Architectural Review Form

The Architectural Planning Committee is in place to uphold the Protective Covenants of the Pineloch Sun Beach Club. This review is to confirm the following:

1. Quality of workmanship and materials
2. Harmony of exterior design with existing structures
3. Locations of proposed building or structure with respect to the topography and finish grade elevation

The purpose of the covenants is to extend to the owners the greatest possible peace, enjoyment, privacy, health, comfort, safety and preservation of esthetic values, amenities and property values.

This review is based on Protective Covenants dated May 1969. Refer to PLS Protective Covenants for detail, and restrictions on Noxious Activity, Signs, Livestock, Outhouses, Dumping Garbage and Slash compliance.

*Please provide responses to comments to the PLS Board in writing or in person at regularly scheduled board meeting. This document can be emailed to the Board Architecture Chair or the Pineloch Sun Managers at pineloch@inlandnet.com.*

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| **FOR OFFICE USE ONLY** |
| **Date Submitted** |  |
| **Date Reviewed** |  |
| **Reviewed By** | [ ]  PLS Architectural Planning Committee [ ]  PLS Board of Directors  |
| **TO BE COMPLETED BY REQUESTING MEMBER** |
| **Name** |  |
| **Email** |  |
| **Phone** |  |
| **Address** |  |
| **Division/Block/Lot** |  |
| **Items Submitted for Review*****(double click on all that apply()*** | [ ]  S1 Cover Sheet[ ]  S2 Floor Plans[ ]  S3 Exterior Elevations[ ]  S4 Foundation Plan[ ]  Foundation Details[ ]  S5 Upper Floor Plan Options[ ]  S6 Roof Framing Plan[ ]  S7 Building Section[ ]  Stair Detail[ ]  Deck Floor Plan[ ]  House Beam Details |

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| **DWELLING COST, QUALITY AND SIZE** |
| Does dwelling, exclusive of one-story open porches and garages, exceed 800 square feet, including second floor space? [ ]  No [ ]  Yes |
| 1. Is maximum height 22 feet or below original grade? [ ]  No [ ]  Yes
 |
| 1. Will finish of new structure be consistent with finish of existing structure(s)? [ ]  No [ ]  Yes
 |
| 1. Will there be additional water/sewage requirements as a result of this addition? [ ]  No [ ]  Yes
 |
| 1. Will there be additional water/sewage requirements as a result of this addition? [ ]  No [ ]  Yes

*If yes, the sewage disposal system shall be designed, located and constructed in accordance ·with the requirements, standards and recommendations of Kittitas County, and approval received from that authority.* |
| **SETBACKS AND EASEMENTS** |
| 1. Is the building within 20 feet of front-line lot? [ ]  No [ ]  Yes
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| 1. Is the building within 25 feet of front-line lot? [ ]  No [ ]  Yes
 |
| 1. Is the building within 5 feet of interior lot line? [ ]  No [ ]  Yes
 |
| 1. Is the building within 20 feet of rear lot line? [ ]  No [ ]  Yes
 |
| 1. Is a 5 foot easement provided on each side of interior lot line? [ ]  No [ ]  Yes
 |
| 1. Is a 5 foot easement provided at rear lot line? [ ]  No [ ]  Yes
 |
| 1. Is a 5 foot easement provided on each side of interior lot line [ ]  No [ ]  Yes
 |
| 1. Is a 5 foot easement provided adjacent to street frontage? [ ]  No [ ]  Yes
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| **LOGGING AND SLASH (TREE REMOVAL)** |
| 1. Will trees be removed to construct the new structure? [x]  No [ ]  Yes

*If yes, all trees to be removed are to be tagged and approved upon site inspection by representative(s) from PLS Board. Please give 24-48 hours for review/approval.* 1. Is your tree “dead,” leaning on your neighbor’s cabin or lot, and you believe it needs to be removed? [ ]  No [x]  Yes
 |
| **OTHER** |
| 1. Will a trailer be used on this site? [ ]  No [ ]  Yes

If yes, will a permanent slab be installed, and the trailer skirted? [ ]  No [ ]  YesIf no slab is built, trailer may only be permitted on a temporary basis, per Pineloch Sun covenants.  |
| **COMMENTS** |
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