



ARCHITECTURAL REVIEW COMMITTEE

MEETING AGENDA

Wednesday, June 19, 2024 at 5:30PM

Aspen/Vail Room Eastridge Recreation Center

Zoom Option Available

<https://us06web.zoom.us/j/88371866231?pwd=Ju0nthbX3vx0OiCZyJx0NJM6y98Foo.1>

Meeting ID: 883 7186 6231 | Passcode: 351114

I. CALL TO ORDER

- 5:30pm–5:40pm
 - i. Roll Call
 - ii. Minutes

II. RESIDENTIAL APPOINTMENTS

- 3229 Astorbrook Way - Coloradoscape - Thies
- 262 Agate Dr - Paint - Turley

III. NEW BUSINESS: REVIEW OF RESIDENTIAL IMPROVEMENT SUBMITTALS

- 10179 Bentwood Cir - Paint
- 7201 Palisade Dr - Paint
- 11076 Valleybrook Cir - Paint
- 1601 Mountain Chickadee Rd - Fence Stain
- 10539 Wagon Box Cir - Paint
- 9635 Silverberry Cir - Arbor
- 2843 Painted Canyon Way - Playhouse
- 10011 Blackbird Pl - Patio
- 9316 Bellwood - Garage Door Screen

IV. DISCUSSION

- Nothing scheduled.





MEETING MINUTES

ARCHITECTURAL REVIEW COMMITTEE

Meeting Date: Wednesday - June 05, 2024

I. CALL TO ORDER

The meeting was **called to order** at **5:36 p.m.** by **J. Wessling** (JW)

Roll call was taken by JW, and a quorum was established.

Member Name	Present	Absent	Excused
Elizabeth Bryant (EB)	✓		
Jeff Rohr (JR)	✓		
Kate Landauer (KL)	✓		
Patricia Callies (PC)	✓		
Jeff Buttermore (JB)	✓		
Dawn Keating (DK)	✓		

Also in attendance:

Woody **Bryant** (WB), HRCA: Director of Community Improvement Services
Jayma **Wessling** (JW), HRCA: Residential Coordinator

II. REVIEW OF MINUTES

A. **Review of May 15, 2024 ARC Meeting Minutes.**

a. **DISCUSSION:**

- i. There was no discussion.
- ii. No corrections or revisions to the Meeting Minutes are necessary.

b. **ACTION:**

- i. A motion was made to **APPROVE** the May 15, 2024 Meeting Minutes **AS PRESENTED** by PC, seconded by EB.
 6 member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
- ii. Motion **PASSES**.

III. RESIDENTIAL APPOINTMENTS

A. **5528 ABBEYWOOD** - Addition.

a. **DISCUSSION:**

- i. Proximity of other residences

b. **ACTION:**

- i. A motion was made by JR to **APPROVE** the submittal. Seconded by JB.
 6 member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
- ii. Motion **PASSES**.



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IV. NEW BUSINESS

Architectural Reviews. The Committee Members reviewed the following submittals:

- A. **9208 SHADOWGLEN CT** – Addition
 - a. **DISCUSSION:**
 - i. Project was previously submitted, approval expired.
 - b. **ACTION:**
 - i. Motion (by: PC, 2nd by: JB) to **APPROVE**.
 6 member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
 - ii. Motion **PASSES**.
- B. **10869 RAINRIBBON RD** – Decks
 - a. **DISCUSSION:**
 - i. Railing on upper deck.
 - ii. Extension and accordion windows.
 - b. **ACTION:**
 - i. Motion (by: EB, 2nd by: PC) to **APPROVE**.
 6 member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
 - ii. Motion **PASSES**.
- C. **9908 AFTONWOOD** – Backyard Equipment
 - a. **DISCUSSION:**
 - i. Concerned with proximity of neighbors and view from street.
 - ii. No street view, and distance from property lines.
 - b. **ACTION:**
 - i. Motion (by: JB, 2nd by: EB) to **APPROVE**.
 6 member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
 - ii. Motion **PASSES**.
- D. **501 ARDEN CIR** – Commercial Vehicle
 - a. **DISCUSSION:**
 - i. Size and type of vehicle.
 - b. **ACTION:**
 - i. Motion (by: JB, 2nd by: LR) to **DENY**.
 6 member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
 - iii. Motion **PASSES**.
- E. **9765 AUTUMNWOOD** – Antenna
 - a. **DISCUSSION:**
 - i. This type of antenna is not allowed in residential areas.
 - ii. Only Commercial or Industrial areas.
 - b. **ACTION:**
 - i. Motion (by: DK, 2nd by: JR) to **DENY**.
 6 member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
 - ii. Motion **PASSES**.



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- F. **9722 CLAIRTON** – Gate
- a. **DISCUSSION:**
 - i. Does not meet the fence/gate guidelines.
 - b. **ACTION:**
 - i. Motion (by: PC, 2nd by: EB) to **DENY**
 - 5** member(s) **Concur** | **1** member(s) **Dissent** | **0** member(s) **Abstain**.
 - * Minority felt all colors were acceptable.
 - ii. Motion **PASSES**.
- G. **2232 ASHWOOD** – Gate
- a. **DISCUSSION:**
 - i. Does not meet the fence/gate guidelines.
 - b. **ACTION:**
 - i. Motion (by: PC, 2nd by: DK) to **DENY**
 - 6** member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
 - ii. Motion **PASSES**.
- H. **9836 CHATSWOOD** – Gates
- a. **DISCUSSION:** None.
 - b. **ACTION:**
 - i. Motion (by: DK, 2nd by: JR) to **APPROVE**
 - 6** member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
 - ii. Motion **PASSES**.
- I. **6568 JACKSON** – Bat House
- a. **DISCUSSION:**
 - i. Necessity of pole with the large trees on site.
 - ii. Okay with concept of Bat House, but not on pole.
 - b. **ACTION:**
 - i. Motion (by: JR, 2nd by: EB) to **PARTIALLY APPROVAL**
 - 5** member(s) **Concur** | **1** member(s) **Dissent** | **0** member(s) **Abstain**.
 - * Minority was not in favor of the bat house.
 - ii. Motion **PASSES**.
- J. **7208 MOUNTAIN BRUSH** – Chicken Coop
- a. **DISCUSSION:** None.
 - b. **ACTION:**
 - i. Motion (by: LB, 2nd by: JR) to **APPROVE**
 - 5** member(s) **Concur** | **1** member(s) **Dissent** | **0** member(s) **Abstain**.
 - * Minority was not in favor of chicken/chicken coop because of proximity to neighbor's home.
 - ii. Motion **PASSES**.



