



**Application for Approval of
NEW CONSTRUCTION PLANS**

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SECTION 1: INTRODUCTION

The construction plans along with other information required by this application will be used to support the review and approval process in accordance with the Grande Vista Bay (GVB) Declaration of Covenants, Conditions and Restrictions (CC&Rs). In addition, it is important that the Owner, Contractor, and Architect carefully review all related documentation including the CC&Rs to ensure the owner has a complete understanding of all restrictions, uses, limitations and obligations for building within GVB.

GVB Property Owner's Association (POA) has retained Studio Four Design and architect Markus Chady to serve as a member of the GVB Architectural Control Committee (ACC). He, along with the other ACC members will carry out the duties of the architectural review and application approval process for new home construction and improvements as required by the GVB CC&Rs Article VIII, Section 2.

Please be aware that construction and improvement forms used by the ACC are regularly updated and to ensure your application is processed without delay please double check you have submitted your request on the most up to date application as posted on the GVB POA management company's CommunityPro website, www.sentrymgt.com.

SECTION 2: APPLICATION REVIEW PROCESS

A New Construction Application, as defined by this document, is required to be submitted for approval before construction of the primary residence can begin.

The ACC reviews the application in its entirety including supporting documents to determine that the proposed construction complies with the basic requirements of the GVB CC&Rs and any other POA written guidelines. CC&R Articles IX and X provide extensive details on new construction requirements. Please be sure to review these sections with your building architect to ensure your desired plans comply with the CC&Rs and that all required documentation is submitted with your application. This will expedite the approval process and get you on your way to starting your build.

Once the review process is completed an approval letter will be sent back to the property owner. If not approved, the letter will include an explanation of any changes that will be required before getting approval. Completed applications will not be reviewed until the ACC Review Fee has been paid. In addition, construction may NOT commence until all fees including the Development Impact Fee are verified paid.

In accordance with CC&Rs Article VIII, Section 2, the builder selected to construct any residence shall be approved by the ACC in its sole and absolute discretion. Changes may be requested by the Owner to any aspect of the construction or landscaping plan detailed in the application and attachments through the improvement application amendment form.

SECTION 3: SUBMITTING THE APPLICATION

Studio Four Design Review

- 1) To begin the architectural review process, submit the items listed below, via FedEx, to:

Studio Four Design, a Michael Graves Company
 18 Emory Place, Ste 100
 Knoxville, TN 37917

- 2) Documents to be provided with the application are listed below.

| ✓ | DOCUMENTS SUBMITTED MUST INCLUDE | PAPER SIZE |
|---|---|-----------------------|
| | Check made payable to Studio Four Design, in the amount of \$1,400, for the Review Fee. | N/A |
| | Completed and signed New Construction Application (GVB Form 300.1a). | single-sided, 8½ x 11 |
| | A complete set of final construction drawings, including landscaping and site plans. | single-sided, 11 x 17 |
| | Detailed specifications for all materials, exterior colors, and finishes. | single-sided, 8½ x 11 |
| | Supporting documents as listed on the application. | single-sided, 8½ x 11 |

- 3) When received, Studio Four Designs will forward a copy of all documents to the GVB ACC for review and approval.

| ✓ | BEFORE SUBMITTING, MAKE SURE THE APPLICATION IS COMPLETE |
|---|--|
| | The New Construction Application must be filled out completely and include applicants and contractors' contact information including names, phone numbers, and email addresses. |
| | The New Construction Application signature page must be signed by both the Owner and Contractor as part of the submission |

IMPORTANT TO NOTE:

- *As described in the Owner/Builder Responsibilities section of this document, a \$3,000 non-refundable development impact fee is to be made payable to GVB POA at time of submission and is required before the new construction application is considered fully approved.*
- *As defined by the CC&Rs, no residence, structure or improvement of any kind shall be started upon any Lot without written approval of the new construction application (Form 300.1a).*
- *Once the application has been approved any planned changes or deviations must be submitted as an amendment (Form 300.1d) to the original application for an updated review and approval.*

SECTION 4: LOT OWNER INFORMATION

Lot #: _____ Other Lots owned in GVB #; _____ Date: _____

Names of Lot Owners of Record:

Address: _____

Street

City

State

Zip Code

Telephone: (_____) _____ (_____) _____ (_____) _____

Home

Work

Fax

E-Mail: _____

General Contractor: (a licensed Tennessee general contractor must be used)

Address: _____

Street

City

State

Zip Code

Telephone: (_____) _____ (_____) _____ (_____) _____

Home

Work

Fax

E-Mail: _____

The owners of the above lot hereby submit for approval their plans to construct a single-family residence and/or other structures appurtenant to the residence on said lot, as listed below:

This application includes plans and specifications for the following (*check all that apply*):

- Single-family residence
- With attached garage
- Detached garage being built at same time as primary residence
- New addition that changes the exterior design of the previously approved primary residence

SECTION 5: CONSTRUCTION PLAN**Required Documents and Plans**

Provide the following relevant documents pertaining to the proposed structure and its placement:

