

Matt Panfil

From: Matt Panfil
Sent: Wednesday, November 23, 2016 10:00 AM
To: 'David R Burns'
Subject: RE: Pepi's ADA Railings

David:

Chris Neubecker and I are both in the office today and Friday if you would like to schedule a meeting.

Topics for discussion include:

1. The planters along Bridge Street. If you plan on requesting a change to approved plans not to construct the planters, you must be able to confirm that there is no net loss in landscaping;
2. DRB Application for the railings; and
3. The non-matching gutters on the new addition.

Thank you,

Matt

From: David R Burns [mailto:david@giesarchitects.com]
Sent: Monday, November 21, 2016 3:46 PM
To: Matt Panfil
Subject: RE: Pepi's ADA Railings

Hi Matt,

Can we meet up this week to review and resolve items?? I want to resolve all items so we can all move on.

Enclosed is the stamped plan the contractor submitted to the building dept.

Thanks for your time.

David R. Burns AIA LEED GA

Gies Architects, Inc
404 Broadway Suite C
Eagle, Colorado 81631
970-328-9280

From: Matt Panfil [mailto:MPanfil@vailgov.com]
Sent: Monday, November 21, 2016 10:26 AM
To: 'David R Burns'
Cc: JR Mondragon; Chris Neubecker; 'Kevin Mowder'; lori@customhouseconstruction.com; 'Russell J. Gies'
Subject: RE: Pepi's ADA Railings

David:

Please be advised of the following:

1. The planter was part of the approved plans and will be required. If the planter is no longer part of your plans, you will need to request a change to approved plans from the DRB. Also, which Public Works employee advised the contractor to postpone construction of the planters?
2. As was indicated in my e-mail from November 14 and your response on November 15, a DRB application is required for the railings.
3. As the approach of the ADA ramp differs from the approved plans, please provide stamped drawings demonstrating that the ramp meets all ADA requirements.

Our staff would be happy to meet with your team to help address these issues to make sure that there are no delays in the process.

Thank you,

Matt

From: David R Burns [<mailto:david@giesarchitects.com>]

Sent: Thursday, November 17, 2016 11:55 AM

To: Matt Panfil

Cc: JR Mondragon; Chris Neubecker; 'Kevin Mowder'; lori@customhouseconstruction.com; 'Russell J. Gies'

Subject: RE: Pepi's ADA Railings

Matt,

Thanks for the email. Isn't it amazing the planters were the only part the Contractor was unable to finish!!! Crazy amount of work in such a short time frame. The Contractor met with Public works and it was their STRONG suggestion that the planters be completed in the spring off-season in order to avoid additional impacts on Bridge Street this fall. CHC is aware and prepared to do as such.

I would also like to review the planting area around the ADA ramp to verify the landscape area. I believe there is more area now, than I proposed on my DRB application. On a side note, I'm guessing it was Public Works that placed the two benches in front of the glass window wall along Bridge Street. Those benches sure seem like a better amenity to the Town than a strip of planters. Misses G will completely fill the new railing with flowers to give Bridge Street the color and softness and the benches allow folks to stop and enjoy them. Just a thought.

Regarding the railing, the existing railing on the patio , does not meet the ADA code for Edge Protection (ADA section 405.9, IBC Section 1010.9.1 & Section 1013) on a ramp.

There are a number of examples in Vail Village where the ADA railings/guards use the round metal.

The inside hand grip on the ramp does match the existing railing on the patio.

Please let me know how you would like to proceed.

