

Submission Checklist For Phase II-Construction Plan Design Review

March 21, 2016

This checklist is a reminder on some of the important elements as outlined in the CC&Rs and Architectural Design Guidelines for Cascades at Soldier Hollow Subdivision. It is not exhaustive nor does it integrate every requirement from the CC&R's and Architectural Design Guidelines. It is meant to be an aid to the architect/designer and the Design Review Committee (DRC) during the Construction Plan Review process. In order to initiate a Construction Plan Design Review by the DRC, please review the list below, check each appropriate box, fill in any blanks, and sign and submit the completed checklist with the materials in item 7 below. Please submit this completed checklist and materials to Cascades DRC c/o **Summit Engineering Group, Inc** PO Box 176, 55 West Center Street, Heber City, UT 84032. 435-654-9229. Note that this form is subject to change or modification-see cascadeshwa.org

Submission Date: _____ **Homeowner:** _____

Lot #: _____ **Homeowner Phone:** _____ **Email:** _____

Architect/Designer: _____ **Phone:** _____

Builder: _____ **Phone:** _____

Note: if not using an approved builder a \$5,000 Contractor Oversight Fee is required

We have read and accept the Design Guidelines to govern the design and construction of our home
Signed:

Date

1. "FIT" ON LOT

- ☐ The home meets the building setbacks as outlined in the CC&R's (Lots that are .5 acre or larger: Front 40-feet, Sides 20-feet, Rear 40-feet, except lots 1, 5, 15, 16, 21, 22, 34 and 45, which can have a rear setback of 30-feet. Lots that are .49 acre or smaller: Front 40-feet, Sides 15-feet, Rear 30-feet) with no part of the residential structure or accessory structure extending beyond this envelope.
- ☐ Building Height is less than 35' above the unmodified natural grade at any point.

Please fill in:

Main Floor Living	_____ sq ft	
Second Floor (including Bonus Space)	_____ sq ft	_____ % of Main Floor living
Total above ground living Space	_____ sq ft	

Home Footprint: Main Floor Living _____ sq ft
+ Garage _____ sq ft
= Total Footprint _____ sq ft

- ☐ The maximum and minimum total building floor areas (including garages) meet the minimum and maximum limitations as outlined in the CC&Rs. The 2nd floor area of the home does not exceed 60% of the main floor footprint.
- ☐ Finished First Floor grade fits the lot and blends with the adjacent homes with a minimum elevation change from the existing grade—elevation changes included in site grading plan.

2. ARCHITECTURAL STYLES

The design is consistent with the "Old World" theme of the development. **Please check on the list below the typical characteristics that have been included:**

- ☐ Gable or hip roofs
- ☐ One story to one and a half stories above ground (2nd floor is all or partially within roof form) ☐
- Turret and/or tower accents

- ☐ Shutters sized to cover the window
- ☐ Arches, pediments and lintels above doors/windows
- ☐ Bay windows
- ☐ Dormers
- ☐ Chimneys
- ☐ Recessed doors/windows
- ☐ Divided lite windows
- ☐ Substantial trim around windows/doors
- ☐ Stone or cast stone window/door surrounds

3. ROOFS

Major Roof Elements include one of the following—**Please check any that have been included:**

- ☐ Gable (including intersecting gable roofs)
- ☐ Hip (and acceptable variations of Hip such as Dutch Hip)
- ☐ Roofs have a pitch of at least 8:12. (Annotate any exceptions for dormers, towers and turrets, and other roof elements for approval by the DRC.). Please List any exceptions by elevation: _____

- ☐ All Minor Roof Elements have a minimum pitch of 4:12 and may be as steep as 18:12 and the material is the same as the major roof or weathered copper (for small roofs as well as flashing, fascia and gutters)
- ☐ Roof colors are varying tones of browns, grays and other earth tones roof material is one of the following (**check one**):
 - _____Slate or composite slate
 - _____40 year or more Architectural Grade Laminated Composite Shingles
 - _____Wood Shake
- ☐ All exterior metal is natural copper or colored to match the material to which they are attached, i.e., flashings, gutters, chimney surrounds, roof vents, plumbing vents, fascia and soffit. Earth-tone colors are preferred. **Any exception to copper or colored terminations are highlighted and subject to approval by the DRC.**

4. WALLS

- ☐ Wall height is consistent with the one and one and a half stories character (the roof extends down to at least the midpoint of the second story which usually requires that second story windows are expressed as dormers.
- ☐ Wall materials and color schemes are natural stone (**not composite or faux**), stucco, or brick – within a range of earth tone colors.

