PROPOSED DIRECT CONTROL BY-LAW

ECHO HAVEN SUSTAINABLE DEVELOPMENT at ROCKY RIDGE
RESIDENTIAL DESIGN GUIDELINES

ECHO-LOGIC LAND CORPORATION

April 2002
Revised October 2003

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ECHO-LOGIC LAND CORPORATION

1.0 Introduction

Echo Haven is a comprehensively planned development by Echo-Logic Land Corporation. The Direct Control land use designation is appropriate for the variety of small lot low density residential and support facilities proposed for the development. The land will be developed and registered as Bareland Condominium under the Condominium Act.

This document, along with a detailed site development plan, describes the land uses, development guidelines and design guidelines. Echo Haven is a community with a shared vision of sustainability, environmental sensitivity and stewardship, and a philosophy of community-building.

Respect for the natural environment and healthy community life is a vital part of this shared vision. These design guidelines reflect the desire to integrate environmentally and energy-sensitive technologies into both the fabric of the community, as well as the design of individual homes in the Echo Haven Sustainable Village.

2.0 Land Use

The land shall be used for comprehensively planned low density housing, a privately owned and maintained community building, and related facilities

(a) Permitted Uses.

- Single-detached housing
- Semi-detached housing
- A “Great Hall” Community Centre for the following uses:
  - Recreation Facilities
  - Guest accommodation for members of the Condominium Association
  - Shared work spaces for members of the Condominium Association
- Accessory buildings
- Small Power generation facility (no turbine)
- Playgrounds
- Greenhouse
- Utilities
- Associated signage
- Essential services
- Home occupations – Class 1, Class 2

3.0 Development Guidelines

The Uses and Rules for Special Districts as contained in Section 50 of By-law 2P80 shall apply unless otherwise noted below.

(a) Residential Lot Development
The Residential Design Guidelines prepared specifically for the Echo-Logic Sustainable Development shall apply.

(b) Great Hall Condominium Association Building
The Residential Design Guidelines prepared specifically for the Echo-Logic Sustainable Development shall apply. Approval of this application does not constitute approval of a development permit. Detailed plans shall be submitted to the Approving Authority as part of a development permit application.

4.0 Design Guidelines

This section contains design guidelines for all aspects of the development including the unique sustainable and green features of the homes and common areas.

The goal of these residential design guidelines is to establish a sense of harmony of building forms within the residential community. The consistent application of these design guidelines supports the shared vision of community held by the future residents of the Echo-Haven Sustainable Development.

Rather than define a prescribed "style" to which residents must adhere, the design guidelines are intended to offer a palette of design techniques and materials. It is not the intent to force residents into a strict, uniform building design.

Interesting architectural forms, articulation, innovative integration of solar features and detailing are encouraged.

It is desired and intended that all the homes complement one another. In doing so, residents will be assured that their significant investment of time and resources will be rewarded with an environment and quality of living that will be both lasting and highly desirable.

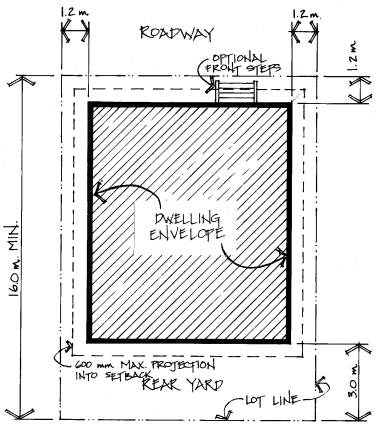
Lot Coverage and Setbacks

- **allowable lot coverage**

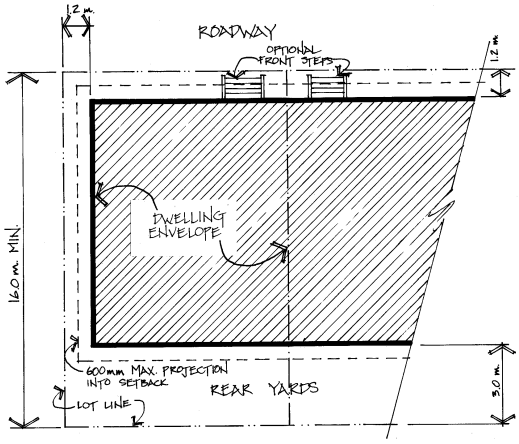
  - maximum allowable site coverage for homes is 75% of gross lot area
  - second-storey floor area (if any) excluding the area of any projections on a side elevation, shall not exceed 100 per cent of the first storey floor area

