HARRIS RANCH
SINGLE FAMILY DETACHED RESIDENTIAL DESIGN GUIDELINES

It is the mission of Harris Ranch to build a community that is pedestrian oriented with a strong emphasis on a sense of community. An integral goal in accomplishing that mission is for homes to 'connect to the pedestrian' on the sidewalk. The Harris Ranch Review Board (HRRB) will use several criteria during their review of single family residences. The criteria utilized can include, but will not be limited to, useable porches, open iron fencing between homes and side loaded patios with sightlines to the sidewalk; living areas that front on the sidewalk, micropaths between homes, centralized neighborhood postal pavilions that encourage walking, minimum 6' wide sidewalks, pedestrian lighting, bike lanes, and landscaping between the sidewalk and curb.

Harris Ranch Specific Plan

The Harris Ranch Specific Plan is the adopted City Ordinance that guides development in Harris Ranch – the City has designated it SP01 and it may be found on the website at: www.harris-ranch.com under 'Amenities' – 'Specific Plan'.

In the SP01 you will find setbacks, heights and other dimensional requirements on the Block Prototypes and within the CODE.

These guidelines and the SP01 may updated from time to time so please check for the most recent copy.

Wildland Urban Interface Zones

Note that some lots in Harris Ranch may be located in Boise City's Wildland Urban Interface (WUI) zones and must comply with current requirements of Boise City's WUI Ordinance.

Building Types and Styles

Building types should respond to the particular landscape zone and block prototype within which they are located. Generally, all houses should reflect the building traditions of the region, which are based on Idaho's climate, indigenous materials and craftsmanship, as well as historic periods of settlement and development. Variation in style and design from lot to lot is required.

Particular architectural vernaculars include adaptations of the following styles (see the appropriate sections in on pages 9 through 23):

- **CRAFTSMAN**
- **SPANISH ECLECTIC**
- **PRAIRIE STYLE**
- **COLONIAL REVIVAL**
- **MONTEREY**
- **FRENCH ECLECTIC**
- **SHINGLE**
- **MODERN**

Building Mass and Form

In general, building masses shall be residential in scale and should respond to the lot type and size in which it is located within Harris Ranch.

Building lengths should not exceed 40' in one direction without a change in direction, roof alignment, wall offset or elevation change. Building design shall incorporate varied projections and recesses, such as bay windows, dormers, porches, etc. Elements such as these will create visual interest and should respond to existing site conditions on each particular home site.

The use of recessed doors (entrances as well as garage doors) and window openings is encouraged. This will create shadow lines to give the house a more substantial appearance.

"Four-sided" architecture is required. All structures are to be designed and built with the same material palette on all four sides of the house. Giving equal attention to the sides and rear elevations as is given to the street side elevation.

Entry elements shall be in scale to the relative proportions of the house and streetscape. Dominating and overly stylized entries will not be accepted.

All buildings should be particularly sensitive to their street frontage. Design elements that create a play of light and shadow and reduce the perceived bulk, such as deep porches, decks, overhangs, multi-paned windows and deep offsets should be used.

Homes on Timbersaw Drive are expected to contribute to a 'grand boulevard effect' by respecting the larger front setback and creating a larger presence. To that end, single story homes will only be allowed on corner lots; main pedestrian entrance must be on Timbersaw Drive.

Side load garages (on streets where front driveways are allowed) may be allowed to project in front of the home but not obscure the front entrance, nor be more than 50% of the front elevation. When a driveway is in front of the home front entrance, the driveway should include design elements such as stained or stamped concrete, colored, banding, patterning, brick or concrete pavers, etc to create a courtyard effect. Side load garages should alternate with front load garages.

Where garages are allowed with street facing doors, the doors must be less than 50% of the front elevation. Tandem garages are encouraged when 3 or more cars are to be accommodated.

If driveways on the north side of Hardesty Street are wider than 12', they must alternate widths with 12' wide driveway lots. Driveways serving lots on E. Barber Street must be located on E. Barber St, and be 12' wide or less as they cross the sidewalk.

Houses located on sloped sites shall respond to the topography and shall integrate into the existing landform.

Building massing shall express the organization of interior spaces.

Asymmetrical compositions of building forms are preferred.

Roofs

From many viewpoints in and around the Harris Ranch community, roofs will become a dominant element of the landscape and must create a harmonious relationship with the street, site and adjacent structures. All roofs shall be carefully designed in color, materials and form so that they integrate the structure with its landscape setting and neighboring buildings.

Roofs and other elements are described here in detail.

Roof materials shall be Class 'A' fire rated and non-reflective.

Materials for roofs include unglazed tile, slate, concrete tile, architectural shingles and metals.

Rooftop equipment and large vents are to be grouped and fully concealed in chimney-like structures as integral parts of the roof and/or wall design and shall match the roof in color. Ridge vents are encouraged.

Skylights, solar equipment, antennas, dishes and other roof appurtenances will be reviewed on an individual basis by the Harris Ranch Review Board.

Roof dormers and other three-dimensional elements should be used to add large-scale texture to roof forms, avoiding the appearance of wide, unbroken roof planes. The use of large roof overhangs is strongly encouraged.

Exterior Walls and Finishes

Exterior walls and finishes should reflect a logical and appropriate combination of colors, textures and forms to compliment the surrounding landscape and architecture.

Exterior walls of all buildings shall use a maximum of four materials with one being dominant over the others in a logical structural relationship.

When a change in materials occurs, a clear break in the surface plane should be seen. Materials should be consistently applied to all elevations of the structure. Materials should wrap around entire rooms, volumes, or whatever is a visual break, not merely a few feet, when visible to the street.

Wall to window proportions must comply with appropriate styles to avoid large areas of blank wall when visible from the street.

All building facades must include a significant degree of texture such as that provided by the use of shingles, shiplap, board and batten, stone and brick. The Harris Ranch Review Board shall approve all materials.

Stucco may be used as appropriate to the chosen style, and must be done in conjunction with another material. Frequent control joints, significant textural qualities and color variations are required.

Special architectural details are highly encouraged and should be appropriate to the style of the home in size, proportion and character.

Chimneys and Roof Projections

All roof projections, including chimneys, flues and vents shall be compatible in scale, height and material with the structure from which they project.
Large vents are to be grouped and concealed in chimney-like structures as integral parts of the roof or wall design.

Rooftop hardware shall be painted to match the roof color.

Chimney hardware must be fully screened within an architectural feature.

Chimneys on exterior walls must be integrated into the building design in order to anchor the building to the site.

No wood-sided chimneys are permitted on exterior walls when visible from the street.

Porches and Decks

The use of porches, patios, terraces and decks in building design is encouraged to create a strong relationship between indoor and outdoor areas as well as creating a sense of community.

Porches, verandas, colonnades, terraces and patios for climate control and outdoor living and circulation shall be designed as integral elements of the building and site.

Houses on corner lots (including those with side elevations adjacent to alleys) shall incorporate front and side elements in the building design.

Minimum depth of porches shall be six feet.

Materials of these elements shall match or compliment those of the main structure.

Windows and Doors

In order to create a play of light and shadow as well as reduce unnecessary energy loss, it is encouraged that all window and door openings be substantially recessed and shaded.

The shape and details of all openings are to be appropriate in size and shape to the style of architecture.

Oversized garage doors must not face the street nor be visible from the street. Garage doors in any way visible to the street shall have a maximum height of 9'.

Window styles are to be consistent throughout the entire building envelope. Mullions are encouraged in all appropriate vernaculars and, if used, must be used consistently on all elevations, if visible to the street.

Glass and glazing may be coated or tinted to control solar heat gain, but may not be extremely dark. Mirrored glass is not permitted in any instance. Exterior finishes of all windows shall be wood, colorfast vinyl, fiberglass, alum.clad wood, or thermally-broken aluminum with anodized color finish. Unfinished aluminum is not allowed.

Colors

Colors and materials should be appropriate to the building style. While rich colors schemes are encouraged, garish colors are to be avoided. Similar color and material schemes shall not be adjacent to each other. All material palettes will be reviewed by the Harris Ranch Review Board.

Color application should be used consistently throughout each home site for all the buildings and secondary structures. Garage doors must be painted the 'body' color.

Railings

The use of railings on porches, balconies and upper level windows or door openings should be carefully considered as a component of an architectural style. When properly applied, well-designed and properly detailed railings are an opportunity to reinforce specific characteristics of the selected architectural style. The materials used for railings should be part of an appropriate palette of materials for the architectural style of the building.

Accessory Apartments, Ancillary Buildings or Home Offices

The community's CC&R's restrict and regulate the installation of accessory buildings (such as storage sheds and out buildings), but empower the HRRB to further regulate the installation of such structures. Detached garages, storage sheds and out buildings are required to be of similar material, siding, roofing and color as the primary dwelling. Outbuildings and sheds shall not be more than 150 sq. ft. in size and no higher than 8 ft. in height, unless approved by the HRRB. The design and location of such structures are subject to the approval of the HRRB. All structures intended to be built after the initial construction of the home must conform to the Design Guidelines and shall be submitted to the HRRB for review prior to construction.

