

# *Linda Isle*

## **Linda Isle Community Association**

Design Guidelines and  
Development Standards

**LINDA ISLE COMMUNITY ASSOCIATION  
ARCHITECTURAL DESIGN GUIDELINES & DEVELOPMENT STANDARDS**

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## *Architectural Design Guidelines*

### **I. INTRODUCTION**

#### **A. Responsibility of the Linda Isle Community Association**

One of the responsibilities of the Linda Isle Community Association ("Association") is the control of the physical character of the community to enhance the desirability and attractiveness of the area. The Association is charged with the administration and enforcement of architectural control within the community by the authority given to it in the Covenants, Conditions and Restrictions for the Linda Isle Community ("CC&R's"). The CC&R's provide the Association with the authority to review and approve or deny all plans and specifications submitted to it for all proposed "Improvements" as defined in the CC&R's.

The CC&R's also give the Board of Directors of the Association the power to adopt Community Design Guidelines as general guidelines for the Committee to use in reviewing plans and specifications for proposed "Improvements". The Guidelines may include, without limitation, procedural rules for submitting plans and specifications to the Committee, time frames for completing Improvements, a schedule of fees for submission of plans and specifications, and refundable deposits to ensure proper completion and clean-up of the work.

#### **B. Purpose of the Community Design Guidelines**

The purpose of these Community Design Guidelines ("Guidelines") is to continue the physical character of Linda Isle and to ensure that the character and quality of proposed "Improvements" is compatible with existing structures within the community. The intent is to give specific design criteria to residential property owners for future Improvements including new construction and modifications to the exteriors of existing residences. The overall goal of the Guidelines is to perpetuate a residential community that encourages individual design expression within an appropriate range of styles.

The Guidelines are written to preserve a high quality of appearance, to assure compatibility between Improvements, and to protect and enhance the community's overall value. They are intended to be used by property owners and consultants in preparing plans and specifications for architectural, landscape, and other Improvements; and by the Committee in reviewing these plans and specifications for conformance with the stated objectives. The Committee reviews proposed Improvements for aesthetic purposes only. It is the property owner's responsibility to follow all applicable federal, state, and local building codes; and to comply with the provisions of the CC&R's. In the event of a conflict between the provisions of the CC&R's and these Guidelines, the CC&R's shall control.

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### II. ARCHITECTURAL DESIGN GUIDELINES

#### A. Architectural Character

The architectural character of the community within Linda Isle includes a variety of architectural styles characterized as an eclectic coastal expression. The homes are predominantly two story floor plan designs with a combination of one and two story massing along the front elevation.

Below are general guidelines for building materials, colors, and forms which are expressive of the community's architectural character; and which will be used by the Architectural Committee in reviewing plans and specifications for compatibility with the original design.

Compliance with the Guidelines shall not be in lieu of Architectural Committee approval. Compliance with the Guidelines shall be determined by the Architectural Committee as part of the process.

#### B. General Guidelines for Architecture

The purpose and scope of the General Guidelines for Architecture encompass all private homeowner improvements including but not limited to specific site, building, pier, float-dock and ramp development.

ALL REQUIREMENTS NOTED WITHIN THE FOLLOWING SECTION III -ARCHITECTURAL STANDARDS WHICH ARE PERTINENT TO THE DEVELOPMENT OF A LOT SHALL BE INCORPORATED INTO THE FINAL PLAN SUBMISSION IN THE FORM OF GENERAL NOTES, DETAILS OR DRAWINGS.

### III. ARCHITECTURAL STANDARDS

#### A. Site Development Standards

1. Lot:
  - a. Lot as referred to herein shall mean that area bounded by the property line at the bayside face of the bulkhead; the property line at the inside edge (lot side) of the sidewalk and the two side property lines.
2. Yards:
  - a. Rear - The rear yard as referred to herein shall be the street side of the lot.
  - b. Front - The front yard as referred to herein shall be the water side of the lot.
3. Property Lines

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- a. Rear - The rear property line as referred to herein shall be the inside edge (lot side) of the existing sidewalk.
  - b. Front - The front property line as referred to herein shall be the outside face (bay side) of the existing bulkhead.
  - c. Side - The side property line as referred to herein shall be the line made by connecting the lot corner marker on the street side of the lot with the lot corner marker on the bulkhead of the lot.
4. Setbacks (measured from property lines as defined above)
- a. Building
 

Rear Yard:	0'-0"
Front Yard:	10'-0"
Side Yard:	4'-0"
  - b. Eaves and Cornices
 

Rear Yard:	0'-0"
Front Yard:	7'-6"
Side Yard:	2'-0"
  - c. Balconies
 

Rear Yard:	0'-0"
Front Yard:	10'-0"
Side Yard:	4'-0"
  - d. Garden/Bay Windows
 

Rear Yard:	0'-0"
Front Yard:	10'-0"
Side Yard:	4'-0"
  - e. Sunshine/Retractable Awnings/Patio Covers
 

Rear Yard:	0'-0"
Front Yard:	10'-0"
Side Yard:	2'-0"
  - f. Fireplace Chimneys
 

Rear Yard:	0'-0"
Front Yard:	10'-0"
Side Yard:	2'-6"
  - g. Swimming Pools/Spas
 

Rear Yard:	5' - 0" Unless integrally a part of the residential structure
Front Yard:	0'-0"
Side Yard:	4'-0"

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### h. Fountains

Rear Yard: 0'-0"  
 Front Yard: 0'-0"  
 Side Yard: 0'-0"

### i. Trash and Storage Structures

Rear Yard: 0'-0"  
 Front Yard: 10'-0"  
 Side Yard: 2'-0"

In all cases, units shall be fully screened from the street, bay and adjacent lots, and be no greater than 5'-6" in height and no longer than 8'-0". Design must be compatible with the architectural design of the house, and shall be attached to, but not an integral part of the structure.

### j. Basements

All shoring for basements or underground structures must be maintained within the Owner's property. Basements and underground permanent structures are not permitted to be located outside the building setbacks.

Common Walkway shall remain clear throughout the building process.

## 5. Building Height

- a. Maximum roof height to be 29 feet from existing finished grade and shall also conform to the City of Newport Beach Zoning Requirements.

## 6. Garages

- a. There shall be a minimum of two garage spaces provided for each single family dwelling. Where City of Newport Beach Zoning Code (CNB Zoning Code) requires third garage space shall be tandem stall as defined by CNB Zoning Code. Tandem stall not required at lots originally designed with driveway accommodating a third garage space.

NOTE: THE EXISTING WIDTH OF DRIVEWAY APRON WILL ESTABLISH WHETHER A LOT CAN HAVE A TWO OR A THREE CAR GARAGE.

- b. Garage doors are not permitted where a driveway does not exist due to the location of guest parking spaces. Windows and/or man-doors with a 6' maximum opening only will be permitted in this condition to provide access to the storage area.
- c. All garage spaces shall be fully enclosed.
- d. All new garage doors must be of the roll-up type and shall have an automatic closing device.

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7. Gas Meters
  - a. Gas meters that are not permitted to be installed in an underground vault by the Gas Company, are subject to the following screening requirements:
  - b. Gas meters are to be enclosed in a cabinet or screened in a side yard of the lot. All methods of enclosure or screening, including walls, fences, gates, doors, or cabinets are subject to review and approval by the Association prior to installation. The Gas Company requires that the method of screening allows for meter reading accessibility. Two types of meter enclosure/screening are permitted dependent on the following cubic gas demands:
    - 1) A recessed meter closet designed to be architecturally compatible with the house and approved by the gas company.
    - 2) An unlocked gate & fence screen that permits the gas company access. A 2nd lockable gate/fence providing side yard access and security is permitted.
    - 3) The homeowner is responsible for coordinating design and construction with all utility providers and must comply with the requirements of the utility provider and the design guidelines. If the location of utility is determined after design approval, a separate submittal shall be made for meter location, prior to any work being done.
    - 4) Under no circumstances shall a meter be located in the street side property line or facing the street.
8. Electric Meter Panels
  - a. All exterior electric meter panels shall be recessed.
  - b. All exterior meter panels or enclosures shall be finished to compliment the surrounding wall into which they are recessed.
  - c. The top of an electric meter panel is to be installed so that it is below the adjacent 6'-0" side yard wall.
  - d. Homeowner is responsible for compliance with current Southern California Edison (SCE) requirements.
9. Walls and Fences
  - a. Side Property Line Walls
    - 1) Each lot shall have a side yard wall on each side property line.
    - 2) Each wall shall be of masonry construction.

