

ARC Meeting for Lot 43, 7:00 PM June 3, 2019

Attendees:

Carolyn Moxley- Lot Owner

Robert Coryell- Designer

Neighbors:

Patty & Rick Trimper

Lonna Bennett

Richard Hovis

ARC members:

Marlene Kindorf

Steve Paulson

Roy Nelson

The plans as submitted need to have some corrections and changes. When these modifications are made and resubmitted (3 sets of plans), the ARC will approve the project. When resubmitting the plans please make sure that the following are included:

Arc Addendum

Construction Approval Checklist

Proposed Contractor information

After the plans are approved you will need to resubmit them to the City of Lowell as the plans you use on site must be City and ARC approved plans.

Changes needed:

Site Plan:

Lot 43 not Lot 45.

LP Tank will be underground.

All runoff water must be discharged to storm lateral.

Elevation limit lines must be shown.

Electric meter will be located on SE corner of garage.

Outside stairs on east side needs to be removed.

Rock retaining walls on east and westside will be removed.

The natural slope of the lot will stay as is, landscape steps that follow the natural grade may be installed to facilitate accessibility.

Remove General Notes, Site plan information #2,3, & 4 as they do not apply.

Elevations:

There will be no grade change from the garage to Laundry, Driveway to Front door, main floor to Back Deck and lower floor to Lower Deck.

Fascia must be 2X8 or larger.

Deck posts must be 10 X 10 or larger and be all the same on both floors.

Windows as shown on 2 of 10 are correct, floor plan needs correction.

Show exterior mount wall light locations.

Large window in office needs to be deleted, floor plan is correct.

Need detail of placement of foundation drains.

Samples of roofing, window color, flashing color are all good. The proposed house and trim color look good but the ARC will make a final decision after viewing a test patch (minimum of 5 x 5 feet) of the body and trim color on the house.

Recommendations to consider:

To enhance livability and resale value make swinging doors 3 feet wide, pocket doors 2 foot 10 inches wide.

Consider using stainless steel flashing where concrete is touching the flashing.

Consider using road fabric on both sides of the deck membrane to protect the membrane from damage.