

9.5 Step No. 2 — Design Development Submittal

Design Development Submittal must be prepared to scale and include all of the following elements. Images and photographs are required to be submitted to substantiate authenticity of style and detail.

9.5.1 Requirements

A type-written letter responding to the previous submittal review comments must be submitted, accompanied by any/all redline sets of drawings. Drawings shall include all revisions required by the Design Review Committee after their review of Step No. 1.

Photo/Imagery:

At this step, imagery should be adjusted to reflect the final design of all architectural elements and details as they are represented on the building elevations. Depending upon the complexity of the project, images should include all proposed design components. These may include roof eaves, roof rakes, gable vents, recessed stucco grilles, windows and window surrounds, doors and door surrounds, door and window shutters, garage doors, chimney caps, balconies, exterior stairways, railings, columns, arcades, trellises, decorative tile patterns, light fixtures, weathervanes, wrought ironwork, gates, and landscape walls.

Photo/imagery should be submitted in the same format as required in the Concept Design phase. Each image sheet should be keyed to the Design Development building elevations.

Design Development Site Plan

(scale, 1/8" = 1'-0") including:

- ~ Existing topography.
- ~ All site constraints including all setbacks and easements.
- ~ Interior Yard, Perimeter Yard and

Streetscape areas including location and species of existing landscape.

- ~ Building footprint.
- ~ All existing and proposed improvements: structures, fences, walks, driveways, utilities, setbacks, sidewalks, slopes, and street right-of-way contiguous to the Homesite. Indicate the address marker, trash storage area, gas and electrical meters and all mechanical equipment. Trash enclosures and all equipment must be completely concealed by structures or planting from views beyond your property.
- ~ All dimensions on work to be considered, distances between existing and proposed work, and distances between proposed work and property lines.
- ~ Proposed building area and coverage calculations including square footage of the first floor, second floor, garage, basement, attic, covered exterior space and accessory buildings.
- ~ Proposed Interior Yard expansion areas (must be hatched or highlighted) and calculations.

Design Development Grading and Drainage Plan

(scale, 1/8" = 1'-0") including:

- ~ Show existing contours and proposed changes to existing grade, proposed contours, grading of all paved and unpaved areas, walls, top of wall elevations, drainage plan, drain lines and downspout points of connection. An unimproved but graded custom lot may, over the passage of time, undergo minor settlement or erosion prior to the time of its sale. For this reason, the homeowner is required to have a survey of the lot prepared by the homeowner's engineer to confirm the current elevations of the lot prior to the commencement of the design process.

Design Development Floor Plans

(scale, 1/8" = 1'-0") including:

- ~ Provide revised and current plans for each floor and volume area above 12'-0", with any/all required revisions clearly identified.
- ~ Scale accurately all items and parts of plans, including balconies, decks, atriums, garages, storage buildings, outdoor living areas etc.
- ~ Provide overall and major building offset dimensions.
- ~ Update and make current drawing/overlay of each floor identifying the separate floor areas and the method used for their calculation.
- ~ Update and make current square footage tabulations (include allowable figures from the Homesite Exhibit).
- ~ Provide revised and current accessory structure plans.

Design Development Roof Plans

(scale 1/8" = 1'-0") including:

- ~ Provide revised and current roof plan identifying the roof pitch and direction of slope for each roof section.
- ~ Label all ridges, valleys, hips, pitch breaks, crickets etc.
- ~ Update all perimeter plates at the first floor eaves and identify their length in linear feet.
- ~ Provide a revised and current tabulation of the first floor perimeter plates, showing compliance to the requirement of 60% @ 9'-0" or less.
- ~ Show all proposed roof accessories such as attic vents, gutters & downspouts, chimney caps, skylights etc.
- ~ Identify accurately height of all ridges in mean sea level form.

Design Development Elevations

(scale 1/8" = 1'-0") including:

- ~ Provide exterior elevations of all proposed buildings showing front, sides, rear and all courtyard views with any/all required revisions clearly identified.

- ~ Identify finish floor, plate heights and top of each ridge and give accurate dimensions in mean sea level coordinates.
- ~ Show and label line of original rough grade and the maximum building height line
- ~ All finish materials, colors, and textures should be identified and keyed to the material color board and a copy of material list should be included on the elevation sheets.
- ~ Show exterior light fixtures.
- ~ Show dimension from the top of each chimney to nearest ridge or roof within 10 feet.
- ~ Include notes on all exterior items that cannot be clearly noted on the exterior elevations.
- ~ Identify architectural style.

Exterior Materials Colors and Finishes

- ~ All colors and materials must be presented on a sample board and on the elevation sheets. The sample board and the elevations must clearly indicate which color(s) and material(s) will be used on each portion of the custom home.
- ~ All colors and materials must be identified with a manufacturer's name and list number. Colors must be painted on the proposed finish surface material. Paper color chips will not be accepted.
- ~ A sample of the roofing material must be provided.
- ~ Provide a colored drawing of the front elevation that accurately represents the proposed materials.
- ~ The Design Review Committee may, at their discretion, request that a four (4) foot wide by eight (8) foot tall mock-up be built which illustrates typical fascia, window and door treatment, colors and materials.

Design Development Sections

(scale 1/8" = 1'-0") including:

- ~ Provide two (2) site and custom home sections. The sections should be located perpendicular to each other.

- ~ All horizontal elevations should be related to finished grade elevation; horizontal and vertical scales are to be the same.
- ~ All setbacks should be identified. Show initial finished grade along entire length of each section drawing.

Design Development Architectural

Lighting Plan

- ~ All exterior fixtures must be shown on elevations.
- ~ Cut sheet must be provided on all exterior fixtures. All fixtures must have a concealed source.

Design Development Architectural

Details

(minimum scale: 1" = 1'-0") including:

- ~ Roof eaves and rakes
- ~ Wall and roof vents
- ~ Recessed stucco vents or grilles
- ~ Window grilles
- ~ Window heads, jambs, sills, transoms, and decorative surrounds
- ~ Door heads, jambs, thresholds, transoms and decorative surrounds
- ~ Chimney caps
- ~ Exterior stair treads and risers
- ~ Balcony, deck, and exterior stair guardrails, railings showing connections to adjacent structures
- ~ Exterior column bases and capitals showing connections to adjacent structures
- ~ Lightwells
- ~ Decorative details such as finial caps, weathervanes, gates, ceramic tile patterns, and lanterns
- ~ Exterior wall material changes or transitions
- ~ Cantilevered walls and brackets
- ~ Additional details as may be required by the Design Review Committee

Design Development Landscape Construction Plan

(Scale 1/8" = 1'-0") including:

- ~ Indicate all hardscape improvements including paving, fences, walls, pilasters, trellises, arbors, gazebos, patio covers, game courts, pools/spa, fountains, and all

mechanical equipment and enclosures.

- ~ Show all constraints including setbacks, Interior Yard, Perimeter Yard, Streetscape area and, if applicable, Santaluz Club or SMA landscape area, Brush Management Zones and La Jolla Valley viewshed. Include existing and proposed landscape installed in these areas by Master Developer.
- ~ Landscape grading and drainage plans.
- ~ Locate and indicate to scale, the box sizes of trees per the planting plan.
- ~ Show Interior Yard expansion areas and proposed modification to any Perimeter Yard landscape and irrigation. Also include existing landscape and irrigation and proposed modification to Santaluz Club and Santaluz Maintenance Association installed and maintained area if appropriate. The homeowner must obtain approval from the Santaluz Club or Santaluz Maintenance Association for any modifications.
- ~ Identify all existing improvements at the street.
- ~ Samples of all proposed materials and colors for all hardscape improvements.

Design Development Landscape Planting Plan

(Scale 1/8" = 1'-0") including:

- ~ Specify and size all trees and identify the shrub and turf planting areas. Provide detailed legend with both common name and botanical names.
- ~ Identify existing and proposed Streetscape, Interior Yard, Perimeter Yard, Santaluz Club and common area planting.

Pool Plan:

- ~ Plans showing exact pool location, drainage and pool equipment enclosure.
- ~ Infinity edged pools require the additional submittal of a site cross section through the infinity edge and a site elevation showing the face of the infinity edge.

Perspectives, Isometrics, Renderings and Landscape Elevations

- ~ These additional drawings are not required; however, they may help the Design Review Committee understand the proposal.

Design Development Scale Model

(scale 1/8" = 1'-0")

- ~ The model must show architectural massing, window and door locations.
- ~ The model base must show the area 50 feet beyond any proposed structure with the base and stepped contours to show topography.
- ~ All scale models must show any item built over 2'-0" in height.
- ~ The model may be made of cardboard, foam core or solid foam with window and door locations cutout.

Design Development 3D Electronic Model

- ~ The model must show architectural massing, window and door locations with insets.
- ~ The model base must show the area 50 feet beyond any proposed structure with the base and stepped contours to show topography.
- ~ All models must show any item built over 2'-0" in height.
- ~ The 3D model must be generated in Google SketchUp or viewable by Google SketchUp Viewer. Other formats will be approved on a case-by-case-basis.

