

# **Boulder Point Architectural Guidelines**



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**I. INTRODUCTION**

The home designer should view these Architectural Guidelines (these “Guidelines”) as requirements that will protect the special qualities of the community of BOULDER POINT, not as roadblocks to creative design. These Guidelines are not meant to limit the imagination or personal needs of the individual homeowner but, instead to ensure a certain level of quality for the complete development. Individual design is encouraged and expected.

**II. GOVERNING REGULATIONS**

These Guidelines are promulgated this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by the **BOULDER POINT Architectural Control Committee (the “ACC”)** pursuant to the Declaration of Covenants, Conditions and Restrictions for Boulder Point Subdivision (the “CC&Rs”), for the residential subdivision development known and referred to as **Boulder Point Subdivisions no. 8, 9, 10 & 11** (“**BOULDER POINT**”). It is the responsibility of each homeowner to ensure all state and local code requirements are met, as well as any conditions of approval required by the City of Boise for BOULDER POINT. Capitalized but undefined terms in these Guidelines shall be as defined in the CC&Rs. Approval by the ACC required pursuant to the Boulder Point CC&Rs and these Guidelines is in addition to and not in lieu of, any approvals or permits required under any government authority.

**III. BOULDER POINT GOALS**

**III.A Design Philosophy**

BOULDER POINT is a residential development that strives to accommodate the wildlife and natural beauty of the Boise foothills within its boundaries.

The master plan provides home sites in cluster form that respond to the topographical divisions of the land. The land preserved for common open space is a productive habitat and accommodates outdoor recreational activities. The dynamics of this common open space vegetation will require ongoing management to retain this resource. Retention of native plants and replanting of native species is encouraged, provided that it is not in conflict with the wildlife control areas.

The design of BOULDER POINT seeks to maintain the primary drainage corridors of the area. While there are storm drainage systems included in the design, the basic principle of preserving the drainage flow is essential to encourage wildlife and natural vegetation patterns, and to protect against erosion.

Homeowners are encouraged to become educated about wildlife, as they are likely to have many native species as neighbors. The common open space will serve as wildlife corridors, especially for larger animals. The trail system and roadway bicycle lanes, both public and private, will provide links both to and from the neighborhood and to many of the amenities within

the northeast region of Boise. Attempts have been made to preserve existing topography where possible. Site grading has been designed to accommodate the public street system, infrastructure, drainage system, and home site access, and must be in accordance with Boise City ordinance requirements and the goals of BOULDER POINT. Each Building Lot may need to be designed to fit in complimentary forms of architecture. Residences will vary from flat land homes to homes that step up or down the existing grade.

A storm water management plan is in place to address all post-development conditions. Site-specific engineering is a requirement of building within BOULDER POINT. Builders will be responsible for their own storm water management plan and filing a notice of intent with the EPA.

### **III.B Architectural Design Objectives**

The goals of these Guidelines are to encourage the creation of a harmonious community with diverse, yet compatible, home designs that respect the unique qualities of the landscape. ACC strives to ensure that the individual home and garden designs reflect a community-wide awareness and respect for:

- a) Preserving the natural terrain and its distinctive features;
- b) Preserving natural sandstone rock features wherever possible;
- c) Maintaining natural plantings of beautiful yet fragile native shrubs, grasses and trees;
- d) Preserving the wildlife habitat and understanding their unpredictable nature;
- e) The possibility of natural occurring fires and mudslides and the means and measures of prevention and/or protection; and
- f) Providing a sense of community

Conservation of resources extends beyond the features preserved by the project master plan. BOULDER POINT encourages a style of architecture to provide livable spaces that are reflective of the topography and climatic conditions of the Boise foothills area. Principals that seek to promote integration with the landscape and existing natural topography should be utilized, as should architectural features such as courtyard walls to create an environment where homes appear as if they had grown together with the land over time.

The selection of building materials should promote a natural energy efficient coexistence with the landscape, topography and local climatic conditions. This can be achieved through such forms as thick walls, fire protective roofs, sun shading elements and privacy or wind sheltering

courtyards. Building materials should be selected to present an appearance of timeless beauty and a sense of permanence while responding to hot, dry, cold and snow conditions. Quality materials also benefit from requiring lower maintenance. Colors and textures inspired by the land are intended to accent and blend with the colors of the existing natural landscape to create a unified visual community.

**III.C Perceived Quality:**

"Perceived Quality" is a primary goal of BOULDER POINT. To achieve a high quality community image, both the overall building appearance and the building detail should convey a sense of solid, permanent construction. Facade treatments associated with impermanent, hastily built or obviously inexpensive construction materials or techniques will not be allowed.

**III.D Scale and Proportion of Dwellings:**

Building home sites in BOULDER POINT range in size with many sites that are relatively wide and are viewed from many vantage points. The architectural design should not create the impression of houses pushing too close to Building Lot lines. The desire is to provide additional landscape along the street rather than to fill the Building Lot with structures. Vertical and horizontal offsets are encouraged in preference to houses with long tall or unbroken walls and roofs butting against the minimum setbacks. Proportion is subjective, but the designer should be aware that this is an issue, which will not be ignored when the ACC reviews a house.

**III.E Consistency:**

A goal of the ACC will be to achieve a high level of consistency of design on all surfaces of the house and other improvements in BOULDER POINT. Houses that attempt a statement of quality on their street frontage but abandon all pretense of design quality on the other sides and rear will not be approved. A house that may be of simple design and constructed of modest materials will usually communicate a more convincing image of quality than the house with over-scale columns on the front without continuity on the other three sides. It is the business of the ACC to discourage such inconsistent designs in favor of balanced designs that reveal unique qualities.

**IV. SITE DESIGN GUIDELINES**

**IV.A Preservation of Foothills Character**

The preservation of foothills character has been an essential goal in the planning of BOULDER POINT. Much of the common open space has been retained in its natural state. Natural drainage corridors are being used for

water management and wildlife habitat. Each homeowner is asked to develop a site plan that responds to the open space, view opportunities, and elevation changes on each home site. Section VI provides the framework for plant material generally associated with the natural open space and the street zones of each home site cluster.

**IV.B Building Envelope and Setbacks**

Setbacks for BOULDER POINT are as follows:

Front yard	20 feet
Side yard	10 feet
Street side	20 feet (if there is no common lot)
Rear yard	30 feet

(Note: Some Building Lots may contain easements or special setbacks that may be shown on the applicable final plat)

**IV.C Building Height**

To give each homeowner access to BOULDER POINT’s spectacular views of the surrounding area, whether the downtown skyline or the rocky ridges, the ACC has specific building height restrictions which MUST be complied with. These height restrictions are measured from the street front sidewalk directly in front of the lot pin. When a driveway approach exists, the closest pin to the driveway approach is to be used. Otherwise any front lot pin along the street front of the Building Lot may be used. (See attachment BH-1 for additional information on Building Height Restrictions)

IV.C.1 Flat 1.5 Story Building Home sites

Building Lots designated as 1.5 story shall not exceed the following elevations, as measured above the lot pin (as identified above):

2'-0"	Elevation change from driveway approach to front of garage
1'-0"	Foundation / Subfloor
10'-0"	Exterior wall bearing height
5/12	Maximum roof pitch

IV.C.2 Daylight Basement Allowed Building Home sites

Building Lots designated as daylight basement allowed shall not exceed the following elevations, as measured above the lot pin (as identified above):

2'-0"	Elevation change from driveway approach to front of garage
1'-0"	Foundation / Subfloor
10'-0"	Exterior wall bearing height at front (two-story at back or sides depending upon building orientation)
5/12	Maximum roof pitch

**IV.C.3** Walk up, Two Story Building Home sites

Building Lots designated as walk up, two-story shall not exceed the following elevations, as measured above the lot pin (as identified above):

2'-0"	Elevation change from driveway approach to front of garage
1'-0"	Foundation / Subfloor
10'-0"	Exterior wall bearing height at back (two story on front or sides depending upon building orientation)
5/12	Maximum roof pitch

Note: The upper floor of a walk up, two story designated Building Lot is to have a walkout element in the back, designed to match the grade and fit the existing contours.

Any necessary variations to these restrictions will be handled on a case by case basis by the ACC. Under no circumstances shall a residence be above the Boise City code limit of 35'-0".

