

## Santaluz Custom Homesites Design - Concept Design Submittal Step No. 1

The purpose of Concept Design Submittal is to present basic ideas and concepts to lay a foundation for further development.

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 concept design 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.

### Photos/Imagery:

- Photos or imagery will be reviewed to evaluate the authenticity of a home design. The focus of imagery is upon establishing the overall feel, massing, and direction of the design of the building **and landscaping**
- Photos/images should be color copied on 8.5x11+size sheets
- A description and source must be indicated on each sheet
- Each sheet should be numbered and keyed to building elevation drawings

### Concept Design Site Plan: (Scale 1/20" = 1'-0") including:

- Existing topography
- All site constraints including all setbacks and easements
- Existing or proposed conditions on adjacent properties
- Interior Yard, Perimeter Yard and Streetscape areas including location and species of existing landscape
- Building footprint
- Proposed building area and coverage calculations. It should be in the format of lot exhibit comparing actual to allowable and show proposed area hatched or colored with numerical calculations
- Proposed Interior Yard expansion areas (must be hatched or highlighted) and calculations
- Concept grading information. Basic spot elevation relating to the area of proposed work.

### Concept Design Floor Plans: (Scale 1/8" = 1'-0") including:

- Separate plans for each floor and volume area above 12'-0" with overall dimensions
- A drawing/overlay of each floor which would clearly identify the separate floor areas and the method used for their calculation
- Separate and accumulative square footage tabulations (include allowable figures from the Homesite Exhibit)
- Accessory structure plans

### Concept Design Roof Plans:

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

- Identify the roof pitch and direction of slope for each roof section
- Identify all ridges, valleys, hips, pitch breaks, crickets etc.

- Call out all perimeter plates at the first floor eaves and identify their length in linear feet
- Show all plate heights and provide a tabulation showing compliance to the 60%, 9'-0" or less plate requirement

### Concept Design Elevations and Sections:

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

- Exterior elevation sketches of all proposed buildings showing front, sides, rear, partial and courtyard views
- Indicate proposed architectural style
- Minimum of 2 cross sections relating structures to original rough grade

### Concept Design Landscape Plan:

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

- Planting areas indicating character of conceptual landscape as they relate to the site plan, architecture and other existing landscape on the site and adjacent areas
- Conceptual locations of fences, walls, gazebos, barbecues, pools, spas, etc.

### 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.

### Chalk Out Encroachments:

- Prior to approval to move on to Step 2 the applicant must chalk out any encroachments into the Club or HOA areas for review by the Aesthetics Council.

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.