

ELKHORN RIDGE ARCHITECTURAL REVIEW NEW CONSTRUCTION APPLICATION

Property Owner: _____ Date: _____

Phone Number: (_____) _____

Property Address: _____

Architect/designer:: _____ Phone number (_____) _____

Details of Plan Prints

The Owner shall submit one complete .pdf set of plans via email, and two sets of professional quality blueline or blackline plan prints, showing the name of the Owner, date, and architect or designer, and which shall also include the following:

1. Site Plan

Based upon a topography by a registered land surveyor or civil engineer drawn to a scale of 1/8" to 1'- 0" and conforming to the Town of Truckee requirements, and showing contours at 2ft intervals and numeric elevations on each contour, including:

- ☐ A. The lot, unit number and preassigned street address.
- ☐ B. Name, address, license number and signature of the registered land surveyor or civil engineer creating the plan and the date of the drawing.
- ☐ C. Name and address of the Owner.
- ☐ D. The location and dimensions of any easements, building setbacks, property lines and contiguous roads.
- ☐ E. The locations of all utility lines (sewer, water, electrical, gas and TV).
- ☐ F. Source of survey data and survey reference datum.
- ☐ G. The direction of views.
- ☐ H. Location of rock outcroppings and boulders.
- ☐ I. Site section(s) wherever grade changes are proposed (perpendicular to contours).
- ☐ J. Location and height of proposed retaining walls.
- ☐ K. Location of required parking area with finish grades and drainage indicated.
- ☐ L. Location of proposed paved area with grades and materials indicated.
- ☐ M. Location of decks, uncovered porches, walks and retaining walls.
- ☐ N. Location of attached garbage containers, or inside container location.
- ☐ O. Location of temporary access to building site by contractors, and on-site material storage areas.
- ☐ P. Location of Temporary power source (note: the temporary power shall be supplied on a temporary power pole or routed underground to the service panel of the structure after the foundation is laid.

- ☐ Q. Location of trees, and trees requested to be removed for construction, or fire safety; (flag trees proposed to be removed with flagging tape).
- ☐ R. Show location of construction area fencing, (no construction activity outside of fence in order to protect native vegetation).
- ☐ S. Show location of any adjacent structure on developed lots.
- ☐ T. Show location of temporary toilet – face door away from road.
- ☐ U. Show location of on-site snow storage area.
- ☐ V. Homesite coverage – total coverage of the land by buildings, parking areas and decks will not exceed 33% of the site.
- ☐ W. Show limits of temporary construction fencing area (s), thus providing protection of native environment areas.

2. Drainage and Erosion Control Plan

- ☐ A. Show existing on-site drainage, swales, etc.
- ☐ B. Show proposed on-site drainage.
- ☐ C. Location and description of temporary BMPs (i.e., Straw wattles, hay bales, silt fence, etc.).
- ☐ D. Show location of permanent BMPs (i.e., Seeding, gravel, wood chips, etc.)
- ☐ E. Show location and size of all infiltration trenches or fields

3. Re-vegetation Plan

- ☐ Plans must be accompanied by a revegetation plan as called for in the design guidelines.

4. Structure Plans

Shall include floor plans, roof plans, sections through the structure, and all exterior elevations at ¼ inch to the foot scale, and include the following:

- ☐ A. General construction type.
- ☐ B. Roof slopes (pitch), roof materials and including gutters; (including colors)
- ☐ C. Type of doors, windows and frame, and the materials; (including colors)
- ☐ D. All exterior siding materials; (including color samples)
- ☐ E. Exposed foundation materials; (including finish and color)
- ☐ F. Chimney (if required), and materials and cap design.
- ☐ G. Deck, stairs, railing design and finishes.
- ☐ H. Exterior light fixture(s) sample or brochure sample to meet light source and shielding requirements.

5. Colors

Provide samples of all exterior materials, including finishes, paint, stain, sealants, metal, window frames, roofing, solar panels, etc. Where feasible, apply paint and stain on actual material as samples and submit same to the Committee, and

when not, paint chips or manufacturer brochures, or colored pictures may be acceptable, garage doors and window frames for example. It shall be at the discretion of the Committee as to what is required.

6. Staking of Property Corners and Building Footprint

Not later than (7) days prior to the Committee's scheduled review of the submitted plan, the Owner's contractor, architect,/designer, engineer, or other authorized agent, shall cause the comers of the property to be staked so as to enable members of the Committee to better visualize the property. At the same time, one of the above named persons shall cause the footprint of the structure(s) to be outlined on the ground with stakes and string so as to enable the Committee to better ascertain the manner in which the structure(s) is situated on the lot.

7. Payment

Two separate checks payable to the Elkhorn Ridge Homeowners Association, one for the Review Fee and one for the Deposit, as outlined below, shall accompany each application for ARC review:

- **New Residence Construction:**
Review Fee: \$500, Deposit \$15,000
- **Minor Alterations:** Include, but are not limited to: Grading and mounding over 4 feet, hardscaping (patio, walkways, outdoor kitchens), screening, hot tubs, garbage enclosures, new paint colors.
Review Fee \$50, Deposit \$500
- **Major Alterations:** Include, but are not limited to: Home additions, complete siding change, deck addition.
Review Fee \$500, Deposit \$5000

8. Signatures:

We acknowledge that we have read and understand the Architectural Control Guidelines and Design Review Process. We further confirm that we have received and read the CC&R's for the Elkhorn Ridge Owners Association

Owner: _____ Date: _____

Co-Owner: _____ Date: _____

Architect/Designer: _____ Date: _____

An Important Note: Completion of all items listed on the foregoing Checklist and submittal to the Committee shall be a required before the Committee commences the Plan Review Process.

Color and material samples should be dropped off or mailed to:
CAMCO 40165 Truckee Airport Rd #304 Truckee, CA 96161