Required Drawings (must be on 11 x 17 paper, single sided)

- 1) **Signed plat of survey for the lot** from a licensed surveyor showing orientation to the North on all drawings.
- 2) **Site plan** to scale certified by a licensed surveyor or architect showing:
 - a. Proposed placement (footprint) and Final Floor Elevation (FFE) of house, roof overhang, decks, porches, boat house or docks, design of drainage conveyance, outbuildings, sheds, garages, gazebos, fences, driveways, walks, patios, grading, retaining walls, generators, exterior electrical equipment, exterior HVAC and air handling units, swimming pools, recreational facilities, all improvements etc., and the location of all utility and drainage easements, flowage easements (TVA etc. as applicable) and building set-back lines.
 - b. Location of proposed driveway, parking areas, culverts, and sewage drain-field (if applicable), as well as the location and type of exterior lighting.
 - c. The type, size and location of trees to be removed that are larger than twelve inches (12”) in diameter as measured two feet from the ground.
 - d. Location of all utilities, including water, sewer, gas, CATV and electricity.
 - e. Existing and proposed grades in maximum intervals of 2'. Indicate design of drainage conveyance on the site plan that does not result in a post-development increase in spillage onto adjacent lots. Coordinate proposed grading plan with design of drainage conveyance. Coordinate grade lines on building elevation drawings with the grading plan.
- 3) **Construction Plans** showing:
 - a. North, South, East, West Elevations, and architectural details.
 - b. Foundation Plans (certified by a licensed professional engineer) showing footings and footing specifications, all structural supports, layout, dimensions, and materials.
 - c. Ground Floor with layout dimensions and details of foundation walls, column support for upper levels, and penetrations.
 - d. First Floor (if not Ground Floor) with layout dimensions, square footage total and breakdown by room, details of interior and exterior walls and wall construction, roof truss detail (including roof overhang, pitch, soffits, etc.)
 - e. Construction details and materials for driveways, aprons, construction entrances/exits.

4) **Required Supporting Documents** (must be on 8-1/2 X 11 paper, single sided) Provide the following construction contractor information:

- a. A copy of the Construction Contract between lot owner and contractor with contract price/cost of the project.
- b. A copy of the contractor's current Contractor's License certificate displaying the monetary limit.
- c. A copy of "Qualification of Builder" form, AIA document A305 (Financial statements may be omitted).
- d. The applicant is required to provide a Certificate of Elevation/Site As-built bearing the seal of a registered architect, engineer, or land surveyor after the first-floor placement has been established and before framing is permitted to begin. Certificate of Elevation/Site As-built shall correspond to elevations, grading and placement of residence and detached structures on the approved site plan.
- e. The ACC may require preparation and submission of additional documents if they deem them helpful in the approval process.

5) **Landscaping Design Plans**

Landscape plans must be submitted showing the size, type and location of all plants and materials to be installed. The landscaping plan must show location of exterior equipment such as air conditioning units, electrical transformers, service yards, etc. and depict how these items will be kept screened by plantings or fencing to adequately conceal them from view of streets and neighboring lots.

IMPORTANT

- *All drawings must be professionally drawn to scale and printed on 11 x 17 size paper & single sided.*
- *Applications and all supporting documents must provide all information requested and be printed on 8-1/2 x 11 size paper, single sided.*

Any submittals received that do not conform to this format will be immediately and unconditionally rejected without review!

- *All information submitted shall be described in professionally illustrated documents exhibiting competent current architectural and engineering building practices.*
- *Compliance with applicable building codes, health and safety requirements will be the responsibility of the project designers, for which the Association assumes no responsibility or liability.*

SECTION 6: STATEMENT OF EXTERIOR MATERIALS

The purpose of the following fill-in section is to provide sufficient information to allow the reviewer to visualize (along with the construction plans) the appearance of the structure in its planned setting. If you cannot initially provide certain segments of information for whatever reason, please indicate the reason in the space provided. When choices are finally made, it will be your responsibility to submit the information for consideration as a conditional approval. Final approval will be withheld until the remaining detailed information is provided and approved. It is suggested that you make copies of your completed application, making modifications as they occur and approved.

Please provide details for EACH item listed in this section, including foundation walls, exterior walls, roofing, windows/frames/trim, entrance doors, porches, decks, exterior stains, walkways, driveways, retaining walls, and flashing.

NOTE: The term “FAMILY” listed next to the color name is to describe the basic color of the item because the color name given to products may not always be clear or descriptive enough to fully understand the actual color. Examples are included for each area below.

Selected exterior colors and trim must be earth tones, or subdued colors, which are compatible with and blend with the surrounding landscape and existing homes in the Subdivision. Natural or clear stains shall not be permitted on building exteriors without the expressed approval of the Committee. Bright primary colors are not earth tones and will not be permitted or approved. Should an applied color not match the provided sample or be found not to be acceptable, the ACC reserves the right to request a new, more appropriate color be selected. Bright primary colors are not earth tones and will not be approved.

- 1) **Foundation Walls:** The exterior of all above-grade foundation or exposed basement walls must be faced in an attractive manner with stucco, Dryvit or other “EIFS” type material, brick or stone which hides any block or mortar joints. Other materials may be approved in limited circumstances. Colors chosen shall be earth tones, which must harmonize with exterior walls:

| MATERIAL TYPE/LOCATION | MANUFACTURER | COLOR NAME/FAMILY | COLOR /MODEL # |
|---|-------------------------|-------------------------------|-----------------------|
| <i>Ex. Stacked Stone Veneer/All sides</i> | <i>Ferguson Daltile</i> | <i>Imperial Falls / Brown</i> | <i>S316624STACK1T</i> |
| | | | |
| | | | |
| | | | |

Reason if not yet selected: _____

- 2) **Exterior Walls:** The exterior building material of all structures shall extend to the ground level and be brick, stone, brick veneer, hardiplank, stucco, dryvit, or a combination of the same. The ACC recognizes that the appearance of other exterior building materials (such as wood siding or log homes) may be attractive and innovative and reserves the right to approve in writing the use of other exterior building materials, provided that no vinyl siding may be used or placed on any residence on any **Lot. Lots**, except as may be approved by the ACC for use as a soffit or gable material in limited use. All flashings on structures must be copper or metal painted to match the adjacent portion of the structure. For Location note if it is for the Body/Primary Walls, Ground Level, Accent or Trim.

| MATERIAL TYPE / LOCATION | MANUFACTURER | COLOR NAME/FAMILY | COLOR/MODEL # |
|--|-------------------------|-------------------------------|-----------------------|
| <i>Ex. Stacked Stone Veneer/Body to GL</i> | <i>Ferguson Daltile</i> | <i>Imperial Falls / Brown</i> | <i>S316624STACK1T</i> |
| | | | |
| | | | |
| | | | |

Reason if not yet selected: _____

- 3) **Roofing:** Metal roofs must be standing seam roofs. Stamped corrugated metal roof panels are not an acceptable metal roof material even if colored.

| MATERIAL TYPE/LOCATION | MANUFACTURER | COLOR NAME/FAMILY | COLOR/MODEL # |
|--------------------------------------|--------------------------------|-------------------------|---------------|
| <i>Ex. Asphalt Shingle/All Roofs</i> | <i>Owens Corning DuraRidge</i> | <i>Driftwood / Gray</i> | <i>724550</i> |
| | | | |
| | | | |
| | | | |

Reason if not yet selected: _____

- 4) **Windows, window frames, exterior trim, and shutters:**

a. Windows

| MATERIAL TYPE/LOCATION | MANUFACTURER | COLOR NAME/FAMILY | COLOR/MODEL # |
|--------------------------------------|-----------------------------|----------------------------|-----------------|
| <i>Ex. Clad Wood Pine/Front-Rear</i> | <i>Jeld-Wen Double-Hung</i> | <i>Desert Sand / Brown</i> | <i>JWDH6358</i> |
| | | | |
| | | | |
| | | | |

b. Window Frames

| MATERIAL TYPE/LOCATION | MANUFACTURER | COLOR NAME/FAMILY | COLOR/MODEL # |
|---------------------------------|-----------------------------|----------------------------|-----------------|
| <i>Ex. Clad Wood Pine/Front</i> | <i>Jeld-Wen Double-Hung</i> | <i>Desert Sand / Brown</i> | <i>JWDH6358</i> |
| | | | |
| | | | |
| | | | |

c. Exterior Trim

| MATERIAL TYPE | MANUFACTURER | COLOR NAME/FAMILY | COLOR/MODEL # |
|----------------------------|--------------------------------|-----------------------|--------------------|
| <i>Ex. Engineered Wood</i> | <i>Miratec Trim--Paintable</i> | <i>Wasabi / Green</i> | <i>Behr M340-4</i> |
| Trim | | | |
| Soffits & Fascia | | | |
| Cutters/Downspouts | | | |

d. Shutters: Yes No

| MATERIAL TYPE | MANUFACTURER | COLOR NAME/FAMILY | COLOR/MODEL # |
|--------------------------------|------------------------|----------------------|-------------------|
| <i>Ex. Vinyl Open Louvered</i> | <i>Builders Choice</i> | <i>Indigo / Blue</i> | <i>EVL15025IB</i> |
| | | | |
| | | | |

Reason if not yet selected: _____

5) Exterior Doors:

| LOCATION/MATERIAL TYPE | MANUFACTURER | COLOR NAME/FAMILY | COLOR/MODEL # |
|---|-------------------------|-------------------------|-----------------------------|
| <i>Ex. MAIN ENTRANCE Ex. Alder Wood</i> | <i>Steve & Sons</i> | <i>Mahogany / Brown</i> | <i>M6410-123012-CT-4IRH</i> |
| MAIN ENTRANCE | | | |
| FRONT | | | |
| REAR/SIDE | | | |
| GARAGE | | | |
| OTHER: | | | |
| OTHER: | | | |

6) Porches:

| MATERIAL TYPE/LOCATION | MANUFACTURER | COLOR NAME/FAMILY | COLOR/MODEL # |
|---------------------------------------|--------------|----------------------------|----------------------|
| <i>Ex. Composite Deck Board/Front</i> | <i>Trex</i> | <i>Rocky Harbor / Gray</i> | <i>RH010616E2G01</i> |
| | | | |
| | | | |
| | | | |

7) Decks:

| MATERIAL TYPE/LOCATION | MANUFACTURER | COLOR NAME/FAMILY | COLOR/MODEL # |
|--------------------------------------|--------------|----------------------------|----------------------|
| <i>Ex. Composite Deck Board/Rear</i> | <i>Trex</i> | <i>Rocky Harbor / Gray</i> | <i>RH010616E2G01</i> |
| | | | |
| | | | |
| | | | |

8) **Exterior Stairs, Risers, Fascia, and Railing:**

| MATERIAL TYPE | MANUFACTURER | COLOR NAME/FAMILY | COLOR/MODEL # |
|---------------|--------------|-------------------|---------------|
| Stairs | | | |
| Risers | | | |
| Fascia | | | |
| Railing | | | |

9) **Exterior Walkways and Driveways:**

| MATERIAL TYPE/LOCATION | MANUFACTURER | COLOR NAME/FAMILY | COLOR/MODEL # |
|------------------------------------|---------------|-----------------------|---------------|
| <i>Ex. Concrete Paver/Walkways</i> | <i>Duncan</i> | <i>Duncan / Brown</i> | <i>205513</i> |
| | | | |
| | | | |
| | | | |

10) **Retaining Walls:**

| MATERIAL TYPE | MANUFACTURER | COLOR NAME/FAMILY | COLOR/MODEL # |
|---------------------|---------------------------------|----------------------|---------------|
| <i>Ex. Concrete</i> | <i>Allegheny Concrete Block</i> | <i>Ashland / Red</i> | <i>308290</i> |
| | | | |
| | | | |

11) **Flashings:** *Color, (if not copper)*

| MATERIAL TYPE | MANUFACTURER | COLOR NAME/FAMILY | COLOR/MODEL # |
|---------------|--------------|-------------------|---------------|
| | | | |
| | | | |

12) **Fences:** (Must provide picture of fence style/type)

| MATERIAL TYPE | MANUFACTURER | COLOR NAME/FAMILY | COLOR/MODEL # |
|------------------|--------------------------------|----------------------|-----------------|
| <i>Ex. Steel</i> | <i>Gilpin 6' Spaced Picket</i> | <i>Black / Black</i> | <i>310029-D</i> |
| | | | |
| | | | |
| | | | |

NOTE: For more information on fencing see CC&R Article X, Section (h).

SECTION 7: OWNER/BUILDER RESPONSIBILITIES

The purpose of this section is to provide property owners and their contractors with a summary of their responsibilities associated with new construction activities within GVB. **The property owner and contractor should also refer to the GVB CC&Rs for other requirements that may not be listed here as well as associated forms, guidelines, and policies that may be found under the Architectural Documents folder on the GVB community portal. By signing this application, the Owner and contractor are agreeing to abide by all the new construction requirements.**

1. Owners are responsible for providing full and correct information to the ACC so that the Committee, on behalf of all GVB property owners, may determine the acceptability of proposed building plans. Once construction commences, owners are responsible for ensuring any deviation from the approved designs, materials or site plan is submitted as an amendment to the original application for review and approval. The final as-built structure must match the approved application and subsequent amendments. Violations may result in fines to the homeowner, until corrected.
2. Owners are ultimately responsible, through selection of your building contractor and your contractual relationships, for the performance of your contractor including ensuring the new home or improvement is built according to the approved plans. To successfully complete your home with minimum disruption, read your contract carefully, secure legal advice on its meaning, its terms, and its conditions. Before selecting a contractor, verify reliability and performance through careful checks of references provided, suppliers, lenders, and other independent sources. Neither the GVB POA nor the ACC will involve itself, directly or indirectly, in your dealings with your contractor.
3. Owners are responsible for the actions of their contractor and subcontractors and shall ensure that each is licensed and approved by the State and County, and that each phase of construction is approved by Roane County Building Inspectors according to their regulations. Owners are bound by the recorded CC&Rs for GVB, as well as the Roane County Building Codes and the Roane County Zoning Regulations.
4. Owners and their contractors are responsible for following storm water discharge management requirements during construction and ensuring final grade drainage conveyance does not result in a post-construction increase in spillage onto adjacent lots. The Tennessee Land and Lakes, Inc. (Developer) GVB Storm Water Pollution Prevention Plan (SWPPP) provides for construction site requirements involving clearing, grading or excavation activities and compliance with the Tennessee Department of Environment and Conservation (TDEC) regulations. For more information, you can contact your local Environmental Assistance Center at the toll-free number 1-888-891-8332 (TDEC).
5. TVA severely restricts changes to and the use of the shoreline and a certain amount of land above it. Owners are responsible for ensuring any tree removal, soil disturbance, or use of shorelines and certain amounts of land above the shoreline comply with the most recent TVA Shoreline Management Plan which may be obtained from their website www.TVA.gov.
6. Once construction has commenced, the owner is responsible for ensuring the contractor proceeds diligently to complete construction within eighteen (18) months after said commencement.
7. **Owners are responsible for a \$3,000 non-refundable Development Impact Fee and it is due at time of application submission.** The development impact fee will be used to repair incidental/minor construction damage to the roads, right-of-way, or common areas due to construction activities. The \$3,000 fee does not release the property owner of responsibility for any damage due to gross negligence by their contractor or subcontractors, such as equipment operating on the roadway, accessing the construction site from neighboring properties, etc.
8. Owners and general contractors are responsible for ensuring that contractors and subcontractors follow the posted speed limit within GVB.

