

Canyon Ferry Crossing Architectural Review Committee Application for Review

Ownership Data

New Construction: _____ Improvement: _____

Property Owner(s) Names: _____

Current Mailing Address: _____

Telephone Numbers: Business/Day () _____ - _____

Residence/Evening () _____ - _____

Property (Lot) Number(s) of Proposed Construction: _____

Address of Site(s): _____

Architectural / Designer Data

Architect Designer Name: _____

Mailing Address: _____

Telephone Numbers: Business/Day () _____ - _____

Contractor / Builder Data

Contractor / Builder Name: _____

Mailing Address: _____

Telephone Numbers: Business/Day () _____ - _____

Contractor's License No. _____

Submittal Fees

The following fees are required and due prior to commencement of construction:

Design Review Fee of \$850.00

Landscape Deposit of \$1000.00

As a proposed Canyon Ferry Crossing Owner / Builder I/we have read the current Canyon Ferry Crossing Architectural Guidelines, Covenants, Conditions and Restrictions and fully understand the requirements set forth as they pertain to this application. **Design standards and procedures can be found at cfcowners.com.**

All work will be completed in conformance with the approved documents and application. Any change to any building associated with this application shall be resubmitted to the Architectural Review Committee and obtain approval prior to commencement of all improvements.

Signature: _____ Title: _____ Date: _____

Canyon Ferry Crossing Architectural Review Committee

Home Site (Lot) Number: _____

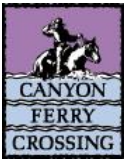
Receipt of \$750.00 Design Review fee: _____

Date Complete Application Received: _____

Receipt of \$1000.00 Landscape Deposit: _____

Application Received By: _____

Application For: _____



Canyon Ferry Crossing Architectural Review Committee

Application for Review

Home Program and Areas

Architectural Style: _____

No. of Bedrooms: _____ No. Of Baths: _____

Finished Living Area: _____

Garage Area: _____

Covered Deck/Porch Area: _____

Uncovered Deck/Porch Area: _____

Unfinished Area: _____

Patio Area: _____

Home site Coverage: _____

Material, Finishes, & Color

Item	Material	Color
Foundation	_____	_____
Retaining Wall(s)	_____	_____
Exterior Finish	_____	_____
Stone	_____	_____
Brick	_____	_____
Siding	_____	_____
Vertical Shakes	_____	_____
Stucco	_____	_____
Trim	_____	_____
Fascia/Rake	_____	_____
Roofing	_____	_____
Doors	_____	_____
Front	_____	_____
Other	_____	_____
Garage	_____	_____
Windows	_____	_____
Deck Railings	_____	_____
Additional Items	_____	_____

Architectural Review Committee Comments:



Canyon Ferry Crossing Architectural Review Committee

Application for Review

Design Review Submittal Document Requirements

Any submittal for the construction or installation a any improvements, including, but not limited to, architectural or landscape, to the ARC, shall include four (4) copies, and shall be initiated with an Application for Review Approval provided by Canyon Ferry Crossing ARC.

Four (4) sets of the following documents are required for submittal review. 2 sets of drawings are acceptable - FEH

Site Plan: Min Scale 1" = 10' – 0"

Indicating the building envelope, site boundaries and easements, existing and proposed contours, all proposed building footprints, structures and improvements, site grading and drainage, retaining walls, driveways (including grades), parking areas, walkways, patios, terraces, utility lines and connections to any proposed improvements. *Site Plan drawing needs to show Building Envelope and dwelling placement.*

Floor Plans: Min Scale ¼" = 1' - 0"

Dimensioned plans indicating walls, locations of doors and windows, decks, other attached building elements and total square footage (conditioned and unconditioned) of each floor.

Roof Plan: Min Scale ¼" = 1' - 0"

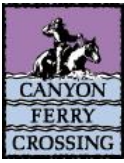
Indicating roofing materials, roof pitch, layout, roof projections and penetrations (such as mechanical exhaust vents, chimneys, roof dormers, etc.) and elevations of all ridge and eave lines.

