

THE CROSBY

AT RANCHO SANTA FE

DESIGN REVIEW - FEE SCHEDULE ADDITIONS AND ALTERATIONS

<i>Project Type</i>	<i>Review Fee</i>
<input type="checkbox"/> Major Architectural addition or alterations i.e. structure over 300-sq. ft. in area.	\$2,000
<input type="checkbox"/> Minor Architectural addition or alterations i.e. structure under 300 sq. ft. (without grading)	\$1,500
<input type="checkbox"/> Architectural exterior embellishments to structure (windows, doors, stone, patio covers, or other material changes)	\$ 800
<input type="checkbox"/> Exterior color changes	No Fee
<input type="checkbox"/> Roof tile replacement	No Fee
<input type="checkbox"/> Solar Panels	\$ 800
<input type="checkbox"/> Swimming pool without solar panels	\$ 500
<input type="checkbox"/> Swimming pool with solar panels	\$1,000
<input type="checkbox"/> Major additions or alterations to landscaping	\$1,000
<input type="checkbox"/> Minor additions or alterations to existing landscape and hardscape	\$ 250 - \$500
<input type="checkbox"/> Tree removals and replacement	\$ 250
<input type="checkbox"/> Other/Explain (Use additional sheet if necessary) i.e. satellite dishes	\$ 250

Notes:

Solid roof structures are considered architectural additions. Landscape trellises are structures with open roofs.

The above fees accommodate one plan review and a final site review. Additional, subsequent review fees may be required for additional review or incomplete applications. Additional fee amounts to be determined by the DRC for both landscape and architectural modifications.

All architectural and landscape modification deposits to be determined by the DRC on a case by case basis.

ADDITIONS AND DETACHED ACCESSORY STRUCTURES GUIDELINES

The following Guidelines speak specifically to Additions attached to an existing Residence and Detached Accessory Structures, but not Landscape Trellises.

The object of these Guidelines is to help the Homeowners design Additions and Detached Structures that are compatible with the community's adopted *DESIGN GUIDELINES* of *THE CROSBY AT RANCHO SANTA FE*.

Simply put, the new construction shall match the existing Residence in every aspect of design, details, material, color, and workmanship in addition to those applicable sections of the *DESIGN GUIDELINES*. It is the community's desire to have all new construction appear as if it was part of the original design and not a later addition. Every design effort shall be made to make the transition of existing construction to new construction as seamless as possible with architectural diligence.

Drawings submitted for review by the Design Review Committee shall be completed by a design professional with all drawings stamped by a California Licensed Architect. The licensed Architect shall assure the DRC that the drawings are in compliance with all aspects of the *DESIGN GUIDELINES*.

Four (4) sets of drawings shall be submitted to the DRC for review containing at a minimum the following:

PRELIMINARY REVIEW

1. *SITE PLAN*: drawn to scale, accurately showing existing construction, the new Addition and/or Detached Accessory Structure, property lines, setbacks, street, easements, and pertinent topography such as banks. All other existing improvements shall be shown including but not limited to fencing, walls, trellises, barbeques, etc.
2. *FLOOR PLAN*: inch scale, showing the existing construction and the new Addition and/or Detached Accessory Structure, complete with dimensions, door and window designations, light fixtures, and other features to be constructed.
3. *EXTERIOR ELEVATIONS*: inch scale, showing all sides of the new construction with the existing construction as affected by the new Addition. All Elevations of any Detached Structures shall be shown. The maximum height of any Detached Structure shall be twelve feet (12 feet) from adjacent finished grade to the highest point of the finished roof. Attached Additions shall rise no higher than the highest point of the existing residence. Additions
4. *CROSS SECTION*: 1/4 inch scale, show new construction and contiguous existing construction with all pertinent dimensions.

All drawings shall be well noted indicating design details, material, color, and workmanship.

FINAL REVIEW

- Four (4) sets of final construction drawings approved by the City of San Diego Building Department shall be submitted to the DRC for review and confirmation of previous review approval. Drawings shall bear the Building Department dated Stamps of Approval.
- The DRC will endeavor to review all drawings expeditiously so as not to impede your construction scheduling.
- The requisite Fees for review are payable with the initial application per the Schedule of Fees.
- All questions are welcome and will be answered by the DRC to help facilitate the process.

NO CONSTRUCTION shall commence until the DRC has reviewed the City of San Diego Building Department approved drawings and date stamped by the DRC.

Reference

Page 52, item 6.3 Site Improvements, Prohibited Plants and Trees

"The use of artificial, imitation or plastic plants, including artificial turf, is not allowed anywhere within the community.

Background

Recognizing residents' desire for water conservation as well as recreational opportunities provided by, e.g., putting greens, the Design Review Committee (DRC) will consider the limited installation of artificial turf.

