



ARCHITECTURAL REVIEW COMMITTEE

Minutes of the ARC meeting held 5/29/09 at Martha & Roy's house, 7:00 PM

Agenda: Lot 26 Home design

People present:

ARC members: Joel, and Roy

Lot owner: Robert Young, Brian Terramana, Builder

Elevations & plot plan:

The elevations used by designer were not accurate, but have been corrected on revised plot plan and elevations.

The house will be lowered by 6 inch in order to facilitate drainage of driveway, the new finished floor elevation will be 837.75 feet. The NE corner of the foundation will need to be raised slightly in order to keep wood/siding with in code compliance. Strip drain will be installed in front of garage and concrete drive sloped to assure drainage into drain.

Heat pump will be located under west side of deck

Gutters and downspouts will be installed.

Electric meter will be located on the east side of the house, about 8 feet from NE corner.

With the large windows and high overhang the potential for the sun glare and heat during the summer is very high, plan accordingly to address this issue.

There is one small area of the roof that exceeds the height restrictions, Shade Tree Inc will grant a variance.

Robert will consider using 2 garage doors verses the proposed single door.

Wood storage and the wood door was discussed. Robert will think about how is the best way to store the wood and how to get it to the stove.

Windows color will be almond/tan and the roof color will be black.

The following items will be decided later by Robert and ARC:

Type of railings on deck

Size of chimney chase

How underside of deck and pool will be screened.

General:

Solar photovoltaic will be roughed in.

Raised heel rafters trusses should be used to improve insulation values at the intersection of the walls with the roof.

Minutes reviewed & approved by Joel & Roy on 5/31/09