- **building setbacks**

  - front yard setbacks minimum of **1.2 m**
    - steps to a principal building entrance may project into the minimum required setback to a maximum of 1.2m
    - eaves, cantilevers, and other projections into the setback are allowable up to 600mm in depth, note that deep eave overhangs and/or sun screening projections are pre-requisite for solar heated homes
  - side yard setbacks minimum of **1.2 m**
    - single detached dwellings must maintain the minimum setback on both sides of the dwelling
    - at least one side yard must be clear of projections at the first storey level to allow free access from front yard to rear yard.
    - setback is required on both sides except for or semi-detached dwellings
    - eaves, cantilevers, and other projections into the setback are allowable up to 600mm in depth
  - rear yard setbacks minimum of **3.0 m**
    - eaves, cantilevers, and other projections into the setback are allowable up to 600mm in depth



setbacks for single detached dwellings



setbacks for semi-detached and attached dwellings (multi)

Building Forms

- **building heights**

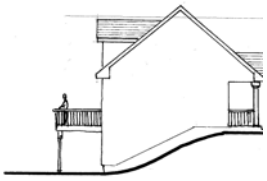
  - the community is comprised of two basic home types:
    - bungalow with walk-out basement
    - two-storey

  - one-and-a-half storey homes with habitable spaces within the roof volume are also acceptable

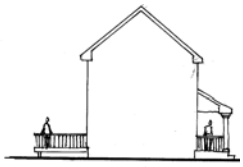
  - building heights must respect neighbour's rights to solar access and preserve their views

  - buildings shall observe an 11.0 metre maximum from lowest grade to uppermost ridge of roof forms, except by discretionary approval by Community Design Review Committee

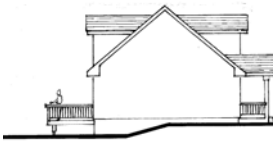
  - attention to the roofscape through the use of dormers or second-storey setbacks can reduce the apparent building eave height



one-storey walkout



two- storey



one-and-a-half- storey

- **scale and massing**

  - the general massing of building should relate to human scale, that is, the size of building elements or contained spaces are perceived relative to the dimensions and proportions of the human body.

  - the basic structural massing of the home should be well-considered in proportion and pleasing shape (unless general form and silhouette are sound, no amount of texture or ornamentation can improve a structure.)

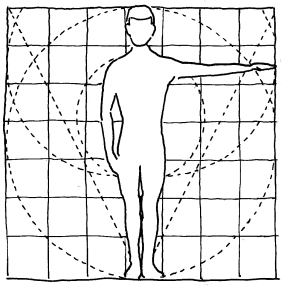
  - facades should be visually composed (either formally symmetrical, or informally balanced

  - house massing should support and contribute to the social life of the community's streetscape

  - exterior massing should be expressive of major interior volumes

  - details should be kept in scale with the overall scale of the home.

The measuring tools of the Egyptians, Greeks, Romans, and other early builders were based upon the mathematics of the human body- anthropomorphic. The resulting structures are at once gracious, elegant, and infinitely rich and subtle- like the body itself. Forms and spaces in architecture are either containers or extensions of the human body, and therefore should be determined by its dimensions.



- **elevations**

  - elevations should express the spirit of the interior

  - window sizes and locations should reflect the interior layout

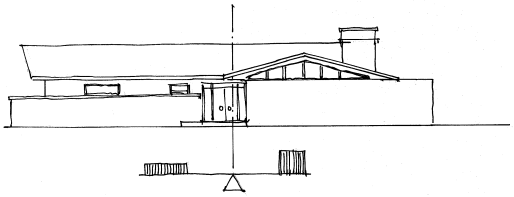
  - the placement, sizing, and proportion of window openings (fenestration) should be coordinated to unify the exterior

  - all exterior elevations should relate to one another by carrying out a consistent theme or material treatment

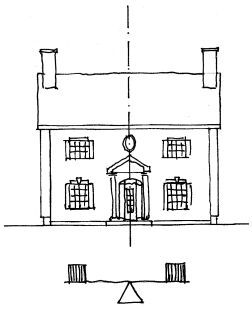
  - materials on the “front” elevation must completely wrap around side elevations to avoid a ‘paste-on’ appearance

  - exterior finishes must extend as close as possible to grade, or treat wall bases immediately above grade with natural materials which are unaffected by moisture (e.g. rock, stucco)

  - elevations should be visually balanced; either symmetrically or asymmetrically.



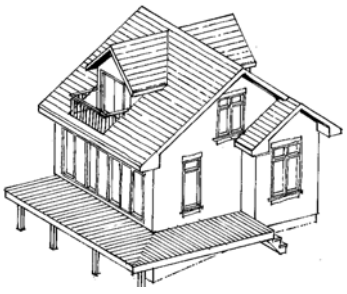
asymmetrical balance

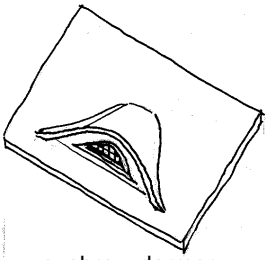


symmetrical balance

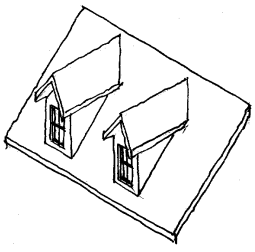
- **dormer styles**

  - habitable spaces within roof forms are encouraged and can be accommodated with a variety of roof treatments including dormers

