



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306
303-441-3930 • www.BoulderCounty.gov

BOULDER COUNTY PLANNING COMMISSION PUBLIC HEARING

April 16, 2025 at 01:30 p.m.

All public hearings and meetings will be offered in a hybrid format where attendees can join **through Zoom** or **in-person** at the Boulder County Courthouse, 3rd Floor, 1325 Pearl Street, Boulder.

PUBLIC HEARING

STAFF PLANNER: Sam Walker, Planner II

Docket LE-24-0001: Sunshine FPD Shed

Request: Location & Extent review to permit construction of a 336 sq. ft. storage shed south of the existing fire station building at 5880 Sunshine Canyon Drive.

Location: 5880 Sunshine Canyon Drive, approximately .2 miles west of the intersection of Sunshine Canyon Drive and County Road 83 in Section 08, Township 1N, Range 71W.

Zoning: Forestry (F)

Applicant: Jean Gatza & Daniel Fischer

Property Owners: Sunshine Fire Protection District

STAFF RECOMMENDATION:

Staff recommend that the Planning Commission conditionally approve **docket LE-24-0001: Sunshine FPD Shed**.

PACKET CONTENTS

Item	Pages
○ Staff Recommendation	1 – 12
○ Application Materials (Attachment A)	A1 – A18
○ Referral Responses (Attachment B)	B1 – B9
○ BP-04-0770 File (Attachment C)	C1 – C56

SUMMARY AND RECOMMENDATION

This application for Location and Extent review proposes the construction of a new 336-square-foot shed on the property at 5880 Sunshine Canyon Drive. Location and Extent Review is required for the proposed shed, and the proposal is analyzed pursuant to Article 8-100.A of the Land Use Code.

Staff recommend conditional approval of the proposal because, as conditioned, staff find that it does not conflict with the provisions of the Land Use Code or the Boulder County Comprehensive Plan.

DISCUSSION

The Sunshine Fire Protection District (“Sunshine FPD”) requests a Location and Extent Review to permit the construction of a 336-square-foot shed next to their existing station at 5880 Sunshine Canyon Drive. The shed is intended to house a recently-purchased UTV as well as general storage items for the station.

As shown in Figure 1 below, the subject property is located on the north side of Sunshine Canyon Drive, approximately 0.2 miles west of the intersection of Sunshine Canyon Drive and County Road 83.

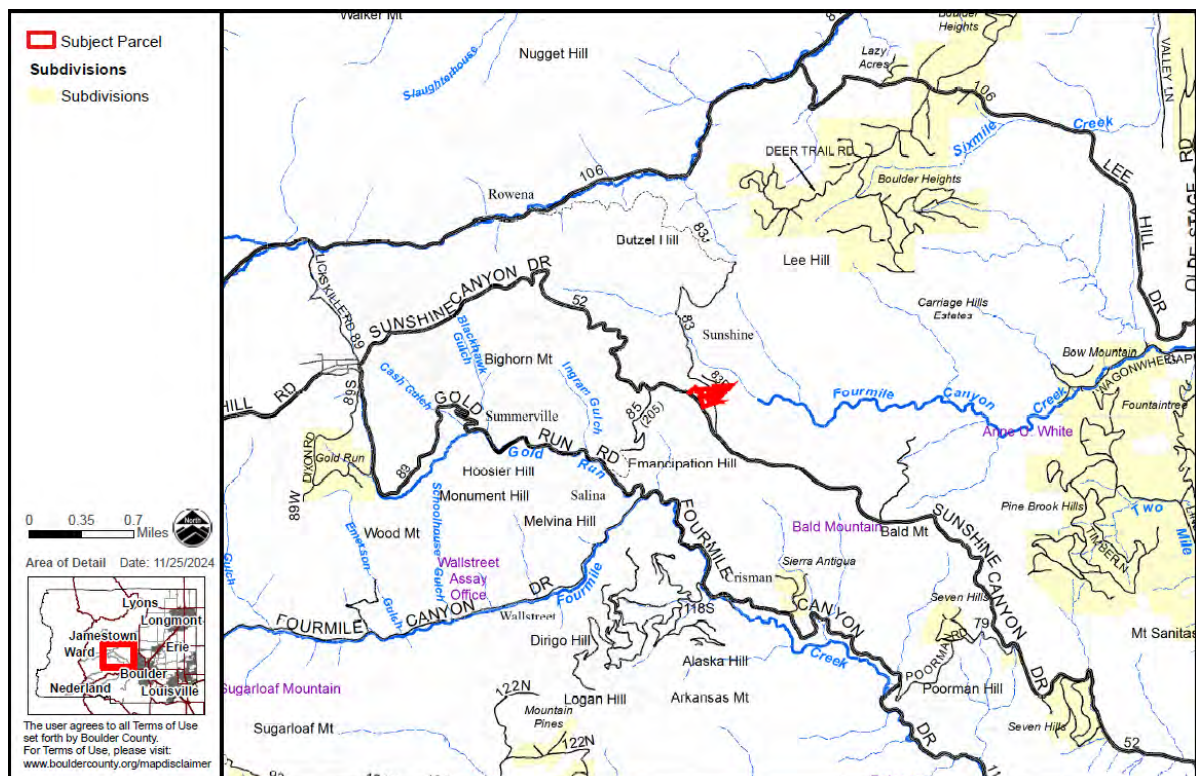


Figure 1: Vicinity map, subject property outlined in red

As shown in Figures 2 and 3 below, the subject property is currently developed with an existing fire station building. The building was constructed following the Board of County Commissioners’ approval of **SU-04-0001: Sunshine FPD SU/SSDP**, an

application for Special Use Review (SU) to establish a new station on the property. The station building was constructed under BP-04-0770.

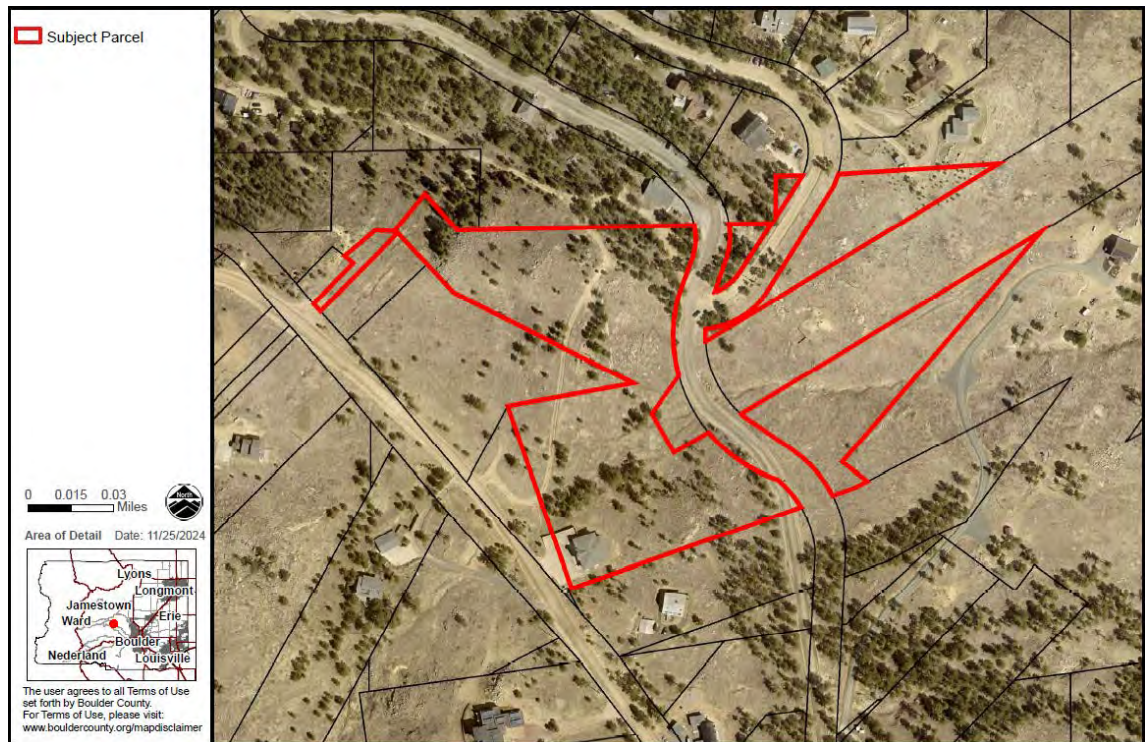


Figure 2: Aerial photo of subject property



Figure 3: Detail aerial photo of the existing fire station and parking area. Approximate location of the proposed shed indicated by yellow star.

The new structure will be located immediately south of the existing fire station, across an existing drainage that runs from the station parking area downhill to the north. Figure 3 includes an approximate representation of the proposed structure location overlaid on an aerial photo, Figure 4 (below) illustrates the approximate drainage location overlaid on a contour map, and Figure 5 is a staff photo where the drainage is visible.

