

single-family residential
home product
design guidelines



City of Surprise

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The material contained in this document was developed by members of the City of Surprise Community Development Department, Planning and Zoning Division, and represents their best effort to illustrate clearly the standard in which home builders are expected to develop their product. The City of Surprise, the Surprise City Council and City Staff are not responsible for any errors or inconsistencies in this document.

Text, photographs, layout and designs by Design Planner, James Atkins, unless otherwise noted.

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PREFACE

This document is a supplement to the Single-Family Residential Design Guidelines and is intended to provide direction to Homebuilders as to the type of architectural standard and building siting desired by the City of Surprise. It has been implemented out of the concern of the vast number of homes built during this current architectural period and the overwhelming dominance of the garage in single-family home designs.

The exhibits contained within this document illustrate a variety of lot configurations, architectural detailing, plans and elevations in order to convey a diversity of product and emphasize Non-Garage Dominant Architecture.

CONCERN

At no other period in the history of the Phoenix-Metro area have so many single-family homes been under construction all at once. Coincidentally, it is this large number of houses all being built during the same architectural period that creates the perception of sameness. Additionally, codes, covenants and restrictions (CC&R's) restrict changes to the appearance of homes instead of allowing them to naturally diversify over time. The designed widths and lengths of new local streets have forced the need to incorporate “traffic calming” devices as a means to reduce the speeds of vehicles. The concern with the quality of life in our new residential communities areas is growing. The question is: “do existing development practices build healthy, sustainable communities, or will our neighborhoods deteriorate after the “newness” has worn off?”

figure 1:
A collection of homes located in the Phoenix metro area illustrate the current architectural style so prevalent in today's housing market.



DEFINING THE PROBLEM

A joint study conducted by the City of Phoenix and Arizona State University in 1996 considered the way subdivisions were being built today, and attempted to find out exactly what concerns were being voiced by an increasing number of citizens. A number of subdivisions that ranged in age from the 1920's to the present, and in geography from Central Phoenix to the Carefree Highway (approximately 24 miles north of downtown) were studied. After a series of workshops attended by representatives of the homebuilding industry, village planning committee members and the general public, a list of issues was compiled.

Overwhelmingly, the major concern listed was that of a monotonous and homogeneous character. Comments expressed a desire for homes to reflect a unique Sonoran vernacular and be more compatible with the desert. Uniform roof pitches, elevations and colors led to comments that likened new subdivisions to army barracks. Although many developers have addressed monotony by: diversifying the colors and types of roof tiles; providing at least three distinctive color palettes; and slightly staggering setbacks, none have addressed the dominance created by the double-car garage, especially on lots less than or equal to 68 feet in width.



figure 2:

A view of a typical street in the Phoenix metro area clearly demonstrates the architectural dominance of the garage in today's communities.

Garages received the second highest number of responses. People commented, "Who lives here - cars or people." This garage dominant style, especially on narrower lots, has led to the term "garage-scape" to describe the view from the street.

The predominance of the garage is the most vital issue to solve, particularly as lots have become narrower. When any portion of the garage projects in front of the active living space of the home, views up and down the street are cut off. Of equal concern is when the front entrance to the home is located down a narrow side-yard and is placed in a small recess at an angle to the exterior wall. This makes the front door completely invisible from the street, and a great place for potential criminal activity. Pulling the garage back reduces its visual impact and allows for better views up and down the street. Alternatives could include: substantially recessed garages utilizing Hollywood drives and Porte Cocheres; detached garages located in the rear of the lot utilizing narrow drives adjacent to homes that widen at the garage front; side-entry garage products as part of a variety of floor plans; or a tandem garage where one car parks behind another.

figure 5:

A typical home in the Phoenix metro area demonstrating a side-entry floor plan.

Where is the front door?

The extension of the garage into the front yard eliminates the possibility for natural surveillance.



Additional concerns relate to the design of streets. Comments were made that streets are too wide and the lack of or the absence of street trees is an issue. Overall, citizens considered streets boring and deficient in character.

The final major issue identified was the absence of any sense of community. This concern is closely associated with the dominance of garages. When residents disappear into their garage, it reduces opportunities for interaction between neighbors. Front doors are frequently not visible from the front of the house making it difficult to recognize who belongs in the neighborhood, not to mention making it hard for parents to keep an eye on children playing. In addressing this issue, front doors that are visible from the street or delineated by some type of architectural treatment, make it clear where the entrance to the home is located. In addition, porches, patios, entry courts, or similar features can provide comfortable places for neighborly exchanges to take place. House designs that include a recessed garage with active living space and windows looking on to the street allow for natural surveillance of the neighborhood.

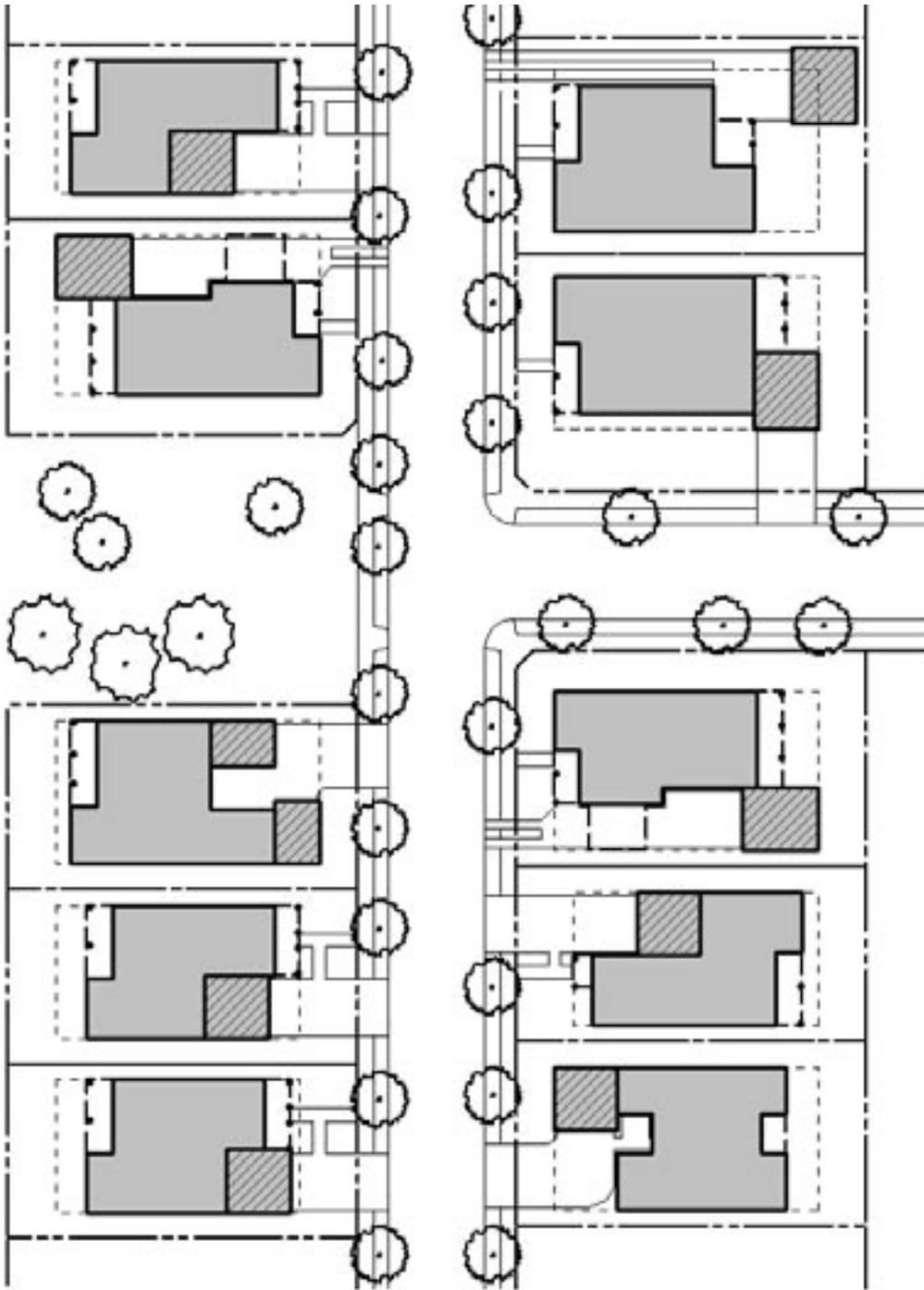


figure 3: Simply utilizing a variety of floor plans for a specific development is not the solution. Developers and Home Builders must encourage the use of varying lot sizes, distinctly different plans and lot configurations to provide an overall variety to the street scape.

Some combination of varying floor plans, lot sizes and a 10-foot stagger in front setbacks, can make a considerable difference in street character.

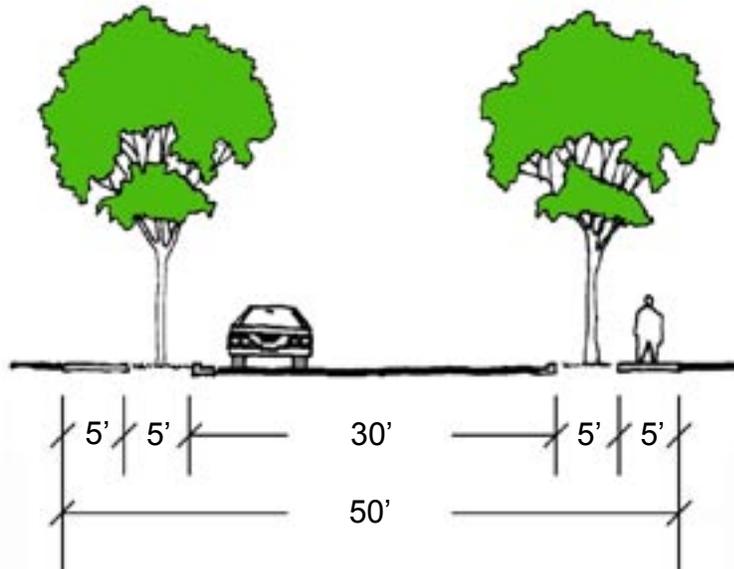
POSSIBLE SOLUTIONS

As a means to address monotony, new projects should introduce some elements of variety. This should be achieved by offering a variety of distinctly different “themed” elevations and floor plans which de-emphasize garages by recessing them well behind active living space, as well as: utilize different colors and types of roofing materials; alternate the orientation of roof lines; vary lot widths; substantially stagger front-yard setbacks; and, ensure that the same floor plan and elevation is not used on adjacent lots.

As of July 27, 2002, the City of Surprise requires all new streets to include curb separated sidewalks. This design is based on streets found in many of the nations historic districts and most desirable neighborhoods. It calls for less pavement and a row of trees between the curb and sidewalk. Such a design combined with short street block lengths, t-intersections and offsets, will slow down cars in our neighborhoods while also adding character and encouraging pedestrian activity.

figure 4:

The City of Surprise uses a street cross-section for local streets that is similar to more traditional streets. There exists no other design for streets that better promotes community interaction than those with curb separated sidewalks.



LASTLY

The City of Surprise is motivated to building a healthy and diverse community that does not preclude any particular type of development yet assures it residents that future communities will be fully sustainable and provide the highest quality of life. Taken from what we have learned from other cities and our own experiences, enacting the Single-Family Residential Design Guidelines and a Design Review for single-family homes is intended to secure this philosophy.



Classification

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DEFINITION OF GARAGE DOMINATE ARCHITECTURE

What compositions of façades and architectural elements define Garage Dominant Architecture? Simply stated; garage dominance exists when any portion of the garage space projects into the front yard, including side-entry garages, beyond the livable space of the home and/or, when garage doors comprise a large percentage of linear frontage of the front elevation.

