

Design Consistency Checklist for Bretton Wood Custom Homes

Date: _____

Lot Number: _____

Name: _____

Address: _____

See Chapter 5 of the Bretton Woods Design Guidelines and Final Planned Development for full requirements and details related to the guidelines for Custom Homes.

	Requirement	Compliance (to be completed by applicant)	Staff Notes
1.	Desired architecture		
2.	Single story (Except as allowed for caregiver suite or personal office space above the garage)		
3.	Is a caregiver suite proposed? (See details in Guidelines)		
4.	2 to 3+ Bedrooms		
5.	3 to 5 feet minimum frontage massing offset		
6.	Approved BWARC landscape plans prior to		

	Requirement	Compliance (to be completed by applicant)	Staff Notes
	building permit application		
7.	No fencing over 36 inches in front yard. No taller than 6 feet on side and rear yards		
8.	Fencing materials and design		
9.	Driveway or sidewalk light		
10.	Earth tone color for any composition roofing		
11.	Approved siding materials		
12.	Minimum of 2 enclosed off-street parking spaces.		
13.	Maximum driveway width of 18 feet		
14.	Entry walks separated from driveway		

	Requirement	Compliance (to be completed by applicant)	Staff Notes
15.	Designated area for trash/recycling (3'x8' concrete pad) screened or landscaped from view		
16.	Exterior lighting (see Guidelines 5.2.1)		
17.	Address signage (see Guidelines 5.2.2)		
18.	Materials and Treatments - Overall (see Guidelines 5.3.1)		
19.	Building Materials (see Guidelines 5.3.2)		
20.	Exterior Structure Materials (see Guidelines 5.3.3)		
21.	Exterior Structure Materials (see Guidelines 5.3.4)		
22.	Element Materials and Configurations	N/A (below)	

	Requirement	Compliance (to be completed by applicant)	Staff Notes
	(see Guidelines 5.3.5)		
	Roof pitch: min. 4:12 to max. 8:12		
	Roof material		
	Chimney and vents		
	Garage: offset 3 to 5 feet		
	Garage doors		
	Front porch: min. 7' depth; min. 10' width		
	Shutters:		
	Wall materials		
	Lighting		
	Leadwalks: 4' wide min.		
	Driveways		
	Energy requirements		
	Additional requirements		

Development Standard		Compliance?
Caregiver Space	600 square feet maximum	
Lot Area	4,900 square feet minimum	
Lot Coverage	60% maximum	
Floor Area Ratio	0.75 maximum	
Useable Open Space	20% minimum	
Setbacks: Front	10 feet first story/ 20 feet second story	
Setbacks: Rear	13 feet	
Setbacks: Left Side	5 feet	
Setbacks: Right Side	5 feet	
Building Height	30 feet maximum	
Parking	2 covered spaces minimum	

Notes:

- Compliance with additional zoning standards may also apply that are not covered by provisions in the Bretton Woods Project approval.

- Additional Planning requirements of the Bretton Woods Project to be incorporated in the construction documents or completed prior to final include, but are not limited to:
 - ✓ Installation of appropriate electrical infrastructure in residential garages to allow for installation of Level 2 or greater electric vehicle charging stations.
 - ✓ All single-family residential structures in the Property shall meet or exceed 2020 Cal Green energy efficiency standards and will be zero net electric.
 - ✓ Installation of solar on every for-sale residential unit in accordance with the provisions of Article 8.20 of the Davis Municipal Code.
 - ✓ Universal design features will be utilized in all single-family residential units. Said features will, at a minimum, be consistent with adopted City standards for first-floor accessibility pursuant to Resolution No. 07-138.
 - ✓ Drought tolerant landscaping requirements.