



June 2, 2021

Steamboat Architectural Associates
Bill Rangitsch
PO Box 772910
345 Lincoln Ave.
Steamboat Springs, CO 80477

Re: Secondary Dwelling Advanced Plan Review Lot B8 Marabou Ranch

Allowable Height:	28'-0"
Gross Floor Area:	10,000 sf
Parcel Size:	6.78 acres
Shared Drive	No
Meadow Shrub Zone	
Traditional Style Home	

Bill,

The Design Review Committee has approved the Building Envelope Modification presented at the June 2, 2021 meeting that shifts the secondary dwelling unit and the solar panels down the hill. The committee feels that this solution has reduced the impact of the solar panels on the adjacent properties. As a condition of this approval, please provide a drawing showing the entire building envelope (not just the proposed area of change), depicting the existing envelope and the proposed change. The proposed change should reflect any refinements due to the final location of the solar panels (see below).

The committee has not approved the Advanced Plan Review for the secondary dwelling unit for Lot B8. The committee is requesting that you resubmit the drawings for the Advanced Plan Review based on the following comments. At that time, the board will reevaluate the project.

- Submit site plan drawing that accurately shows the location, number, and size of the proposed solar panels. The DRC would like to see the panels located

as close as possible to the parking area of the garage/accessory unit. The updated site plan should include grade elevations for the top and bottom of the boulder retaining walls. Any proposed changes to the grading around the main house from previously approved plans should also be reflected.

- Submit complete landscape plan that includes both the main house and the secondary dwelling unit.
- Submit specifications for exterior light fixtures at secondary dwelling unit and locate fixtures on building plans and / or elevations.
- Provide updated building renderings with materials and colors accurately drawn and specified for each structure. Landscape elements can be eliminated from the renderings in order to better see the selected finish materials on each of the structures.
- Clarify which materials are being used on each structure.
- Decks projecting out beyond an enclosed building form are to be supported on stone or timber structures no more than one story in height. If elevated, the undersides of decks are to be fully detailed with finished architectural expression. Additional or more significant timber members, angle braces, and stone bases should be incorporated into the deck on the east elevation of the accessory unit to better comply with this guideline.

The committee has approved the following items:

- Rusty metal is approved for metal roof coverings at the main house and the secondary dwelling unit.
- The proposed roof vent at the 'barn' structure of the main house has been approved.
- The proposed solar tubes have been approved. Locate the solar tubes so they are not visible from off site per the guidelines.
- The dog runs are approved; however, additional landscaping will be required at the dog runs in order to screen them from view if they are visible from offsite.

Let us know if you have any questions. We look forward to seeing to the next phase of drawings.

Sincerely,

Richard Whitney, for the Marabou Design Review Committee

CC:

Jane Blandford

Nate Reynolds, Altitude Custom Builders