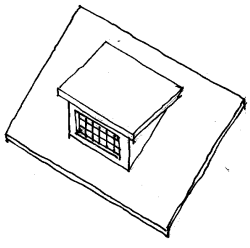




eyebrow dormer



gable dormer



shed dormer

- **roof forms and slopes**

  - a range of roof slopes shall be acceptable between 8 in 12 and a maximum of 12 in 12 (45º)

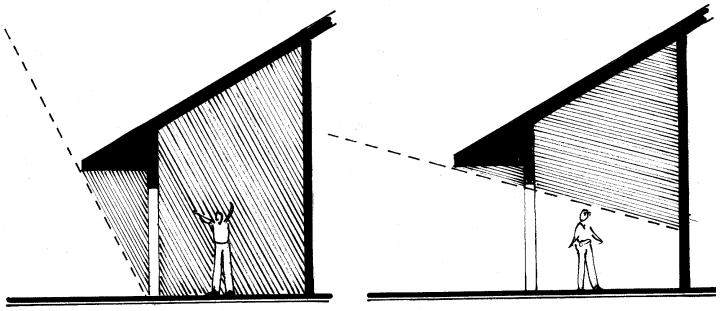
  - flat roofs shall not be acceptable except as subsidiary roofs (other than the main roof body) comprising ≤15% of the total roof area, or walk-out decks above habitable spaces

  - important roof masses should be kept as relatively basic, simple forms including:
    - open-end gable roof
    - Dutch gable roofs
    - hipped roofs
    - split shed roofs
    - conical roofs

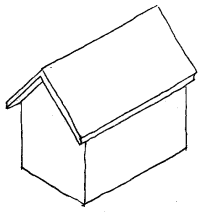
  - roof forms such as simple (one-way) sheds, A-frames, geodesic domes, tensile structures, mansard roofs, and gambrel (barn-shaped) roofs are discouraged

  - habitable spaces within roof forms are encouraged

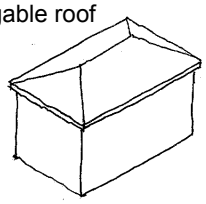
  - deep eaves are encouraged in order to shade in summer and to protect stucco walls from precipitation as long as winter solar exposure is maximized on South side of home



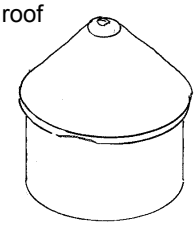
62° summer sun angle 15° winter sun angle



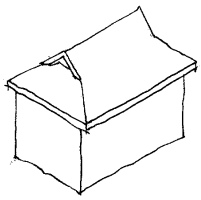
simple gable roof



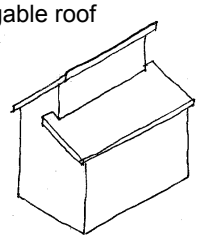
hipped roof



conical roof



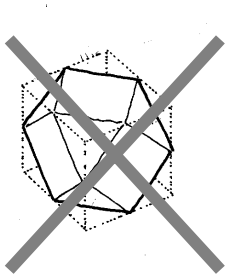
Dutch gable roof



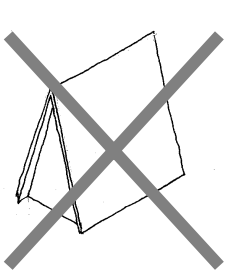
split shed roof

  - roof designs must allow for the collection of rainwater, therefore the placement of roof elements must maximize the potential capture of precipitation.

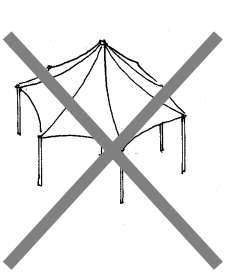
  - eavestroughs should be well-integrated into the overall design of the roof



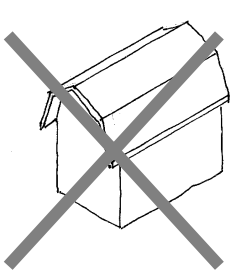
geodesic dome



A-frame



tensile structures



gambrel roofs

Orientation

- orientation of main building forms should maximize solar exposure and take advantage of views without negatively impacting the solar access and views of neighbouring homes.