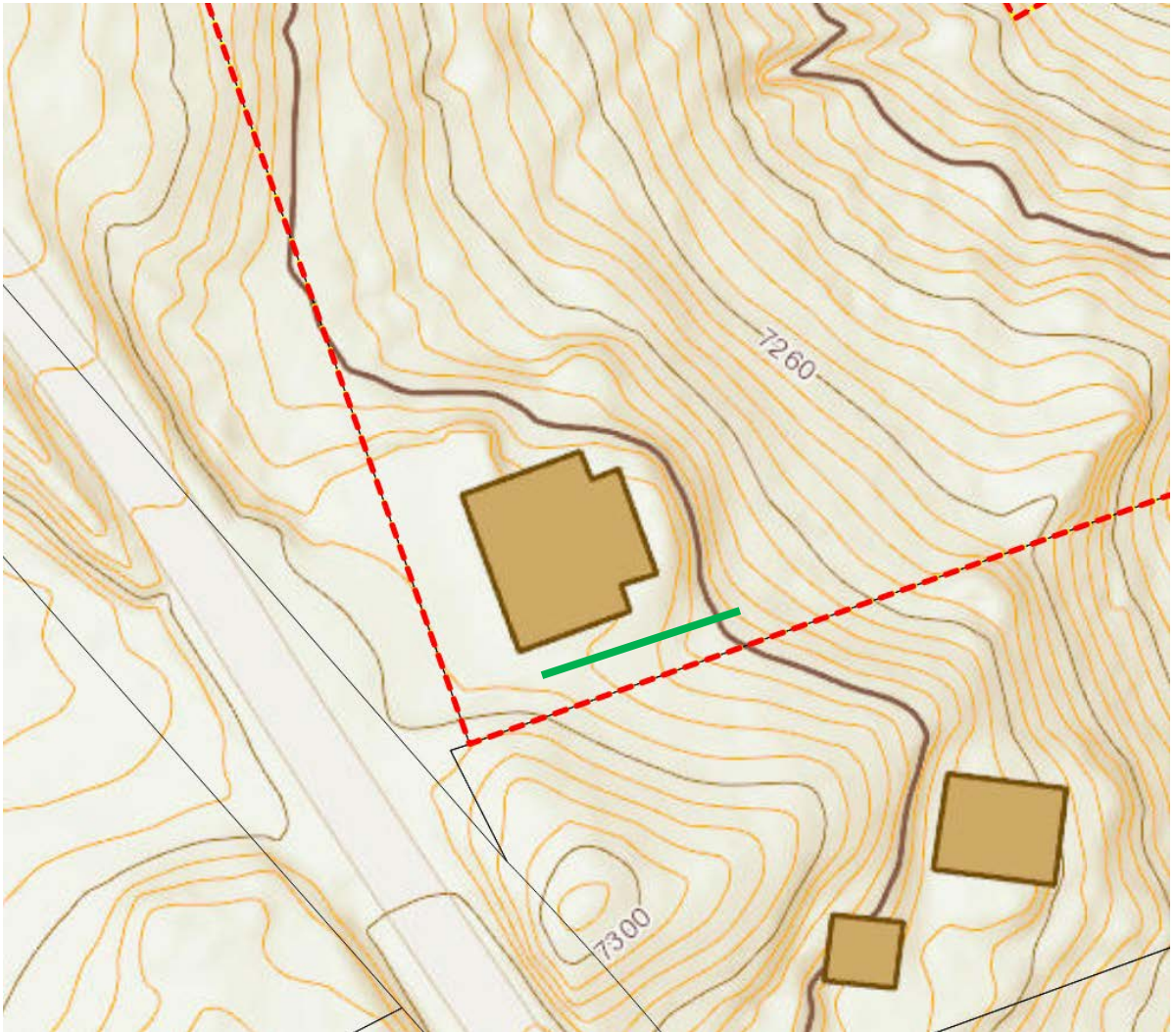


Figure 4: Detail 2-foot contour map with underlying LIDAR imagery to illustrate change in slope. Approximate drainage location shown with green line.



Figure 5: Staff site photo showing existing drainage swale next to existing fire station building

REFERRAL RESPONSES

This application was referred to the usual agencies, departments, and adjacent property owners. Copies of all responses received by the Community Planning & Permitting Department are included in Attachment B. A summary of each response follows:

Xcel Energy – The Xcel Energy referral response noted the presence of existing overhead electric distribution and underground electric service lines in the project area and recommended the applicants locate and mark existing lines prior to construction.

Boulder County Building Safety and Inspection Services Team – The Building Team referral response indicated that a building permit and Certificate of Occupancy are required for the proposed structure. They also noted the design wind and snow loads for the property, requirements for ignition-resistant materials and defensible space, and indicated that a permit plan review will be required.

Boulder County Development Review Team - Access & Engineering (DRT A&E) – The DRT A&E referral response stated that legal access to the property was not demonstrated in the application materials. DRT A&E also noted that the driveway design appears to comply with the Multimodal Transportation Standards (MMTS), described a requirement for an engineered grading and drainage plan at permitting,

and recommended a condition of approval intended to limit impediments to the public right-of-way during construction.

Boulder County Parks & Open Space Natural Resource Planner – The Natural Resource Planner is not concerned about natural resource or visual impacts caused by the proposal and noted that standard revegetation with native grasses should be required.

Boulder County Wildfire Mitigation Team – The Wildfire Mitigation Team referral response noted that mitigation would be required for the proposal, and that increased ignition-resistant materials would be required for the structure because there is not enough distance between the proposed location and the property boundary to create adequate defensible space.

Entities providing no response – Boulder County Parks & Open Space Real Estate, Boulder County Parks & Open Space Conservation Easement Team, Pine Brook Water District, Bureau of Land Management.

Entities responding with no concerns – Boulder County Public Health

Adjacent Property Owners – Notifications were mailed to 62 nearby property owners, and staff did not receive any public comments regarding the proposal.

CRITERIA ANALYSIS

Pursuant to Article 8-100 (A) of the Boulder County Land Use Code, the: *“purpose of Location and Extent review is to determine whether a proposed public or quasi-public use or facility is consistent with the Comprehensive Plan.”* Accordingly, County staff have reviewed the application relative to the relevant elements and goals set forth in the Boulder County Comprehensive Plan (BCCP). Based on the analysis provided below staff find that the proposal, as conditioned, does not conflict with the Environmental Resources, Cultural Resources, Community Facilities, Government Relations, Natural Hazards, and Sustainability Elements set forth in the BCCP.

Relevant Boulder County Comprehensive Plan Goals and Elements

County staff finds no conflict with the proposed project related to the overarching standalone goals of the BCCP listed below. The following BCCP elements and goals were identified as being relevant to this project.

Countywide Goals - Community Facilities

Goal 3. Development *Development should not place undue burdens on any existing community.*

As described above, the Development Review Team – Access & Engineering (DRT A&E) referral response notes that legal access to the subject property was not demonstrated in the application materials. County records appear to

conflict as to whether or not legal access to the property exists. Plans submitted for construction of the existing station building under BP-04-0770 show the southern corner of the subject property being adjacent to the Sunshine Canyon Drive right-of-way (see Attachment C, page C44). Staff note that these previous plans were used as the basis of the conceptual plans submitted for the subject application. Current County mapping, however, shows an intervening privately-owned parcel between the subject property and the public right-of-way. Figures 6 and 7 illustrate the discrepancy below.

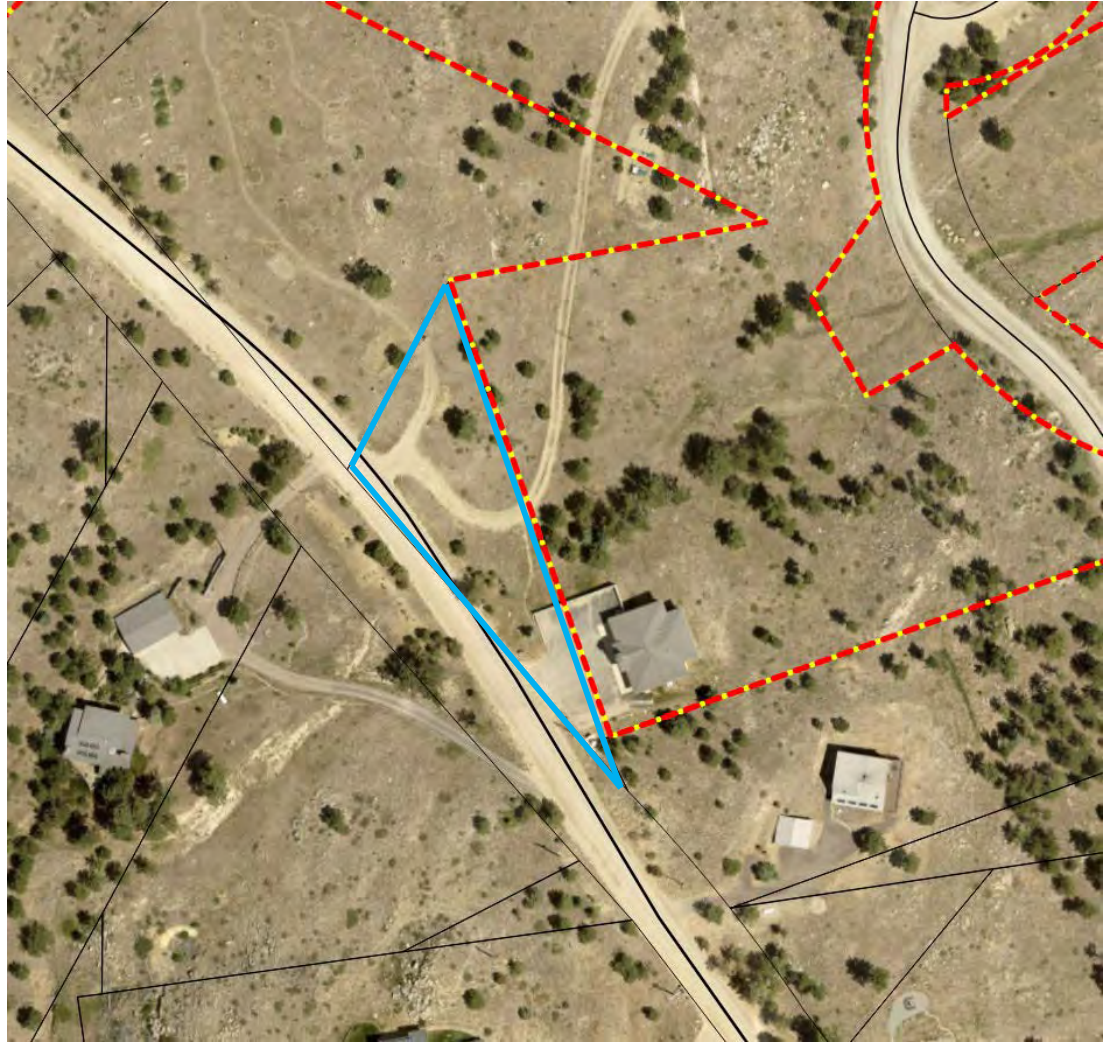


Figure 6: County parcel map with subject property outline in dashed red-yellow, intervening private parcel outlined in blue, and Sunshine Canyon Drive shown as a dirt road.

