



## ARCHITECTURAL REVIEW COMMITTEE

Minutes of the ARC meeting held 6/25/08 at Martha & Roy's house, 7:00 PM

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Agenda: Lot 27 Home design

People present:

ARC members: Mary, Joel, and Roy

Neighbors: Gerry & Bob, Gerry's sister Patty Mc McCullough, Richard H.,

Lot owners, Jill & Steve Paulson, Ken Jones Builder

Elevations & plot plan:

The size of the wood columns above the stone columns in the front and back and 4X4 posts in the back will be determined after the stone and siding is installed. There was a discussion of the size of the stone columns, they scale at 24 inches, and any changes would need to be submitted to the ARC.

Gutters and downspouts will be installed.

The retaining wall by the front door to the driveway was submitted as covered with native basalt. Jill felt it should be OK to mix basalt with the stone they want to place on the house. The Arc feels the separation of different types and or colors of stone are needed. The wall will be faced with the same stone as what is placed on the house. Shade Tree Inc. will give a variance for the faced retaining wall. The proposed stone on the street corner of the garage will be eliminated and basalt will be used, as there is a basalt retaining wall along the driveway. The proposed stone for the house needs to be submitted to the ARC for approval.

The suggestion of reducing the steepness of the slope along the street side of the garage will be evaluated before the foundation is constructed.

The electric meter can be installed on the west as shown or east wall by the heat pump.

The propane will probably be buried, if not buried; the location needs to be approved. Propane tanks do not need to be screened, just painted the base color of the house.

The ARC felt that the windows for the kitchen and bath on the east side of the house are too small. The east side of the house is very visible to the public due to the large driveway and not like most houses that are ten or so feet a part on the side yard. Jill felt this is the size of the windows she wants due to privacy and not wanting to look at other houses. There was discussion about shrubbery screening, but that is not permanent. Waiting to see after the house is roughed in and determining size then. The Arc decided they would allow the bath to stay as proposed but the kitchen windows need modifications. The two proposed kitchen windows will be replaced with one window with a minimum size of five feet wide and three and one half high.

The east and west sides of the south face of the house will need basalt retaining walls to enhance livability. The west wall will need to be built up (filled) and the east wall will need to be cut in. Jill felt there should be a way for wheelchair access to the lower level from the driveway. Discussion was about steepness of the driveway, sideways location and roughing in an elevator in the house. If the Jill and Steve wish to find a way to gain access from the driveway the ARC will support it but they must remember the driveway is not theirs to use as they wish.

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.

General:

Solar photovoltaic and hot water will be roughed in.

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

The Arc suggested that the concrete floor insulation be used under the entire floor, added to the top of the footings and use thermal breaks under walls separating heated and not heated spaces.

Waterproofing of basement walls required.

Minutes reviewed & approved by all ARC on 7/8/08