- homes should address public walkways and streets, and contribute to the streetscape of the community

Topography

- with a goal of having homes appear well-integrated with the site, they shall be sensitive to existing topography, grades, and drainage patterns

- any building construction should respect the sensitivity of the existing knob and kettle terrain

- minimize disturbance to existing drainage patterns

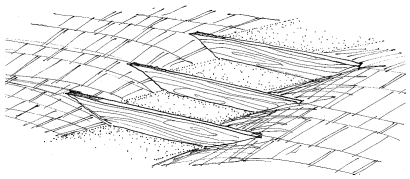
- any re-grading must be contained within the property line of each lot

- interior floor elevations shall relate to finished grades around the house

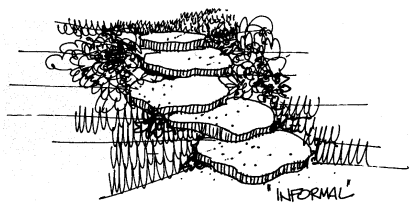
- finished grades around the house shall match with existing topography

- the use of retaining walls should be minimized, however where necessary, no single wall shall be more than 900 mm in height. Retaining walls may be terraced with planting beds between tiers provided that no single wall shall be more than 900 mm in height in any single run.

- retaining walls must be finished with natural materials such as wood, stucco, or stone facing



landscape elements should be well-integrated with topography



steps which integrate well with landscape

Landscaping

With a goal of having homes appear well-integrated with the site, they shall be sensitive to existing vegetation. The landscape design of each home site offers the opportunity to exercise your individual commitment to preserving the native vegetation. Nature has conveniently given a basic outline of the plant material that thrives in this area. Preserving that gift and enhancing the setting for the residence is the goal for this section.

- **landscape concept**

  - the preliminary landscape plan addresses the formative considerations of the home site, building placement and relationship of adjacent homes

  - plantings shall consider future growth patterns and prevent obscuring solar access

  - there should be a minimum of alteration or disturbance to the existing environment

  - landscape concept should integrate with existing vegetation as much as possible

  - any landscape intervention must occur within the home's property line only

  - landscape elements, including hard landscaping, shall be well-integrated with the existing topography and minimize the use of retaining walls and minimize disturbance to natural drainage patterns

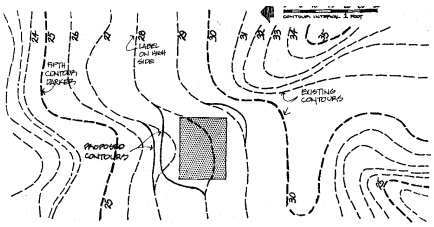
  - landscaping should be appropriate to intended functions (e.g. play spaces, vegetable gardens, patio/terrace, hard landscaping)

  - private outdoor amenity space shall have direct access to the dwelling that it serves, and shall be visually screened to create an adequately private social/recreational area

  - synthetic chemicals, herbicides, pesticides, and fertilizers are not allowed

  - toxic, poisonous, or invasive species shall not be introduced to the community

  - landscaping materials may not include CCA pressure-treated wood, creosote-treated wood, or pentachlorophenol-treated wood



site planning that is sensitive to existing topography, grades, and drainage patterns will allow homes to appear well-integrated with the site

landscape plan

- **planting plan**

  - a landscape planting plan must be submitted for approval along with your house plan submittal. Other community members with expertise in this area may provide assistance.

  - the planting plan should indicate the use of various classifications of plants including size, quantity, species and cultivars. These include:

    - trees
    - shrubs
    - ground cover, annuals, perennials
    - grasses
    - mulched bed areas

  - aggressive, toxic, or genetically altered plants (GMO'S) are not acceptable

  - the selection and placement of the new plant material is a complex task. Sizing should be noted on the plan, especially size at maturity. For detailed design, a careful study of sizes, shapes and textures is warranted, as well as plant types, growth habits, hardiness, moisture, soil and shade requirements.

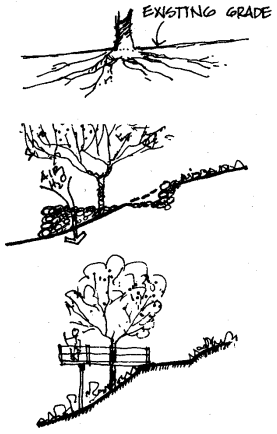
planting plan example

- **tree preservation**

  - the conservation of as many existing trees as possible is desired.

  - where necessary to raise the grade around an existing tree, soil should be prevented from coming in contact with the bark. If filling is required within the dripline, rock or drywall walling should be installed adjacent to the tree trunk. Additionally, a retaining wall extending to the final grade for 2/3 of the diameter of the dripline should be installed. If a tree is to survive, its roots, bark and leaves must be largely undamaged.

  - preserving trees necessitates preserving existing grade. Cutting within the driplines of the trees should be minimized. When it is necessary to lower the grade adjacent to a tree or group of trees, the cut should occur outside of the dripline.



many means are available to maximize tree conservation

the following proposals will be denied:

1- unwarranted removal of existing trees and herbaceous plants
2- extensive use of plants with forms or colors not native to the area
3- earth fill that threatens existing trees
4- large unplanted windowless walls.

