



Hokuala Design Review Committee

DESIGN REVIEW COMMITTEE (DRC) REVIEW APPLICATION

Date: _____ Homesite #: _____ TMK 4-3-5-0040- _____

OWNERS:

Name: _____ Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
Email: _____

GENERAL CONTRACTOR:

Name: _____
License Number: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
Email: _____

ARCHITECT:

Name: _____
License Number: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
Email: _____

SURVEYOR: (If Applicable)

Name: _____
License Number: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
Email: _____

Please submit this form and all required items to arb@hokualakauai.com. Physical items can be mailed or delivered to Timbers Kaua'i at Hokuala, ATTN: Development, 3770 Ala'oli Way, Lihue, Hawaii 96766. Any questions can be directed to arb@hokualakauai.com

IMPORTANT NOTE: As the Design Guidelines are modified periodically, and these modifications may not be listed on this Application, it is the responsibility of the owner or his authorized agent(s) to ensure that the design and construction of a project conform to the requirements of the Design Guidelines. The intent of this Application is only to provide a guide for an owner or the architect to ensure a complete submittal. The Design Guidelines are comprehensive in scope for designing homes within The Hōkūala Community. Please review the Design Guidelines carefully prior to presenting a submittal to the Design Review Committee.

a) THREE BOUND SETS - PRELIMINARY PLANS MUST INCLUDE:

1. 1/4" scale floor plan.
2. 1/4" scale exterior elevations with materials indicated.
3. 1/4" scale site/building cross sections with elevations and roof height elevations noted.
4. 1/4" scale site plan showing:
 - Building placement
 - Building setbacks
 - Easements and existing street tree locations
 - Utility hook-ups
 - All site dimensions
 - Finish floor elevations
 - Roof layout
 - Roof overhangs
 - Locations of downspouts (if known)
 - Vehicle access
 - Driveway/driveway apron design at connection to Pōhai‘ula Place including but not limited to slopes, dimensions, spot elevations, etc.
 - Percentage of allowable buildable area covered
 - Building square footage
 - Total impervious surface coverage of the lot including but not limited to asphalt and concrete surfaces (to be less than 50% of total lot area)
 - Drainage design
 - Existing and proposed preliminary grades
 - Conceptual landscape plan including hardscape
 - Flow arrows to show intended drainage patterns
 - Any proposed swales, berms, walls, or other grading and drainage features onsite that could affect drainage patterns
 - Spot elevations of major features of the property including but not limited to walkways patios driveways, etc.
 - Compass
 - Trade wind and solar orientations
 - Fences, lanais, decks, patios, swimming pool, spa and equipment rooms
 - Lot number
 - Any other information which may be requested by the Design Committee
5. Calculations on building square footage, percentage of buildable area covered and any other calculations that may be required by the Design Committee.
6. Topographic survey of the existing contours at one-foot intervals.

7. Samples of proposed exterior finishes.
8. Proposed construction schedule.
9. Variance requests, in writing, for any nonconforming portion of the plan. Any variance requested shall be discussed with the Design Committee prior to submittal of the preliminary plans.
10. Add a written acknowledgment (the form of which shall be prepared or approved by the Design Committee) from both the owner and the owner's general contractor, stating that they have received copies of, and agree to abide by, these guidelines and the Master Declaration.
11. Consultant List

b) FINAL PLANS MUST INCLUDE, WITHOUT LIMITATION, THE FOLLOWING:

1. Final working drawings (including exterior electrical drawings).
2. Landscape (existing and proposed grade with contours and the ground floor finish elevation) and irrigation plans.
3. Specifications (must include electrical specifications).
4. 100% performance bond and 100% labor and material payment bond, prior to start of construction.
5. A refundable cash bond (\$5,000) in favor of the design committee to cover any repair costs due to any damage to master association property or other common areas.
6. Ground termite treatment ten-year warranty upon completion.
7. Hurricane shutter protection scope of work and drawings if included as part of the scope.
8. Cut sheets for all window and exterior doors.
9. The full non-refundable review fee as determined by the Design Committee.
10. Identification of contractor and subcontractor engaged in the construction of the Lot improvements.
11. Contractor staging and logistics plan, including delivery and personnel parking and street access routes and conformance with Section 6.5 of design guidelines.
12. Contractor street cleaning contract in conformance with Section 6.4(f) of design guidelines.
13. Incorporate a Construction Mitigation Plan in compliance with the Habitat Conservation Plan (HCP) that sufficiently addresses the mitigation activities undertaken by the Owner during the period of construction.
14. Include an Endangered Species Protocol Agreement as defined in Exhibit E to the Declaration, executed by the Owner, Owner's General Contractor, and all Subcontractors.construction.
15. Ensure that all persons performing construction or consulting activities on the Owner's Property undergo Bird Safety Education Training by wildlife biologists employed by the Association.

- ☐ Schedules of exterior materials finishes and their color, including samples.
 - ☐ Roof (Section 3.5.3) ☐ Soffit
 - ☐ Siding Section 3.6 ☐ Fascia
 - ☐ Stone ☐ Other
- ☐ Residence Lot coverage calculations and floor area ratio ("FAR").
- ☐ The Owner's proposed construction schedule with estimate of approximate time
 - ☐ Commencement of Construction ☐ Completion of Landscaping
 - ☐ Completion of Construction ☐ Anticipated Occupancy Date
- ☐ Proof of State and Local Law compliance, including requirements related to seismic movement and hurricanes in the form of clarification by suitably qualified professionals.
- ☐ Fees* (Subject to Change)
 - ☐ Review fees will be established on a proposal-by-proposal basis depending on the scale, scope, and complexity of the associated review process. However, in no event shall a review fee be less than five thousand dollars (\$5,000).
 - ☐ Review of architectural drawings for general conformance to the drainage design provided in the construction plans. General conformance review does not include hydrologic or hydraulic calculations, analysis of stormwater runoff quantities, or any design of onsite drainage systems. (\$500)
 - ☐ Review of exterior lighting and landscape features to ensure they meet our HCP requirements. (\$250)

**All fees will be taxed an additional 4.712%*

I hereby certify that the building plans, site plan and landscape plans as well as the information in this Design Review Application are all accurate and have been submitted to the Design Review Committee for review and approval.

Owner/Owner Agent(s)

Date

Owner/Owner Agent(s)

Date

Design Review Committee Notes: