

Site Plans

The Restrictions require that a site plan be provided to fully explain the location of any alteration or improvement to a property. The site plan should specify existing and proposed improvements. To avoid delay in reviewing your project, the following is required as applicable to your project.

Property Information

- ❑ The site is to be drawn to scale (1/8"=1'-0" or 1"=10' minimum scale).
- ❑ The site should graphically (bearing and dimensions) match the lot shape as indicated on the plat. The line type is to be graphically different from the setback/easement lines (see below). Indicate with an arrow which way is north on your drawing.
- ❑ Indicate street by name. Indicate the edge of paving, the curb, planting strip and sidewalk (if applicable). **Note: The front property line is generally behind the sidewalk. If there is no sidewalk, it is a number of feet behind the edge of the paved roadway. A good portion of the front yard is likely in the County Right Of Way. Building setbacks are always measured from the property line and not the sidewalk or edge of paving.**
- ❑ Easements are to be labeled (County & Association) and indicated as dashed lines. County easement can be obtained from a plat map. The Association has a 5ft. side and rear easement. **NO** permanent construction is allowed within the easement.
- ❑ Setbacks are to be labeled and indicated as dashed lines. The Association has lot specific front yard setbacks, they can be obtained from schedule C of the CC&Rs by contacting the office or website: www.cedarhillshoa.org. **Note: Washington County may have less or more restrictive front and rear setbacks than the Association, the more restrictive setback will control. Decks over 30" above grade need to comply with County side & rear setbacks.**
- ❑ Distance dimensions from structures (porch, garage, house foundation, proposed deck, patio or other improvement i.e.: shed, retaining wall etc.) need to be written on the site drawing indicating the distances to/from the front, side and rear property lines. Dimensions are to be perpendicular to the property lines (this is important when a house is not parallel to the property lines or where the street is curved in front. Driveways should include the distance to the property line and the width of the existing/proposed.
- ❑ Provide a legend for any abbreviations indicated on your site plan.

- ❑ To clearly understand what is existing and what is proposed, both existing and proposed improvements/changes need to be indicated on site drawing i.e.: Show existing house, driveway, walkways, patios, fencing, retaining walls, heating/air conditioning unit, etc. Show proposed improvements/changes to existing.

Grading & Drainage

Grading information is not required if existing grade is not being altered. However, if you are proposing to raise/lower grade or build retaining walls, grading information is needed to fully understand what is proposed.

- ❑ Indicate spot elevations of all property corners.
- ❑ Indicate spot elevations (existing & finish grade) at all building corners.
- ❑ Indicate with arrows & notations all drainage courses and direction of flow. Provide spot elevations as needed to indicate slopes. **Note: Grade may not be altered on the property in such a way as to channel or direct water onto a neighbor's property.**

Building Plans, Elevations & Specifications

The Restrictions require that plans & specifications be provided to fully explain any alteration or improvement on a property. The plans and elevations should specify existing and proposed materials with enough information to determine what is proposed. The goal of an addition is to match the existing or modify the existing so that there is no distinction between new & existing. The following information is required as applicable to your project.

Elevations

- ❑ Elevations are to be drawn to scale (1/4" = 1'-0" preferred, 1/8" = 1'-0" minimum). Elevations must be provided for each area (front, rear, sides) affected by the proposed work. **Note: Roof pitch (existing and proposed) needs to be indicated.**
- ❑ Specification of the proposed siding material, exposure, texture (if any) & graphically is required. **Note: Existing siding material must be indicated.** Lap siding should be indicated to weave into the existing when an addition is in the same wall plane as an existing sided wall.
- ❑ Specify existing and proposed corner treatment, metal corners or corner boards (size and material). The corner treatment should be consistent.

- ❑ Specify existing and proposed verge board (at gables and any secondary trim proposed).
- ❑ Specify existing and proposed gutter type and fascia board size. Indicate if open or closed soffits at eaves are existing or are to be utilized.
- ❑ Specify existing and proposed roofing material and color. Provide manufacturer's information for color & type of material proposed.
- ❑ Specification for the existing and proposed masonry (brick, stone, etc.) is required. Indicate graphically on the elevations.
- ❑ Graphically show windows to match the plan call outs. Show any grids proposed. Show any skylights etc.
- ❑ Specify existing and proposed window trim and material.
- ❑ Specify existing and proposed door material and color. Provide manufacturer's information for color & type of door (including garage) proposed. Specify existing and proposed door trim and material.
- ❑ Specify existing and proposed porch columns, base & capital materials. Size & trim if applicable.
- ❑ Specify existing and proposed decks, deck railing (material, sizes) and detail if applicable.

House plans

- ❑ Floor plans are to be drawn to scale (1/4"=1'-0" preferred, 1/8"=1'-0" minimum). Plans must accurately match the building elevations.
- ❑ Locate all existing and proposed doors.
- ❑ Locate all existing and proposed windows. Indicate size & operation.
- ❑ Locate all existing and proposed skylights if applicable.
- ❑ Locate all existing and proposed porch and decks. Indicate surface material if applicable.

Roof plans

- ❑ Roof plans are to be drawn to scale (1/4" = 1'-0" preferred, 1/8" = 1'-0" minimum). Plans must accurately match the building elevations.
- ❑ Locate any skylights if applicable.

- Indicate roof overhangs, hips, valleys and ridges.

Other Information:

The following information needs to be provided:

- Provide exterior paint samples for body, trim and accent colors proposed. Indicate what is proposed to paint what color. Define what is proposed to be the trim color i.e.: shutters, front door etc.
- Brochure of roofing material to be installed indicating name & color
- Brochure of masonry material to be installed indicating name, color & style.
- Brochure of windows and doors, including garage indicating type, material & finish.
- Brochure of any proposed exterior lighting. Decorative light fixtures need to be selected that are in architectural character and proportional in size for the home. Lighting must be of a typical residential type and not overly bright or produce glare. Flood lights need to be located and aimed in such a way as to not direct light or glare onto neighboring properties or streets.