Guidelines

All of the following requirements are expected to be met in order to receive consideration for a variance from the referenced requirements:

- Applications will be reviewed by the DRC on a case by case basis.
- Plans will be provided per standard community landscape submittal requirements and include plans that clearly delineate real grass areas and artificial turf areas.
- A sample of the actual turf proposed will be provided to the DRC for review.
- Only the highest quality artificial turf products will be used within the Crosby.
- Artificial turf will be allowed in a limited area located only in rear yards (no side areas) where it is not visible from the streets or common areas. For example, putting green or small area for play or other use.
- Overall landscape designs may incorporate artificial turf areas into an overall landscape composition (conforming to all other landscape guidelines) in which artificial turf does not dominate the landscape.

AWNING GUIDELINES

Prior to installation or construction of any awning, every Owner shall comply with the following guidelines:

Specific Design Criteria

Awnings may have significant community view impacts. Therefore, it is very important that awnings conform to The Crosby architectural community theme of Spanish Revival.

- Retractable awnings are not permitted.
- Drop shades may be permitted in limited enclosed patio circumstance and on a case-by-case basis. In such circumstances, all hardware, railings, headers or other mounting elements must be mounted on the interior of the structure, not visible from the exterior. However, interior mounted drop shades are acceptable for awnings.
- Metal enclosures and equipment are not permitted.
- Individual windows and doors shall have individual awnings.
- Continuous single awnings over multiple fenestrations are not allowed.
- Awnings shall utilize ornamental iron featuring spear ends and/or other design features consistent with the Crosby guidelines.
- Awnings shall have open, not enclosed sides.
- Awnings shall be constructed of quality materials and craftsmanship.
- No bright colors or patterns are allowed.
- Owner is required to submit plans, details, specifications and catalog information to show proposed material finishes, colors and method of installation.
- Owner shall submit professional, scaled drawings. Drawings must be prepared by a licensed architect or licensed contractor showing each element being considered in plan and elevation form. Plans shall adequately describe the scope of work.
- Owner shall submit a non-refundable review fee and upon approval a refundable construction deposit per the Crosby fee schedule. The balance if available shall be refundable upon successful completion of project.

GRANDFATHERED PLANT POLICY

Proposed policy re: Date Palm and prohibited species replacement.

Date palms and other prohibited species, as defined in The Crosby Design Review Guidelines, which currently exist within the Crosby are generally not to be replaced in kind when removal is required due to disease or other cause. Replacement planting should be made to be consistent with current community guidelines.

Exceptions to above will be considered by the DRC on a case by case basis. Replanting with the original species may be allowed where the DRC finds that the particular species is critical to maintaining the aesthetic quality of the particular location and is beneficial to the community at large.

POOL DISCHARGE GUIDELINES

Reference

Page 53, item 6.5 Site Improvements, Hardscape Plan- "M"

"Pool/spa must have a sewer lateral provided at the pool equipment for back flush and pool drainage. Chlorinated water discharge into the storm drain or the street is prohibited."

Background

Pool water is not allowed to be discharged into the street, gutters, landscape or storm drains. Pool water is to be routed directly into the sanitary sewer. These are County of San Diego and local Sanitation District requirements.

To prevent improper discharge, pools and spas constructed in the community are to provide a connection point to the sanitary sewer in the vicinity of the pool/spa equipment and to identify this connection point to maintenance personnel.

The connection point may be a dedicated inlet within the pool equipment enclosure, or a cleanout located on the side of the house (typically found outside of kitchens and bathrooms). Identification is typically in the form of signage or brightly colored marking of the clean out.

Cartridge or other types of changeable filters which do not require backwashing are exempt from this requirement. However, if these filters require rinsing or other runoff creating maintenance, such rinsing shall be performed (offsite if necessary) as to not create runoff into the street, gutter, landscape or storm drain.

START OF CONSTRUCTION APPROVAL CHECKLIST

The following requirements must be completed in order for you to start construction at The Crosby. These items are detailed in the "Contractors Manual" and "Design Review Guidelines":

- Design Review Committee (DRC) release after all their requirements are met.
- Five (5) complete sets of San Diego County and Rancho Santa Fe Fire Department approved plans to the Property Management Company.
- A signed copy of the Acknowledgement of Receipt and Understanding of the "Contractors Manual" to the Property Management Company.
- A completed copy of the Construction Personnel Information Form, (see Contractors Manual) to the Property Management Company.
- Two copies of the Temporary Construction Facilities Plan (TCF Plan).
- \$10,000.00 Clean-Up / Improvement Deposit (\$500.00 non-refundable) to the Property Management Company.
- Contractor's Certificate of Insurance, including additional insured requirements to the Property Management Company.
- SWPPP requirements.
- Once these requirements have been satisfied, the Property Management Company will provide approval for you to proceed with construction. You may then contact the Property Management Company to schedule a Pre-Construction Meeting.
- Field pre-construction meeting and inspection with general contractor/builder and The Crosby Site Manager.

CONTRACTOR MAY START CONSTRUCTION AFTER PRE-CONSTRUCTION MEETING.

Revised 12/2014