

A Guide to Ecotone Home Services

Building a new home is a very exciting and personal experience. It has both its challenges and its rewards. Working with dedicated design professionals to realize your vision and navigate the many important decisions elevates not only the project's final outcome but the experience you have along the way.



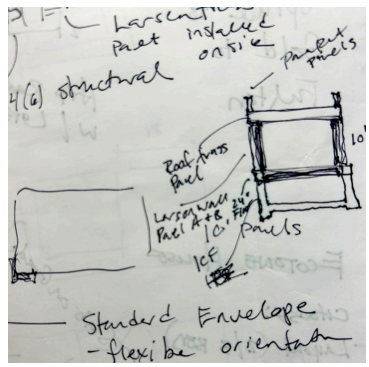


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Whether you are purchasing land, building a house or both, the endeavor is large and complicated. It can, however, be distilled into three distinct phases, each with its own process to organize, communicate and execute the task at hand.

The Design Phase

Your project begins with the Design Phase. This phase establishes the project's goals defining required functions, spatial organization, and other essential elements. The design phase also generates the conceptual ideas that drive the design. The architect or other design professionals develop study drawings, documents, and other media that illustrate these concepts conveying spatial relationships, scale, and form. As the design phase progresses, details are developed. For a house windows and doors are located. Mechanical, electrical, and plumbing layouts are determined. Materials are chosen, and architectural details are designed. For land, a site is analyzed for accessibility, buildability, and natural features. This analysis informs house siting, utility hookups, and recreational land use.



The Contract Documents Phase

The design phase is followed by the Contract Documents Phase. This phase provides clients with the Instruments of Service which form the backbone of architectural and engineering practice. They allow designers to articulate their vision and bring it to life. These indispensable tools, including drawings, specifications, and calculations facilitate effective communication, legal compliance, and accurate construction execution. By conveying the essence of a project they transform abstract ideas into tangible realities. Architects, engineers, and other design professionals employ these instruments to communicate their vision to clients, obtain necessary permits, and guide contractors during construction.



The Contract Administration Phase

The Contract Administration Phase begins with the initial contract for construction and terminates when the final certificate of payment is issued to your builder. The design professional's core responsibility during this phase is to help the contractor to build the project as specified in the Contract Documents. With inspections and site meetings your project's progress is closely followed while you are updated and informed with detailed field reports. Unique site conditions or supply chain disruptions may require additional sketches, clarification, or substitutions to finish the project properly. The Construction Administration team is on call to resolve such issues in a way that best suits your project. The end result is a proper execution to your specifications in a professional and timely manner.



Ecotone Home offers a full range of services for all your project's needs, however, we know that many projects require phasing. With this in mind we offer escalating service packages that allow you to move at your own pace, phasing your project in a way that suits your financial and scheduling needs.

ECOTONE HOUSE
SERVICE PACKAGES

Ecotone House uses its experience and expertise to streamline your project's first two phases. We deliver a preplanned set of tools carefully considered and assembled to provide a custom experience for a fraction of the price in a fraction of the time. Our preplanned design and panelized construction further expedites your project by significantly reducing construction time.

Design Package

The Design Package is your fast track through the design phase of your project. We walk you through the entire process from the design's conceptual framework to your building's critical dimensions. We provide visual aids in the form of drawings, diagrams and physical models to familiarize you with the look, feel and functionality of the proposed design. The design package lays out all the options available so you can customize, fine tune and see your future in an Ecotone House.





Your Design Package includes

- **Diagrams**
  Conceptual and Sustainable
- **Drawings**
  Plans, Building Sections, Exterior and Interior Elevations
- **3D Representations**
  Digital Renderings, Physical Model to scale
- **Materials Pallet**
  Samples and Specifications
- **Appliances / Fixtures / Fittings**
  Samples and Specifications
- **Additional House Amenity Options**
  Such Such as Privacy Screens, Mud Rooms, Storage Sheds, and Carports

Contract Documents Package

The Contract Documents Package provides the tools you'll need to turn your design into a reality and get you ready to build. A thorough Kickoff Meeting lets us customize your house to suit your needs. Once your decisions are finalized, we provide a complete set of construction drawings. These drawings are the Contract Documents, the instruments of service for pricing, filing, and construction. We prepare a pricing package for General Contractors. The pricing package contains not only a detailed set of drawings on which the contractor can base his or her cost, it provides contractors with a formal set of instructions and a detailed set of line items for pricing so that costs can be thoroughly understood. At this time we will also coordinate with the panel contractor to implement your final design and initiate construction.