REQUIREMENTS FOR NON-GARAGE DOMINATE ARCHITECTURE

In order to achieve a non-garage dominant architecture, the following standards must be met: (attached, zero lot-line and multi-family units will be evaluated on a per submittal basis)

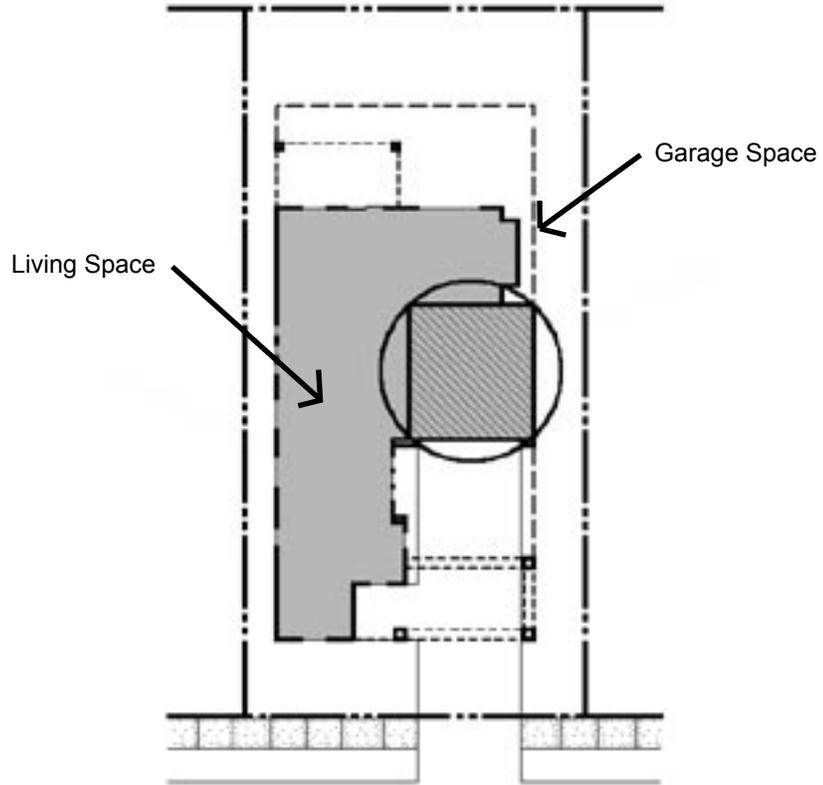
- 1. At a minimum, the garage space should be flush* with or recessed behind the plane of the forward most or street side living space façade of the home and, garage doors must not comprise more than 45% of the total linear frontage of the front elevation of the home; or,**
- 2. Garage space may project beyond the front plane of the forward most or street side living space façade only if a front porch (standard for all elevations of the plan) is at minimum, flush with the forward most plane of the garage and, garage doors must not comprise more than 45% of the total linear frontage of the front elevation of the home; or,**
- 3. Garage doors may be located on another side of the dwelling (rear or side elevation) provided that the entry drive to the garage space is made from an adjacent local/private street or alley.**

* For plans which utilize as standard, a garage that is flush with the forward most living space façade of the home; optional garage extensions will not count against the plan designation as Non-Garage Dominant.

Examples

example 0:

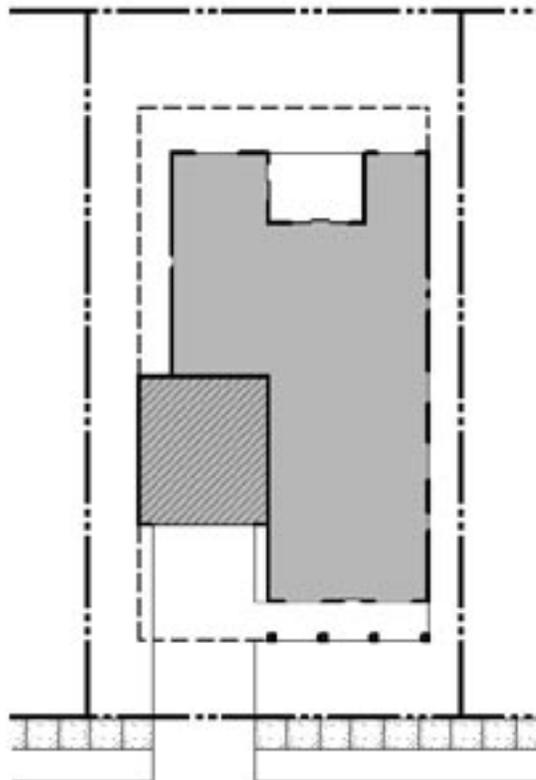
A typical lot with a two-story unit and recessed garage. Diagram illustrates the difference in Living Space versus Garage Space.

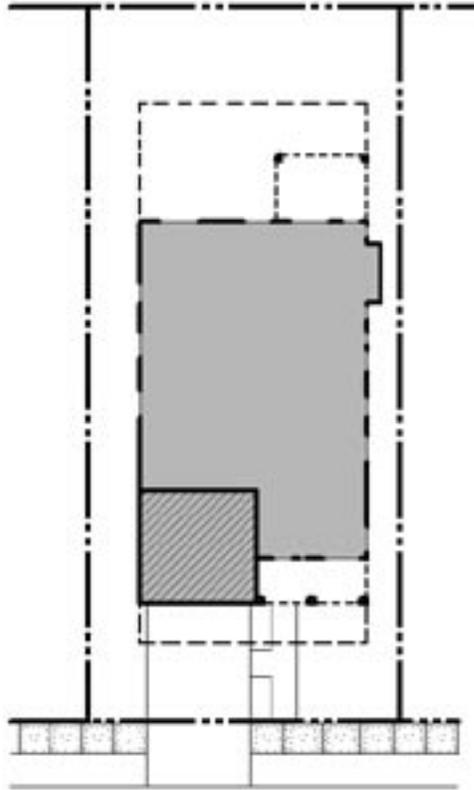


example 1:

Standard 1 for Non-Garage Dominance.

At a minimum, the garage space should be flush with or recessed behind the plane of the forward most or street side living space façade of the home; and, garage doors must not comprise more than 45% of the total linear frontage of the front elevation of the home



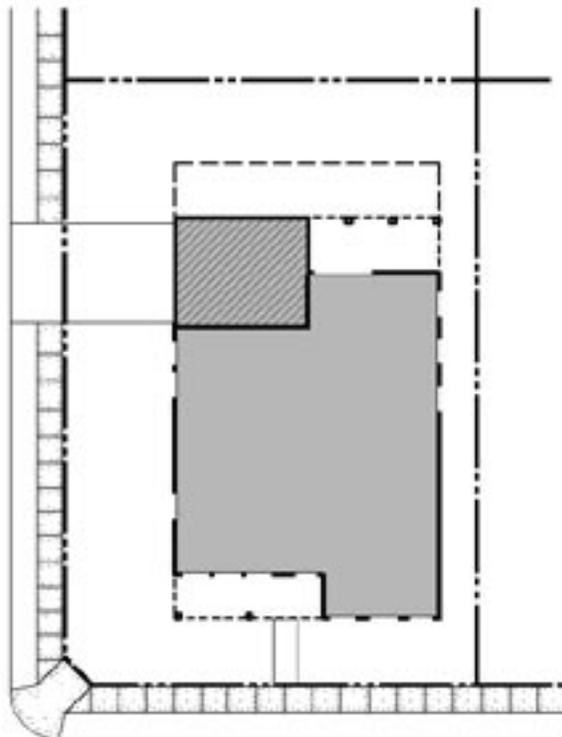
**example 2:**

Standard 2 for Non-Garage Dominance.

Garage space may project beyond the front plane of the forward most or street side living space façade only if a front porch (standard for all elevations of the plan) is at minimum, flush with the forward most plane of the garage; and, garage doors must not comprise more than 45% of the total linear frontage of the front elevation of the home.

This condition may apply only to plans which include a front porch as standard on all elevations of the relevant plan.

Offering a front porch as optional per elevation does not satisfy this condition.

**example 3:**

Standard 3 for Non-Garage Dominance.

Garage doors may be located on another side of the dwelling (rear or side elevation) provided the entry drive is made from an adjacent local/private street or alley.



Design Standards

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GENERAL GUIDELINES

The guidelines set forth in this section are established in order to provide a diverse mix to the home products constructed in the City of Surprise. As described in the introduction, a greater need for homes to address the street, coupled with new street section standards is the primary concern. Urban design plays an important role in fostering neighborhood interaction and therefore shoulders much responsibility in the development of communities.

Diversity of quality residential architectural design is encouraged throughout the City; with the design of projects reflecting a general continuity and harmony consistent with the character of the community, while at the same time providing new, creative, forward-looking and dynamic approaches to design.

Form

- A.) High quality “stylized” or “theme” architecture that is characteristic of a particular historic period of forward-looking architectural trend is encouraged provided it generally reflects, and is consistent with the community.
- B.) Home design and siting should consider solar orientation, as well as climatic and other environmental conditions.
- C.) Home design and orientation on the site should encourage safety and privacy of adjacent outdoor spaces, and should reduce noise and other impacts received from, or generated by, the project.
- D.) Monotonous look-a-like structures (cookie-cutter homes) are discouraged. Every effort should be made to design homes that create a visually interesting “building rhythm” by varying building form, volume, massing, heights, roof styles and site orientation.
- E.) “Side-entry” homes are strongly discouraged and will be considered on a per submittal basis.

Building Façades

- A.) Home façades should reflect the design intent of the community and provide an architectural “face” that relates to the streetscape; and contributes to the neighborhood and community character.
- B.) Architectural details related to color, type and application of materials and building form, should be coordinated for all elevations of a home to achieve harmony and continuity of design.
- C.) The rear and sides of homes should be aesthetically enhanced and of an architectural character comparable with the front of the home.
- D.) A variety of architectural design features, techniques, patterns, materials and color should be used to create variety and visual interest in the façade of homes, provided the uses of such features are coordinated, related to the overall design of the structure and result in a unified design of the structure.
- E.) Home façades should utilize recessed entryways and windows, groupings of windows, horizontal and vertical off-sets and reveals and three dimensional detail between surface planes, to create shadow lines and break up long continuous flat wall areas.

Roof Architecture

- A.) When appropriate to the style of a home, a variety of simple roof forms, including gable, shed and hip, used alone or in combination, are encouraged for all new development in order to add visual interest and diversity to the City's "roof horizon" and to avoid the "sameness" of roof styles.
- B.) Site orientation of homes, as well as variations in roof styles and heights, are encouraged to prevent the creation of monotonous roof lines and look-alike roof orientation in new developments.
- C.) Chimneys, roof flashing, rain gutters, downspouts and other roof protrusions should be painted and finished to match the color of the adjacent surface, unless being used expressly as a trim or accent element.
- D.) Solar panels located on rooftops should be consistent with roof pitch, and sized and colored so as to appear as an integral part of the overall roof design.

Colors and Materials

- A.) A change in the use of building material on a structure should reflect a change in the plane of the structure.
- B.) Materials applied to any building elevation should wrap around onto adjoining walls of the structure to a visually appropriate terminating point so as to provide design continuity and a finished appearance.
- C.) Variation of colors in roof and façade treatment in residential development is encouraged, provided the color variations maintain harmony and consistency with the overall character of the surrounding community.
- D.) Colors that are compatible with the general environment of the community, and that help reduce reflected heat and glare into the surrounding area, are encouraged.
- E.) The use of bright or intense primary colors should be moderated, and permitted only in areas where their use would not overwhelm surrounding development or create an uncoordinated or cluttered-looking development.
- F.) Color should be used to accent entry-ways and special architectural features of a home.

Windows and Doors

- A.) Windows and doors should be aligned and sized to bring order to the building façade.
- B.) Windows and doors should be sufficiently recessed to create façade patterns that add variety and visual interest to the design of the home.

REQUIREMENTS

As part of all Home Product Lines submitted for Design Review, Homebuilders are presented two options for meeting the requirements for the City of Surprise; Option A & B. Each posses a unique base requirement as well as required additional features listed under Point Options Lists.

The following lists, Option A & B, establish the minimum requirements for all Product Lines submitted to the City of Surprise. In addition to the minimum requirements, 100 points must be accumulated from the Point Options List.

Option A

Minimum Requirements

- 75% of plans submitted must be Non-Garage Dominant Architecture;
- At minimum, three (3) distinctly different elevations;

It is the City's desire to establish the above requirement such that the distinction between each elevation shall not be cost related. It is understood that certain elements that create character differences share difference in cost (i.e. Gable roofs vs. Hip roofs). However, elevations establishing specific architectural themes should comprise substantial articulation for each theme such that "elevation 'A' does not cost less than 'B', which costs less than elevation 'C', etc., etc.

- Multiple roof truss configurations for each plan with each elevation to include: Gable, Hip, Clipped-Hip, Shed, Flat, or a combination thereof, etc;
- Multiple roofing material styles: Flat tile, Barrel (S) tile; etc;
- Four-sided Architecture: Door and Window-casing treatments (pop-outs) located on front elevations must be continued to all subsequent elevations for all plans;
- Horizontal Bands, Wainscots, columns and/or Pilasters, or any other architectural element and decorative materials applied to any front building elevation must wrap around (corners) onto adjoining walls of the structure to a visually appropriate terminating point (all horizontal elements will be assessed at the time of submittal and type of architecture as to what the recommended termination point must be);
- Rear covered patio that integrates architecturally with the home;
- One (1) Elevation per plan must include a Front Porch or Covered Entry-Way as standard. Required Front Porches and Covered Entry-Ways must be at minimum 5' X 8' clear of obstructions;

- Provide a front-yard landscape package including an automatic drip irrigation system for all lots **less than 63'** wide to following standards:

Lot sizes less than 5830 sq. ft.

