (approx. 20’-6’ from sidewalk)

SETBACK TABLE		Front Living Area (including porches)	Garage	Rear Living Space	Side
Alley Lots		10'	5'	5'	5'
Standard Lots		10'	20'	12'	5'
Rim Lots	(lots 11-15 block 3)	18'	*20'	35'	5'
	(lots 17-21 block 3)	10'	*20'	20'	5'
*Side entry garage required UNLESS garage door is setback a min. of 50'.					

*Buyer is responsible to confirm City of Meridian standards and those specific to the community as defined by the ACC.

Garages:

Architectural Designs should de-emphasize the garage.

- With the exception of Carriage lots (alleys), the plane of the two-car garage must be recessed a minimum of 2’ (4’+ preferred) behind the livable space.
- The 3rd garage bay must be offset a minimum of 2’ behind OR in front of the 2-car garage. All garage doors must still maintain minimum setbacks.
- 4 car garage wide plans are not allowed.

The standard shall be Wayne Dalton 9700 (Carriage House Steel) series or 9800 (fiberglass) series or equivalent with GARAGE DOOR WINDOWS.

Garage door widths & heights

- Lots 59’ wide or less, measured at the front setback, shall be limited to a two-car garage door not to exceed width of 18’.
- Lots 60’ wide or larger, measured at the front setback, may have a three-car garage width.
- TWO Car Garage door heights are limited to 8’ tall.

- Lots 70' and wider, as measured from the front setback, may have one "single" garage door up to 12' in height with specific approval of the ACC.
- Rim Lots may have one single garage door no taller than 14' when setback 50'+ from the street.
- 4 car garages (in width) are prohibited.

Interior of garages shall be sheet rocked, taped, sanded and painted. Trim around doors and windows shall be painted.

Driveways:

Building lots are limited to one driveway cut at the street unless otherwise approved by the ACC. Driveways shall not exceed more than two feet past the edge of the garage doors. Interesting joints and saw cut patterns in the driveway concrete are required. Stamped or colored concrete is not required.

The addition of driveways or pavers for the purpose of storing trailers, boats, recreational vehicles etc. behind the fence is prohibited. Further, nothing may be stored behind a fence if the height of said item protrudes above the height of the fence.

Foundations & Stem Walls:

Elevation for top of stem wall will be 12" - 18" above top of sidewalk at middle of lot frontage and less than 10" different than adjacent home.

Building Height:

Maximum of 35' (as measured by City of Meridian).

Minimum Square Footage:

Alley Lot & Cottage Lots: 1,200* SF

Manor Lots: 1,800* SF

Estate Lots: 2,500* SF First Floor

*Excludes porches, garages, and patios

Maximum Square Footage:

DUE TO FIRE FLOW RESTRICTIONS, ANY STRUCTURE OVER 7700 TOTAL SF MUST INSTALL FIRE SPRINKLERS. IN THIS CASE, SQUARE FEET CONSIDERS EVERYTHING UNDER THE EAVES (INCLUDING, GARAGES, PORCHES, PATIOS, ETC.).

Exterior Elevations – Details & Accents:

Exterior elevations shall be evaluated on the overall character, depth, style and balance of the design. Elevations adjacent to streets and/or common areas shall include substantial architectural details, breaks, windows, accents, pop-outs, consistent with the designated architectural style.

Large expanses of flat, unbroken horizontal and vertical surfaces are prohibited. No flat two-story walls on street side of corner lots or the side of the lot that is adjacent to the common area.

Special attention shall be given to details (e.g. columns, corbels, crown, exposed rafters, dormers, porches, etc.) that are true to and essential to the designated architectural style are required.

Transitional two-story or 1-1/2 story homes will be required on corner lots with the single-story portion adjacent to the side street.

Home designs/layouts may be repeated within Fairbourne on a limited basis, provided a minimum of three completely different "elevation" designs separate the similar design, on both sides of a street. If a plan is repeated, it must have substantially different elevation materials and colors.

Two-Story structures on lots that back to and/or side N. Black Cat and W. Chinden shall incorporate articulations through changes in two or more of the following modulations: recesses, projections, step-back, pop-outs, bays, banding, porches, balconies, materials types or other integrated architectural element to break up the monotonous wall planes and roof lines that are visible from the subject public streets. Single-story structures are exempt from this requirement.

