

## Santaluz Custom Homesites Design - Design Development Submittal Step No. 2

The purpose of Design Development Submittal is to develop and refine approved concepts, present detailed architectural and landscape design. Plan must be prepared to scale. All conceptual issues should be resolved.

Application Date:	Owner:	Lot No.:	Unit No.:
Style:	Proposed Square footage (home and garage):	Proposed Covered Outdoor Area:	Proposed Total Square Footage:

**Submittal Checklist:** The following information is required for a complete design development submittal. Please complete and sign this submittal form and check boxes noting required information to be attached. **Three (3) copies** of any required documents must be submitted to the Design Review Office. Please see the Custom Homesites Design Book for additional details. Go to: [www.santaluzliving.com](http://www.santaluzliving.com) for more information and forms.

- Response letter with detailed point-by-point response to the comments of the previous submittal.
- Return of all redlined drawings from previous submittal.

**Photos/Imagery:**

- Imagery should be adjusted to reflect the final design of all architectural and landscaping elements and details as they are represented on the building elevations.
- Photos/images should be color copied onto 8.5x 11+size sheets.
- A description and source must be indicated on each sheet.
- Each sheet should be numbered and keyed to 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.
- 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.
- Indicate proposed or future location of solar panels.

**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.

**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:

- 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, solar and photovoltaic panels, etc.
- Identify accurately height of all ridges in mean sea level form.
- Indicate proposed or future location of solar panels.

### **Design Development Elevations:**

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

- 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 & list number on a separate sheet of paper.
- 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.
- Colored rendering of the front elevation that accurately represents the proposed materials.
- Photo image of exterior lighting fixture.
- A four (4) foot wide by eight (8) foot tall mock-up may be requested at the discretion of the Design Review Committee.

### **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 sheets must be provided on all exterior fixtures. All fixtures must have shielded light source. (See Custom Homesites Design Book.)

### **Design Development Architectural Details:**

(Minimum scale: 1/4" = 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.

### **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 complete a separate encroachment application and obtain approval from the Santaluz Club or Santaluz Maintenance Association for any modification.
- 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+= 1q0+) including:

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

Note: All requirements of Section 4.2.1 of Custom Homesites Design Book must be met including the minimum requirement of 85% interior yard plant species from the current approved plant list.

**Pool Plan:**

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

**Design Development Scale Model**

(Scale 1/8+= 1q0+)

- 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.
- Indicate proposed or future location of solar panels.

**Electronic Model (Optional)**

(Provide **Two** (2) Disks in Sketchup software)

- 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 3-D model must be generated in Google SketchUp or viewable by Google SketchUp Viewer. Other formats will be approved on a case-by-case basis.
- Indicate proposed or future location of solar panels.

**Corner Staking and Chalking:**

- Upon submittal of the Design Development submittal the corners of the house and all pertinent structures within the Interior Yard shall be staked and chalked out on the Lot by a licensed surveyor and the Design Review Committee notified upon completion for review and approval.

**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. *Please see Adjacent Owner Awareness Information Sheet for further instructions.*

Owner hereby represents and warrants to the AC and to SMA that the plans and specifications submitted in connection with this application do not violate any governing provision of law, including but not limited to the Fair Employment and Housing Act (California government Code Section 12900 *et seq.*), or a building code or other applicable law governing land use or public safety. Owner shall indemnify, defend, and hold the AC, its members, SMA, its officers and directors harmless from and against any and all claims that are related to, or may arise in connection with the proposed modifications contemplated in said plans and specifications.

Submitted by: \_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

Date Submitted: \_\_\_\_\_

Note: Signature above indicates signatory has read and is in compliance with all the required elements of this Submittal.