

Griffin Ranch Subdivision Design Review Checklist

Project: _____
 Phase: _____ Lot: _____ Block: _____
 Reviewer: _____



DESIGN REVIEW

DESIGN REVIEW CHECKLIST

Item	answer	comply?	Reviewer's notes	CCR Section	REFERENCE
General					
Lot Size	1 acre	YES		1.1 pp2	<2ac. 1600-3500SF
Gross home size	3131 SF	YES		1.1 pp2	2ac. 1800-4500SF
Livable SF	2481 SF	YES		1.1 pp2	2-4ac. 2000-7500SF
% on level 2	NO SECOND LEVEL	YES		1.1 pp2	33% max
Building height	21'-6"	YES		1.2	30' max
N° stories	1	YES		1.2	2 stories, max
Character	WESTERN RANCH	YES	SIMPLE FORMS WITH ADDED ON SECONDARY ELEMNTS	2.1	Rural ranching environment
Architectural Style	WESTERN RANCH	YES	SIMPLE FORMS WITH ADDED ON SECONDARY ELEMNTS	2.1	
Main forms	PRIAMRY GABLE BOXES	YES	GABLE ELEMNTS WITH SECONDARY FFORMS ADDED ON	2.1	Gables, sheds, southwestern
Appropriate scale	WINDOWS ARE TO SCALE W/ THE OCCUPANT	YES	COVERED PARCH AREAS BRING PRIMARY FORMS DOWN TO HUMAN SCALE	2.2A	windows show human scale, limited 2 story exp.
Massing		YES	" :	2.2A	low and horiz. Multiple elements.
Main roof pitch	7:12	YES	COMPLIMENTED WITH 5:12 SECONDARY ELEMENTS	2.2A	5:12 - 8:12
Minor roof pitches	3:12	YES	ALL SHED ROOF ELEMENTS	1.2	2:12 - 8:12
All elevations consistent design	SIMILAR LEVEL OF DETAILING AND FORM ON SLL ELEVATIONS	YES		1.3	
Symmetrical	N/A	YES	BALANCED BUT NOT SYMETRICAL	2.2B	No symmetrical or nearly symmetrical designs
Nearly Symmetrical	N/A	YES		2.2B	No symmetrical or nearly symmetrical designs
Duplicate design	N/A	YES		2.2B	No duplicate or similar designs to any phase
Site Plan					
Placement on lot	CLOSER TO STREET & WITHIN SETBACKS NORTH TO SOUTH	YES	ONES STORY, DOES NOT EFFECT FUTURE NEIGHBORS FOR VIEWS AND OR SOLAR ASPECTS OF OTHERS- FLAT LOT	artil 2.01	solar and view at other lots OK?

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Setbacks	25' NORTH, ALL OTHERS MUCH GREATER	YES	GREATER SETBACKS THAN REQUIRED BY ZONE	per plat	
In building envelope?	NO BLDG ENVELOPE DESIGNATED.	YES	SETBACK BY COUNTY STANDARDS USED	per plat	
Sloping lot?	FLAT SITE; PROJECT GRADING TO SLOPE AWAY FROM RESIDENCE	YES			
Excavation/ grading	EXCAVATED MATERIAL WILL BE USED FOR PERIMETER BERMING ON 3 SIDES	YES	MAXIMUM HEIGHT NOT TO EXCEED 42"	4.4	house to fit site, not fit site to house
Driveway width	20 FEET TO TURN AROUND AND 13'-6" FOR REMAINDER	YES	MEETS FIRE DEPT. REQ.	artll 2.02	12' - 20'
Driveway length	LESS THAN 150'	YES	PARKING FOR 3 DESIGNATED WITH ROOM FOR MORE ON THE TURN AROUND	4.3	parking for 2 cars off street
Access from main road	HELD GREATER THAN 50' FROM NEIGHBORING PROPERTY LINE	YES		artll 2.02	90° +/- 20°. 1 point of access. 50' from side lines
Utilities	ALL UTILITIES TO SITE WILL BE RUN UNDERGR	YES	ELEC PANEL UNDER CARPORT		Underground, panels hidden
Satellite dish size	18" DIA PLACED ON WEST SIDE OF GUEST	YES			
Satellite dish screened?	" "	YES			If more the 24"Ø
Storage tank	N/A				no UG tanks
Tank size and use	N/A				
Tank screening	N/A				
fence height	42" POST AND RAIL W/ WIRE MESH FOR DOGS	YES			6' max w/ 12" drops max
fence type	POST AND RAIL	YES			post and pole
Service Yard	COVERD WITH SHED ROOFS AND SCREENED WITH LANDSCAPING AND BERMS	YES	CONNECTED TO PRIMARY FORMS		Part of overall structure for garbage, wood, etc.
Walkways and patios located	CONCRETE PAVERS	YES	SHOWN ON SITE PLAN		
Walkways and patio materials	CONCRETE PAVERS	YES			
Drainage	SLOPED AWAY FROM HOUSE. SITE IS FLAT. NO MAJOR CONTOURING	YES			positive slope, not to other lot
RV, boat storage	UNDER CARPORT/STORAGE SHED ROOFED AREA	YES			
Outbuildings?	N/A				
Use of outbuildings	N/A				

