



ARCHITECTURAL REVIEW COMMITTEE

Minutes of the ARC meeting held 12/10/08 at Martha & Roy's house, 7:00 PM

Agenda: Lot 29 Home design

People present:

ARC members: Joel, and Roy
Neighbors: Richard Hovis, Debi Brooks
Ken Jones Builder

Reviewed grades on Plot Plan and elevations as some were in error.

Plot Plan

The upper retaining wall of the driveway will be basalt rock. The lower wall/walls need to be determined. Ken will evaluate and ARC & KEN will determine type and location later.

Driveway needs a drain

Where will Propane tank be located? Size?

Heat pumps will be located along the east wall of the garage behind a concrete retaining wall with the top at grade.

Where vent gas fireplace on lower floor.

Solar water and electrical will be roughed in.

Roof pitch will be changed to 3 1/2 to 12 and raised heel integrated into trusses. By reducing the pitch the roof height will be lowered below the restrictions reducing any concerns with views.

The outside stairs for the lower floor will have a three-foot rise. Consider coming off the west and/or east ends to grade.

Consider sharing path and landscaping design with Lionel, lot 31.

West Elevation

Front door setback not shown on drawing.

How support six-foot overhang by front door?

Grade will stay natural except for northwest corner.

South Elevation

The concrete wall for porch will be covered from view by utilizing basalt walls/terraces.

East Elevation

Stairs probably not need coming out of garage.

Foundation plan

Will need ICF or stepped foundation on west wall due to grade staying at natural.

Main floor framing

Appears there is a conflict in the stairway to the deck when compared to other drawings.

General

Dark sky: Be sure you have a plan to deal with the fan/light fixtures.

No filter fabric on foundation drains.

“Hardie Stucco Siding” is not acceptable; siding will need to be real stucco.

Suggest thermal breaks and insulation under concrete floor, as they will be cold, especially with vinyl flooring.

As some of these concerns could not be answered at the meeting it was decided to allow Ken to do some redesign and meet with the Bennett's later this month.

The drawings will then need to be redrawn and submitted to the ARC for final approval.

Minutes reviewed & approved by all Joel & Roy on 12/12/08