

Larkspur Community Association

PO Box 1872
Crested Butte, CO 81224
www.larkspurecb.com

Property owner			
Architect or Designer			
Project address		Lot #	

PRELIMINARY REVIEW CHECKLIST

Designer/ Architect	DRC	
		<u>All submitted plans must be prepared and stamped by a licensed architect or a licensed engineer.</u>

		<u>Design Review Guidelines & Protective Covenants Acknowledgement</u> form (Appendix B) signed.
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		<u>Design Review Committee & Board of Directors Not Liable</u> form (Appendix C) signed.
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		<u>Application for Design Review & Review Fee</u> form (Appendix D) signed along with a \$950 check made out to Larkspur Community Association.
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		A. <u>Plans:</u> (2) sets of printed drawings including all elevations at 1/8" scale, floor plans at 1/4" scale, cross-section, and site plan (see site plan requirements below) must be at least 1"=10'-0" <u>shall be delivered to the Toad Property Management Offices.</u> In addition, PDF formatted files of the same drawings shall be emailed to the DRC Manager at larkspurdrc@gmail.com .
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		B. <u>Site Plan</u> – 2 copies, at a scale of 1 inch equals 10 feet or larger, including:
		1. Name, address, and phone number of lot owner, lot identification number for Larkspur ,
		2. North Arrow
		3. Boundaries of lot or lots to be built upon, with indication and labeling of required setback lines as a fine dashed line.
		4. Existing topography as a solid line and proposed topography as a dashed line, with two foot contour intervals, in the area of the proposed structure or structures and extending fifty feet from all sides of the proposed structure, and also, in any area where

earthwork is proposed such as along access driveways, fills, and re-graded areas. You shall note the top of slab and road height on elevations and a benchmark location on the site plan;

5. General features such as large rocks, existing drainage courses;
6. Outlines of all proposed buildings and structures, including decks, porches, patios, walls, building eaves, fences, storage and utility areas, enclosures, hallways, breezeways, garages, dog runs, pools, paths, walks, steps;
7. Proposed driveways and parking areas with notations regarding the grade and surfacing materials.
8. Proposed location of all underground utility connection lines, including water, sewer, phone, power, and cable television.
9. Lot Drainage Plan including culvert no longer than 20 feet and valley pan;
10. Proposed landscaping, including the varieties and approximate sizes of plants, trees, and grass or other vegetation to be planted.
11. Utility easements.
12. If applicable, site plans must include information showing the lot's existing elevation and detailing the proposed changes in elevation.
13. Snow storage area (25% of driveway area).

C. Building Plan / Elevations – 2 set (24" x 36"), (min. $\frac{1}{8}$ inch = 1 foot)

1. Specification list noting exterior materials, colors, and specs.
2. Roof pitches.
3. Overhang length dimensions.
4. Building height dimensions.
5. Grade elevations
6. Floor Plans – 2 set (24" x 36"), (min. $\frac{1}{8}$ inch = 1 foot)
 - a) Square footage for each floor.
 - b) Dimensions adequate for planning purposes.
7. Digital copy of the plans sent to the DRC Manager (10 GB max)

D. Exterior Finishes: Submit printed and electronic copies of images of all exterior materials, exterior doors, deck railings, and proposed exterior lighting fixtures. In addition, the color palate shall be painted on sample boards and presented to the DRC.

1. Siding material(s)
2. Roofing Material(s)
3. Exterior Doors
4. Window Trim color
5. Deck Railing

6. Proposed Exterior Lighting fixtures
7. Color palate painted on sample boards

E. Erosion Control Plan. A statement of proposed methods of erosion and sedimentation control both during and after construction is required. It is the intent of the guidelines that adequate protection is provided to adjacent properties and the open space. As a condition of construction, prior to any disturbance on the lot, the owner shall ensure silt fencing is installed at all property lines where required. Silt fence shall be in place and maintained throughout the course of construction and after, as needed to establish re-vegetation. The requirement for the installation of silt fencing along the sides of the lot may be eliminated if written approval of such is obtained from the adjoining property owner and submitted to and approved by the DRC and/or waived by the DRC.

F. Water Mitigation Plan: All basements must have a water mitigation plan.

G. Other Information: The DRC may require the submission of any other materials or information it deems necessary to enforce the provisions and achieve the purposes of these Design Guidelines.

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H. Planned construction timetable (start, finish, landscape, utility hookup).

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I. Geotechnical report (if applicable).

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J. Chimney finish specifications (cap, spark arrestor, etc.).

Design Notes:

- ♦Heavy fascia boards (minimum 2" x 10") are required.
- ♦Support posts and structural accent details are encouraged to be heavy in nature.
- ♦The main entrance should be prominent, and entrance details are encouraged.

General Notes:

- ♦Copies of all plans become the property of the Larkspur Community Association.