

## **BOULEVARD ONE DESIGN REVIEW**

**September 3, 2015**

### **Attendees:**

Committee: Dick Marshall, Kevin Yoshida, Steve Lane, Chuck Woodward, Jim Hartman, Al Sigman  
GO Builders: Guy Obermeier, Michael Noda, Keith Schmelzer  
Latsis: Jim Latsis, Tim Williams  
New Town: Taryn McQuown, Trina Miller, Kevin Puccio, Jon Weiss, Kate Hamlet, Paul McMahon  
Public: 0

Minutes Approval: A motion was made by Chuck Woodward and seconded by Steve Lane for approval of the August 20, 2015 meeting as presented

Public comments: None

### **Corner Booth (GO)**

**Single Family Detached Custom**

**Lot 4, Filing 4**

**Pre-Design**

Home will have a detached garage on the rear of the property.

There will be a second story over the garage.

There was discussion about the required setbacks but the property does appear to conform to the guidelines.

The driveway will be along the west side of the property with a covered area over part of the driveway where the side entry to the home is located.

The home will have a main floor master and three additional bedrooms on the upper level.

Kevin expressed concern that the home had a commercial look and the committee suggested additional accent lighting to soften the look.

It was suggested that a window-like feature be added on the west exterior wall of the accessory structure.

Dick noted that the front sidewalk needed to be wider and also suggested turning the front wall back towards the home to create a more inviting entry.

**A motion by Chuck Woodward, seconded by Steve Lane, was passed to approve the pre-design plans subject to the comments from the committee.**

**Latsis**

**Single Family Detached Custom**

**Lot 6, Filing 4**

**Pre-Design (Modified)**

Dick questioned whether the garage apron was the minimum required 18'.

The home has been moved slightly to the west since the previous submittal.

The elevation has been changed to get away from the "farm house" look.

The home shows a hip roof and top and a metal shed roof on the lower level. There was discussion about changing to a flat roof but Latsis expressed concern about leaks associated with flat roofs.

The proposed materials are blond brick, dark stucco, and light colored metal.

Jim suggested cement board or metal instead of stucco.

Kevin expressed concern that there might be too many different materials but felt this design was much better than the previous submittal.

**A motion by Jim Hartman, seconded by Steve Lane, was passed to approve the pre-design plans subject to the comments from the committee.**

**New Town**

**Single Family Detached**

**Lots 1-17, Filing 7**

**Final**

Trees were added to the south side of the Central Green.

The mail boxes were moved to the south side of the Central Green along Archer.

Picket fencing has been removed at the alleys.

The planter beds have been enlarged.

Jim and Dick preferred use of pole lights instead of bollards in the Central Green. Submit cut sheets for review.

New Town had decided to stay with bollards for lighting the Central Green but will re-visit other options after comments from Jim and Dick.

A column has been added to the front porches to enhance the entrances and add support.

There are 4 color options for each plan.

Jim suggested there be 2 accent lights on each front wall and that sconce lighting be added over the side door entry to the garage. Jim also asked that cut sheets be provided for the lights over the garage overhead doors.

Jim suggested that all lighting outside the fences be part of the Master Assn.

Jim asked that they submit for review the canopy post connections to the ground showing how rust protection will be addressed.

Revise trough gutters to typical surface applied gutter with spitters at each end.

Provide sealant and backer rod joints between wall cap pieces,

Extend metal trim over front and sides of brick as a coping,

Submit detail for review of the balcony rail detail for Plan 2 home.

New Town is to provide color and material boards and revised plans showing revised window, porch, lighting, and trim changes.

**A motion by Steve Lane, seconded by Chuck Woodward, was passed to approve Final, subject to the comments made by the committee.**

Adjournment was at 10:15 a.m.