



sunridge

ARCHITECTURAL REVIEW COMMITTEE

Minutes of the ARC meeting held 10/21/05 at Allen's house, 6:30 PM

Agenda: Lot 18 Home design

People present:

ARC members: Allen, Richard and Roy

Neighbors: Gerry & Bob Burr, Sally Lowe, Ernie Caberra, John Juhlin

Lot 18 Owner & Contractor: Cory Domingues

The location and type of electric meters was brought up by Roy. Lot 7 and 17 have meters and large panel facing the street. The ARC has not been involved in the past as they have been small and not facing the street. After discussion, it was agreed that meter location must be shown on elevation drawings. The type of meter box must contain no switches.

Roy asked members for guidance on changes to the approved plans. Roy gets requests for changes i.e. roof color, wall locations window size. Richard and Allen felt Roy should just use his judgment as far as to when to get more members of the ARC involved.

As there are now three members on the ARC we will need 3 sets of plans for all future submissions.

Roy reminded Allen and Richard to keep track of hours spent on each lot. These records will determine how the \$500 ARC fee will be split up.

Discussion on Lot 18 design:

Plot plan:

Right of way not included.

Some of the contours are not correct.

Driveway concerns:

Is 10 feet too narrow?

Grade for the parking area flat or sloped for future access to yard building?

Backup/turnaround, is it big enough?

Keep entrance to street at the lower part of the lot in order to

Minimize elevation gain.

All run off water must be collected and discharged to the street.

Elevations of the floors and roof was discussed as there was some confliction between elevations stated and scaled measurements. Cory verified the the floors where 830 & 840 with the highest roof height of 854.

Items needing clarification:

- Tanks & mechanical location
- Siding material
- Fascia material
- Trim material

The location of plumbing vents will be determined by Cory and the ARC after the roof is sheathed.

The ARC will approve Cory's plans if he addresses the items listed above on a new set of plans.

Roy

Minutes taken by Roy & approved by all members on 10/26/05