Siding:

The standard shall be eight inches (8") true lap hardy or LP true lap in similar or better-quality material, cedar shake or board and batten. The ACC may approve different sizes of siding when architecturally appropriate. Stucco is discouraged but may be approved by the ACC given certain applications or architectural styles. Cottage lap, Steel, Aluminum, Vinyl or Concrete siding is prohibited.

Subject to compatibility with the overall designated architectural style, each house shall incorporate masonry (stone or brick) accent material into the exterior finish. Architectural and aesthetic balance shall be a primary concern in determining how much masonry is required. Any elevation element receiving a stone or brick application is encouraged to have 100% coverage (wainscot is discouraged) and shall wrap corners to the next exterior wall inside corner OR a minimum of 24" inches on exterior corners. (The use of brick or stone, on exterior elevations may be waived for exceptional design concepts that establish a very high quality through other elements of architectural design.)

Brick and stone colors shall be compatible with the exterior paint colors approved by the ACC.

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 the ACC. Other types of siding not contemplated herein are subject to written approval by the ACC.

The ACC may require additional and/or upgraded siding materials, and/or landscaping upgrades and/or other design elements at its discretion.

Roofs:

Materials – Roofs with enhanced materials are encouraged. Accent roofs may incorporate true copper that shall patina, raised-seam metal, or other materials with ACC approval.

Main Roof Surfaces:

Cottage and Manor Lots shall be 30-year or better architectural asphalt shingles, slate, concrete tile or clay tile and must have high-definition ridge caps.

Estate Lots shall be a minimum of Lifetime Dimensional/Architectural or better.

Roof color must be Black or Dark Grey.

Unless otherwise approved by the ACC as compatible with a particular architectural design or style, the minimum pitch for roofs facing the street, excluding roofs at porches and deck covers, shall be 8:12. Steeper front-to-back roof pitches may be required on shorter roof spans if needed to provide greater street presence. Broken roof lines are required. Mixing of different roof pitches on the same elevation is discouraged.

- Carriage Lane Lots – Minimum of 3 roof breaks (planes) as seen from the front elevation.
- Cottage Lots (50' wide) – Minimum of 3 roof breaks (planes) as seen from the front elevation.
- Manor Lots – Minimum of 4 roof breaks (planes) as seen from the front elevation.
- Estate Lots – Minimum of 4 roof breaks (planes) as seen from the front elevation.
- Corner Lots – shall have a minimum of 3 roof breaks (planes) as seen from the side street.
- Homes backing to common area – Minimum of 3 roof breaks (planes) as seen from the back of the home.

Roof vents and other ventilation pipes shall be located on the rear elevation except where impractical, shall be painted to match or blend with the roof color, and shall otherwise be installed in an inconspicuous location and manner.

Roof overhangs (soffits) should match the specific architectural style and are required to be a minimum of 16" deep. Open gable roof overhangs are required to be a minimum of 12" deep.

Low profile roofs (if approved by the ACC) must be consistent with a specific architectural style and must have significant architectural details, such as:

- Heavier Stacked Fascia
- Corbels, exposed rafters or other details that are true to the style.

Windows:

Front elevations are encouraged to incorporate unique window shapes and/or window size pairings and/or grid patterns to create architectural appeal. Vinyl windows are permitted w/white, almond or black. Other colors not currently contemplated may be approved by the ACC.

All windows facing the street, must have grids or other features consistent with the desired architectural style. Homes adjacent to streets and/or common areas shall include the addition of such features on the side and/or back of the home.

Front Door:

Front doors shall be appropriate in scale, material and color to the desired architecture. Fiberglass or true hardwood front doors are allowed. Front door style and details will be a focal point of the ACC committee's review.

Fascia & Trim:

Roof fascia shall be a minimum of 8' wide, gables shall include stacked trim detailing with 6" on 12" as the standard. Fascia and trim shall be constructed on nominal 1' thick material. Stacking is not required on eaves where gutters cover the additional fascia.

Gables:

Gables shall incorporate the unique application of trim, soffit and fascia material resulting in a memorable design element. This could include a recipe of decorative corbels, gable returns, dental banding, millwork filigree, decorative vents, and/or windows w/unique shapes.

Soffit:

Hardi Plank, Cedar or other rich materials that match the approved architectural style is the standard. Vinyl is not allowed.