- **site furnishings**

  - bird baths, frog ponds, flag poles, lawn sculpture, artificial plants, birdhouses, rock gardens or similar types of accessories and lawn furnishings may be permitted in front yard or rear yards with approval of the Community Design Review Committee, and as long as they are non-polluting, of natural materials (wood, stone, or metal), and complement the community theme

  - the Community Design Review Committee has discretion to prohibit placement of items made of synthetic materials, which are deemed to be visually distracting, or which do not complement the community theme

- **game & play structures**

  - all basketball backboards and any other fixed play structures are subject to approval by Community Design Review Committee and shall be located at the side or rear of the home

  - tree house or platforms of a like kind or nature shall not be constructed without prior written approval of the Community Design Review Committee

- **fencing**

  - lot fencing up to a maximum of 50% of the lot perimeter, including common lot lines, shall be permitted

  - fences along common property lines must be mutually acceptable to both homeowners

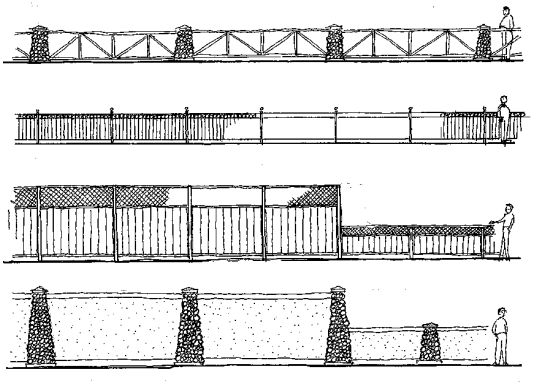
  - private spaces may be enclosed with up to 1800mm high fencing

  - fences shall be residential in scale and be made of natural materials which complement the architectural features of the home, including wood, ornamental metals, stone or masonry

  - chain link, chicken wire, or snow fencing is not allowed- except on a seasonal basis

  - fences must not impede on the solar access of any other resident

  - vegetable gardens may be fenced to defend against deer, rabbit, and coyote



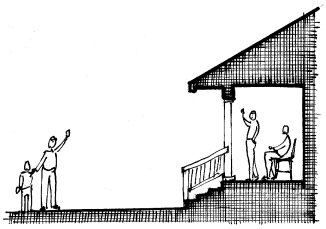
- **ground surfaces**

  - paving surfaces for parking, patios, and walks shall be porous/permeable to water, and may include interlocking pavers, flagstone, crushed gravel, or grass pavers

  - asphalt and cast-in-place concrete surfaces are not allowable

Entries

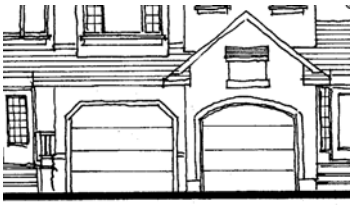
- street- friendly, a “front door” should be identifiable from street
- provided with an air lock vestibule (may be glazed)
- front porches which contribute to the social life of the street are encouraged



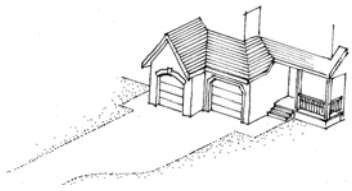
Garages

- where possible, garages shall be integrated into the body of homes
- garage doors may not constitute more than 40% of the street elevation of the home
- the elevational treatment of garage must be consistent in massing, roof form, scale, materials, and detailing as the main body of the house to which it is attached
- windows, decorative hardware, and/or raised trim are encouraged on the face of garage doors

- double garages must be broken down into two separate single doors (maximum 3000mm wide each door) Roofline and eaveline configuration shall be varied above each door for added visual interest.
- over-height doors (over 2400mm high) are not permitted



- triple garages in a single family residence shall not be permitted
- carports shall not be permitted unless the design is consistent with the overall intent of these Guidelines and at the discretion of the Community Design Review Committee.
- driveways on semi-detached homes shall be shared where possible in order to minimize the amount of driveway required



driveways on adjacent homes shall be shared wherever possible

Colours

- a range of colours shall be acceptable for homes in the community, and will be subject to review by the Community Design Review Committee

- in general, colours shall complement the natural setting of the community and blend harmoniously with the environment, i.e. the colour palette shall be drawn from nature or natural materials.

- **house body colours**

  - the bulk of house body (stucco) shall be of deeply pigmented colours. Recommended colours are clay red, dark olive, sage green, yellow ochre, or sandstone

  - "pure" whites and pastel colours will not be acceptable as the main body colour of homes, unless applicant can demonstrate to the Community Design Review Committee that the overall design of the home meets all other design criteria, and still blends with adjacent homes.

- **trim colours & materials**

  - window and door frames and other trim features shall have natural wood stains- transparent, semi-transparent, or solid stains shall be acceptable. Trim itself shall be wood or copper-covered wood; or;

  - alternatively, raised stucco batten trim in a complementary colour to the house body colour

- **roof colours**

  - natural copper patina, greenish tint of hard-coated aluminum, natural finish of titanium sheathing, chemically- bonded pre-finished metal roofing materials, or slate roof materials will be acceptable.

