

DRAFT – Placer County Building Standards - DRAFT

APN _____ ADDRESS _____

LOT SIZE 28,628 sq. ft. LOT NUMBER 2

BUILDING SETBACKS: The maximum building coverage for Lot 2 is 30% of the total lot area. Building coverage includes all land covered by buildings, covered decks, garages, carports, terraces and/or patios. It does not include driveways, roads and trails.

- Building footprints (garages, main residence and any related ancillary structures) are to be located within the building setbacks on attached lot diagram.
- Building footprints shall be a maximum of 4,000 square feet, (inclusive of garage, residence and any ancillary structures). The building footprint does not include terraces, walkways, driveways and/or similar improvements.

ADDITIONAL COMMENTS:

1. **Building Foundations** No concrete slab foundations are permitted on these lots except for garages and basements.
2. **Grading** Grading permits are required prior to the start of any construction or the issuance of building permits, and will only be permitted for what is reasonably necessary to prepare a residential building site and construct a driveway to same.
3. **Construction Noise** Construction noise emanating from any construction activities for which a Building Permit or Grading Permit is required is prohibited on Sundays and Federal holidays and shall only occur:
 - 1) Monday through Friday 7:00am to 8:00pm and
 - 2) Saturday 9:00am to 7:00pm
4. **Best Management Practices** Any ground disturbance shall be stabilized according to Best Management Practices provided in Best Management Practices section of the Purchaser's Guide.
5. **Parking Spaces** Each residence shall have at least a two (2) car garage, which may be either of an attached or detached design, and driveway. Each lot shall have a minimum of two (2) paved guest parking places outside of any garage area.
6. **Driveway Construction** Construction of driveways that exceed 12% gradient (gravel surface) or 15% (all weather surface) may impair emergency, construction vehicle and equipment access to building sites. Maximum encroachment into the snow storage easement cannot exceed the Placer County standard for the Northstar area. The driveway locations shown in the Development Notebook shall not be changed without obtaining approval by the Placer County Design Review Committee of a modification to the Development Notebook.
7. **Wood Burning Appliances** No wood burning appliances of any kind shall be permitted on any lot or within any structure unless such appliances are EPA approved. No open fireplaces without EPA certified devices shall be permitted. The total emissions from all wood burning devices located within a residence shall not exceed 7.5 grams per hour.
8. **Architectural Review** The design and building standards referred to here are Placer County general standards or subdivision approval conditions. Building permit standards, Northstar Design Review criteria, and private covenants may be more specific or restrictive. All plans and specifications for any proposed permanent improvement, including, but not limited to, residences and garages, shall be submitted to the Northstar Design Review Committee, prior to submittal to the County for building permits.
9. **Grading and Drainage**
 - Retaining walls are to be used where they would significantly reduce grading impacts. Retaining walls are to be a maximum of 4 feet in height. Stepped-back or terraced walls with a 4 foot minimum planting area shall be used on grade changes that exceed 4 feet. Walls and/or landscape boulders shall be used instead of rip-rap for slope stabilization.
 - Retaining walls are to be built of native boulders or stone to complement and blend with the alpine setting. A dry stack pattern, structural in appearance is required. Walls may be reinforced and/or backed with concrete (if required). Walls that are higher than 2 feet are to be designed with a 1:8 batter. Ends of walls should not be abrupt, but are to be designed to make natural-looking transitions into the existing land forms and vegetation. Other materials such as railroad ties or split-faced CMU will not be permitted.
 - Finished slopes may not exceed 3:1. If it can be demonstrated that a steeper slope will preserve existing trees, not erode, and that the extent of graded area can be significantly reduced a slope maximum of 2:1 may be used. If a 2:1 slope is used, rock stabilization methods that comply with Best Management Practices are required.

- A grading, drainage and erosion control plan that utilizes current Placer County Best Management Practices shall be provided by a licensed Civil Engineer to ensure the long-term protection and enhancement of graded slopes.
 - Temporary or permanent stabilization and protection measures shall be used on all graded slopes when construction is to continue during the winter. Permanent slope protection measures must be in place within one year of the start of construction.
 - Building foundations that step with the grade are required. No flat pad grading across the entire building improvement area will be permitted.
10. Landscape and Revegetation Plan A landscape and revegetation plan is required to be prepared by a licensed Landscape Architect. This plan shall include:
- Landscaping and revegetation of all disturbed slopes utilizing Best Management Practices.
 - Use of indigenous or adapted species of trees, ground covers and/or shrubs for all proposed planting.
11. Driveway Access and Parking Driveway access points are to only by designated locations per "The Summit at Northstar Driveway Exhibit". Driveways are to be a minimum of 10 feet and a maximum of 15 feet wide. Radius cut slopes at access openings are to blend with existing slopes.

Verification of Northstar Property Owners Association Design Review Committee approval: Date _____