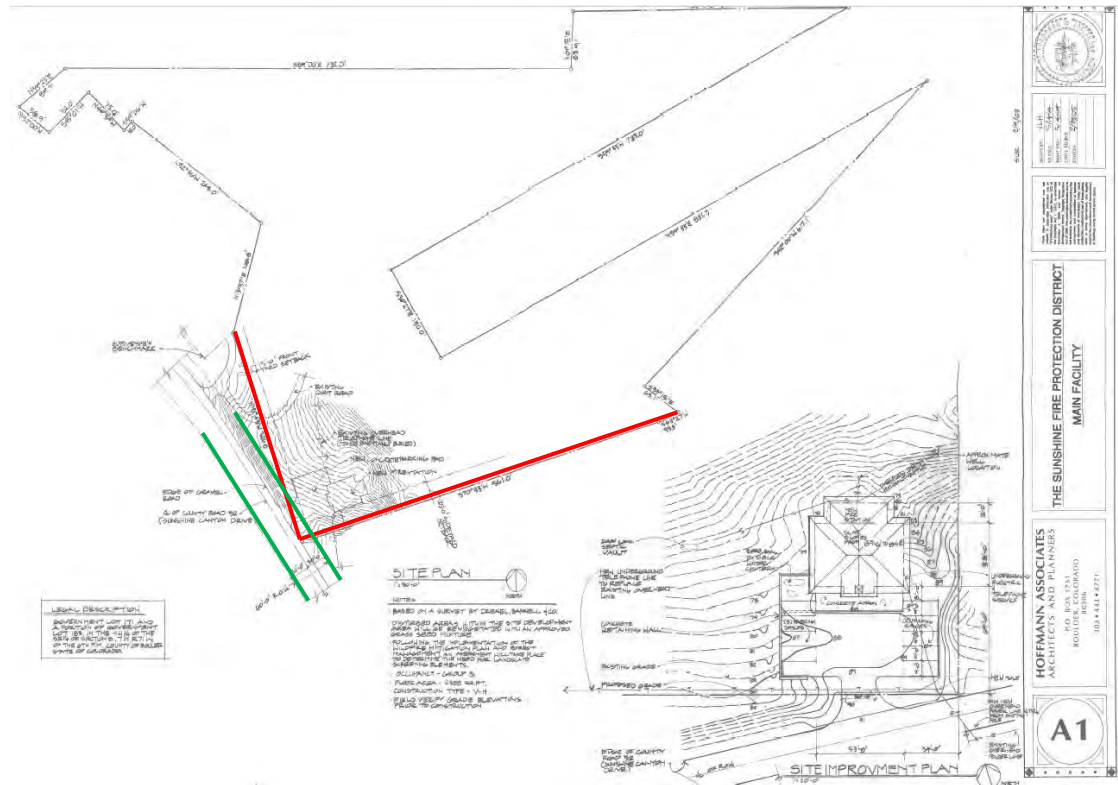


Figure 7: Site Improvement Plan from BP-04-0770 file, subject property partially outlined in red and Sunshine Canyon Drive right-of-way partially outlined in green to illustrate the overlap between the property line and the right-of-way.

To avoid the imposition of an undue burden on the nearby private property owner, staff recommend a condition of approval requiring the applicants to provide evidence of legal access to the property for staff verification prior to the issuance of a building permit.

Goal 6. Facilities and Services *Adequate facilities and services to assure the health, safety and welfare of all citizens should be promoted.*

As described in the application materials, the proposed shed addition will increase the Sunshine FPD's ability to provide services to the surrounding community because it will provide an easily accessible storage area for their UTV, which is used to plow the parking area and access to Sunshine Canyon Drive. Better plowing access will decrease response times.

Countywide Goals – Public Health

Goal 2. Promote Healthy & Safe Structures *Boulder County supports efforts to ensure that structures have healthy indoor air quality, structural integrity and reasonable safety features to protect occupants.*

To ensure that the proposed structure is structurally sound and will protect future occupants, staff recommend a condition of approval requiring that the

applicants adhere to the requirements described in the Building Safety & Inspection Services referral response included with this recommendation.

Natural Hazards Element

County staff do not find conflicts between the proposed project and the Natural Hazards Element that cannot be mitigated. The Comprehensive Plan does not identify any geological or other hazard areas in the proposed development location. However, staff are concerned that the proposal will impede an existing drainage and may also be subject to increased risk of wildfire.

Natural Hazards Element Policies

NH 1.03 Land Use Activities *The county should ensure to the extent possible that land use activities do not aggravate accelerate, or increase the risk of natural hazards.*

NH 1.03.01 *Development activities should be designed to minimize alteration of the natural landform to the greatest extent possible, thus reducing slope instability and drainage problems.*

NH 1.03.02 *Areas (including any structures) around a proposed project should be protected from the potential adverse impacts caused by the project. These adverse impacts include, but are not limited to:*

- a) Disturbance of existing vegetation, which can lead to accelerated erosion and sedimentation*
- b) Aggravation or acceleration of existing potential hazards (e.g., rockfall, flooding, sediment accumulation, expansive soils)*

The proposed location for the detached shed is directly in a drainage swale that begins just downstream of the parking lot discharge point, parallels the south face of the existing fire station building, then drops downhill north of the existing building. The submitted plans propose to reroute the swale to the east of the shed and grade a new swale between the existing building and the shed. Staff are concerned that there is not enough room between the proposed shed location and the property line to grade the rerouted swale as proposed, and therefore recommend a condition of approval requiring submittal of an engineered grading and drainage plan at building permit.

The Parks & Open Space Natural Resource Planner's referral response indicated that standard revegetation should be required to minimize sedimentation and any downstream impacts once construction is completed. Staff recommend a condition of approval requiring the submittal of a revegetation plan with the building permit submittal.

The Wildfire Mitigation Team referral response notes that the new shed is proposed to be located approximately 13 feet from the property line, which is not a sufficient distance for the creation of on-site defensible space. Staff recommend conditions of approval requiring submittal of a building permit for the shed and the use of increased ignition-resistant materials on the building exterior to mitigate this increased wildfire risk.

As conditioned, staff find that the proposal will avoid increased risk of natural hazards, reduce drainage problems, and will not cause adverse impacts to the surrounding area.

SUMMARY AND RECOMMENDATIONS

Staff finds the proposal as conditioned can be consistent with the Comprehensive Plan. Therefore, Community Planning & Permitting staff recommend that the Planning Commission **CONDITIONALLY APPROVE Docket LE-24-0001: Sunshine FPD Shed** subject to the following conditions:

1. The applicant shall comply with County requirements and recommendations as detailed in the referral from Building Safety & Inspection Services dated February 24, 2025.
2. ***At building permit***, the applicant must provide evidence of legal access to the subject property.

Prior to permit issuance, Community Planning & Permitting Department staff must verify that legal access to the property has been demonstrated.

3. ***At building permit***, the applicant must submit a revised grading and drainage plan signed and sealed by a Colorado-licensed professional civil engineer to show that there is enough room for a new swale between the existing building and the proposed shed and between the proposed shed and the east property line.
4. ***At building permit***, the applicant must submit a Revegetation Plan for staff review and approval. This plan should include native grass species to be used, an explanation of how topsoils will be stockpiled, mapped delineation of all disturbance areas (this includes construction staging areas, driveway, utility lines, and septic system), locations of all erosion control measures, and matting requirements, if necessary.

Prior to the final inspection, the full installation of the approved Revegetation Plan must be inspected and approved by the Community Planning & Permitting Department. If weather is not conducive to seeding or if adequate revegetation efforts have not occurred and vegetation is not adequately established at the time of final inspection request, an irrevocable letter of credit or monies deposited into a County Treasurer account will be required to assure the

success of revegetation. The applicant should consider the following well in advance of their revegetation inspection:

- a. Whether applying for a Certificate of Occupancy, final inspection, or the return of funds held in escrow for completion of revegetation, some level of germination and growth of grass seed is required.
 - b. Keep in mind that the steeper the slopes and dryer the soil, the greater the attention needed to establish a level of germination adequate to obtain revegetation approval.
 - c. Areas of disturbance found at inspection not included on the revegetation plan are still subject to reseeding and matting. Incomplete revegetation is the leading cause for delays in obtaining a Certificate of Occupancy.
5. The applicant shall be subject to the terms, conditions, and commitments of record and in the file for **Docket LE-24-0001: Sunshine FPD Shed**



Boulder County Land Use Department

Courthouse Annex Building
2045 13th Street • PO Box 471 • Boulder, Colorado 80302
Phone: 303-441-3930
Email: planner@bouldercounty.org
Web: www.bouldercounty.org/lu
Office Hours: Mon., Wed., Thurs., Fri. 8 a.m. to 4:30 p.m.
Tuesday 10 a.m. to 4:30 p.m.

Shaded Areas for Staff Use Only
Intake Stamp

Planning Application Form

The Land Use Department maintains a submittal schedule for accepting applications. Planning applications are accepted on Mondays, by appointment only. Please call 303-441-3930 to schedule a submittal appointment.

Project Number		Project Name	
<input type="checkbox"/> Appeal <input type="checkbox"/> Correction Plat <input type="checkbox"/> Exemption Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Limited Impact Special Use <input type="checkbox"/> Limited Impact Special Use Waiver <input checked="" type="checkbox"/> Location and Extent		<input type="checkbox"/> Modification of Site Plan Review <input type="checkbox"/> Modification of Special Use <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Resubdivision (Replat) <input type="checkbox"/> Rezoning <input type="checkbox"/> Road Name Change <input type="checkbox"/> Road/Easement Vacation <input type="checkbox"/> Site Plan Review <input type="checkbox"/> Site Plan Review Waiver <input type="checkbox"/> Sketch Plan <input type="checkbox"/> Special Use/SSDP <input type="checkbox"/> Special Use (Oil & Gas development) <input type="checkbox"/> State Interest Review (1041) <input type="checkbox"/> Subdivision Exemption <input type="checkbox"/> Variance <input type="checkbox"/> Other:	
Location(s)/Street Address(es) 5880 Sunshine Canyon Dr., Boulder CO 80302			
Parcel Number: 146108000145			
Subdivision Name Sunshine Canyon Area			
Lot(s)	Block(s)	Section(s)	Township(s)
Area in Acres 5.54	Existing Zoning Forestry	Existing Use of Property Public (Fire Station)	Number of Proposed Lots N/A
Proposed Water Supply Existing well		Proposed Sewage Disposal Method Existing septic system	

Applicants:

Applicant/Property Owner		Jean Gatza, Chair SFPD		Email	chair@sunshine-fpd.org
Mailing Address 732 County Rd 83					
City	Boulder	State	CO	Zip Code	80302
Phone	(303) 882-8890				
Applicant/Property Owner/Agent/Consultant		Daniel Fischer, Board Member SFPD		Email	treasurer@sunshine-fpd.org
Mailing Address 6320 Sunshine Canyon Dr.					
City	Boulder	State	CO	Zip Code	80302
Phone	(303) 440-3658				
Agent/Consultant		Email			
Mailing Address					
City		State		Zip Code	
Phone					

Certification (Please refer to the Regulations and Application Submittal Package for complete application requirements.)

I certify that I am signing this Application Form as an owner of record of the property included in the Application. I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. I understand that all materials required by Boulder County must be submitted prior to having this matter processed. I understand that public hearings or meetings may be required. I understand that I must sign an Agreement of Payment for Application processing fees, and that additional fees or materials may be required as a result of considerations which may arise in the processing of this docket. I understand that the road, school, and park dedications may be required as a condition of approval. I understand that I am consenting to allow the County Staff involved in this application or their designees to enter onto and inspect the subject property at any reasonable time, without obtaining any prior consent.