Lots fifty two-feet (52') or less must include a minimum:

- Two (2) trees - (1) 24" box and (1) 15-gallon;
- A minimum of fourteen (14) shrubs ranging in sizes from 1 to 5-gallons or Turf (grass) area and ten (10) shrubs ranging in sizes from 1 to 5-gallons; and,
- Decomposed Granite of varying color ranging in size from ¼" minus to ¾" screened.

Lot sizes between 5830 sq. ft. and 6930 sq. ft

Lots between sixty two-feet (62') and fifty three-feet (53') must include a minimum:

- Two (2) trees - (1) 24" box and (1) 15-gallon;
- A minimum of eighteen (18) shrubs ranging in sizes from 1 to 5-gallons or Turf (grass) area and twelve (12) shrubs ranging in sizes from 1 to 5-gallons; and,
- Decomposed Granite of varying color ranging in size from ¼" minus to ¾" screened.

For all communities with curb separated sidewalks, the 24" box tree included with all packages is required to be planted in the area between the curb and sidewalk.

Individual homebuyers may request fewer shrubs or opt out entirely of a standard landscape package but the HOA requirements must still be met with the type and time allowed. Additionally, all communities with curb separated sidewalks must plant one (1) 24" box tree per lot in the area between the curb and sidewalk regardless.

Shallow wide lot configurations may require different planting calculations and will be evaluated on a per submittal basis.

Point Option List A

Elevation Options

1. At minimum, three (3) elevations per plan must comprise three (3) distinctly different, architecturally “themed” styles. (“Themes” must relate to a historical style - elements that characterize a specific style will be strictly enforced to validate the theme).
(50 pts)
2. At minimum, two (2) elevations per plan must comprise two (2) distinctly different, architecturally “themed” styles. (“Themes” must relate to a historical style - elements that characterize a specific style will be strictly enforced to validate the theme).
(40 pts)
3. At minimum, one (1) elevation per plan must comprise one (1) distinctly different, architecturally “themed” style. (“Themes” must relate to a historical style - elements that characterize a specific style will be strictly enforced to validate the theme).
(30 pts)
4. One (1) architectural theme for all plans, minimum of three distinctly different elevations, that is architecturally “themed”. (“Themes” must relate to a historical style - elements that characterize a specific style will be strictly enforced to validate the theme).
(50 pts)
5. Predetermining elevations for all lots within a development/subdivision.
(30 pts)
6. Architectural exterior finish that establishes a distinct elevation: Brick; Stone Veneer; Split-face CMU; Scored CMU; Decorative Stucco; Decorative Wrought Iron; Light Fixtures; Railings; etc., standard on one elevation per each plan submitted.
(10 pts)
7. Porches (see requirements) and/or Courtyards as standard on 50% of all elevations for each plan submitted.
(20 pts)
8. Embellished Garage Doors on all elevations subsequent to the primary elevation (primary elevation = elevation A). The addition of windows does NOT satisfy this requirement. Embellishment must relate to the elevations architectural theme.
(5 pts)

9. Significant (8" minimum) Shadow Boxes and/or Recesses or Pilaster for front elevation Windows as standard one (1) elevation per each plan submitted.
(10 pts)
10. Include Divided-Light Windows (architecturally accurate) for all windows, as standard on one elevation per plan submitted.
(5 pts)

Garage Options

11. Recessed (attached) Garage on one non-garage dominant plan.
(20 pts & 10 pts for each additional plan – 40 pts max.)
*(See definition of Recessed Garage)
12. Significantly recessed (attached) Garage on one non-garage dominant plan.
(30 pts & 10 pts for each additional plan)
*(See definition of Significantly recessed Garage)
13. Side-Entry Garage Plan on a minimum of 25% of all plans submitted.
(10 pts)
14. One (1) plan where the Garage is accessed from an adjacent side street.
(15 pts & 5 pts for each additional plan – 25 pts max.)
15. One (1) plan per product line submittal with a Detached Garage.
(30 pts & 5 pts for each additional plan – 40 pts max.)
*(One (1) plan must be constructed in a model home complex in order to receive the accumulated points from this category)
16. Porte Corchère as standard on one elevation of a non-garage dominant plan utilizing a significantly recessed (attached) garage.
(15 pts & 5 pts for each additional plan – 25 pts max.)
(5 pts if offered as only optional on plans and utilized on one plan constructed in a model home complex)
17. Pergola as standard on one elevation per plan submitted.
(15 pts & 5 pts for each additional plan – 25 pts max.)
(5 pts if offered as only optional on plans and utilized on one plan constructed in a model home complex)

Roofing Options

18. Include a minimum of five (5) different color and roof combinations per product line submittal.
(5 pts)
19. Incorporate Dormers (standard), Internal Dormers and Eyebrow Windows as standard on one (1) elevation per each plan submitted.
(5 pts & 5 pts for each additional elevation – 15 pts max.)
20. Incorporate multiple roof variations for each Rear Elevation per each plan submitted.
(10 pts)
21. Plans that incorporate as standard, Unique Roofing Styles on 25% of all plans per submittal: Shed; Barrel; Butterfly; Flat/Parapet; etc.
(30 pts)
(5 pts if offered as only optional on plans and utilized on one plan constructed in a model home complex)
*(Santa Fe style plans are excluded from this heading due to the fact that a Flat/Parapet roof is fundamental to its architectural style. Points may be acquired for specific architectural style under a separate heading)
**(An undecided amount of points - to be determined by the Community Development Director - may be acquired from this heading for incorporating some of the unique roofing styles in combination with contemporary roof styles.
22. Incorporate Unique Roofing materials (i.e. Standing Seam Metal, etc.) as standard for: one (1) elevation per each plan submitted; or, for all elevations of one (1) plan per submittal.
(30 pts)
(5 pts if offered as only optional on plans and utilized on one plan constructed in a model home complex)
23. Unique Roofing patterns standard on one elevation: Diagonal Slating; Open Slating; Ribbon Course.
(5 pts)

Hardscape and Fencing Options

24. Utilize - Hollywood Drives; Exposed Aggregate Drives; Salt, Stained or Acid finished Concrete Drives; Patterned Concrete Drives; and/or, drives created with Pavers - as standard on one (1) elevation per each plan submitted and optional on all.

(10 pts & 5 pts for each additional elevation – 20 pts max.)

(5 pts if offered as only optional on all plans and utilized in all plans constructed in a model home complex)

*(Points may be acquired from this category for any one (1) design/material use or any combination thereof)

25. Incorporate - Exposed Aggregate; Salt-finished, Stained or Acid finished Concrete; Patterned Concrete; and, Pavers - that create borders and geometric designs for drives as standard on one (1) elevation per each plan submitted and optional on all.

(10 pts & 5 pts for each additional elevation – 20 pts max.)

(5 pts if offered as only optional on all plans and utilized in all plans constructed in a model home complex)

*(Points may be acquired from this category for any one (1) design/material use or any combination thereof)

26. Entry Sidewalks (between: driveway and porch/front entry and City sidewalk and porch/front entry) that utilize as standard - Stone and/or Natural Flagstone; Pavers; Exposed Aggregate, Salt-finished, Stained or Acid-finished Concrete, Stamped or Patterned Concrete, - or any combination of materials/designs thereof.

(10 pts for 50% or greater; of elevations per each plan submitted)

(15 pts for ALL elevations per each plan submitted)

(5 pts if offered as only optional on all plans and utilized in all plans constructed in a model home complex)

27. Fence return walls that incorporate as standard, decorative materials to match the home: i.e. Decorative Columns, Stucco, Scored CMU, Split-face CMU, Brick, Stone Veneer, etc.

(5 pts)

28. Fence return walls that incorporate, as standard for an entire (Home Builder's) parcel, tract or total number of lots; Wrought Iron View Fencing.

(10 pts for walls that are less than 100% transparent)

(15 pts for walls that are 100% transparent)

*(View Fencing must be at minimum, 50% transparent)

*(For areas where screening of trash receptacles is desired, standard six-foot (6') high CMU fencing may be utilized in conjunction with View Fencing)

Landscape Options

29. Front-yard landscape package for all lots 63' wide and larger - 6930 sq. ft. and larger to include:
- Two (2) trees - 24" box in size;
 - Twenty-five (25) shrubs ranging in sizes from 1 to 5-gallons, or Turf (grass) area and twenty (20) shrubs ranging sizes from 1 to 5-gallons;
 - One (1) surface select boulder; and,
 - Decomposed Granite of varying color ranging in size from 1/4" minus to 3/4" screened.

(5 pts)

30. Enhanced front-yard landscape package for all lots less than 63' wide - 6930 sq. ft. or less to include:
- Two (2) trees - 24" box in size;
 - Fifteen (15) 5-gallon shrubs, or Turf (grass) area and ten (10) 5-gallon shrubs;
 - One (1) surface select boulder; and,
 - Decomposed Granite of varying color ranging in size from 1/4" minus to 3/4" screened.

(5 pts)

31. Rear-yard landscape package for all lots less than 63' wide to include:
- Three (3) trees - (1) 24" box tree and (2) 15-gallon trees;
 - Twenty (20) shrubs ranging in sizes from 1 to 5-gallons, or Turf (grass) area and fifteen (15) shrubs ranging is sizes from 1 to 5-gallons; and,
 - Decomposed Granite of varying color ranging in size from 1/4" minus to 3/4" screened.

(5 pts)

32. Rear-yard landscape package for all lots 63' wide and larger to include:
- Four (4) trees - two (2) 24" box trees and two (2) 15-gallon trees;
 - Thirty (30) shrubs ranging in sizes from 1 to 5-gallons, or Turf (grass) area and twenty (20) shrubs ranging in sizes from 1 to 5-gallons; and,
 - Decomposed Granite of varying color ranging in size from 1/4" minus to 3/4" screened.

(5 pts)

For all communities with curb separated sidewalks, one (1) 24" box tree included with all packages is required to be planted in the area between the curb and sidewalk.

Individual homebuyers may request fewer shrubs or opt out entirely of a standard landscape package but the HOA requirements must still be met with the type and time allowed. Additionally, all communities with curb separated sidewalks must plant one (1) 24" box tree per lot in the area between the curb and sidewalk regardless.

Shallow wide lot configurations may require different planting calculations and will be evaluated on a per submittal basis.

Unique Plan Options

33. Product lines that incorporate as optional, a Basement on one (1) plan per submittal.
(20 pts & 5 pts for each additional plan – 30 pts max.)
34. Product lines that incorporate a Split-Level design on one (1) plan per submittal.
(20 pts & 5 pts for each additional plan – 30 pts max.)
35. Product lines that incorporate two (2) Zero Lot-Line plans per submittal.
(20 pts & 5 pts for each two additional plans – 30 pts max.)
36. Architecturally integrated Active Solar Power (Panels) standard on one (1) plan per submittal or one (1) elevation per each plan submitted.
(20 pts)

Miscellaneous

37. Any other architectural feature that is not listed, but which meets the general intent for Non-Garage Dominant plans and/or architectural diversity, may be considered for point accumulation. Examples may include, but are not limited to: enlarged roof overhangs; extended porches; energy efficient design (“green” building); etc.
(Points will be determined by the Community and Economic Development Director)

Option B

Minimum Requirements

- At minimum, three (3) elevations per plan that comprise three (3) distinctly different, architecturally and historically accurate styles. Elements that characterize a specific historical style (elevation) will be strictly enforced;

It is the City's desire to establish the above requirement such that the distinction between each elevation shall not be cost related. It is understood that certain elements that create character differences share difference in cost (i.e. Gable roofs vs. Hip roofs). However, elevations establishing specific architectural themes should comprise substantial articulation for each theme such that "elevation 'A' does not cost less than 'B', which costs less than elevation 'C', etc., etc.

- Multiple roof truss configurations for each plan with each elevation to include: Gable, Hip, Clipped-Hip, Shed, Flat, or a combination thereof, etc;
- Multiple roofing material styles: Flat tile, Barrel (S) tile; etc;
- Four-sided Architecture: Door and Window-casing treatments (pop-outs) located on front elevations must be continued to all subsequent elevations for all plans;
- Horizontal Bands, Wainscots, columns and/or Pilasters, or any other architectural element and decorative materials applied to any front building elevation must wrap around (corners) onto adjoining walls of the structure to a visually appropriate terminating point (all horizontal elements will be assessed at the time of submittal and type of architecture as to what the recommended termination point must be);
- Rear covered patio that integrates architecturally with the home;
- One (1) Elevation per plan must include a Front Porch or Covered Entry-Way as standard. Required Front Porches and Covered Entry-Ways must be at minimum 5' X 8' clear of obstructions;

- Provide a front-yard landscape package including an automatic drip irrigation system for all lots **less than 63'** wide to following standards:

Lot sizes less than 5830 sq. ft.

