



## ARCHITECTURAL REVIEW COMMITTEE

Minutes of the ARC meeting held 7/7/05 at Allen's house, 8:00 PM

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Agenda: Lot 15 Home design

### People present:

ARC members: Allen and Roy

Neighbors: Gerry & Bob Burr, Sally Lowe, Vicki Stea, Chris & Larry Daniels,  
Marilyn & Ernie Cabrera, Cindy Johnson

Lot 17: Owners: Debbie & Joe Nielsen, Contractor: Paul Johnson

### Discussion on Lot 15 design:

#### Height of house:

Height limit is 935 feet above sea level.

Grades marked on plans do not scale off; Paul recalculated and agreed they were in error.

After discussing the various methods of reducing the height we agreed to:

Go from a 4/12 pitch to a 3 1/2/12 pitch (11" reduction).

Reduce wall height on the main floor from 9 feet to 8 1/2 feet.

The maximum height of the highest part of the roof is 936.3 feet.

The garage driveway grade needs to be finalized after main floor of house is constructed.

### Grades on west, south and East sides:

The proposed walls, grades and comments are very vague on the submitted drawing. All proposed grade changes, walls, fills must be shown clearly on the plot plans and elevations. Some questions to help you understand the ARC's concerns:

\*How are you getting access to the sidewalk on the west side?

\*How are you going to deal with the grade changes on the east and west sides?

The heat pump in the proposed location will need to be 72 decibels/7.2 bels or less.

#### Windows:

- \*The color will be Almond.
- \*A 4 x 5 window will be added to the west wall of the garage.
- \*Consider a window for the east wall of the master bedroom.

#### Dark Sky Lighting:

Plan the placement of the outdoor and indoor lighting very carefully so that problems are prevented.  
All recessed lighting installed on sloped ceilings must be designed for sloped ceilings, so the bulb is pointed straight down. An example is Halo H47ICAT.

Fireplace will be propane gas fueled with a vent to the south wall. The vent in the wall must be painted the color of the house and the tank screened on sides and top.

Lot 15 design was not approved as submitted, if the prints are revised to reflect the changes discussed/listed above the plan will be approved.

Bob and Ernie committed to have their propane tanks screened by September 1, 2005.

Roy

Minutes taken by Roy & approved by all members on 7/10/05