SECTION 8: NEW CONSTRUCTION APPLICATION FEES

There are two (2) non-refundable fees required with the New Construction Application:

1. \$3,000 GVB Development Impact Fee, and
2. \$1,400 architectural application review fee.

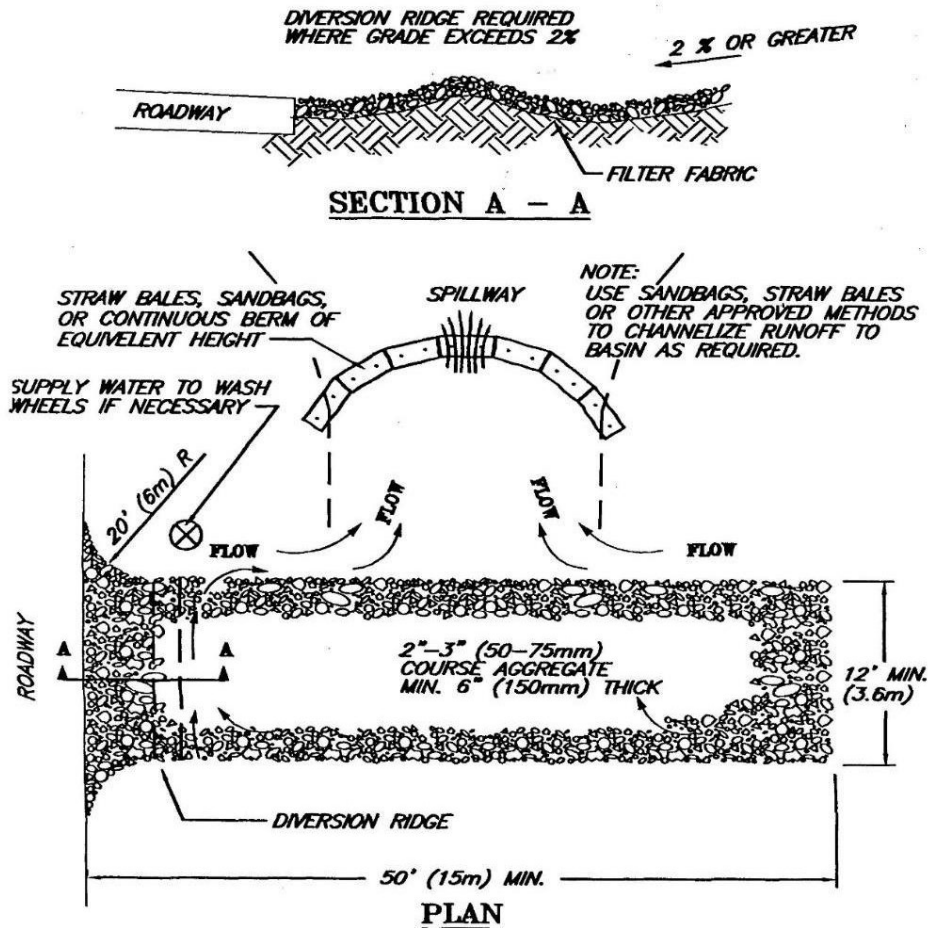
SECTION 9: GENERAL CONSTRUCTION GUIDELINES

The purpose of this section is to provide property owners and their contractors with a summary of guidelines to be followed in improving lots at GVB.

- 1) Owner or builder **shall not commence** any on-site construction activity until:
 - a. The owner has approval of building plans in writing from ACC/Studio Four Design,
 - b. The owner has been issued a building permit by Roane County,
 - c. The owner is a “Member in good standing” of the GVB POA with all annual dues, capital assessments, and other amounts owed to the Association (if any) paid current and,
 - d. The \$3,000 non-refundable Development Impact Fee has been received by GVB’s POA Manager, paid by mail, phone, or online. Convenience charges may apply when paying by phone or online.
 - MAIL—Make checks payable to Grande Vista Bay POA. Please include your account number in the memo. Mail checks to:

Sentry Management Payment Processing Center
Attn: Grande Vista Bay Property Owners
Association PO Box 30437
Tampa, FL 33630
 - PHONE—Pay-by-phone service is available by calling toll free (844) 550-0336.
 - ONLINE—One-time payments may be made online at www.sentrymgt.com. If you are new to this service, you may register your account by using your 16-digit account number.
- 2) Only site-built homes of approved design and construction may be erected within the Subdivision, and then only when they meet the architectural standards established in the GVB CC&Rs and the construction standards of Roane County.
- 3) Exterior colors and trims shall be earth tones, or subdued colors, which are compatible with and blend with the surrounding landscape and existing homes in the Subdivision. Natural or clear stains shall not be permitted on building exteriors without the expressed approval of the Committee. Bright primary colors are not earth tones and will not be permitted or approved. Exposed block foundation will be adequately parged (covered) so that block joints or foundation seams are hidden. Parging must be tinted or colored to harmonize with the color of the exterior material.
- 4) Prior to approval of this New Construction Application, no grading or cutting of trees is allowed. Removal of brush and low growth to properly survey the lot and mark the building site, lot boundaries lines, setback lines, and easements is allowed. No trees with a diameter of six (6) or more inches, as measured two (2') feet from the ground may be cut except as approved by the GVB ACC.

- 5) To preserve the integrity of the roads, a driveway apron must be constructed before any construction on any lot, including dock construction.
- The apron must be paved or temporarily constructed of quarried or crushed gravel. A 6" deep concrete strip several inches wide along the edge of the roadway should be considered to prevent road edge damage.
 - If necessary, the apron shall have a culvert so as not to restrict water flow and must be permanently installed with head walls on both sides of all culverts.
 - Any disturbance within the right-of-way will be repaired and reseeded.
 - There shall be no unloading or operation of any construction equipment on the property until the apron and culvert have been installed. Violations may result in fines to the homeowner.
 - Temporary construction entrances/exits must be constructed as shown in the following diagram.

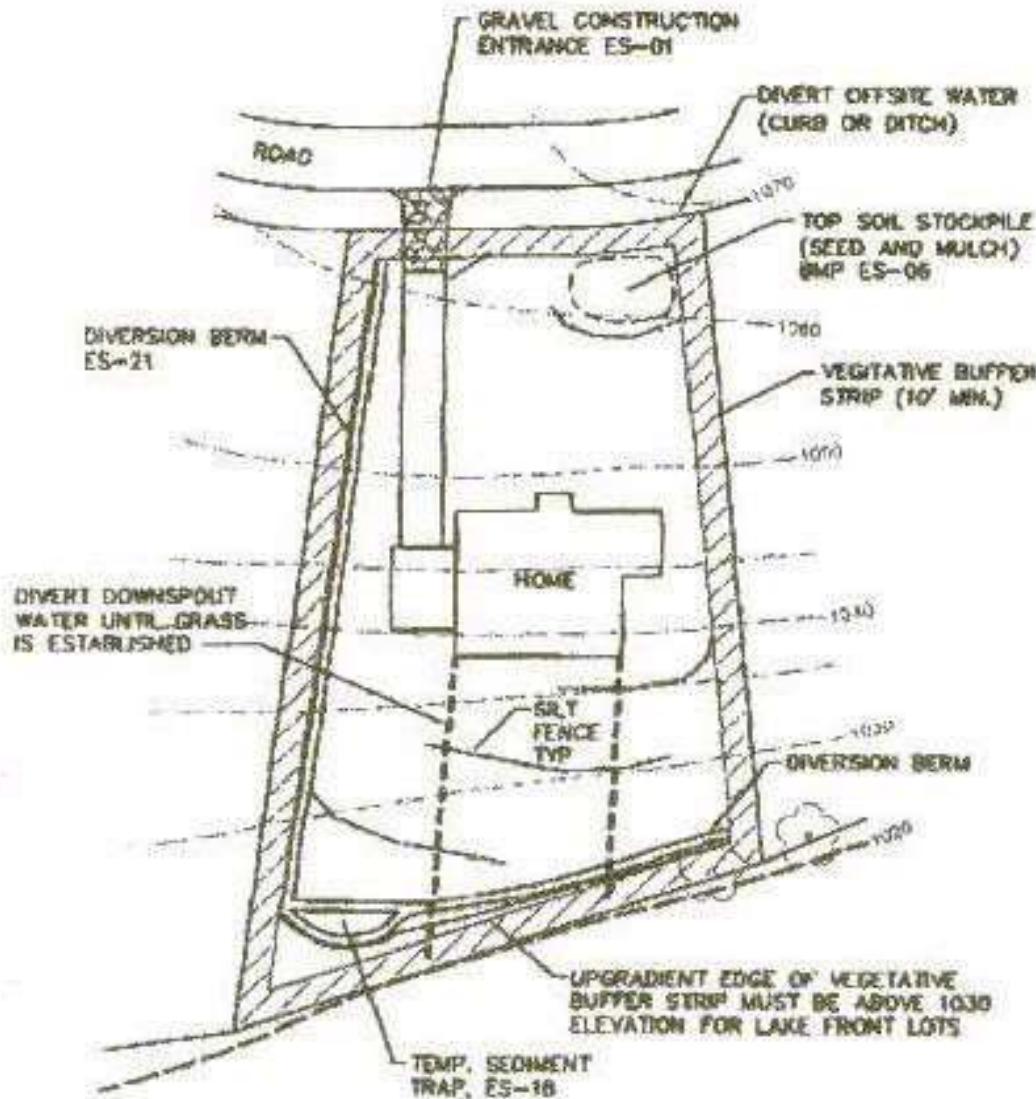


- NOTES:**
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

**TEMPORARY
GRAVEL
CONSTRUCTION
ENTRANCE/EXIT**

- 6) Storm water pollution prevention measures shall be in place prior to the start of construction activities involving clearing, grading, or excavation. The storm water management measures shall be in compliance with the Tennessee Department of Environment and Conservation (TDEC) regulations. The following diagram is an example of the types of good practices expected for lot specific storm water management.