All landowners are required to sign application. If additional space is needed, attach additional sheet signed and dated.

Signature of Property Owner	Printed Name	Date
	Jean Gatza, Chair SFPD	12/23/24
Signature of Property Owner	Printed Name	Date
	Daniel Fischer, Board Member SFPD	12/23/24

The Land Use Director may waive the landowner signature requirement for good cause, under the applicable provisions of the Land Use Code.





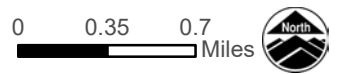
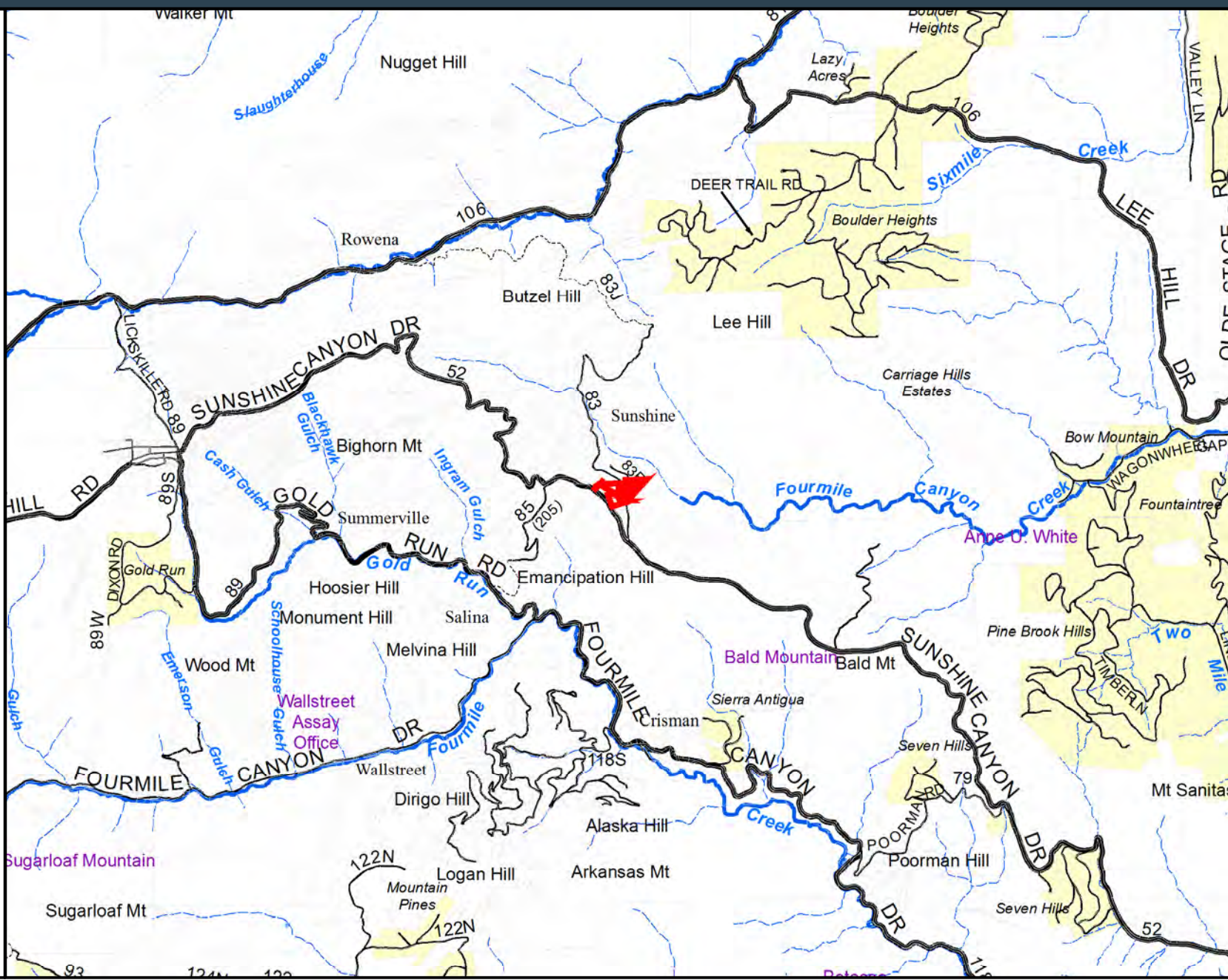
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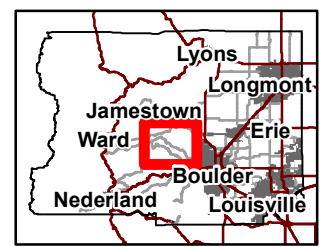
Vicinity

5880 SUNSHINE CANYON DR

-  Subject Parcel
- Subdivisions**
-  Subdivisions



Area of Detail Date: 11/25/2024



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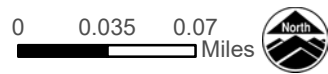
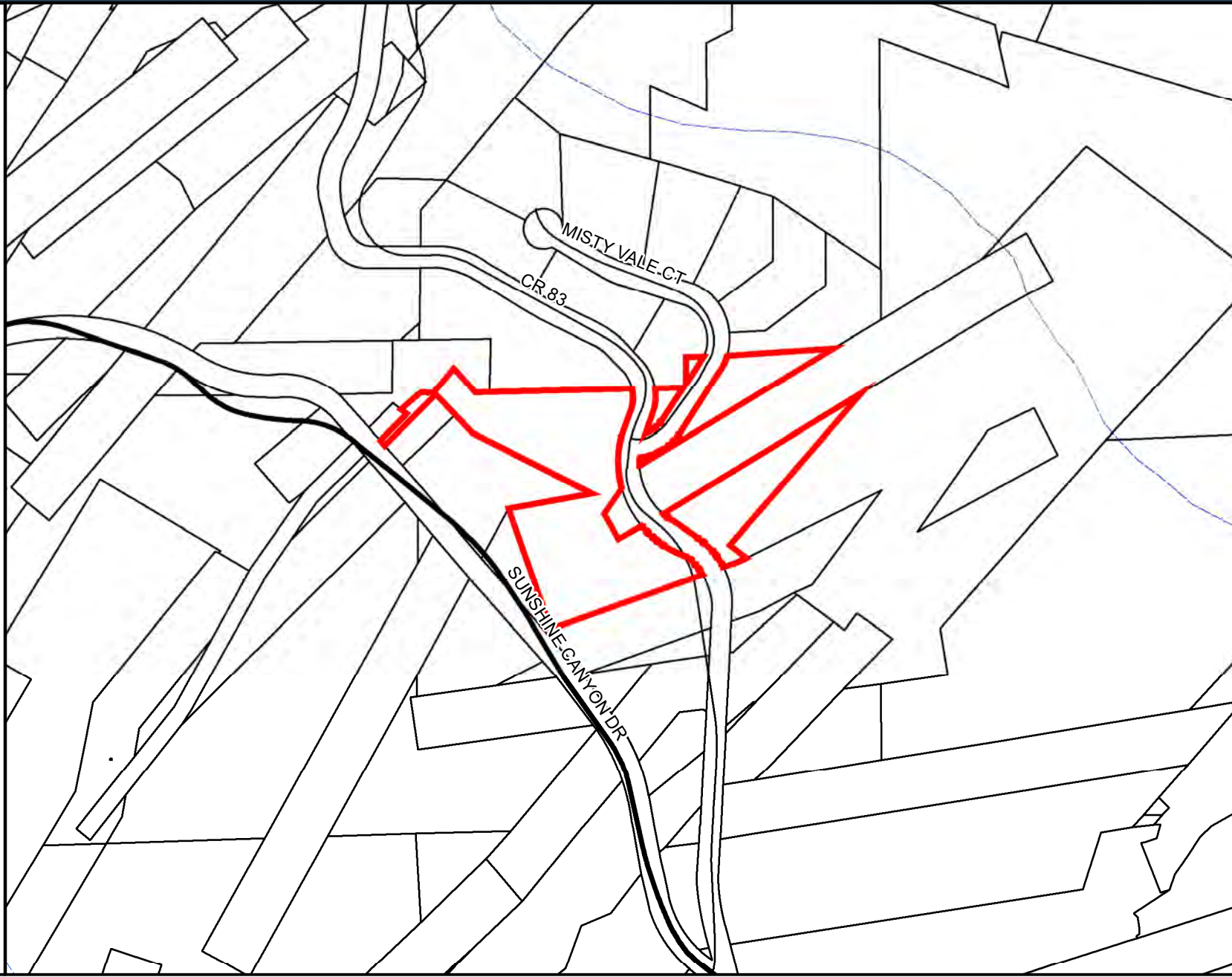
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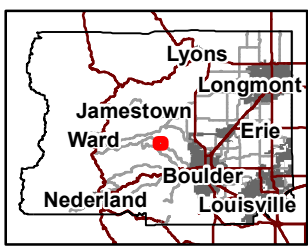
Location