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- K. **9883 FOXHILL CIR** – Driveway Expansion
- a. **DISCUSSION:**
 - i. Level of driveway, drainage, and height.
 - b. **ACTION:**
 - i. Motion (by: JR, 2nd by: DK) to **DENY WITHOUT PREJUDICE**. Further information must be provided that address the items discussed above.
 - 6** member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
 - 0** member(s) **Dissent**.
 - ii. Motion **PASSES**.
- L. **9347 LARKSPARROW TRL** – Cedar Soffits
- a. **DISCUSSION:** None.
 - b. **ACTION: DISCUSSION:** None.
 - i. Motion (by: PC, 2nd by: JR) to **APPROVE**
 - 6** member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
 - ii. Motion **PASSES**.
- M. **9947 FALCON CREEK DR** – Trim Paint
- a. **DISCUSSION:**
 - i. Color is too bright
 - b. **ACTION:**
 - i. Motion (by: PC, 2nd by: DK) to **DENY**
 - 6** member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
 - ii. Motion **PASSES**.
- N. **10758 SOUTHAVEN** – Paint Stone
- a. **DISCUSSION:** None.
 - b. **ACTION:**
 - i. Motion (by: EB, 2nd by: DK) to **APPROVE**
 - 6** member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
 - ii. Motion **PASSES**.
- O. **9641 MILLSTONE** – Paint
- a. **DISCUSSION:**
 - i. Color is too bright
 - b. **ACTION:**
 - i. Motion (by: EB, 2nd by: DK) to **DENY**
 - 6** member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
 - ii. Motion **PASSES**.



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- P. **5125 ASHFORD CIR** – Shed
 - a. **DISCUSSION:**
 - i. The requested height is more than the allowable height of 8’6”.
 - b. **ACTION:**
 - i. Motion (by: JB, 2nd by: JR) to **CONDITIONAL APPROVAL**. Conditional that design is revised so that height does not exceed 8’6”.
 - 6** member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
 - ii. Motion **PASSES**.
- Q. **9705 MOSS ROSE CIR** – Shed
 - a. **DISCUSSION:** None.
 - b. **ACTION:**
 - i. Motion (by: EB, 2nd by: JR) to **APPROVE**.
 - 5** member(s) **Concur** | **1** member(s) **Dissent** | **0** member(s) **Abstain**.
 - ii. Motion **PASSES**.
- R. **1767 JULES CT** – Commercial Vehicle
 - a. **DISCUSSION:** None.
 - b. **ACTION:**
 - i. Motion (by: EB, 2nd by: PC) to **APPROVE**.
 - 6** member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
 - ii. Motion **PASSES**.

V. STAFF COMMENTARY

- A. Recent changes to the law now permits vegetable garden beds in front and side yards.
- B. Three pre-approved Coloroscape designs must be available for homeowners to select from. Submittal for compliance with the pre-approved design will be required; however, the plant selection/space/design, etc is pre-approved.
- C. Accessory Dwelling Unit legislature was signed into law by the Governor; however, the County and other local government entities are working out details.

VI. ADJOURNMENT

- A. With no further business the **meeting was adjourned at 7:28 p.m.**



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VII. APPROVAL OF THESE MEETING MINUTES

A. At the _____ Architectural Review Committee Meeting, these minutes were reviewed.

A motion was made by _____, seconded by _____ to _____

_____ member(s) **Concur** | _____ member(s) **Dissent** | _____ member(s) **Abstain**.

a. Motion _____.

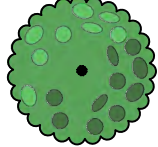
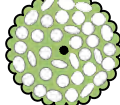
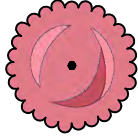
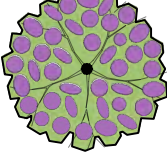
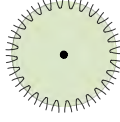

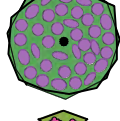
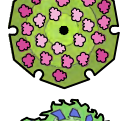
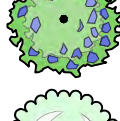

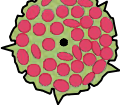
Project: Xeriscaping

Submitted by the .

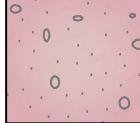



General Info					
Name	Catherine Thies	Phone	303-325-6007	Email	kate_m74@yahoo.com
Address	3229 Astorbrook Way, Highlands Ranch, Colorado, 80126				
Mailing Address					
Homeowner's Email:	kate_m74@yahoo.com				
Contractor's Email					
Project Description					
Requesting approval for xeriscaping our front yard. No changes to back yard. Thank you.					



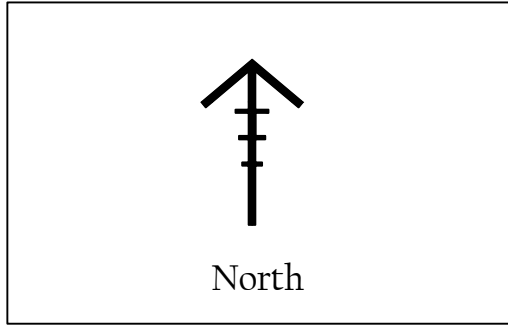
PLANT SCHEDULE

<u>SYMBOL</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>
SHRUBS			
	Arctic Fire Red Twig Dogwood	5 gal.	3
	Carol Mackie Daphne	2 gal.	3
	Compact Burning Bush	5 gal.	3
	Dwarf Korean Lilac	5 gal.	2
GRASSES			
	Karl Foerster Feather Reed Grass	1 gal.	10
PERENNIALS			
	Bridge Penstemon	1 gal.	3
	May Night Salvia	1 gal.	5
	Red Rocks Penstemon	1 gal.	3
	Sensation Deep Blue Meadow Salvia	1 gal.	4
	Snow In Summer	1 gal.	10
SUCCULENTS			
	Autumn Joy Sedum	1 gal.	3