Sideyard Use Easements

Where sideyard use easements are in place and the neighboring lot/home is not owned or under control of the same owner, the following requirements must be met for the non-patio non-sideyard use sides of homes:
No air conditioners or equipment
No operable windows
All windows shall be under 12sf
All windows shall be obscure glass (rain, reeded, frosted)

These requirements are intended to allow patio sides to feel more private and comfortable for homeowners while also protecting privacy of adjacent neighbors.

Green Building Practices

Energy Star is a requirement for homes at Harris Ranch as of April 1, 2010.

Below is a sampling of other energy efficient and green building practices to consider:

SITE SELECTION

Protect and retain existing landscaping and natural features. Select plants that have low water and pesticide needs, and generate minimum plant trimmings. Use compost and mulches. This will save water and time.

Recycled content paving materials, furnishings, and mulches help close the recycling loop.

ENERGY EFFICIENCY

Most buildings can reach energy efficiency levels far beyond local building code standards, yet most only strive to meet the standard. It is reasonable to strive for 30 percent less energy than IBC standards. The following strategies contribute to this goal.

Passive design strategies can dramatically affect building energy performance. These measures include building shape and orientation, passive solar design, and the use of natural lighting.

Develop strategies to provide natural lighting. Studies have shown that it has a positive impact on productivity and well being.

Install high-efficiency lighting systems with advanced lighting controls. Include motion sensors tied to dimmable lighting controls. Task lighting reduces general overhead light levels.

Use a properly sized and energy-efficient heat/cooling system in conjunction with a thermally efficient building shell. Maximize light colors for roofing and wall finish materials; install high R-value wall and ceiling insulation; and use minimal glass on east and west exposures.

Minimize the electric loads from lighting, equipment, and appliances.

Consider alternative energy sources such as photovoltaic and fuel cells that are now available in new products and applications. Renewable energy sources provide a great symbol of emerging technologies for the future.

Computer modeling is an extremely useful tool in optimizing design of electrical and mechanical systems and the building shell.

MATERIALS EFFICIENCY

Select sustainable construction materials and products by evaluating several characteristics such as reused and recycled content, zero or low off gassing of harmful air emissions, zero or low toxicity, sustainable harvested materials, high recyclables, durability, longevity, and local production. Such products promote resource conservation and efficiency. Using recycled-content products also helps develop markets for recycled materials that are being diverted from the landfills.

Use dimensional planning and other material efficiency strategies. These strategies reduce the amount of building materials needed and cut construction costs. For example, design rooms on 4-foot multiples to conform to standard-sized wallboard and plywood sheets.
Create plans for managing materials through deconstruction, demolition, and construction.

Design with adequate space to facilitate recycling collection.

WATER EFFICIENCY

Design for dual plumbing to use recycled water for toilet flushing or a gray water system that recovers rainwater or other non-potable water for site irrigation.

Minimize wastewater by using ultra low-flush toilets, low-flow showerheads, and other water conserving fixtures.

Use recirculation systems for centralized hot water distribution.

Install point-of-use hot water heating systems for more distant locations.

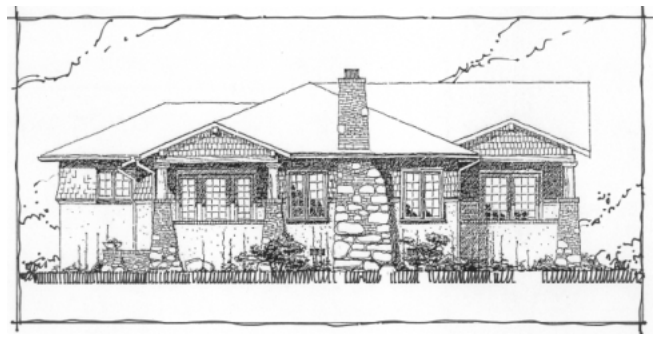
Use micro-irrigation (which excludes sprinklers and high-pressure sprayers) to supply water in non-turf areas.

Use state-of-the-art irrigation controllers and self-closing nozzles on hoses.

Craftsman (Arts and Crafts)

IDENTIFYING FEATURES

Low-pitched, gabled roof (occasionally hipped) with wide, unenclosed eave overhang; roof rafters usually exposed; decorative (false) beams or braces commonly added under gables; porches, either full- or partial-width, with roof supported by tapered square columns; columns or pedestals frequently extend to ground level (without a break at level of porch floor).



PRINCIPAL SUBTYPES

Four principal subtypes can be distinguished:

FRONT-GABLED ROOF - About one-third of Craftsman houses are of this subtype, Porches, which may either be full- or partial-width, are almost evenly divided between those sheltered beneath the main roof and those with separate, extended roofs, Most examples of this subtype are one-story, but one-and-a-half- and two-story examples are not uncommon; dormers are found in only about IO percent of this subtype.

CROSS-GABLED ROOF - Cross-gabled examples make up about one-fourth of Craftsman houses. Of these, three-quarters are one-story examples; dormers occur on about 20 percent. Porches are varied, but by far the most common type is a partial-width, front gabled porch, its roof forming the cross gable.

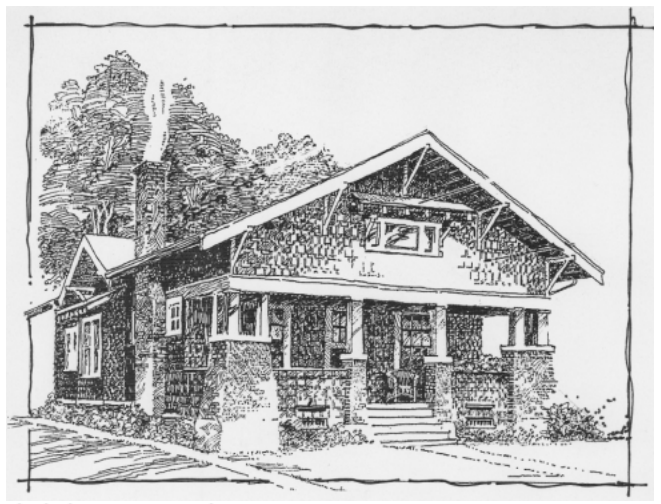
SIDE-GABLED ROOF - About one-third of Craftsman houses are of this subtype. Most are one and-a-half stories high with centered shed or gable dormers. Porches are generally contained under the main roof, sometimes with a break in slope. Two-story examples commonly have added, full-width porches, this subtype is most common in the northeastern and Midwestern states.

VARIANTS AND DETAILS

PORCH ROOF SUPPORTS - Columns for supporting the porch roofs are a distinctive and variable detail. Typically short, square upper columns rest upon more massive piers, or upon a solid porch balustrade. These columns, piers, or balustrades frequently begin directly at ground level and extend without break to a level well above the porch floor. Commonly the piers or columns have sloping (battered) sides. Materials used for piers, columns, and solid balustrades are varied. Stone, clapboard, shingle, brick, concrete block, or stucco are all very common and frequently occur in combinations.

ROOF-WALL JUNCTIONS - Among the most distinctive features of the style are the junctions where the roof joins the wall, which are almost never boxed or enclosed. The roof has a wide eave overhang; along horizontal edges the actual rafter ends are exposed, or false rafter ends are added. These are sometimes cut into decorative shapes. Along the sloping, or rake, edges, three or more beams (usually false) extend through the wall to the roof edge. These are either plain or embellished by a triangular knee brace.

OTHER DETAILS - Craftsman doors and windows are similar to those used in vernacular Prairie houses. Dormers are commonly gabled, with exposed rafter ends and braces such as are found at the main roof-wall junction. The most common wall cladding is wood clapboard; wood shingles rank second. Stone, brick, concrete block, and stucco are also used, most frequently in the northern and Midwestern states. Secondary influences such as Tudor false half-timbering, Swiss balustrades or Oriental roof forms are also sometimes seen.



OCCURRENCE

This was the dominant style for smaller houses built throughout the country during the period from about 1905 until the early 1920S. The Craftsman style originated in southern California and most landmark examples are concentrated there. Like vernacular examples of the contemporaneous Prairie style, it was quickly spread throughout the country by pattern books and popular magazines. The style rapidly faded from favor after the mid 1920's; few were built after 1930.

COMMENTS

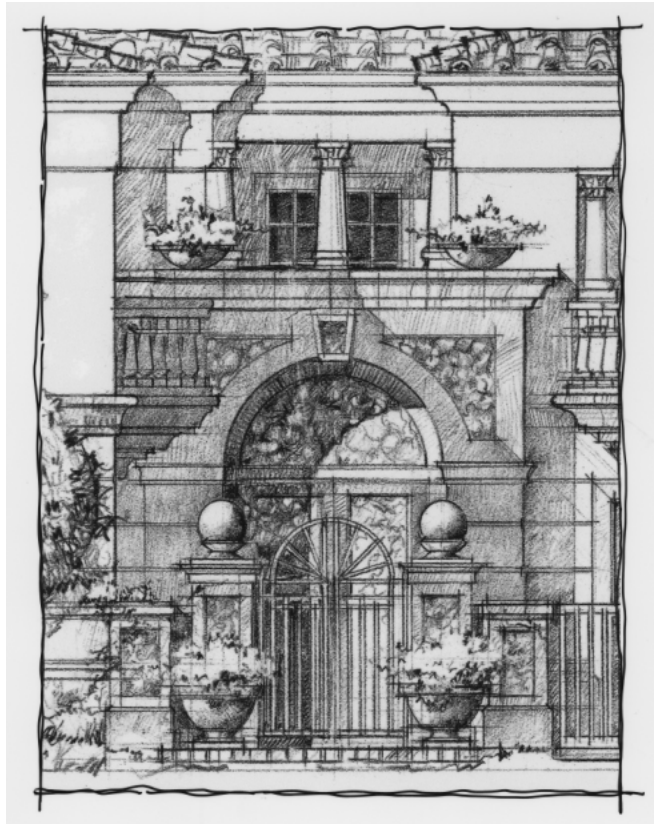
Craftsman houses were inspired primarily by the work of two California brothers Charles Sumner Greene and Henry Mather Greene who practiced together in Pasadena from 1893 to 1914. About 1903 they began to design simple Craftsman-type bungalows; by 1909 they had designed and executed several exceptional landmark examples that have been called the "ultimate bungalows." Several influences--the English Arts and Crafts movement, an interest in oriental wooden architecture, and their early training in the manual arts-appear to have led the Greene's to design and build these intricately detailed buildings.