Lots fifty two-feet (52') or less must include a minimum:

- Two (2) trees - (1) 24" box and (1) 15-gallon;
- A minimum of fourteen (14) shrubs ranging in sizes from 1 to 5-gallons or Turf (grass) area and ten (10) shrubs ranging in sizes from 1 to 5-gallons; and,
- Decomposed Granite of varying color ranging in size from ¼" minus to ¾" screened.

Lot sizes between 5830 sq. ft. and 6930 sq. ft

Lots between sixty two-feet (62') and fifty three-feet (53') must include a minimum:

- Two (2) trees - (1) 24" box and (1) 15-gallon;
- A minimum of eighteen (18) shrubs ranging in sizes from 1 to 5-gallons or Turf (grass) area and twelve (12) shrubs ranging in sizes from 1 to 5-gallons; and,
- Decomposed Granite of varying color ranging in size from ¼" minus to ¾" screened.

For all communities with curb separated sidewalks, the 24" box tree included with all packages is required to be planted in the area between the curb and sidewalk.

Individual homebuyers may request fewer shrubs or opt out entirely of a standard landscape package but the HOA requirements must still be met with the type and time allowed. Additionally, all communities with curb separated sidewalks must plant one (1) 24" box tree per lot in the area between the curb and sidewalk regardless.

Shallow wide lot configurations may require different planting calculations and will be evaluated on a per submittal basis.

Point Option List B

Plan Options

1. 75% of plans submitted comprise Non-Garage Dominant Architecture.
(50 pts)
2. 50% of plans submitted comprise Non-Garage Dominant Architecture.
(40 pts)
3. 33.3% (1/3 or greater) of plans submitted comprise Non-Garage Dominant Architecture.
(30 pts)

Elevation Options

4. Predetermining elevations for all lots within a development/subdivision.
(30 pts)
5. Architectural exterior finish that establishes a distinct elevation: Brick; Stone Veneer; Split-face CMU; Scored CMU; Decorative Stucco; Decorative Wrought Iron; Light Fixtures; Railings; etc., standard on one elevation per each plan submitted.
(10 pts)
6. Porches (see requirements) and/or Courtyards as standard on 50% of all elevations for each plan submitted.
(20 pts)
7. Embellished Garage Doors on all elevations subsequent to the primary elevation (primary elevation = elevation A). The addition of windows does NOT satisfy this requirement. Embellishment must relate to the elevation's architectural theme.
(5 pts)
8. Significant (8" minimum) Shadow Boxes and/or Recesses or Pilaster for front elevation Windows as standard one (1) elevation per each plan submitted.
(10 pts)
9. Include Divided-Light Windows (architecturally accurate) for all windows, as standard on one elevation per plan submitted.
(5 pts)

Garage Options

10. Recessed (attached) Garage on one non-garage dominant plan.
(20 pts & 10 pts for each additional plan – 40 pts max.)
*(See definition of Recessed Garage)
11. Significantly recessed (attached) Garage on one non-garage dominant plan.
(30 pts & 10 pts for each additional plan)
*(See definition of Significantly recessed Garage)
12. Side-Entry Garage Plan on a minimum of 25% of all plans submitted.
(10 pts)
13. One (1) plan where the Garage is accessed from an adjacent side street.
(15 pts & 5 pts for each additional plan – 25 pts max.)
14. One (1) plan per product line submittal with a Detached Garage.
(30 pts & 5 pts for each additional plan – 40 pts max.)
*(One (1) plan must be constructed in a model home complex in order to receive the accumulated points from this category.)
15. Porte Corchère as standard on one elevation of a non-garage dominant plan utilizing a significantly recessed (attached) garage.
(15 pts & 5 pts for each additional plan – 25 pts max.)
(5 pts if offered as only optional on plans and utilized on one plan constructed in a model home complex.)
16. Pergola as standard on one elevation per plan submitted.
(15 pts & 5 pts for each additional plan – 25 pts max.)
(5 pts if offered as only optional on plans and utilized on one plan constructed in a model home complex.)

Roofing Options

17. Include a minimum of five (5) different color and roof combinations per product line submittal.
(5 pts)
18. Incorporate Dormers (standard), Internal Dormers and Eyebrow Windows as standard on one (1) elevation per each plan submitted.
(5 pts & 5 pts for each additional elevation – 15 pts max.)
19. Incorporate multiple roof variations for each Rear Elevation per each plan submitted.
(10 pts)
20. Plans that incorporate as standard, Unique Roofing Styles on 25% of all plans per submittal: Shed; Barrel; Butterfly; Flat/Parapet; etc.
(30 pts)
(5 pts if offered as only optional and utilized on one plan constructed in a model home complex)
*(Santa Fe style plans are excluded from this heading due to the fact that a Flat/Parapet roof is fundamental to its architectural style. Points may be acquired for specific architectural style under a separate heading)
**(An undecided amount of points - to be determined by the Community Development Director - may be acquired from this heading for incorporating some of the unique roofing styles in combination with contemporary roof styles.
21. Incorporate Unique Roofing materials (i.e. Standing Seam Metal, etc.) as standard for: one (1) elevation per each plan submitted; or, for all elevations of one (1) plan per submittal.
(30 pts)
(5 pts if offered as only optional on plans and utilized on one plan constructed in a model home complex)
22. Unique Roofing patterns standard on one elevation: Diagonal Slating; Open Slating; Ribbon Course.
(5 pts)

Hardscape and Fencing Options

23. Utilize - Hollywood Drives; Exposed Aggregate Drives; Salt, Stained or Acid finished Concrete Drives; Patterned Concrete Drives; and/or, drives created with Pavers - as standard on one (1) elevation per each plan submitted and optional on all.

(10 pts & 5 pts for each additional elevation – 20 pts max.)

(5 pts if offered as only optional on all plans and utilized in all plans constructed in a model home complex)

*(Points may be acquired from this heading for any one (1) design/material use or any combination thereof)

24. Incorporate - Exposed Aggregate; Salt-finished, Stained or Acid finished Concrete; Patterned Concrete; and, Pavers - that create borders and geometric designs for drives as standard on one (1) elevation per each plan submitted and optional on all.

(10 pts & 5 pts for each additional elevation – 20 pts max.)

(5 pts if offered as only optional on all plans and utilized in all plans constructed in a model home complex)

*(Points may be acquired from this heading for any one (1) design/material use or any combination thereof)

25. Entry Sidewalks (between: driveway and porch/front entry and City sidewalk and porch/front entry) that utilize as standard - Stone and/or Natural Flagstone; Pavers; Exposed Aggregate, Salt-finished, Stained or Acid-finished Concrete, Stamped or Patterned Concrete, - or any combination of materials/designs thereof.

(10 pts for 50% or greater, of elevations per each plan submitted)

(15 pts for ALL elevations per each plan submitted)

(5 pts if offered as only optional on all plans and utilized in all plans constructed in a model home complex)

26. Fence return walls that incorporate as standard, decorative materials to match the home: i.e. Decorative Columns, Stucco, Scored CMU, Split-face CMU, Brick, Stone Veneer, etc.

(5 pts)

27. Fence return walls that incorporate, as standard for an entire (Home Builder's) parcel, tract or total number of lots; Wrought Iron View Fencing.

(10 pts for walls that are less than 100% transparent)

(15 pts for walls that are 100% transparent)

*(View Fencing must be at minimum, 50% transparent)

*(For areas where screening of trash receptacles is desired, standard six-foot (6') high CMU fencing may be utilized in conjunction with View Fencing)

Landscape Options

28. Front-yard landscape package for all lots 63' wide and larger - 6930 sq. ft. and larger to include:
- Two (2) trees - 24" box in size;
 - Twenty-five (25) shrubs ranging in sizes from 1 to 5-gallons, or Turf (grass) area and twenty (20) shrubs ranging sizes from 1 to 5-gallons;
 - One (1) surface select boulder; and,
 - Decomposed Granite of varying color ranging in size from ¼" minus to ¾" screened.

(5 pts)

29. Enhanced front-yard landscape package for all lots less than 63' wide - 6930 sq. ft. or less to include:
- Two (2) trees - 24" box in size;
 - Fifteen (15) 5-gallon shrubs, or Turf (grass) area and ten (10) 5-gallon shrubs;
 - One (1) surface select boulder; and,
 - Decomposed Granite of varying color ranging in size from ¼" minus to ¾" screened.

(5 pts)

30. Rear-yard landscape package for all lots less than 63' wide to include:
- Three (3) trees - (1) 24" box tree and (2) 15-gallon trees;
 - Twenty (20) shrubs ranging in sizes from 1 to 5-gallons, or Turf (grass) area and fifteen (15) shrubs ranging in sizes from 1 to 5-gallons; and,
 - Decomposed Granite of varying color ranging in size from ¼" minus to ¾" screened.

(5 pts)

31. Rear-yard landscape package for all lots 63' wide and larger to include:
- Four (4) trees - two (2) 24" box trees and two (2) 15-gallon trees;
 - Thirty (30) shrubs ranging in sizes from 1 to 5-gallons, or Turf (grass) area and twenty (20) shrubs ranging in sizes from 1 to 5-gallons; and,
 - Decomposed Granite of varying color ranging in size from ¼" minus to ¾" screened.

(5 pts)

For all communities with curb separated sidewalks, one (1) 24" box tree included with all packages is required to be planted in the area between the curb and sidewalk.

Individual homebuyers may request fewer shrubs or opt out entirely of a standard landscape package but the HOA requirements must still be met with the type and time allowed. Additionally, all communities with curb separated sidewalks must plant one (1) 24" box tree per lot in the area between the curb and sidewalk regardless.

Shallow wide lot configurations may require different planting calculations and will be evaluated on a per submittal basis.

Unique Plan Options

32. Product lines that incorporate as optional, a Basement on one (1) plan per submittal.
(20 pts & 5 pts for each additional plan – 30 pts max.)
33. Product lines that incorporate a Split-Level design on one (1) plan per submittal.
(20 pts & 5 pts for each additional plan – 30 pts max.)
34. Product lines that incorporate two (2) Zero Lot-Line plans per submittal.
(20 pts & 5 pts for each two additional plans – 30 pts max.)
35. Architecturally integrated Active Solar Power (Panels) standard on one (1) plan per submittal or one (1) elevation per each plan submitted.
(20 pts)

Miscellaneous

36. Any other architectural feature that is not listed, but which meets the general intent for Non-Garage Dominant plans and/or architectural diversity, may be considered for point accumulation. Examples may include, but are not limited to: enlarged roof overhangs; extended porches; energy efficient design (“green” building); etc.
(Points will be determined by the Community and Economic Development Director)

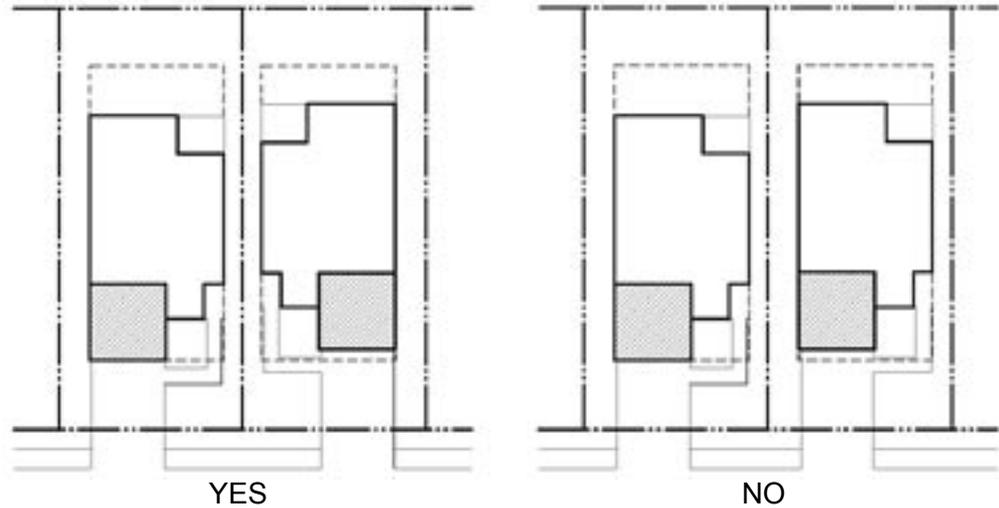
Lot standards and other Requirements

The following requirements apply to all developments:

1. Approved plans that utilize a “Side-entry” plan must site similar plans which are immediately adjacent, in a mirrored (flipped) configuration.
*Corner lots may be exempt.

Lot configuration illustrating the correct and incorrect siting method when two “side-entry” plans are immediately adjacent to one another.