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- 3) Each wall shall be located so that it centers on the property line.
  - 4) Each wall shall extend from the sidewalk to the outer edge of the bulkhead. (If the wall extensions desired are less than those indicated, the adjoining property owners affected must agree in writing and obtain Board approval.
  - 5) Each wall shall be a maximum of 6'0" in height from the rear property to the front yard setback line. The height is measured from the existing grade elevation. (If wall heights are less than those indicated are desired, the adjoining property owners affected must agree in writing and obtain Board approval.) Homeowner is responsible for compliance with City of Newport Beach standards and requirements.
  - 6) Each wall shall be a maximum of 3'-6" in height within the front yard setback area. The height is measured from the top of the bulkhead. (If wall height is less than those indicated are desired, the adjoining property owners affected must agree in writing and obtain Board approval.) Homeowner is responsible for compliance with City of Newport Beach standards and requirements.
  - 7) In the event that a swimming pool or spa is located within the front yard setback area, the wall shall be a maximum of 5'-6" in height above the top of the bulkhead. The lower 1'-6" shall be masonry and the upper 4'-0" shall be galvanized wrought iron. Alternative materials may be submitted to the Association for approval, i.e.: stainless steel rod or cable, powder coat aluminum or channel etc., provided that the non-masonry portion of the fence shall appear open and predominantly transparent. Homeowner is responsible for compliance with City of Newport Beach and County of Orange standards and requirements.
  - 8) Where homeowner chooses to add finish to face of property line wall, such finish shall terminate in an appropriate manner. Finish shall not be returned at perpendicular face of wall at side or back of wall.
- b. Rear Property Line Walls (street)
- 1) Rear property line walls shall be constructed of a material which is consistent with the design character of the residence.
  - 2) Rear property line walls shall be restricted in height according to Newport Beach Zoning Code Standards.
- c. Front Property Line Railings (Bulkhead, Cantilever Deck)
- 1) Front property line walls are restricted to a maximum height of 3'-6" above the top of the Patio Deck. Railing to be galvanized wrought

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iron. Alternative materials may be submitted to the Association for approval, i.e.: stainless steel rod or cable, powder coat aluminum tube or channel, glass railing with solid top rail, etc., provided that the fence shall appear open or predominantly transparent. Homeowner is responsible for compliance with City of Newport Beach standards and requirements.

### 10. Paved Areas

- a. Front yard paved patio terraces and wood decks shall be a maximum of 0'-9" above the top of the bulkhead. Any deviation to this dimension shall be reviewed and approved by the Association as part of the review/approval process.
- b. All paved areas on the street side of any walls, gates, doors, garage doors, fences, etc., shall be Association standard brick to match the size, color and pattern used on the existing sidewalks and driveway.  
Community brick specifications are: Pacific Clay Products, Inc. 14741 Lake St., Lake Elsinore, CA 92530, (909) 674-2131. Model: Retro-Fit Bullnose, Color: Sunset Red.
- c. All exterior paved areas exposed to public sidewalks shall be of a slip resistant finish concrete, masonry or tile material.

### 11. Cantilevered Patio Decks

- a. The City of Newport Beach will permit cantilevered decks on all lots except those that are contiguous to the existing U.S. Bulkhead Line (Lots 21 and 42 inclusive).
- b. The deck projection beyond the face of the bulkhead shall be a maximum of 5'- 0".
- c. The deck shall have a minimum setback of 5'-0" from the extension of the side property line.
- d. The height of the deck above the top of the bulkhead shall not exceed 0'-9". Any deviation to this dimension shall be reviewed and approved by the Architectural Committee.
- e. All fencing and railing is to be galvanized wrought iron. Alternative materials may be submitted to the Architectural Committee for approval, i.e.: stainless steel rod or cable, powder coat aluminum tube or channel, glass railing with solid top rail, etc., provided that the fence appears open and predominantly transparent.
- f. All fencing or railings constructed on cantilevered decks shall be a maximum of 3'-6" in height above the top of the bulkhead.

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- g. Plant containers and benches shall be a maximum of 1'-4" in height above the top of the bulkhead.
  - h. No other permanent structures are permitted in areas that are visible from outside of the homeowners' lot.
  - i. Design shall conform to Linda Isle Cantilevered Patio Plans and Details. (See Appendix B)
12. Pier Platforms
- a. Pier platforms are permitted on all lots.
  - b. Pier platforms are to be a maximum area of 170sq. ft. Pier platform to conform to all City of Newport Beach Waterfront Project Guidelines, Harbor Design Criteria Commercial & Residential Facilities 2008 Edition or most current adopted edition.
  - c. The top of pier platforms shall be a maximum of 0'-9" above the top of the bulkhead. Any deviation to this dimension shall be reviewed and approved by the Architectural Committee.
  - d. Pier Platforms shall have a minimum setback of 5'-0" from the extension of side property lines.
  - e. All fencing or rails are required to be galvanized wrought iron. Alternative materials may be submitted to the Architectural Committee for approval, (i.e.: stainless steel rod or cable, powder coat aluminum tube or channel, etc., provided that the fence appears open and predominantly transparent).
  - f. All fencing and railings constructed on pier platforms shall be a maximum of 3'-6" in height above the top of the bulkhead.
  - g. Plant containers and benches located on pier platforms shall be a maximum of 1'-4" in height. Plant material and their containers may not exceed 3'-6" in height from finished pier platform.
  - h. No other permanent structures are permitted.
  - i. Design shall conform to Linda Isle Pier Platform Plans and Details (See Appendix E).
13. Landscaping (Major Remodel or New Construction)
- a. Landscape plans and specifications to be prepared by a licensed Landscape Architect.
  - b. All existing trees within Association maintained areas must remain and not be removed, pruned, trimmed or altered without Association approval.

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- c. Trees and other plant materials should be installed in such a manner as to reflect and compliment the proportions and scale of the house.
  - d. A minimum of 80% to 100% of all planter areas that are visible to the common areas should be covered with living plant material / ground cover.
  - e. Shrubs located in the front yard setback area shall not exceed 3'-6" in height above the top of the bulkhead.
  - f. Masonry planters or fire pits shall be compatible with the house materials and colors and are limited to a maximum height of 1'-4" above the top of the bulkhead. Drainage from the planter shall be designed so that the face of the bulkhead is not discolored or stained.
  - g. Large building wall areas should be softened with landscaping.
  - h. Soil shall not be retained against any existing property line wall / fence. Sub-walls must be provided between raised planter areas and existing walls / fences.
  - i. Plant types should be selected that respect soil conditions and water use, and that contribute to the overall appearance of the community. Individual yards have unique characteristics, such as the amount of sunlight they receive. Therefore, professional advice should be followed when selecting plants.
  - j. Changes or modifications to planter areas maintained by the Association are subject to review by the Architectural Review Committee.
  - k. All accessory landscape features such as patio covers, trellises, arbors, light fixtures, shade awnings, etc. shall be compatible with the architectural style of the home and subject to applicable setbacks.
  - m. Automatic sprinkler system shall be installed in all planting areas.
  - n. See Supplemental Landscaping Information in Appendix D.
14. Drainage
- a. Drainage systems shall direct to permeable surfaces, drywells, French drains rather than permeable surfaces. All redevelopment of hardscape shall cease drainage to the bulkhead and bay. All drainage shall remain on lot.
  - b. Homeowner shall coordinate all drainage with City of Newport Beach City Standards for runoff and nuisance flow runoff.
15. Drainage Below Curb and Main Sewer Level
- a. Drainage piping serving fixtures that are located below the elevation of the curb or property line, at the point where the building sewer crosses

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under the curb or property line, and above the crown level of the main sewer, shall drain by gravity into the main sewer, and shall be protected from back-flow of sewage by installing an approved type back-water valve, and each such back-water valve shall be installed only in that branch or section of the drainage system which receives the discharge from fixtures located below the elevation of the curb or property line.

