



ARCHITECTURAL REVIEW COMMITTEE

Minutes of the ARC meeting held 4/25/08 at Martha & Roy's house, 7:00 PM

Agenda: Lot 34 Home design

People present:

ARC members: Roy

Neighbors: Debbie & Joel, Mary, Lionel, Gerry & Bob, Chris & Larry, Richard H., Vicki, Kathy & Jon

Lot 34 owners, Julie, Jerry & Jasmine Valencia, designer Paul Johnson & attorney Mike

The ARC will only have one member for the review of Lot 34 as Arc members; Joel and Mary along with past members Allen and Richard refused to serve for this review.

Plot plan page 1 of 10

Contours shown do not appear to be accurate, be sure to verify using established benchmarks.

Planter in the NW corner elevation is 867 not 865.

Rock walls are shown, as 6 to 8 inches in width, actually will be 18 to 30 inches.

ARC will approve grades for sidewalk on SW corner before construction.

The existing cedar trees on the top west and lower southeast corner are to be designated as protected trees.

All trench drains on the west, north and east will be placed under the retaining walls.

Concrete retaining walls and sides of concrete steps must be covered with ARC approved materials.

The proposed concrete retaining wall on the east side of the driveway will be changed to terraced basalt.

Propane tank will be increased in size and moved to the terraced planter just north of the stair landing.

Page 2 of 10

Roy felt that the front door entrance needed modifications, as it just didn't look right. He felt the 5 feet of concrete stairs, the columns, and narrow roof could be improved on.

Paul showed picture of houses with similar designs. Julie felt the window was really important, as it would allow a view from the kitchen. The audience did not have objection to the design.

After some discussion it was decided to change:

The front of the stairs will be exposed aggregate.

The columns will be redesigned during construction so that the ones nearest the front door will appear to go to the ground.

The wood part of the columns will be minimum of 12 inches wide.

East side of stairs will be covered with approved rock that will be on house.
West side of stairs will be covered with approved rock or sided.

Lower deck post will be 10 inches or more, the upper posts 7 inches or more.
The electric meter (center line) will be installed so it is 5 feet above grade. The gate will be high enough so the meter cannot be seen from the street.
Proposed river rock front: After all retaining walls are built in the front the ARC will consider types of rock. River rock will probably not be approved.

Page 3 of 10

The fence covering the stair/landing side on the west side will be fastened to the concrete, not set into the concrete.

Page 5 of 10

People door not shown on plans.

Page 8 of 10

Three skylights added

Page 10 of 10

Retaining wall/fence: Posts supporting the 2 X 12's will be supported by 6 X 6's, 4 feet on center and set a minimum of 30 inches below the natural grade.

Suggestions:

Keep in mind that the building code is the minimum. You may want to insulate more as energy prices are only going up.

Review information on universal design that will help you build a more livable home and add resale value.

Review your door placement and widths.

Consider solar electric/water, at least prewire/preplumb.

Minutes taken by Roy & approved on 4/27/08