Please see Lot Configuration example on page 21.



2. Front-yard landscape packages must be submitted with Home Product Design Review submittals.

THEMED (STYLIZED) ARCHITECTURE

As part of all Home Product collections submitted for Design Review that are categorized as a particular architectural theme or style, certain criteria must be upheld.

In order to establish a true representation of a historical architectural style, elements of home designs will be evaluated in order to determine validity. The following theme (style) examples define typical elements that will be reviewed. The list is not all inclusive and should be considered demonstrative:

French Eclectic:

Identifying Features

- Hipped roof
- Quoins at corners, windows or doors
- Mixed materials (i.e., stone with brick or stucco)
- Second-story dormers
- Massive chimney
- Towers

Typical Roof-Wall Junctions

- Cornice or decorative brackets



Spanish Mission:

Identifying Features

- Shaped Mission dormer, wing wall or roof parapet utilizing coping
- Wall surface usually smooth stucco
- Red tile roof-covering
- Quatrefoil window

Typical Roof-Wall Junctions

- Exposed roof beams and/or rafters
- Widely overhanging eaves

Typical Porch Supports

- Porch roofs supported by large square piers
- Arcaded entry





Mediterranean:

Identifying Features

- Facade usually asymmetrical
- Multi-level roofs
- Red tile roof covering
- Deeply recessed windows and doors
- Wall surface usually stucco
- Stucco or tile decorative vents
- Elaborate chimney tops
- Towers, round or square



Traditional Eclectic:

Identifying Features

- Facade usually symmetrical
- Roofs either hipped or gable or both
- Regularly spaced windows and doors
- Dentiled cornice

Typical Porch Supports

- Colonnaded entry

Tuscan:

Identifying Features

- Mixed materials (i.e., stone with stucco)
- Arches above doors, windows or porches
- Gable and/or hipped roofs

Typical Roof-Wall Junctions

- Cornice or brackets



Italiane:

Identifying Features

- Hipped roof
- Entries usually accentuated by columns or pilasters
- Arches above doors, windows or porches

Typical Roof-Wall Junctions

- Cornice or decorative brackets





Arts and Crafts:

Identifying Features

- Multiple roof planes
- Dormers, gabled or shed
- Trellised porch or porte cochere

Typical Roof-Wall Junctions

- Exposed roof beams and/or rafters
- Triangular knee brace

Typical Porch Supports and Porch Railings

- Columns or piers continue to ground level without break at porch floor
- Columns or piers have sloping (battered) sides



Southwest Contemporary:

Identifying Features

- Facade usually asymmetrical
- Multi-level roofs
- Red tile roof covering
- Deeply recessed windows and doors
- Wall surface usually stucco
- Stucco or tile decorative vents
- Elaborate chimney tops
- Towers, round or square

MODEL HOME COMPLEX

As part of all Model Home Complexes submitted for Design Review, Homebuilders must comply with the following conditions:

Guidelines:

1. Specific Home Plans to be used as models are subject to the review and approval of the Community and Economic Development Director.
2. When an approved product line is in compliance with **Option A**, 67% of plans constructed in a Model Home Complex must be “non-garage dominant”.
3. When an approved product line is in compliance with **Option B and**, any number of points acquired from a heading including a specific percentage of non-garage dominant plans, that percentage of models must be constructed in the Model Home Complex.
4. If any approved product line consists of one (1) plan that provides a significantly recessed garage (see Definitions), that plan must be modeled.
5. If any approved product line consists of two (2) or more plans that provide a significantly recessed garage, the number of those plans modeled will be determined by the Community and Economic Development Director.

Site standards:

1. Landscapes for Model Home Complexes should use dense, mature planting materials. All trees initially planted should be comprised of a minimum 24” box size and shrubs should be comprised of a minimum 5-gallon size.
2. Unique items acquired as points under the option lists, (i.e., basements, porte cocheres, salt finished drives, etc.) should be utilized in models.

LOT SITING CONFIGURATIONS

The difficulty in effectively siting homes on lots such that garage dominance is not an issue is the primary focus of lot configuration and relates to the lot's width and depth. When faced with the task of squeezing a 35' to 55' wide product with a recessed or detached garage onto a 48' to 68' wide lot, many spatial obstacles emerge as the result of zoning setbacks and building code requirements. Homebuilders must understand that the City of Surprise is willing to work to overcome these issues in order to provide future and current residents an opportunity to purchase and live in thoughtfully designed communities that evoke strong community and quality homes.

Note: The plans and elevations illustrated in this document as examples are of a general nature and are not intended or considered to be specific in any way. All of the graphics should be considered conceptual and used as a means to express the nature of the concept.

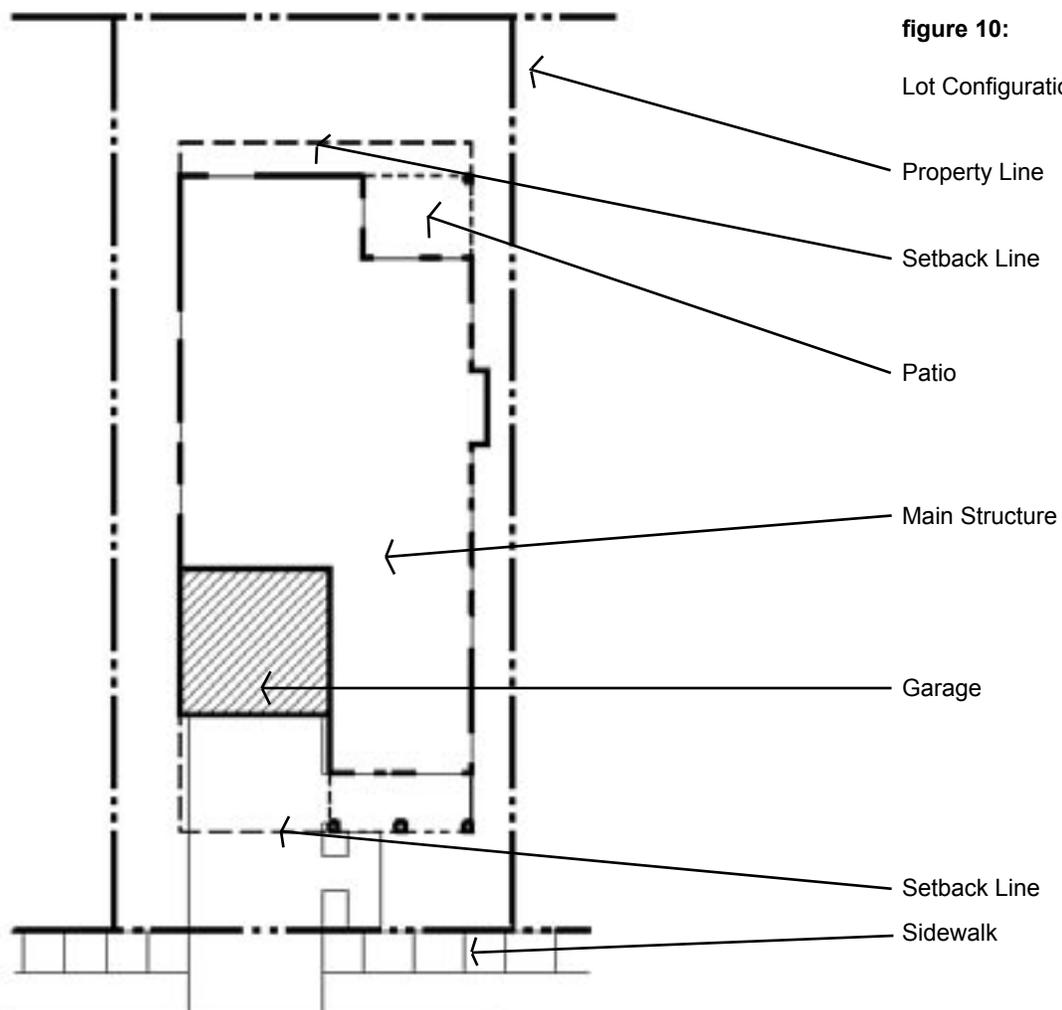


figure 10:
Lot Configuration example.

PLAN AND ELEVATION EXAMPLES

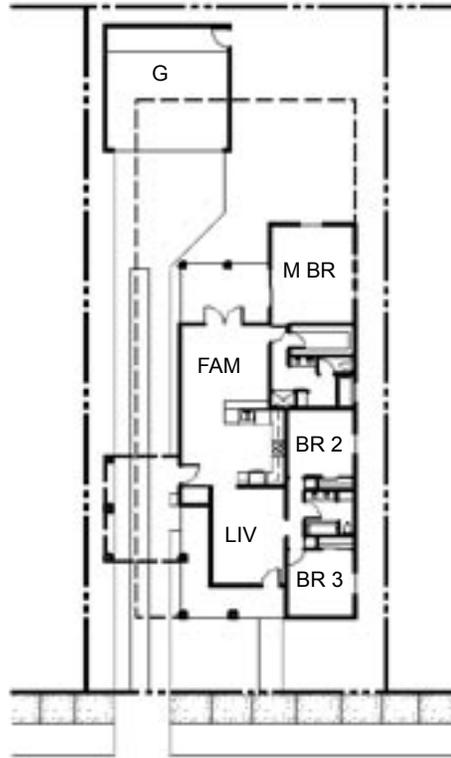
Plans and Elevations for 48' and 53' wide lots

plan 1:

**48' X 110' Lot
35' wide product**

Lot configuration illustrating a single-story unit with a detached garage located to the rear of the lot.

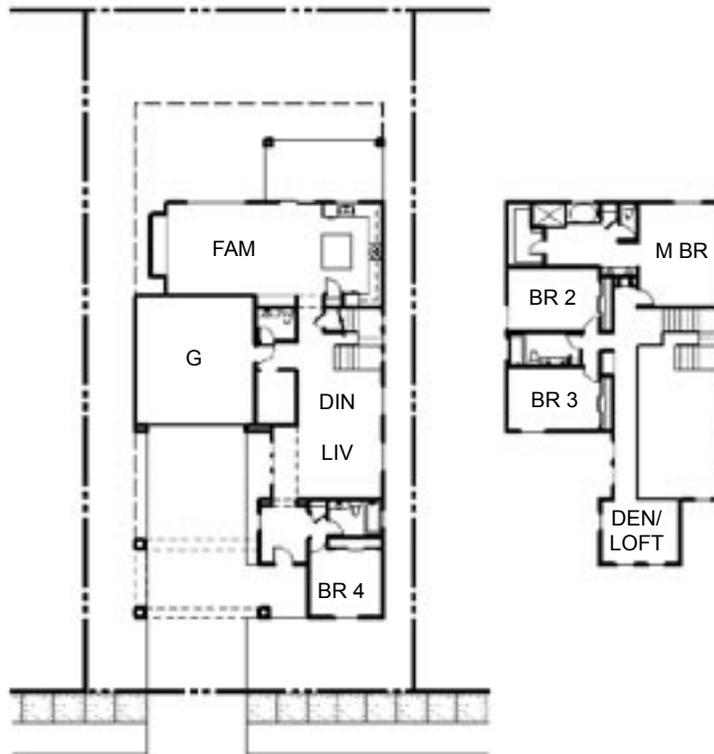
This particular configuration is multi-functional in terms of street loading and access. Used in a situation where alleys are present, access to the garage can be made in the rear therefore providing the potential for a wider and more prominent street presence for the front elevation.