**IV.D Grading**

The grading of Building Lots to accommodate house construction must be done in the most natural form working with the grade of the lot. Where possible, the form of the house should step across the slope rather than cause excavation or fill. Matching existing contour lines should be the goal in re-contouring the site. In order to minimize the amount of grading on each Building Lot, any improvement to be constructed must be designed to fit the conditions of the individual Building Lot rather than having the Building Lot engineered and graded to fit the design of the improvement.

**IV.E Excavation**

All excavation must be done so as to create a minimum disturbance on the Building Lot and surrounding properties. All dirt (not otherwise used) and debris as a result of excavation must be removed from BOULDER POINT.

Rock Blasting: If rock blasting is required for excavation, a pre-approved blasting company must perform the work. Currently the only pre-approved blasting company is Superior Blasting. Consultation with the developer prior to contacting Superior Blasting is required. However, a different blasting company may be utilized if pre-approval is granted by the ACC.

**IV.F Solar Considerations**

Designers should consider passive solar opportunities. Open forms, covered and semi-covered outdoor areas such as loggias, pergolas, arbors, or trellis, which are attached or detached from the buildings are delightful spaces to use and are necessary to protect interior spaces from summer sun. They also serve as a visual transition between the solid enclosed forms and their exterior landscape zones, creating a richness of experience and visual expression. For sun shading and exterior circulation we suggest the use of the following open forms:

IV.G.1 Loggia:

A loggia is a covered porch with two or more thick piers or substantial columns supporting its roof, which may be the main house roof or its own roof. It is usually deep enough to accommodate seating for lounging and dining. It may be on the ground floor or an upper floor. If on an upper floor, it must be supported by a wall or thick piers.

IV.G.2 Arcade:

An arcade is a covered passage open on one or more sides, supported by multiple thick piers or substantial columns. Primarily used for circulation, it may be on the ground floor or on an upper floor. If on an upper floor, it must be supported by a wall or thick piers.

IV.G.3 Pergola:

A pergola is an open beamed, free standing or attached structure, supported by piers or substantial columns. Its purpose is to provide shade in summer, usually with the help of deciduous vines, while allowing sun in winter. It may be used as a pathway similar to an arcade or, if generous in width, may be a place to sit and linger.

IV.G.4 Pavilion:

A pavilion is a free-standing open-sided but covered structure, used for lounging, dining, and viewing. It may be attached to the house by an Arcade or Pergola. Often it is used as a retreat away from the house or at a location on the property offering a special view or outdoor environment. The supporting structure should be consistent with the main house with substantial columns or piers.

IV.G.5 Arbor:

An arbor is an open light framework structure used to grow plants and vines on, which may have the additional purpose of providing a gateway and/or a shady place for dining. It may be attached to a building.

IV.G.6 Trellis:

A trellis is a light framework usually attached to a wall vertically or projecting horizontally for the purpose of growing vines, which may be purely ornamental or may be for providing shade.

**IV.G Hardscaping**

IV.H.1 Driveways and Parking:

Driveway cuts onto streets shall be limited to one (1) per Building Lot, unless otherwise approved by the ACC. The finish material shall be either concrete, unit pavers, or asphalt (with ACC approval). If using concrete, the ACC encourages the use of colored concrete with a pattern of troweled or stamped texture.

**IV.H Outdoor Spaces**

Outdoor spaces, covered and open, such as courtyards, terraces, decks and balconies serve several purposes and provide homeowners with delightful outdoor living spaces.

IV.J.1 Courtyards:

Courtyards are typically outdoor spaces bounded by building walls and/or plant hedges. They are highly recommended for many reasons, including:

- a) Provide transition entry experience from street
- b) Provide shelter from sun and wind
- c) Gather sun's heat in winter
- d) Create privacy
- e) Protect plantings from wildlife
- f) Separate landscape zones
- g) Shield garage doors and vehicles

Walls may define a courtyard or plant hedges with a minimum height of 30". Walls designed for automobile courtyards must be 60" minimum. A courtyard may be paved in hard surfacing materials such as stone, pre-cast pavers, concrete or brick, and may also be planted. Walls of any type shall be confined to the allowable building footprint area (area within the building setbacks) and shall be restricted in height to 6'-0".

IV.J.2 Terraces:

Stepped, outdoor terraces off interior rooms should be used to transition the natural landscape and contours with the building forms. Terraces may be paved in stone, pre-cast pavers, concrete or brick, and may also be planted with shrubs and grass. Outdoor terraces are encouraged rather than raised decks to ensure blending of buildings with the landscape. Wood decks are not allowed unless supported by stone or stucco piers, and have acceptable railings.

IV.J.3 Landscape Retaining Walls:

Landscape walls of stone or other materials should be used to define spaces and blend buildings to terraces and the natural landscape as well as to create privacy. Priority should be given to stone retaining walls where feasible. Landscape retaining walls shall be defined as any wall other than the perimeter wall of the house that is utilized to retain soil in an attempt to blend the site improvements to the natural grade of the site. Landscape walls shall be restricted in height to 4'-0" of retained soil and 6'-0" overall height from grade at bottom of wall to top of wall. Landscape retaining walls which are used to build the site up above existing grade are discouraged as this approach is not considered to be working with the natural grade of the site.

IV.J.4 Decks and Balconies:

Decks and balconies should be designed to fit into the overall architectural theme of the house. Heavy timber braces or substantial architectural columns may be used.

**IV.I Fences**

No fences are allowed in the front of any Building Lot. Fences in other locations shall be BOULDER POINT standard design, either TYPE 1 OPEN (FE-1) or TYPE 2 SOLID (FE-2). Pool fences shall be TYPE 1 only. TYPE 2 Fencing shall be limited to areas requiring privacy which do not obstruct views from neighboring lots and do not detract from the openness of the surrounding landscape. For this reason, TYPE 2 fencing must be specifically identified on the submittal documents for review and approval by the ACC. **All fencing installed in BOULDER POINT is to be re-sealed every two years, by the homeowner, with the approved ACC sealer/stain product.**

**IV.J Exterior Lighting**

Exterior lighting fixtures that can be seen from the streets, common area or neighborhood building sites must be of an indirect type. All construction is subject to Boise City's lighting standards. The light source in said fixtures should not be visible to the eye (includes all lamp post fixtures as well).

Permanent colored or flashing light sources shall be prohibited. Temporary Christmas and Holiday lighting is acceptable within the appropriate holiday season.

Security lighting is allowed provided that it is motion activated and includes a timer set to turn off within 5 minutes maximum of the time it turns on. The light shall not extend beyond the owners property and shall not trigger based on motion on any adjacent property. Light shall not be mounted higher than 8 feet.

**IV.K Accessory Buildings**

Only buildings used as temporary construction shelter may be erected on a Building Lot prior to construction of the main residence building. Structures such as dog houses, tool sheds, etc. that are not appurtenant to the dwelling structure, but are intended for permanent or semi-permanent use, are not specifically prohibited. Such structures are subject to ACC approval and shall be consistent in quality and design with the primary structure and the requirements of the CC&Rs.

**V. BUILDING DESIGN**

**V.A Architecture Style**

A submittal imitating "period Style" (for example Mission Style) is expected to be an authentic representation of the original style and to be consistent with that style from all views. The ACC will be looking for evidence of clear intent as well as consistency within the context established by the design. Upon request, the ACC will provide examples of acceptable styles. However, the ACC is open to considering any style that is compatible with this climate and topography.

**V.B Building Forms**

To integrate the homes into the landscape, the home should be made up of multiple enclosed and open building forms to shape it to the contours, giving easy access to the outdoors and to form courtyards for privacy and sun protection. Simple arrangements are preferred with one dominant form and multiple additions to it.

The attached forms should have separately distinguished roofs rather than be continuations of the larger roof to reduce overall monumentality. Open covered and semi-covered exterior spaces are encouraged to create comfortable outdoor living spaces and give depth, variety and shadows to the composition. Outdoor spaces and courtyards should be defined by walls and hedges, pergolas and pavilions in such a way as to clearly

differentiate them from the natural landscape. Consideration should be made to keep all of the components in scale and proportion to one another and to the purpose they serve.

## **V.C Building Components**

### V.C.1 Entrances:

Front entrances are encouraged to be within entry courtyards to define privacy and intimacy. Entrances should be recessed under loggias, porches or other coverings in order to provide weather protection and a welcoming place. Entries, like all design elements, should be in scale and harmony with all other elements.