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Setbacks of outbuildings	N/A				
Site lines at corner lots maintained	N/A				
Solar approval needed?	(2)4X8 PANELS PROPOSED ON BACK SIDE OF GARAGE ROOF FORM	YES	USED FOR DOMESTIC HOT WATER. HIDDEN FROM STREET VIEWS		Solar must be approved
Landscape	NATIVE DROUGH TOLERANT. USED FOR PRIVACY AND SCREENING OF AND	YES			Blends w/ surrounds?
Groundcover	NATIVE GRASSES AND MINIMAL LAWN	YES			turf or natural grasses
Open space easements	LANDSCAPING OPENS TO EMBRACE OPEN AREAS	YES			must blend w/ open space
House Design					
Continuous ridge lines	MANY LEVELS. SEGMENTED WITH FORM ELEMENTS	YES			
Cohesive roof form from all views	MAIN HOUSE IS LARGEST FORM/ELEMNT	YES	DETACHED GARAGE COMPLIMENTS THE MAIN HOUSE ELEMENT		
Window style	TRADITIONAL RECTANGLES AND OR SQ. WINDOWS.	YES			no arch, trapezoid, or nontraditional
Window pattern		NO			TDL's
Window layout	WIDOWS ARE REPEARTED WITHIN FAMILIAR PATTERNS AND SHAPES	YES			must make a pattern of sim. windows, not scattered
Glass type & color	GALSS WITH DARK PAINTED METL CLAD. NOT SHINNY	YES			No reflective
Picture window TDL pattern	N/A	YES			must have traditional pattern.
Door style	WOOD FRONT ENTRY STAINED, (3) PAINTED METAL DOORS SECONDARY ACCESS UNDER SHED ROOFS	YES			
Garage doors de-emphasized	STAINED DARK COLOR TO MATCH COLUMNS AND BEAM WORK	YES	NOT EMPHASIZED		help elevations of garage
Window and door trim width	5 1/2 " HEAD TRIM WITH 3 1/2 " JAMBS/SILL	YES	BUTT /LAP JOINTS. SMALLER JAMB AND SILL TRIM ACCENTUATES HEAD TRIM		5-1/2" min, no "bump-outs" on stucco window trim
Window and door trim style	BUTT/LAP JOINTS, AND NO TRIM AT STUCCO SIDING. HEAD METAL FLASHING AT STUCCO AREAS	YES			butted joints, extend top and bottom past sides.
Corner board width	5 1/2	YES			5-1/2" min

GRIFFIN RANCH DESIGN REVIEW COMMITTEE

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Base trim width	7" VISIBLE GALVANIZED METAL	YES	BASE TRIM IS TYPICALLY USED FOR CRAWLSPACE CONSTR. BASE IS PROVIDED IN A SIMILAR WIDTH DUE TO SLAB ON GRADE		9-1/2" min
Fascia widths	2X4 AND 2X8	YES			
Fascia style	SINGLE STEP WITH RAFTER TAILS VISIBLE ANT EAVES	YES			
Gable end vents size	(5) SIDED GABLE VENTS WITH (2) CUPOLAS ON THE MAIN FORMS	YES			
Gable end vents compliment architecture	BOSTON RIDGE VENTS AND GABLE VENTS AND CUPOLAS TO SUPPORT RURAL RANCH AESTHETIC	YES	LARGE ENOUGH FOR ARCHITECTURAL ACCENT		
Privacy screens blend with building	LANDSCAPIN GIS THE SCREENING MATERIAL	YES			
Main exterior material	STUCCO AND SIDING	YES			
Accent material and location	WOOD TRIM PAINTED AND METAL ELEMENTS: ROOF, FALSHING , BASE	YES			
Accent material and location					
Accent material and location					
Roof material	CORRUGATED METAL SLIGHTLY RUSTED AND NOT SHINNY	YES			
Roof Color	GREY AND SLIGHT RUST PATCHES	YES			
Fireplace type	NON PROPOSED				
Chimney material	N/A				
Chimney cap design	N/A				
Consistency of materials	COMPLIMENTARY MATERIALS ON FORMS RELATIVE TO THIER STRUCTURAL COMPNENTS	YES			avoid a tacked on appearance.
Exterior lighting	DOWNCAST LIGHTS UNDER SHED ROOFS OR (2) DOWNCAST WALLMOUNTS ON GARAGE WALL	YES	NO WALL MOUNTED FIXTURES PROPOSED		blend w/ materials adhered to
Exterior main color	YELLOW AND GREEN	YES	COLORS ARE ALL BASED ON NATIVE IDAHO LUPINE, SUMMER GRASSES, SAGE, AND METALS IN RURAL HOMESTEADS		Downlighting/ yard post light w/ variance
Exterior accent color	EGGPLANT FOR TRIM AND DEEP GREEN FOR	YES			Harmonious w/ surround
Exterior metal color		YES			Harmonious w/ surround
Exterior stone color	N/A				Harmonious w/ surround

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Downspouts	GUTTERS TO BE GALVANIZED METAL. DOWN SPOUTS TO BE GALVANIZED METAL PIPE		RURAL RANCH MATERIALS		Harmonious w/ surround
Mech and vents away from roads	VENTS LOCATED ON SIDES OF ROOF NOT VISIBLE FROM ROAD				