

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
July 2, 2015**

A Regular Meeting of the Singletree Design Review Committee was held on Thursday, July 2, 2015, at 9:00 am, at the Singletree Community Center, Edwards, Colorado.

The members present were: Chairman George Gregory, Charlie Dolan, Larry Deckard, Karen Zavis, Connie Powers and Larry Rogers. The Architectural Consultant, John Perkins, was also in attendance.

MEETING MINUTES – The Committee reviewed the June 18, 2015 meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the June 18, 2015 meeting minutes as submitted.

Mike Lauterbach Duplex
Mike Lauterbach

Flg. 3, Blk. 3, Lot 19
621 Singletree Road

Preliminary Review

Mike Lauterbach presented the preliminary plans to the Committee for their review and the following matters were noted:

- a. The Committee suggested that the applicant reconsider the driveway on the east side of the duplex since the lack of space in front of the garage doors will make for difficult access to the garage. It was noted that pushing the hammerhead on the west side driveway further to the west could facilitate parking and maneuvering on that side.
- b. It is suggested to move the garage door on the west elevation further to the west and revise the deck column design so that the columns are symmetrical in shape as they appear from the street side of the home.
- c. Applicant was asked to reconsider the proposed window design to create more rhythm and symmetry in the overall composition of the elevations.
- d. An ILC will be required at completion of the foundation and at completion of the building framing. (Design Guidelines page 51)
- e. All exterior lights are to be down lights and cut sheets are required. (Section 3.13)
- f. Details and dimensions are required of all exterior materials including posts, deck railings, window and door details, beam tails, etc.
- g. Details are required on the installation of the proposed exterior metal paneling and details are to indicate how such panels align with adjacent exterior materials.
- h. A Construction Management Plan is required and must include ‘green plasticized netted construction fencing’ along the perimeter of work area (Design Guidelines page 54).
- i. A complete color board is required (Design Guidelines page 45). It was noted by the Committee that the proposed lighter color of exterior stucco was too light to be approvable.
- j. The proposed metal roofing material needs to be of the lowest reflectivity and specified on the color board.
- k. Additional shrubs should be indicated on the landscape plan.
- l. Utility meter concealment strategy is required and must be indicated on the plans and elevations. (Design Guidelines page 19).
- m. A computer-generated 3D or actual model needs to be submitted for final review.

A motion was made to approve the preliminary plans subject to the conditions outlined above. By motion duly made and seconded, it was unanimously

RESOLVED approve the preliminary plans subject to the conditions outlined above.

Coleman Residence	Flg. 2, Blk. 2, Lot 30	Preliminary/Final Review
Alex Coleman & Bill Nutting	123 Howard Drive	

Alex Coleman and Bill Nutting presented the preliminary/final plans to the Committee for their review and the following matters were noted:

- a. A drainage swale is required on both the east and west sides of the proposed home and must be indicated on the site plan.
- b. Applicant was advised to hold an on-site meeting with Neal Trotter (Sonnenalp Golf Club) and the project excavator to discuss strategies for dealing with site drainage, existing irrigation and removal and replacement of existing trees on the property, and to assure that the installation of a new culvert does not interfere with previous irrigation work performed on this site. The Construction and Landscape Compliance Deposit will be held until the successful completion of this site work.
- c. Applicant to revise connection of fascias on east elevation where horizontal fascia meets rake fascia.
- d. Dimensions for the stone cap on top of the stone veneered walls is required; minimum 2 ½”.
- e. The reflectivity factor of the dark bronze metal roofing material is required and must be indicated on the plans and the color board.
- f. The high wall at the front entry to the house (east wall of garage) needs to be reconsidered and it is suggested that the addition of windows will help to break up this very large expanse of stucco. Applicant is to provide drawings indicating the redesign of this area for approval. Applicant will be notified by the Architectural Consultant if the DRC approves of these changes without being presented at a meeting.
- g. It is suggested to use a darker stain for the exterior wood siding than the sample presented at the meeting.
- h. Details indicating size and attachment elements of the snow clips/fences are required.
- i. A Construction Management Plan is required and must include ‘green plasticized netted construction fencing’ along the perimeter of work area (Design Guidelines page 54).
- j. Utility meter concealment strategy is required and must be indicated on the plans and elevations. (Design Guidelines page 19).
- k. Any changes to the approved plans need to be approved by the DRC prospectively.
- l. The Design and Construction Site Compliance Fee and Landscape Deposit will be \$14,500.
- m. The Committee authorizes the Architectural Consultant to stamp the final plans, subject to the conditions listed above and the Committee’s electronic review of the changes described in item f. above.

