

**DHCA Architectural and Environmental Control Committee
Architectural PLAN REVIEW APPLICATION**

- Submit to DHCA office: 2 sets of plans, stamped by a State of Hawaii licensed architect (including location on lot and finished ground elevation)
 1 set grading plans, if no grading required, please submit a letter Stating grading not necessary
 \$150 fee (check, money order or cash only; effective 4/1/18)
 Signed letter of agency for contractor (if applicable)

Application Received / /

Owner/Builder Licensed Contractor (license # _____)

Lot Number: _____ Lot Owner: _____ Date: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

Contact (phone/cell/e-mail): _____

Owner's Signature: _____

DHCA WILL RETURN THREE SETS OF THE PLANS TO THE REQUESTOR FOR SUBMISSION TO THE COUNTY. A COUNTY STAMPED SET MUST BE RETURNED TO THE DHCA OFFICE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

County stamped plans Received / /

PLEASE SEE "Summary of Architectural requirements for Plan Review Application" PROVIDED ON A SEPARATE SHEET FOR DETAILS REGARDING DHCA CC&R REQUIREMENTS.

FOR OFFICAL USE ONLY:

Enclosed living space sq. ft.: _____	FINAL INSPECTION Received / /
Garage sq. ft.: _____	
Lanai sq. ft.: _____	
Height: _____	
Foundation type: _____	
Grading plans submitted And approved: _____	

Viewed by the Architectural/Environmental Control Committee on ___ / ___ /20 ___, and found

- NOT APPROVED, due to: Incomplete application Insufficient fee
 Other _____

APPROVED & signed by: _____ / /20
 Committee Chairperson

_____/ /20 _____ / /20
 Committee Member Committee Member

Summary of Architectural requirements for Plan Review Application

A copy of the current DHCA CC&Rs is available on-line at <http://www.discoveryharbour.net/> or for purchase at the DHCA office. It is your responsibility to read and comply with all requirements. The Committee may disapprove any single-family residential application per Article V, section 1(b) of the CC&Rs. A non-inclusive summary of the CC&R requirements (Articles II and V) is provided below for your reference.

You have the right to appeal any decision made by the Committee to the Board of Directors within 30 days of the giving of notice of disapproval. Any and all variances must be submitted in writing, and all responses, denials or approvals will be returned in writing.

- a) Each new dwelling shall be harmonious with the dwellings in the Discovery Harbour Community [Article V, section 1(b)(iii) written rules governing procedures]. The minimum legal requirement for a dwelling in Discovery Harbour is 750 square feet (Article II (a), 1972 Declaration). All dwellings must also have an accessory thereof, a carport, garage or parking space.
- b) Each dwelling shall be single-story [Article II, section 1(b)]. Split-level or two-story construction shall be approved by the Committee on a case by case basis.
- c) Each dwelling shall be at least 25 feet from the front lot line [Article II, section 1(c)].
- d) No garage or shed shall be built before a dwelling is built on a lot [Article II, section 2].
- e) The dwelling shall be completed within nine (9) months from commencement [Article II, section 3].
- f) No used buildings shall be placed on any lot [Article II, section 4].
- g) All plumbing fixtures shall be connected to a septic tank, cesspool, or other sewage system [Article II, section 6].
- h) All fuel storage tanks shall be either buried below ground or screened from view [Article II, section 12].
- i) No travel trailer or tent shall be erected on any lot, nor shall any overnight camping be permitted [Article II, section 13].
- j) Each Owner shall keep drainage ditches and swales located on their lot unobstructed [Article II, section 15].
- k) The location of each dwelling on the lot shall be subject to the prior approval of the Committee, so as to protect as much as reasonably possible the view from each other lot [Article II, section 18].
- l) All changes require approval and shall be submitted in writing to the Committee or shall be deemed in violation.

AFTER COMPLETION, PLEASE PROVIDE THE DHCA OFFICE WITH THE FINAL INSPECTION NOTICE.

Please make sure that the DHCA office has your current contact information.