5880 SUNSHINE CANYON DR

 Subject Parcel



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Aerial

5880 SUNSHINE CANYON DR

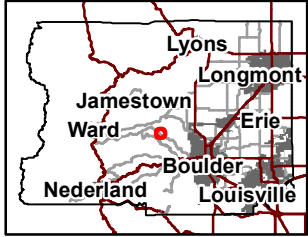
 Subject Parcel



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Aerial

5880 SUNSHINE CANYON DR

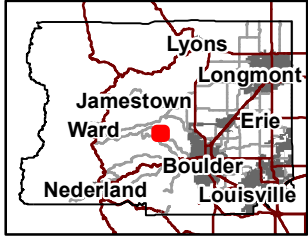
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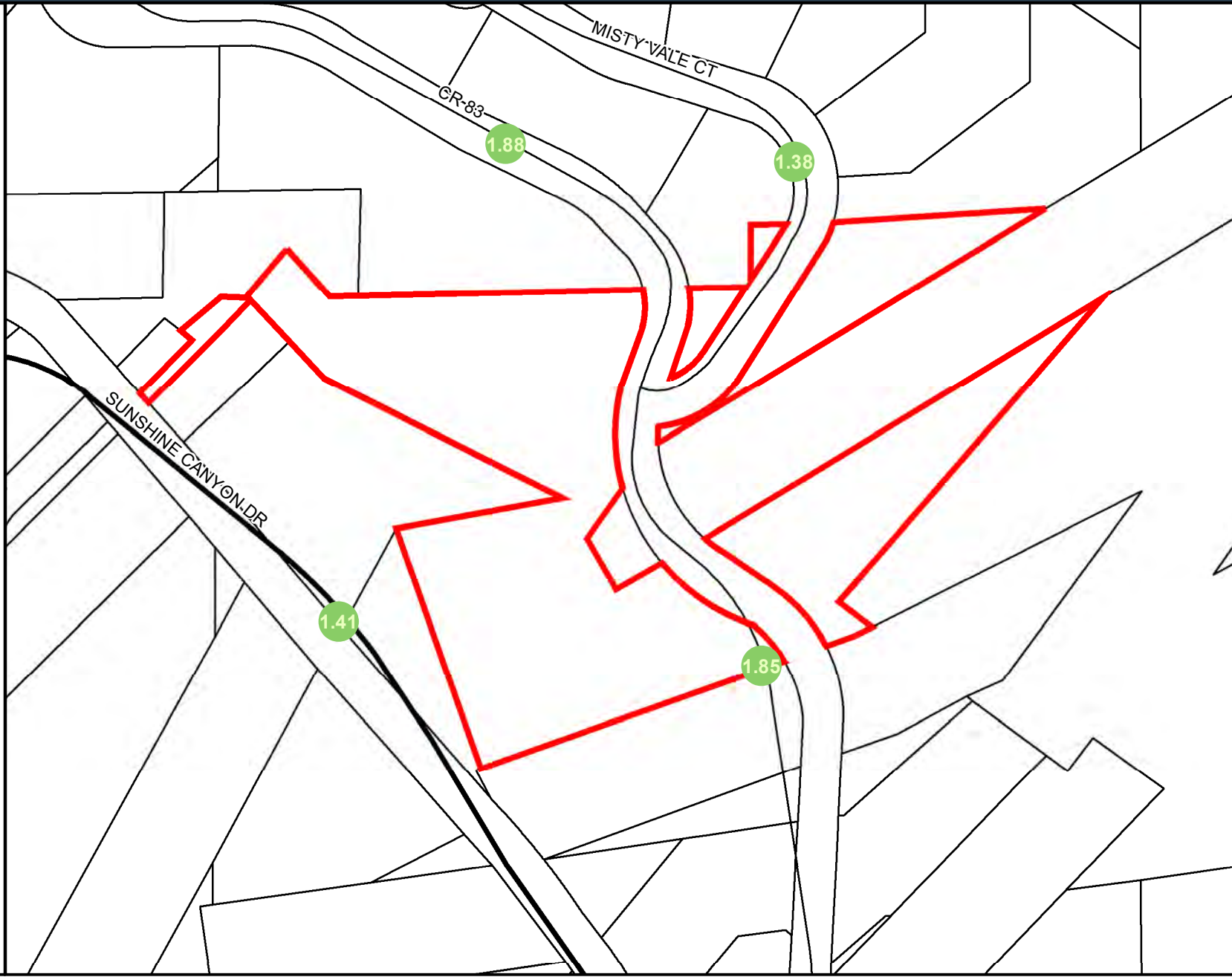
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Comprehensive Plan

5880 SUNSHINE CANYON DR

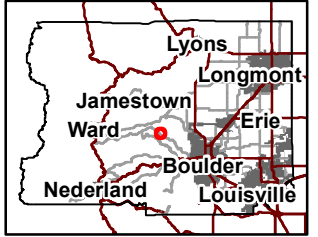
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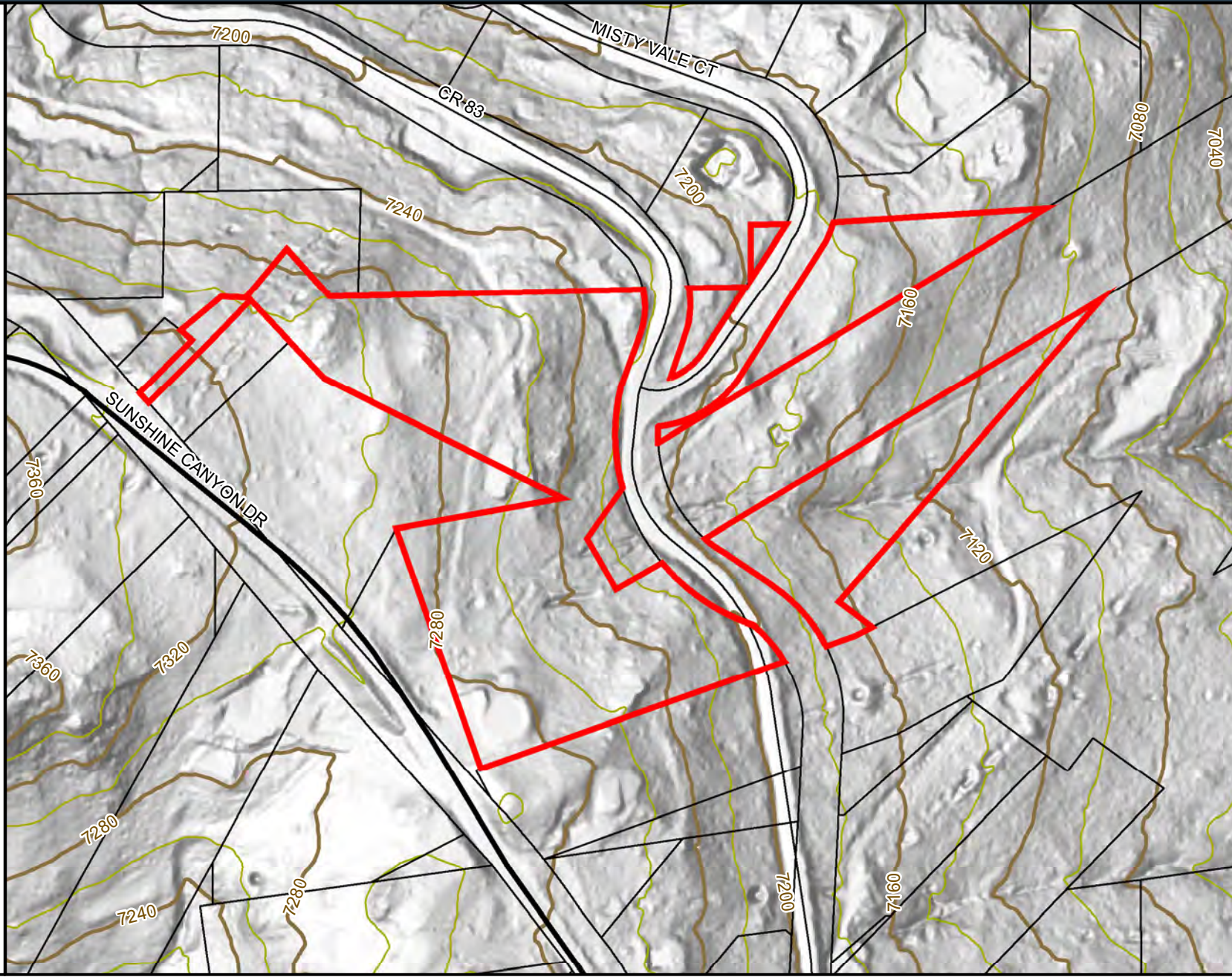
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Elevation Contours

5880 SUNSHINE CANYON DR

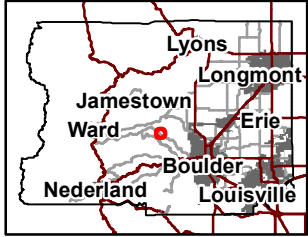
-  Subject Parcel
-  Contours 40'
-  Contours 20'



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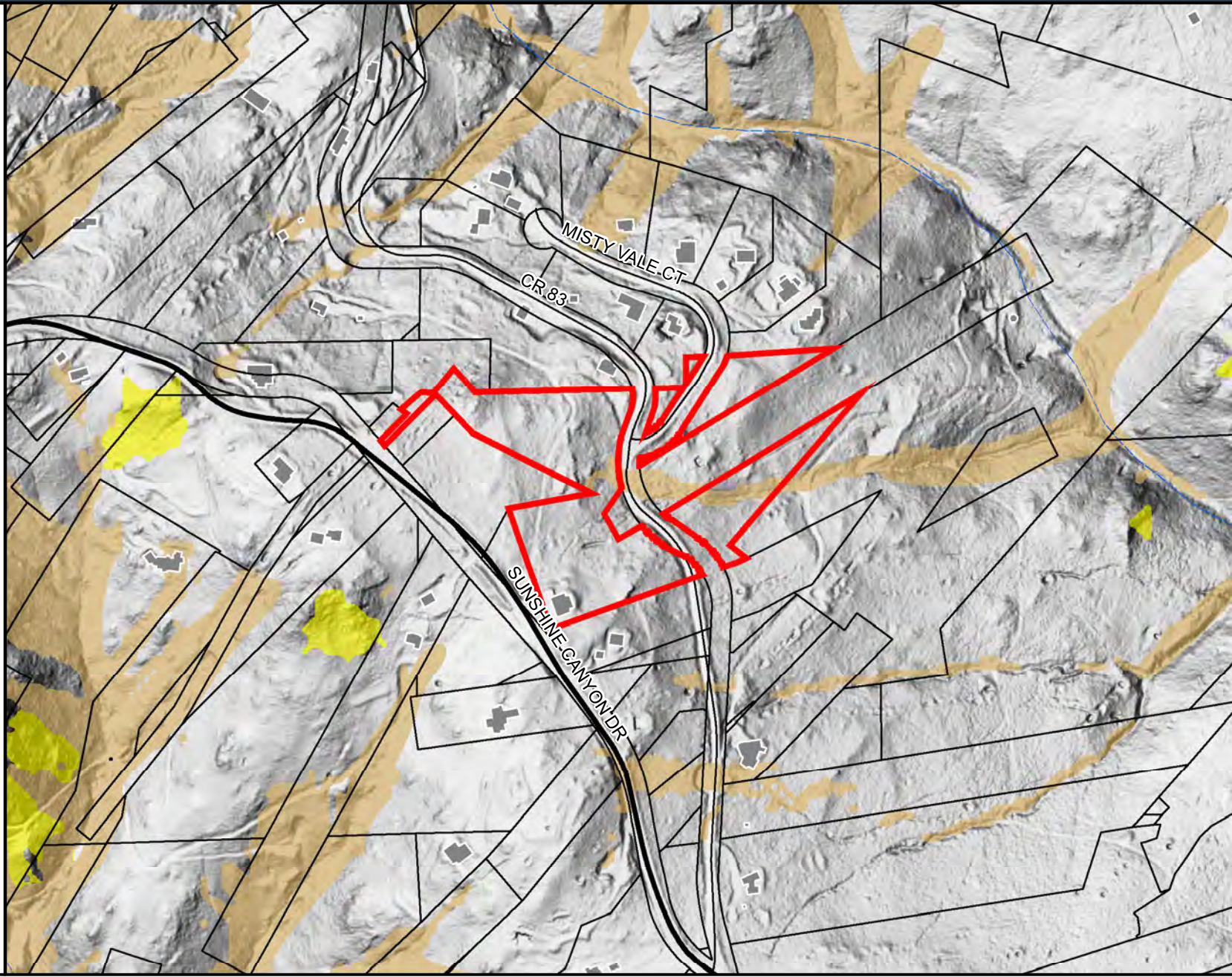
Community Planning & Permitting