EXAMPLE

Spanish Eclectic

IDENTIFYING FEATURES

Low-pitched roof, usually with little or no eave overhang; red tile roof covering; typically with one or more prominent arches placed above door or principal window, or beneath porch roof; wall surface usually stucco; facade normally asymmetrical.



PRINCIPAL SUBTYPES

Five principal subtypes can be distinguished:

SIDE-GABLED ROOF - About 20 percent of Spanish Eclectic houses have side-gabled roofs. Many of these are multi-level with taller, side-gabled sections bounded by lower, side-gabled wings.

CROSS-GABLED ROOF - About 40 percent of Spanish Eclectic houses have cross-gabled roofs with one prominent, front-facing gable. These are usually L-plan houses; one-story and two-story forms are both common, as are examples with wings of differing heights.

COMBINED HIPPED-AND-GABLED ROOFS - Some landmark examples have rambling, compound plans in which different units have separate roof forms of varying heights arranged in an irregular, informal pattern. Typically both hipped and gabled roofs are used in combination; a pattern that mimics the varied roof forms of Spanish villages.

HIPPED ROOF - About 10 percent of Spanish Eclectic houses have low-pitched hipped roofs. These are generally two-story forms with simple rectangular plans.

FLAT ROOF - About 10 percent of Spanish Eclectic houses has flat roofs with parapet walls. These typically show combinations of one- and two-story units. Narrow, tile-covered shed roofs are typically added above entryways or projecting windows. This subtype, loosely based on flat-roofed Spanish prototypes, resembles the Pueblo Revival house.

VARIANTS AND DETAILS

The style uses decorative details borrowed from the entire history of Spanish architecture. These may be of Moorish, Byzantine, Gothic, or Renaissance inspiration, an unusually rich and varied series of decorative precedents. The typical roof tiles are of two basic types: Mission tiles, which are shaped like half-cylinders, and Spanish tiles, which have an S-curve shape. Both types occur in many variations depending on the size of the tiles and the patterns in which they are applied.

Dramatically carved doors are typical of Spanish architecture; these are more common on high-style Spanish Eclectic houses but also occur on modest examples. Doors are usually emphasized by adjacent spiral columns, pilasters, carved stonework, or patterned tiles. Less elaborate entrance doors of heavy wood panels, sometimes arched above, are also common. Doors leading to exterior gardens, patios, and balconies are usually paired and glazed with multiple panes of rectangular glass. Many examples have at least one large focal window. These are commonly of triple-arched or parabolic shape and may be filled with stained glass of varying design. Decorative window grilles of wood or iron are common, as are similar balustrades on cantilevered balconies, which occur in a variety of shapes and sizes. Other typical details include tile-roofed (and otherwise decorated) chimney tops; brick or tile vents; fountains; arcaded walkways (usually leading to a rear garden); and round or square towers.

OCCURRENCE

Spanish Eclectic is most common in the southwestern states, particularly California, Arizona, and Texas, and in Florida, all regions where original Spanish Colonial building occurred and continued into the 19th century. Landmark houses in this style are rare outside of Florida and the Southwest but, as in the related Mission style, which preceded it, scattered vernacular examples are found in suburban developments throughout the country. During the 1920S, many new communities in Florida and southern California were planned in the Spanish Eclectic style, and older towns (such as Santa Barbara, California) sought to affect a Spanish Colonial image.

COMMENTS

Domestic buildings of Spanish precedent built before about 1920 are generally free adaptations in the Mission style. It was not until the Panama-California Exposition, held in San Diego in 1915, that precise imitation of more elaborate Spanish prototypes received wide attention. Bertram Grosvenor Goodhue, who had previously authored a detailed study of Spanish Colonial architecture, designed the exposition. Goodhue wanted to go beyond the then prevalent Mission interpretations and emphasize the richness of Spanish precedents found throughout Latin America. Inspired by the wide publicity given the exposition, other fashionable architects soon began to look directly to Spain for source material. There they found a still longer and richer sequence of architectural traditions, which became melded into a style that they continued to call the Spanish Colonial Revival. Because of its broad roots we prefer the more inclusive name Spanish Eclectic. The style reached its apex during the 1920's and early 1930S and passed rapidly from favor during the 1940s.

EXAMPLE

Prairie

IDENTIFYING FEATURES

Typically identified by low-pitched roof, usually hipped, with widely overhanging eaves; two stories, with one-story wings or porches; eaves, cornices, and facade detailing emphasizing horizontal lines; often with massive, square porch supports.

PRINCIPAL SUBTYPES

Four principal subtypes can be distinguished:

HIPPED ROOF, SYMMETRICAL, WITH FRONT ENTRY- This subtype, which is sometimes called the Prairie Box or American Foursquare, has a simple square or rectangular plan, low pitched hipped roof, and symmetrical facade. One-story wings, porches, or carports are clearly subordinate to the principal two-story mass. The entrance, which may be centered or off-center, is a conspicuous focal point of the facade. This was the earliest Prairie form and developed into the most common vernacular version. In vernacular examples, hipped dormers are common, as are full-width, single-story front porches and double hung sash windows. Many show Mission or Italian Renaissance secondary details, such as tiled roofs or cornice-line brackets.

HIPPED ROOF, SYMMETRICAL, NO FRONT ENTRY - Similar to the type just described but with inconspicuous entrances and facades dominated by horizontal rows of casement windows having sharply defined vertical detailing. This is a favorite form for smaller, architect-designed Prairie houses and also for those built on narrow urban lots.

HIPPED ROOF, ASYMMETRICAL - Most high style examples are of this form. Typically a single two- or three-story, hipped-roof mass is contrasted with equally dominant, but lower, wings, porches, or carports with hipped roofs. The front entrance is usually inconspicuous, the facade being dominated by horizontal rows of casement windows having sharply defined vertical detailing. Many variations occur, but in all cases the facade is asymmetrical; most have masonry walls.

GABLED ROOF - In this subtype, gables replace the more typical hipped roofs. High-style examples typically have both front-facing and side gables, each with exaggerated eave overhangs. In some, the gables have swept-back profiles with the peaks projecting beyond the lower edges. The pitch of the roof edges may also be flattened to give a pagoda like effect. Vernacular examples usually have simple front- or side-gabled roofs. Tudor secondary influences are common, particularly false half-timbering in gables.

VARIANTS AND DETAILS

Massive square or rectangular piers of masonry used to support porch roofs are an almost universal feature of high-style examples. They remain common in vernacular examples, which also show squared wooden imitations. The characteristic horizontal decorative emphasis is achieved by such devices as: (1) contrasting caps on porch and balcony railings, (2) contrasting wood trim between stories, (3) horizontal board-and-batten siding, (4) contrasting colors on eaves and cornice, and (5) selective recessing of only the horizontal masonry joints.

Other common details in both landmark and vernacular examples include window boxes or flattened pedestal urns for flowers; geometric patterns of small pane window glazing (usually in leaded casement windows in high-style examples and upper sashes of wooden-muntin, double-hung windows in vernacular houses); broad, flat chimneys; contrasting wall materials or trim emphasizing the upper part of the upper story; and decorative friezes or door surrounds consisting of bands of carved geometric or stylized floral ornamentation.

OCCURRENCE

The Prairie style originated in Chicago and landmark examples are concentrated in that city's early 20th-century suburbs, particularly Oak Park and River Forest, and in other large midwestern cities. Pattern books and popular magazines spread vernacular examples widely; they are common in early 20th-century suburbs throughout the country. Most were built between 1905 and 1915; the style quickly faded from fashion after World War I.

COMMENTS

This is one of the few indigenous American styles. It was developed by an unusually creative group of Chicago architects that have come to be known as the Prairie School. Frank Lloyd Wright's early work is in this style and he is the acknowledged master of the Prairie house. Wright was unusual in that he early turned his creative genius toward the problems of domestic architecture rather than public buildings. His 1893 Winslow House was perhaps the first Prairie house; it is a symmetrical rectangle. It was not until about 1900 that he began to use the asymmetrical hipped form, which he continued to develop until about 1913. Wright explained, "Democracy needed something basically better than the box." Many of the other Prairie architects worked either with Wright himself or with his earlier employer and teacher, Louis Sullivan. Outside of the Chicago area, numerous local architects produced creditable and sometimes outstanding Prairie houses throughout the midwestern states and, less commonly, in other regions. The style in its vernacular form was spread throughout the country by pattern books published in the Midwest. It is among the more short-lived styles, having grown, flourished, and declined in the years between 1900 and 1920.

