

# **Irish Beach Architectural Design Committee**

## **IBADC Definitions - (effective 01 April 2007)**

The following definitions are presented in alphabetic order.

### **ADC Approval**

A Valid Project and/or permit approval requires the signatures of at least three ADC Directors. No individual Director has the authority to issue a permit nor do they have the authority to individually evaluate or find that a project does not require a permit.

### **Agreement between Property Owners**

An agreement between property owners shall consist of a notarized document of agreement to be recorded with Mendocino County on the title of the property.

### **Building**

A building shall be considered any structure over 150 ft<sup>2</sup>.

### **Building Envelope**

The building envelope is defined as the area remaining on the lot after deducting all set backs, septic layout requirements, potential view considerations and other topographic limitations.

### **Building Separation**

- a) In all cases the IBADC requires a building separation of 28 ft in Units 1 and 2 and 32 ft in all other units (see CC&R sec 5.3). This distance shall be measured from foundation to foundation provided that the eaves on the new structure do not exceed three feet. When considering decks whose surface is 3 feet higher than the finished grade at the edge of the deck, the measurement will be calculated from the deck fascia board or equal.
- b) The location of the foundation must insure the required separation.
- c) Absent an Agreement between neighbors, the IBADC requires that the building separation shall be split evenly between two properties.
- d) In cases where an existing building is greater than 14 ft from the property line in Units 1 and 2 or 16 ft from the property line in all other Units the IBADC can approve a building envelop with property line setback distances which are less than 14' or 16' provided the overall building separation is no less than 28' for Units 1 & 2 or 32' for all other Units and there is an Agreement between the two property owners describing the permissible property line setback.
- e) In cases where an existing building is less than 14 ft from the property line in Units 1 and 2 or 16 ft from the property line in all other Units the IBADC shall not approve a building envelop that is closer than 14 or 16 ft to the property line.

When a height variance is requested, the minimum building separations and its related setbacks must be increased by the requested height variance.

### **Construction Permit Extensions**

IBADC will grant construction permit extensions, at no costs to the Owner, for causes beyond the control of the Owner resulting in construction delays. Delays such as Coastal Commission procedures, County errors, IBADC errors, unforeseen foundation problems, long term illnesses, construction worker's strikes and the like will be considered when the permit holder presents written proof. Typical constructions delays such as late material deliveries will be considered only when causing major work stoppages.

### **Eave**

An eave is defined as the furthest extension of the roof line.

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### **Fees**

For details, see the current Fee Schedule Table.

### **Major Exterior Modifications**

For details, see the Major Exterior Modification Guidelines. These modifications will be prepared and presented in one of two options. In cases where all project related data (building envelope, topographic data and view corridor analysis) meets current IBADC standards, a single public mailing and meeting may be used. In all other cases, a two-phase approach will be required. Property Owners are encouraged to contact the IBADC prior to project preparation.

### **Minor Construction Projects**

For details, see the Minor Construction Project definition table and the Minor Construction Guidelines.

### **New Home Construction**

For details, see the New Home Construction Guidelines.

### **Performance Deposit**

Performance Deposits apply for New Home Construction and Major Exterior Improvements. These serve to assure that the permit holder complies with providing written verification by a licensed surveyor or civil engineer of the foundation location and building height and, upon compliance are fully refundable. For details, see the Fee Schedule Table.

### **Permit Durations**

For details, see the Fee Schedule Table.

### **Professional Architectural Designers (PADs)**

A professional architectural designer is defined as an individual who has developed a portfolio and has derived income from the design and completion of at least five homes. To be accredited for work in Irish Beach, a PAD must submit a portfolio of five such homes to the IBADC. This portfolio must be supported by photographs of the homes and the properties.

### **Project Presentations**

Project presentations at public meetings will be limited to 30 minutes with a public discussion of no more than 30 minutes.

### **Start of Construction**

Start of construction is defined as the beginning of any excavation for site preparation, permanent structure foundations or leach fields. Should the County require leach field installation well in advance of site preparation or permanent structure foundation excavation, the leach field installation will not be considered the start of construction. To qualify for this exception, the Owner must:

- a) provide IBADC with the appropriate County documentation,
- b) grade and/or remove all leach field excavated materials, and
- c) dispose of all removed vegetation, leaving no undesirable visual impacts for surrounding neighbors.

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### **Topographic Data**

- a) New home construction projects will provide topographic data prepared by a licensed surveyor. This data will consist of one foot contours within the building envelope and a minimum of five foot contours outside the building envelope.
- b) Major exterior modifications altering existing structures on developed lots will abide by the above, but may use topographic data prepared for their original IBADC submittals provided the original topographic data was prepared by a licensed surveyor.

### **Variance Letters**

It is the Property Owner's responsibility to prepare and submit to the IBADC a comprehensive written narrative explaining all the reasons for and the impacts of all requested variance(s).

### **View Corridor Analyses**

View corridor analyses will consist of a carefully prepared drawing indicating prime view arcs from all surrounding lots and homes to the ocean hills, ponds, forests and pastures. View corridors will be indicated on drawings as horizontal arcs and will be accompanied by an appropriate narrative. The purpose is to disclose to all neighbors the impact a proposed development may have on views. It may be unavoidable to block some views. However it is the intent of the CC&Rs that blockage be minimized to the greatest extent possible. (See CC&R sec. 5.1)