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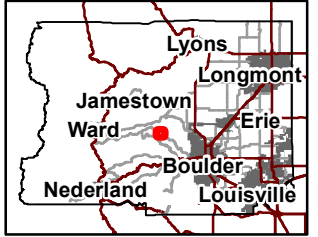
Geologic Hazards

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Public Lands & CEs
5880 SUNSHINE CANYON DR

 Subject Parcel

Boulder County Open Space

County Conservation Easement

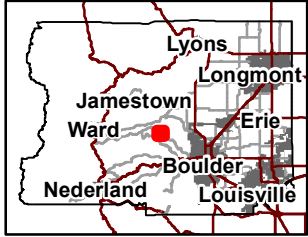
Federal Lands

 BLM Land

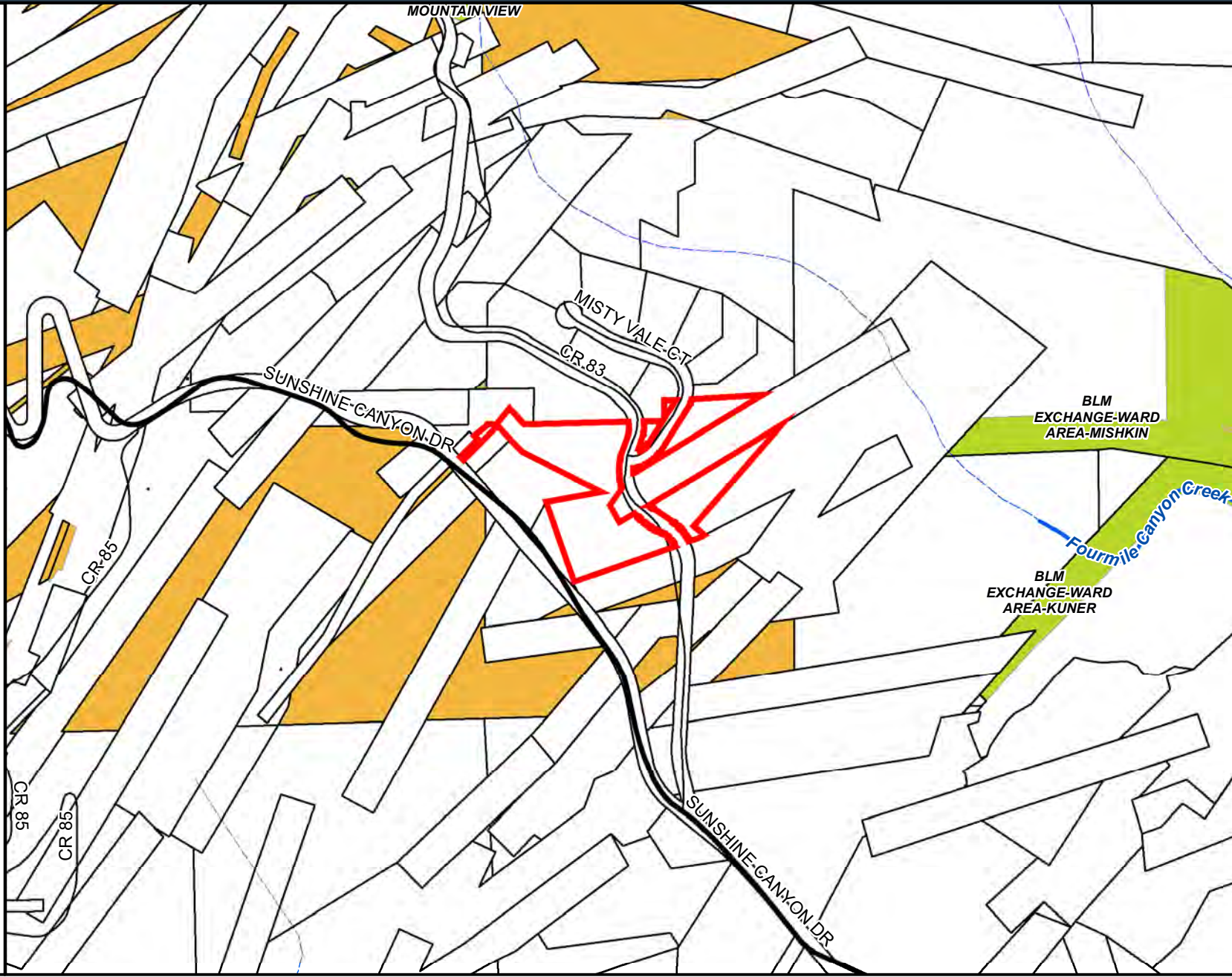
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Zoning

5880 SUNSHINE CANYON DR

 Subject Parcel

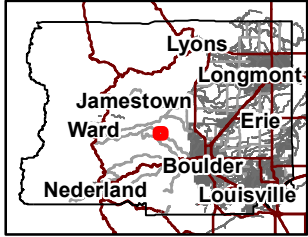
Zoning Districts

 Forestry

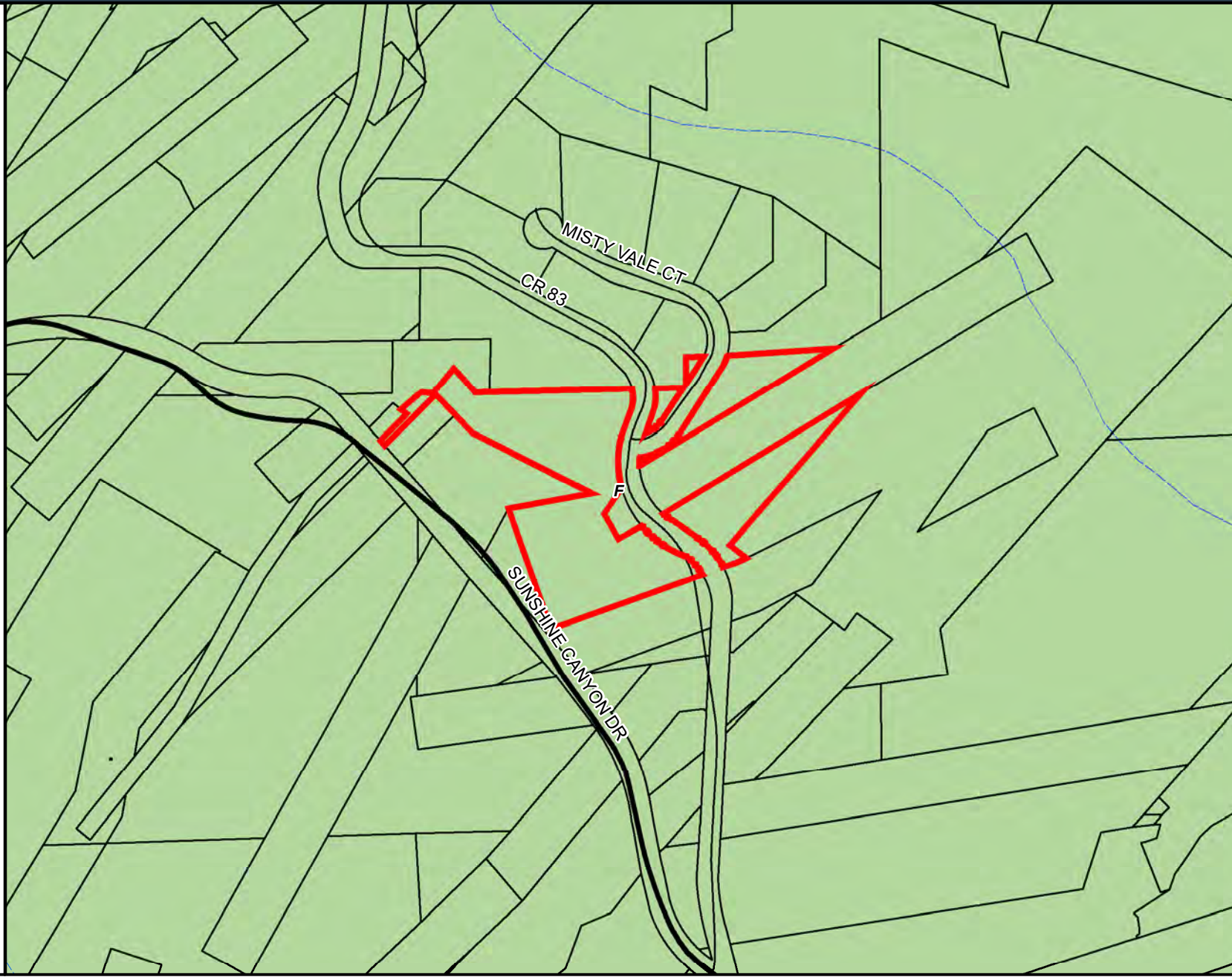
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Application Description

Applicant: Sunshine Fire Protection District (SFPD).
311 County Rd 83, Boulder CO 80302

Location: 5880 Sunshine Canyon Dr.
Boulder CO 80302

Application: The application is for a 14' x 24' framed accessory building to provide additional storage for the existing station and to house a CAN-AM UTV recently purchased with partial funding from Boulder County's 2023 Emergency Services Grant program. The UTV has the capability of plowing access to Station 2 and greatly enhances SFPD's mission of providing fire protection and emergency health services to our existing service area (the proposed structure will not affect our mission or service area). The structure is an enhancement the current functions at Station 2, and does not expand those functions.

