

## Santaluz Custom Homesites Design - Construction Documents Submittal Step No. 3

The purpose of Construction Documents Submittal is to provide the Design Review Office with any required revisions and construction details prior to submittal to the City of San Diego for plan check review.

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 Construction Document submittal. Please complete and sign this submittal form and check boxes noting required information to be attached. **Three (3) copies** of all 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 any and all redlined drawings from previous submittals.

**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 subsurface 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**

If not completed at Step 2, 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.*

**Encroachments and Easements: (if required)**

- Completed application with fees.
- 11x17 Exhibit.
- Encroachment area staked.
  
- Indicate any solar or photovoltaic locations.

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: \_\_\_\_\_ Signature \_\_\_\_\_

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

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