

JOB'S PEAK RANCH PLAN SUBMITTAL CHECKLIST FOR ARCHITECTS

Instructions for Architect or Designer:

- a) Carefully read CC&R's, Supplemental CC&R's and ALC Rules
- b) Check w/County for special setbacks, height limits, any special restrictions
- c) Include ALC Review fee and Landscape deposit with submittal

Show the following on first page of submitted plans:

- a) Lot number/APN
- b) Owner name, address, telephone number, email address
- c) Architect name, address, telephone number, email address
- d) Landscape architect name, address, telephone number, email address
- e) Civil engineer name, address, telephone number, email address

Site Plan:

- a) Property lines
- b) Water meter (detail)
- c) Streets (site location)
- d) Driveway culvert – 24” minimum* (detail)
- e) Location of proposed residence, garage, or other structures
- f) Building envelope
- g) Any easements (drainage or utility)
- h) Northpoint and drawing scale
- i) Protective tree fencing (detail)
- j) Site protective fencing at limits of disturbance
- k) Construction materials staging area
- l) Fire hydrant (nearest to site, locate)
- m) ISDS-Denitrification (detailed sheet)
- n) Propane tank enclosure, location (detail)
- o) Snow storage (locate)
- p) Minimum defensible space (minimum 30' from structure)
- q) Location of all utilities, extensions to site, must follow driveway*
- r) Drainage patterns, dry wells, rain gutters
- s) Finish floor elevations of structure(s)
- t) Spot elevations of adjoining street(s)
- u) Spot elevations of site improvements
- v) Existing vegetation and prominent natural features
- w) Maximum driveway grade
- x) Temporary erosion control
- y) Rebuild of V-ditch along frontage of lot
- z) Dry gas line extended to residence
- aa) Encroachment from designated building envelope
- bb) Adjoining property owners' consent

Grading Plan:

- a) Existing contours (2 ft. maximum interval, site plan)
- b) Proposed finished contours (2 ft. maximum interval, site plan)
- c) Cut and fill slopes, retaining walls
- d) Accurately show relationship to existing and proposed topography (extend far enough to convey full affects of grading)
- e) Engineered plan required for sites with cuts or fills exceeding 4 ft.

Floor Plans:

- a) Unit size (sq. ft.): _____ Height: _____
- b) Garage
- c) Fireplaces: total _____ (detail, type, etc.)
- d) Chimney cap
- e) Exterior walls & trim (note colors on plan)
- f) Interior fire sprinklers (detail sheet)
- g) Garage doors (stained wood or wood clad only)

Framing Plan:

- a) Show all vents, skylights, crickets, etc.
- b) Show elevations at finish floors and top of structure (check height limits)

Walls/Siding:

- a) Trim
- b) Exterior doors (all) - Provide detail, note manufacturer on plan
- c) Windows - Provide detail, note manufacturer on plan
- d) Fireplace/Chimneys (detail rock composition)
- e) Exterior light fixtures - Provide illustration or sample
- f) Fences & Railings – Provide detail

Material/Color Samples: (exact color on exact materials)

- a) Body and trim – Provide color samples
- b) Roofing – Provide sample
- c) Stone/Masonry – Provide sample
- d) Windows – Provide illustration and frame color sample
- e) Exterior Doors – Provide illustration and color sample
- f) Fencing – Provide illustration and color sample
- g) Miscellaneous (other as deemed advisable to avoid delays)

Landscape Plan:

Proposed Landscaping including:

- a) Plant material and sizes
- b) Irrigation system specifications and/or plan
- c) Decks and hardscaping
- d) Pools, ponds, water features
- e) Fencing and walls
- f) Lighting
- g) Entry monument
- h) Rock/Retaining walls

Neighboring Impact:

Show sight lines with full structure representation from midpoint of adjacent building envelopes if within view.

- a) North
- b) South
- c) East
- d) West

* - Exception may be granted in exceptional cases by the ALC.

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