MATERIAL LEGEND

-  1 1/2" COLORADO ROSE
-  BROWN STAINED MULCH
-  2" - 4" WHITE COBBLE
-  GRAY BREEZE

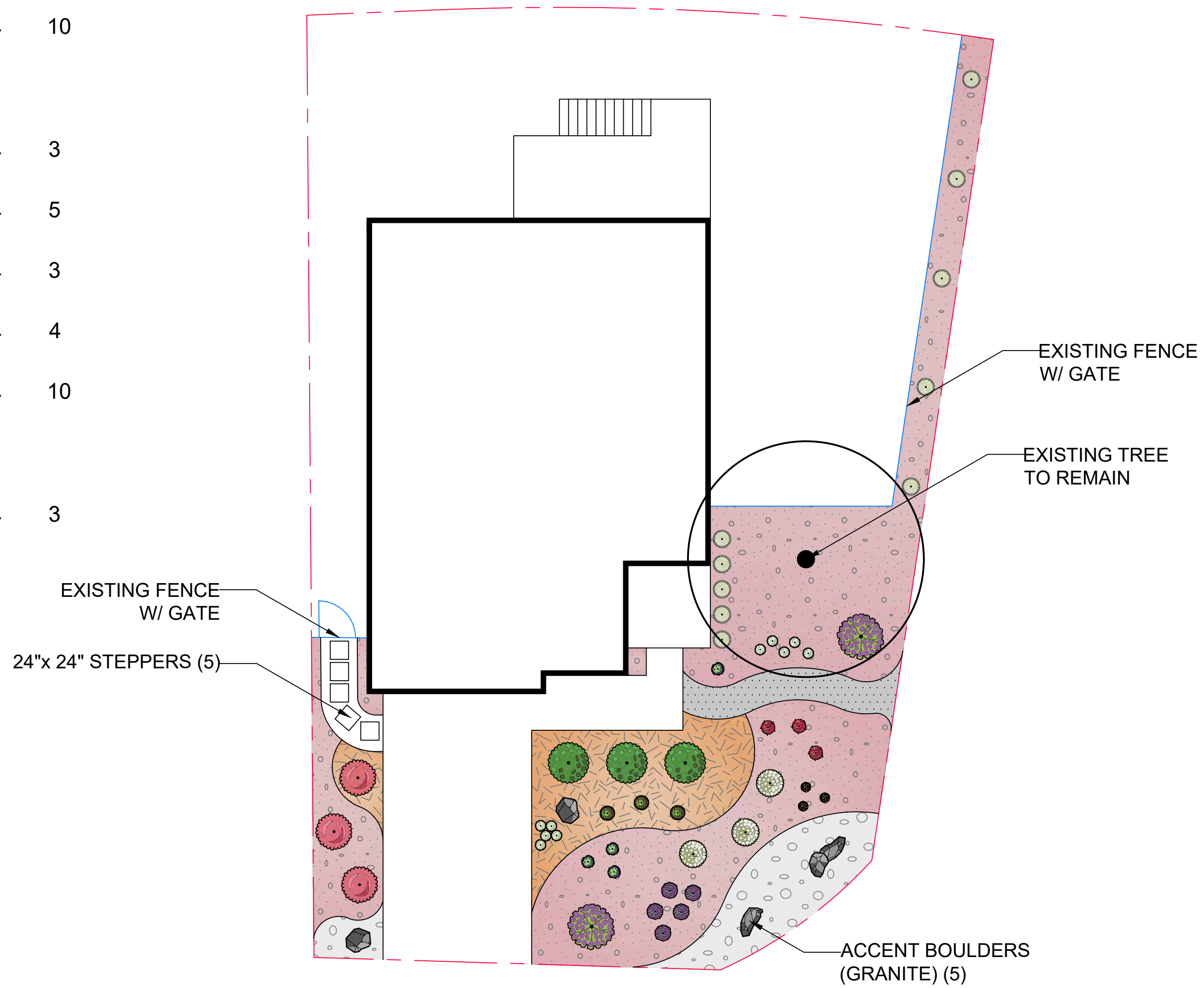
0' 5' 10' 20'
SCALE: 1"= 10'



THIES RESIDENCE
3229 Astorbrook Way, Highlands Ranch, CO 80126

DRAWING BY:

DATE:
05/21/2024



****ALL MATERIALS ARE TO BE SEPARATED BY NEW METAL EDGING****

General Info			
Name	Tyler & Erin Turley	Phone	(303) 332-2987
		Email	erinturley@yahoo.com
Address	262 Agate Drive, Highlands Ranch, Colorado, 80126		
Mailing Address	Highlands Ranch CO 80126-2073		
Homeowner's Email:	erinturley@yahoo.com		
Contractor's Email			
Project Description			
New paint exterior house.			
Paint Information			
Manufacturer	Sherwin-williams	Existing colors?	No
Brick, stone, or stucco?	Yes	Duplex/attached housing?	No
Painting brick, stone, or stucco?	No	Color?	[BrickStoneColor]
Location	Color Name	Color Number	Location
Base	Rock Bottom	SW 7062	
Trim	Morris Room Grey	SW 0037	
Accent	Carnelian	SW 7580	Front door, side panel on each side of the front door, 1 beam superior to the front door
Second Accent:	N/A	N/A	N/A



SW 7062

Rock Bottom

FULL DETAILS 

This dark green-gray hue is moody and cool.

SW 0037


Morris Room Grey

Interior / Exterior

April 2021 Color of the Month

SW 7580

Carnelian

FULL DETAILS 

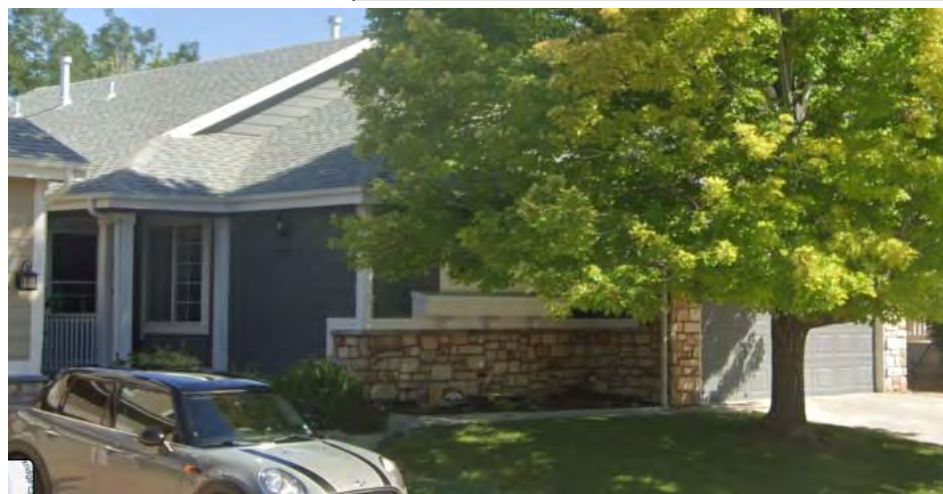
This deep saturated violet with warm red undertones appears almost brown in some lighting and exudes a dark luster suggestive of mystery and



Project: Paint

Submitted by the Homeowner.