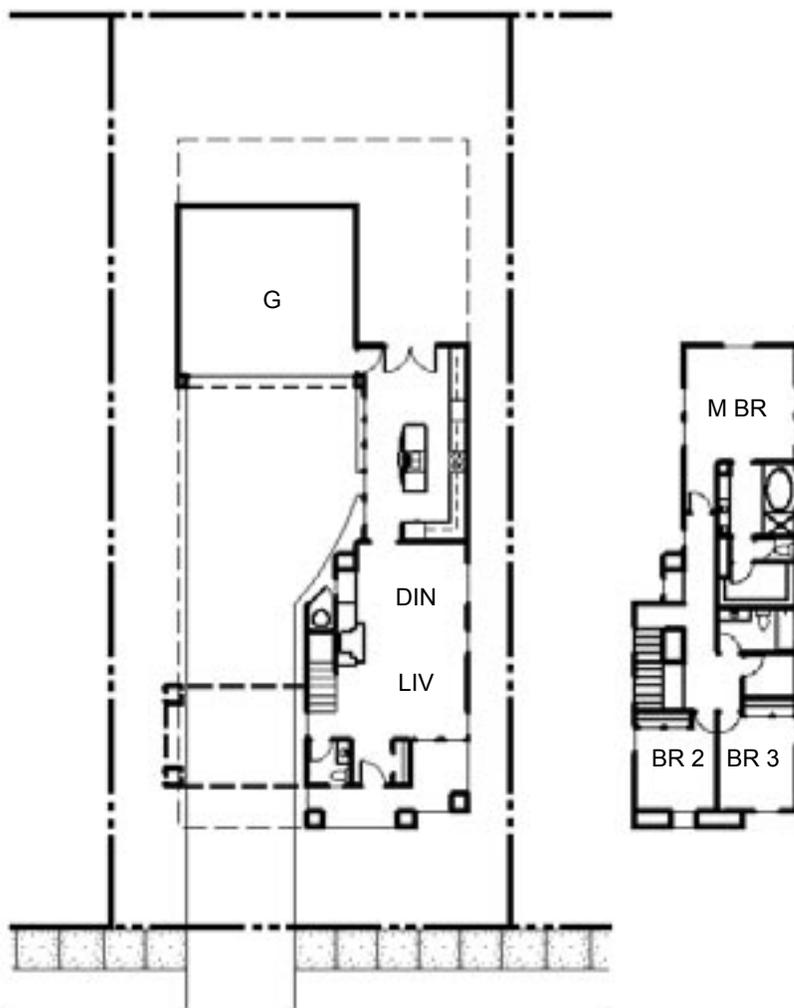


plan 2:

**53' X 110' Lot
40' wide product**

Lot configuration illustrating a two-story unit with a recessed garage and porte cochere. Second floor plan includes a bonus room connected by a walkway creating a dramatic loft or fourth bedroom.





plan 3:

**48' X 110' Lot
35' wide product**

Lot configuration demonstrating a two-story unit with a recessed garage located to the rear of the structure.

The potential benefits of this type of lot configuration are enormous. The space that is created along the side of the home in front of the garage, becomes additional living space and serves as a place for children to play where parents can easily keep an eye on them.



plan 3 elevation:

Rendering of the plan illustrated above with an optional porte cochere. This perspective clearly shows the potential dynamics created by placing the garage to the rear of the structure.

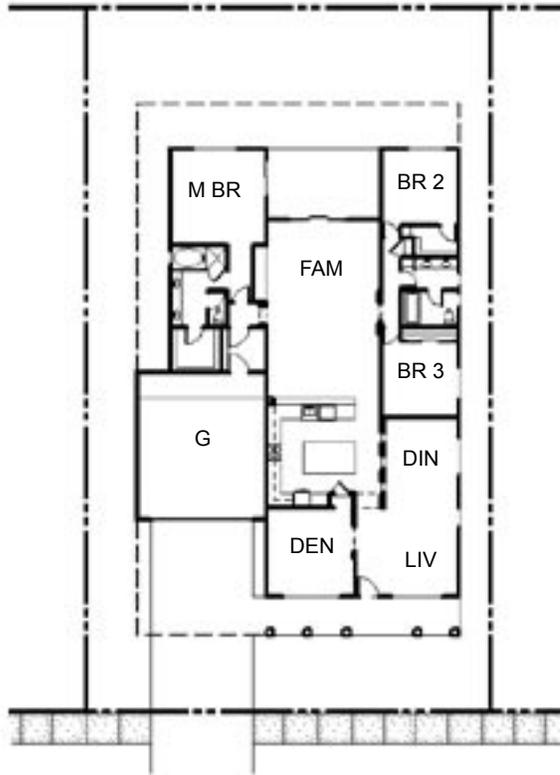
Plans and Elevations for 58' and 63' wide lots

plan 4:

**63' X 110' Lot
50' wide product**

Lot Configuration illustrating a single-story unit with a recessed garage.

Living space is positioned forward dominated by a front porch extending the entire length of the facade.

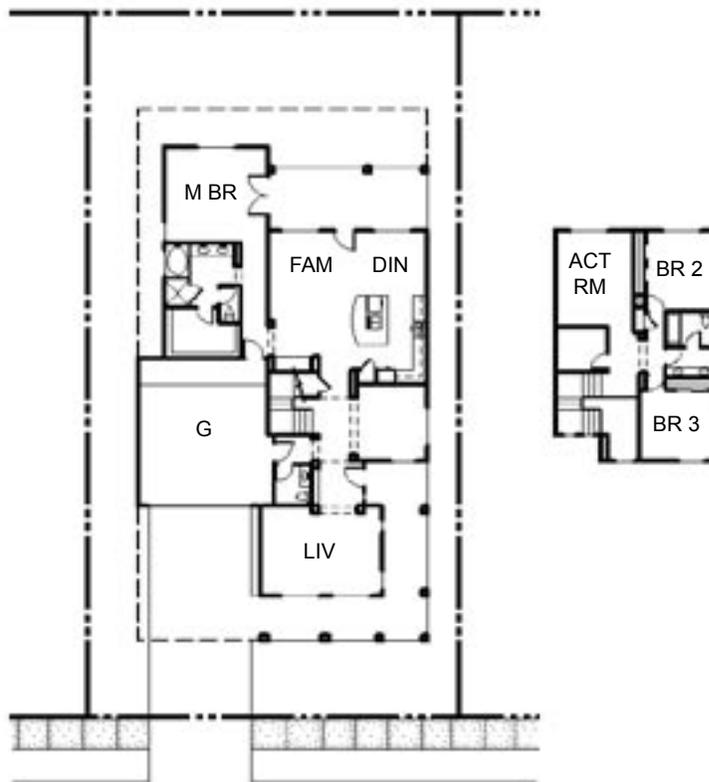


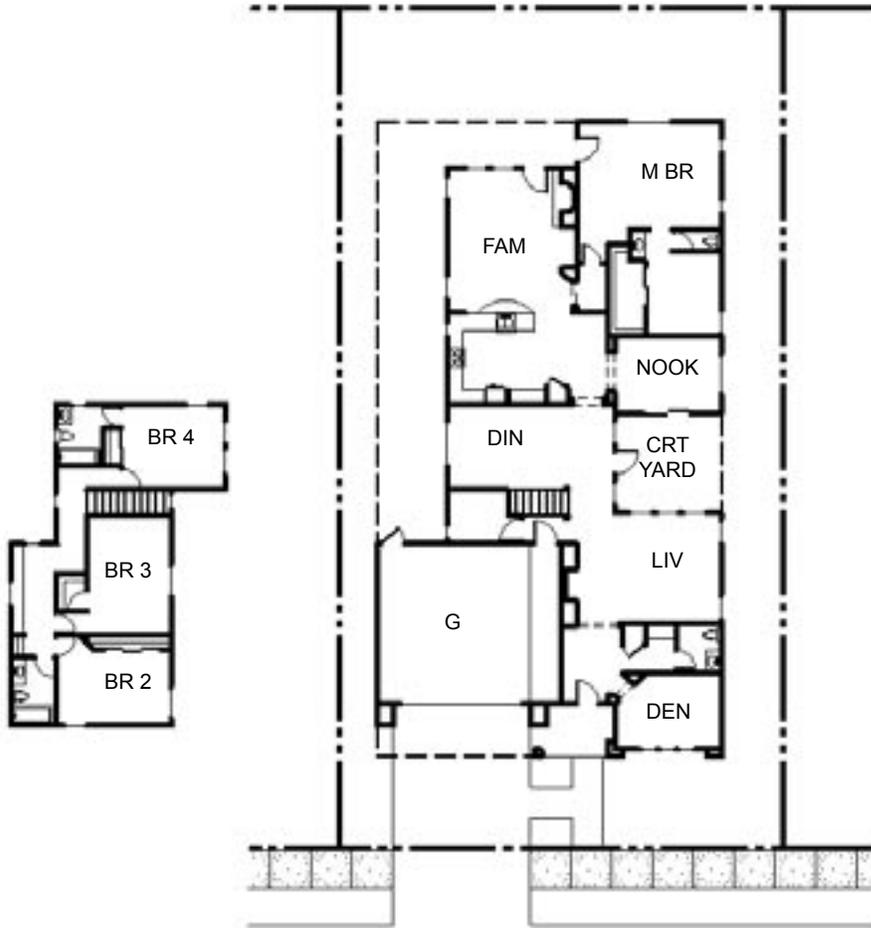
plan 5:

**58' X 110' Lot
45' wide product**

Lot Configuration illustrating a two-story unit with a recessed garage. This configuration creates a courtyard entry into the home.

Living space is positioned forward and dominated by a rap-around porch. Notice also that the Master Suite is located on the first floor for additional privacy





plan 6:

**58' X 110' Lot
45' wide product**

Lot Configuration illustrating a two-story unit with a recessed garage.

Living space is positioned forward with a unique courtyard space created between the living room, dining room and nook.



plan 6 elevation:

Rendering of the plan illustrated above.

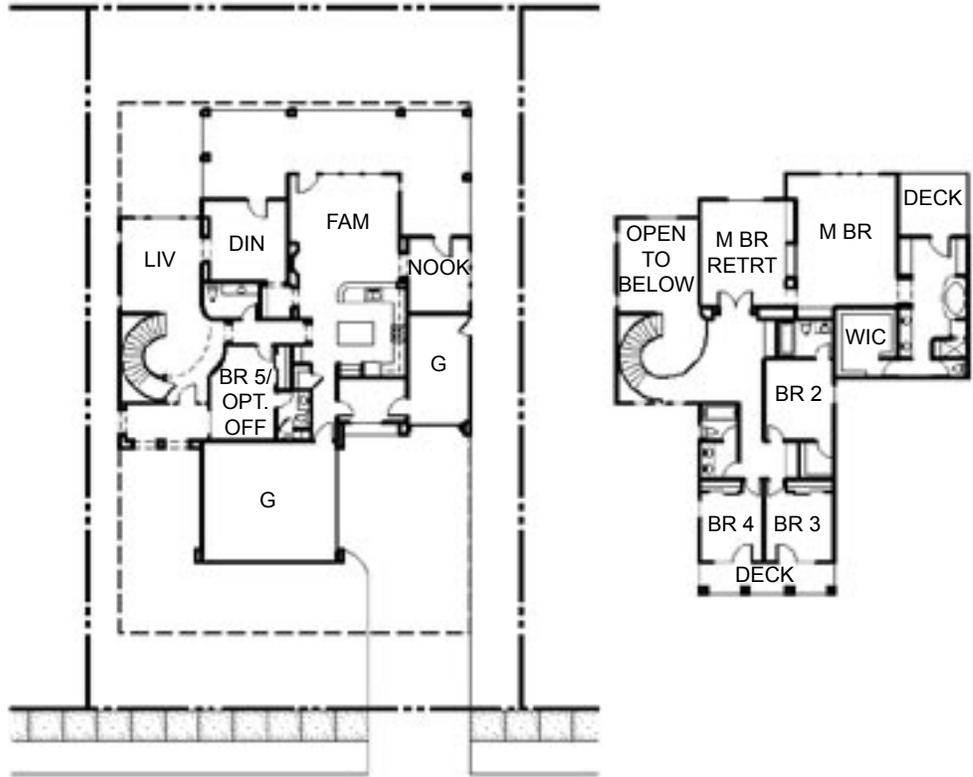
Plans and Elevations for 68' and 75' wide lots

plan 7:

**68' X 110' Lot
55' wide product**

Lot Configuration illustrating a two-story unit with a two car side-entry garage and one forward facing single car garage.

Living space is pushed behind the two car garage and dominated by a rap-around, rear covered patio.