EXAMPLE

Colonial Revival

IDENTIFYING FEATURES

Accentuated front door, normally with decorative crown (pediment) supported by pilasters, or extended forward and supported by slender columns to form entry porch; doors commonly have overhead fanlights or sidelights; facade normally shows symmetrically balanced windows and center door (less commonly with door off-center); windows with double-hung sashes, usually with multi-pane glazing in one or both sashes; windows frequently in adjacent pairs.

PRINCIPAL SUBTYPES

Six principal subtypes can be distinguished. Some examples may be almost identical to their colonial (particularly Georgian and Adam) prototypes. Clues for distinguishing Revival copies from early originals are given below under Variants and Details.

ASYMMETRICAL - About 10 percent of Colonial Revival houses have asymmetrical facades, a feature rarely seen on their colonial prototypes. These asymmetrical examples range from rambling, free form houses resembling the free classic Queen Anne style to simple boxes with asymmetrical window or porch arrangements.

HIPPED ROOF WITH FULL-WIDTH PORCH - About one-third of Colonial Revival houses built before about 1915 are of this subtype, which is sometimes called the Classic Box. These have a one-story, full-width porch with classical columns, which is added to a symmetrical, two-story house of square or rectangular plan. Two-story pilasters are common at the corners; dormers, hipped or gabled, are usually present. Doors may be centered or placed to the side. These houses have both Neoclassical and Colonial Revival influences, but lack the full-height porches of typical neoclassical houses.

HIPPED ROOF WITHOUT FULL-WIDTH PORCH - About 25 percent of Colonial Revival houses are simple two-story rectangular blocks with hipped roofs; porches are usually absent or, if present, are merely small entry porches covering less than the full facade width. This subtype, built throughout the Colonial Revival era, predominates before about 1910.

SIDE-GABLED ROOF - About 25 percent of Colonial Revival houses are simple, two-story rectangular blocks with side-gabled roofs. As in the type just described, the details tend to be exaggerated prior to 1910 and more "correct" afterward. This subtype was built throughout the Colonial Revival era but predominates after about 1910.

CENTERED GABLE - Less than 5 percent of Colonial Revival houses have a centered front gable added to either a hipped or side-gabled roof. These uncommon Revival houses mimic high style Georgian or Adam prototypes. Scattered examples were built throughout the Colonial Revival era.

GAMBREL ROOF - About 10 percent of Colonial Revival houses have gambrel roofs. Most are one story with steeply pitched gambrels containing almost a full second story of floor space; these have either separate dormer windows or a continuous shed dormer with several windows. A full-width porch may be included under the main roofline or added with a separate roof. This subtype is known as Dutch Colonial, but very few examples closely follow early Dutch precedent.

VARIANTS AND DETAILS

As in their Georgian and Adam prototypes, the principal areas of elaboration in Colonial Revival houses are entrances, cornices, and windows.

ENTRANCES - Georgian and Adam entrances include most variants found on colonial prototypes; some common additional variations favored on Colonial Revival houses are illustrated here.

CORNICES - In original Georgian and Adam houses the cornice is an important identifying feature. It is almost always part of a boxed roof-wall junction with little overhang, and is frequently decorated with dentils.

WINDOWS - As in the originals, most Colonial Revival windows are rectangular in shape with double-hung sashes. In the more accurate copies, each sash has six, eight, nine, or twelve panes. Equally common are multi-pane upper sashes hung above lower sashes that have only a single large pane, a pattern never seen on colonial originals.

OCCURRENCE

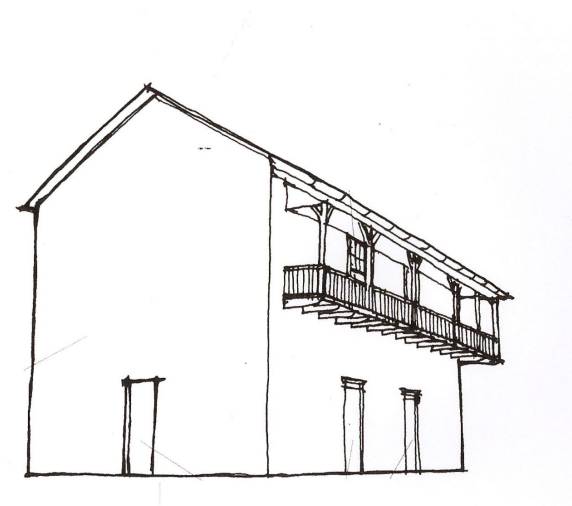
This was a dominant style for domestic building throughout the country during the first half of this century. The different subtypes were not, however, equally common throughout this long period, but shifted with changing fashion (see each subtype above). After briefly passing from favor in mid-century, the style has recently reappeared in somewhat different form as a dominant Neo-eclectic style.

EXAMPLE

Monterey

IDENTIFYING FEATURES

Two stories, with low-pitched gabled roof (occasionally hipped); second-story balcony: usually cantilevered and covered by principal roof.



VARIANTS AND DETAILS

Roofs are usually covered with wooden shingles but are occasionally tiled. Wall cladding materials are either stucco, brick, or wood (weatherboard, shingle, or vertical board-and batten). The first and second stories frequently have different cladding materials, with wood over brick being the most common pattern. Door and window surrounds sometimes mimic the Territorial examples of their Spanish Colonial prototypes; paired windows and false shutters are common. Doors may show Colonial Revival influences.

COMMENTS

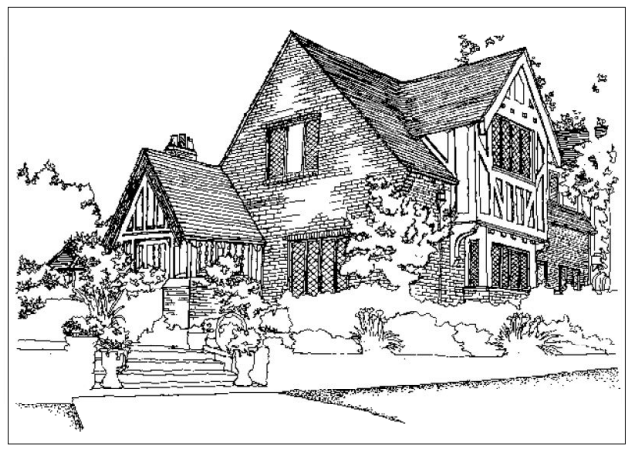
The Monterey style is a free revival of the Anglo-influenced Spanish Colonial houses of northern California. These blended Spanish adobe construction with pitched-roof, massed-plan English shapes brought to California from New England. The revival version similarly fuses Spanish Eclectic and Colonial Revival details. Earlier examples, built from about 1925 to 1940, tend to favor Spanish detailing; those from the 1940's and '50's typically emphasize English Colonial details. Scattered examples occur throughout the country in suburbs built during the second quarter of this century.

EXAMPLE

French Eclectic

IDENTIFYING FEATURES

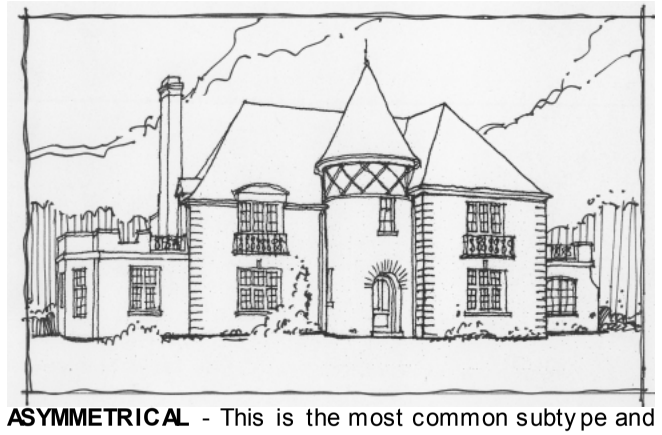
Tall, steeply pitched hipped roof (occasionally gabled in towered subtype) without dominant front-facing cross gable; eaves commonly flared upward at roof-wall junction; brick, stone, or stucco wall cladding, sometimes with decorative half-timbering.



PRINCIPAL SUBTYPES

Three principal subtypes can be recognized; each shows a great variety of detailing and wall materials:

SYMMETRICAL - In this subtype, the massive hipped roof, normally with the ridge paralleling the front of the house, dominates a symmetrical facade with centered entry. Facade detailing is usually rather formal, inspired by smaller French manor houses rather than grand chateaus or modest farmhouses. Wings are frequently added to the sides of the main block.



ASYMMETRICAL - This is the most common subtype and includes both picturesque examples based on rambling French farmhouses as well as more formal houses similar to the symmetrical subtype, but with off-center doorways and asymmetrical facades.

TOWERED - This common subtype is immediately identifiable by the presence of a prominent round tower with a high, conical roof. The tower generally houses the principal doorway. Decorative half-timbering is particularly common in this subtype, which is loosely patterned after similar farmhouses from the province of Normandy in northwestern France; Eclectic builders often called these Norman Cottages.