Materials & Finishes

- continuity and consistency of exterior color materials is required.

- the approved finish building materials shall be applied consistently to all sides of the exteriors of the house and approved detached buildings. Materials shall be taken from the soffit to the finish grade level on all sides, including around decks, patios and porches.

- recommended materials shall be brick, concrete plank siding, stone, stucco or wood or other material approved in writing by the Community Design Review Committee.

- no simulated brick or stone will be permitted.

- no exposed unfinished concrete walls or block will be permitted.

- no vinyl siding/soffits or aluminum siding will be permitted.

- no unstained or unpainted siding or trim will be permitted.

All building materials have rational proportions that are dictated by their inherent strengths and weaknesses.

Masonry units, such as brick for example, are strong in compression and depend on their mass for strength and are therefore volumetric in form.

A material like steel is strong in both compression and in tension and can be formed into linear columns or beams.

Wood is a flexible, and somewhat elastic material that can be used as linear posts and beams or planar boards.

In general, all materials should be employed with respect to their natural or inherent properties. Respecting the true nature of materials and employing them in a manner that respects their inherent properties imbues the structure with authenticity.

- **walls**

  - predominantly stucco finish or combination stucco and prefinished architectural panels (colour palette as per guidelines)

  - walls may also incorporate metal or stone accents

- **roofs**

  - roofs must be composed of inert materials in order to collect rainwater shed from their expanses

  - copper, hard-coated aluminum, titanium sheathing, chemically- bonded pre-finished metal roofing materials, or slate will be acceptable as roof materials.

Doors and Windows

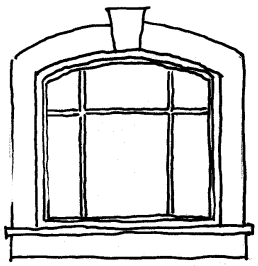
- target is to have the area of windows on south side 8% to 15% of floor area, glazing to allow for solar penetration to interiors (refer to performance guidelines)

- high R-value / low-emissivity windows on other sides

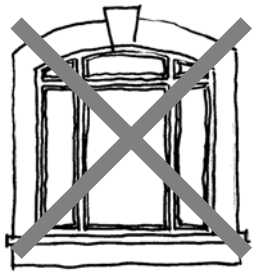
- consistent detailing among homes

- limit perimeter length surrounding each window

- if provided, shutters must be proportioned to fit the windows

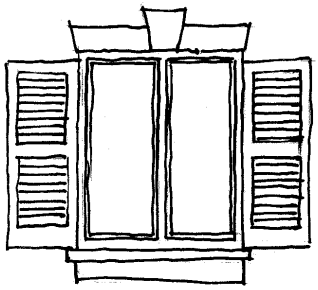


applied ornamental mullions over a single sheet of glass

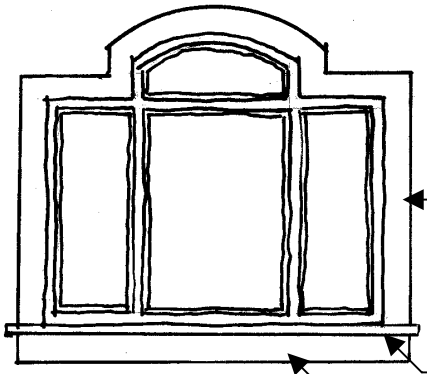


individual panes

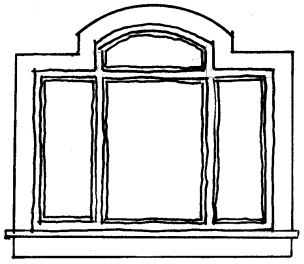
In order to limit the perimeter length surrounding each pane in a multi-paned window, applied ornamental mullions over a single sheet of glass are preferred over individual panes



if provided, shutters must be proportioned to fit the window



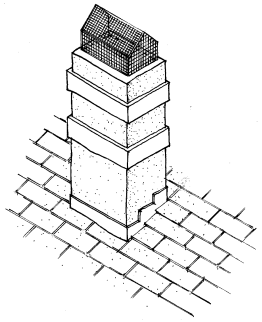
consistent detailing of trim around windows and doors unifies the community



raised stucco or wood battens may be used surrounding windows

Chimneys

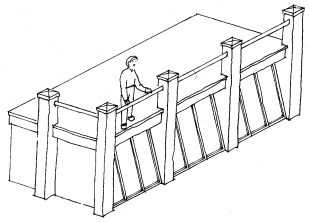
- no exposed pre-fabricated chimney flue pipes will be permitted
- to maximize heating efficiency, fireplaces should be centrally located, chimneys shall not be permitted on outside walls
- any portion of a chimney protruding above roof lines shall be boxed in and clad solely by brick, stone or stucco
- if the fireplace is a metal, (self-insulated) type with a metal spark arrester at the top of the chimney, it must be enclosed by a visual screen of a material approved in advance by the Community Design Review Committee



