

ARC Review for Lot # 38, 561 Sunridge Ln on 8/12/18 at 4:00pm

Attendees:

ARC Members: Marlene Kindorf, Steve Paulson, Roy Nelson

Lot Owners: Patricia and Rick Trimper

Neighbors: Gerry and Bob Burr, Richard Hovis, Lorna Bennett, Debbie and Joel Brooks, Julie Redner, Martha Austin

ARC Concerns:

1. On page one (1) of the designs, plans show 6"x6" wood posts supporting the deck and entry staircase. These need to be 10"x10", consistent throughout the front decking and stair structure, wrapping is OK.
2. On page three (3), Roy advised to keep in mind 4.11.1 of the CC&R's, which indicates that no filter fabric is to be used on the drains, in order to avoid clay-like clumping and blockage of drains.
3. ARC Committee also advised that all foundation drainage be carefully planned and indicated in the designs and to ensure water-proofing around the foundation.
4. Steve pointed out that the rear corner porch (northeast corner) shows concrete pad on page three (3) and Trex decking on page ten (10). Patty and Rick advised that this will be concrete and that the plans will be corrected to match on both pages of the design set.
5. Page four (4) shows an excavation elevation of 881' and question is raised if this is correct. Patty and Rick indicate that it is to be 889', and that this will be corrected. Roy advised to confirm dig elevation with engineer(s).
6. Roy pointed out that terracing on the western and eastern sides, as currently displayed in the plans, cannot end abruptly at the property lines. The terracing must wrap around. The ARC Committee advised that the terracing plans need to be more detailed, particularly on page ten (10), on all plot plans, and on first floor plans.

ARC Suggestions:

A conversation is had regarding the materials for the front deck balusters. Currently, the plans showed 2"x2" cedar, but Patty and Rick informed the group that they are still undecided on whether to choose wood or metal posts with cable. They indicated that they would be deciding based on pricing and final bids. They are advised by the ARC Committee to inform the ARC if they make a change to the current design.

A discussion is held regarding the size of the gas fireplace chimney and the options available. The options of a metal vent, painted the color of the roof; a 4" – 5" vent; a faux chimney; or a power vent without the need for placing anything on the roof are all viable options. A metal tube vent of up to 2' is allowable.

Roy suggests that Patty and Rick consider roughing in the conduit and wiring for potential solar panels for electric and/or water. The conversation then extended to what type of water heater was being planned and Patty and Rick reported that they were considering a tank-less water heater, most likely Rinnai.

A discussion is held regarding the color and materials currently selected for roofing, simulated rock, and paint. The ARC Committee advised that we will withhold approval of colors for simulated rock and paint for a time when these colors can be sampled on the actual structure.

Steve Paulson suggests that the office window on the northwestern side of the house be an operational window and larger to allow for maximum light and airflow. Patty and Rick informed the group that the current window sizing is as large as they can go, because they wish to place a murphy bed against that wall in the office/guest room.

Final Discussion:

Towards the end of the meeting, Patty proposed a major change to location of the house on the lot – the possibility of moving the entire house 10' forward, towards the southern/curb-side property line. Patty and Rick's primary concern is having as level a driveway as possible. Shifting the entire house forward 10' would also reduce the amount of excavation, and reduce the amount of concrete use. The question is raised as to whether this can be done while still remaining within the height limits. The ARC Committee advised that this is a possibility if the garage/1st level ceiling is lowered from 11' to 10' or 9'. Julie Redner reminded the group that this would also lower the views, particularly from the main level/2nd story, by 2' feet.

With this proposal in mind, the ARC Committee advised Patty and Rick that the approval of the plans would be placed on hold for one week, pending the potential repositioning of the structure and the submission of new designs to reflect this change.

8/25/18 – The ARC Committee met to review the newly revised plans with the structure now being moved 5' forward towards the southern/curbside property line. Upon review of the plans, it was noted that elevations had not been changed and were not consistent between pages of the design set. It was also noted that these plans did not include the terracing detail on the western and eastern sides, regarding the terracing ending abruptly at the property lines. Patty and Rick were advised that these needed to be corrected and a 3rd set of revised plans needed to be submitted. During this discussion, Rick noticed that the garage ceiling height was still at 11' and they had decided to reduce the ceiling height to 9', so this needed to be corrected as well.

11/3/18- Updated plans were resubmitted to Roy. Roy met with Patty and Rick and reviewed the changes that had been discussed in earlier meetings. Items 1,2,4,5,6 have been resolved and or corrected. The following was added to the prints:

Rock Retaining wall locations/type will be determined (by Owners, ARC & Contractor) after excavation/footing/foundation/high walls and backfilling is completed.

1st Floor Guest Bedroom/Bath floor area:
Concrete slab area will be insulated (check Oregon Code
for R value requirements) as follows:
Floor: Extruded Poly Styrene, compressive
Strength to be determined by Engineer.
Thermal breaks of Extruded Poly Styrene will be
Installed at all vertical cross sections of other
floor slabs and concrete walls.

Excavation of this area needs to be deeper to
accommodate the foam insulation.

This concluded the ARC Committee Review and the application/prints were approved by Roy on behalf
of the ARC committee.