### **B. BUILDING DEVELOPMENT STANDARDS**

1. Exterior Building Walls
  - a. Materials allowed for exterior cover of building walls shall be:
    - 1) Wood - variety of wood siding sizes & styles, wood shingles, trim, exposed beams / columns, etc.
    - 2) Masonry - brick, stone & faux stone in a variety of styles and colors
    - 3) Decorative Concrete Block
    - 4) Stucco - finishes include but are not limited to; sand, smooth, Spanish lace, etc. (staging marks between coats of stucco, due to scaffolding and construction techniques must be avoided and should be cause for rejection in the field).
    - 5) Glass Block
    - 6) Tile, Marble or Granite
    - 7) Natural Finish Metal Products (copper, tern, stainless steel, etc.)
    - 8) Combinations of any of the above
  - b. Wood members are to be colored with semi-transparent or solid color stain or paint; or clear sealer or oil finish.
  - c. Shingle siding may be left to weather, clear sealer, or oiled finish, colored with semi-transparent or solid color stain.
  - d. Masonry units may be of any size and type and finish color may be either integral or applied.
  - e. Stucco may be machine or hand-applied; colors may be integral or applied.
  - f. All colors to be compatible and complimentary with existing adjacent structures. Colors shall be submitted for approval of the Architectural Administrator.
  - g. Exterior finish material treatment used on the building walls shall be continuous and consistent on all elevations of a residence, in order to achieve a uniform and complete architectural design statement.

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Note: Two story stucco walls shall be broken up by means of texture or a design element to alleviate the flat plainer appearance.

2. Window and Door Openings
  - a. Window openings within stucco walls surfaces shall be of a design treatment which achieves scale, order, proportion and emphasis of depth of opening.
  - b. Head heights of doors and windows shall produce an ordered arrangement and composition within the total wall surface of an elevation.
  - c. Windows and doors may be wood, wood clad, colored anodized aluminum or steel. Natural aluminum is not permitted. High grade, integral color vinyl windows are acceptable but must be harmonious with proposed house design and colors.
3. Chimneys
  - a. Appropriate materials include; stucco, stone, brick and siding are acceptable and combinations of these materials are permitted.
  - b. Spark arrestors must be shrouded with an appropriate cap applicable to the architectural style.
  - c. Homeowner is responsible for ensuring that appliance manufacturers warranty will not be voided by complying with architectural cap requirement.
4. Fascia
  - a. Fascia shall be an appropriate compatible material that reinforces the basic residential design.
5. Gutters and Downspouts
  - a. All gutters shall be concealed unless designed as a continuous architectural design feature. Exposed gutters used as an architectural feature shall be colored to match or contrast with the surface to which attached.
  - b. Proposed gutters and downspouts must be shown on roof plans and architectural elevations.
  - c. Downspouts may be exposed or concealed. Exposed downspouts shall be colored to match the surface to which attached unless copper or anodized aluminum is used.
  - d. Inappropriate materials include vinyl and plastic.

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- e. All downspouts shall comply with City of Newport Beach Standards for Runoff and Nuisance Flow Runoff
6. Glazing
    - a. All glass areas adjacent to the bay elevation(s) of a residence shall be light and heat reflective with a bronze or neutral gray integral coloration.
    - b. Glass in all side elevations of a residence which have visual exposure to the bay shall be light or heat reflective with a bronze or neutral gray coloration.
    - c. Mirrored glazing integral or applied is specifically excluded.
    - d. Skylights must be designed as an integral part of the roof. Glazing must be flat clear or solar bronze. Frame material must be bronze or a color to match the roof.
    - e. Inappropriate materials include; reflective glazing, natural aluminum framing, bubble & white plastic skylights.
  7. Roofs
    - a. All roofs shall be clay or concrete tile, or slate. Alternate non-combustible products may be submitted for approval by the Architectural Committee.
    - b. Tiles and slate shall be a blend of colors; glazed finishes in non-earth tone colors (red, blue, green, etc.) are excluded.
    - c. Alternate Natural Finish Metal Products (copper, tern, stainless steel, etc.) may be submitted for approval by the Architectural Committee.
    - d. Roof pitches shall be a minimum of 3:12 to a maximum of 5:12, other roof pitches may be submitted for approval by the Architectural Committee. Maximum roof height to be 29' from existing finish grade. (See Appendix A)
    - e. Enclosure wells deep enough to screen mechanical equipment are permitted within the sloping roof structure. Maximum height shall not exceed 3'-6" from adjoining flat surface, in order to provide screening of equipment. Mechanical enclosures should be hidden within and integral to the sloping roof and consistent with the overall design of the home.
  8. Sundecks
    - a. Sundecks having a maximum area of 400 square feet may be located over a garage. The area shall be determined by calculating the flat roof portion of the sundeck and any walkway from the living unit to the sundeck.
    - b. No sundecks are permitted on or over any portion of a two-story roof.

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- c. All sundecks must be directly accessible from the living unit.
- d. Sundecks shall be treated with a finished walking surface, i.e. no gravel.
- e. A sundeck over a garage shall have a continuous opaque vertical enclosure with a minimum height of 3'-6" and a maximum height of 4'-0" around its perimeter.

The enclosure shall be designed consistent with the architectural character of the main building.

- 9. Roof Vents, Chimney Flashing and Sheet Metal
  - a. All exposed sheet metal, vents and flashing shall be finished and/or painted in a manner that relates to their surrounding materials. Stainless steel and copper flashing does not need to be painted.
  - b. Vent stacks should be grouped on the roof where least seen from view.
  - c. Vents should not extend above the ridge line.
- 10. Wrought Iron
  - a. All wrought iron shall be galvanized or powder coat finish.
- 11. Antennas/Satellite Dish
  - a. See Satellite Dish and Antenna Policy.
- 12. Trash Containers
  - a. Storage location for trash containers must be completely screened from public streets, the bay and adjacent properties. Trash containers shall comply with City of Newport Beach standards.
- 13. Mail Boxes
  - a. Proposed mail box locations must be indicated on plans and submitted for review/approval. USPS shall be consulted on proposed location.
- 14. Flagpoles
  - a. Submit location and design for approval by the Architectural Committee. Maximum height 29'-0"

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15. Awnings
  - a. All window awnings shall be designed to reflect the architectural character and scale of the house. All Awnings shall conform to the required setbacks.

### **C. FLOAT-DOCK AND RAMP DEVELOPMENT STANDARDS**

#### **1. Construction Specifications**

- a. There are no limitations to size or shape of float-docks, within the pier head limitations, provided that the float does not intrude into an area within 5'-0" of the bulkhead, and within a 5'-0" set-back clearance from the projection of the property line to the float-dock.
- b. When two neighbors use a common ramp, the ramp will be built 6' wide, and the float or floats may be arranged with no limitations except as noted above at non-common property lines.
- c. All ramps and float-docks to be of marine grade materials with all walking surfaces to be non-skid treated.
- d. All ramps and float-docks, slips, pontoons, and hardware to be installed by a licensed marine contractor in accordance with the City of Newport Beach requirements.
- e. Pyramid caps of at least 6" in length are to be placed on top of each pile.
- f. Finger floats to be constructed and maintained level to each other.
- g. If float-dock ramp brackets existing in the bulkhead are not used, the brackets shall be removed and the holes plugged.
- h. Hose bibs and electrical conduit related to float-docks shall be located behind and under the float-dock ramp. No lines are to be run along the face of the bulkhead.
- i. Finish and color of float-dock and raps to be consistent with the finish and color of the residence.
- j. Boat Storage Lockers shall be located on the deck of the float-dock only. Construction to be of marine grade materials, finish to be consistent with float-dock and ramp. Maximum height to be 2'-6" above the top of the float-dock deck.
- k. Boat Stairs and Handrails to be of a marine grade material and finished consistent with float-dock and ramp.