LOT SPECIFIC STORM WATER DRAINAGE EXAMPLE



- 7) During construction Lots shall be kept clean and free of trash and other unsightly conditions including mud or gravel on roadways, blowing trash or excessive worksite debris. Such trash and debris will be placed in suitable containers for removal to an off-site disposal site. Violations may result in fines to the homeowner.
- 8) Burning of trash, debris, or building materials on any Lot is prohibited. This will be strictly enforced.
- 9) During construction, a well-maintained and odor-free portable toilet shall be present and used by construction personnel.

- 10) Fuel storage tanks or the storage of fuel tanker vehicles on any Lot is prohibited.
- 11) Heating oil or propane tanks shall be screened from view during and after the completion of construction.
- 12) Except for construction trailers and equipment required on site during the appropriate phases of construction, no camping trailers, mobile homes, boats, and trailers may be kept or stored on any Lot.
- 13) The use of temporary structures on any Lot, as well as the storage of vans, trailers, trucks or other vehicles or their use as storage facilities on any Lot is prohibited.
- 14) Construction of the primary residence must be completed within 18 months once construction begin.
- 15) Prior to occupancy of a new residence, the final grade shall be established, the disturbed areas of the Lot shall, at a minimum, be seeded and covered with straw, and shall have at least two (2) trees with a minimum trunk diameter of two (2) inches planted in the front yard, and all site walks and driveways installed.

SECTION 10: ACC APPLICATION REVIEW CHECKLIST

During the application review process a member of the ACC will conduct a compliance check of the application to ensure all new building requirements have been met. As a helpful tool for new build lot owners a copy of this checklist has been included below. Prior to submitting your application for review and approval please take a few moments to confirm your application and supporting documents include everything in this checklist.

Application/Materials Section Review:

- Check and verify the application submitted is Form 300.1a and the revision date is 11-06-2023.
- Verified \$3000 Development impact fee paid.
- Lot Number where construction is to occur is completely filled in.
- Date of Application is completely filled in.
- Lot Owners of Record completely filled in their Complete Name and Address.
- Lot Owners of Record contact information is filled in to include phone number and e-mail.
- General Contractor Company Name and Address is completely filled in.
- General Contractors Primary contact/project manager phone number has been provided.
- General contractor's e-mail has been provided.
- Section 1a of the application filled out / reviewed for the type of structures to be built.
- All exterior wall materials have been reviewed to ensure no prohibited materials have been specified (i.e., no sheet siding, vinyl siding, or metal siding).
- All exterior wall materials, product name(s), and color(s), codes and family are specified.
- All trim material descriptions and color(s), codes have been specified.
- All above-ground exterior foundation and exposed basement walls are specified to be veneered with stucco, a Dryvit (EIFS) type material, brick or stone unless otherwise approved by the Committee.
- Roofing material type and color are specified in the application and are either architectural shingles or standing seam metal roofing. Metal sheet corrugated roofing materials are not to be approved for use.

Plans Review:

- The plot plan and house placement have been reviewed and meets all setbacks including the 750-topo line for lakeside lots and, 35 ft front and 10 ft side and back setback.
- Driveway construction is specified as concrete or pavers.
- If a detached garage is indicated on the plot plan it is confirmed to be located no farther forward than the front plane of the front elevation of the main residence. This requirement may be waived if the garage is a key design feature of the house and or attached to the main residence with a breezeway.
- Any specified sheds must be located behind the rear elevation plane of the house in the back yard.
- Any fences indicated on the plot plan to be built are not specified for placement beyond the front elevation of the main residence.