General Info					
Name	Dennis Horner	Phone	7203398944	Email	eagles1406@msn.com
Address					
10179 Bentwood Circle, Highlands Ranch, Colorado, 80126					
Mailing Address					
Homeowner's Email: eagles1406@msn.com					
Contractor's Email					
Project Description					
Paint Exterior					
Paint Information					
Manufacturer	Sherwin Williams	Existing colors?	Yes		
Brick, stone, or stucco?	Yes	Duplex/attached housing?	No		
Painting brick, stone, or stucco?	No	Color?	[BrickStoneColor]		
Location	Color Name	Color Number	Location		
Base	Web Gray	SW 7075			
Trim	High Reflective White	SW7757			
Accent	Maxi Teal	SW6769	Front Door, Back Door		
Second Accent:					



SW 7075
Web Gray
Interior / Exterior
Location Number: 235-C6

SW 7757
High Reflective



General Info			
Name	Chris Greenwood	Phone	7206209712
Email	cutler.greenwood@gmail.com		
Address	7201 Palisade Drive, Highlands Ranch, Colorado, 80130		
Mailing Address			
Homeowner's Email:	cutler.greenwood@gmail.com		
Contractor's Email			
Project Description			
repaint the house			
Paint Information			
Manufacturer	behr	Existing colors?	No
Brick, stone, or stucco?	Yes	Duplex/attached housing?	No
Painting brick, stone, or stucco?	No	Color?	[BrickStoneColor]
Location	Color Name	Color Number	Location
Base	equestrian green	s410-7	
Trim	cameo white	mq3-32	
Accent	no shutters on house		



General Info			
Name	Rich & Tami Hoenig	Phone	3035889713
Email	Hoenigs11076@yahoo.com		
Address	11076 Valleybrook Cir, Highlands Ranch, Colorado, 80130		
Mailing Address			
Homeowner's Email:	Hoenigs11076@yahoo.com		
Contractor's Email			
Project Description			
Painting Exterior of house			
Paint Information			
Manufacturer	Sherwin Williams	Existing colors?	No
Brick, stone, or stucco?	Yes	Duplex/attached housing?	No
Painting brick, stone, or stucco?	No	Color?	[BrickStoneColor]
Location	Color Name	Color Number	Location
Base	In The Navy	SW9178	
Trim	Icicle	SW6238	
Accent	Cityscape	SW7067	Front Door and Shutters
Second Accent:			



Expert Pick

SW 9178

In the Navy

SW 6238

Icicle

SW 7067

Cityscape

Expert Pick

SW 6244

Naval

General Info

Name Tobias Vigil Phone 303-994-0595 Email tovigil@aol.com

Address 601 Mountain Chickadee Road, Highlands Ranch, Colorado, 80126

Mailing Address

Homeowner's Email: tovigil@aol.com

Contractor's Email

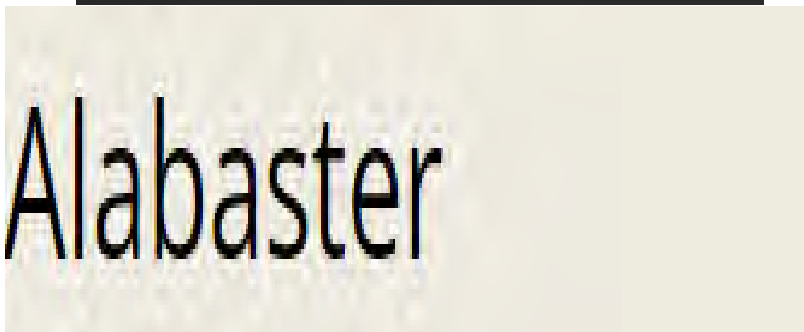
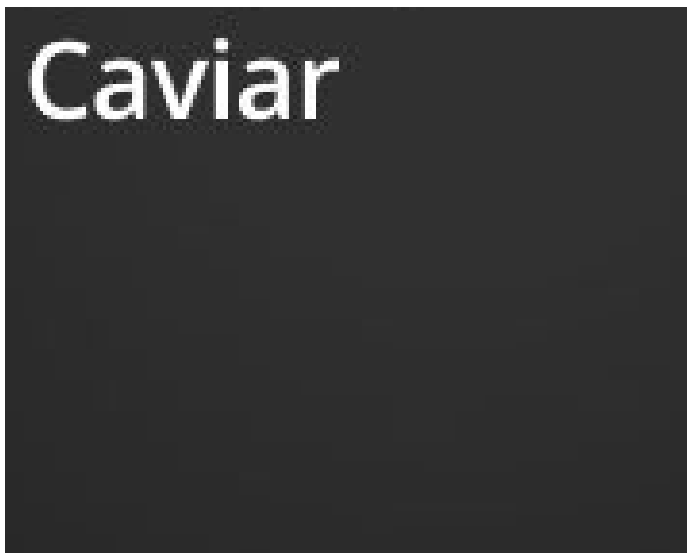
Project Description

On 06/22/2023, a tornado struck Highlands Ranch. In doing so, our six foot wooden fence was severely damaged and was subsequently replaced with like wood fence using 6 feet high Western Red Cedar wood. I received a Courtesy Notice, dated 05/15/2024, stating our new fence needed to be stained with the Highlands Ranch stain brown color by 07/14/2024. Proposed Fence Guidelines (updated: 04-13-2018) 2.28 Fences D. Staining: Paragraph 8 states, "oil-based stains that are pre-mixed require Committee approval prior to usage", I am requesting consideration to use an oil based stain to stain my fence. The stain I would use is a Super Deck Heart Redwood Oil Based Stain. Prior to the tornado, for the past 20 plus years, I stained my exterior fence with the Super Deck Heart Redwood Oil Based Stain and there was never an issue. If approved, I would like to also stain my neighbors fences that are attached to ours (with their approval). Their addresses are 581 Mountain Chickadee Road and 611 Mountain Chickadee Road. Along with this request, I will also submit a sample stained piece of fencing wood so you are able to see what the fence will look like. Thank you for your consideration. Respectfully, Tobias Vigil, Cell: 303-994-0595.



