

THE KEYSTONE DESIGN REVIEW BOARD

May 25, 2007

I. Call the Meeting to Order

The Keystone Design Review Board meeting was called to order at 9:30 a.m. in the Neighbourhood Company conference room on Friday, May 25, 2007.

Board Members Present Were;

Randy May, Chairman
Paul Duxbury, Member
Todd Weber, Member
Ken O'Bryan, Member
Gene Baker, Baker, Hogan, Houx

II. Approve Previous Meeting Minutes – May 14, 2007

The previous minutes dated May 14, 2007 were reviewed and approved as presented.

III. Pavilion at Keystone (Molly Speer, KNC Ken O'Bryan, O'Bryan Partnership)

The Keystone Design Review Board reviewed the schematic phase for the Pavilion at Keystone in River Run. The Board had the following comments;

- The project appears to meet the River Run Architectural guidelines.
- Verify adherence to county codes regarding basement egress.
- Material changes on exterior corners are not allowed.
- Metal roofing may only be used in limited areas.
- Open up lobby to the east to utilize the exterior plaza area next to the Snake River keeping in mind the 25' wetlands set back.
- Incorporate the architecture of the building into the Bear Pit.
- Consider any parking issues relative to the county requirements.
- Assuming the project does not have significant changes, the schematic phase is approved.
- Provide a model or 3-D sketch-up of the building.

IV. Lot 11 Elk Run – Schematic and Preliminary Review (O'Bryan Architecture, Guss Boughton Owner)

The Keystone Design Review Board reviewed and approved the schematic and preliminary phases for Lot 11 in Elk Run with the following comments;

- Reflect on the plans how the siding at the west elevation is stepped in relation to the grade. Use stone at any window wells.
- Pull the front entry out two feet from the building so that it is separate from the rest of the house.
- Ensure consistency in the proportions of the truss member sizes.
- Provide a light fixture cut sheet and locations of exterior lighting on the plans.
- Provide all requirements for the Construction Document phase including but not limited to a construction staging plan and a landscaping plan.

V. Lot 6 Elk Run – Schematic round three (Britt Dimmitt owner)

The Keystone Design Review Board reviewed and approved the schematic phase for Lot 6 at Elk Run with the following comments;

- Verify that the garage is at -1.
- All material changes must occur at interior corners.
- Bring the stone wainscoting around to both garages.
- While it appears that the intent of the 75% rule is being met, provide exact square footages for all levels to ensure the rule is being met.
- Provide all requirements for the preliminary review at the next submission.

VI. Lot 60 Elk Run – schematic review (Barbara Shepler Architect, Karl Koch Owner)

The Keystone Design Review Board reviewed the schematic phase for Lot 60 at Elk Run. The board would like to see the schematic phase again due to the following reasons;

- The driveway needs to be 15'-0" from property corner. Add a turn-a-round at the drive.
- Due to the quantity and size of the walls and the significant slope of the lot, a civil engineer will be required to design the grading and drainage plan for this lot.
- The grading plan needs to match the elevations.
- See Section B Item 2 on page 10 of the Elk Run guidelines regarding Design and Configuration. The overall design needs to be more sensitive to the lot. Site differences need to be taken up in the house as opposed to massive excavations of the lot.
- The Board requires verification from Summit County engineering identifying requirements and if any disturbance is allowed in the drainage easement. The Boards assumes no regarding/retaining will be allowed in the drainage easement.
- On the north elevation, step down the roof with the grade.
- Break up the long unbroken roof line on the north east elevation.
- If retaining walls exceed four feet then they need to be tiered.

VII. Lot E-1 Keystone West Ranch – schematic review (Barbara Shepler, Architect)

The Keystone Design Review Board reviewed the schematic phase for Lot E-1 at Keystone West Ranch. The board would like this project to remain at schematic phase due to the following comments:

- Minimize grading and save trees wherever possible.
- Tighten up the grading on the side of the driveway.
- Any trees required to be removed for fire mitigation by the county will need to be replaced with the same or bigger sized trees.
- Grading and construction access outside the building envelop is not allowed without prior written permission from the Keystone West Ranch Homeowners Association.
- The driveway may need a culvert.

VIII. Lot E-18 Keystone West Ranch (Barbara Shepler, Architect)

The Keystone Design Review Board reviewed the schematic phase for Lot E-18 at Keystone West Ranch. The Board would like this project to remain at the schematic phase due to the following comments;

- Eliminate grading and construction access outside the building envelope.
- The elevations need to match the grading.
- Inquire about fire mitigation requirement with Patty McGuire at the county.
- Minimize grading and save trees wherever possible.

IX. Lot 14 Settlers Creek – Preliminary (Dick Clark, Solar One Builders)

The Keystone Design Review Board reviewed and approved the preliminary phase for Lot 14 at Settlers Creek with the following comments:

- Bump out the entry doors 2' from the rest of the house.
- Use 2x fascia.
- Provide railing details.
- The stone must be Arkansas River Moss Rock.
- Add a decorative cover over the chimney cap.
- Match the dormers on the north and east elevations. Consider making the dormer on the north elevation bigger to incorporate both the electric and gas meters.
- Provide a stamped set of construction documents.

X. Lot 12 Alders – Orientation for 6/11/07 Schematic review (Mark Harris, S-Arch)

The Keystone Design Review Board preliminarily reviewed the schematic phase for Lot 12 at the Alders which will officially be reviewed at the 6/11/07 meeting. The Board had the following comments:

- According to Section 7a of the Alders Design guidelines, a licensed architect must be on the project. Please identify who the architect is and verify they visited the site.
- All other aspects of the submittal appear acceptable.

XI. Adjournment

The meeting was adjourned at 12:45 p.m.