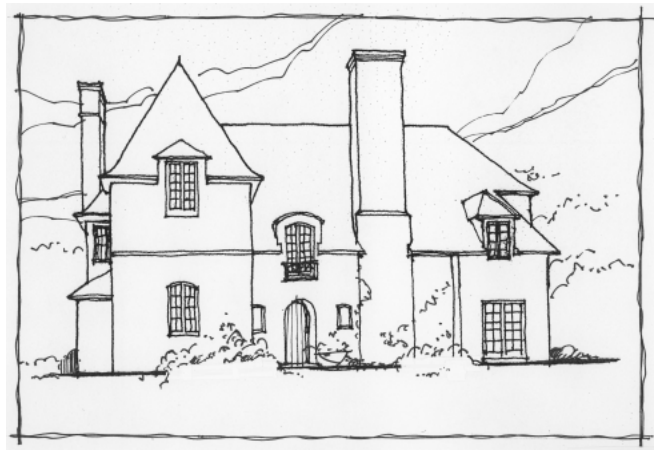
VARIANTS AND DETAILS

Based upon precedents provided by many centuries of French domestic architecture, the style shows great variety in form and detailing but is united by the characteristic roof. (Only the Spanish Eclectic style, similarly based upon a long and complex architectural tradition, approaches it in variety.) Informal domestic building in northwestern France (particularly Normandy and Brittany) shares much with Medieval English tradition. The use of half-timbering with a variety of different wall materials, as well as roofs of flat tile, slate, stone, or thatch, are common to both. As a result, French Eclectic houses often resemble the contemporaneous Tudor style based on related English precedent. French examples, however, normally lack the dominant front facing cross gables characteristic of the Tudor. In contrast to these generally informal, rural prototypes, many French Eclectic houses show formal Renaissance detailing resembling that of the English Georgian.

Doors in informal examples are usually set in simple arched openings. Doors in symmetrical and formal houses may be surrounded by stone quoins (pilasters, pediments, etc.). Windows may be either double-hung or casement sashes, the latter sometimes with small leaded panes. Full-length casement windows with shutters (French doors) are sometimes used. Dormers are common.

OCCURRENCE

This relatively uncommon style is found throughout the country in Eclectic suburbs of the 1920's and '30's. Out of fashion during the 1940's and '50's, a Neo-eclectic emphasis on French models has been gathering momentum since the 1960's.



COMMENTS

Many Americans served in France during World War I, and their first-hand familiarity with the prototypes probably helped popularize the style. In addition, a number of photographic studies of modest French houses were published in the 192O's, giving architects and builders many models to draw from. Pre-1920 examples are rare and are usually of the formal, symmetrical type. These were usually inspired by the earlier and more pretentious Chateauesque or Beaux Arts traditions.

EXAMPLE

Shingle

IDENTIFYING FEATURES

Wall cladding and roofing of continuous wood shingles (shingled walls may occur on second story only; original wooden roofing now replaced by composition shingles on most examples); shingled walls without interruption at corners (no corner boards); asymmetrical facade with irregular, steeply pitched roof line; roofs usually have intersecting cross gables and multi-level eaves; commonly with extensive porches (may be small or absent in urban examples).

PRINCIPAL SUBTYPES

Five principal subtypes can be distinguished:

HIPPED ROOF WITH CROSS GABLES - About 15 percent of Shingle houses have hipped roofs with lower cross gables. Asymmetrical gable arrangements, similar to the typical Queen Anne shape, are most common, but Shingle houses may also show paired, symmetrical cross gables.

SIDE-GABLED ROOF - About 20 percent of Shingle houses have side-gabled roofs; many of these have asymmetrically placed towers on the front facade.

FRONT-GABLED ROOF - About 20 percent of Shingle houses have a front gable that dominates the main facade; subordinate cross gables and towers may be added.

CROSS-GABLED ROOF - About 20 percent of Shingle houses have cross-gabled roofs; most are of L or T plan and have secondary cross gables and dormers intersecting the principal roof line. Subordinate hipped sections may also be added.

GAMBREL ROOF - About 25 percent of Shingle houses has gambrel roofs. Normally a full second story is incorporated into the steeper, lower slope of the gambrel, giving a one-story appearance. Gambrel cross gables are usually present.

VARIANTS AND DETAILS

Unlike most of the 19th-century styles that preceded it, the Shingle does not emphasize decorative detailing at doors, windows, cornices, porches, or on wall surfaces. Instead it aims for the effect of a complex shape enclosed within a smooth surface (the shingled exterior), which unifies the irregular outline of the house. Most variants and details are designed to enhance either the irregularity of the shape or the uniformity of its surface. Decorative detailing, when present, is used sparingly.

Towers, found in about one-third of Shingle houses, are more likely to appear as partial bulges or as half-towers rather than as fully developed elements. Tower roofs are frequently blended into the main volume of the house by a continuous roofline. Porch supports are most commonly either slender, unadorned wooden posts or massive piers of stone or shingle cladding. Window surrounds are simple; bay windows, multiple windows, and walls curving into windows are common. Massive Romanesque or Syrian arches may be used on porches or entrances. Palladian windows and simple classical columns, both borrowed from the contemporaneous early phases of the Colonial Revival, are the most common decorative details.

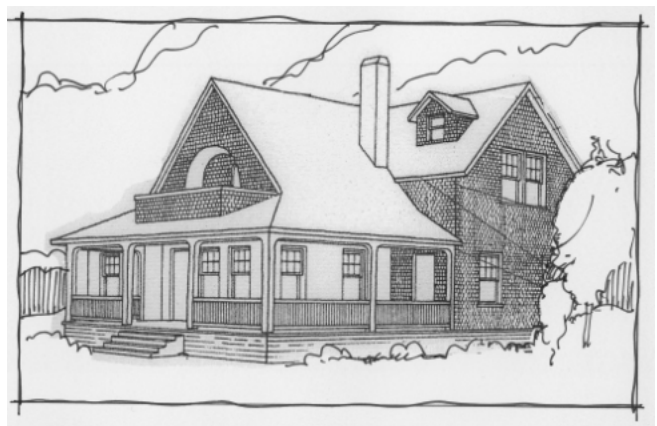
OCCURRENCE

Most Shingle houses were built between 1880 and 1900, with a relatively few examples dating from the late 1870's and from the first decade of this century. The style began and reached its highest expression in seaside resorts of the northeastern states. Fashionable summer destinations such as Newport, Cape Cod, eastern Long Island, and coastal Maine had numerous architect-designed cottages in the style, many of which survive today. From this fashionable base, well publicized in contemporary architectural magazines, the style spread throughout the country, and scattered examples can be found today in all regions. It never gained the wide popularity of its contemporary, the Queen Anne style, and thus Shingle houses are relatively uncommon except in coastal New England.

COMMENTS

The Shingle style, like the Stick and spindle work Queen Anne, was a uniquely American adaptation of other traditions. Its roots are threefold: (I) From the Queen Anne it borrowed wide porches, shingled surfaces, and asymmetrical forms. (2) From the Colonial Revival it adapted gambrel roofs, rambling lean-to additions, classical columns, and Palladian windows. (3) From the contemporaneous Richardsonian Romanesque it borrowed an emphasis on irregular, sculpted shapes, Romanesque arches, and, in some examples, lower level stone stories

The Shingle style was an unusually free form and variable style; without the ubiquitous shingle cladding it would be difficult to relate many of its different expressions. One reason for this great range of variation is that it remained primarily a high fashion, architect's style, rather than becoming widely adapted to mass vernacular housing, as did the contemporaneous Queen Anne.



EXAMPLE

Modern

IDENTIFYING FEATURES

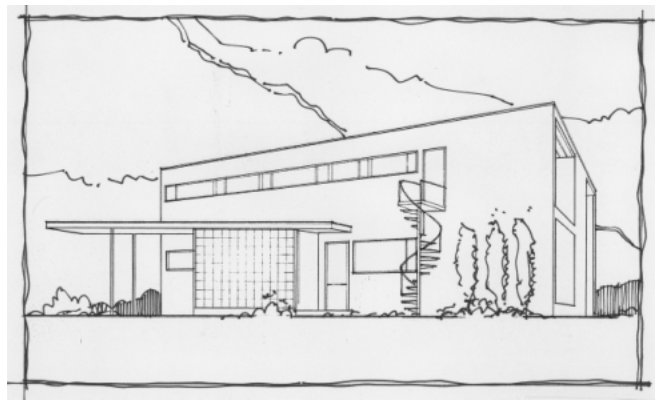
Flat roof, usually without ledge (coping) at roof line; windows (usually metal casements) set flush with outer wall; smooth, unornamented wall surfaces with no decorative detailing at doors or windows; facade asymmetrical.

VARIANTS AND DETAILS

In many high-style International style houses, walls are not used for structural support; instead the exterior walls are curtains hung over a structural steel skeleton. Similarly, interior walls are mere partitions allowing great flexibility in room layout. Freeing exterior walls from structural demands allowed facade treatments that had not been feasible earlier; long ribbons of windows, sometimes wrapping around building corners, are common. Large, floor-to-ceiling plate glass windows are also used. Where interior functions do not require windows, they are replaced by large, blank expanses of exterior wall. Smooth wall surfaces are favored. These are usually of stucco, but smooth board walls (and, less commonly, brick) are also used. Cantilevered projections are much favored; sections of roof, balcony, or second stories may jut dramatically over the wall below, thus dramatizing the non-supporting nature of the walls.