Thanks for your time

David R. Burns AIA LEED GA

Gies Architects, Inc

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Eagle, Colorado 81631

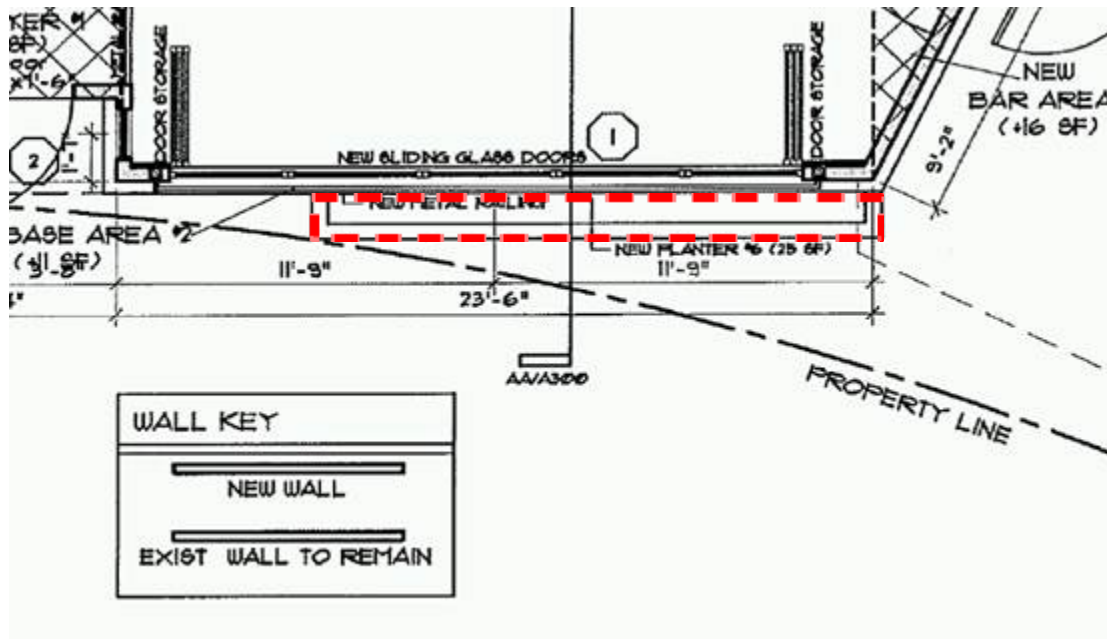
970-328-9280

From: Matt Panfil [<mailto:MPanfil@vailgov.com>]
Sent: Thursday, November 17, 2016 10:48 AM
To: 'David R Burns'
Cc: JR Mondragon; Chris Neubecker
Subject: RE: Pepi's ADA Railings

David:

In passing by the site, staff has noticed the following:

1. The railings (non-matching) for the ADA ramp have already been installed without DRB approval; and
2. The new planter adjacent to the new sliding glass doors has not been constructed (see below).



Please contact me so that we can address these issues.

Thank you,

Matt

From: David R Burns [<mailto:david@giesarchitects.com>]
Sent: Tuesday, November 15, 2016 12:03 PM
To: Matt Panfil
Subject: RE: Pepi's ADA Railings

Matt,

I will send in DRB request for the railing.

The 2010 ADA from the US Department of Justice Civil Rights 2015 IBC require the railing. As we talked at our site meeting, we would prefer no railings, but they are required.

Pepi's Restaurant will place flower boxes on the railing during the summer.

Look for the application tomorrow

Thanks

David R. Burns AIA LEED GA

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970-328-9280

From: Matt Panfil [<mailto:MPanfil@vailgov.com>]

Sent: Monday, November 14, 2016 12:09 PM

To: 'David R Burns'

Subject: Pepi's ADA Railings

David:

As no railings were approved as part of the DRB request, these will need to be approved via a Change to Approved Plans application.

Thank you,

Matt Panfil, AICP

Town Planner
Community Development



970.477.3459

vailgov.com

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Matt Panfil

From: Matt Panfil
Sent: Tuesday, January 31, 2017 11:43 AM
To: 'David R Burns'
Cc: 'Russell J. Gies'
Subject: RE: Pepi's ADA Railings
Attachments: Pepi's DIA_013117.pdf

David:

Attached is a draft Developer Improvement Agreement (DIA) for the landscape planters at Pepi's. We can sign and notarize the DIA after you have filled in your information and provided the required estimate. Please note that the attached draft is for payment by check. If you will be using a Letter of Credit please let me know as the form is slightly different.

Thank you,

Matt

From: David R Burns [mailto:david@giesarchitects.com]
Sent: Wednesday, November 30, 2016 2:53 PM
To: Matt Panfil
Cc: 'Kevin Mowder'; Chris Neubecker; lori@customhouseconstruction.com
Subject: RE: Pepi's ADA Railings

Matt and Chris,
Enclosed is the ILE for Pepi's.

I will submit a DRB application for the following items:

1. Replace existing upper gutters to match new "half round gutters" (installation next spring)
2. Revised landscape area plan (installation next spring)
3. ADA ramp railing detail-revised ramp exit

Thanks for your time today.

David R. Burns AIA LEED GA

Gies Architects, Inc

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Eagle, Colorado 81631
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From: Matt Panfil [mailto:MPanfil@vailgov.com]
Sent: Wednesday, November 30, 2016 8:55 AM
To: 'David R Burns'
Cc: 'Kevin Mowder'; Chris Neubecker
Subject: RE: Pepi's ADA Railings

David:

1:15 works for me.