I will have a physical sample at the meeting to review

General Info			
Name	Jonathan Record	Phone	817-914-0366
Email	pyhague@yahoo.com		
Address	10539 Wagon Box Cir, Highlands Ranch, Colorado, 80130		
Mailing Address			
Homeowner's Email:	pyhague@yahoo.com		
Contractor's Email	mriviera@certapro.com		
Project Description			
Painting exterior new colors Body: Sherwin Williams Tempe Star SW 6229 (Vertical siding in gable to be all body color currently trim color)(small piece of vertical trim on both sides (left & right) to be body color) Trim: Sherwin Williams Alabaster SW 7008 Front Door, Brackets, Porch Railing: Sherwin Williams Caviar SW 6990			
Paint Information			
Manufacturer	Sherwin Williams	Existing colors?	No
Brick, stone, or stucco?	Yes	Duplex/attached housing?	No
Painting brick, stone, or stucco?	No	Color?	[BrickStoneColor]
Location	Color Name	Color Number	Location
Base	Tempe Star	SW 6229	
Trim	Alabaster	SW 7008	
Accent	Caviar	SW 6990	Front Door, Brackets, Porch Railing
Second Accent:			



Project: Trellis or Arbor

Submitted by the .

General Info				
Name	Liang Liu	Phone	720 587 7686	Email liangshi98@gmail.com
Address	9635 S. Silverberry Cir., Highlands Ranch, Colorado, 80129			
Mailing Address				
Homeowner's Email:	liangshi98@gmail.com			
Contractor's Email				
Project Description				
Location of improvement: Front yard. Adding 2 arbors for beautiful climbing rose plants. Materials: Vinyl (bought from Amazon.com). Setback distance: 36 inches. Our neighbors (from six different families on the same street) have been coming to us to praise the beautiful setup. And one of them (our next door neighbor) said she would like to do the same later.				



General Info

Name Ryan and MaryAnn Ahlstrom Phone 8013614446 Email ryanandmaryann@gmail.com

Address 2843 Painted Canyon Way, Highlands Ranch, Colorado, 80129

Mailing Address

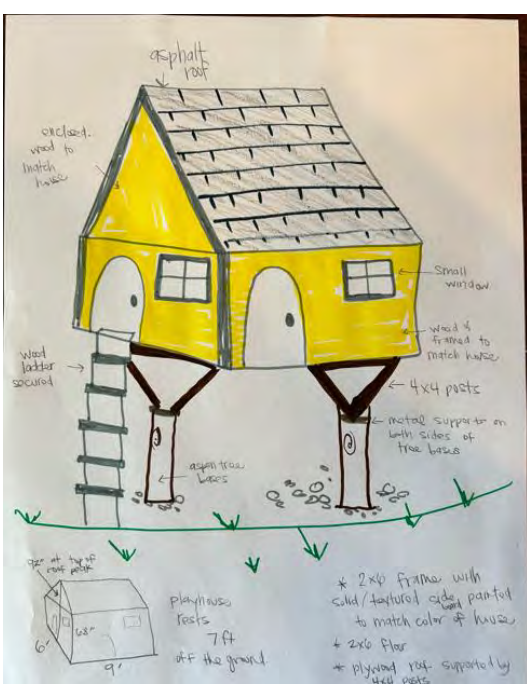
Homeowner's Email: ryanandmaryann@gmail.com

Contractor's Email

Project Description

Our kids requested a playhouse and have been helping us dream it up. We are building a 6'x9'x98" playhouse for them to have fun in. It is tucked back in the corner near our home (does NOT touch the home) where it's insulated and will blend in easily once painted. This also protects it from weather and wind. Our back yard opens to the street but there is no obstruction to any view for neighbors or surrounding areas. It will have two windows and two doors. The house has a base of 2x6 boards assembled consecutively for the floor, is framed with 2x6 wood boards and covered with textured wood panels. It will have an asphalt roof to match our home. The roof and pitch will be supported by 4x4 posts and metal supports and 2x6 framing. Playhouse will be painted a buttercream yellow like the exterior of our home. It rests apt 7' off the ground on two mature aspen tree bases supported by 4x4 posts cut on the 45 degree and supported with metal brackets. The ladder will be secured to the structure and be made of 2x4 wood boards. We are about 50 percent of the way complete. We still need to finish sides and roof, sand and paint, and cut windows/door entries. If you have further questions please feel free to reach out. Thanks in advance.





General Info

Name Nico Bohm Phone 308-293-7777 Email nicobohm@gmail.com

Address **10011** Blackbird Place, Highlands Ranch, Colorado, 80130

Mailing Address

Homeowner's Email: nicobohm@gmail.com

Contractor's Email

Project Description

I want to add a new area to my patio for outdoor dining and an eventual hot tub.



Nico is interested in stamped and colored back patio add in in 2 places.

Click on any image for a larger version of that photo/image.

Project Overview

Nico would like a new stamped and colored back patio addition to make his back patio larger. Same level as stamped and colored concrete currently. In addition to adding onto the existing stamped concrete patio, Nico would like to include a routine maintenance of existing stamped concrete patio.

Takeoffs

New stamped and colored section one is 131.12 ft.

New stamped and colored section two is 139.31 ft.

Existing Stamped Concrete Patio & Walk is 587 ft²

Project Description

Below are photos and descriptions and measurements of the project.

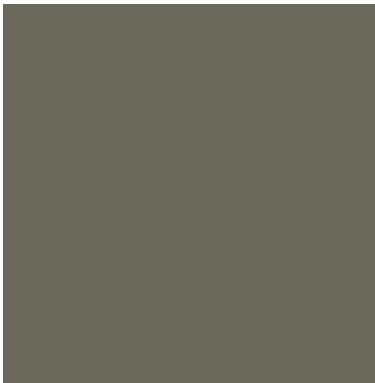
Back Patio stamped and colored add-ons.