Exterior Colors:

Exterior wall and trim colors require prior written approval by the ACC. Colors substantially similar to those of adjacent and/or across the street homes and/or kitty corner will not be approved. The overall aesthetic goals of Fairbourne, envisions the use of historic and bold color pallets to depart from the more common beige and grey tones predominant in adjacent / competing communities.

Chimneys:

Chimneys (If applicable) – Shall be constructed of enhanced materials (unless specific style does not permit).

Caps – All Caps shall be enhanced. No visible spark arrestors.

Rain Gutters / Lot Drainage:

Builders/owners are responsible to retaining runoff on-site (driveways may discharge to the street). Complete rain gutter and downspout installation is required and shall match the color of the material to which they are attached.

Exterior Lighting:

Front Entry – One photocell controller (not on a switch) dark sky or soffit canned light, soft 40-60W (or equivalent).

Garage Front – Two photocell only (not on a switch) dark sky or soffit canned lights, soft 40-60W (or equivalent)

Decorative lighting is encouraged, provided it is mounted in an unobtrusive manner, and shall not illuminate neighboring property.

Landscaping:

The landscaping requirement for Carriage, Cottage, Manor and Estates lots vary. Lots adjacent to streets and/or common areas shall require enhanced landscaping given their proximity & visibility to common areas. Generally speaking, the community's goal is to provide, as much as possible, a mature landscape look & feel from the very beginning in the belief that this will positively contribute to the streetscape and overall community aesthetic.

Note: EXHIBIT A defines the approved trees species to be planted in the parkways, which is defined as the area between the street and sidewalk.

Carriage (Alley) Lots:

Front Yard-

- Minimum of one (1) 2" caliper deciduous or 8'-10' Evergreen tree.
- One parkway tree – 2" caliper – specific species and spacing in EXHIBIT A.
- Minimum of ten (10) 5-gallon bushes and/or grasses
- Planting Bed Material – Black or Dark Gray Rock Material front yard only – No mulch or organics
- Full Yard Sprinklers – underground, automated

Corner Lots with side yard visible from street

- Minimum of ten (10) 5-gallon bushes and/or grasses
- Two parkway trees – 2" caliper – specific species and spacing in EXHIBIT A

Cottage Lots (50'–59' wide):

Front Yard-

- Minimum of one (1) 2" caliper deciduous or 8'-10' Evergreen trees.
- Parkway tree – 2" caliper – specific species and spacing in EXHIBIT A.
- Minimum of ten (10) 5-gallon bushes and/or grasses
- Planting Bed Material – Black or Dark Gray Rock Material front yard only – No mulch or organics
- Full Yard Sprinklers – underground, automated

Backyard-

- Minimum of one (1) 2" caliper deciduous or 8'-10' evergreen tree

Manor Lots (60'-70' wide):

Front Yard-

- Minimum of two (2) 2" caliper deciduous or 8'-10' Evergreen trees.
- One parkway tree – 2" caliper – specific species and spacing in EXHIBIT A
- Minimum of twelve (12) 5-gallon bushes and/or grasses
- Planting Bed Material – Black or Dark Gray Rock Material – No mulch or organics
- Full Yard Sprinklers – underground, automated

Backyard (Standard)-

- Minimum of one (1) 2" caliper deciduous or 8'-10' evergreen tree

Backyard (visible from common areas)-

- Minimum of two (2) 2" caliper deciduous or 8'-10' evergreen tree
- Minimum twelve (12) 5-gallon bushes and/or grasses

Corner Lots with side yard visible from street-

- Minimum of twelve (12) 5-gallon bushes and/or grasses
- Two - three parkway trees – 2" caliper – specific species and spacing in EXHIBIT A

Manor Lots (71'-86' wide):

Front Yard-

- Minimum of three (3) 2" caliper deciduous or 8'-10' Evergreen trees.