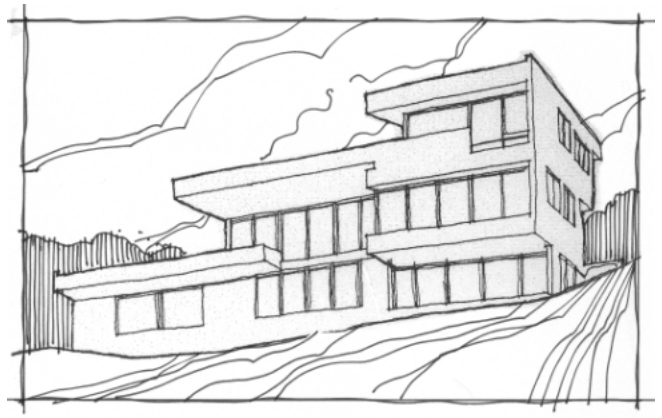
OCCURRENCE

This avant-garde and primarily architect-designed style is relatively rare. Most landmark examples date from the 1930's and occur principally in fashionable suburbs in the northeastern states and in California. Following World War II, certain elements of the style became softened into a more Widespread vernacular called the Contemporary style. During the 1970's a group known as the New York Five (Charles Gwathmey, Michael Graves, John Hejduk, Richard Meier, and Peter Eisenman) began a revival of interest in the International house that has continued to the present day.

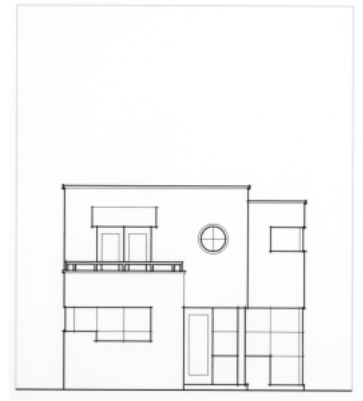


COMMENTS

In the decades separating World Wars I and II, Americans tended to prefer period houses that reflected past traditions, while European architects emphasized radically new designs that came to be known as International style architecture. Le Corbusier in France, Oud and Rietveld in Holland, Walter Gropius and Mies vander Rohe in Germany were all working without historic precedent, trying to exploit the materials and technology of the day. During the 1930's, several distinguished architects who emigrated to escape the developing chaos in Europe introduced these ideas into the United States.



EXAMPLE



SITE AND LANDSCAPE

Water-Wise Landscape

The Harris Ranch setting is perfectly suited for adopting a water-efficient built-landscape. In this region western expanding development has made water an increasingly valuable resource. Adopting a water-efficient built-landscape promotes a spirit of ecological stewardship as well as moderates the financial burden of escalating water costs associated with landscape irrigation. The following design considerations shall be of the highest priority:

1. Plan and design for water conservation and aesthetics from the beginning of a project.

2. Create practical turf areas of manageable sizes and shapes based on appropriate uses.

3. Group plants of similar water needs together, then experiment to determine how much and how often to water the specific site.

4. Use soil amendments like compost or manure.

5. Use mulches such as woodchips, especially in high and moderate hydrozones. Brown and gray rock mulches may be allowed in appropriate areas but in any case will not be allowed to dominate the landscape on larger lots.

6. Irrigate efficiently with properly designed systems and by applying the right amount of water at the right time, (water management).

7. Maintain the landscape appropriately by mowing, pruning and fertilizing properly.

Water-wise landscape is not a "dry only" concept. Water-wise landscape allows for practical uses of heavily irrigated athletic turf and limited areas of high water use plants. Water-wise landscape is not necessarily about rocks and gravel. Although rock gardens can be quite beautiful, there are many other choices for water-wise designs. Water-wise is not "lawn-less" but is "less-lawn." Further, water-wise is not about native plants only. While the use of native plants is encouraged, it is also important for designers to be able to choose from the vast variety of non-invasive introduced plants that are well adapted to the climate.

It is important to realize that a water-wise landscape is not finished once the design is complete. It requires conscientious follow-through during construction, and then, again, through the life of the landscape by routine and knowledgeable maintenance. These guidelines strive to address each piece, but it is expected that a truly successful project will depend upon genuinely invested participants throughout.

Valley Landscape

General

In order to enhance the environmental health and human habitability of the urban environment, each single family home will have at least 1 tree in the front yard (see Front Yards below) , and one tree in the rear or side yard. Tree selections may be made from the attached list of trees; minimum soil area requirements shall be adhered to. Additional tree species may be approved at the discretion of the HRRB.

Lawn shall consist of no greater than 75% of the total yard area and must be of a grass mix no greater than 5% Kentucky Bluegrass. Please see Plant Palette Recommendations.

Private outdoor space may be on the ground anywhere on the particular lot or parcel. The minimum dimensions will be 15 ft. x 15 ft. unless otherwise stated in the Block Prototypes in the Harris Ranch Specific Plan, and shall include a minimum 8 ft. x 8 ft. area of smooth concrete, walkable pavers, or wood/wood-like decking. Asphalt may not be used to satisfy this requirement. The remaining open space may be plantings.

Front Yards

Special attention should be given to short set-back front yards to enhance livability. To create the impression of greater visual depth and privacy from the sidewalk to the front of the home, consider 'layering' elements from the sidewalk to the home: locate plantings, hedges, and/or fencing just behind the public sidewalk; create attractive entry with arbors and/or gate; plant small flowering trees in the yard and add other items of visual interest such as fountains, seating, sculpture, arbors, trellises, and pots with seasonal plantings; plant vines on trellises mounted on the walls or above the porch. (Note: Planting strips between the curb and public sidewalk are owned by ACHD and maintained by the homeowners association, and may not be altered by individual homeowners).

Plantings shall display a variety of form, textures and colors, deciduous and evergreen to provide year round interest. Using shrubs and groundcover, the front yard must have 60% minimum vegetative cover after 3 years
OR
meet the following criteria:

Front Yards with 10-25' setbacks:

Minimum one Class I ornamental flowering tree (2" caliper min.) is required within front yard setback. Lawn is discouraged in yards with 10' setbacks.

Minimum shrubs/ground covers/grasses/perennials per 100sq.ft of planting beds:
Shrubs (3) at 50% 2 gallon min. and 50% 5 gallon min.
Spreading ground covers (1) at 1 gallon min.
Ornamental grasses/perennials (4) at 1 gallon min.

Front Yards with 25'+ setbacks:

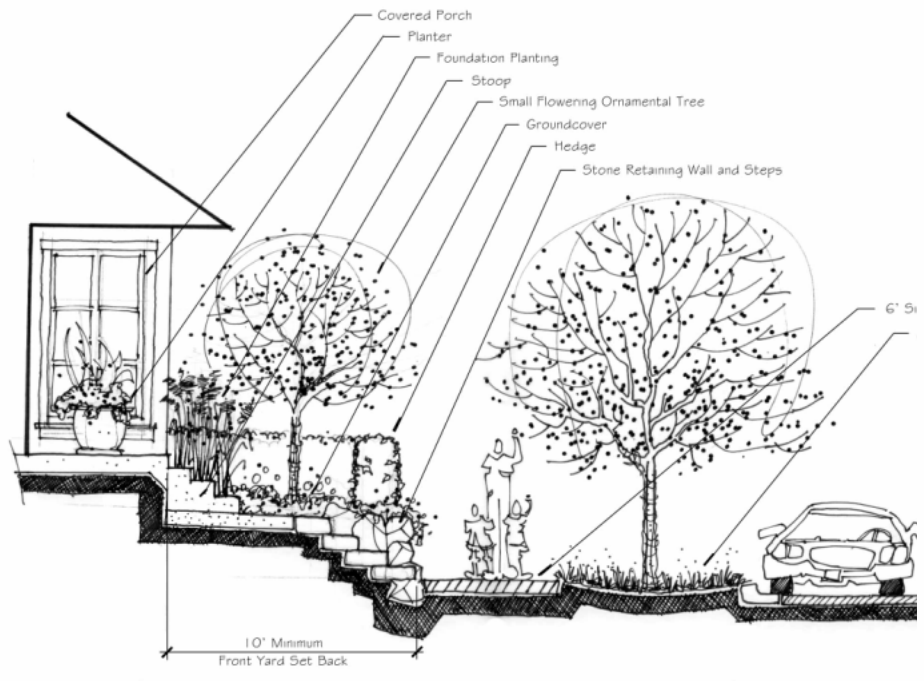
The following minimum trees are required within the front yard setback per 4000sf of front yard area:
Two Class I ornamental flowering trees (2" caliper min.)
Or
One Class I ornamental flowering tree (2" caliper min.) plus one Class II or Class III Shade Tree (2.5" caliper min.)
Or
One Class I ornamental flowering tree (2" caliper min.) plus two small to medium conifer trees (6' ht. min.)

Lawn may be used as groundcover in these front yards but shall not cover more than 75% of the front yard.

