



Lighthouse Landing
Home Owners Association

Review – Approval for Home Site Construction

1. Phase One: Preliminary Review

The purpose of the Preliminary Review phase is to determine if the proposed structure meets the general criteria of acceptable design, size, setback, placement, and elevation. Approval by the Lighthouse Landing Board of Directors indicates acceptance of the preliminary plans and design, and allows the Builder to proceed to Phase Two where more specific information, final plans, material specifications, and colors are required. It does not, however, allow the Builder to commence construction.

The following must be submitted for this phase:

- (a) Application for Home site Construction.
- (b) Site Plan (1/4" showing property lines, easements, setbacks, placement of structure including driveways, sidewalks, patios, pool, walls appurtenant to the structure, existing grade, fill, finished elevation, and proposed drainage.
- (c) Floor Plans, Elevations, and Building Sections (1/4" = 1') showing elevations (all sides), detail wall sections, detail roof sections, pitch, material type, minimum first floor elevation.

Two sets of the above materials must be submitted to the Lighthouse Landing Home Owners Association. The LLHOA will review the application and return one set of plans to the Builder with the appropriate comments within thirty (30) days.

2. Phase Two: Pre-Construction Review

The following must be submitted for this phase:

- (a) Final construction plans (two sets).
- (b) Material specification and sample board, for all exterior surfaces, showing type and sample of roofs, walls, fascia and trim, windows, doors and garage doors, patios, decks, enclosures and driveways.
- (c) Exterior color plan, showing color samples and textures of all exterior surfaces. If a color board is not available at the time of submission, the minimum requirement is submission within 30 days after permitting; provided, however, in no event may any colors be applied prior to approval by the LLHOA.

*Builder may, if he desires, submit all of the materials required for Phase 1 and Phase II simultaneously.

The LLHOA will review all above materials and return one set of plans to the Builder with the appropriate comments within ten (10) business days. The official date of receipt of all necessary submittals will be determined by the date entered on the "Receipt for Required Submittals" form. Approval by the LLHOA of the pre-construction phase submittal will allow the Builder to apply for the necessary permits and commence construction.



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Application for Home Site Construction

This application for a home site construction is hereby submitted for review.

I understand that no construction shall commence in any manner or respect until approval by the LLHOA has been granted.

Applicant – (Owner / Builder)

Date

Signature

Lot # _____ Address _____

Builder _____ Phone _____

Owner _____ Email _____

Address _____

Phone _____ Cell Phone _____

This residence is being constructed (Check One):

Spec Home _____ On Contract _____

Anticipated Start Date _____ Project Completion Date _____

REQUIRED SUBMITTALS

Required for Application Review Phase (Check all items submitted):

__ Site Plan (1/4") – 2 sets showing:

- a. Property lines, easements, and setbacks
- b. Placement of structure including driveways, sidewalks, patios, pool and walls *appurtenant to the structure.*
- c. Existing grade, fill, finished elevation and proposed drainage.

__ Floor Plans (1/4 in) – 2 sets showing:

- a. Elevations, all sides
- b. Detail wall sections, detail roof sections, pitch, material type
- c. Minimum first floor elevation (provided by developer)

Required for Pre-Construction Review (Check all items submitted):

__ Final Plans on all the above – 2 sets

__ Exterior Material Specification and Sample Board. Type and sample of roofs, walls, facia and trim;

windows, doors and garage doors, patios, decks, enclosures and driveways

__ Exterior Color Plan showing color samples and textures of all exterior surfaces.

GENERAL INFORMATION

____ of Stories:

____ of Bedrooms:

____ of Baths:

Garage Cap:

Has this floor plan been previously approved for another lot? _____

If yes, which lot(s)? _____

Is the elevation substantially different in appearance? _____

Square Footage:

Air Conditioned 1st Floor (1600 sq ft Min) _____

2nd Floor _____

Other Entry _____

Lanai _____

Garage _____

Total Gross Sq. Footage _____

Setbacks

Front (15' Min) _____ Rear (15' Min) _____ Sides (5' Min) _____

Finished floor elevation