

Collins Residence – Filing 8 – Block 11 – Lot 21 _1028 Hernage Creek Road - **Final** – Architect: Bill Nutkins – Uplands Craftsman

- a. **Discussion item:** A design from a Licensed Engineer since retaining walls are over four feet tall as review/ design proper site drainage. Will the Board want to review before Technical Review? *Once these wall get constructed it may exceed disturbance. The Board need to see design for approval...*
- b. **Discussion Item:** Provide an updated Landscape plan after civil engineering drawings are done for proper coordination of site design and drainage? Will Board want to review prior to Technical Review? **Yes**
- c. **Discussion Item:** Limits of disturbance not drawn accurately considering the detail provided for the retaining walls. Disturbance may not exceed 16,500 enforced by the Town of Eagle PUD. **16,500 per Town of Eagle, if TOE approve variance for extension then the Board will be ok with that because of a hardship lot.**
- d. **Discussion Item:** Second story deck - At least six feet of the depth of second story decks must be covered by roof. Second story decks may not project farther than 6 feet beyond the outboard wall plane of building perimeter. UDG 2.2.10 (4 & 5). **The Board ok for main deck for no coverage, because it's truly not a second story deck.**
- e. Retaining wall is encroaching North end of side setback. Retaining walls should be considered like fences and not allowed in setbacks.
- f. Topographic Survey will be required. ILC provided states "...should not be relied upon for any future improvements."
- g. Construction fencing must be placed 5 feet outside the top of cut and toe of fill – this affects the limits of disturbance. UDG 2.2.5 (5). ... "The Building Envelope will be fenced with an approved construction fence that shall be maintained throughout the construction process." UDG 2.2.1.1 (6). **Town needs to approve the request of his limits of disturbance with construction fence on 16.5; construction fence going beyond the PUD allowance of 16,500 SF**
- h. Driveway entrance and culvert detail to meet the ER Construction regulation.
- i. Provide "green" plastic Construction Fence not less than 42" tall around construction limits. An opening not more than 20 feet may be provided for access to the construction site per ER Construction Regulations 2.3.
- j. Provide a Construction Management plan per Final Plan required materials.
- k. Provide Site Coverage Table. UDG 4.3.3.3.(11).
- l. Gas fire pit for open wood burning – "the min. required distance from a structure shall be 25 feet where the pile size is 3 feet or less in diameter and 2 feet or less in height." Per 2009 IFC.
- m. Master deck does need to be enclosed. First story decks within 4 feet of finished grade should be enclosed below and tied back at grade at one or both ends. UDG 2.2.10 (3). **Ok**
- n. Provide roof drip line on site plan and landscape plan.
- o. Provide Summary table of irrigation areas and percent of total home site area by type of irrigation.
- p. **Discussion Item:** Awkward stone transition on garage façade along uphill side remains. Board noted at Preliminary that stone needs to go to inside corner or eliminate. **Bring down the vertical wainscot to the corner and bring the siding down.**
- q. **Discussion Item:** Different base siding/ masonry materials used at base of house, no foundation/ wall sections showing relationship of finished grade to material above. Will Board want to review prior to Technical Review?
- r. **Discussion Item:** South elevation, left side shows a metal panel amongst the windows. Please provide more specifics. Detail was requested at Preliminary. **Siding would like better instead per Board members.**
- s. Lighting worksheets appears to be inconsistent with the quantity of wall sconces shown on the plan. Total Lighting output cannot exceeds the 5500 lumens. UDG 2.3.7.
- t. Include recessed can lighting at roof eaves on plan and include on lighting worksheet. "Total lighting output of all exterior lamps on any residential lot may not exceed 5000 lumens..." UDG 2.3.7. (4).
- u. Masonry cladding may terminate at inside corners only. UDG 2.3.1.1 (7).
- v. Corrugated metal natural finish material. Weathering sample required on material boards.
- w. Trim for doors and windows and corner boards ...must stand proud of other wall cladding by not less than ¼ inch. UDG 3.3.2.5.(3).
- x. Second story deck vertical supports must present an average cross section of not less than 8 inches square. UDG 2.2.10. (7). **Make them 8X8 post.**
- y. Provide utility enclosure in plan and elevation. UDG 2.3.6. on the side of the garage location, **Board will need to see details for technical.**
- z. Beams and/or brackets having some ornamental detailing at the connections and end conditions must support rake ends – not provided at each required location.

Summary: Provide continuing compliance with Uplands Design Guidelines.

Board Review: See above comments in RED

MOTION: The Board was unanimous for Final approval of 1028 Hernage Creek Rd. with above conditions to be addressed. Approve architecture design of the home. DRB will support the increase of the building envelope contingent on the Town of Eagle approving the building increase. For technical review Alyson will need submitted Civil Engineering design regarding to the retaining walls.