Nico is looking to expand his stamped and colored back patio with two additional areas that will connect with current stamped and colored back patio.

The new back patio will maintain the same elevation of the existing concrete patio.

The photo below is of the existing patio taken from the side of the existing patio. Dave has drawn in the measurements of the existing patio below.

View of both add on areas looking back towards the street and front of the house.



815

French Gray



SEATING	4-6 Adults (Bench, and bucket seating)
DIMENSIONS	78.5" x 78.5" x 36"
DRY WEIGHT	850 lbs
WATER CAPACITY	350 - 375 gallons
HYDROTHERAPY JETS	48 Accent Stainless Steel: Graphite Gray Jets 
DIGITAL CONTROLS	Top side control with digital readout and 4 button auxiliary control.
LIGHTING	2 - Underwater 4" LED Lights and Constellation Lighting
WATERFALL	8" LED Waterfall
ICEBUCKET	LED Ice Bucket
SHELL	ABS backed Acrylic Shell with Acrylobond substructure.
SURROUND CABINET	Highwood: Redwood, Gray, Brown, Mahogany or Tan.
INSULATION	Five Stage Arctic Seal
ELECTRICAL	220 volt 50 amp
PUMPS	2 - 3.0 Horsepower, 56 frame, 2-speed, 220 volts and 1/15 horsepower circulation pumps.



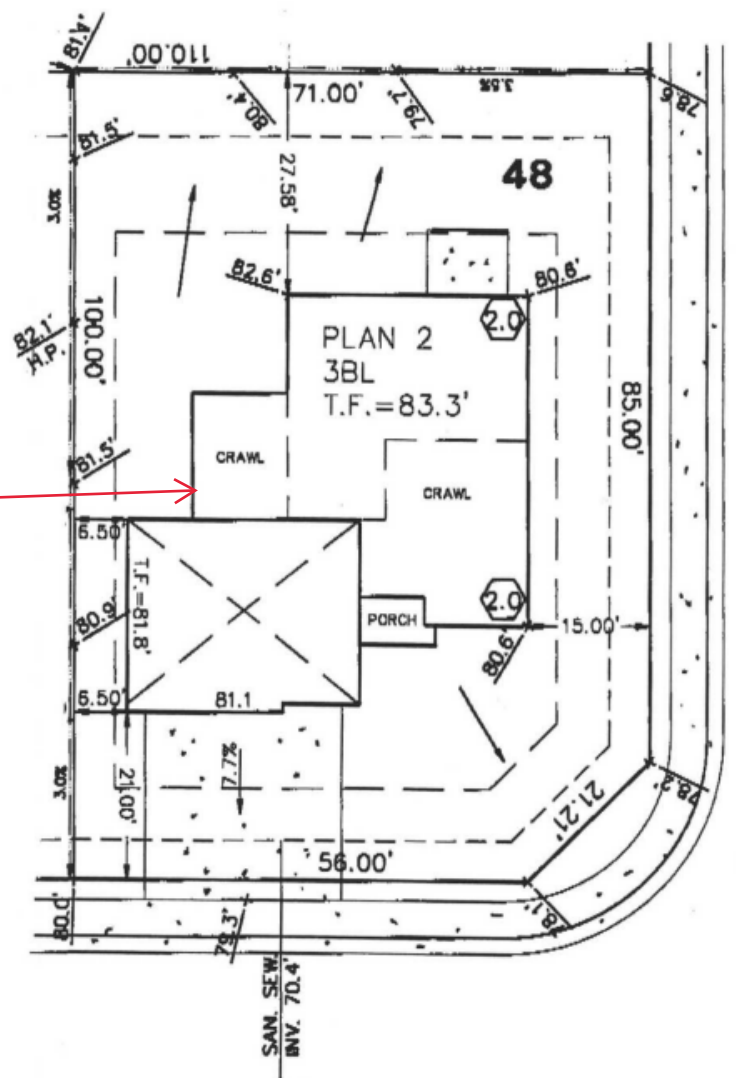
Hot tub

Area one.

Rock will be moved back here

Side view of area one.

Hot Tub
8' from fence





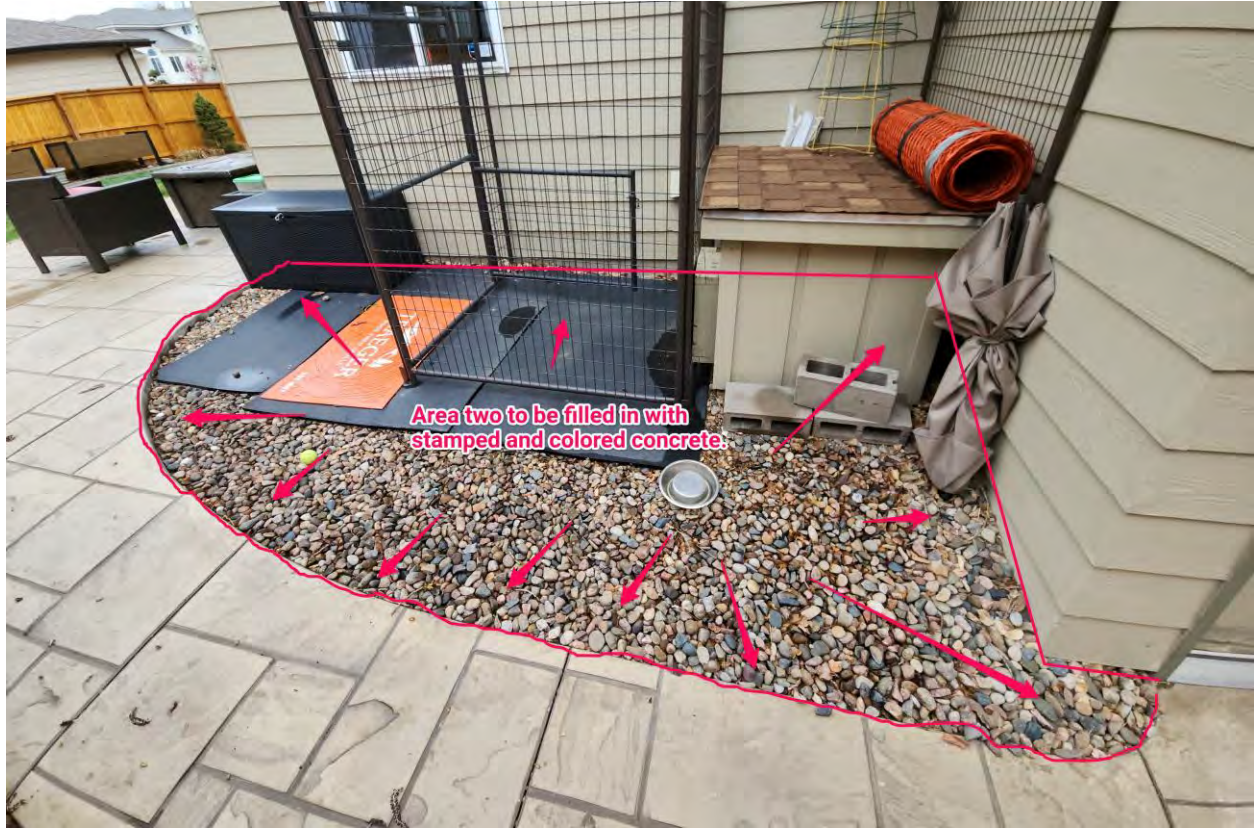
Area two to be filled in with stamped and colored.