- There is a total minimum of 50% of natural stone, or a combination of stone and brick on the exterior; notwithstanding the front elevation shall have a minimum of 65% stone and brick, and no other exterior elevation of the structure (minus windows, doors and associated trim) has less than an average of 25% coverage in stone or a combination of stone and brick. Up to 100% of any wall can be stone with full wall stone coverage strongly preferred to wainscoting. No particular wall is more than 40% brick and overall, the percentage of stone is higher than that of brick. **Please have architect fill in the below:**

Front Elevation	Rear Elevation	Right Elevation
_____ % of Stone	_____ % of Stone	_____ % of Stone
_____ % of Brick	_____ % of Brick	_____ % of Brick
_____ % Stucco	_____ % Stucco	_____ % Stucco
Left Elevation	Total for All Elevations	
_____ % of Stone	_____ % of Stone	
_____ % of Brick	_____ % of Brick	
_____ % Stucco	_____ % Stucco	

- Materials are continuous around outside corners (with the exception of quoining). A change in materials does not occur at an outside corner. Wall materials and trim are continuous on all elevations. **Note: if thin stone is proposed, then all outside corners must have full stone.**
- There is no more than six vertical inches of exposed concrete foundation.
- Any columns on the residential façade, whether load-bearing or not, looks structural; that is, sized as if they are actually supporting the structure above them (i.e., roof or balcony)

5. WINDOWS & DOORS

- All windows are wood construction (white or beige colors are not allowed without prior approval of the DRC). Wood windows clad with aluminum are permitted however the color must be approved by the DRC.

Simulated divided lite windows: Grids exactly as planned are represented on the plan.

- Simulated divided lite windows (composed of small panes divided by mullions and muntins) are on at least 100% of the window area on the house's front elevation and all portions of the elevations visible from the streets.
- Divided lite window mullions and muntins are exterior to the glass (not sandwiched between glass surfaces).
- Muntins have a contoured shape (not flat strips).
- Window frames are at least 3 to 4 times the width of the muntins.
- The total thickness of all simulated divided lite is at least 7/8" total thickness and no more than 2" thick.
- Grids are evenly spaced in order to keep a "European" look, as opposed to a "Prairie style" or other type of look—The grid patterns on the plans match the patterns you intend to use.
- Window Proportions. All windows shall have a vertical dimension greater than the horizontal dimension. Horizontal "picture" windows are prohibited.
- Main entry doors are stained or painted wood with sculptural relief (i.e. sculpted panels, inset windows, expression of heavy timber, etc). Flat surface doors are not permitted. Other exterior doors may be wood, metal or metal clad wood so long as they also have sculptural relief (flat surface doors are not permitted).

- Doors and windows are recessed or have a recessed appearance through the use of the following:
 - Stucco. When a door or window is adjacent to stucco it may be recessed through framing or use of 2" sheeting. Or a band of raised stucco is applied next to the door or window to give the appearance of depth. The band is a minimum of 6" wide and the minimum depth is 2".
 - Thin stone. When a door or window is adjacent to thin stone (cut stone), it must be recessed an additional 2" beyond the stone through framing or use of 2" sheeting on the wall.
 - Regular stone (normally 4" thick). When a door or window is adjacent to stone, no additional recessing is necessary
- If shutters are used, they are sized to cover the window, and appear operable. Windows with shutters in stucco with banding only have top and bottom bands.

6. GARAGE AND ACCESSORY STRUCTURE

- Garage appears to be an extension of the home (same building materials and window/door trim) or a separate building (such as a carriage house) located behind the principal structure and have windows and trim to give a residential appearance
- If the home has a three car garage, no more than two of the three car doors face the street.
- Garage doors are each a single bay width and of "carriage house" character of wood material. If double-wide garage doors are proposed they must have a "heavy wood appearance". All garage doors must be approved by the DRC.

7. REQUIRED SUBMISSION MATERIALS FOR PHASE II REVIEW (May be hardcopy or as PDF documents by email):

- A. Completed Submission Checklist for Phase II-Construction Plan Design Review. This checklist is located on cascadeshwa.org.
- B. A check for an additional Review Deposit of \$500 made payable to Cascades at Soldier HOA (see section 8.4 of the CC&R's and updated by a Board Resolution on 4/23/2015) to pay the cost of outside professionals working on your submissions. Note: If you require individual consultation or meetings outside the normal submission process or if you have re-submissions, you will incur additional fees from our outside vendors.
- C. Site Plan @ 1" = 10' or greater scale and must include the following:
 - a. Property boundaries
 - b. Building setbacks annotated
 - c. Easements
 - d. Building footprints (including garages, accessory buildings,)
 - e. Hard surface areas (driveways, patios, decks, walks and steps)
 - f. Retaining walls
 - g. Final Topographical survey map with proposed site grading (including 50' adjacent to lot) and elevation of buildings compared to original site elevations
- D. Elevations @ 1/8" = 1' or greater scale and must include the following:
 - a. Materials rendered accurately and to scale.
 - b. Roof pitches
 - c. Exterior lighting
 - d. Window divided lite grid layouts/patterns accurately rendered—this must reflect the final window order and installation.
 - e. Window Boxes and Shutters—note: if these are on the approved plans these must be installed as per the plan
- E. Floor Plans.

Also:

Review your plans against the Architectural Design Guidelines and provide a list any requested exceptions from the Architectural Design Guidelines with a brief explanation as to why you believe the exception makes sense.