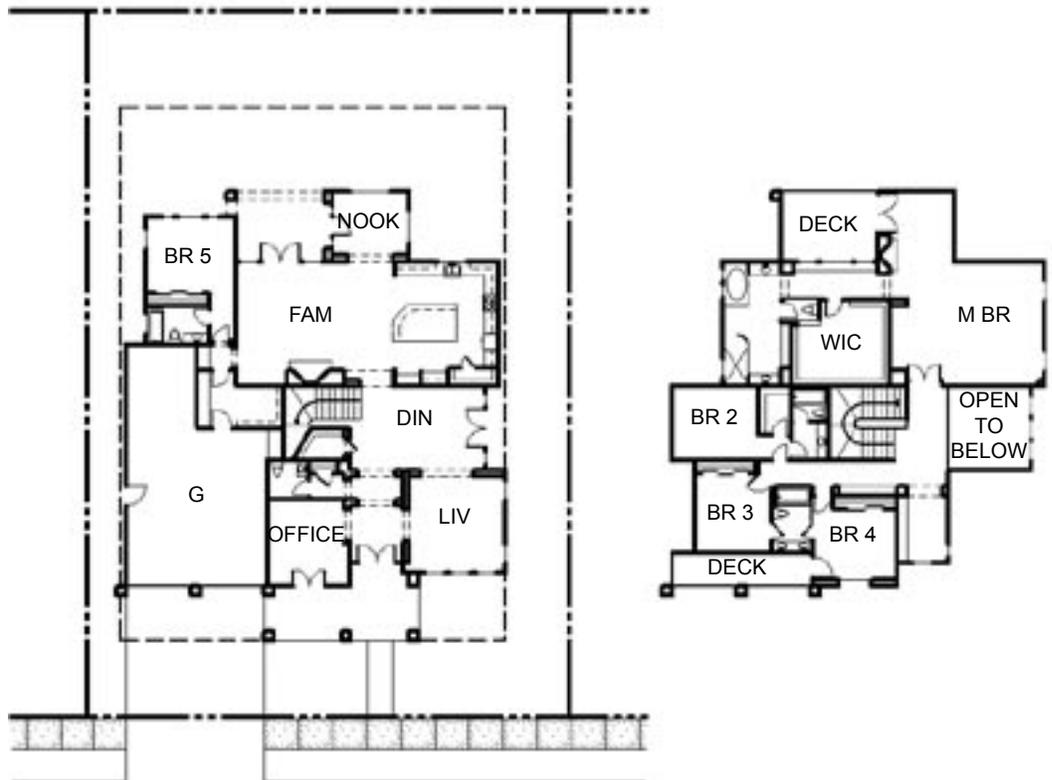


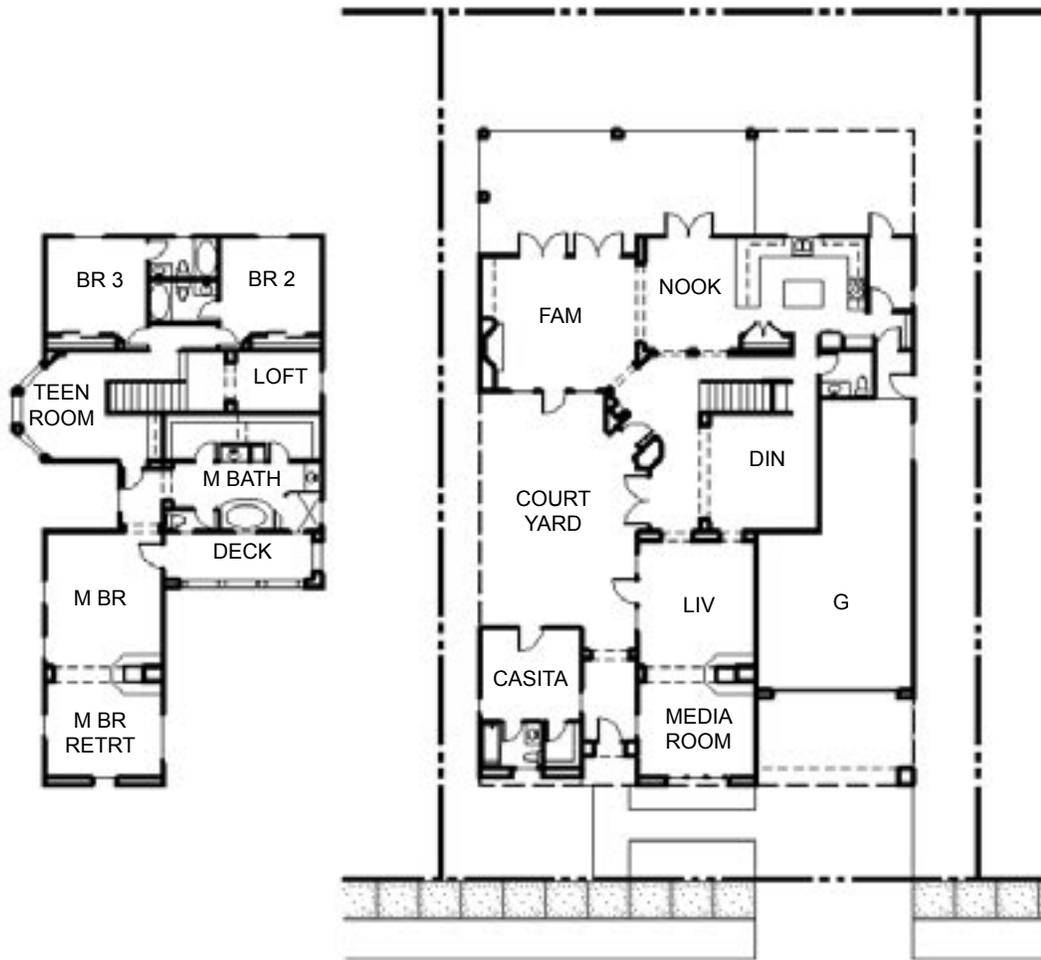
plan 8:

**75' X 110' Lot
60' wide product**

Lot Configuration illustrating a two-story unit with a flush garage.

The large square-footage of this plan creates several opportunities for creative living space uses as well as including five bedrooms





plan 9:

**68' X 110' Lot
55' wide product**

Lot Configuration illustrating a two-story unit with a recessed two car garage and tandem space.

Living space is positioned forward. This plan utilizes a Casita and entry gate that creates a formal entry into a courtyard.



plan 9 elevation:

Rendering of the plan illustrated above.

Starter Homes

General Description

- Approximately 1,000 to 2,000 (+/-) sq. ft. in size
- Usually two (2) to three (3) bedrooms
- Lot size may vary from 48' wide to 58' wide
- Most often a single-story unit.

Architectural Articulation

- Facade should be well finished
- Elevation trim levels (a, b, c, etc.) must be priced closely so as to not preclude homebuyers from purchasing a specific 'appearance' due to cost.
- Front-yard landscaping should be included

elevation 1:

Starter Home Typ.

Architectural elevation illustrating a single-story, Non-Garage Dominant unit. The garage is flush with the front living space and an extended front porch dominates the façade.

Other design characteristics include façade treatments that break the plane of the front elevation, varying roof forms and, color delininations for changes in material and accents of entryways.



elevation 2:

Starter Home Typ.

Architectural elevation illustrating a single-story, Non-Garage Dominant unit where the garage is recessed and living space is pulled forward.

Many of the slightest architectural details can make a large difference in the appeal of the home. This elevation includes a stone wainscot that makes a subtle yet important difference in the perception of the home.



Step-Up Homes

General Description

- Approximately 1,500 to 3,000 (+/-) sq. ft. in size
- Usually three (3) to four (4) bedrooms
- Lot size may vary from 48' wide to 83' wide

Architectural Articulation

- Facade must be well finished
- Building massing should be varied to a greater degree than that which is found on Starter-Homes.
- Elevation trim levels (a, b, c, etc.) must be priced closely so as to not preclude homebuyers from purchasing a specific 'appearance' due to cost.



elevation 3:

Step-up Home Typ.

Architectural elevation illustrating a single-story, Non-Garage Dominate unit. The front porch is even with the garage space and a tower element over the entry dominates the front façade.

Additional architectural design features include a stone wainscot, color changes in plane and recessed windows and casings for definition.



elevation 4:

Step-up Home Typ

This architectural elevation illustrates a two-story, Non-Garage Dominate unit. Although the garage is forward facing, the forward position of the living space de-emphasizes the garage dominance.

Added stone to the façade of the garage as well as the building form and window treatments create a strong contemporary appeal.

Mid-Level Homes

General Description

- Approximately 1,200 to 3,000 (+/-) sq. ft. in size
- Usually two (2) to five (5) bedrooms
- Lot size may vary from 48' wide to 63' wide

Architectural Articulation

- Facade must be well finished
- Building massing should be varied to a greater degree than that which is found on Starter-Homes.
- The level of articulation for each elevation must be high and with great detail

elevation 5:

Excutive Home Typ. (Mid-Level Typ.)

Architectural elevation illustrating a single-story, Non-Garage Dominant unit where the garage is recessed and living space is pulled forward.

The most obvious and dominating architectural feature of this home is the rotunda feature emphasizing the entry. Additional window casing treatments and wainscot add to the appeal of the façade.



elevation 6:

Mid-Level Typ.

The architectural elevation illustrates a two-story, Non-Garage Dominate unit. This unit utilizes a side-entry garage plan.

The Monterey architectural theme of this home provides living space above the garage which dominates the front façade to create an upscale appearance.



Luxury Homes

General Description

- Approximately 2,500 ft. (+) in size
- Usually four (4) bedrooms or more
- Lot sizes may be 63' wide and greater

Architectural Articulation

- Facade must be well finished
- Building massing should be varied to a greater degree than that which is found on all other 'types'.
- The level of articulation for each elevation must be high and with great detail



elevation 7:

Luxury Home Typ.

Architectural elevation illustrating a single-story, Non-Garage Dominant unit. The garage is flush with the front living space and an extended front porch dominates the façade.

Additional architectural treatments include massive columns, dormers and a porte cochere. Also, colors emphasize material and changes in plane.



elevation 8:

Luxury Home Typ.

This architectural elevation illustrates a two-story, Non-Garage Dominate unit. The garage in this unit is recessed behind the living space and includes an entry courtyard between the casita and primary living space

The stone accents, roof types and verticle lines on this home create a strong "Tuscan" style architectural statement.



DEFINITIONS

Explanation

The following definitions provide interpretations and explanations for the many words, phrases and terms used to describe a particular action(s) set forth in recommendations presented in the Planning and Design Guidelines Manual. These words, phrases and terms have been given the defined meaning as set forth below; and where words are used in the singular, they include the plural, and words in the plural include the singular. Where words are used in the present tense, they include the future tense and words used in the future tense include words in the present tense.

The word “should” is intended to express the City of Surprise’s desire and expectation, while the words “encouraged” and “discouraged” are meant to express a more or less desirable design solution.

A

Abut – To border with or physically share a common property line.

Abutting – The condition of two (2) adjoining land parcels having a common property line or boundary, including situations where two (2) or more lots adjoin only a corner or corners.

Access – The place, means or way by which pedestrians and vehicles can have safe, adequate and usable entry to and exit from a property or land use.

Adjacent – The condition of being near or close to, but not necessarily touching or abutting or having a common dividing line; such as two (2) properties which may be separated only by a street or alley.

Adjoining – The condition of two (2) or more land parcels having a common property line.

Aesthetics – The science and philosophy of visual beauty and quality.

Alley – A public or private right-of-way primarily designed to serve as secondary access to the side or rear of those properties whose principal frontage is on some other street.

Alleyways – A public or private right-of way designed to serve as primary access to the side or rear of those residential properties whose principal frontage is on some other street, but whose garages are located to the side or rear of the property; and as a multi-purpose, pedestrian/bicycle pathway that has been developed as part of the City's community open space system.

Alignment (Architectural) – The condition of visual alignment and subsequent placement of such architectural elements as windows, doors, cornice elements, and awnings from one building to adjacent buildings in order to promote continuity in area development character.

Amenity – A natural or created feature that enhances the aesthetic quality, visual appeal or attractiveness of a specific building or land improvement.

Arcade (Architectural) – A covered passageway located on the exterior, or around the periphery of a structure.

Architectural Integration – The utilization of consistent decorative elements on two (2) or more buildings on a development site to provide continuity and unity in exterior design and appearance.

Architectural Treatment – The design and application of decorative, material and structural elements to visually and aesthetically enhance a structure.

“Architecture Forward” – The urban design philosophy of placing buildings along the street right-of-way rather than set back to the rear of a parcel.

Articulated Surface – The surface of a building wall or roofline that is composed of different planes that have changes in direction through the use of projections and recesses, or changes in materials, colors or textures.

B

Bollard – A thick, low, architecturally, designed vertical post, or a series of vertical posts, that are placed to help define, or border, pedestrian and/or bicycle paths.

Box – As used in tree measurements, the size of the container in which the root ball of a newly planted tree is placed.

Building – Any structure having enclosed space and a roof for the housing and/or enclosure of persons, animals or property

“Building Articulation” – As used in architecture, the degree or manner in which a building wall or roofline is made up of distinct vertical and horizontal parts or elements.

Building Elevation – The view of any building or other structure from any side showing the relationship of the site grade to floor level, and such features as design, construction materials, height, dimensions, windows and doors.

Building Frontage – The part of a building where the primary entry fronts a public street.

Building Massing – The compositional use of two or more three-dimensional forms in the design a building(s).

Building Rhythm – The regular or harmonious recurrence of vertical and/or horizontal lines, shapes, forms, elements or colors, usually within a proportional system.

C

“Canopy Tree” – A tree whose growth, when mature, will have moderate to dense foliage and branches that extend outward from the tree trunk in a cascading fashion to provide an umbrella or canopy-type shape to the tree.

Collector Street – (See Streets)

Common Area Open Space – Intimately-scaled open space areas such as terraces, courtyards, atriums, arcades, plazas, etc. that are normally associated with building entries and/or interior open spaces of office, commercial and multi-family residential developments.

