

Section 8

New Construction Review Requirements

New Construction in Civano Neighborhood 1

If you are contemplating doing any of the following, then this section of the Design Manual is important to you:

- You are planning new construction of any type on vacant land.
- You are planning new construction of any type of parcels where existing structures have been demolished and removed.
- You are planning new construction additions attached to existing structures, or standing alone on lots with structures already on them; provided that the new construction addition is greater than [REDACTED] sf. ***[NOTE: the size of what will be considered “new construction” will be defined by the Board after review and consultation with the Master Association and Master Developer.]***

The following documents are required for a new construction review:

- a. A full set of architectural drawings showing floor plans, elevations, sections and details as required to adequately describe the structure.
- b. A full permit set of structural drawings, stamped by a registered structural engineer.
- c. A full permit set of slab drawings with details, stamped by a registered structural engineer.
- d. A full permit set of mechanical/electrical/plumbing drawings.
- e. All utility easements required, if any.
- f. A fully detailed site plan showing landscaping, materials, etc.
- g. A completed and stamped Energy Analysis showing that the proposed structure meets the requirements of the Civano IMPACT Standards, and complies with the Tucson Sustainable Energy Code or its successors.
- h. Demonstration that the construction has a solar hot water, or another approved “solar device”.
- i. Letter listing ways in which the design addresses the IMPACT Goals. See the additional information below.

All new construction must comply with the requirements of the Civano PAD, and the Neighborhood 1 PAD contained therein. These are the basic zoning document for Civano. See Section 6 for more information on the Neighborhood 1 PAD.

All new construction must also demonstrate its compliance with the Civano IMPACT standards. The IMPACT Standards are a set of six goals with performance criteria agreed upon by the City of Tucson and the developers of Civano as a way of implementing and measuring the attainment of the environmental and other goals associated with Civano. A copy of the full IMPACT standards is found in the Appendix of this Design Manual. Your designer should become familiar with the details of how to achieve the specific goals of the IMPACT energy reduction goals. A quick overview summary of the IMPACT goals is noted below. This summary

should not be considered as definitive, but rather is meant to provide you with a broad overview of the practical implementation of the IMPACT goals; which are:

1. Reduce building energy demand significantly beneath metropolitan Tucson baseline levels.... A simplified summary would be to have your building certified to pass the Civano Model Energy Code (1995 Revision); pay special attention to incorporation of solar energy-both passive and active; and consider how your landscaping can help mitigate solar heat gain. Paying attention to how your new construction is designed to take advantage of winter sun, while being protected from the summer glare is a big part of achieving this goal. Incorporation of solar devices for hot water generation-a signature element of Civano-is another.
2. Use on-site photovoltaic and/or solar thermal power generation....This goal will be most likely met on individual structures by ensuring that your design allows for the incorporation of solar devices and PV installations on roof tops, and ensuring that such devices will not be block from the sun.
3. Reduce potable water consumption significantly below Tucson baseline levels, and use non-potable water....for landscape irrigation. The availability and use of the reclaimed water system in Civano helps achieve this goal, as does a careful consideration of using xeriscape and water harvesting techniques in landscaping. Information on how to find out more about water saving techniques is found in the Appendix to this Design Manual. The use of water saving devices in the home also helps achieve this goal.
4. Reduce landfill-destined solid waste....This goal encourages the use of recycled materials in your new construction design, and ensuring that recycling of waste is easily done. A mindful attempt to minimize and properly dispose of construction waste is also a focus of this goal.
5. Improve air quality by reducing auto dependence....Civano is a pedestrian friendly community, and its many amenities are easily (and best!) accessed by walking or bicycling. New construction designs can demonstrate how they support this goal by demonstrating their connection to walking paths and sidewalks; and how they support the existing non-vehicular systems of Civano.
6. Create one job within Civano for every two dwelling units. This is the most complex of the IMPACT goals, and one that an individual lot owner cannot really affect. However, home-based businesses are a big part of achieving this goal, and Civano's zoning allows for home-based businesses, as well as mixed-use construction. Refer to the section on the Neighborhood 1 PAD.

Don't be intimidated by the IMPACT goals! Think about the reasons you want to build in Civano, and what you like about this Community. Then describe what you are doing to support and even enhance that.

Another document that you will need to understand and refer to is the Memorandum of Understanding between the City of Tucson and the developers of Civano. The MOU is an attempt to provide concrete ways to achieve the IMPACT goals noted above. Section 5.3 of the MOU is the key one in terms of the review and approval of

new construction in Neighborhood 1 of Civano. It is found on Page 14 of the MOU. Your application for new construction will go more smoothly to the degree that you reference design features in your proposed new construction to show how they address the criteria listed in Section 5.3.

The full text of the MOU is found in the Appendix of this Design Manual.

Please refer to the New Construction Application Form which follows this section. It will help guide you in how to explain how your new construction submission addresses the issues of the IMPACT standards and the MOU Section 5.3.

Who reviews this documentation? The City of Tucson's Development Services staff will review all of your documentation as part of the building permit process. You should note that a building permit will not be issued unless you have obtained an approved review from the Civano Design Review Committee.

The Board has certified a group of design professionals who have demonstrated a thorough understanding of the requirements and goals for buildings in Civano. You will be required to submit your documentation for new construction to one of these certified professionals for review. They will pass on their recommendations to the Design Review Committee and to the Board. More information about this process and the certified review professionals can be obtained through the HOA office.

Is there a fee for the new construction review process? Yes, there is and you should consult the Civano HOA office for information on this.

Please contact the Civano 1 Neighborhood 1 HOA office at 520-546-3862 to obtain the application form for New Construction. The HOA office may also be reached via email at: hoa@civano1.com.