### V.C.2 Roofs:

Roofs should be low pitched so as not to be dominant. Maximum slope for any roof shall be 5 in 12. Hip roofs are required for the main building forms, yet gables may be used as accent features such as entries and dormers. The pitch of accent features may exceed the 5 in 12 maximum as long as the peak does not extend above that of the dominant roof structure.

As with the design of the house as a whole, the vocabulary established by the nature of the roof should remain consistent from all views. In general, roof styles should not be mixed. Attached forms should have their own roofs that attach to the walls of the main form.

#### a) Approved Roof Materials:

Roof materials are required to be 30 year or better architectural asphalt shingles, masonry, metal, or concrete tile with high-definition ridge caSA. All roof materials must meet foothills fire codes.

#### b) Accent Roof materials:

Accent roof elements shall be considered on a case by case basis and reviewed relative to site specific conditions including aesthetic impact from neighboring property views.

1. Sloped roof of other than approved materials noted above shall be of a material that enhances the overall design aesthetic of the residence.
2. Low slope “flat” roofs shall be considered when the following design criteria is met.
  - Roof membrane shall be covered with a ballast material such as gravel or lava rock possessing an earth tone color.

- Roof membrane shall terminate with integrally colored counter flashing and/or coping such as to hide the membrane from view at all locations. Color of flashing / coping shall compliment the color scheme of the residence.
- Parapet height shall be kept to a maximum of 8” above the roof membrane.
- Penetrations shall not be allowed.
- White roof membrane shall not be used.

V.C.3 Roof Attic Vents:

Roof and attic vents shall be shown on the building elevations. The type, size and proposed design shall be clearly shown. Failure to show how the attic or roof joist spaces are to be vented may cause the submission to be rejected.

V.C.4 Chimneys and Roof Projections:

Chimneys and other roof projections such as vents and flues must be in scale and materials compatible with the house from which it projects.

V.C.5 Exterior Wall Materials and Color:

Earth tone stucco, local stone, brick, and cultured stone of the same visual character are the preferred exterior wall materials. These materials provide for maximum fire protection and create the aesthetics and quality the ACC looks for.

Exterior color and material treatment used on the building walls shall be continuous and consistent on all elevations of a residence in order to achieve a uniform and complete architectural design and avoid a "vener" look. Exterior colors of residences and other improvements must harmonize within themselves and be harmonious with their surroundings. All colors are subject to approval by the ACC. All reflective material such as chimney stacks, flashing, exhaust vents, pipes, and attic vents must be painted to match or blend with surrounding materials. All such colors are subject to approval by the ACC.

a) Prohibited Exterior Finish Materials:

In order to maintain a high level of quality and consistency, vinyl, aluminum, steel, and composite wood siding products are not approved for use at BOULDER POINT.

b) Approved Exterior Finish Materials: Materials appropriate for use in BOULDER POINT include but are not limited to stucco, stone, brick,

and concrete composite siding (at locations specifically approved by ACC). Exposed or unfinished vertical concrete foundation walls are not allowed to be greater than 12” above grade at any location.

c) **Material Changes:**

To avoid a tacked on, low quality, thin veneer look, material changes should be at an inside corner or at a major wall opening. All material changes must be either avoided or carefully integrated with the overall design of the house.

d) **Joints in Materials:**

Nearly every exterior material requires a joint in order to extend across the area to be covered. The treatment of these joints provides important visual clues regarding the quality of the exterior wall construction. The ACC will be looking carefully at the method of joint treatment proposed. For all exterior materials, the type and placement of the joints and joint covers must be indicated on the drawings. No hard and fast rules can be given by the ACC to cover all situations, except to say that joint treatment (particularly expansion in stucco) must be integrated carefully into the overall design of the house.

V.C.6 Garage Doors:

Automobile courtyards may be used at the front of the property if landscape screen walls are built and the car opening is limited to one lane. Seen from the street, the main living areas of the house should dominate over the garage. The visual impression should be that of a house with a gracious entry, not that of a garage and a driveway. Unless otherwise approved by the ACC, designs are required to minimize garage door placement from the front street view. Side entry garages, and garages entered by an auto court along the side of the house are preferred where possible. Garages can be de-emphasized by use of individual garage doors rather than double doors. Garage doors should also include additional architectural detailing where doors are prominently located such as windows and hardware. Detached garages are not allowed.

Garage doors are required to be recessed 12” minimum from the outside face of the wall and a maximum height of 8’-6”, unless otherwise approved. In no event shall a garage be taller than 10’-0” and any garage doors taller than 8’6” shall be set back from the front of the house and include extra architectural detailing. Garages taller than 8’6” are to be approved in the sole discretion of ACC. When more than one garage door is used, height variation must not exceed 2’-0”. The ACC requires the use of garage doors

with compatible detailing that enhance the design of the home and are viewed as an integrated design feature.

V.C.7 Chimney Materials:

All exterior chimneys must be of stucco, stone, brick, or metal and their caSA shall be screened by architecturally pleasing metal shrouds as outlined in the following section. Wood finish chimneys are not permitted on the exterior. A metal chimney must be of color as to blend in aesthetically with the residence and will be subject to approval by the ACC.

V.C.8 Chimney CaSA:

Chimney CaSA of purely utilitarian design shall not be allowed in BOULDER POINT. A false cap appropriate to the design of the house must screen chimney caSA. The design of this cap shall be indicated in the final drawings. In circumstances where a custom designed false cap is not desired, the chase termination shroud may receive approval by the ACC. Other types may be approved upon application. Metal chimney flue caSA and metal accessories should be screened from view with an approved pre-finished metal cap, stone, stucco or other compatible masonry, tile or concrete product.

V.C.9 Gutters and Downspouts:

All gutters and downspouts shall be designed as a continuous architectural feature. Exposed gutters and downspouts shall be finished in such a way as complement and/or blend-in with the exterior materials to which they are attached.

V.C.10 Privacy Screens:

The preferred privacy screen is one that is treated as an architectural extension of the house, both in its design and in its materials.

V.C.11 Fascias:

Fascias should be a minimum of 8" high and should be constructed of a nominal 1 -1/4" (minimum) thick piece of solid material.

V.C.12 Windows and Projections:

Large blank walls should be avoided. Trim around windows and doors, projections and recesses are preferred to windows cut into the surface of a wall. Windows with a definitely visible trim surround are preferred to windows with no trim.

Window consistency in type, style, trims, and sometimes in the proportion of window area is a key focus of attention of the ACC. The relative

sensitivity or inattentiveness of the designer is often revealed by the window treatment. Consistent with the goal of achieving "perceived quality" in BOULDER POINT, the ACC will discourage submittals showing windows of differing styles and types scattered over various faces of the house. In general, the window treatment should be approached as a theme that can be repeated with variations, rather than regarding each window as a separate design function that exists separately from all of the other windows.

V.C.13 Solar Collectors:

Solar collectors and associated hardware shall be an integral part of the design of the house and shall not have a "tacked on" appearance. Placement of the solar collectors should consider the impact of glare on the outdoor living spaces. Solar collector types shall be submitted for review by the ACC in the early stages of the planning of the house to verify acceptability. Collectors shall be arranged in a compact configuration and shall have the appearance of a uniform plane with a neatly finished edge.

All glass, plastic, or other transparent skylight or solar devices shall be treated to eliminate reflective glass.

**V.D Mechanical Equipment and Screening**

V.D.1 Heating and Cooling Systems:

All interior or exterior heating or cooling systems must be screened from view of the neighboring properties, streets and the Common Areas. Placement of said system equipment shall be done to minimize the impact of noise to the adjacent building sites / residences.

V.D.2 Utilities:

In general, all utility meter panels shall not be visible and shall be installed according to guidelines available from utility companies and these guidelines. All connections from trunk lines to individual structures must be underground. Exposed plumbing and electrical lines are not allowed. Material must conform to the State of Idaho Electrical and Plumbing codes. The appropriate governmental inspectors must inspect water and sewer hookups. The location of all air conditioning condenser units, power and gas meters must be shown on the drawing with appropriate structured screening. A detail of this screen is required, and should match the adjacent building wall in material, design, and color. Where possible, cluster all utilities into one area concealed by a single screen. All power panels and conduit shall be painted to match the color of the wall they are mounted to.