- Any fences indicated to be built may only be of materials as specified in the GVB CC&R's. See GVB CC&R's for acceptable fencing materials and configurations.
- No dog runs or dog pens are included in the proposed plot plan.
- No main residence roof pitches are less than 8:12. Accessory roof pitches (i.e., covered entry's, patios, dormers etc. may be less than 8:12).
- A landscape plan has been included with the application. Minimum requirement is front yard is seeded with grass and (2) 2" trees specified in the front yard for a non-wooded lot. For a wooded lot the front yard is seeded with grass.
- The square footage meets GVB POA requirements, The minimum heated livable area of the residence of a one-story single-family dwelling contains a total minimum of 1800 square feet of heated living space on the first floor, excluding basements (including walk outs), garages, porches, overhangs, etc., unless otherwise described.
- The minimum heated livable area of any residence of a two-story single-family dwelling contains a total minimum of 1800 square feet with a minimum of 1400 square feet on the first floor excluding basements (including walk outs), garages, porches, overhangs, etc., unless otherwise described.
- Signed plat of survey for the lot** from a licensed surveyor showing orientation to the North on all drawings.
- Site plan** to scale certified by a licensed surveyor or architect showing:
- Proposed placement (footprint) and Final Floor Elevation (FFE) of house, roof overhang, decks, porches, boat house or docks, design of drainage conveyance, outbuildings, sheds, garages, gazebos, fences, driveways, walks, patios, grading, retaining walls, generators, exterior electrical equipment, exterior HVAC and air handling units, swimming pools, recreational facilities, all improvements etc., and the location of all utility and drainage easements, flowage easements (TVA etc. as applicable) and building set-back lines.
- Location of proposed driveway, parking areas, culverts, and sewage drain-field (if applicable), as well as the location and type of exterior lighting.
- The type, size and location of trees to be removed that are larger than twelve inches (12") in diameter as measured two feet from the ground.
- Location of all utilities, including water, sewer, gas, CATV and electric.
- Existing and proposed grades in maximum intervals of 2'. Indicate design of drainage conveyance on the site plan that does not result in a post-development increase in spillage onto adjacent lots. Coordinate proposed grading plan with design of drainage conveyance. Coordinate grade lines on building elevation drawings with the grading plan (See Vital Information Statement for Utility Company Contacts).

Construction Plans showing:

- North, South, East, West Elevations, and architectural details.
- Foundation Plans (certified by a licensed professional engineer) showing footings and footing specifications, all structural supports, layout, dimensions, and materials.
- Ground Floor with layout dimensions and details of foundation walls, column support for upper levels, and penetrations.

- First Floor (if not Ground Floor) with layout dimensions, square footage total and breakdown by room, details of interior and exterior walls and wall construction, roof truss detail (including roof overhang, pitch, soffits, etc.)
- Construction details and materials for driveways, aprons, construction entrances/exits.
- Required Supporting Documents** (must be on 8-1/2 X 11 paper, single sided)
- A copy of the Construction Contract between lot owner and contractor with contract price/cost of the project.
- A copy of the contractor's current Contractor's License certificate with the monetary limit.
- A copy of "Qualification of Builder" form, AIA document A305 (Financial statements may be omitted).
- The applicant is required to provide a Certificate of Elevation/Site As-built bearing the seal of a registered architect, engineer, or land surveyor after the first-floor placement has been established and before framing is permitted to begin. Certificate of Elevation/Site As-built shall correspond to elevations, grading and placement of residence and detached structures on the approved site plan.

SECTION 11: SIGNATURE PAGE

The undersigned Owner(s) and General Contractor by their signatures hereto acknowledge that construction upon the Owner’s lot may not begin until the proposed construction application has been approved, a building permit has been issued for such construction by Roane County, and all other requirements included herein and in the GVB CC&Rs have been fulfilled. It is also hereby acknowledged by the Owner(s) that they have received a copy of the Declaration of Covenants, Conditions and Restrictions, and agree to comply with them as well as all relevant documents found under the Architectural Documents folder on the GVB community portal, and Federal, State regulations, and County Building Codes.

THE REVIEW IS SOLELY TO DETERMINE THAT THE PROPOSED CONSTRUCTION COMPLIES WITH THE BASIC REQUIREMENTS OF THE COVENANTS, CONDITIONS AND RESTRICTIONS.

Neither the Association and/or Committee, its officers, agents, or employees, nor any member of the Association and/or Committee including Studio Four Design shall be responsible or liable in any way for any defects in any plans, specifications or information submitted for approval, or for any defects in any work done according to such plans, specifications, or information. Further, approval by the Association and/or Committee shall not be deemed to represent or warrant to any person that the proposed construction complies with applicable codes and laws, nor the quality, function, or operation of the proposed construction, or of any construction, workmanship, design, engineering, materials, or equipment. Neither the Association and/or Committee, its officers, agents or employees, nor any member of the Association and/or Committee including Studio Four Design shall be liable in damages or in any other respect to anyone submitting proposed construction for approval, or to the Undersigned, or to any other person having any interest in any of the Property or proposed construction, by reason of mistake in judgment, negligence, misfeasance or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve or disapprove any such proposed construction. By submission of such proposed construction, each of the Undersigned hereby releases and agrees to hold harmless and to defend the Association and Committee, its officers, agents, and employees and all members of the Committee including Studio Four Design from any such alleged liability, claim and/or damage including attorney’s fees.

This application, plans, specifications, and support documents are hereby submitted together with a check for \$1,400.00 payable to **Studio Four Design**.

Owner Signature _____
Date

General Contractor Signature _____
Date

Date of Submission: _____

Deliver to:
Markus Chady
Studio Four Design, a Michael Graves Company
18 Emory Place, Ste 100
Knoxville, TN 37917

mchady@michaelgraves.com