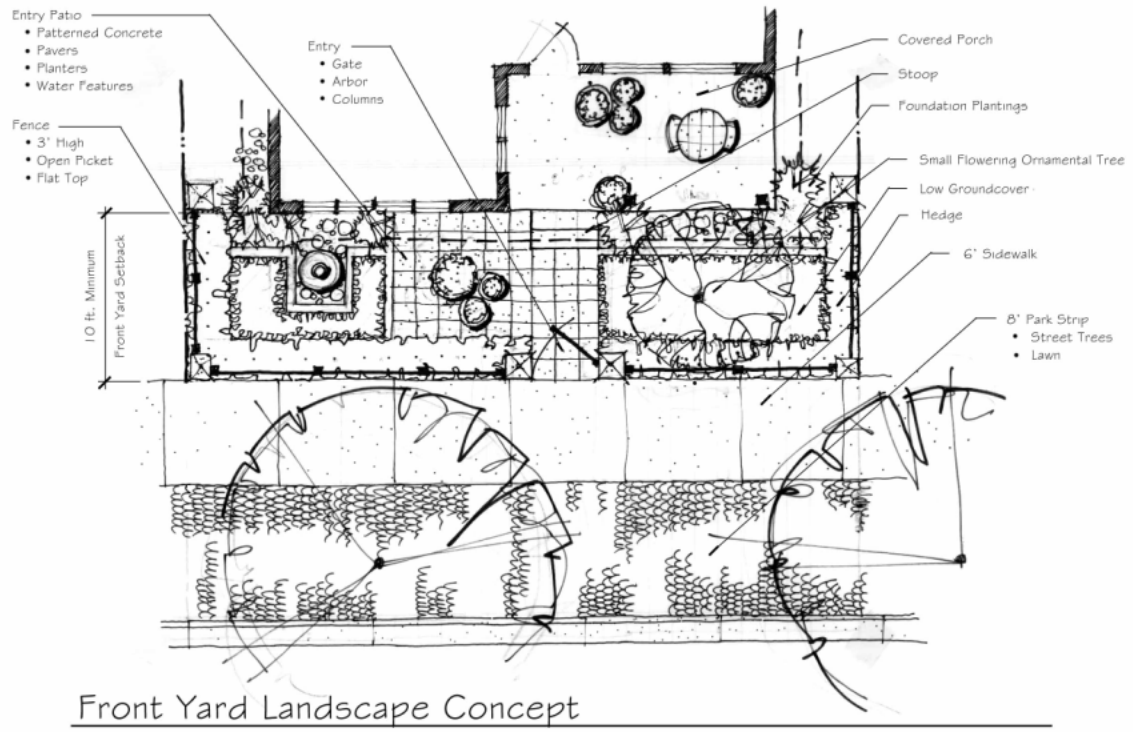
Minimum shrubs/ground covers/grasses/perennials per 100sq.ft of planting beds:
Shrubs (3) at 50% 2 gallon min. and 50% 5 gallon min.
Spreading ground covers (1) at 1 gallon min.
Ornamental grasses/perennials (4)
at 1 gallon min.

Front and Side Street Yards with Fences

Where fences surround front and side street yards, mulch and plantings are required on the sidewalk side. Plantings shall be ground covers and/or shrubs spaced such that coverage will be 75-100% in 5 years. Mulches shall be brown or gray.



Front Yard Landscape Concept



Front Yard Landscape Concept

Home Setback

Fences and Site Walls

If fences or site walls are used, the following guidelines must be met:

1. **Front yard** fences/site walls located adjacent to public streets: These must be no higher than 3'. Posts and pillars between spans may be slightly taller. Materials to be considered by the HRRB include wrought iron, steel tube, stone, brick, or a combination thereof and must be approved by the HRRB. Wood sideyard fencing shall not extend past the front of the home. Tops must include a continuous flat piece (i.e. no spikes) to help prevent injury to wildlife. Placement of front fences/walls at least 1 foot from the sidewalk is strongly encouraged. Planting between the sidewalk and fence is required –see Landscape guideline on p. 11.

2. **Side yard fences/site walls at streets:** Where side yards are designed as primary outdoor space for residence, fences may be 6' tall max. Fences 3' or shorter must be set back 1' from sidewalk; 4' tall fences must be set back 1'-8" from sidewalk; 5' tall fences must be set back 2'-4" from sidewalk; 6' tall fences must be set back 3' from sidewalk; No fences shall be longer than ¾ thelength of the lot.F ences taller than 3' must be set back 3' from sidewalk and shall not be longer than ¾ the length of the lot. If above a retaining wall, 6' fences must be setback 3' from back of wall, to not dominate the streetscape. Materials shall be open metal tube. Privacy enclosures within the rear yard may be of any material (6' max. height) but may not be continuous across the sideyard. Plantings in between are heavily encouraged. Corner lots adjacent to alleys must have open metal tube railings adjacent to alley at side and rear yard visible to the street. Planting between the sidewalk and fence is required –see Landscape guideline on p. 11.

3. Side yard fences at alleys: Fencing shall be metal tube fencing/wrought iron open fencing and be placed no closer than 1' from the alley pavement and no taller than 6'. Planting between the sidewalk and fence is required –see Landscape guideline on p. 11.

4. Interior sideyards: Fencing may be of any approved material. Wood sideyard fencing shall not extend past the front of the home.

5. **Rear yards,** when enclosed or partially enclosed, must have steel bar or wrought iron fencing at the front set behind the front face of the home. Interior side yard and rear fencing may be of any approved material (except sideyards visible to streets and corner lots adjacent to alleys—see above). Rear fencing at alleys must be no closer than 6' from the alley pavement.

6. **Lots along East Barber Road and Lots on West Side of East Warm Springs:**
The portion of fencing (enclosing a r**ear** yard) facing Barber only (i.e. parallel to Barber) must be located behind the front façade of the home and is required to be 6' solid composite fencing from FenceScape in their 'Picture' style, with straight edge top boards-- to prevent wildlife from entering the yard from E. Barber Road. Horizontal mid-rails to be facing interior yard. Fencing along sideyards facing side streets (except for E. Barber Road) shall be metal tube fencing and are required to have gates for wildlife escape. Fencing at the rear property line and internal sideyards may be 6' max. and may be any material. Fence along property facing Postal Pavilion site or any dedicated open space must be steel tube open fencing at 6' high max.

7. **Lots facing Hardesty:**
Enclosing r**ear** yard fencing **facing streets** shall be metal tube fencing and corner lots are required to have gates for wildlife escape. Where side yards are designed as primary outdoor space for residence, fences may be 6' tall max. Fences 3' or shorter must be setback 1' from sidewalk; 4' tall fences must be set back 1'-8" from sidewalk; 5' tall fences must be set back 2'-4" from sidewalk; 6' tall fences must be set back 3' from sidewalk; No fences shall be longer than ¾ the length of the lot. Fencing at the rear property line and internal sideyards may be 6' max., of any approved material. Alternative materials may be considered for fences that: face Hardesty Street, are between houses and are located behind 50'from the front property line.

8. Fences, walls, etc within street and alley vision triangles cannot exceed 3' in height above the sidewalk pavement.

9. Fences/walls shall be "stepped" rather than sloping with the grade.

10. If any fencing has openings, vertical and horizontal bars shall be spaced closer than 4" apart or wider than 8" apart to avoid accidental wildlife entrapment. Tops must include a continuous flat piece (i.e. no spikes) to help prevent injury to wildlife.

11. Metal tube fencing and posts must have a powder coat finish. Color shall be approved by HRRB.

12. All perimeter rear yard wood fencing shall be stained 'Chestnut' color by Behr (intended to match FenceScape composite fencing). Other stain colors for wood fencing may be considered when not at the perimeter of rear yards.

13. Site walls shall be detailed with reveals, caps, overhangs, soldier courses or other added visual interest. Walls shall be level, or "stepped" rather than sloped with the grade. Walls constructed of flat, unembellished poured concrete are not allowed when located adjacent to public streets. Block may be used for structural purposes. Finish materials shall match or compliment the accompanying architecture.

14. Additional ornamentation, arbors, trellises are encouraged and are subject to HRRB review.

Vision Triangles

Vision triangles at intersections are determined by ACHD to ensure visibility for vehicle drivers and involve low fencing, planting, etc. Please refer to ACHD for locations and requirements.

Irrigation

Water Budget

A water budget is the target amount of water a landowner should not exceed in a typical watering season. Working towards this target in the planting design phase helps the designer achieve realistic goals for landscape irrigation. Water budgeting focuses less on water time limits, and is more concerned with a user's water allotment and reducing over-watering. The water-use calculations shall not exceed a maximum of 15 gal./sq.ft./season (the irrigation season is mid-April to mid-October (6 months/26 weeks).

Irrigation Water

Pressurized Irrigation Water is provided for individual home hook-up. Crossover connections to potable water (United Water) for the purpose of landscape irrigation are not allowed.

Irrigation Requirements

All landscape areas shall be served with an automatic underground irrigation system.

A commitment of compliance with the following requirements shall be included on the design submittal application to the HRRB:

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

b. Sprinkler heads shall have matched precipitation rates within each control valve circuit.

c. Sprinkler heads irrigating lawn or other high-water-demand areas shall be circuited so that they are on a separate zone or zones from those irrigating trees, shrubs, or other reduced-water-demand areas.

d. Irrigation time clock controllers shall have the capability to allow for seasonal adjustments, including global water budget controls. All controllers shall allow for multiple programs and start times and shall allow individual time settings down to the minute. Controllers using evapotranspiration or soil moisture based programming, including either local sensors, remote or historic evapotranspiration based scheduling or soil moisture sensors are recommended but not required.

e. An automatic rain shutoff device shall be required for each separate irrigation system.

f. Sprinkler heads shall be adjusted to reduce overspray onto impervious surfaces such as sidewalks, driveways, and parking areas.