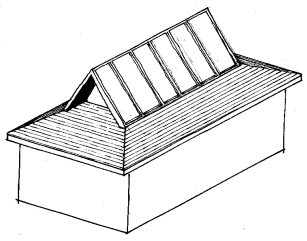
boxed-in flue with metal spark arrester

Mechanical Equipment

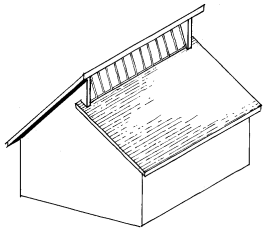
- photo-voltaic panels, solar water heater panels and other technologies must not appear as added-on, but be well-integrated into the design of homes
- outside air conditioning units, electrical meters and other mechanical equipment may not be located in the front yard. They must be screened by a wall or adequate landscaping from adjacent property owners and the street.
- no exposed piping, electrical or heating/air conditioning system components will be permitted, with the exception of solar collectors and flat panel water heaters
- electric powered mechanical air conditioning shall not be permitted



mechanical panels shall be integrated into design of homes as much as possible



example of a modified Dutch hip roof integrating mechanical panels



example of a split shed roof integrating mechanical panels

Additional Community Design Principles

quality of life

- the community will provide a wide range of recreational and social amenities within a broadly inclusive plan
- community offers the flexibility to move within the community as its members age, family situation, and income change over time
- inclusion of fully wired and equipped offices within the community also helps overcome reliance on vehicle commuting trips to a distant workplace

energy conservation (refer to performance guidelines)

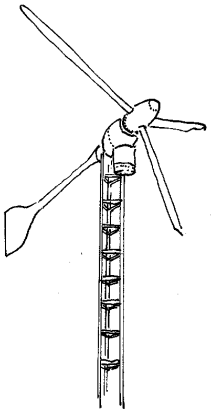
- reduction of burden upon civic infrastructure
- incorporation of energy-wise construction methods and materials
- as far as possible, integrate elements such as solar collectors, wind turbines, and other technology into the design of homes, rather than as add-ons

affordability

- the community shall offer a range of housing prices in which young families can access at starter-home level but expand/change the quality of their lifestyle without moving to another community

"healthy house" concept

- as far as possible, of "healthy home" building methods and materials shall be used to eliminate allergens, irritants, toxins, and pests



adaptability

- home designs shall provide for adaptability to changing household needs and composition
- provide flexibility in plan layout, and maximize potential for future renovation
- allow for deconstructivity (ability to de-mount and re-use building components, or dismantle if necessary)

durability

- design for long-life (minimum of 100 years) in building construction methods and materials
- low-maintenance materials should be considered whenever possible

accessibility

- design will support the needs of children, the elderly, and the differently-abled
- to the extent possible make buildings and other facilities wheelchair accessible

ECHO HAVEN SUSTAINABLE DEVELOPMENT
HOUSE DESIGN REVIEW PROCESS

In order to achieve the desired image for Echo Haven, each house plan will be reviewed and approved by the Community Design Review Committee. Compliance of each house design with the design guidelines shall be documented on an architectural approval form which will accompany the building permit application to the City.

APPROVAL PROCESS

Rationale

The Design Guidelines are the mechanism to assure a high level of quality design in Echo Haven. The guidelines summarize design philosophy and direction for the community of Echo-Logic Sustainable Village. The intent is to ensure an affordable and quality living environment with a consistent and identifiable image, yet one which also offers variety and choice to the individual home buyer.

Rather than prescribe specific restrictions on development, the guidelines are intended to provide a framework and a design palette within which to work. Design creativity is encouraged within a framework that ensures compatible design character throughout the community.

The guidelines also address the quality and harmony of the elements which comprise Echo Haven's public spaces and will ultimately determine the character of the community.

Applicants may provide alternative details to those outlined in these guidelines, however they must demonstrate that conformity to the overall community objectives for the quality of the community are satisfied. The acceptability of proposed alternatives is solely at the discretion of the Community Design Review Committee.

The issuance of approval, grade slips, or other information by the Community Design Review Committee in no way absolves the Builder from complying with all applicable regulations, requirements and physical site conditions. Please note that conformity with these guidelines does not supercede the requirements of the approval process of the City of Calgary, nor any applicable Provincial or National building codes, regulations, or standards.

Notwithstanding any statement or drawing in this document, the Community Design Review Committee reserves the right of final approval of the exterior design and site work of all houses in Echo Haven, and to alter these Guidelines without notice.

The Approval Process

Prior to submission of a building permit application to the City of Calgary, each builder must receive approval of the site plan and architectural design from the Community Design Review Committee.

