

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 potential 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' 1st floor)
- e) other

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

- a) Height
- b) Setbacks
- c) Garage/parking
- d) 1st 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**
- 3. Indicate where any CC&R variances are being requested and the justification they are required.**

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**

G. Show Exterior Lighting plan

H. Show the final roof gutter water, drainage, runoff and onsite containment/absorption plan

I. Address any Committee or audience questions

J. Approval Vote to be taken on the Phase 2 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 2 review will be required to be scheduled.