V.D.3 Mechanical Projections from Roof:

Plumbing vents should be grouped together as much as possible on that face of the roof that is opposite the street approach to the residence. The ACC will expect to see a statement to this effect on the final drawings submitted. Gas or other chimney flues or pipes protruding from the roof exceeding 2 feet in height will not be allowed. Such pipes shall be located in a chimney chase of a design compatible to the architecture of the house. The location and design of these chases shall be shown on the final drawing submittal. All mechanical projections shall be painted to match the color of the finished roofing material.

**VI. LANDSCAPE DESIGN GUIDELINES**

**VI.A General Requirements:**

Due to the requirement of the City of Boise, irrigated landscaping on slopes steeper than thirty percent (30%) is prohibited, and irrigated landscaping will be confined to less than fifty-five percent (55%) of the total lot area. In addition, irrigated landscape areas should be designed to surround the building envelope to allow the native areas to flow through the property lines into native open ground areas.

**VI.B Landscape Areas:**

The goal for BOULDER POINT is to integrate the new home sites into the existing native vegetation. Two categories of planting material are identified. The first list, Native Landscape Area, includes plants that are native to the region and commercially available. The second list, Enhanced Landscape Area, includes plants that are native to Idaho in addition to other species that are adaptive to the region. Requirements for specific Building Lots may be more or less restrictive depending on landscape indigenous to the immediate site and the location of the site within the community.

VI.B.1 Native Landscape Area

The plants listed in this category are appropriate for use on all parts of the Building Lot provided that they have been identified as previously occurring on the Building Lot in question. Not all of the species are found on every Building Lot location in BOULDER POINT.

**Botanical Name**

Artemisia frigida  
Artemisia tridentata vaseyana  
Caragana pygmaea

**Common Name**

Fringed Sagebrush  
Mt. Big Sagebrush  
Pygmy Peashrub

**BOULDER POINT ARCHITECTURAL GUIDELINES**  
**2019 EDITION**

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Chamaebatiaria millefolium	Fernbrush
Chrysothamnus nauseosus	Rubber Rabbitbrush
Cornus sericea	Red Twig Dogwood
Fallugia paradoxa	Apache Plume
Holodiscus dumosus	Rock spirea
Salix exigua	Coyote Willow, Sandbar Willow
Sambucus caerulea	Blue Elderberry
Alnus tenuifolia	Mountain alder
Celtis reticulata	Netleaf Hackberry
Juniperus scopulorum	Rocky Mt. Juniper
Marrubium rotundifolium	Silver Edged Horehound
Sempervivum spp.	Hens and chicks
Tanacetum densum	Partridge Feather
Thymus lanuginosus	Woolly Thyme
Thymus serpyllum “Minus”	Minus Creeping Thyme
Andropogon gerardi	Big Bluestem
Festuca idahoensis	Idaho Fescue
Nassella tenuissima	Mexican feather Grass
Agastache cana	Wild Hyssop
Callihoe involucrata	Poppy Mallow, wine CuSA
Eriogonum umbellatum	Sulphur Buckwheat
Eriophyllum lanatum	Woolly sunflower
Hesperaloe parviflora	Texas Red Yucca
Linum perenne	Blue flax
Penstemon acuminatus	Sand Dune Penstemon
Penstemon eatonii	Fire Cracker Penstemon
Salvia doorrii	Purple Sage
Solidago Crown of Ray	Goldenrod
Zauschneria Californica	California Fuchsia
Zinnia grandiflora	Prairie Zinnia

VI.B.2 Enhanced Landscape Area

All material found on the Native Landscape Area list may also be used in the Enhanced Landscape Area. The following selection of plants is appropriate for use in landscape areas that have a direct relationship with the home. When designing the Enhanced Landscape, one of the primary considerations must be to minimize the impact of foreign species on the native landscape where it can be viewed from rights of way and other common areas. For this reason, special care must be exercised in the selection and placement of the taller species on the list. **All trees shall have a maximum mature height of 30 feet.** The Enhanced Landscape must be contained within clear boundaries beyond which no non-native species are

allowed. Care must be taken to ensure that this boundary is easily maintained overtime.

## **TREES**

### **Botanical Name**

Acer Ginala  
Acer Palmatum  
Acer Sensation  
Alnus Sitka Alder  
Amelanchier Canada  
Cedrus Blue Atlas Weeping  
Cercis Eastern Redbud  
Cotinus Smoketree  
Crataegus Thornless Hawthorne  
Malus Radiant  
Malus Spring Snow  
Picea HooSAi Spruce  
Pinus Varderwoolf  
Prunus Canadian Red  
Poplar  
Sambucus York Elder  
Koelreuteria paniculata  
Crataegus phaenopyrum  
Syringa reticulate  
Magnolia x soulangiana  
Pyrus calleryana

### **Common Name**

Ginala Maple  
Japanese Maple  
Sensation Maple  
Sitka Alder  
Canadian Serviceberry  
Weeping Blue Atlas Cedar  
Eastern Redbud  
Smoketree  
Thornless Hawthorne  
Radiant Crab  
Spring Snow Crab  
HooSAi Spruce  
Varderwoolf Pine  
Canadian Red  
York Elder  
Goldenraintree  
Washington Hawthorn  
Japanese Tree Lilac  
Saucer Magnolia  
Callery Pear

## **SHRUBS**

### **Botanical Name**

Aronia  
Artemisia  
Berberis Rosy Glow  
Buddleia  
Cornus Bailey  
Cornus Ivory Halo  
Cornus Kelsey  
Cotoneaster Peking  
Euonymus alata

### **Common Name**

Chokeberry  
Fringe Sage  
Rosy Glow Barberry  
Butterfly Bush  
Bailey dogwood  
Ivory Halo Dogwood  
Kelsey Dogwood  
Peking Cotoneaster  
Burning Bush

**BOULDER POINT ARCHITECTURAL GUIDELINES**  
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Forsythia  
Hibiscus  
Juniper Blue Carpet  
Juniper Blue Pfitzer  
Juniper Mint Julep  
Juniper Sky Rocket  
Juniper Youngstown  
Ligusticum  
Lonicera  
Mahonia Compacta  
Mahonia Repens  
Philadelphus  
Picea Birds Nest  
Picea Globosa  
Picea Montgomery  
Potentilla  
Prunus Otto Luyken  
Rhamnus  
Rhus Gro-low  
Ribes Alpine Current  
Rosa Sp.  
Salix Dwarf Artic  
Spiraea Anthony Wateri  
Spiraea Bridalwreath  
Spiraea Little Princess  
Symphoricarpus  
Syringa Sp.  
Taxus Repandens  
Viburnum Sp.  
Weigela Red Prince  
Yucca

Forsythia  
Rose of Sharon  
Blue Chip Juniper  
Blue Pfitzer Juniper  
Mint Julep Juniper  
Sky Rocket Juniper  
Youngstown Juniper  
Pivot  
Honey Suckle  
Compact Oregon Grape  
Creeping Oregon Grape  
Mockeroage  
Birds Nest Spruce  
Globosa Spruce  
Montgomery Spruce  
Polertilla  
Otto Luyken Laurel  
Buckthorne  
Gro-low Sumac  
Alpine Current  
Rose  
Artic Willa  
Anthony Wateri Spiria  
Bridalwreath Spiria  
Little Princess Spiria  
Snowberry  
Lilac  
Spreading Yew  
Viburnum  
Red Prince Weigela  
Ivory Tower Yucca

**GROUND COVERS**

**Botanical Name**

Ajuga Reptans  
Arctostaphuios  
Parthenocissus  
Sedum  
Vinca Minor

**Common Name**

Ajuga  
Kinniek-Kinniek  
Virginia Creeper  
Dragons Blood Sedum  
Periwinkle

**VI.C Irrigation System:**

All landscaped areas shall have an automatic underground sprinkler system which ensures complete coverage and properly zoned required water uses:

Each hydrozone is to be irrigated with separate individual stations.

Planter beds and lawn areas are to have separate hydrozones.

Pop-up sprinkler heads shall have a minimum riser height of 4 inches at lawn areas.

Planter beds are to have drip irrigation systems.

Annuals, perennials, ground cover, or shrub massings shall have a drip system or pop-up spray system no higher than 6 inches.

Electronic water distribution/timing controllers are to be provided.

