

# 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, etc.:

### ***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 to any undeveloped lot (units 3-9), or 14' (Units 1-2)
    - (3) 32' Eave to Eave spacing (Units 3-9), or 28' (Units 1-2)
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 – Design/Material Approval**

### ***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.**