

COBBLE CREEK DESIGN REVIEW COMMITTEE

HELPFUL SUGGESTIONS FOR THOSE BUILDING HOMES IN COBBLE CREEK **HOUSE DESIGN/PLANNING PHASE**

Although not required by the Cobble Creek Design Regulations, the following are taken from feedback reaching the DRC over the years.

1. SIZE OF GARAGE - Garage space is relatively inexpensive to build. The DRC has yet to hear a complaint that a home's garage size was too large. We have frequently heard the opposite. To the extent that aesthetics and budget permit, consider designing your new home incorporating as large a garage as possible. You may only be parking a Toyota Prius in it but a future buyer may have a Ford F150. Likewise, you will want to have enough space to store the city's trash/recycle bins along with the other "stuff" we all accumulate.

2. SOLAR TECHNOLOGY - While there may be no current plan to incorporate "solar" into the home's energy plan, you or a future buyer might want to do so in the future. To the extent aesthetics permit, consider a **roof plan** that maximizes southern roof exposure, thus allowing for a single solar array instead of multiple arrays. If the roof design takes into account a solar array alternative, the house will be attractive with or without solar technology being installed.

HELPFUL SUGGESTIONS FOR THOSE BUILDING HOMES IN COBBLE CREEK **HOUSE CONSTRUCTION PHASE**

1. 240 VOLT CIRCUIT IN GARAGE - You may not have an electric vehicle, but a future buyer might. Installing a 240Volt (at least 40-50 Amp) circuit in the garage at time of construction is relatively inexpensive especially compared to the cost of doing this later.

2. SOLAR TECHNOLOGY - Keep installation of solar technology in mind in determining where roof penetrations (plumbing vents, attic ventilation etc.) will be placed. To the extent roof penetrations can be consolidated, relocated to areas not on southern roof exposure etc., it will make the installation of solar technology much easier and probably more aesthetically pleasing.

DON'T OVERLOOK THESE COBBLE CREEK REQUIREMENTS:

- Shielded exterior lights ("Dark Sky" compliant) (see page 30 of Design Regulations)
- Location of exterior antennas (e.g., satellite dishes) must be approved by DRC (see page 32 of Design Regulations)
- All traditional homes must have a landscape irrigation connection (see page 20 of Design Regulations)
- Exterior ornamentation must be approved by the DRC (see page 21 of Design Regulations)