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Architectural Review Committee

ADDITION CHECK-LIST

“Major Additions” are defined as Additions larger than 400 sq. ft. which require a ten day posting period prior to review by the ARC. Is your addition in excess of 400 sq ft ? O YES O NO

Requirements for Submittal to be Accepted:

- _____ A site survey prepared by a professional surveyor indicating: contours at a maximum of two (2) foot intervals referenced to USGS datum; existing structures; locations and elevations of adjacent roads or drives and large rocks and rock outcrops; the location of trees affected by the proposed Improvements and any significant trees or grouping of trees elsewhere on the site. The survey shall be a stamped copy with an original signature of a surveyor licensed in the State of Colorado.
- _____ A site plan drawn prepared by a professional architect, engineer or other professional at no less than 1" = 20' 0" scale, indicating: the location of new construction dimensioned to at least two (2) Lot lines; showing existing and proposed topography in the area of new construction at maximum two (2) foot contour intervals; a grading plan; all easements, setbacks and height restrictions; driveway location and driveway grade; entry and basement or walkout levels referenced to USGS datum; location of guest parking and the limits of the construction site disturbance; and the location of any dumpsters, construction trailers and sanitary facilities.
- _____ Floor plans and a roof plan drawn at no less than 1/4" = 1'-0" scale.
- _____ Exterior elevations at same scale as floor plans w/ both existing and proposed grade lines labeled.
- _____ Building/site cross sections indicating existing and proposed grades and maximum building height.
- _____ Exterior details including chimneys, stairs, deck railings and deck supports.
- _____ Exterior Materials and colors shall be indicated on the drawing.
- _____ Exterior lighting “cut sheets” from the manufacturer describing all proposed exterior lighting, including fixture drawing or photographs.
- _____ Sample Board with samples of exterior finish materials and window and glass specifications.
- _____ Stake all corners of a Major Addition.

Additional Items which should be submitted, if necessary:

- _____ Additional Check-Lists for items such as, dog runs, fences, landscaping, miscellaneous items, play equipment and tree removal.
- _____ For Major Additions, a Notice of Commencement of Improvements.
- _____ For Major Additions, a Dwelling Foundation Survey as soon as the foundation is complete.