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Roosevelt Ridge Preliminary Design Review

Re: Preliminary Design Review for the Burnstein Residence, Lot 25 Roosevelt Ridge, a.k.a. 5 Sagemore Trail.

The following submitted documents for Lot 25, Roosevelt Ridge have been reviewed per the Roosevelt Ridge Design Guidelines, Version 2, dated 10/22/18.

5 Sagemore Trail – House Drawings
5 Sagemore Trail – Cabin Drawings
Rustic Steel Panel Spec Sheet
Email with suggested color schemes for roof, siding, trim and front door.

Upon review, a few issues and concerns with the proposed main house and detached cabin design were encountered as follows.

1. The suggested cabin design calls out for a 1,111 square foot finished detached cabin. This is in addition to the 3,018 square foot main house. The maximum allowed ADU, (ancillary dwelling unit) per Gilpin County code is 850 square feet, (total finished). The cabin design exceeds the allowable square footage for an ADU per Gilpin County code. Additionally, there is only one ADU allowed per lot per Gilpin County code.
2. Both the main house design and cabin design call out for a roof pitch that is less than the minimum required 6:12 pitch. The house design calls out for a 3:12 pitch and the cabin design calls out for a 4:12 pitch. Additionally, both designs incorporate large unbroken roof planes and ridge lines which is discouraged per the design guidelines.
3. It appears that the intent is to substitute metal wainscoting for stone. There is currently no stone veneer shown on either the main house or cabin designs.

Please provide an updated set of drawings addressing the main issues above. In addition these drawings should include the following clarifications and details:

- * Proposed grading and drainage plan including existing and proposed grades
- * Clarifications on exterior specifications including roofing material, eave materials, decking material, window type, window trim, chimney chase material and detail, (shown as brick on elevations), retaining wall detail and finish, utility locations.
- * Exterior lighting specifications
- * Final Material Samples and Colors

Feel free to contact me with any comments or questions.

Regards,
David Sechler
Principal in Charge