



# ARCHITECTURAL REVIEW COMMITTEE

Minutes of the ARC meeting held 6/1/11 at Martha & Roy's house, 5:00 PM

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ARC review for Lot 26

ARC Members: Marlene Miranda, Joel Brooks, Roy Nelson  
Neighbors: Jill and Steve Paulson  
Lot Owners: Ava Litton and Robert Young

The plans were reviewed, changes were made and Ava and Robert will have them redrawn and returned to the ARC for final approval

Plot plan:

Will be redrawn to larger scale, with dimensions in regard to house and heat pump placement.

% lot coverage, floor elevations will be shown.

Garage floor and main floor will be the same elevations (837.75').

General:

Show elevations on all floor plans.

Siding will be Hardie Plank 8" smooth.

Chimney will be lowered to meet the 2 in 10 rule.

12 inch raised heel rafters will be used to achieve better insulation.

A sewage pump will need to be used for the lower floor.

Explore changing the roof pitch to 3.5/12 on the back of the house and raise ridge to 855' elevation in order to increase the overhang on the deck.

Raised area outside people door into garage; make larger, need railing?

No railing on north side of house.

Show locations of future solar panels.

No X bracing or other visible bracing on deck.

Things that you should consider:

Universal design (wider doors etc).

Have a shower in lower level bathroom.

Guest bath on first floor, really want tub and shower?

Larger skylights with powered openers

Awning window (obscure optional) in Master bath

Might not need concrete retaining walls under deck, basalt rock wall might be fine, check it out.

Get your specifications very clear.

The ARC fee will be \$500.

Here is sort of a check list that can help you decide what you want in your house, some you have already answered.

- Type of windows : PVC vs Wood clad
- Type of inside trim: Minimum and painted vs real wood finished
- Type of doors: plastic and painted, wood flush(hollow core), wood panel doors
- Insulation: Fiberglas, cellulose or urethane foam, plus thickness
- Type of heating and cooling
- Fireplace, wood stove
- Solar: hot water, electric, passive
- Type and quality of floor covering
- How high ceilings, 8, 9, 10 ?
- Type of wall/ceiling:
  - Drywall with textured surface
  - Drywall with smooth surface
  - Thin-set plaster with textured surface
  - Thin-set plaster with smooth surface
  - Wood in some spots, what type?
- Exposed beams or columns
- Type and quality of:
  - Cabinets, hardware, number of drawers, type of wood
  - Lighting; fixtures, recessed, switches, dimmers
  - Plumbing; tubs, types of showers, fixtures
  - Siding
  - Outside trim
  - Roof covering
  - Counter tops
  - Appliances

Approved by all ARC members 6/2/11