

# New Home Construction

2 Phase Approach  
Public Meeting Review and Approval  
Architect or Presenters script

## I. Phase I – Establish the building envelope

### ***A. Show location of the lot relative to the subdivision and adjoining lots***

1. Use parcel maps, Google Earth/Maps views

### ***B. Outline the topography of the lot***

1. Use the Topo/survey map
2. Address status of any Coastal Permit activity

### ***C. Demonstrate the net buildable area***

1. Use the Site Plan
2. Show the property line and eave setbacks

#### **a) Greater of:**

*(1) 6' to side/back property line*

*(2) 16' to side/back property line of undeveloped lot*

*(3) 32' Eave to Eave spacing (Units 3-9)*

3. Show roadway setbacks
4. Show any easements
5. Show ESHA and other regulatory setbacks
6. Show Septic Design locations

***D. Address drainage***

1. Show proposed driveway access
2. Show existing and planned water runoff flows and onsite containment/absorption plan

***E. Demonstrate what are the anticipated view corridors from nearby properties (built and unbuilt)***

1. View corridors must consider maintaining as much as possible of the current view of the following for nearby properties from primary living spaces (per CC&Rs):

*(1) White Water*

*(2) Lighthouse*

*(3) Blue water*

*(4) Headlands*

*(5) Pond*

*(6) Large Meadow*

2. Account for other views as practically possible (not protected by CC&Rs):

*(1) Mountain & Forest Views*

*(2) Creek Views*

*(3) Horizon*

***F. Show any proposed building locations (if known)***

**1. Explain why area chosen:**

- a) View
- b) Terrain/slope
- c) Drainage/foundation issues
- d) Footprint location required (min. 1200sq' 1<sup>st</sup> floor)
- e) other

**2. Address if any variance requests to the CC&Rs are anticipated:**

- a) Height
- b) Setbacks
- c) Garage/parking
- d) 1<sup>st</sup> floor square footage
- e) other

***G. Address any Committee or audience questions***

***H. Approval Vote to be taken on the Phase I application by the Committee***

- 1. The application may be approved as is, or
- 2. It may be approved with redlines agreed to by both the applicant and the ADC, or
- 3. It may tentatively approved dependent upon completion of certain actions, and then fully approved by the committee upon validation of completion, or
- 4. It may be declined for failure to comply with the CC&Rs and failure to reach resolution at the meeting, at which point a new Phase I application will be required in order to schedule a new review.

## **II.Phase II – Approves the design and materials**

### ***A. Address the Site Plan***

- 1. Show the structure locations relative to the Phase I approved building envelope**
- 2. Show the min, max and average foundation perimeter mean grade points**

### ***B. Show structure elevation drawings***

- 1. Show the min, max and average foundation perimeter mean grade points and the height from the mean to highest roofing ridge.**
- 2. Show overall heights**

### ***C. Show final driveway location, 2 car garage/screening and any planned parking spots***

### ***D. Show LPG tank location (underground preferred)***

### ***E. Show Garbage Can enclosure***

### ***F. Provide samples/examples of the following:***

- 1. Siding material**
- 2. Paint/finish color**
- 3. Roofing material**
- 4. Door/Window framing**
- 5. Garage Door**
- 6. Decking material**
- 7. Railing material**