A motion was made to approve the final plans subject to the conditions outlined above. By motion duly made and seconded, it was unanimously

RESOLVED to approve the final plans subject to the conditions outlined above.

Insull/Kisker Duplex	Flg. 3, Blk. 2, Lot 12	Preliminary Review
Lea Insull	0861 June Creek Road	

Lea Insull presented the preliminary plans to the Committee for their review and the following matters were noted:

- a. The drawings were presented in a scale that was too small to read. All design drawings are to be at a minimum scale of 1/8" or 1/4" = 1'-0". (Design Guidelines page 37).
- b. Changes are being proposed for the applicant's side of the duplex (metal exterior siding panels, metal deck handrails, etc.), which are not reflected on the adjoining side of the duplex. A cohesive remodel plan for the entire duplex is required or a plan for changes to the applicant side of the duplex only, must retain the design elements that are currently present on the home.

The matter is tabled per the Applicant's request.

Kime Residence
John Perkins

Fig. 2, Blk. 3, Lot 20
1021 June Creek Road

Final Review

John Perkins presented the final plans to the Committee for their review and the following matters were noted:

- a. The west elevation will be redrawn to reflect the actual size of the existing trapezoid windows and the existing beam ends supporting the roof overhang at the central window.
- b. Applicant will remove headers which are indicated on the lower level windows and garage door.
- c. Cut sheets of the new garage door are required.
- d. Consider repainting the existing home to eliminate the white stucco at the base of the building.
- e. A Construction Management Plan is required and must include 'green plasticized netted construction fencing' along the perimeter of work area (Design Guidelines page 54).
- f. All exterior non-conforming lights are to be replaced with down lights and cut sheets are required. (Design Guidelines page 29, Section 3.13)
- g. For final design review sign-off, a complete set of plans per the Design Guidelines must be submitted (Design Guidelines page 51, Section 9) including the Construction Management plan and the Design and Construction Compliance Fee deposit. A \$5,000 deposit is required; \$4,500 will be returned after completion of all work and \$500 is retained by SPOA as an administrative fee.

A motion was made to approve the final plans subject to the conditions outlined above. By motion duly made and seconded, it was unanimously

RESOLVED to approve the final plans subject to the conditions outlined above.

Dickerson Duplex
Ryan Dickerson

Fig. 2, Blk. 5, Lot 14
323 Longhorn Road

Conceptual Review

Ryan Dickerson presented the conceptual plans to the Committee for their review and the following matters were noted:

- a. The site plan was not to scale and therefore the Site Coverage calculation could not be verified.

- b. It was understood by the Committee that there would be a tall center mass and lower rooflines on each end that would help taper the duplex and to relieve the long roof line. The massing of the current design is of 2-story elements on the east and west ends of the project with a false dormer form added to the center roof portion of the home. The applicant, in response to the previous review comments, added this volume to the center but it was discussed and the Committee felt that an empty dormer addition was not an appropriate solution.

The matter is tabled per the Applicant's request.

DISCUSSION:

Lewis Residence

Flg. 3, Blk. 1, Lot 16
140 Chaparral

ILC Review

John Perkins stated that he has been in communication with the contractor on the Lewis duplex and that a framing ILC will be forthcoming at the completion of framing. This project is designed with its side walls very close to the setbacks and the highest portion of the roof structure is within inches of the maximum building height allowed by the Guidelines. Confirming compliance with the setback limitations and height limitations is a matter of high priority and needs to be closely monitored by the Architectural Consultant in the immediate future.

ADJOURNMENT – There being no further business to come before the Committee, by motion duly made and seconded, it was unanimously

RESOLVED to adjourn the Regular Meeting of the Singletree Design Review Committee this the 2nd day of July 2015.