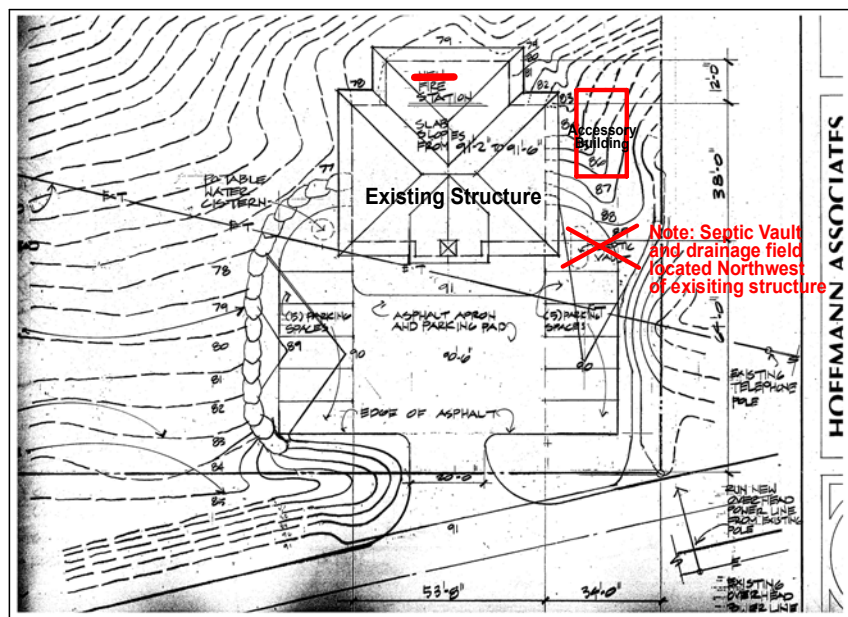
Ownership and Mineral Rights: SFPD has perpetual rights to the property at 5880 Sunshine Canyon Drive as long as it services its present use pursuant to a land patent from the United States Government (Patent No. 05-98-0002 issued October 17, 1997). The United States Government retains the mineral rights to the property.

Existing Site: The existing site houses SFPD's Station 2, its primary facility for stationing and maintenance of SFPD's fire fighting vehicles and equipment. The accessory building will enhance the service provided by the site, but will not alter or expand the function of Station 2.

Service Area Description: Sunshine Fire Protection District (SFPD), covering 4 square miles in Boulder County (Colorado) including the areas of Bald Mountain, Lee Hill, Misty Vale, Sunshine Canyon & Whispering Pines. (FDID #01384). The Sunshine Fire Protection District borders multiple jurisdictions. To the east the Boulder Rural Protection District with the City of Boulder, to the south the Fourmile Fire Protection District, to the north the Boulder Mountain and Lefthand Fire Protection Districts, and to the west the Gold Hill Fire Protection District. Within SFPD's district is land governed by the Bureau of Land Management as well the US Forest Service. The Sunshine Fire Protection District has 30 active wildland and structure firefighters and EMT's/EMR's and responds to emergencies in its own district and those in 5 surrounding districts via mutual/auto aid agreements as well as a countywide wildland response through mutual aid response. A map showing 'Sunshine Fire Response Area' is attached.

Engineering Report: The scale of the proposed improvements does not impact streets, trails, walkways, or bikeways in the area, and will have no impact on the transportation system. No utilities are planned for the improvements with the exception of a single 120v electrical circuit from the existing service in Station 2. The accessory building will not be heated or cooled and will generate no additional runoff. The existing drainage swale will be slightly moved eastward in the immediate vicinity of the building but will exit the property and immediate site in its current path. A low loose-rock wall may be installed at the southeast edge of the immediate site strictly for aesthetic purposes.

Site Plan

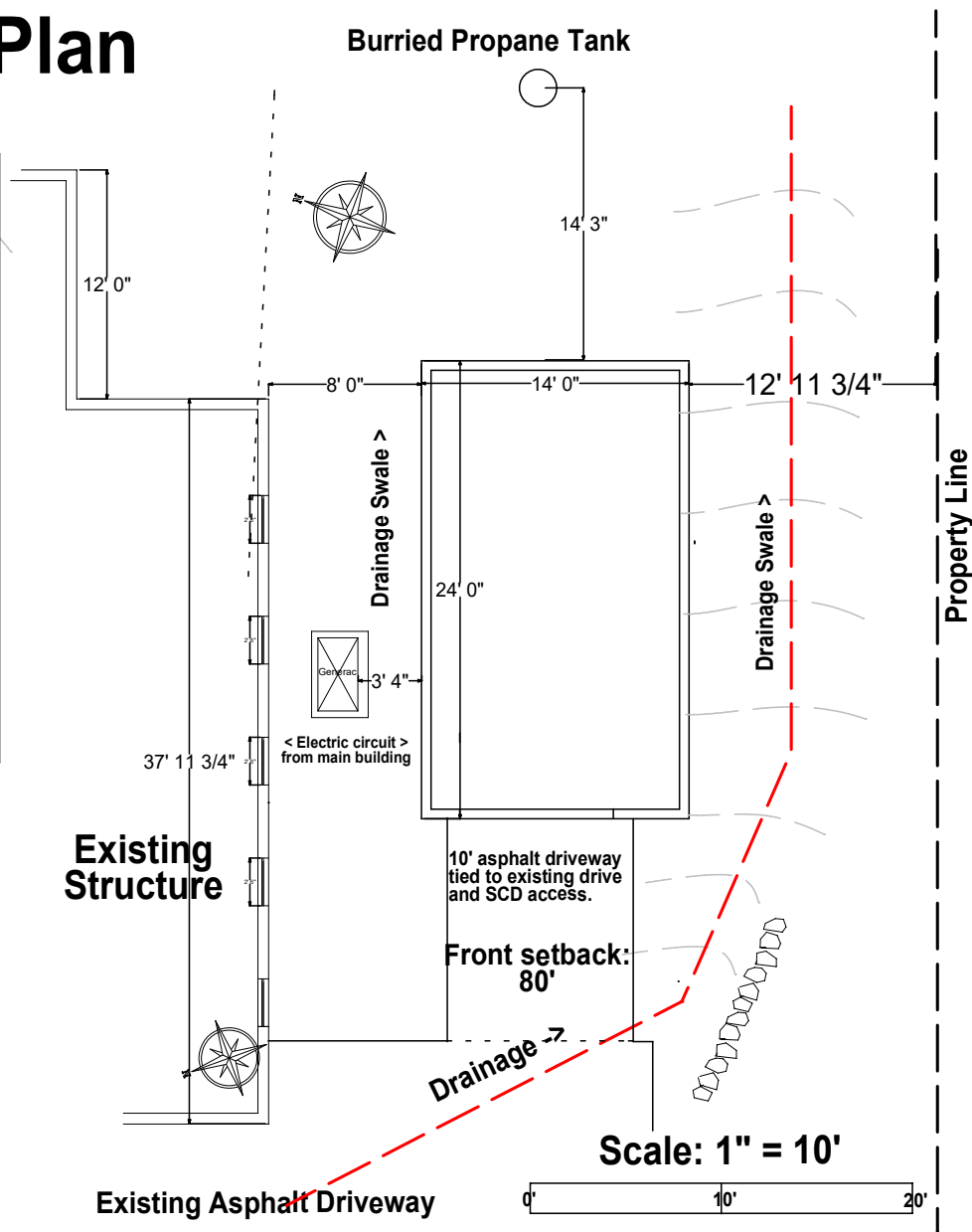


Southeast Corner of Existing Site Plan
(total site 7.54 AC)

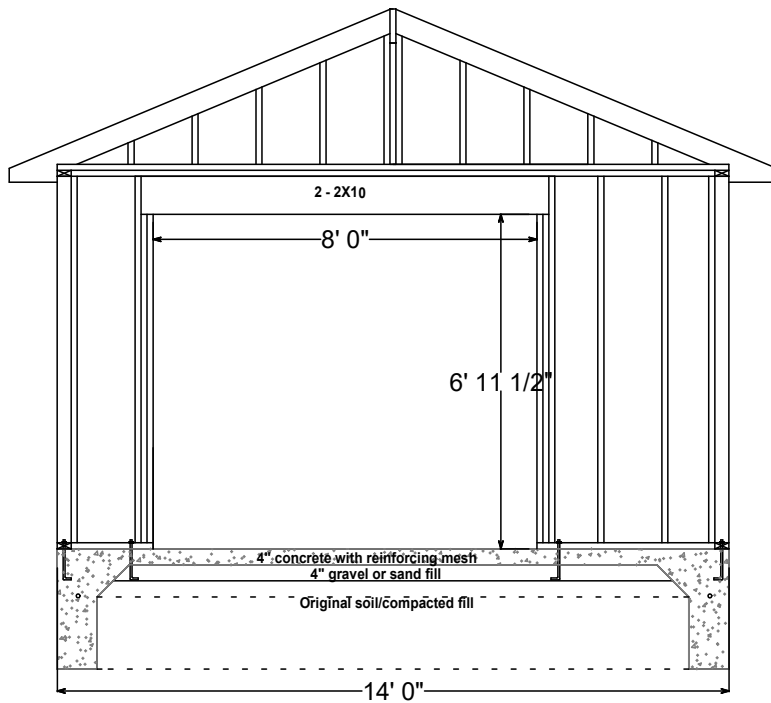
Accessory Building - Station 2
Sunshine Fire Protection District
 5880 Sunshine Canyon Drive, Boulder CO 80302

Property Details

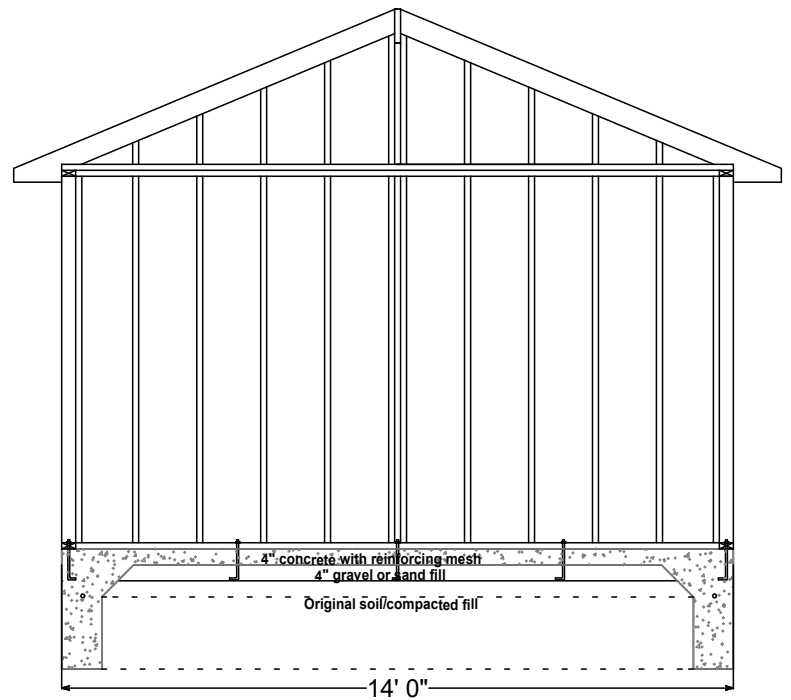
Parcel Number: 146108000145
 Legal Description: GOVT LOTS 171 & 183 8-1N-71
 SPLIT FROM ID 88910 PER DEED 1745929 BCR 11/9
 Subdivision: SUNSHINE CANYON AREA
 Physical address: 5880 Sunshine Canyon Drive,
 Boulder Colorado 80302
 Applicant: Sunshine Fire Protection District