- Matt

From: David R Burns [<mailto:david@giesarchitects.com>]
Sent: Tuesday, November 29, 2016 4:16 PM
To: Matt Panfil
Cc: 'Kevin Mowder'; Chris Neubecker
Subject: RE: Pepi's ADA Railings

Matt,
Does 1:15 work for you and Chris??
Thanks

David R. Burns AIA LEED GA

Gies Architects, Inc
404 Broadway Suite C
Eagle, Colorado 81631
970-328-9280

From: Matt Panfil [<mailto:MPanfil@vailgov.com>]
Sent: Tuesday, November 29, 2016 10:55 AM
To: 'David R Burns'
Cc: 'Kevin Mowder'; Chris Neubecker
Subject: RE: Pepi's ADA Railings

David:

I am available tomorrow between 11:00 AM – 2:00 PM.

- Matt

From: David R Burns [<mailto:david@giesarchitects.com>]
Sent: Tuesday, November 29, 2016 10:27 AM
To: Matt Panfil
Cc: 'Kevin Mowder'; Chris Neubecker
Subject: RE: Pepi's ADA Railings

Matt
Are you available on Wednesday??
I would like you at the meeting

David R. Burns AIA LEED GA

Gies Architects, Inc
404 Broadway Suite C
Eagle, Colorado 81631
970-328-9280

From: Matt Panfil [<mailto:MPanfil@vailgov.com>]
Sent: Tuesday, November 29, 2016 10:18 AM
To: David R Burns
Cc: Kevin Mowder; Chris Neubecker
Subject: Re: Pepi's ADA Railings

David:

I will be out of the office on Thursday and Friday. I have copied Chris Neubecker, Planning Manager, on this email if you would like to schedule a meeting with him on Thursday. He has been following the project and is aware of all the issues.

Also, please be ready to discuss the footprint of the addition. We are concerned that in lieu of the planter, the building was bumped out beyond its approved footprint.

- Matt

Sent from my iPad

On Nov 29, 2016, at 9:21 AM, David R Burns <david@giesarchitects.com> wrote:

Hi Matt,
Do you have any time on Thursday for meeting??
Thanks

David R. Burns AIA LEED GA

Gies Architects, Inc
404 Broadway Suite C
Eagle, Colorado 81631
970-328-9280

From: Matt Panfil [<mailto:MPanfil@vailgov.com>]
Sent: Monday, November 28, 2016 8:06 AM
To: David R Burns
Subject: Re: Pepi's ADA Railings

David:

We have a PEC meeting this afternoon. Tuesday at 11 AM is the only time available if that works for you.

- Matt

Sent from my iPad

On Nov 21, 2016, at 3:45 PM, David R Burns <david@giesarchitects.com> wrote:

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<image001.png><image002.jpg>

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Matt Panfil, AICP

Town Planner
Community Development

<image001.jpg>

970.477.3459

vailgov.com

twitter.com/vailgov

<image002.jpg>

<C104.pdf>

Matt Panfil

From: Tom Kassmel
Sent: Monday, June 5, 2017 10:12 AM
To: Leonard Sandoval; Matt Panfil; Chad Salli
Subject: RE: Pepi's Landscaping

I Agree with leonard. And we do not want to narrow bridge street anymore than it already is.

Tom Kassmel
Town Engineer
Public Works Department



970.479.2235
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twitter.com/vailgov



From: Leonard Sandoval
Sent: Monday, June 05, 2017 9:49 AM
To: Matt Panfil; Tom Kassmel; Chad Salli
Subject: RE: Pepi's Landscaping

Matt,
Who would maintain the landscaping?
There is not much room on Bridge Street for 70 sq. ft. of landscaping within the ROW, without knowing a proposed location.

Leonard Sandoval
Development Project Coordinator
Public Works Department



970-479-2198 (office)
970-390-4677 (cell)
970-479-2166 (fax)
lsandoval@vailgov.com
vailgov.com
twitter.com/vailgov



From: Matt Panfil
Sent: Monday, June 05, 2017 9:15 AM
To: Leonard Sandoval; Tom Kassmel; Chad Salli
Subject: Pepi's Landscaping

As you may be aware, Pepi's never completed the proposed landscaping associated with their 2016 bar expansion. They are now requesting a variance from the PEC. At the last meeting, a couple of the PEC Commissioners asked about the possibility of Pepi's building the necessary amount of landscaping on Town right-of-way adjacent to the building. I told them that generally this is not an encouraged practice, but I did not want to speak directly for PW. It would be approximately 70 square feet of landscaping, but no specific location was proposed. Can you provide a general comment that I can report back to the PEC about landscaping on Town right-of-way?

Thank you,

Matt Panfil, AICP CUD
Town Planner
Community Development



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