

## **CALMWATER SHORES** **Applicant design guidelines**

**Design objective-** for any new dwelling the design must not replicate an existing dwelling in the same street of their lot either in street façade (appearance) or colour combination. The design should attempt to be architecturally different

### **PRELIMINARY REVIEW**

The owner may submit a sketch design at an early stage for a preliminary review by the ARC. The intent of this option is to afford the owner the opportunity to receive an opinion from the ARC whether there are any immediate conflicts with the design objective above.

The minimum documentation to be submitted for a "preliminary review" is to include a concept sketch identifying the basic floor plans and 1 street elevation or street perspective.

The review stage offers an opinion by the ARC Architectural consultant that the design submitted reflects the primary goals stated above but does not infer an approval

**Sketch design-** basic drawings sufficient to reflect the design intent and may include a marketing flyer from a Design and Build company.

### **ARC APPLICATION APPROVAL** **DRAWING CHECKLIST**

A submission to the ARC for Design approval must include the following drawings and address the conditions identified in the Oyster Cove covenants.

#### **SITE PLAN**

- Site area, Real Property description, boundary dimensions
- Building and pool location including setbacks to all boundaries

#### **FLOOR PLANS**

- Dimensioned, window and door schedule
- Notes on construction materials
- Include reference to video surveillance system

#### **ELEVATIONS AND SECTIONS**

- Heights to fascias, parapets and upper roof lines dimensioned from ground line and boundary lines
- roof pitch
- Notes on construction materials and external finishes
- Floor to floor heights

#### **STRUCTURAL ENGINEERS PLANS**

- Footing & slab design, tie down and bracing

#### **SOILS REPORT**

- Sign copy of the original report submitted to certifier for building approval

#### **FINISHES SCHEDULE**

- Include on the elevation drawings reference to The external material and colours for all walls,
- Roof sheeting,
- Gutters, fascias and dp's
- Include reference to the manufacturers product name or code

#### **LANDSCAPE PLANS**

- Identify design intent layout including planting schedule and dimensions and finishes for all hard landscaping items refer to clause 2.5(e) of the covenant for all landscape conditions

Footnote:

Applicant to complete this guide and is to accompany the application form