

**East Meadows Subdivision
Kirkwood, CA
Design Guidelines**

Review Check Lists

Owner & Lot #: _____
Homeowner's Dues are Current : Yes _____ No _____
Meeting Date and EMACC Members Present at Meeting:

Preliminary Review

Date Y/N

Site Plan:

- ___ ___ Plans 1/8"-1'
- ___ ___ Plans have been reviewed by EMACC consulting architect, engineer and snow removal contractor
- ___ ___ Plans based upon topography by a registered land surveyor or civil engineer w/ name, address, license # and signature.
- ___ ___ Contour lines 1' intervals adjacent to structure and 2' elsewhere.
- ___ ___ Plans indicate easements, building envelope, proposed structure & property lines.
- ___ ___ Plans indicate site section wherever grade changes are proposed. (Perpendicular to contour)
- ___ ___ Plans indicate erosion control in accordance with guidelines.
(Exhibit F)
- ___ ___ 100% of the improvements are constructed within the building envelope with the exception of driveways and rip-rap required to stabilize graded slopes or drainage channels.
- ___ ___ Height is maximum 35 ft. (40 ft. lots 411-424 only.) If 10 ft. from front property line only 20 ft. above edge of road. (30 ft. for lots 706 & 707).
- ___ ___ The 4 corners used to calculate building height are indicated on plan.
- ___ ___ Dwelling size is a minimum of 1800 sq. ft. if one story or a minimum of 2000 sq. ft. if two or more stories (Note size _____ sq ft)
- ___ ___ Dwelling does not exceed 5,000 sq. ft. (calculation of the size of the dwelling in accordance with these Guidelines).
- ___ ___ Land coverage including building, driveway, parking, walks, decks and patios not to exceed 3500 sq. ft. within building envelope (Note coverage _____ sf ft)
- ___ ___ Plans indicate erosion control. (Exhibit D)
- ___ ___ Tree removal marked on plans and location of all trees 6" DBH marked on plans including trees in path of utility trenches and sewer line. (Exhibit E)
- ___ ___ Location of utility lines and meters are shown (sewer, water, electrical, gas and TV).
- ___ ___ General construction materials are shown
- ___ ___ Floor and top of wall plate elevations are shown

Driveways:

- ___ ___ Width is at least 12 ft. wide and no wider than 24 ft. at the street with 5 ft. radius @ each corner.
- ___ ___ Grades are as specified in Exhibit C in guidelines. Profile is drawn to show slope changes and transitions.
- ___ ___ County driveway requirements for grades and radii are shown.
- ___ ___ Paved section are noted as 2 1/2" A.C. over 4" A.C. or 4" compacted A.B. or concrete appropriately designed and sealed for the environment.
- ___ ___ Swale or culvert is shown if needed.
- ___ ___ Driveway design has been reviewed by Snow Removal contractor

Roofs:

Date: Y/N

- ___ ___ Roof does not shed onto uphill slopes, entrances, or driveways. Roof does not shed in such a manner as to slide from adjacent slope into driveway or road.
- ___ ___ Valleys in roof are designed to mitigate potential problems with the large amounts of snow (valleys are not recommended).
- ___ ___ Design prevents snow from falling on entrances, decks, railings, garage doors or uphill slopes

Decks, Patios, & Walks:

- ___ ___ Locations of decks, patios, walks, & retaining walls are shown
- ___ ___ Bracing of decks meets guidelines of 6"x6" posts and no cross bracing.

Foundation and Finish Materials:

- ___ ___ Split face block used as a foundation surface and/or wall does not exceed 8 feet above grade level.
- ___ ___ Metal siding, Imitation Brick and/or Rock, along with other noncombustible materials, and noncombustible WUI-compliant finishes will be considered on individual merit with particular consideration to quality, color, and longevity of finish, as well as fire resistance and architectural merit.
- ___ ___ All finish materials proposed meet the standards of these guidelines (colors and samples will be reviewed as part of Final)

Fees (subject to change) & Approvals:

New Construction:

- ___ ___ \$3,000.00 Preliminary Review Fee received
Ck# _____ from _____)
- \$3,500 Construction Compliance Deposit
Ck# _____ from _____)
- \$ 2,500 Revegetation Compliance Deposit
Ck# _____ from _____)
- \$ 5,000 Contractor Deposit
Ck# _____ from _____)
- ___ ___ Other applicable Fees: **Land coverage or other projects lont listed** \$250; \$ 500

Major Exterior Removal and/or Additions or multiple projects in same year:\$ 2,000

Minor Exterior Remodel: \$500 Review Fee;

- \$ 500 Construction Deposit
Ck# _____ from _____)
- Compliance: \$ 500 Contractor Deposit
Ck# _____ from _____)

Landscape Review Fee: \$250

- ___ ___ Approval of Preliminary Plans; Expiration Date of 90 days: _____

Requirements Prior to Final Review:

Date: Y/N

- ___ ___ Approval of colors from U.S. Forest Service and TC-TAC for lots north of and including #212, 301, & 409
- ___ ___ Any proposal for Lots 201, 202, 203, or 204 shall include with the submittal a written statement by the owner of each side of the duplex/condo approving the proposed work.
- ___ ___ Approval from TC-TAC for all Phase 3 lots in regards to site analysis of view shed of individual residence, site design, tree removal, and structural design.