# Linda Isle

## Architectural Design Guidelines

### SECTION IV. USE STANDARDS

The Use Standards include specific Heating, Ventilating, Air Conditioning, Filtration, Water Heating and Treatment equipment construction and location; Pool, Spa, Fountain construction, equipment and location, Trash/Storage Enclosures, outside Barbeques, and Exhaust Fans.

**ALL REQUIREMENTS NOTED WITHIN THIS SECTION WHICH ARE PERTINENT TO THE DEVELOPMENT OF A LOT SHALL BE INCORPORATED INTO THE FINAL PLAN SUBMISSION IN THE FORM OF GENERAL NOTES, DETAILS OR DRAWINGS.**

**A. HEATING, VENTILATING, AIR CONDITIONING, FILTRATION, WATER HEATING AND TREATMENT EQUIPMENT (includes heat pumps, condensers, compressors, boilers, hot water, hydronic and solar systems and their attendant accessories).**

**1. Setbacks**

Rear Yard:	5'-0"
Front Yard	10'-0"
Side Yard	5'-0"

In no event shall such equipment be located closer than 10'-0" to any dwelling on an adjoining lot unless fully enclosed within the building envelope.

An exception may be granted for placing equipment in a side yard if the equipment is buried in an enclosed underground vault with the vault cover flush with the surrounding walkway or ground cover and the decibel level does not exceed 55 db at the property line.

- Housing for ground mounted equipment must be less than 5'-6" in total height.
- Equipment to be fully screened from Bay, Common View Areas and from above at neighboring residences.
- Sound transmission to be no greater than 55 db as measured at the property line. This level must be maintained at all times.
- Tankless water heaters shall have enclosure and any combustion ventilation flues shall be in wall. No exposed vent flues will be allowed.

# *Linda Isle*

## *Architectural Design Guidelines*

### **B. POOL/SPA, FOUNTAIN EQUIPMENT** (Above ground pumps, filter, heating elements, hydronic and solar systems.)

#### 1. Setbacks

Rear Yard: 5'-0"

Front Yard: 10'-0"

Side Yard: 5'-0"

In no event shall such equipment be located closer than 10'-0" to any dwelling on an adjoining lot unless fully enclosed within the building envelope.

An exception may be granted for placing equipment in a side yard if the equipment is buried in an enclosed underground vault with the vault cover flush with the surrounding walkway or ground cover and the decibel level does not exceed 55 db at the property line.

Submersible electric pumps are permitted within setback areas subject to Architectural Committee approval.

2. Ground mounted equipment housing must be less than 5'-6" in total height, 8'-0" in length.
3. Equipment to be fully screened from Neighbor, Bay and Common View Areas.
4. Sound transmission to be no greater than 55 db between the hours of 7:00AM-10:00PM and 50 db between the hours of 10:00PM-7:00AM at the time of installation as measured at the property line. Per NBMC 10.26.025
5. Homeowner is responsible for maintaining equipment so that the sound levels outlined above are maintained at all times. Per NBMC 10.26.025

### **C. TRASH ENCLOSURES**

#### 1. Setbacks

Rear Yard: 0'-0"

Front Yard: 10'-0"

Side Yard: 2'-0"

2. Enclosure must be less than 5'-6" in total height and 8'-0" in length.
3. Enclosure to be fully screened from Neighbor, Bay and Common View Areas.
4. Enclosure finishes to be of compatible materials and finish with the exterior design of the residence and be attached but not an integral part of the structure.
5. Use of plastic containers with fully-sealed tight covers is required.

### **D. STORAGE ENCLOSURES**

#### 1. Setbacks

Rear Yard: 0'-0"

# *Linda Isle*

## *Architectural Design Guidelines*

Front Yard: 10'-0"  
Side Yard: 2'-0"

2. Enclosure must be less than 5'-6" in total height and 8'-0" in length.
3. Enclosure to be fully screened from Neighbor, Bay and Common View Areas.
4. Enclosure finishes to be of compatible materials and finish with the exterior design of the residence and be attached but not an integral part of the structure.

### **E. OUTSIDE BARBEQUES**

1. Permanent attached and freestanding barbeques shall be indicated on plans and submitted for review/approval.
2. Chimney height not to exceed maximum allowed property line wall height unless fully enclosed and an internal part of the structure.
3. Location to be sensitive to neighboring property's site conditions, i.e. windows, patios, etc.
4. Design must be compatible with the home's architectural character.

### **F. KITCHEN AND BATH EXHAUST FANS**

1. Shall not be intrusive to adjacent structures

### **G. SOLAR ENERGY SYSTEMS**

#### 1. Setbacks:

- a. Panels
 

Rear Yard:	0'-0"
Front Yard:	10'-0"
Side Yard:	4'-0"
  
- b. Equipment
 

Rear Yard:	5'-0"
Front Yard:	10'-0"
Side Yard:	5'-10"

In no event shall such equipment be located closer than 10'-0" to any dwelling on an adjoining lot unless fully enclosed within the building envelope.

An exception may be granted for placing equipment in a side yard if the equipment is buried in an enclosed underground vault with the vault cover flush with the surrounding walkway or ground cover and the decibel level does not exceed 55.

2. Equipment housing must be less than 5'-6" in total height.

# *Linda Isle*

## *Architectural Design Guidelines*

3. Equipment to be fully screened from the Neighbor, Bay and Common View Areas.
4. Sound transmission to be no greater than 55 db between the hours of 7:00AM-10:00PM and 50 db between the hours of 10:00PM-7:00AM at the time of installation as measured at the property line. Per NBMC 10.26.025

Homeowner is responsible for maintaining equipment so that the sound levels outlined above are maintained at all times. Per NBMC 10.26.025

5. Elevated or exposed solar panels are to be integrated into and compatible with the overall exterior design of the residence.
6. Solar equipment piping shall be fully enclosed within the structure for new or major remodel construction.
7. In retro-fit applications exterior piping shall be of a finish compatible with the surrounding surfaces, and be integrated into and compatible with the overall exterior design of the residence.
8. Solar panels shall be positioned so that they will not create a nuisance reflection upon any neighboring property.

### **H. PATIO COVERS, GAZEBOS, RETRACTABLE AWNINGS, SUNSHADES**

1. Design, color and materials shall be compatible with the house.
2. Flat patio covers shall be 50% open or lattice.
3. Retractable awnings shall be simple in design and shall be a solid color compatible with the house. No stripes, fringe or scalloped edges allowed.
4. No metal sunshades are permitted unless approved by the Association.

### **SECTION V. PRIVACY STANDARDS**

The Privacy Standards include specific lighting use, impact and location; sound transmission of equipment; and location of architectural and landscape elements.

**ALL REQUIREMENTS NOTED WITHIN THIS SECTION WHICH ARE PERTINENT TO THE DEVELOPMENT OF A LOT SHALL BE INCORPORATED INTO THE FINAL PLAN SUBMISSION IN THE FORM OF GENERAL NOTES, DETAILS OR DRAWINGS.**

#### **A. EXISTING RESIDENCES**

Alterations and additions to existing residences and all new structures shall respect the existing private areas of adjacent residences:

1. Interior patios and gardens
2. Entries

# *Linda Isle*

## *Architectural Design Guidelines*

3. View Windows
4. Balconies and decks

### **B. EQUIPMENT LOCATION**

Alternations and additions to existing residences and new structures shall respect the location of existing solar equipment on adjacent properties.