- One to two parkway trees – 2” caliper – specific species and spacing in EXHIBIT A
- Minimum of fifteen (15) 5-gallon bushes and/or grasses
- Planting Bed Material – Black or Dark Gray Rock Material – No mulch or organics
- Full Yard Sprinklers – underground and automated

Backyard (Standard)-

- Minimum of one (1) 2” caliper deciduous or 8’-10’ evergreen tree

Backyard (visible from common areas)-

- Minimum of two (2) 2” caliper deciduous or 8’-10’ evergreen tree
- Minimum twelve (12) 5-gallon bushes and/or grasses

Corner Lots with side yard visible from street-

- Minimum of twelve (12) 5-gallon bushes and/or grasses
- Two – three parkway trees – 2” caliper – specific species and spacing in EXHIBIT A

Estate Lots (87’+ wide):

Front Yard-

- Minimum of four (4) 2” caliper deciduous or 8’-10’ Evergreen trees.
- Two or three parkway trees - 2”+ caliper – species and placement in EXHIBIT A (Street Trees & Fencing). Street trees must be no closer than 40’ for each other.
- Minimum of twenty-five (25) 5-gallon bushes and/or grasses
- Planting Bed Material – Black or Dark Gray Rock Material.
- Full Yard Sprinklers – underground, automated

Backyard (Standard)-

- Minimum of three (3) 2” caliper deciduous or 8’-10’ evergreen tree

Backyard (visible from common areas)-

- Minimum of four (4) 2” caliper deciduous or 8’-10’ evergreen tree
- Minimum fifteen (15) 5-gallon bushes and/or grasses

Corner Lots with side yard visible from street-

- Minimum of fifteen (15) 5-gallon bushes and/or grasses
- Two - three parkway tree - 2” caliper – specific species and spacing in EXHIBIT A.

Rockery Walls and/or Retaining Walls are permitted with specific approval by the ACC. Reduced front yard landscaping requirements for cul-de-sac lots are permitted with specific ACC approval.

Fencing:

- Each builder shall install backyard and side fencing upon completion of the home.
- The fencing standard in the Carriage, Cottage, Manor and non-rim Estate sections of the community is six (6) foot cedar (see picture at right) and shall include a minimum of one man-gate adjacent to the garage for the purpose of accessing the backyard.



- The fencing standard for all Rim Lots is 4' wrought iron (see picture at right) and shall include a minimum of one-man gate on each side of the house for back yard access.
- Each builder is responsible to fence the backyard perimeter of their lot plus the side of the home but no closer than 4' and within 8' of the front plain of the home such that it shields the neighbors from seeing the air conditioner / all other utilities and/or the storage of garbage cans. The air conditioner shall not be placed on the street side of the lot. Fencing between structures shall be in one plane or inline wherever possible.
- Builders constructing a home adjacent to another lot owned by a different builder are OBLIGATED to reimburse OR ENTITLED TO REIMBURSEMENT from the other builder for any fencing mutually shared. It is the responsibility of each builder to manage their reimbursements.
- Developer will install fencing adjacent to common lots and the perimeter of finished lots (See EXHIBIT A).



Solar Panels:

- Approval by the ACC must be obtained prior to purchase and installation. Prohibited on elevation facing a street or common area AND must match the roof color and be recessed (flush) into the roof with no visible piping.

Antennae/Satellite:

- Exterior television, radio or other antennae, and satellite dishes require prior written approval from the ACC.

Boats, Campers, etc.:

- All vehicles, trailers and equipment shall be stored out of view in an enclosed structure.

Basketball Equipment:

- Permanent or temporary basketball equipment is allowed but must not be attached to the front of the house at any time.

Detached Storage Structures:

- Subject to ACC approval prior to installation. Limit of one (1) outbuilding, storage or garden shed per lot. Maximum height shall be 8', measured at midpoint between roof ridgeline and eaves. Must match house in materials, construction type and colors. Be site built of dimensional lumber on a concrete or gravel pad, in a location approved by ACC. Additional landscaping may be required. Building permit is required for structures over 200 SF or attached to primary structure. Structures cannot be placed in the front yard or side yard due to setback requirements and must comply with same setbacks as listed above in SETBACKS for dwellings. Separate City approval may be required.

Swimming Pools:

- In-ground swimming pools are permitted provided the plans and specifications are approved by the ACC prior to start of construction. It is the Lot Owner's responsibility to ensure the location and soils are suitable for construction of a pool. Plans for pools must be certified by an engineer.

Signage:

- Shall be per the approved ACC standard.

Site Maintenance:

Each Lot owner is responsible to:

- Keep the lot and streets clean of weeds, construction debris, garbage, dirt and mud.
- 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 \$500.00 per occurrence by the Grantor or ACC.

NOTE: The ACC may approve variances or waivers on a case by case basis.