Your Contract Documents Package includes

- **Planning Meeting**
  Design options are customized to suit your projects needs
- **Contract Documents**
  A set of detailed drawings and specifications used for Bidding, Filing and Construction
- **Panel Coordination**
  Finalizing your project details with the panel manufacturer and initiating panel construction
- **Pricing Package**
  A set of detailed drawings and specifications along with an itemized pricing sheet and instructions





Contract Administration Package

The Contract Administration Package sets your project in motion with an Ecotone Home representative managing the project every step of the way. Once you have finalized your contract with your general contractor and initiated your panel construction, we will file your drawings with the local code enforcer. When construction begins, the Architect will hold bi-weekly construction site meetings to monitor progress, manage any unforeseen changes, and ensure a precise and timely execution of your project. This package includes coordination services for certain project components. Ecotone Home will coordinate orders for all fixtures, fittings and appliances as well as kitchen and wardrobe millwork to ensure that these items arrive onsite in a timely manner and that any fine tuning or substitutions are handled in a careful and thoughtful manner.

Your Contract Administration Package includes

- **Filing**
  Submission of signed and sealed drawings to local code officials for permitting
- **Construction Administration**
  Inspections and site meetings to monitor and manage project progress
- **Order Coordination**
  Coordination and delivery of fixtures, fittings, appliances, and millwork





ECOTONE LAND SERVICE PACKAGES

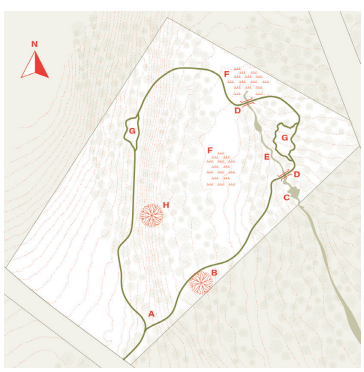
Ecotone Land offers a land vetting service that helps you evaluate potential properties before committing to a purchase. We can quickly assess a site for accessibility, house siting and recreation. We can also assess a site you have found in your own search or provide you with a report from our list of potential sites currently on the market.

Land Vetting

- **Site Assessment**

Design Package

The Design Package analyzes a specific piece of property for your intended use and proposes a plan for house siting and recreation. We provide percolation and soils tests to ensure buildability on unimproved land. We carefully walk the property to identify legal boundaries, natural features and existing habitats. Based on our analysis, we create a Site Plan that strategically orientates your future house, opens access to your supporting acreage and establishes a plan for passive recreation tailored specially for you and your site





Your Design Package includes

- **Site Survey**
  A thorough investigation and documentation of a property's location, legal boundaries and topography
- **Site Analysis**
  A complete walk through of the property to identity access, potential house siting, natural features and existing habitats
- **Percolation and Soils Test**
  An assessment by a licensed engineer to determine the soils ability to support septic and foundation design
- **Design Meeting**
  A meeting with our design team to match your vision with all your property has to offer
- **Proposed Site Plan**
  A plan developed and documented for house siting and passive recreation
- **Physical Model**
  A physical site model that can be used with your house model to visualize your Ecotone Home

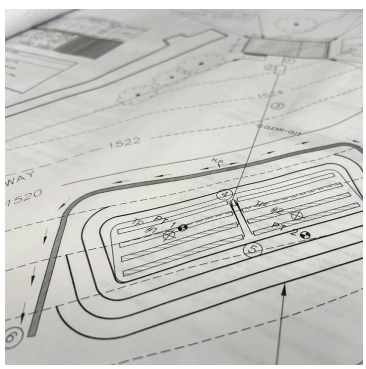
Contract Documents Package

The Contract Documents Package prepares your site for your build. New construction requires basic utilities to support the construction of your house. Ecotone Home coordinates engineering for septic and driveway design, electrical hook up and well drilling to ensure your house is utility ready. This package includes a pricing package for General Contractors that can stand alone for sitework or be rolled into a corresponding House bid.

Your Contract Documents Package includes

- **Septic, Well, and Driveway Design**
  A set of detailed drawings by a licensed engineer for Bidding, Filing and Construction
- **Utilities**
  Coordinate installation of electric, well and septic as required
- **Pricing Package**
  A set of detailed drawings and specifications along with an itemized bid sheet and bidding instructions to bidders





Contract Administration and Landscaping Package

The Contract Administration and Landscaping Package gets your land ready for building construction and implements your Ecotone Home Site Plan. Our low impact development and landscape strategies ensure limited site disturbance, preservation of ecosystems, and a site specially prepared for your Ecotone House. Ecotone Home turns your property into your own private nature retreat bringing out its full potential with such features as hiking trails, footbridges, micro ponds, private camp and picnic spots.





Your Contract Documents Package includes

- **Sitework Construction Administration**
  Inspections and site meetings to monitor and manage project progress
- **Landscaping**
  Low impact landscaping strategies employed to create access to passive recreation, privacy and retreat

Although the Ecotone House is based on a pre-designed standard model, the number of possible variations leads to a wide range in cost. Land values also vary widely, based on acreage and attributes. To give some perspective and help you plan, Ecotone Home provides some basic ballpark estimates.