Minimum controller requirements are as follows:

- Precise individual station timing
- Run time capabilities for extremes in precipitation rates
- At least one program for each hydrozone
- Sufficient multiple cycles to avoid water run-off
- Power failure backup for all programs

The irrigation system shall be designed to provide 100% coverage with head to head spacing or triangular spacing as appropriate.

Sprinkler heads shall be adjusted to reduce over-spray onto impervious surfaces such as sidewalks, driveways, and parking areas.

#### **VI.D Service Yards**

Service yards, clothes lines, swimming pools, or other amenities are subject to review and permitted on a case-by-case basis only.

When not provided by other structures, each residence should have a screened service yard, enclosing garbage and trash containers, firewood, bicycles, and other items of personal property and must be placed where they will have minimal visual impact on neighboring Building Lots.

### **VII. BOULDER POINT ARCHITECTURAL REVIEW PROCESS**

The surrounding environment of BOULDER POINT includes a unique combination of foothills environments that need to be taken into consideration while undertaking the design process. Review your Building Lot with your designer to understand its particular opportunities and constraints. Review these guidelines to develop an awareness of the importance of designing to the site. Limitations on site grading will affect the development of building forms on BOULDER POINT.

**VII.A New Residence Submittal**

VII.A.1 Submittal Requirements

Submittals shall include the following:

- a) Submittal Application (SA-1)
- b) All applicable fees as identified on the Schedule of Fees (FS-1)
- c) Submittal Checklist (SA-2) and all drawings and documentation indicated on the Submittal Checklist
- d) Signed Construction Agreement (CA-1)

VII.A.2 Approval

Commencement of work shall not be undertaken prior to the applicant's having received written approval from the ACC, based on the final application, and the applicant shall not proceed beyond the extent of work approved. Verbal approval or approval to proceed coming from any other source other than an official letter from the ACC does not constitute approval to proceed with the work on the Building Lot. It may occur, in the case of complex roof forms or unusual structures, that the ACC may require isometric or perspective views or models in order to fully understand the visual impact of the three-dimensional feasibility of the proposed improvement. The ACC during the approval process, shall notify the applicant of this requirement.

Refer to Section VII.H for specifics related to the expiration of a ACC approval.

**VII.B Existing Construction Alteration, Addition, or Modification Submittal**

Before an improvement in BOULDER POINT may be altered, modified, painted, stained or otherwise refinished, including excavation, fill, alteration of existing drainage, or the planting, cutting or removal of existing vegetation, shrubs or trees, or any other alteration or modification, it must be approved by the ACC. Due to the varying magnitude of work associated with these types of projects, various requirements may be waived by the ACC upon review of the submittal.

VII.B.1 Submittal Requirements

Modification submittals shall include the following:

- a) Modification Submittal Application (SA-1)
- b) All applicable fees as identified on the Schedule of Fees (FS-1)

- c) Detailed explanation of modification and drawings as required to clearly identifying the nature of the work.
- d) Signed Construction Agreement (CA-2)

#### VII.B.2 Approval

Commencement of work shall not be undertaken prior to the applicant's having received written approval from the ACC, based on the final application, and the applicant shall not proceed beyond the extent of work approved. Verbal approval or approval to proceed coming from any other source other than an official letter from the ACC does not constitute approval to proceed with the work on the Building Lot. It may occur, in the case of complex roof forms or unusual structures, that the ACC may require isometric or perspective views or models in order to fully understand the visual impact of the three-dimensional feasibility of the proposed improvement. The ACC during the approval process, shall notify the applicant of this requirement.

Refer to Section VII.H for specifics related to the expiration of a ACC approval.

#### **VII.D Final Compliance Review**

The Owner shall be responsible for notifying the ACC when construction is complete. At this time the ACC shall make an inspection to verify compliance with the application as approved. Any non-compliant items identified during this inspection shall be subject to correction by the Owner (as indicated on CA-1and CA-2).

#### **VII.E Documentation Accuracy**

It is imperative that the drawings submitted to the ACC be internally consistent with one another and accurately drawn exactly as the improvement is to be built. A high level of inconsistency and inaccuracy is one of the primary reasons for rejection of a submittal by the ACC. The ACC is charged with the responsibility to the homeowners of BOULDER POINT of approving specific installations and cannot approve such drawings when their deficiencies are apparent.

#### **VII.F Revisions**

Revisions required by the ACC must be drawn and re-submitted before the ACC can issue a formal approval unless the nature of the revision is such that the ACC can accurately describe it in a letter of conditional approval.

#### **VII.G Notification of Action**

The Applicant shall be notified of the action of the ACC within 14 days after a complete submittal, as required herein, has been made to the ACC.

**VII.H Expiration Date of Approval**

The construction approval shall be valid for a period of 1 year, at which time it shall expire. If construction has not begun within this duration, a new application must be submitted (and will be subject to new review and application fees).

**VII.I Hearing**

The ACC may hear one presentation from the Owner or builder if necessary in ACC's discretion following its first formal review to ensure that there has been no misunderstanding of the application. After the review or hearing, the ACC's approval or rejection of the submittal shall be considered final.

**VII.J Construction Timing**

All building construction must be complete within 2 years of commencement unless the ACC, during the submittal process, has granted a specific exception in writing.

BOULDER POINT Architectural Guidelines dated [REDACTED], 2019 are hereby adopted and approved by the BOULDER POINT Architectural Control Committee.



## **AP-1**

### **APPROVAL PROCEDURES FOR ACC REVIEW**

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- A. The Owner and builder are to review and become familiar with the Architectural Guidelines of BOULDER POINT. Architectural Guidelines state the required elements for construction with BOULDER POINT. Each owner must strive to have compatible design elements with the goals of the BOULDER POINT Architectural Guidelines.
- B. The Owner or builder shall submit:
  - 1. (3) three sets of preliminary or construction documents as outlined on the following pages.
  - 2. A completed and signed submittal application and associated fees per FS-1.
- C. Notice of action taken by the ACC will be mailed to applicants as soon as possible within 14 days from the date receipt of the complete application. In the event ACC does not respond within 14 days of the submittal the submittal is deemed denied until further action by ACC.

#### **Items to Remember**

- A. Construction approval is valid for twelve (12) months for new construction and remodel / addition construction. If construction has not begun within this duration, a new application must be submitted (and will be subject to new review and application fees).
- B. All proposed exterior construction and finished landscaping on the building site must be completed within nine (9) months from the date construction began, or as soon as weather permits thereafter.
- C. The ACC assumes no liability for encroachments into platted setbacks or onto easements of neighboring property. Be sure to check the plat of your building site and property lines to avoid encroachment and trespass.
- D. The ACC assumes no liability for injury or damages due to construction techniques and/or the structural soundness of any improvement on a building site.
- E. Removal of trees or shrubs or planting of same requires ACC approval.

# **FS-1**

## **SCHEDULE OF FEES**

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The following fees shall be paid by the legal property owner at the time indicated.

	<u>Fee</u>	<u>Amount</u>	<u>Payment Due</u>
<b>A.</b>	<b>Administrative</b>	<b>\$150.00</b>	<b>Submittal</b>
	For existing construction remodel, addition, or modification. Fees shall be submitted with the submittal. Any submittals requiring more than 1 review will be subject to a Resubmittal fee		
<b>B.</b>	<b>Architectural Review</b>	<b>\$600.00</b>	<b>Submittal</b>
	New construction, this fee covers the ACC review time for Submittal, Construction Submittal, and Final Compliance Review.		
<b>C.</b>	<b>Resubmittal</b>	<b>\$300.00</b>	<b>Post Approval Submittal</b>
	Resubmittal of design changes and or modifications following approval of Construction Submittal will be subject to this charge. However, the ACC may reduce this fee based on the magnitude of the change at their sole discretion.		
<b>D.</b>	<b>Excessive Review</b>	<b>Per ACC</b>	<b>Per ACC</b>
	Charges will be assessed for applications that take an excessive amount of review time due to the applicant continuing to resubmit documents without addressing all of the ACC review comments from the previous submittal.		

