

ARC review for Lot #25, 512 Sunridge Ln on 6-1-15

Attendees:

ARC members: Marlene, Steve, and Roy

Lot Owner: Flora Bond

Architect: Steve Wright

Neighbors: Jill Paulson, Julie Valencia, and Dan Christopherson

ARC Concerns:

Plans show the garage floor and entrance to front door to be 6" lower than the main floor level. The ARC strongly urges that you making all floors including the deck to be the same level, if you do, your house will be more livable, will have better resale value and your driveway will be less steep.

Steve and the Bond's will discuss and decide, then revise prints as needed

6/13/15- Plans were changed to reflect garage, main floor at the same level.

Main floor level was discussed, with the ARC urging to increase the height to improve the view. If the main floor height is raised the driveway will also be less steep. The ridgeline can be raised by .92 feet with no variance needed.

Steve and the Bond's will discuss and decide, then revise prints as needed

The west side of the driveway will require a retaining wall with basalt retaining wall as there is not room for a 2:1 slope.

6/13/15- Plans were changed

The fill transition by the NE corner may require a basalt retaining wall.

Steve and Paulson's will work together to make it satisfactory.

Paint colors look Ok but everyone agreed to paint test patches on the house in order to confirm.

Bottom of bay window on south side: The bottom will be rough framed and an ARC decision will be made at that time.

ARC suggestions:

Outside:

More covered deck. **6/13/15, roof design change for more overhang**

Gas for grille on deck.

Satellite may be able to be placed in ground of low on the east wall.

Inside:

Place water heater and air exchanger/furnace in lower level.

Consider a Heat Pump water heater.

Pre wire or conduit for solar electric.

Sound wall between Master and Living room. **6/13/15, plans were changed**

Plan for and rough in a stairway to lower level.

Consider an Energy Star home.

Make doors as wide as possible.

Good neighbor consideration during construction:

No generators

Air compressors shielded or isolated

Parking only allowed on south side, please share with neighbors

6/13/15, Modify plans were approved and 3 copies given to Steve Wright