### **C. NOISE LEVEL LIMITS**

1. Noise levels between adjacent residences shall be limited to and maintained at or below 55 db between the hours of 7:00AM-10:00PM and 50 db between the hours of 10:00PM-7:00AM at the time of installation as measured at the property line. Per NBMC 10.26.025

Homeowner is responsible for maintaining equipment so that the sound levels outlined above are maintained at all times. Per NBMC 10.26.025

- a. HVAC Equipment
- b. Pool/Spa Equipment
- c. Water Heating/Solar Equipment
- d. Exterior Speakers and Intercoms
- e. Kitchen and Bath Exhaust Fans

### **D. EXTERIOR LIGHTING**

1. Exterior lighting shall be restricted in illuminating areas to:
  - a. Immediate common area at rear property line.
  - b. Side yard property lines
  - c. Patio, pier and dock-float areas within the boundary of the front property lines.
2. Exterior lighting shall not intrude onto adjacent properties.
3. Exterior lighting shall not reflect off the bay surface onto adjacent properties.
4. Exterior lighting shall complement the architectural style of the home and reinforce a residential scale.

### **E. LANDSCAPING**

1. All landscaping shall be of an appropriate residential scale.
2. Landscaping shall not intrude upon adjacent properties as to shading and/or growth, unless agreed upon in writing between the parties.
3. Landscaping to be maintained in a neat and orderly manner.

# *Linda Isle*

## *Architectural Design Guidelines*

4. Irrigation shall be installed and maintained so as to apply water in an efficient manner. Water runoff shall be minimal.

### **F. WHEEL STOPS**

1. Guest parking areas are Association property. No Improvements, including wheel stops are permitted without Association approval.
2. No wheel stops shall be installed by individual homeowners.
3. Wheel stops may be requested (in writing) to the Association. Subject to approval, wheel stops will be installed by the Association.
4. Installation costs shall be the responsibility of the homeowner requesting the wheel stops.

### **SECTION VI. SECURITY STANDARDS**

The Security Standards include specific alarm use, impact and location; lighting use, impact and location.

ALL REQUIREMENTS NOTED WITHIN THIS SECTION WHICH ARE PERTINENT TO THE DEVELOPMENT OF A LOT SHALL BE INCORPORATED INTO THE FINAL PLAN SUBMISSION IN THE FORM OF GENERAL NOTES, DETAILS OR DRAWINGS.

#### **A. ALARM SYSTEMS**

1. All installations are to be by a state licensed contractor.
2. Exterior mounted equipment to be integrated into and compatible with the exterior design of the residence.
3. Audible alarms are not permitted.

#### **B. LIGHTING SYSTEMS**

1. Exterior high output security lighting shall be integrated into and compatible with the exterior design of the residence.
2. Security lighting shall be restricted in illumination areas to:
  - a. Immediate common areas at rear property line.
  - b. Side yard property lines.
  - c. Immediate pier and dock-float areas within the boundary of the front property lines.
3. Security lighting shall not intrude onto adjacent properties.
4. Security lighting shall not reflect off the bay surface onto adjacent properties.

*Linda Isle*  
*Architectural Design Guidelines*

**SECTION VII. CONSTRUCTION STANDARDS**

**A. CONSTRUCTION FEE PAYMENTS AND DEPOSIT**

1. Please note the CONSTRUCTION DEPOSIT form located in Appendix E. The form is to be removed from this booklet, signed by the owner and the conformance and appropriate deposits based on the schedules in this section made payable to the LINDA ISLE COMMUNITY ASSOCIATION directed to the Property Management Company.
2. The above-noted deposit and fee payments shall be received and recorded before final plan approval can be granted.

**B. INTERIOR CONSTRUCTION:**

Should the proposed Improvements be confined to interior remodeling only, the homeowner must fill out the Submittal Application stating such intended Improvements. Interior remodeling does not require architectural review; however, a refundable security deposit is required to ensure timely completion and to cover any damages to Association property during the construction.

**C. EXTERIOR CONSTRUCTION**

"Exterior Construction" requires approval by the Architectural Committee prior to the initiation of any construction and includes the submission of two complete sets of plans for both the Preliminary Submittal-Schematic Design Documents and Final Submittal -Construction Documents, including proper fees, deposits and forms (see Appendix for appropriate forms).

**D. DUMPSTER/TRASH BINS:**

Dumpster/trash bin placement located on common area property during construction shall abide by the following rules:

1. Dumpster/trash bins must be placed on wood pads to prevent damage to pavement.
2. Dumpster/trash bins are not to block sidewalks or protrude into street for safety reasons.
3. Dumpster/trash bins not to exceed 15 cu. yds.; 4 tons maximum weight.
4. Dumpster lids shall be closed at all times.
5. Dumpster/trash bins must be removed from Linda Isle before 4:00 pm each Friday and before 4:00 pm on the day before the following holidays.

New Years Day	Fourth of July	Christmas Day	Labor Day
Thanksgiving	Christmas Eve Day	Memorial Day	

# *Linda Isle*

## *Architectural Design Guidelines*

No construction activity is allowed on these holidays.

A fine of \$100 per day will be imposed if dumpster is not removed on required restricted days. The dumpster may be replaced on the Island after 8:00 am on the day after holidays (no Saturday or Sunday).

### **E. GENERAL RULES FOR ALL CONSTRUCTION, INTERIOR AND EXTERIOR:**

1. It is recommended that a light cover of sand or other earth material or building paper be placed over any of the existing streets, sidewalks or driveways which might be damaged from normal construction use.
2. No refuse or construction materials of any type shall be washed down the gutter/street drains.
3. The brick and slurry coated areas adjacent to neighbors are to be hosed down each day prior to construction crews leaving Linda Isle, and scrubbed/steam cleaned restoring to original condition upon completion of the construction project. Method of cleaning shall conform to all City of Newport Beach Standards.
4. Restriction on working days and hours for the construction crews:  
Work crews can be scheduled Monday - Friday from 7:00 am - 5:00 pm; with only light construction, (no external noise) permitted from 7:00 am - 8:00 am.
5. No **OVERNIGHT** or **WEEKEND** storage of any materials, construction equipment or construction vehicles will be allowed on common area property, including the brick driveways without prior approval of the Board of Directors or the Director of Island Security.
6. During the daytime, construction vehicles are not to be parked in any manner to impede auto/pedestrian traffic.
7. No animals (dogs) are allowed on Linda Isle along with the construction crew.
8. No loud radios or stereos are allowed to be played at anytime. Conversation volume should consider that adjacent homes are occupied. Common courtesy should be observed.
9. All construction crews must eat on the private property, (not on the common area) and all litter must be disposed of in a proper manner.
10. Portable toilets shall be kept off of common areas and concealed from public view.
11. Any construction work that pollutes the area such as spray painting, sand blasting, etc., must have this work area protectively draped so as to minimize the pollutants from escaping and must have prior Security Department approval so that owners may be appropriately notified, vehicles moved, etc.

# *Linda Isle*

## *Architectural Design Guidelines*

12. Temporary construction fencing must be provided during construction. Contractors shall provide a cyclone-type wire fence with green vinyl mesh to prevent debris from exiting the site to the street and bayside areas.
13. All construction fencing and screening shall be confined to the subject property. No fencing/screening shall be permitted on Association property, without written approval by the Association.
14. Scaffolding encroachments within walkway areas or other Association property shall be minimized. Scaffolding should be installed and removed immediately prior to and after plastering phase of construction.
15. Minimum of two (2) 55 gallon trash containers shall be on site when dumpsters are not provided during construction.

### **F. SIGNAGE**

1. One "For Sale" or "For Rent" sign, no larger than 18"x24" is permitted per lot.
2. No job signs or advertisement signage is allowed. This includes construction signs, security signs, landscape and pool company signs etc.
3. Signs displaying on-site construction rules are permitted with written approval from the Association. These types of signs shall be limited in size to 2 ft. x 3 ft. No company logo or other company display is allowed. Company information should be discreet in nature.