# **CA-1**

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## **BOULDER POINT CONSTRUCTION AGREEMENT**

(NEW RESIDENCE)

As a BOULDER POINT Owner requesting to construct a new single family residence on Lot \_\_\_\_\_, Block \_\_\_\_\_, Phase \_\_\_\_\_, we have read the current BOULDER POINT Architectural Guidelines and the submittal form and application, and fully understand the requirements of this construction submittal. The Owner and builder are required to abide by the Declaration of Covenants, Conditions, and Restrictions for Boulder Point Subdivision, as amended from time to time (the “CC&Rs”) and all applicable city codes. In the event of a conflict between the Guidelines and the CC&Rs, the CC&Rs shall prevail. In the event of a conflict between the Guidelines and city code, city code shall prevail.

The undersigned understands and accepts that corrective measures associated with construction that is not consistent with the approved construction submittal will be required. In the event that the owner/builder refuses to make the required corrections fees may be levied & liens placed on the property per the CC&Rs. It is the responsibility of the applicant to understand and abide by all requirements of the Guidelines & abide by them.

The undersigned understands and accepts that any change in the exterior design and/or construction from the original submittal is to be resubmitted to the ACC for approval and is subject to additional review fees as indicated on (FS-1).

SIGNATURES (Legal Property Owner's and Builder signature(s) are required)

Printed Name	Signature	Date
Owner (s)		
_____	_____	_____
_____	_____	_____
Builder		
_____	_____	_____

## **CA-2**

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### **BOULDER POINT CONSTRUCTION AGREEMENT**

(EXISTING RESIDENCE REMODEL, ADDITION, MODIFICATION)

As a BOULDER POINT Owner requesting an addition/remodel to the home on Lot \_\_\_\_\_, Block \_\_\_\_\_, Phase \_\_\_\_\_, we have read the current BOULDER POINT Architectural Guidelines and the submittal form and application, and fully understand the requirements of this construction submittal.

The undersigned understands and accepts that any change in the exterior design and/or construction from the original Submittal is to be resubmitted to the ACC for approval and is subject to additional review fees as indicated on (FS-1).

SIGNATURES (Legal Property Owner's, and Builder signature(s) are required)

Printed Name	Signature	Date
Owner (s)		
_____	_____	_____
_____	_____	_____
Builder		
_____	_____	_____

# **SA-1**

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## **BOULDER POINT SUBMITTAL APPLICATION**

(NEW RESIDENCE & EXISTING RESIDENCE REMODEL, ADDITION, MODIFICATION)

Date Received: \_\_\_\_\_ By: \_\_\_\_\_

Property Owner(s):  
\_\_\_\_\_

Owner Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Owner Contact Info:

Tele: \_\_\_\_\_ Fax: \_\_\_\_\_

Cell: \_\_\_\_\_ Email: \_\_\_\_\_  
\_\_\_\_\_

Architect / Designer: \_\_\_\_\_

Contact Name: \_\_\_\_\_

Tele: \_\_\_\_\_ Fax: \_\_\_\_\_

Cell: \_\_\_\_\_ Email: \_\_\_\_\_  
\_\_\_\_\_

Contractor / Builder: \_\_\_\_\_

Contact Name: \_\_\_\_\_

Tele: \_\_\_\_\_ Fax: \_\_\_\_\_

Cell: \_\_\_\_\_ Email: \_\_\_\_\_  
\_\_\_\_\_

SUBMITTAL TYPE:      \_\_\_ New Residence      \_\_\_ Remodel, Addition, Modification

LOT & BLOCK NO.: \_\_\_\_\_ PHASE: \_\_\_\_\_

BRIEF PROJECT DESCRIPTION:  
\_\_\_\_\_

**BOULDER POINT ARCHITECTURAL GUIDELINES**  
**2019 EDITION**

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**BUILDING INFORMATION (new residence submittal only)**

Total Building Area: \_\_\_\_\_  
Main Level Area: \_\_\_\_\_  
Upper Level Area: \_\_\_\_\_  
Basement Area: \_\_\_\_\_  
Garage Area: \_\_\_\_\_  
Total Finished Area: \_\_\_\_\_  
Total Unfinished Area: \_\_\_\_\_  
Building Height: \_\_\_\_\_

Estimated Construction Start Date: \_\_\_\_\_  
Estimated Construction Completion Date: \_\_\_\_\_

**FEES**

Submitted with this submittal are the following fees as identified on FS-1.

\_\_\_\_ Administrative Fee

\_\_\_\_ Architectural Review Fee

**SIGNATURES (Legal Property Owner's, Builder, and Architect/Designer signature(s) are required)**

Printed Name	Signature	Date
Owner (s)		
_____	_____	_____
_____	_____	_____
Builder		
_____	_____	_____

**BOULDER POINT ARCHITECTURAL GUIDELINES**  
**2019 EDITION**

Architect/Designer

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## SA-2

### BOULDER POINT SUBMITTAL CHECKLIST

(NEW RESIDENCE & EXISTING RESIDENCE REMODEL, ADDITION, MODIFICATION)

The following is a list of items which must be included in this submittal and will be considered by the ACC prior to approval of any proposed construction. Please check off each item included and submit this checklist with the submittal package.

**\*\*Each item below must be initialed to indicate that the item has been addressed on the drawings included with the submittal. This checklist is to be included with the submittal package.**

#### A. Site Plan (including the following minimum requirements)

- Minimum scale: 1/8" = 1'-0"
- Building location (house, garage, carport)
- Property lines and dimensions
- Existing tree locations
- Driveway, parking, walks, patios, decks and service yards (indicate materials)
- Privacy screening, fences (show elevations, details, and materials on elevation sheets)
- Outdoor lighting Locations (size and type of fixtures)
- North arrow
- Setbacks and easements
- Location of buildings and other improvements (patios, decks, privacy screen, etc.) and all adjacent streets, canals and creeks
- Location of utility services, meters, air conditioning units
- Lot and Block Numbers, names of adjacent streets
- Existing and New Grades shall be indicated to show how the proposed design works with the existing contours of the site.
- Location, height, and construction materials of any Landscape retaining walls that are being used to adjust the contours of the site to accommodate the building design.

#### B. Floor Plan(s) (including the following minimum requirements)

- Minimum scale: 1/4" = 1'-0"
- Door and Window Openings (size, location, & type)
- Exterior and interior walls, room names
- Stairways
- Exterior Lights (locations and mounting heights)
- Decks, porches and patios
- Electric and gas meter locations (recessed base and approved enclosure for electric meters required)
- North arrow
- Trash receptacles (locations - how they are screened and accessed)
- Type, location and quantity of heating and cooling system(s)

**B. Building Sections**

- \_\_\_ Minimum scale: 1/4" = 1'-0"
- \_\_\_ Minimum of two building sections should be provided
- \_\_\_ Exterior and interior walls, room names
- \_\_\_ Relationship of Floor levels to finish and existing grade.

**C. Building Elevations (including the following minimum requirements)**

- \_\_\_ Scale to equal floor plans - showing all building features
- \_\_\_ Roofs - note materials (if materials or direction of application are a feature of the design, so indicate)
- \_\_\_ Exterior Finish Materials (graphically show and note material and direction of application, joining method - joint location, type of joint cover shall be indicated on drawings)
- \_\_\_ Chimney chases (graphically show and not materials, graphically show type of chimney cap proposed)
- \_\_\_ Door and window openings - graphically indicate type (e.g., casement or single hung windows, sliding or swinging doors), style (e.g., paneled or flush doors, full glass or "paned" windows), size and location
- \_\_\_ Trim--graphically show and note type and size of trim at windows, doors, comers, etc.
- \_\_\_ Railings, decks, privacy screens, fences - indicate relationship to composition of house, note materials. FULL DETAILS FOR RAILINGS, PRIVACY SCREENS AND FENCES SHALL BE REQUIRED UNLESS STANDARD BOULDER POINT TYPES ARE TO BE USED
- \_\_\_ Roof and attic vents - correctly show size per UBC 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. (Gas vents over 2'-0" high shall be enclosed in a chase compatible with the architecture of the structure)
- \_\_\_ **IMPORTANT:** Note generically all exterior materials and finishes (e.g., stucco, stone, brick) on these drawings (include more detailed information on materials and finishes in Outline Specifications below EC-1)
- \_\_\_ **IMPORTANT:** Show the proposed structure's finished floor line in relation to the finished grade.
- \_\_\_ One copy of the approved front elevations at 1/8" scale shall be submitted.