Community Character – The image by which the community is distinguished from other communities and viewed by those living in and passing through the community as defined by such factors as its built environment, natural features and open space elements, type of housing, architectural style, use of color and materials, streetscape, infrastructure and the type and quality of public facilities and services.

Community Design – The design of buildings, streets, open space, landscaping, signs, lighting, neighborhoods, and all other physical elements of the community that when combined, provide a unique identification and consistent character throughout the community.

Community Open Space System – The community's parks, playgrounds, active and passive recreational areas, natural features, and environmentally sensitive land areas that collectively provide a continuous and integrated system of open space.

Community Pedestrian System – The system of sidewalks and pedestrian ways that provide for the safe and efficient movement of pedestrians throughout the community.

Connectivity – The measure describing the level to which streets, streetscapes, pedestrian/bicycle paths, community open space and other similar uses link with one another.

Courtyard – A space, open and unobstructed to the sky that is located at or above grade level on a lot and bounded on three or more sides by the walls of a building.

Curb – A concrete barrier on the margin of a road or street that is used to direct stormwater runoff, protect pavement edges and protect lawns and sidewalks from encroachment from vehicles.

Curb Bulb – Generally rounded extensions of a curb located at a street intersection that narrow the street by widening the sidewalk and/or the landscaped parking strip in order to make pedestrian street crossings shorter and easier, and to provide a visual narrowing along the roadway to help increase driver awareness and slow the movement of traffic in heavy pedestrian areas.

Curb Extension – A curb extension that narrows the street by widening the sidewalk in order to shorten the distance pedestrians and/or cyclists must walk or bike when crossing a street, usually at mid-block.

Curb Separated Sidewalk – A sidewalk that is separated from the street by a landscaped area that is measured from the back of the street curb and runs continuously along the length of the street.

D

“Dense (extensive) Landscaping” – The planting of trees, shrubbery, ground cover and other plant materials in a pattern that, when grown, will present a thick, lush, green quality to a landscaped area.

Development – The physical extension and/or construction of urban land uses or any man-made change to improve or alter real estate, including, but not limited to: the subdivision of land; construction or alteration of buildings, structures, roads, utilities; clearing of natural vegetative cover (except agricultural activities); mining, dredging, filling, grading, paving, excavation or, drilling operations or storage of equipment or materials.

Development Project – Any development that results from the approval of a building permit; lot split; preliminary or final plat; rezoning application; grading permit; public or private infrastructure improvement; variance requests; development review; master plans; native plant removal, relocation or revegetation; or use permit.

“Discouraged” – The word used in the guidelines manual to express a more or less preferred direction to be taken in achieving a planning and design solution.

E

Egress – A continuous and unobstructed way by which to exit from a given point of a building, structure or site.

Egress Point – The actual point of exit from a building, structure or site

“Encouraged” – See “Discouraged”

“Established Landscaping” – Landscaped areas that either have, or provide the appearance of having, grown and/or mature plant materials.

F

Façade – The exterior wall(s) of a building that is exposed to public view.

Fence – A barrier constructed of materials erected for the purpose of protection, confinement, enclosure or privacy.

G

Garage Dominate Architecture – When any portion of the garage space projects into the front yard beyond the livable space of the home and/or, when garage doors comprise a large percentage of linear frontage of the front elevation.

Garage-Scape – When the architectural presence of the street and/or community is dominated by the garage.

Grade – The percent of rise or descent of a sloping surface.

Grading – Any stripping, cutting, filling or stockpiling of earth or land, including the land in its cut or filled condition, to create new grades.

H

“Hardscape” – Any hardened and/or paved surface, such as a street, sidewalk, plaza or other similar surface, where the surface materials have been used to create unique patterns of color, design and texture for purposes of creating visual interest.

“Hierarchy” – As used in describing the City street system, the ranking of streets by volume of traffic carried and corresponding street width.

I

Ingress Point – The point at which a vehicle or person enters a site, parking area or building.

L

Landscape – An area that has been improved by grading, planting and the installation of other landscape features.

Landscaping – The process of modifying an area for an aesthetic or functional purpose, including preservation of existing vegetation, site grading, and the installation of plant materials and such other items as berms, walls, fences, and lighting.

Local Street – See Streets

“Low Maintenance” – As used in landscape, the system of maintaining plant materials and ground cover with minimum water usage and crew maintenance.

M

Major Arterial Street – See Streets

Mature Tree – A full-bodied and healthy tree having a height of at least twelve (12) feet.

Mature Vegetation – Plant materials, including shrubs and ground cover that are fully-grown.

“Mature and Established Look” – As used in landscaping, the appearance of a landscape project after plant materials have been newly installed using larger and more mature, full-bodied trees, shrubs and other plant materials.

Master Landscape Plan – A graphic representation of the development site showing the location of existing and proposed landscape improvements to be present on the site at the completion of construction of the project; including trees to be preserved, size and type of proposed trees and shrubs, the extent and type of groundcovers, turf and rock material to be used, walkways, berms and landscape lighting.

Mass – The size, height, symmetry and overall proportion of a structure in relation to the original style and/or to surrounding structures.

Minor Arterial Street – See Streets

Mixed-Use Development – A single building containing more than one type of land use; or a single development project having more than one building and land use in which the different land uses are located in close proximity to one another, the project is planned and designed as a unified total project, and the development is functionally integrated to enable the use of shared vehicular and pedestrian access and parking areas.

Multi-Family Residential Area – An area developed as a group of dwellings, a single building, or a portion of a building constructed on one parcel to provide living units completely separated by a common wall, floor and/or ceiling to accommodate five (5) or more families living independently of each other.

N

Non-Residential Development – Development whose intended use is other than residential.

O

Open Space – Land and water areas intended to provide light and air, and which have been retained and designed, depending upon the specific situation, for environmental, scenic, conservation and/or active and passive recreational purposes.

Open Space, Active – Land and water areas specifically designed as an activity-based recreational area to include boating, water sports, sports fields, local and community parks having picnic, playground, recreational and support components, golf courses and pedestrian, hiking, bicycle and equestrian trails.

Open Space, Passive – Land and water areas that are either partially improved, undeveloped or in a natural state that are intended for scenic, environmental, conservation, and/or resource protection; and include such resource-based activities as nature study, nature trails, and any other activities requiring a natural condition that cannot easily be duplicated by human actions.

P

Parapet Wall – A low wall generally running around the perimeter of a flat roof building at the roofline.

Parking Bay – A paved parking area used for on-street parking on local residential streets that is placed on alternating sides of the street within a modified street right-of-way, and designed to accommodate three (3) to four (4) cars.

Paving Enhancement – A material and/or color used in the pavement design of a street or parking area to provide visual interest.

“Pedestrian Friendly” – An environment in which conflict between the automobile and pedestrian is minimized or eliminated through the provision of a comprehensive means of vehicular-separated pedestrian travel that is fast, attractive and comfortable for a wide range of age and abilities groups; and by the design of buildings and other uses in a manner that is sensitive to the needs of the pedestrian.

Pedestrian-Only Walking Path – An improved path that is developed to accommodate only pedestrians.

Pedestrian Network – The system of interconnected sidewalks, plazas, pedestrian paths and walkways designed and developed to accommodate the safe and efficient movement of pedestrians within and through neighborhoods and communities.

Pedestrian Way – A sidewalk, multi-purpose pathway, path, trail or any other means over which pedestrians travel.

Peripheral Site Landscaping – Landscape improvements and treatment in an area set back from adjoining street curbs adjacent to and surrounding a development site.

R

“Roof Architecture” – The incorporation of various shapes and forms in the design of a structure’s roof and roof edges.

“Roof Elevation” – The plan view of a roof and all of its design components.

“Roof Horizon” – The collective image of rooflines, roof types, colors and styles of adjacent buildings and structures as viewed against the sky.

“Recessed Garage” – The façade of the garage containing the door, and which faces the front-yard and street, must be recessed a minimum of seven-feet (7') from the the forward most living space (not including a porch or courtyard).

Rural Residential – Residential development in a rural setting that is typified by operating farms, ranches and/or large lot rural estates consisting of at least 10 acres.

S

Screening – A technique of visually shielding, obscuring, and/or spatially separating a portion or all of a site from an adjacent property or right-of-way by the use of vegetation, fences, walls, berms or a combination thereof.

“Sense of Place” – The melding of architecture, landscape architecture, open space, streets, streetscapes, signage, lighting and natural site features into a complete and unique visual, social, and cultural place.

“Should” -- Used in the Guidelines Manual to express the City of Surprise’s desire and expectation as related to meeting or exceeding a particular guideline.

“Side-entry” Home – A plan that utilizes an entry (front door) that is recessed to a point that is equal to or greater than one-third (1/3) the distance from the front most portion of the street side/front yard facade to the rear or the home.

Sidewalk – The portion of a street between the curb lines or lateral lines of a roadway and the adjacent property lines that is improved and designed for or is ordinarily used for pedestrian travel.

“Significantly Recessed Garage” – The elevation of the garage containing the door and which faces the front-yard and street, must be recessed a minimum of twenty-feet (20’) from the the forward most living space (not including a porch or courtyard).

Single-Family Residential Area – An area developed solely for the construction of one-family homes.

Site Plan – An overall development plan for one or more parcels of land depicting existing and proposed conditions of the parcel(s), including topography, vegetation, drainage, floodplains, floodways, washes, rock outcroppings, and sensitive land areas; landscaping, berms, buffers, screening devices and open space; pedestrian and bicycle paths; site ingress and egress; circulation, utility services; buildings and structures; signs; lighting; surrounding development; and any other information deemed reasonable and necessary that may be required for review and approval of the development by City Staff.

Site Specific Plan – A detailed plan prepared for a specific aspect or part of a larger site.

Special Design/Development Area – An area of the City with unique qualities and/or characteristics in which new development must follow special, specific and sensitive planning and design guidelines.

Street – A paved right-of-way, publicly or privately owned, that serves as a means of vehicular travel.

Street, Arterial – A street planned, designed and used to carry large or heavy amounts of traffic across and through the City; and which has been designated as either a major or minor arterial.

Street, Collector – A street that may or may not provide some access to abutting property that collects traffic from local streets and connects to the major system of arterial streets and highways.

Street Intersection – The area in which two (2) or more streets meet or cross at grade.

Street, Local – A street planned and designed to serve and provide access to abutting property and to discourage through traffic.

Street, Private – Any street that is not dedicated to the public and is to be maintained by a private entity.

Street, Stub – A temporary portion of a street, usually not greater than one lot's length, that is allowed as a future connection to an adjacent subdivision or development phase.

Streetscape – The general appearance of a block or group of blocks with respect to the structures, setbacks from public-rights-of –way, open space, landscaping, public art, lighting, signage, paving materials, street furnishings and other elements that contribute to the overall character and image of a city block.

Street Furnishings – All items that are placed within the public right-of-way for both an aesthetic and functional purpose, including, but not necessarily be limited to, benches, bus shelters, trash receptacles, plant containers, kiosk signs, lighting fixtures, tree grates and guards, bicycle racks, bollards, fountains and public art.

Structure – Anything that is constructed or erected that requires location above or below the ground, or that is attached to something having location above or below ground.

T

Terrace – A private or public, single or multi-level, hard surface building extension for outdoor use.

“Traffic Calming” – A technique or method of reducing traffic speeds and/or neighborhood cut-through traffic volumes that utilizes changes in street alignment, installation of barriers, and other physical measures such as speed humps, traffic circles, curb extensions and raised crosswalks to enhance street safety and livability and create a pedestrian-friendly environment.

U

Urban Area – A fully developing, continuously built-up, land area that is a part of, or contiguous to, a greater urbanized area; and which contains a wide range of infrastructure and municipal services to support a combination of residential, commercial, industrial and support uses.

V

“View Corridor” – The area or areas along a street, pedestrian path, hiking trail or other such openings that allow for a clear and unobstructed view of or frames, highlights or accentuates, a prominent building, object, site, structure, scene, or panorama, patterns or rhythms of buildings, objects, sites or structures.

“View-Type Fence” – A fence that is constructed in a manner that allows for a clear view of an area beyond the fence from any angle.

“Visually-Friendly” – An area or object within the urban environment that is visually interesting and pleasing to observe.

W

Wall – A street façade that is characterized by the lack of transparency into or through which a pedestrian can see.



Credits

Text used in the introduction section of this document was paraphrased from an article written by Carol R. Johnson, AICP.

Available: www.asu.edu/caed/proceedings99/JOHNSNC/JOHNSNC.HTM

The following computer generated home elevations used in this manual were borrowed from Shea Homes:

- plan 3b, 6b and 9b;
- elevations 1 through 8;