### **G. SCHEDULE OF PLAN REVIEW AND SECURITY DEPOSIT FEES**

1. Pre-construction Meetings
2. Periodic Site Inspections
  - a) Foundation forms in place prior to pouring of concrete
  - b) Finish of Framing
  - c) Completion of Construction

### **H. CONSTRUCTION & PLAN REVIEW FEES (NON-REFUNDABLE):**

#### Type of Improvement/Fee

- |  |           |
|--|-----------|
| 1) Painting (same colors or new colors)  | \$250.00  |
| 2) Landscape (Softscape & Hardscape), Re-roofing, window replacement, spa, fences, gates*  | \$500.00  |
| 3) Minor Construction or Modifications I;<br>First or second floor additions, exterior alterations<br>(New construction), 0-10% of the existing square footage, etc. * | \$1000.00 |

# *Linda Isle*

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- |  |                     |
|--|---------------------|
| 4) Minor Construction or Modifications II;<br>First and second floor additions, exterior alterations<br>(New construction), 10%-30% of the existing square footage, etc. * | \$2,000.00          |
| 5) Medium Re-model Construction;<br>First and Second floor additions, exterior alterations<br>(New construction), 31%-50% of the existing square footage, etc. *           | \$3,500.00          |
| 6) New Home or Major Construction;<br>Tear down and total new construction, or re-construction of<br>more than 50% of existing square footage, etc. *                      | \$5,000.00          |
| 7) Re-submittal fee for review of major corrections,<br>major revisions or incomplete submittals   | 25% of original fee |

Special Services of the Architectural Administrator beyond the scope of this fee schedule will be paid by the Homeowner based on architect's current hourly rate.

\*Includes usual site review fees to ensure that work conforms to approved plans and specifications.

The Architectural Committee/Board of Directors may decide which level of construction is appropriate, when the impact of the project upon the community must be considered.

**Note:** Where excavation will occur, City required shoring plans shall be submitted to Association for review.

#### PLAN REVIEW/APPROVAL DURATION:

Plan check expires after 180 days. The applicant may request one plan check extension for an additional 180 days if request is applied for with sufficient time before expiration of initial plan check period.

Plan check approval shall expire 360 days from date of initial submittal. Re-submittal and new fees are required for lapsed approval.

#### CONSTRUCTION DURATION:

Category 1 through 4 improvements shall commence within one hundred and twenty (120) days of approval and completed within six months of date of

# *Linda Isle*

## *Architectural Design Guidelines*

approval. If work is not commenced or completed within the specified times, approval will be voided and a new submission required.

Category 5 and 6 improvements shall commence within one hundred and eighty (180) days of approval and completed within one year, unless specified in writing by the Committee. If work is not commenced or completed within the specified times, approval will be voided and a new submission required.

### **I. SECURITY AND COMPLIANCE DEPOSIT:**

A Security and Compliance Deposit is required for all construction to (1) ensure timely completion of work, (2) completion of work in accordance with the approved plans, and (3) reimburse the Association for any damage to the common area.

10% of the Deposit will be retained by the Association if all construction is not completed within the construction periods, as set forth above, beginning with the first calendar day past the deadline date. For each subsequent month, an additional 10% will be retained by the Association until completion.

Should the entire Deposit amount be retained and construction not completed, the Association reserves the right to request an additional appropriate Deposit amount. Deposits shall be replenished when 50% of the Deposit amount is depleted.

If there is damage to the common area, as a result of construction, the Association will deduct all costs of repair from the Deposit.

Upon submittal of the Notice of Completion form, a site review will be conducted to confirm that all improvements were completed as approved. If it is determined that additional work has been done or work was not completed in accordance with the approved plans, the Association will not return the Deposit until the violation is cured. Any fees incurred by the Association in connection with gaining compliance, including but not limited to architect and attorney's fees, will be deducted from the Deposit.

# Linda Isle

## Architectural Design Guidelines

Deposit fees are based on square footage of construction including garage as follows:

<u>Square Footage</u>	<u>Deposit</u>
Level 1 & 2	\$ 1,500.00
Level 3 & 4	\$ 6,000.00
Level 5	\$12,000.00
Level 6	\$25,000.00

**J. DUMPSTER FEES FOR COMMON AREA (non-refundable)**

<u>Working Days On Site</u>	<u>Fees</u>
1-10	no charge
11-20	\$ 400.00
21-30	\$ 800.00
31-40	\$1,200.00
41-50	\$1,600.00
51- Over (every 10 days)	\$2,000.00

**NOTE:** A permit for dumpsters will be provided at the guard station prior to admittance to the Island. Applicable dumpster fees will be deducted from the Security and Compliance Deposit. No dumpster will be permitted on the Island unless a Security and Compliance Deposit has been received by the Association.

**SECTION VIII: REMODEL/RECONSTRUCTION GUIDLEINES**

\*\*\* Homeowners with questions about the procedures for Remodeling or Reconstruction should contact the Association for information or assistance.

**OBJECTIVE:** To promote an atmosphere which maintains, insofar as possible, the charm and peacefulness of the Linda Isle Community during the period of time a neighbor is under remodel/reconstruction, while exercising common sense and showing respect and concern for our neighbors.

**A. PROCEDURAL INFORMATION FOR THE SUBMISSION AND REVIEW OF PROPOSED CONSTRUCTION IMPROVEMENT DOCUMENTS**

1. Two sets of submittal documents shall be submitted to the Architectural Committee, prior to the City of Newport Beach submittal, in accordance with the following instructions:

The documents will be reviewed for conformity to the Linda Isle Development Standards by an Architectural Committee, which will be stamped and signed by

# *Linda Isle*

## *Architectural Design Guidelines*

the Architectural Committee within 30 calendar days of receipt of submittal. One set of documents will be retained by the Linda Isle Community Association and one set will be returned to the applicant, or designated agent, along with any comments as appropriate.

After review, if the Preliminary Design or Final Construction Documents are disapproved, the submittals will be returned, accompanied by a letter explaining the reasons for the disapproval. The applicant or designated agent may, within thirty days of the Architectural Committee disapproval, file a written appeal with the Board for a final determination of the matter. The applicant or designated agent may resubmit revised Design Development Plans to the Association at any time.

### 2. Preliminary Submittal - Schematic Design Documents:

Schematic Design Documents are required to illustrate the proposed Improvements prior to the homeowner proceeding with construction documents. This step is pertinent so as to validate the Improvements with conformity and intent with the Design Guidelines and circumvent any potential inappropriate design applications.

- a) Site Plan (1/8" scale min.); showing all property lines, bulkhead lines, setbacks, sidewalks, parking areas adjacent and contiguous to the respective lot, drainage plan, landscape areas, etc.
- b) Floor plans (1/8" scale min.); if remodel, existing and proposed; including balconies, decks, atriiums, garages, storage, trash areas, etc., fully dimensioned.
- c) Exterior Elevations (1/8" scale min.); including all exterior elevations of main walls, screen walls, and appropriate architectural projections, including courtyard elevations. Elevations should be fully dimensioned with heights and materials noted.
- d) Adjacent configuration of side walls of adjacent structures, including doors, windows, etc. (Two floors, if necessary)

