



ALC

ARCHITECTS INFORMATION

JOB'S PEAK RANCH SUBMITTAL CHECKLIST FOR ARCHITECTS

Instructions for Architect or Designer:

- a) Carefully read CC&R's, Supplemental CC&R's and most recent 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(s), email address
- c) Architect name, address, telephone number(s), email address
- d) Landscape architect name, address, telephone number(s), email address
- e) Civil engineer name, address, telephone number(s), email address
- f) Index of sheets

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 (detail)
- 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) All existing trees 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 **

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, import or export quantities in cu. yds.
- 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.
- f) Show area to be grubbed or disturbed

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)

Electrical Plan:

- (a) Show position and type of all exterior lighting
- (b) All exterior lighting must be “dark sky” or down (wash) light fixtures, and must be approved before installation.

Elevations:

- a) Walls & Siding (show finish, material and color)
- b) Trim (show material and color)
- c) Exterior doors (all) - Provide detail, note manufacturer on plan
- d) Windows - Provide detail, note manufacturer on plan
- e) Fireplace/Chimney cap (detail rock composition)
- e) Exterior light fixtures - Provide illustration or sample
- g) 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)

Fire sprinklers:

- a) Include specifications for interior fire sprinklers
- b) All wood burning fireplaces must have a sprinkler head within the attic space directed at the chimney chase.

Landscape Plan:

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

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

** - Provide justification for encroachment. Justification can only be made to save large legacy trees, or avoid a deep ravine, a natural water course or a large rock outcropping. Justification must include approval from all adjoining property owners and any property owner within sight of the encroachment. The ALC has sole discretion on the approval of any building encroachment outside of the prescribed building envelope.