Corner Staking

Upon submittal of the Design Development Review the corners of the house and all pertinent structures within the Interior Yard shall be staked on the lot by a licensed surveyor and the Design Review Committee notified upon completion.

Other Documents

Other documents may be required or deemed necessary by the Design Review Committee to clarify issues.

9.5.2 Approval

When the Design Review Committee has determined that all requirements for Step No. 2 have been met, the Design Review Committee must, within thirty (30) calendar days, meet and either approve or disapprove the proposed design. The Design Review Committee shall inform the homeowners when they may proceed to the next step. Additional submittals and meetings may be required by the Design Review Committee for further review to assure the quality and authenticity of the design before proceeding to the next step.

9.6 Step No. 3 — Construction Documents Submittal

Construction Documents must be prepared to scale and are to include all requirements outlined in Step No. 2 except illustrative, sample board and model.

9.6.1 Requirements

A type-written letter responding to the previous submittal review comments must be submitted, accompanied by any/all redline sets of drawings. Drawings shall include all revisions required by the Design Review Committee after their review of Step No. 2.

Site Plan

(scale, 1/8" = 1'-0") including:

- ~ Existing topography.
- ~ All site constraints including all setbacks and easements.
- ~ Interior Yard, Perimeter Yard and Streetscape areas including location and species of existing landscape.
- ~ All existing and proposed improvements.
- ~ All dimensions on work to be considered, distances between existing and proposed work, and distances between proposed work and property lines.

~ Proposed building area and coverage calculations including square footage of the first floor, second floor, garage, basement, attic, covered exterior space and accessory buildings.

~ Proposed Interior Yard expansion areas (must be hatched or highlighted) and calculations.

Construction Grading Plan

(Scale 1/8" = 1'-0") including:

~ Existing and proposed contours, flow lines and finished grades, walls, top of wall elevations.

~ Drainage pattern surface and sub-surface and drainage system, including direction of flow, type and size of facility and downspout points of connection.

~ Details of any modifications to the common storm drain system. The elimination of an inline Brooks Box is not allowed.

Architectural Construction Documents

including:

~ Complete architectural construction documents of all applicable structures including as a minimum, Roof Plans, Floor Plans, Elevations, Exterior Materials Colors and Finishes, Sections and Architectural Details reflecting any/all revisions requested in the previous submittal review.

~ Written specifications for all proposed work.

Landscape Construction Documents

(scale 1/8" = 1'-0") including:

~ All information requested in Design Development Submittal, including Landscape Construction Plan, Landscape Details, Planting

Plan, Landscape Irrigation Plan, Landscape Lighting Plan

~ Provide dimensions for significant hardscape areas (planter areas, driveways, motor courts, etc.)

~ The drawings must be detailed and clearly specify all proposed materials, colors, and dimensions.

Pool Plan:

~ Plans showing exact pool location, drainage, pool equipment and construction details.

Landscape Details

Including:

~ Hardscape improvements including paving, fences, walls, pilasters, trellises, arbors, gazebos, patio covers, game courts, pools/spa, fountains, and all mechanical equipment and enclosures.

~ Landscape planting details.

~ All irrigation and drainage details.

Landscape Irrigation Plan

(scale 1/8" = 1'-0")

Including:

~ Reduced Pressure Backflow Device Location

~ Complete irrigation legend

~ Separate Irrigation valve systems for different hydrozones or water requirements.

~ Irrigation details.

Design Development Landscape Lighting plan

~ Location of all proposed exterior light fixtures.

~ Submit catalog cuts, drawings, photographs and technical specification of all exterior lighting fixtures. The review of light fixtures is to assure that light sources are not visible and direct light is not

impinging upon the neighboring properties or public streets. Applicant must be able to demonstrate that this requirement is met.

Adjacent Owner Awareness Form

The homeowner is required to contact adjacent owners to inform them of his/her proposed site development. Copy of site plan (including building footprint), elevations and landscape plan should be presented to the adjacent owners. Adjacent Owner Awareness Form must be signed and submitted to the Design Review Office.

9.6.2 Approval

When the Design Review Committee has determined that all requirements for Step No. 3 have been met, the Design Review Committee must, within thirty (30) calendar days; meet and either approve or disapprove the proposed design.

The Design Review Committee shall inform the homeowners of the final decision. Additional submittals and meetings may be required by the design Review Committee for further review to assure the quality and authenticity of the design before proceeding.

9.6.3 City Submittal

Upon receiving approval by the Design Review Committee, the architectural construction documents and plans may then be submitted to the City of San Diego (or any other governing jurisdiction) for plan check review. The homeowner is responsible for insuring that plans satisfy all requirements of both the City and Santaluz.