The building permit application to the City of Calgary must be accompanied by a completed and signed copy of the architectural coordination approval form documenting compliance with the architectural guidelines.

Security Deposit

A security deposit of $1000.00 or an irrevocable letter of credit is required on all lots and will be paid to the Community Design Review Committee, prior to request for plan approval and grade slip release. **Interest will not be paid on these deposits.**

The deposit will be held by the Community Design Review Committee until such time as a final inspection of said house has been completed, and when adherence to the design guidelines has been established.

Submission Requirements

a.) The Builder shall submit for review, two copies of the following information to the Community Design Review Committee, who will forward the submission to the Design Engineer Consultant:

- drawings of the house plans (Including basement), all elevations, sections, and relevant details at a scale of 1:50 metric (¼"= 1'-0") or 1:100 (1/8"= 1'-0") showing the nature and extent of all materials.
- a site plan at minimum 1:200 metric scale identifying all of the information listed on the house plan review form, including: side, front and rear yard setbacks; driveway and walk locations; location of any decks and patios; proposed grading; site and floor elevations.
- a site landscaping concept plan at minimum 1:200 metric scale identifying: existing and proposed site grading; driveway and walkway locations and materials; location of any decks and patios or other outdoor amenities; proposed extent and character of fencing; existing trees and herbaceous plants; proposed planting plan indicating size, quantity, species, and cultivars.
- a completed house plan review form indicating colours, materials,; and other specific information as requested.

NOTE: Incomplete submissions will be returned without review.

b.) The Design Engineer will review the submission and recommend approval and/or modifications to the design grades. The Design Engineer issues the approved grade slip. The complete package will then be forwarded to the Community Design Review Committee.

c.) The Community Design Review Committee will then review the submission and recommend approval, modification, or rejection of the application based on the adherence of the plans to the design guidelines. The original application form and one set of marked prints will be retained by Community Design Review Committee for future reverence. The second set of similarly marked prints and any comments will be returned to the Builder.

d.) Upon release of the approved plan review form and grade slip, the Builder can then make a submission to the City of Calgary for a Building Permit. A signed copy of the approved plan review form must accompany the submission for Building Permit.

e.) Any subsequent changes by the builder to plans previously approved, must be re-submitted to the Community Design Review Committee and approved in writing.

f.) Not less than two days prior to commencement of construction work on the site, the Builder is required to notify Community Design Review Committee /Design Engineer for a pre-construction inspection report. If no pre-construction inspection is done, the Builder assumes responsibility for the condition of the lot, sidewalks, water valve, services, etc.

No site work shall commence without a grade slip, approved plan review form, and a building permit.

g.) Location and elevation of the footings must be confirmed by a site inspection by the Community Design Review Committee /Design Engineer prior to pouring the footings. Any relocations or corrections shall be at the Builder's expense.

h.) The Community Design Review Committee may carry out periodic on-site inspections during construction to ensure compliance with approved plans. Modifications may be requested in writing to accommodate changes related to actual conditions.

i.) Upon completion of construction, Community Design Review Committee /Design Engineer will carry out a final inspection to confirm conformance with guidelines and the approval previously granted.

Upon receipt of the final inspection form, the security deposit refund will be calculated, or a list of deficiencies issued which the Builder must be completed prior to release of the security deposit. The builder will immediately address the deficiencies and request a second site inspection by the Community Design Review Committee.

If additional site inspections are required after the second visit, a fee of $ 200.00 will be deducted from the security deposit.

ECHO-HAVEN
HOUSE DESIGN APPROVAL FORM

Municipal Address of Lot: _____ Lot #: _____
_____ Block #: _____
_____ Plan #: _____

Builder: _____
Builder's Address: _____
_____
Builder's Phone Number: _____
Applicant's Name: _____
Submission Date: _____

House Type: _____
House Size: Ground Floor Area: _____
Upper Floor(s) Area: _____
TOTAL FLOOR AREA: _____
Lot Area: _____
Site Coverage (%): _____

Exterior Materials (attach colour samples)

Exterior Walls: _____
Trim: _____
Roof: _____
Soffit: _____

Setbacks

Front Setback: _____
Side Yard (left): _____
Side Yard (right): _____
Rear Yard: _____

Elevations

Main Floor Elevation: _____
Basement Floor Elevation: _____
Lowest Top of Footing: _____
Garage Slab Elevation: _____

Height of Main Eaveline: _____
Maximum Roof Height: _____

Review Decision:

Approved ☐ Conditional Approval (see comments) ☐ Disapproved (see comments) ☐

Comments:_____

Signed: _____

Date: _____

Required Attachments:

The Builder shall submit for review, two copies of the following information:

- drawings of the house plans (Including basement), all elevations, sections, and relevant details at a scale of 1:50 metric (¼"= 1'-0") or 1:100 (1/8"= 1'-0") Imperial showing the nature and extent of all materials.
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