**D. Landscape Plan (including the following minimum requirements) shall be submitted at this time.**

- \_\_\_ Show Enhanced Landscape Area boundaries
- \_\_\_ Show Native Landscape Area boundaries
- \_\_\_ Show areas to receive Hydroseeding
- \_\_\_ Planter areas indicated describing type of surfacing material (bark, soil aid, gravel, etc.)
- \_\_\_ Show planting materials, size at time of planting & species

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- \_\_\_ Show mature canopy size of all trees and indicate species, caliper size at planting and mature height.
- \_\_\_ Show screening of mechanical units and meters
- \_\_\_ Show privacy berms (include height above adjacent grade)
- \_\_\_ Show planting to soften fencing and privacy screens
- \_\_\_ Photographs of rocks, boulders to be used in landscape; size indicated on drawings.
- \_\_\_ Show the location, size, and layout of all water features or other landscape amenities.
- \_\_\_ Data Table including the following:
  1. Total Lot Area
  2. Total Non-Landscape Area (building area, driveway, walks, etc.)
  3. Total Landscape Area
  4. Percent (%) of Landscape Area
- \_\_\_ Location, height, and construction materials of any Landscape retaining walls that are being used to adjust the contours of the site to accommodate the Landscape design.
- \_\_\_ Location, height, and construction materials of all fencing proposed for the site. RE: FE-1 & FE-2 for approved fencing types.

**E. Exterior Color Submittal Requirements**

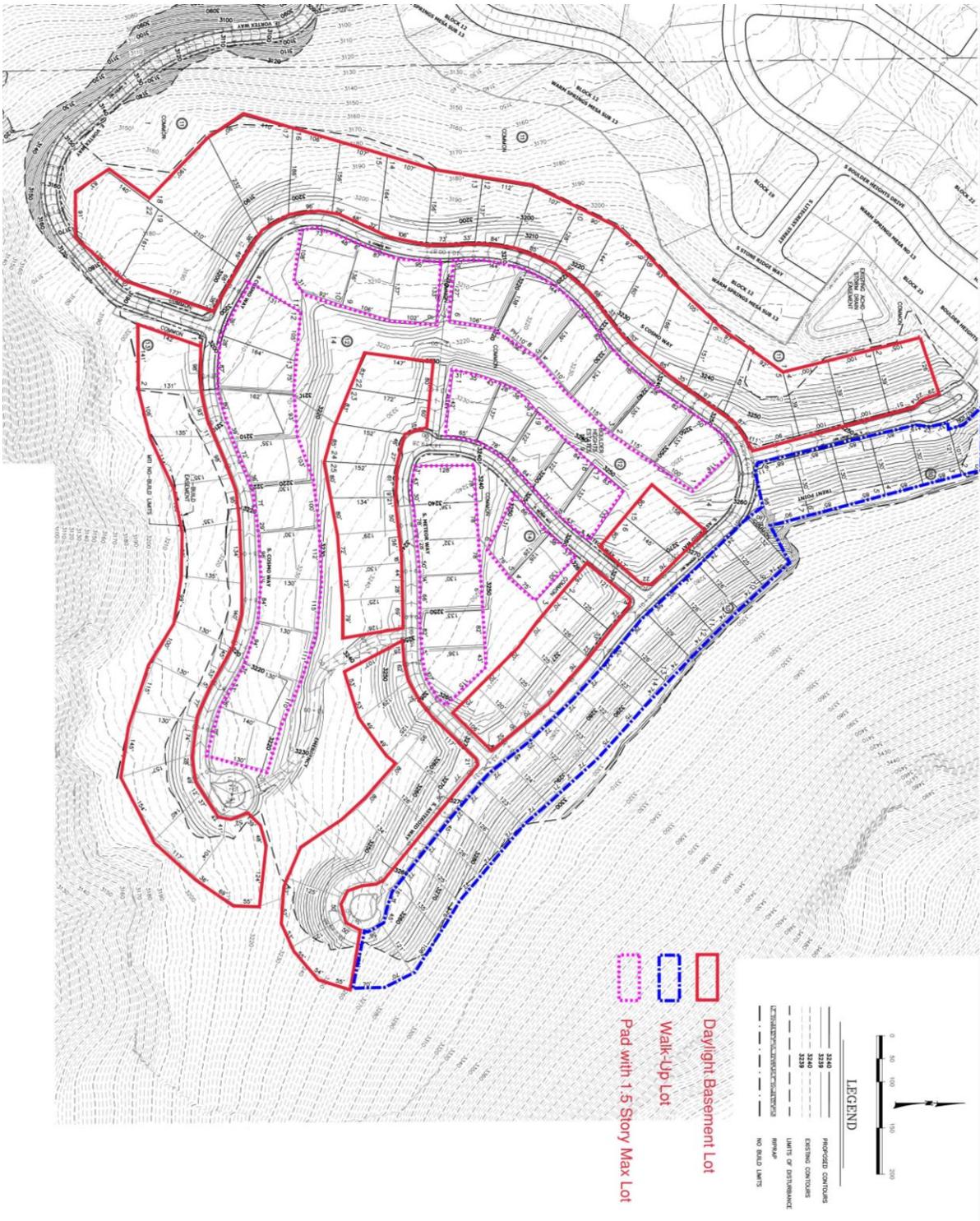
\_\_\_ **Exterior Color Submittal per EC-1 shall be submitted for review and approval at this time.**

SIGNATURES (Legal Property Owner's, Builder, and Architect/Designer signature(s) are required)

Printed Name	Signature	Date
Owner (s)		
_____	_____	_____
_____	_____	_____
Builder		
_____	_____	_____
Architect/Designer		
_____	_____	_____

# BH-1

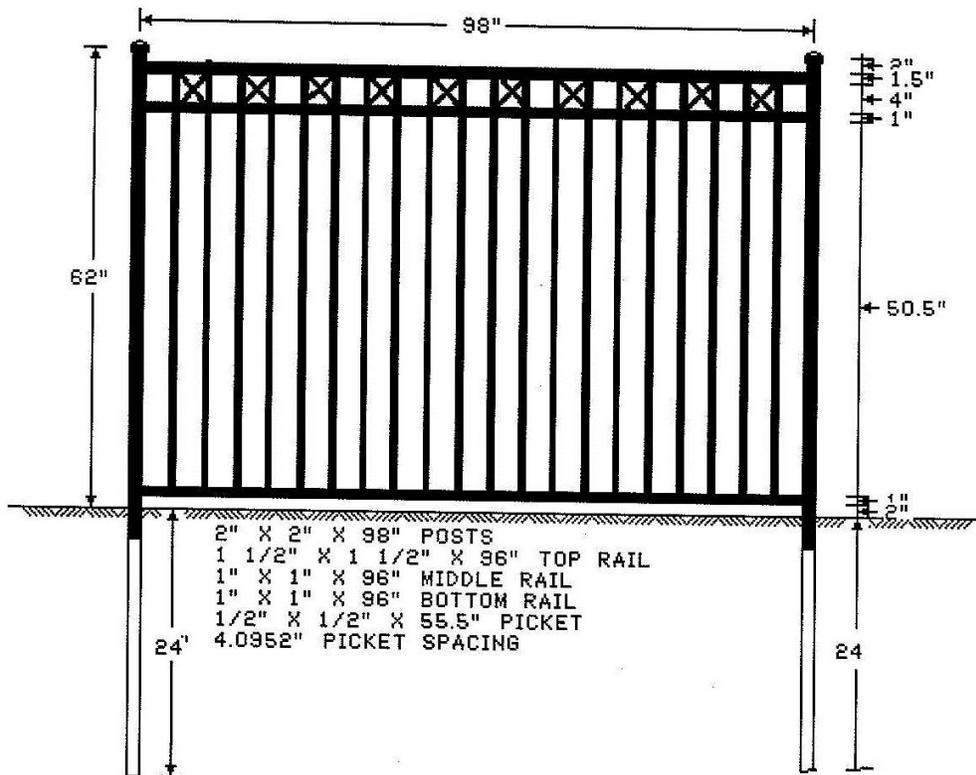
## BOULDER POINT BUILDING HEIGHT RESTRICTIONS



# FE-1

## BOULDER POINT TYPE I FENCING (OPEN)

Manufacturer: Boise River Fence  
Product: Boulder Point Custom Wrought Iron  
Color: Brown