Cost To Build An Ecotone House

In addition to Land and Licensing fees, an Ecotone House can cost anywhere from $850,000 to $2 million to build. Our pre-planned design offers flexibility and the freedom to quickly align estimates with your budget. The Ecotone House pre-planned system allows us to reduce the cost of design while maintaining design quality with a full range of options to suit your needs. Our clients receive a custom design experience for less money in less time. Delivered in a sleek contemporary form with a high attention to detail, we offer the added value of a high performance, energy efficient home.

$850,000 to $2,000,000

- **Cost factors include**
  - Square footage
  - Type of foundation
  - One level or two
  - Number of bedrooms
  - Finishes, appliance, and fixture selection

Cost To Prepare the Site

Sitework is the preparation of land to accept building construction. This work includes the installation of basic utilities such as septic systems, well drilling, and electrical hook up. Driveway construction, land clearing, and grading are also part of the sitework scope and can vary widely depending on the site conditions. While a longer driveway may offer more privacy and a steep slope can result in breathtaking views, they might not be budget friendly. Ecotone Home can help you evaluate site conditions prior to purchase and a commitment to house siting.

$75,000 to $200,000

- **Cost factors include**
  - Soil condition
  - Slope of terrain
  - Length of driveway
  - Water level
  - Electrical services

Land cost

Land cost is a direct reflection of the real estate market. The market is influenced by such factors as location, size, and amenities. Distance from major metropolitan areas, local attractions, and access to nature-based recreation all play a role in determining the purchase price. Small parcels command a higher dollar-per-acre while larger, more expensive parcels cost less per acre. Site specific amenities such as waterfront access or exceptional views will increase a parcel's value. Difficult access or problematic soil conditions can decrease land value but may exponentially add to the cost of construction. Ecotone Home can help you suss out the pros and cons of an individual property and determine if the cost is right for you.

$15,000 to 45,000 per acre

- **Cost factors include**
  - Location
  - Site specific amenities
  - Availability of utilities
  - Acreage

Glossary of Terms

Building Sections
A building section is a technical architectural drawing representing a vertical slice through a structure, similar to cutting a cake to reveal its layers. It illustrates internal relationships between spaces, floor levels, structural systems, and materials, providing crucial details on vertical circulation, insulation, and roof slopes.

Contract Administration
Contract administration involves the post-award management of agreements to ensure all parties comply with terms, obligations, and performance requirements. It focuses on monitoring, documenting, and managing the contract lifecycle, including payments, changes, and disputes to minimize risks. Key activities include liaison, compliance tracking, and dispute resolution.

Contract Documents
Contract documents are the comprehensive, legally binding written materials—including agreements, specifications, and drawings—that define the terms, obligations, scope of work, and rights of all parties involved in a transaction or project. They serve as a single source of truth to prevent disputes by establishing clear expectations.

Design
Design is a purposeful process of planning, creating, and giving form to ideas, objects, or systems to solve specific problems and improve user experiences. It acts as a bridge between function and aesthetics, transforming existing situations into preferred ones by balancing user needs with functionality.

Floor Plans
A floor plan is a bird's eye view diagram of a building. Its purpose is to illustrate the design and therefore includes structural and design details such as walls, windows, doors and stairs as well as fixed kitchen appliances and bathroom fittings.

Instruments of Service
Instruments of Service (IOS) are the tangible or electronic documents—such as drawings, specifications, models, and sketches—prepared by architects, engineers, and design consultants for a project. They represent the creative work and technical instructions used to translate design ideas into built form.

Passive Recreation
Passive recreation refers to low-intensity, non-competitive activities that require minimal infrastructure, such as walking, bird watching, photography, or picnicking. These activities often take place in natural settings, promoting conservation while offering relaxation, mental health benefits, and minimal environmental impact compared to developed sports fields.

Percolation Test
A percolation (perc) test measures the rate at which water moves through soil to determine its suitability for a septic drain field or drainage system. It involves digging holes, presoaking them, and timing the water level drop.

Site Plan
A site plan (or plot plan) is a detailed, bird's-eye view, scaled drawing of a property showing existing and proposed structures, property lines, landscaping, and infrastructure like driveways and utility lines. Essential for building permits and zoning approval, it maps out boundaries, setbacks, and topographical features.

Sitework
Site work (or sitework) refers to all construction activities conducted on the exterior of a building project to prepare the land, including clearing, grading, excavation, and installing underground utilities. It covers everything outside the physical structure, such as paving, drainage, and landscaping, ensuring a stable foundation before vertical construction begins.

Soils Test
Soils tests for construction are essential pre-construction geotechnical investigations that determine soil strength, composition, and stability, ensuring safe foundation design and structural integrity. These tests evaluate bearing capacity, moisture content, and expansion potential, helping engineers prevent issues like uneven settling or cracking.

Unimproved Land
Unimproved land is real estate lacking essential, permanent infrastructure—such as water, electricity, sewer systems, or paved road access—and is not immediately ready for construction.

Utilities
Services essential for daily life such as electricity, water, sewage, and telecommunications.