



ARCHITECTURAL REVIEW COMMITTEE

Minutes of the ARC meeting held 3/28/08 at Roy & Martha's house, 8:00 PM

Agenda: Lot 36 plans review

People present:

ARC members: Richard and Roy

Neighbors: Debbie & Joel, Marilyn & Ernie, Ryan & Lynette, Bob & Gerry, Greg, Cindy & Paul, Vikki, Jerry & Julie,

Jake Burnham, Sunridge builder, somebody with Jerry (Mike???)

Lot 36 owners, Theresa & Fred Habeck

Lot 36

Roy explained that the application was submitted with a contractor that was not approved by Shade Tree Inc. The request was forwarded to Shade Tree, and subsequently denied. Accordingly, that name has been crossed out on the application, and the ARC will proceed with consideration of the design without having the contractor information on file.

After the Arc received the plans and reviewed them we realized there were many errors and inconsistencies. Roy worked with Paul Johnson (designer) to correct. After 2 redraws on different pages, Roy decided to make any other changes needed in order to have a workable plan ready for tonight. After the meeting tonight hopefully there will be one set of plans with conditions that we can give to the Habeck's for a final redraw.

After a lot of good discussion and after some changes to the plan Saturday morning we now have a plan that will give the Habeck's a house they want and that meets ARC criteria.

The following need to be addressed in order for plan approval:

Plot plan:

Data of lot (file) needs to be downloaded from Mia if it has not been done already.
Contact Mia at mia@sunridge.net.

Grades need to be verified

Integrated changes shown on ARC copy into plan

- * Driveway entrance to lot
 - * Rock terraces SE corner of house
 - * Driveway cuts/fills
 - * All other cuts/fills
 - * Cut off drains integrated with foundation drain
- All water for any paved surface must be collected and directed to the street

2 of 9, 3 of 9

Stairs leading to deck needs to be design so visitors will know they need to go up them to get to the front door. Submit plans to the ARC for approval before building the stairs

Fence to shield garbage cans under deck in SW corner will be the same color as the walls of the house. May want to use siding to cover fence.

Cut out roof is to be eliminated.

Show actual grades on each elevation: actual and proposed

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ARC suggestions:

- Door width, consider universal design
- Sink in main floor utility room
- Pantry

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- No column in garage door
- See comments on garbage storage in 2 of 9, 3 of 9
- Meter location is to be on the southwest wall (garbage storage area), under the deck, meter is to be 5 feet above grade measured to the center of the meter.
- Stacked washer and dryer moved from in front of window

6 of 9

- Wall for garbage storage in SW corner to be determined

9 of 9

Energy conservation suggestions:

- Rigid insulation between footing and slab
- Rigid insulation under all parts so heated slab
- Thermo break between heated slab and unheated slab
- Make sure correct foam is used under slab
- Rafter wall junction, enough insulation??????
- Remember code requirements are minimums!!!!!!
- Solar water and electric, at least rough for them to be installed later

General comments:

- Central vac is good at least rough in
- During excavation mine the rocks, you are going to need a lot of them
- Check east wall dimensions some measure 26.5 & 13.5, others 29 & 11

Elimination of upper garage:

- Eliminate garage and driveway
- Add window in bedroom 3 north wall??????
- Add basket ball/play area in garage location, build so garage can be added later

- Extend deck in NW corner to basketball/play area and eliminate stairs to former driveway.
- Garbage fence now will need to be concrete retaining wall and fence due to retention of natural grade on west side.
- Heat pump and LP tank to be relocated to east wall of bedroom #2
- Revise roof framing in area of former garage
- Check grades vs. bottom of windows in Bedroom #2 and Bath #1

After new plans are drawn get 3 sets plus the set with all change back to Roy for final ARC approval.

The plan is to start in about a month depending on the weather. Greg expressed concerns with ground stability, which can be a problem in the spring. It will be very important to excavate and build the foundation when the weather window is right and expedite the operation.

Roy

Minutes taken by Roy & approved on 3/30/08