Final Review:

(This checklist assumes no significant changes to approved Preliminary design)

Date: Y/N

Site Plan:

- ___ ___ Site Plan is 1/8" = 1'-0", Other Plans are 1/4" = 1'-0"
- ___ ___ Re-vegetation Plan is submitted either separately or on site plan.
- ___ ___ Drainage is indicated and adequate.
- ___ ___ Location of material storage and garbage enclosure (amount, where, length of time) are indicated.
- ___ ___ Construction zone fencing is shown. Areas disturbed during construction are indicated, for example, temporary roads providing access to site, etc., along with notes requiring such areas to be scarified prior to re-vegetation.
- ___ ___ Location of portable toilet is indicated.
- ___ ___ Location of Knox box is indicated.
- ___ ___ Propane detectors are indicated.
- ___ ___ Owner has been informed of Contractor Constraints document, including fine policy, and Contractor's meeting and deposit.

Driveways:

- ___ ___ Motion detector light over garage for snow removal is shown
- ___ ___ Fill is limited to 4' vertical outside of structure.
- ___ ___ Railings and/or retaining walls indicate use of snow markers.
- ___ ___ Permanent conduit holes and steel conduit for removable snow stakes in accordance with EMHOA specifications are indicated on plans.
- ___ ___ Final Plans have been reviewed by EMHOA Snow Removal Contractor (if requested by EMACC)

Materials (Samples provided on an 8 1/2 x 11 sample board):

- ___ ___ Types of doors, windows, decks, railing & stair materials have been submitted and approved.
Type: _____
- ___ ___ Exterior lights are concealed and catalog sheets or photos have been submitted and approved.
Type: _____
- ___ ___ Foundation surface is approved. Type: _____
- ___ ___ Chimney material/fireplace type Type: _____
- ___ ___ Wall surfaces do not exceed the maximum percentage of stucco (60%)

- ___ ___ Sample of color and material for all siding, including rock is submitted and approved.
Type: _____
- ___ ___ Sample of color and material for exterior metal submitted and approved.
Type: _____
- Date: Y/N
- ___ ___ Sample of color and material for roof submitted and approved
Type: _____
- ___ ___ Sample of garage door color and material approved
Type: _____
- ___ ___ Sample of rip rap material approved Type: _____

Approvals and Deposit:

- ___ ___ Compliance Deposit (New Residence total of \$6,000 ;
Major Exterior Remodel/Addition total \$ 4,000;
Minor Exterior Remodel total \$500) paid
Ck# ___ from _____.
- ___ ___ Approval of Final Plans; Expiration Date of 120 days: _____

Owners need 3 copies of plans for approval from EMACC, KMPUD, Alpine County. and Snow Removal, KMPUD and Alpine County Building Department. One set will remain with EMACC. Your building permit will not be released until all approvals have been stamped. No tree removal, building or excavation of any kind is to start prior to effective date of approvals, signed Contractor Constraints document, and building permit.

Final Inspection:

- ___ All construction is in conformance with approved plans.
- ___ Partial Refund of deposit and date: _____
- ___ All re-vegetation is in conformance with approved plans.
- ___ Balance of Refund of deposit and date: _____

EMACC guidelines and documents do not supersede the requirements of the Environmental Impact Report, the Environmental Impact Statement for the Kirkwood Ski Area Development, or Governing Jurisdictions.. If there is a direct conflict between these documents, the EIR/EIS shall apply. Phase 3 has special requirements within the EIR/EIS document. In instances where one is stricter than the other, the stricter of the two shall apply.

These Design Guidelines are subject to periodic revision. Please verify that you have the most current set of Guidelines by contacting the East Meadows ACC office (see section titled “Public and Private Agency Contacts”).

Disclaimer

The failure of the EMACC, or the Board of Directors of the East Meadow Homeowners Association to enforce any of the Covenants, Conditions and Restrictions, shall in no way be deemed a waiver of the right to enforce such conditions thereafter. Neither the EMACC nor any member or representative thereof shall be responsible for architectural, engineering or other defects of any nature whatsoever in the plans and specifications or in any structure erected. The EMACC is only responsible for checking the plans for their conformance with these guidelines. The EMACC is not responsible for any variances that have not been specifically submitted upon written request by the owner. It is not the responsibility for the EMACC to find differences within the detail of the plans. The EMACC is not responsible for checking the plans for their conformance to local building codes or Governing Jurisdictions and makes no effort to do so.