

Form C Construction Application

Preliminary Submittal Date: _____

Final Submittal Date: _____

**Edelweiss Architectural Committee
209 Goat Creek Road, Winthrop, WA 98862**

Property Owner(s): _____

Mailing Address: _____

Property Address: _____ Lot # _____

Okanogan County Parcel # _____

Telephone: (____) ____ - ____ Email: _____

Architect/Designer: _____ Telephone: (____) ____ - ____

Contractor: _____ Telephone: (____) ____ - ____

Type of Submittal: ____ New Construction ____ Alteration ____ Land Reformation

Homesite Designation: ____ Permanent ____ Vacation

Square footage of Home: _____ (A)

Square footage of any other areas covered by a roof, including garages, carports, sheds and covered decks: _____ (B)

Total square footage for calculations: _____ (A+B)

Rate per square foot: \$ _____ /ft²

Construction fee = total square footage * rate

= \$ _____

The Architectural Control Committee, as provided for in the Plan and Covenants of Edelweiss, exists at Edelweiss to maintain high standards for design development and use of homes and property. When an owner wishes to construct a home or remodel an existing home, application is made to the Committee using this form. Completion of the following pages will provide the Committee with the information necessary to review the proposed construction for compliance with the Rules and Regulations of the Committee. The Architectural Control Committee can be contacted via the EMC Administrative Manager at Edelweiss, for information and assistance.

Procedure for Obtaining Architectural Committee Acceptance:

- A) Completion and submittal of this application no later than two weeks before the next scheduled meeting of the Architectural Control Committee. EMC Administrative Manager will provide schedules of meeting dates and places upon request. Notice of action taken by the committee will be mailed to applicants as soon as possible after each meeting.
- B) Submittal of one set of construction documents as outlined on the following pages.
- C) A construction agreement and a Construction Fee of \$ _____. The fee is to help ameliorate impacts of construction to the community and to assure satisfactory compliance with Edelweiss Architectural Control Committee Rules and Regulations.

D) Stake-out and stringing of the proposed new construction. Flag trees that are to be removed.

Note: Property owner agrees that construction shall not commence until approval by the EMC ACC has been granted. Construction beginning before Okanogan County and ACC approval is granted shall be invoiced at double the rate of normal construction fees, with a minimum invoiced amount of \$1,000. The following is a list of items which must be included in the Architectural Control Committee submittals and will be considered by the Committee prior to acceptance of any proposed construction. Please check off each item included:

A. SITE PLAN

- Minimum scale: 1" = 20'
- North arrow and primary view
- Building locations (house, carport, garage, decks, etc.)
- Property Lines - structures on adjacent lots.
- Tree locations - sizes, species, those to be removed.
- Topography (existing and proposed changes) and drainage.
- Rock Outcroppings.
- Utility Line Connections (electric, water, telephone).
- Driveway, Walks, and Parking (indicate construction materials), snow removal sites.
- Privacy screening and/or service yard-berms.
- Outdoor Lighting Layout.
- Setbacks and Easements - side yards, front and rear.
- Construction Staging and Access Areas.
- Supplemental External Structures (e.g. hot tubs, wood storage, tool sheds, gazebos, propane tank including covers, heat pump including covers, etc.). Include sketch.

B. CONSTRUCTION PLANS FLOOR PLAN

- Minimum Scale: 1/4" = 1'
- North Arrow
- Door and Window Openings.
- Walls and Partitions.
- Stairways
- Exterior Lights
- Decks and Porches
- Trash Receptacles (locations, how screened and access).

ELEVATIONS

- Scale: Front Elevation 1/4" = 1'. Remainder of elevations can be 1/8" = 1'.
- Door and Window Openings.
- All exterior building features (roof, siding, fireplaces, railings, trim, etc.).
- Show Proposed Structure's Floor Line and Finish Grade of the Site.
- Note all Materials and Finishes.

C. OUTLINE OF SPECIFICATIONS & PROCEDURES TO BE USED IN CONSTRUCTION.

1) PROVISIONS FOR CONSTRUCTION PERIOD:

a) Temporary Toilet Facilities: _____

b) Location of Staging and Material Storage Areas: _____

c) Measures to be Taken to Protect Vegetation: _____

_____ d)
Temporary Construction Trailers and Sanitary Facilities: _____

2) SITE WORK

a) Walks and Roads (Materials) _____

b) Planting (Materials) _____

3) BUILDING SPECIFICATIONS

a) Exterior Siding _____

b) Trim _____

c) Roof Color _____

d) Maximum height of structure _____

4) EXTERIOR OPENINGS:

a) Doors (material & finish) _____

b) Windows (frame material & finish) _____

c) Garage Door (if any, material & finish) _____

5) EXTERIOR STAIN OR FINISH:

a) Siding _____

b) Trim _____

c) Doors _____

d) Garage Door _____

e) Windows _____ 6)

SATELLITE DISH (Location, color and intended screening): _____

7) Estimated completion date (all exterior work) _____

I/we understand that any change in the exterior design and/or construction from the original submittal will be submitted to the Architectural Control Committee for acceptance. I/We understand that the EMC and Architectural Control Committee assume no responsibility or liability for the following:

- a. The structural capacity, safety features, or building codes compliance of the proposed improvements or structures.
- b. The location of the proposed improvement or structure on the building site as it relates to boundary lines, easements, and setbacks.
- c. Possible geological or natural hazards, or other possible hazards, caused by conditions occurring either on or off the property.

- d. The internal operation or functional integrity of the construction/improvement.
- e. General land use requirements and building codes established by Okanogan County or other agencies.

Signatures (all owners required)

Date _____

Date _____

ITEMS TO REMEMBER:

- A) Construction acceptance is valid for two years for new homes and one year for remodeling. If construction has not begun in that time, a new application must be made.
- B) All proposed exterior construction on your homesite must be completed within one year from the construction start date.
- C) The Architectural Control Committee or EMC Administrative Manager shall review the building layout and proposed tree removal prior to any construction to determine compliance with site plan building location.
- D) The Architectural Control Committee assumes no liability for encroachments into platted setbacks or into easements or neighboring property. Be sure to check the plat of your homesite and property lines to avoid encroachments and trespass.