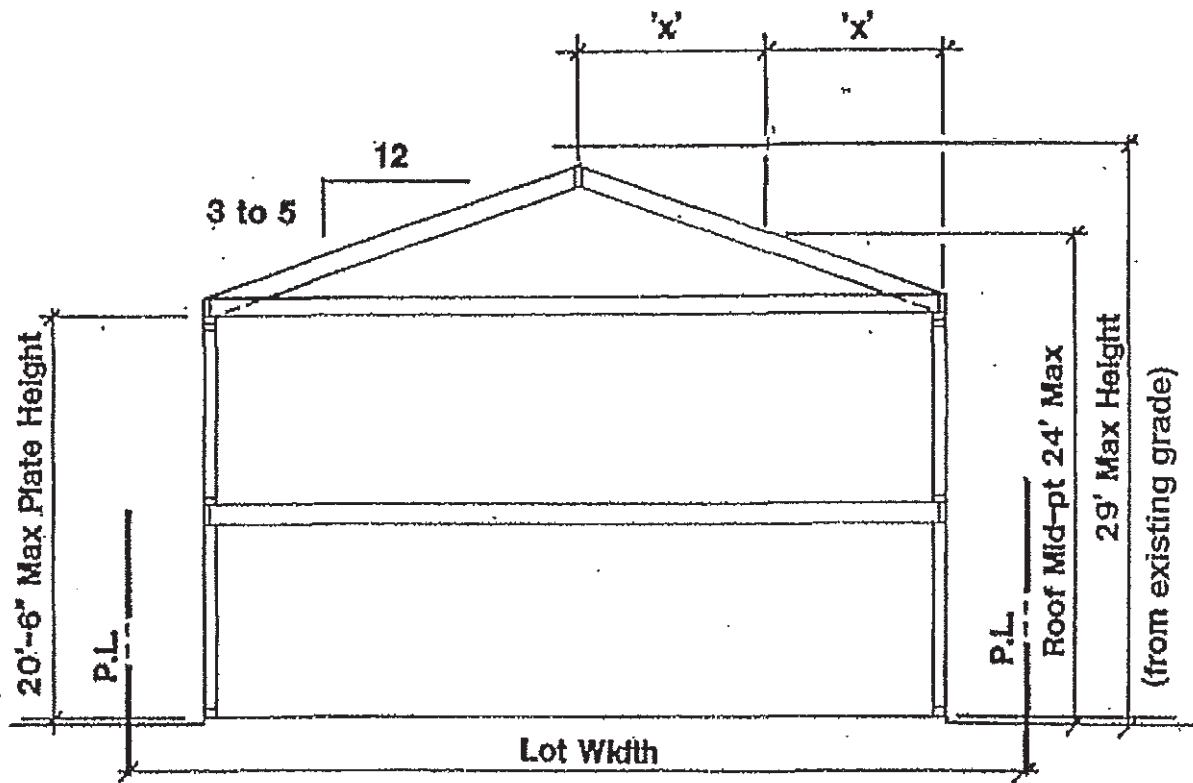
### 3. Notice of Completion:

A Notice of Completion form shall be submitted upon final construction. A site review will be conducted to assure that all improvements have been completed per the approved plans. Upon approval of the Notice of Completion, the deposit will be refunded to the applicant.

*Linda Isle*  
*Architectural Design Guidelines*

**LINDA ISLE DEVELOPMENT STANDARDS**

**APPENDIX A**  
**HEIGHT STANDARDS**



**ROOF HEIGHT STANDARDS**

*Linda Isle*  
*Architectural Design Guidelines*

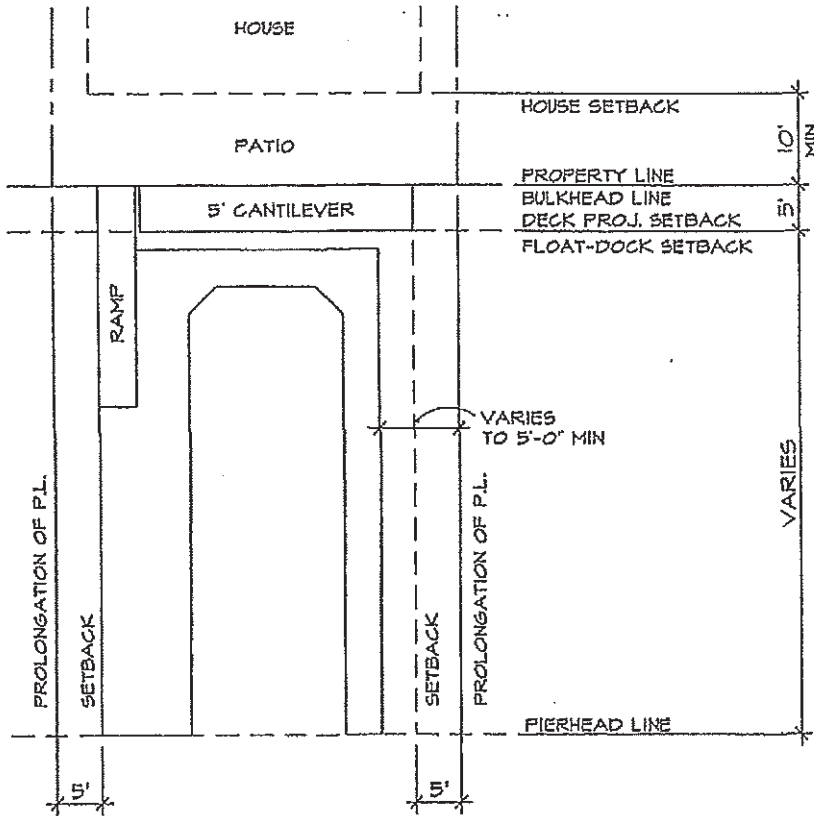
**LINDA ISLE DEVELOPMENT STANDARDS**

**APPENDIX B**

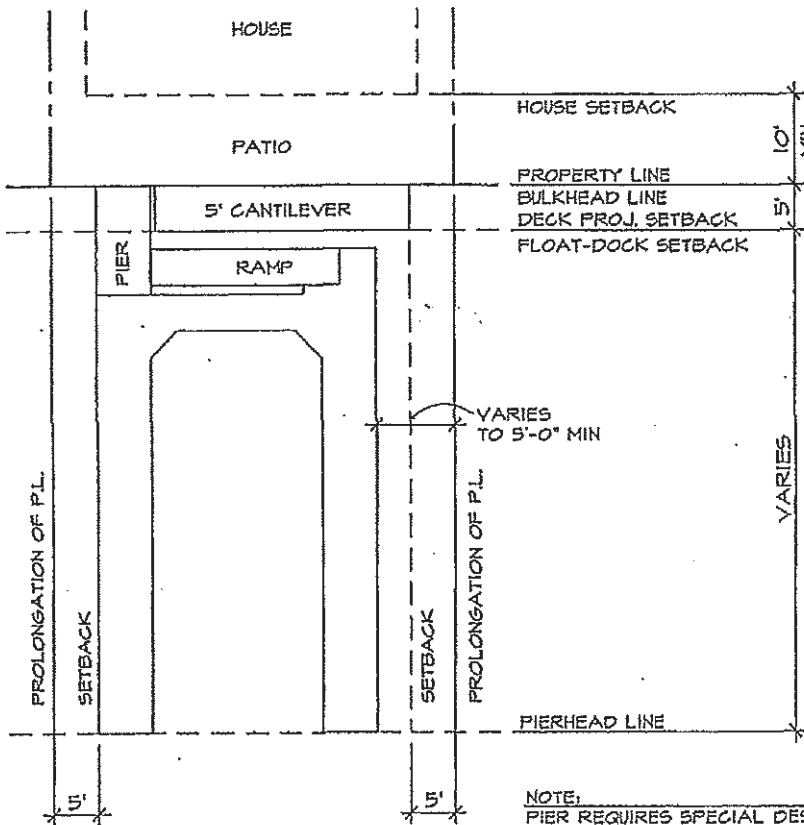
**CANTILEVERED PATIO DECK PLANS & DETAILS**

FOR DESIGN PURPOSES ONLY

(SUBMITTED CONSTRUCTION DOCUMENTS  
TO CONFORM TO THE CITY OF NEWPORT BEACH  
CONSTRUCTION STANDARDS AT TIME OF SUBMITTAL)



**PLAN VIEW - TYPICAL  
CANTILEVER PATIO DETAIL**  
NOT TO SCALE



**PLAN VIEW - ALTERNATE  
RAMP LOCATION**  
NOT TO SCALE

NOTE:  
PIER REQUIRES SPECIAL DESIGN  
AND MUST HAVE PILE SUPPORT  
INDEPENDENT OF CANTILEVER  
PATIO

**GENERAL NOTES**

- 1 LESSEE/HOMEOWNER MUST SUBMIT FINAL PLANS FOR APPROVAL BY THE LINDA ISLE COMMUNITY ASSOCIATIONS ARCHITECTURAL REVIEW COMMITTEE
- 2 A BUILDING PERMIT MUST BE OBTAINED FROM THE CITY OF NEWPORT BEACH PRIOR TO CONSTRUCTION
3. RAILINGS SHALL CONFORM TO CITY OF NEWPORT BEACH HARBOR RESOURCES DIVISION POLICY
- 4 NO OTHER PERMANENT STRUCTURES SHALL BE ALLOWED BAYWARD OF BULKHEAD EXCEPT PIER PLATFORMS
- 5 STRUCTURE MAY BE BUILT UTILIZING TIMBER CONSTRUCTION
- 6 SURFACE OF PLATFORM MUST NOT EXCEED 4" ABOVE THE TOP OF COPING REGARDLESS OF MATERIALS USED FOR CONSTRUCTION
- 7 THE CITY OF NEWPORT BEACH WILL PERMIT CANTILEVERED DECKS ON ALL LOTS EXCEPT THOSE THAT ARE CONTIGUOUS TO THE EXISTING U.S. BULKHEAD LINE (LOTS 21 AND 42 INCLUSIVE)

