



ARCHITECTURAL REVIEW COMMITTEE

Minutes of the ARC meeting held 7/24/08 at Martha & Roy's house, 7:00 PM

Agenda: Lot 21 Home design

People present: ARC members: Joel, and Roy
Ken Jones Builder

Elevations & plot plan:

The steepness of the driveway to the garage was discussed. The house was raised by two feet from the proposed plan in order for the driveway to be less steep. The Arc felt it still was too steep.

Gutters and downspouts will be installed.

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.

The garage door will be plain with windows.

There will be no louver vent in gable above the front door.

General:

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.

Roy will make revisions and the ARC will approve.

The next day while Roy was revising the plans to reflect the house being raised two feet he realized that the driveway was still too steep. After consulting with Mia, Richard and Joel it was decided that the house must be raised four more feet. The four feet will be accomplished by changing roof pitch from 5/12 to 4/12 and Shade Tree granting a variance for the peak of the roof to 834. The new main floor and garage level will be 815.1

Minutes reviewed & approved by all Joel & Roy on 7/31/08