Side view of area two to be filled in with stamped and colored.

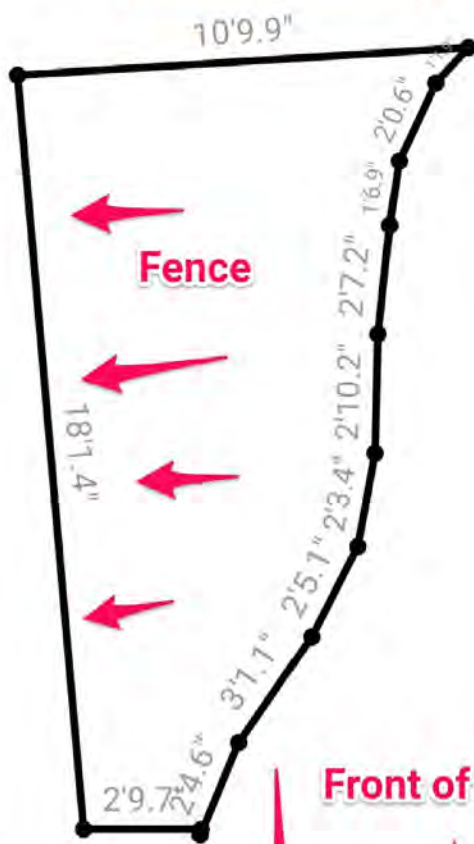




Area one outline.

< New folder 37
4-19 Job1.1
131.12ft² 52'2.1"

2D 3D

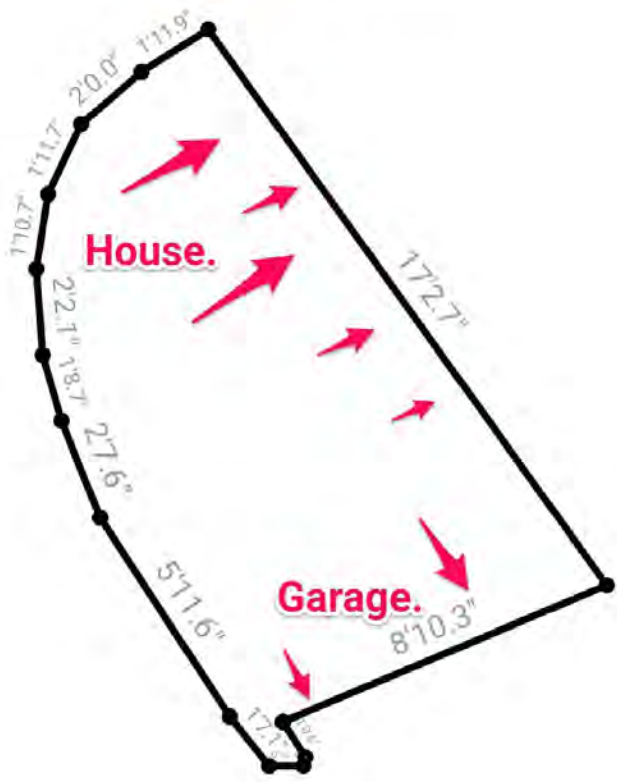


Job1.1 - Horizontal
12ft²



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4-19 Job 1.2
139.31ft² 49'11.4"

2D 3D



19 Job 1.2 - Horizontal

139.31ft²
49'11.4"



Existing Stamped Concrete Patio

Below are photos of the existing stamped concrete sidewalk from the driveway to both back patios in the backyard or at the rear of the property. Directly below is the front sidewalk from the driveway to the "corner back patio".



For the existing stamped concrete, Nikko would like to just simply have a quote included for the "light maintenance" of the existing stamped concrete. This process would include treating the existing sealant with xylene to re-emulsify the sealant which is already in place, and then sealing the entire existing stamped concrete sidewalk and patios.



