

COMPLIANCE CHECKLIST

DATE: _____ LOT: _____ HLR ADDRESS: _____
 OWNER: _____ ARCHITECT: _____
 ADDRESS: _____ ADDRESS: _____

 PHONE: _____ PHONE: _____
 EMAIL: _____ EMAIL: _____

Re: Submission of Building Plans per Articles 4 and 9 of the C.C.&R's

This Compliance Checklist is utilized by the Hawaii Loa Ridge Architect Review Committee when reviewing plans for compliance with the requirements of the Declaration of Covenants, Conditions and Restrictions (CC&R's). Use of this checklist will facilitate the approval process. Compliance with all requirements of the CC&R's is mandatory unless a variance is granted pursuant to Article 4.19.

INCOMPLETE SUBMITTALS WILL NOT BE REVIEWED

A. DOCUMENTATION	COMPLIES?	YES, NO NA = Not applicable NS = Not shown
1. Application form (See HLR website: www.hiloa.org)		_____
2. Plot Plans including:		
a. Existing certified topographical survey		_____
b. Proposed finished grading plan		_____
c. Location & top-of-wall elevations of wall & fences		_____
d. All improvements, including driveways, walks, patios, etc.		_____
e. Finish floor elevations		_____
f. Roof plans		_____
g. Setback lines		_____
h. View channels		_____
i. Drainage easements		_____
j. Building Height Restriction Line (where applicable)		_____
k. Proposed location of solar collections		_____
l. Landscape plan including irrigation plan, plant species & sizes		_____
3. Floor Plans (1/4"=1'-0")		_____
4. Exterior elevations		_____
5. Cross-sections		_____
6. Written description of all exterior materials		_____
7. Samples of exterior colors		_____
8. Floor Area computations		_____
9. Lot coverage computations		_____
10. Outline Specifications		_____

Exhibit 1-B

COMPLIES?

YES, NO

NA = Not applicable

NS = Not shown

B. DESIGN: The following items are reviewed for compliance with the CC&R's and must be shown on your submittal. However, nothing contained herein shall supersede or change the requirements of the CC&R's of Hawaii Loa Ridge.

- 1. Yards 20' minimum front yard setback
- 2. Floor area:
 - a. Minimum 1:500s.f. excluding garage
 - b. Maximum 40% of lot area:

Lot area:	_____
Allowable:	_____
Proposed:	_____

(Do not include up to 500s.f. of garage area, roof overhangs, areas defined as basement per Uniform Building Code. Do include trellises and balconies measured to outside of support members.)

- 3. Lot coverage:
 - a. Maximum 33% of lot area

Lot area:	_____
Allowable:	_____
Proposed:	_____

(Do not include roof overhangs. Do include garage, trellises and balconies measured to outside of support members.)

- 4. Height of buildings: (May not protrude through a plane sloping 1' vertically 10' horizontally, starting 18' above sloping toward the low point. _____

Chimney: May extend maximum 4' above highest point of roof. _____

- 5. View Channels: No structure, including roof overhangs, retaining walls, fences, etc. may be higher than 6' above EXISTING GRADE _____

- 6. Drainage Easements: It is the owner's responsibility to maintain existing drainage patterns over drainage easements. Drawing should show how this will be accomplished _____

- 7. Building Restriction Line: Only applicable to certain lots – see site plan _____

- 8. Fences:
 - a. Materials: (Prohibited: Chain link, unpainted concrete block, open-slat wood standard precision concrete block.) _____

- b. Height: (facing street)

4'-6" max @ 0' to 6' from street property line	_____
6'-0" max @ 6' to 20' from street property line	_____

Exhibit 1-B

COMPLIES?

YES, NO

NA = Not applicable

NS = Not shown

- c. Height: (side or rear yard) max 6'
- d. Other: Retaining walls higher than 9' must be terraced _____

9. Driveways:

- a. Preferred maximum slope of a driveway without vertical curves 11% to 14%. _____
The absolute maximum slope of a driveway without a vertical curve is 16%
- b. The absolute maximum slope of a driveway with a vertical curve is 25%
- c. Vertical curves shall have a minimum horizontal length of 12' and shall slope a maximum of 1/2 the angle of the adjacent driveway.
- d. If the overall driveway slope is greater than 20%, an alternative pedestrian walk shall be provided. Pedestrian walks may parallel the driveway, in which case steps shall be provided.

10. Building Exterior:

- a. Wall Materials: (prohibited: Mica plaster, concrete block over 4" coursing, corrugated metal, standard Precision concrete block, gloss-glazed Ceramic tile) _____
- b. Single Wall Construction: (Girt not permitted) _____
- c. Double Wall Construction: (Min. 5/8" ext. surface material) _____
- d. Glass & Glazing: (Prohibited: Mirrored glass, green or blue tinted glass, non-anodized or clear-anodized aluminum frames.) _____
- e. Under-house supports: (Exposed knee bracing is prohibited) _____
- f. Roofing: (Prohibited: corrugated metal, white or bright rock, asphalt or asbestos shingles, mastic-coated pattern stamped sheet metal, spray urethane foam, glassy or reflective material, cap sheet.) _____
- g. Skylights: (Prohibited: white plastic, white metal frames.) _____
- h. Roof slopes: Low slope shall be a maximum 40% of total roof area. _____
Roof area: _____
Allowable: _____
Proposed: _____

11. Garages:

- a. Must be attached _____
- b. Area: (Minimum 400s.f. except when facing street, add 60s.f. storage) _____
- c. Minimum 18' clear width _____
- d. Carport not allowed _____
- e. Minimum 20' setback _____