**CONSTRUCTION NOTES**

- 1 ALL PORTLAND CEMENT CONCRETE TO BE CLASS "A" FC=3000 PSI
- 2 ALL CONSTRUCTION TO CONFORM TO THE SPECIFICATIONS OF THE CITY OF NEWPORT BEACH HARBOR RESOURCES DIVISION

**LINDA ISLE**  
CANTILEVER PATIO  
PLAN VIEWS

*Linda Isle*  
*Architectural Design Guidelines*

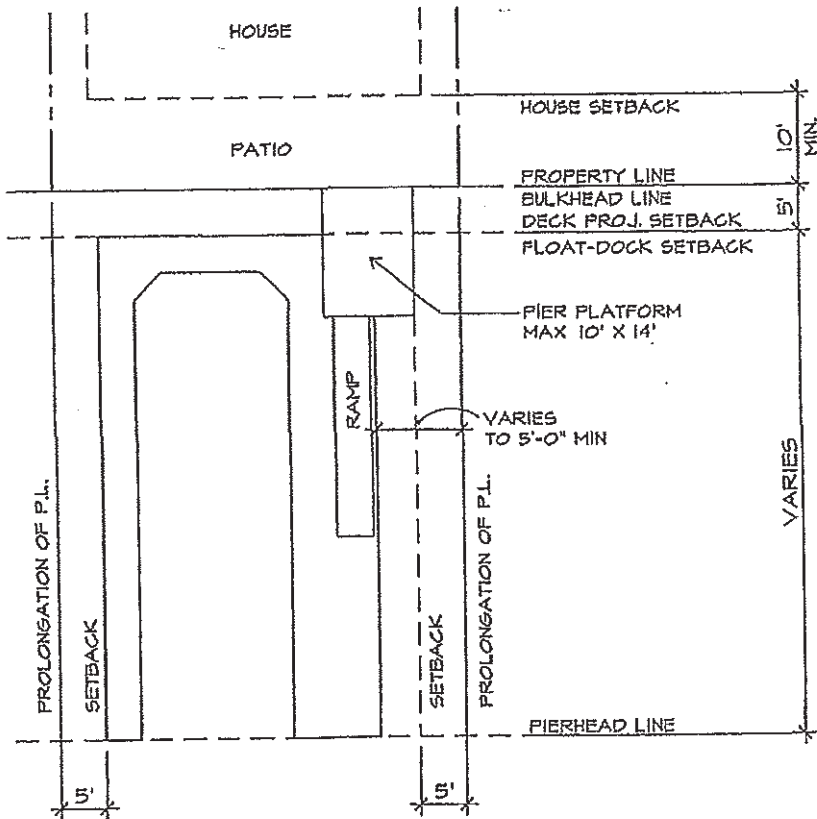
**LINDA ISLE DEVELOPMENT STANDARDS**

**APPENDIX C**

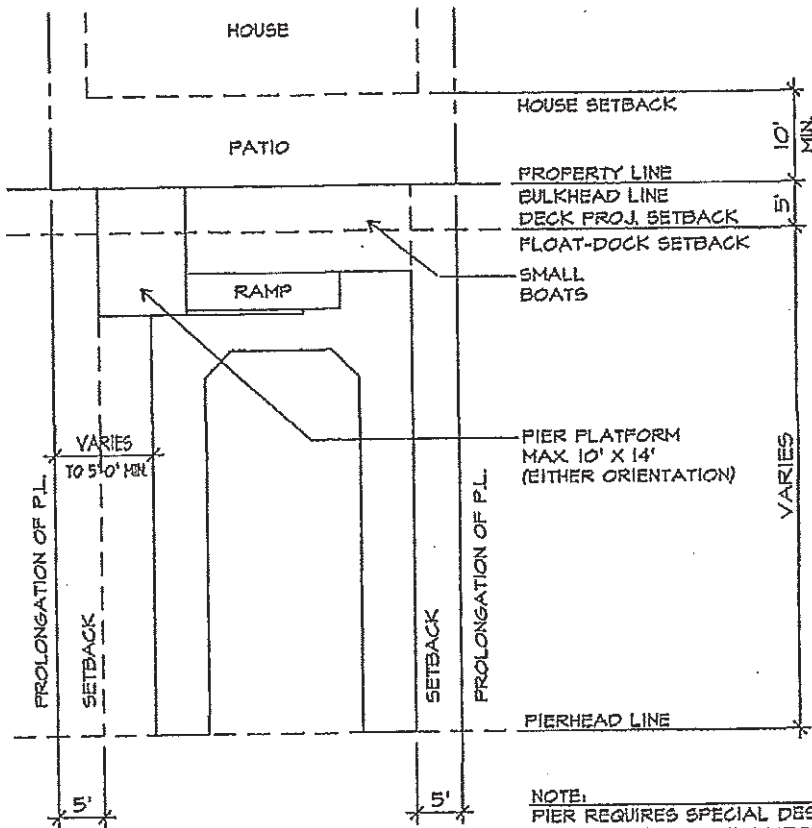
**PIER PLATFORM PLAN & DETAILS**

FOR DESIGN PURPOSES ONLY

(SUBMITTED CONSTRUCTION DOCUMENTS  
TO CONFORM TO THE CITY OF NEWPORT BEACH  
CONSTRUCTION STANDARDS AT TIME OF SUBMITTAL)



**PLAN VIEW - TYPICAL PIER PLATFORM AND SLIP DETAIL**  
NOT TO SCALE



**PLAN VIEW - ALTERNATE RAMP LOCATION**  
NOT TO SCALE

**NOTE:**  
PIER REQUIRES SPECIAL DESIGN AND MUST HAVE PILE SUPPORT INDEPENDENT OF CANTILEVER PATIO

**GENERAL NOTES**

- 1 LESSEE/HOMEOWNER MUST SUBMIT FINAL PLANS FOR APPROVAL BY THE LINDA ISLE COMMUNITY ASSOCIATIONS ARCHITECTURAL REVIEW COMMITTEE
- 2 A BUILDING PERMIT MUST BE OBTAINED FROM THE CITY OF NEWPORT BEACH PRIOR TO CONSTRUCTION
- 3 RAILINGS SHALL CONFORM TO CITY OF NEWPORT BEACH HARBOR RESOURCES DIVISION POLICY
- 4 NO OTHER PERMANENT STRUCTURES SHALL BE ALLOWED BAYWARD OF BULKHEAD EXCEPT CANTILEVER PATIO DECKS
- 5 STRUCTURE MAY BE BUILT UTILIZING TIMBER CONSTRUCTION
- 6 SURFACE OF PLATFORM MUST NOT EXCEED 4" ABOVE THE TOP OF COPING REGARDLESS OF MATERIALS USED FOR CONSTRUCTION

**CONSTRUCTION NOTES**

- 1 ALL PORTLAND CEMENT CONCRETE TO BE CLASS "A" FC=3000 PSI
- 2 ALL CONSTRUCTION TO CONFORM TO THE SPECIFICATIONS OF THE CITY OF NEWPORT BEACH HARBOR RESOURCES DIVISION
- 3 PILING SHALL BE TYPE "B" PER CITY OF BEACH DRAWING NO STD 610-1

**LINDA ISLE**  
**PIER PLATFORMS**  
**PLAN VIEWS**