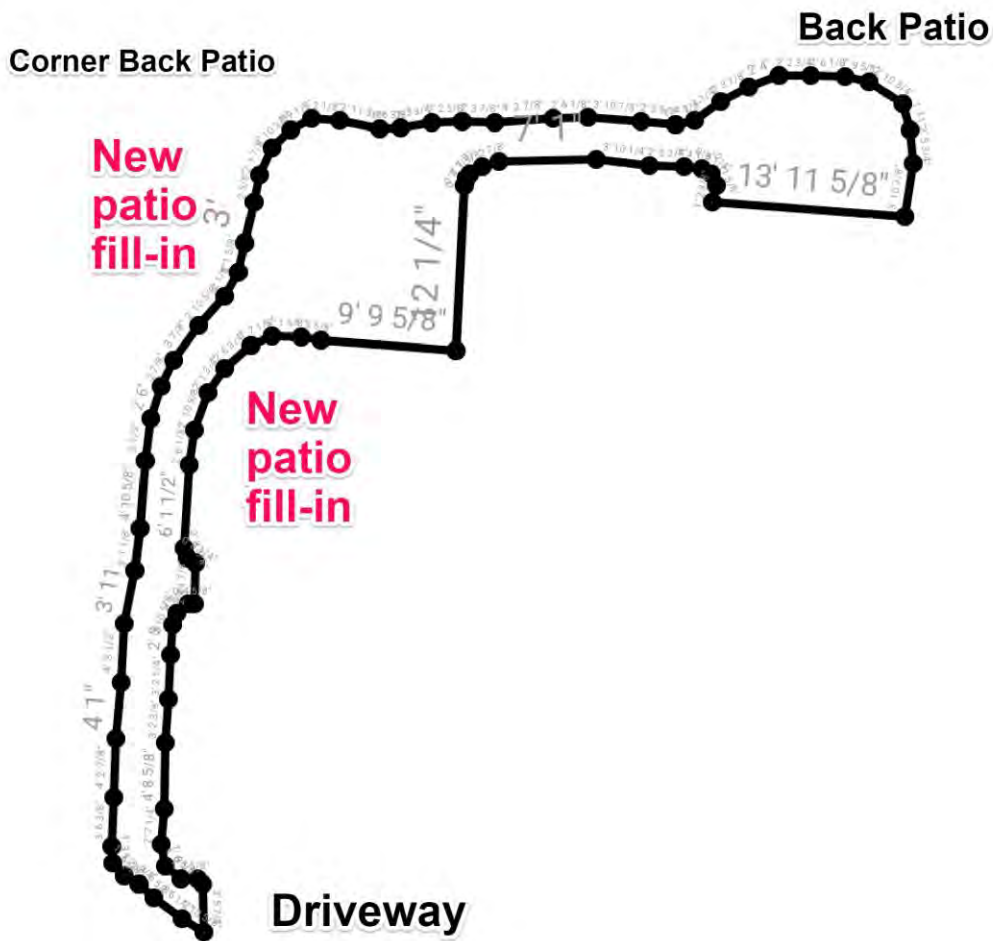
The existing sealant is or seems to be about 4 to seven years old, but a complete rejuvenation is not needed here. Nico would like a price to do a light maintenance on the existing stamped concrete.



The photo above is of the "corner back patio", below is a closer look at the existing stamped concrete color and pattern.



The drawing below is of the measurements for the existing stamped concrete patio and sidewalks. Altogether The two patios and sidewalk come out to a total of 587 square feet.



nick bohm sidewalk and back patio

S=587.16ft²
L=227'47/8"



Scope of Work

Below is a description of the scope of work for the projects described above for the installation of new stamped and colored back patio, two areas.

Elevations & Excavation

The crew will determine the elevations of the new stamped and colored back patio. After elevations have been determined, the crew will review all elevations before proceeding to the next phase of the project. During review, crew will assist in achieving best drainage for the new concrete. After the crew has completed determining elevations for the new concrete work the crew will begin excavation.

After the crew has determined appropriate elevations, the crew will move forward with excavating for the new base of all installations this excavation will remove enough sub soil to install 3" - 4" of class VI DOT Road Base.

Once the crew has completely excavated the area for base and the new concrete pour, the crew will move forward with base preparation and concrete forms.

Base Prep & Concrete Forms

After the crew has completed excavation of the site and removed any and all debris, the crew will move forward with base preparation and concrete forms. For base preparation. The crew will be installing 3 in to 4 in of class 6 DOT road base. The crew will also be forming for a 4-in pour above the newly created base. After the crew has installed all forms and base, the crew will compact the base with compaction plate. After this the crew will be reviewing all forms and base preparation with Nico before proceeding with a concrete pour.

Reinforcement

After the crew has completed base preparation and installed concrete forms, the crew will move forward with scheduling a concrete pour. On the day of the concrete pour, the crew will reinforce all forms using #3 reinforcement bar set every 2 ft on center.

Once the crew has installed the grid, the crew will attach the grid at perpendicular joints using wire. After the grid has been secured together, the crew will lift the grid 2 in off the base and set on chairs (this so as to place the grid in the middle of the new pad where it offers the most tensile strength). The chairs will be 2 in high.

Concrete Pour & Finish

After all concrete forms have been reinforced, the crew will start to place the concrete using a ground line concrete pump into all forms. For this project, the concrete crew will use 4,500 psi air entrained concrete, the crew will use a ground line concrete pump in an effort to save time and for fastest placement of concrete. Once all concrete has been placed into forms, the crew will work on bull floating all concrete into place.

After all concrete has been placed. The crew will wait for the concrete to "set ". Once the concrete is set, the crew will go to work applying the final finish which will be a broom finish for walkway and steps, also driveway. Stamped for back patio.

Site Clean Up

After their crew has completed the entire project and finished all surfaces, the crew will start stripping the concrete forms and cleaning the project site. Site. Once the project site has been completely cleaned of any debris, the project will be complete.

Concrete Sealing

Days after the installation has been completed, the finish crew will return to the project site to clean and seal the new concrete work.

Existing stamped concrete patio maintenance. (Xylene and seal)

The following scope will work is for after the completion of the new installation/ addition. Patios.

Treat existing sealant new

The crew will pressure wash the existing patio before beginning any maintenance applications. After the crew has pressure washed the existing patio and sidewalk, The crew will begin maintaining the existing sealant by applying xylene to the entire surface of the existing patio and walkways. This will re-emulsify the sealant that is already in place. The crew will begin redistributing the existing sealant after it has been re-emulsified using rollers and hand brushes.

After the Crew has completely treated the entire installation by playing xylene and redistributing. The sealant. Crew will move forward with sealing the existing stamped concrete patio by applying two light applications of sealant. After the crew has completed applying the sealant, the project will be complete.

General Info

Name Alexandra Slattery Phone 3035201331 Email Aslattery2@gmail.com

Address 9316 Bellewood Ct, Highlands Ranch, Colorado, 80126

Mailing Address

Homeowner's Email: Aslattery2@gmail.com

Contractor's Email

Project Description

Location: Garage Door Dimensions: 16 ft x 7 ft (size of the garage door) Material: Screen We are requesting approval to install a screen on the garage door for summer use. This screen will be installed on the exterior of the garage door and will be inconspicuous from the outside. It features a see-through design with black edges. Attached are images of our garage door and a similar garage door with the screen installed for reference.