Exterior Elevations: Min Scale ¼" = 1' - 0"

Indicating exterior appearance of all elevations including materials and colors, fenestration textures/finishes, architectural details, lighting, plate heights, roof heights and finish grades.

Perspective Sketches:

Architectural rendering(s) from pedestrian level representing the primary public exposure of the building, building form/mass, fenestration, exterior materials, colors textures/shadows, exterior character and detailing, and surrounding vegetation and landscape features.



Canyon Ferry Crossing Architectural Review Committee Application for Review

Exterior Finish Material Boards:

Exterior finish material sample boards indicating type, color, and texture. *A material board with physical samples will not be required, however, spec sheets and/or photos/brochures of the exterior materials are required. This, along with the Design Plans, should provide enough information to allow the ARC to be able to understand and qualify the materials, colors, and plans **brochures identifying product, type, color, and texture is preferred.***

Specifications:

Written specifications and/or cut sheets for the following items: exterior wall materials, windows and exterior doors, exterior trim/detailing materials, wall and roofing flashing, fireplace and flue caps and exterior lighting fixtures **brochures identifying product, type, color, and texture is preferred.**

Landscape Plan: Min Scale $\frac{1}{4}'' = 1' - 0''$

Indicating all existing landscape materials to remain and all existing landscape materials to be removed, a planting plan with proposed plant materials identified by common and botanical names and size, locations, and size of all other proposed landscape materials such as retaining walls, patios, decks, walkways, walls/fences, and lighting **may be included as part of the Lot Plot Plan.**

Septic/Culvert Approval/Permit

A copy of the Septic and Approach (culvert) Approvals or Permits from Lewis and Clark County prior to final plan approval. The septic permit identified the approved location of any culverts if required.



Canyon Ferry Crossing Architectural Review Committee

Application for Review

Improvements Required for Review

No development of any kind can be done on any lot not having an ARC approved single family residence . This includes but is not limited to fencing of any kind, landscaping, driveways, animal containment or grazing, private property storage and the like. This does not include the abatement of weeds or dead or dying trees and shrubs.

In addition to the original development submittal, property owners must get ARC approval prior to installing certain improvements. By way of illustration, but without limitation, the following improvements require submission to the Canyon Ferry Architectural Review Committee for approval:

- New construction or installation including: dwellings, accessory buildings, guest houses, garages, fences retaining walls, steps, awnings, canopies, poles, trellises, patio overheads, or decks, gazebos, sundecks, wind screens, game courts, swimming pools, fountains, spas, hot tubs, recreation apparatus, and exterior lighting, sound systems, and solar energy systems.
- Installation or significant modification of landscape, hardscape, trees, shrubs, plants, irrigation or drainage systems, recreation areas or courts and surface drainage revisions.
- Subsequent changes or other improvements to the property after completion of the initially approved and/or constructed structure, landscaping, etc, must be submitted through the same design review procedure for approval by the ARC.
- Drilling wells or installing septic systems.

Following is additional clarification to the excerpt from the Canyon Ferry Crossing Standards and Procedures provided by the ARC:

1. Fencing and gates (except deer fencing surrounding previously approved landscaping)
2. Dog Kennels (must be attached to the residence)
3. All structures and fencing related to the keeping of horses. (Horses approved on certain lots only)
4. Accessory or outbuildings of any kind. (Includes storage sheds and car ports)
5. Landscaping (That which changes the general landscape appearance)
6. Exterior Painting or refinishing if changing color.
7. Additions to previously approved structures. (Includes porches, decks, and driveways.)
8. Modification or installation of driveways and parking areas.

Improvements Not Requiring Approval

1. Deer fencing surrounding previously approved landscaping.
2. Portable Basketball goals
3. Swing sets placed in back yards.
4. Antennas or satellite dishes one meter square in size attached to the house.
5. Repainting or refinishing of the exterior of any building in the same color.
6. Paving existing, previously approved driveways and parking areas
7. Minor landscaping which does not change the general landscape appearance (trees, shrubs, small garden area)