Completion

Completion of minimally required landscaping is within 3 months of home occupancy permit or by May 30 if home occupancy permit occurs during winter months.

HARRIS RANCH DESIGN REVIEW PROCESS

The process begins with an informal introductory meeting and concludes with the completion of construction. The HRRB will make a reasonable effort to review and process all complete submission packages within twenty working days.

THE PROCESS

Improvement plans will be carefully reviewed by the HRRB to ensure that the design is compatible with both Harris Ranch, and to the particular home site. This design review process must be followed for any of the following improvements:

Construction of all new buildings and

- The renovation, expansion or refinishing of existing buildings and:
- All site and/or landscape improvements including any improvement which alters the grading and drainage; walls; fences; landscape structures such as decks, trellises, gazebos, basketball standards and playground equipment; and miscellaneous improvements such as pools, hot tubs, spas and tennis courts.

The design review process does not need to be completed for the following work:

- Maintenance or upkeep of existing structures, including painting and/or refinishing if color and materials are the same or similar as previously approved finishes.
- The replacement of identical structures, which have been previously approved due to damage and/or wear.

The HRRB evaluates all design proposals on the basis of these Design Guidelines. Most of the guidelines outlined in this document are written as relatively broad standards. The interpretation of these standards is left up to the discretion of the HRRB.

The design review process includes:

1. A Pre-Application Conference
   - Meet with HRRB Administrator to discuss intent and review Design Guidelines, and review preliminary documents;

2. Final Design Review
   - Submit application form and final design documents
   - Submit Design review fee.
   - HRRB review

It is required that the Owner retains assistance from competent design professionals as appropriate. The owner and consultant(s) should also carefully review the CC&R's prior to commencing with the design review process.

The owner will also have to meet all the submittal and approval requirements of the City of Boise to obtain a building permit. Submittal requirements may be obtained from the City of Boise Building Department.

STEP ONE - PRE-APPLICATION CONFERENCE

The Owner or Owner's representative shall discuss with the HRRB Design Administrator the overall regulations, restrictions and/or special considerations for the particular home site. In addition, this discussion will ensure that the Owner understands the requirements, fees, and schedule of the design review process.

This discussion will review:

- Property boundaries on the home site; easements and utilities
- Grading and drainage
- Soil conditions
- Any special restrictions on the home site
- Site Plan and landscape zone
- Architectural theme and special design considerations; Building plans, elevations and materials
- View shed issues, if any
- Final Design Review application and compliance checklist

STEP TWO - FINAL PLAN REVIEW

Within six months of pre-application conference the owner may initiate the final design review process by submitting to Harris Ranch Administration Offices required final design documents

The Applicant shall provide all information necessary to reflect the design of the proposed building(s), landscape, colors and materials and/ or other features requiring the approval of the HRRB. The package shall consist of a digital submission with hard copy of color submittals of the following drawings and materials:

1. Final Site Plan (to scale, minimum scale 1"=20'-0")

   The final site plan shall indicate proposed building footprint(s) with finished first floor elevation relative to back of sidewalk elevations at front of property, property boundaries and easements, scale and north direction, utility locations, existing vegetation, limits of construction, proposed roads, driveways, sidewalks, decks, and any other proposed improvements. Proposed driveways should include spot elevations.

2. Floor and Roof Plans (scale 1/8"= 1'-0")

   Including all exterior door and window locations and sizes, and the location of all exterior mechanical systems.

3. Elevations (scale 1/8"= 1'-0")

   Including roof heights, existing and finish grades, and notation of exterior materials.

4. Building Sections (scale 1/8" or 1/4"= 1'-0")

   Indicate building walls, floors, interior relationships, finished exterior grades and any other information to clearly describe the interior/exterior relationships of the building as well as the building's relationship to the site.

5. Details

   Provide design details to sufficiently represent the visual expression of the building, exposed connections, and material interfaces. Include soffit/fascia details, window head and sill details, railing details, and any other information necessary to describe the project's exterior.

6. Color Form (obtain from Harris Ranch) and Board
   - Roof materials and color
   - Exterior wall materials and colors
   - Exterior trim material and color
   - Window material and color
   - Exterior door material and color
   - Concrete color
   - Stone/rock materials
   - Fence/wall materials
   - Exterior paving materials
   - Supporting manufacturer's details

7. Landscape Plans (to scale, minimum scale 1"=20'-0").

   The proposed landscape plans shall include the following information (Plans can be combined):

   Site Layout Plan / Planting plan - Include plant material legend which lists common and botanical names, plant sizes and plant quantities which are keyed to locations on plan. Locate rock outcrops, decks or patios, service yards, driveways, paving, fencing, utility screening and any freestanding structures.

   Irrigation Plan commitment on Application Form stating that the property will be fully irrigated according to the Design Guidelines

   Lighting Plan - Locate in detail all proposed outdoor lights and signs. Submit cut sheets of all proposed light fixtures and indicate the lighting control strategy.

   Fencing Plan - Show the location of all proposed walls, fences, gates and dog runs and provide drawings detailing the design, construction, and color.

   Note: Proper drainage is the responsibility of the builder and owner.

8. Completed Application Form with signature of compliance with Design Guidelines.

FINAL DESIGN REVIEW

Within 10 days of receipt of the required documents, the HRDRB Administrator will notify the owner if the proposed design has been approved, disapproved or a HRRB meeting date to review the final design documents has been scheduled.

In the event that the proposed design has been disapproved, the HRRB Administrator shall provide the owner with written comments documenting the reasons for disapproval.

FINAL DESIGN APPROVAL

The HRRB will issue final design approval/disapproval in writing within fourteen working days of submission
If the decision of the HRRB is to disapprove the proposal, the HRRB shall provide the owner with a written statement of the basis for such disapproval to assist the owner in redesigning the project so as to obtain the approval of the HRRB.

RESUBMITTAL OF PLANS

In the event that final submittals are not approved by the HRRB, the owner will follow the same procedures for a resubmission as for original submittals. An additional design review fee must accompany each resubmission as required by the HRRB.

APPEALS PROCEDURE

The owner has the right to appeal decisions made by the HRRB. The owner can initiate such an appeal procedure by submitting in writing a document stating the reason for the appeal. The HRRB will render a decision and provide the reasons for denying or approving the appeal in writing within 45 days.

CITY OF BOISE PLAN REVIEW AND BUILDING PERMITS

The Applicant must submit HRRB letter of final approval with all other Boise City required documents, to the Boise City Building Department for its plan check process in order to obtain a building permit.

SUBSEQUENT CHANGES

Additional construction, landscaping or other changes in the improvements that differ from the approved final design documents must be submitted in writing to the HRRB for review and approval prior to making changes.

INSPECTIONS

During construction, the HRRB will check construction to ensure compliance with approved final design documents. If changes or alterations have been found which have not been approved, the HRRB will issue a Notice to Comply.

NOTICE TO COMPLY

When as a result of a construction inspection the HRRB finds changes and/or alterations, which have not been approved, the HRRB will notify the owner describing the specific instances of noncompliance and will require the Owner to comply or resolve the discrepancies.

RIGHT OF WAIVER

The HRRB recognizes that each home site has its own characteristics and that each owner has their own individual needs and desires. For this reason, the HRRB has the authority to approve deviations from any of the design standards in these Design Guidelines. It should be understood, however, that any request to deviate from these Design Guidelines will be evaluated at the sole discretion of the HRRB, and that the approval of deviations will be limited to only the most creative design solutions to unique situations. Prior to the HRRB approving any deviation from a design guideline, it must be demonstrated that the proposal is consistent with the overall objectives and spirit of these Design Guidelines and that the deviation will not adversely affect adjoining home sites or the Harris Ranch community as a whole.

The HRRB also reserves the right to waive any of the procedural steps outlined in this Guideline document provided that the Owner demonstrates there is good cause.

SUMMARY DESIGN REVIEW SCHEDULE

The HRRB will make every effort to comply with the time schedule for design review outlined below. The HRRB will make every effort to review and process all complete application packages within fourteen working days. However the HRRB will not be liable for delays that are caused by circumstances beyond their control. The HRRB will provide design review according to the following schedule:

1. Pre-Application Meeting

   Meeting scheduled within a minimum of five working days and a maximum of fourteen working days of receipt of written request.

2. Final Design Review

   Submission of digital copy of final design review application documents and hard copy of Color Form and Board to be submitted within 3 days of each other.

   Notification from HRRB Administrator of approval, disapproval within 10 working days of receipt of complete application package.

   Written comments from HRRB meeting and/or written notice of final design approval provided to Owner within seven working days.

3. Building Permits

   Owner applies to Boise City for all applicable inspections and/or approvals to obtain building permit.

4. Construction Inspections

   Inspections may occur at any time with a Notice to Comply to follow within 5 days.

APPENDIX 1 -
SEE PLANT PALLETTES FROM HARRIS RANCH SPECIFIC PLAN 2010—pages 161-162