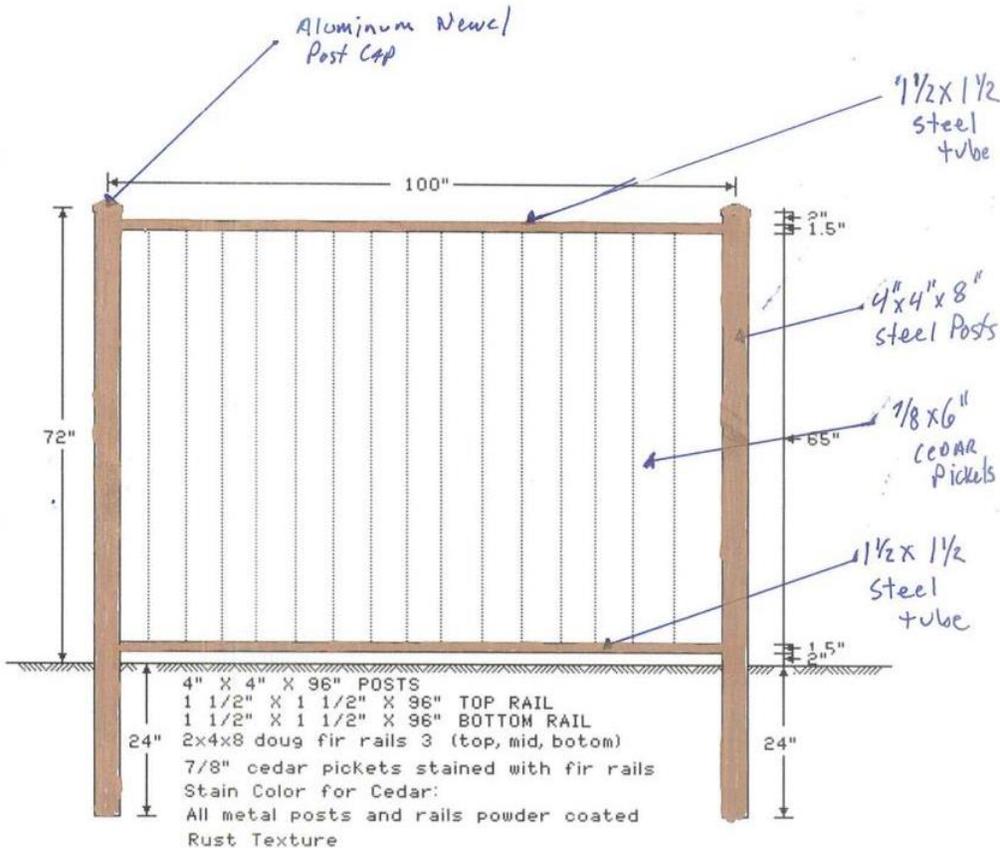


## FE-2

**BOULDER POINT TYPE 2 FENCING (SOLID & SEMI-SOLID):** Solid fence is permitted in between Building Lots. If a resident would like a solid style fence along a common areas or side street, the Semi-Solid fence spec is required.

### Solid

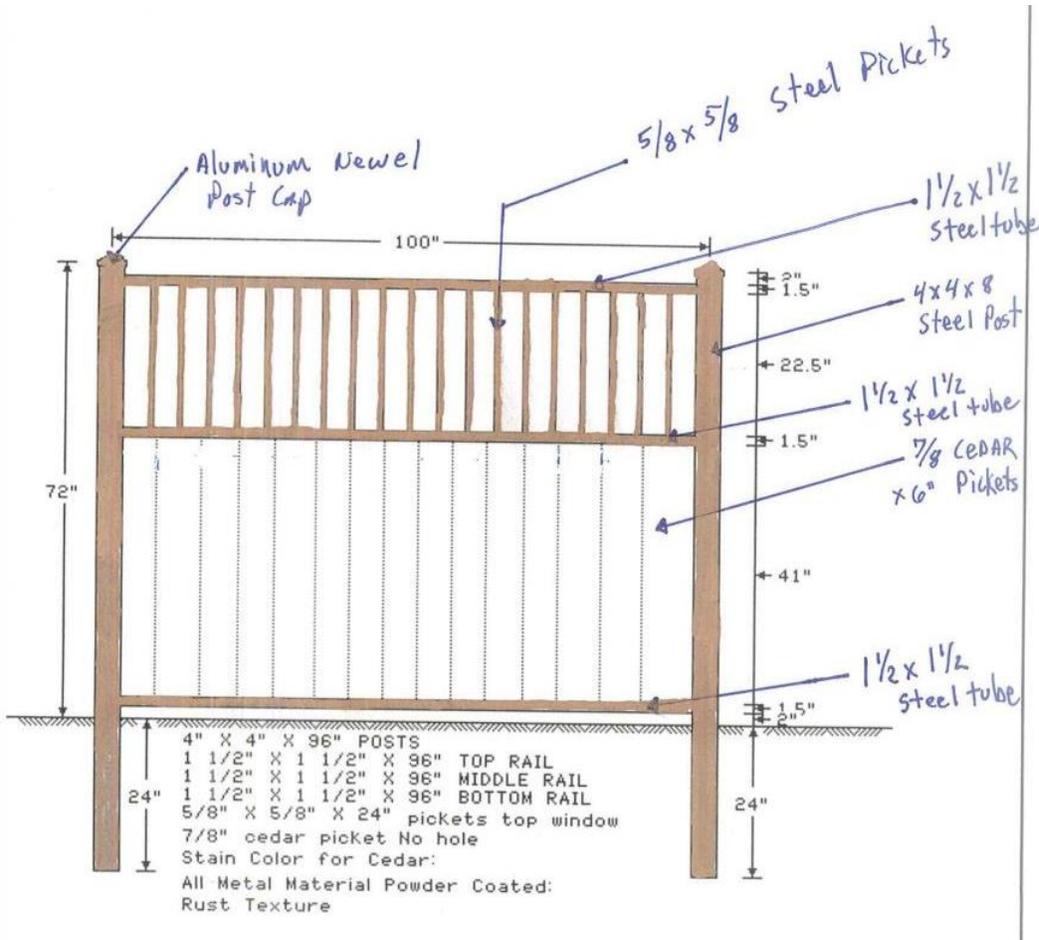
**Manufacturer:** Boise River Fence  
**Product:** Boulder Point Custom Wrought Iron & Cedar Fence  
**Metal Color:** Brown  
**Stain:** \_\_\_\_\_



**BOULDER POINT ARCHITECTURAL GUIDELINES**  
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**Semi-Solid**

**Manufacturer:** Boise River Fence  
**Product:** Boulder Point Custom Wrought Iron & Cedar Fence  
**Metal Color:** Brown  
**Stain:** \_\_\_\_\_





**Roof Material**

\_\_\_ R-1  
\_\_\_\_\_  
\_\_\_ R-2  
\_\_\_\_\_

**Window Frames**

\_\_\_ W-1  
\_\_\_\_\_

**Other Finishes**

\_\_\_ OF-1  
\_\_\_\_\_  
\_\_\_ OF-2  
\_\_\_\_\_  
\_\_\_ OF-3  
\_\_\_\_\_

**Garage Door (Example equal to 9700 series Wayne Dalton)**

**MFR/Design/Color** \_\_\_\_\_

- 1. Include an actual color sample of each item (Colored brochures may be used with chosen color(s) clearly identified). The color samples are to be marked with the corresponding "Item #s" as listed in item (1.) above for easy identification.**
- 3. Provide 11x17 copy of front building elevation colored to generally indicate the different colors of materials selected (Not intended to be a rendering of actual colors/materials). Label each material finish on the color elevation using the "Item #s" as listed in item (1.) above. Optional, provide a color legend on the elevation sheet to label each material finish.**

**\*\* The colored elevation is to depict the general color/material composition proposed.**

SIGNATURES (Legal Property Owner's, Builder, and Architect/Designer signature(s) are required)

Printed Name

Signature

Date

**BOULDER POINT ARCHITECTURAL GUIDELINES**  
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Owner (s)

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---

Builder

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Architect/Designer

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**EXAMPLE OF ACCEPTABLE COLOR SUBMITTAL & RENDERED ELEVATION**



ACC

ITEM R-1: BORAL - SAXONY 900 SLATE  
COLOR: CHARCOAL IFACS1130

ITEM PM-1: ALCOA - TERRA BRONZE

ITEM P-1: BENJAMIN MOORE  
DRAGON'S BREATH 1547