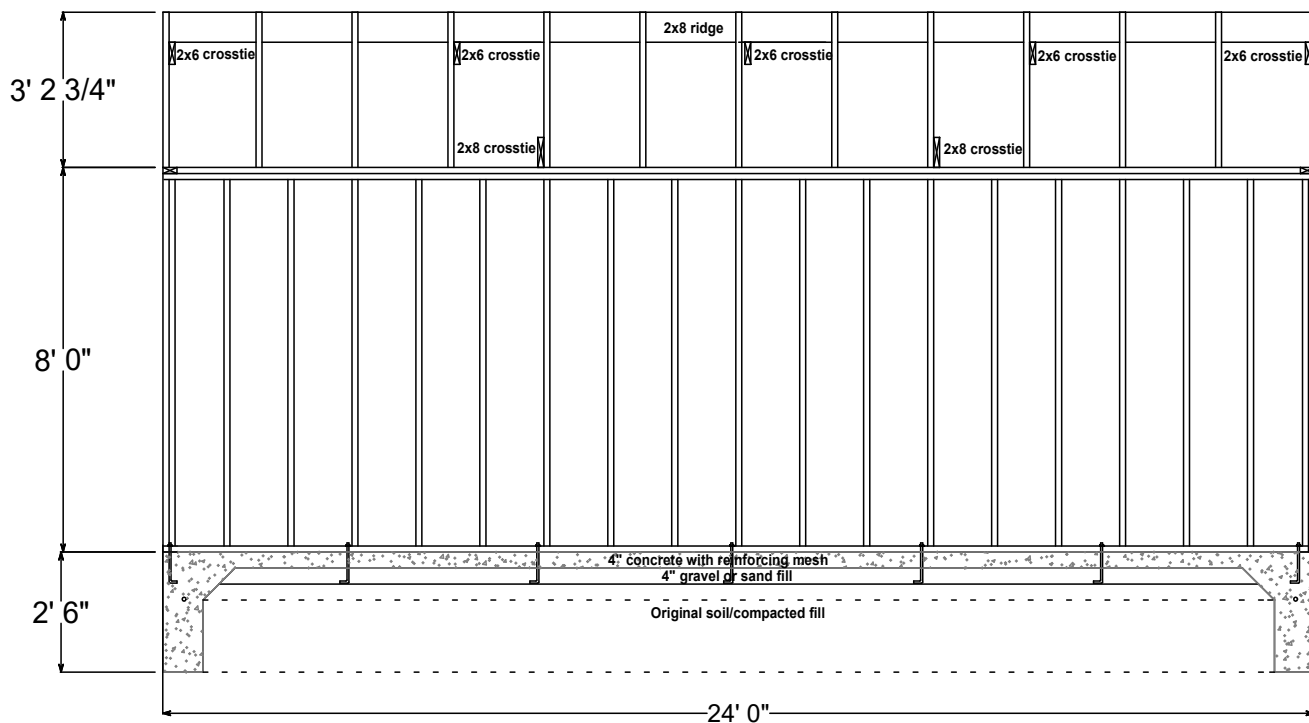
Construction Details



West Elevation



East Elevation

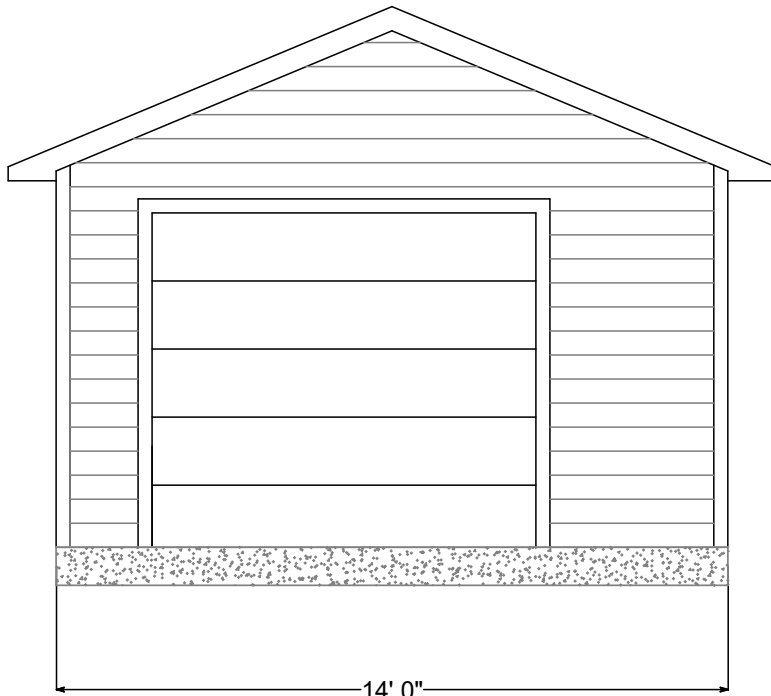


North & South Elevation

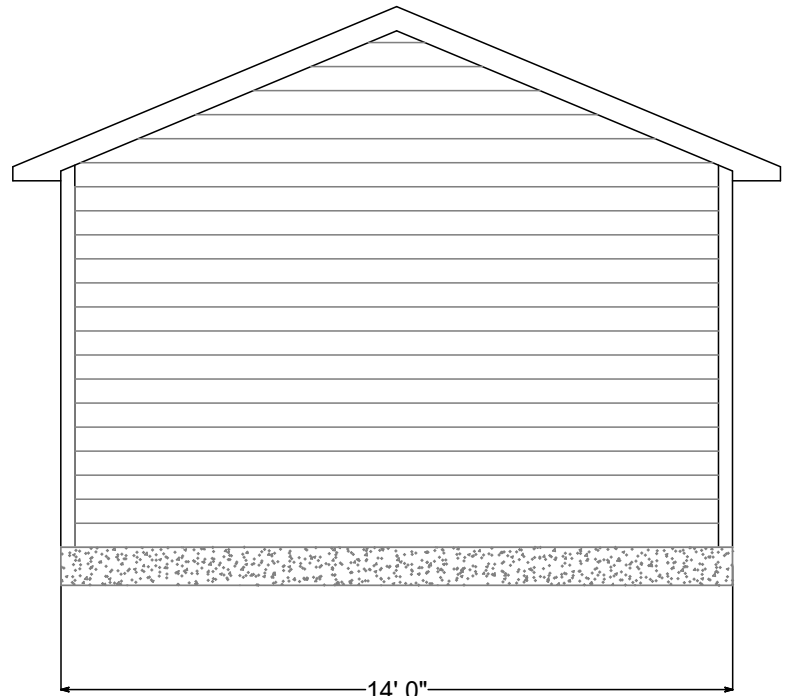
Scale: 1/4" - 1'0"



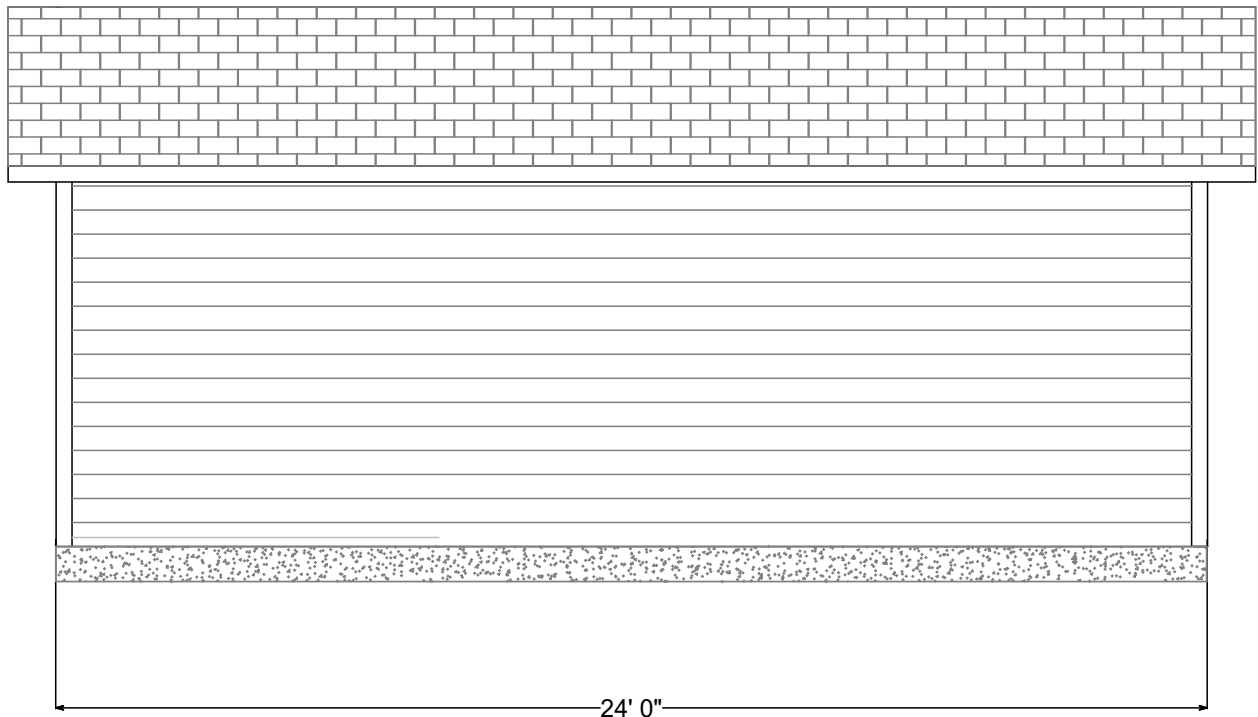
Finished Elevations



West Elevation



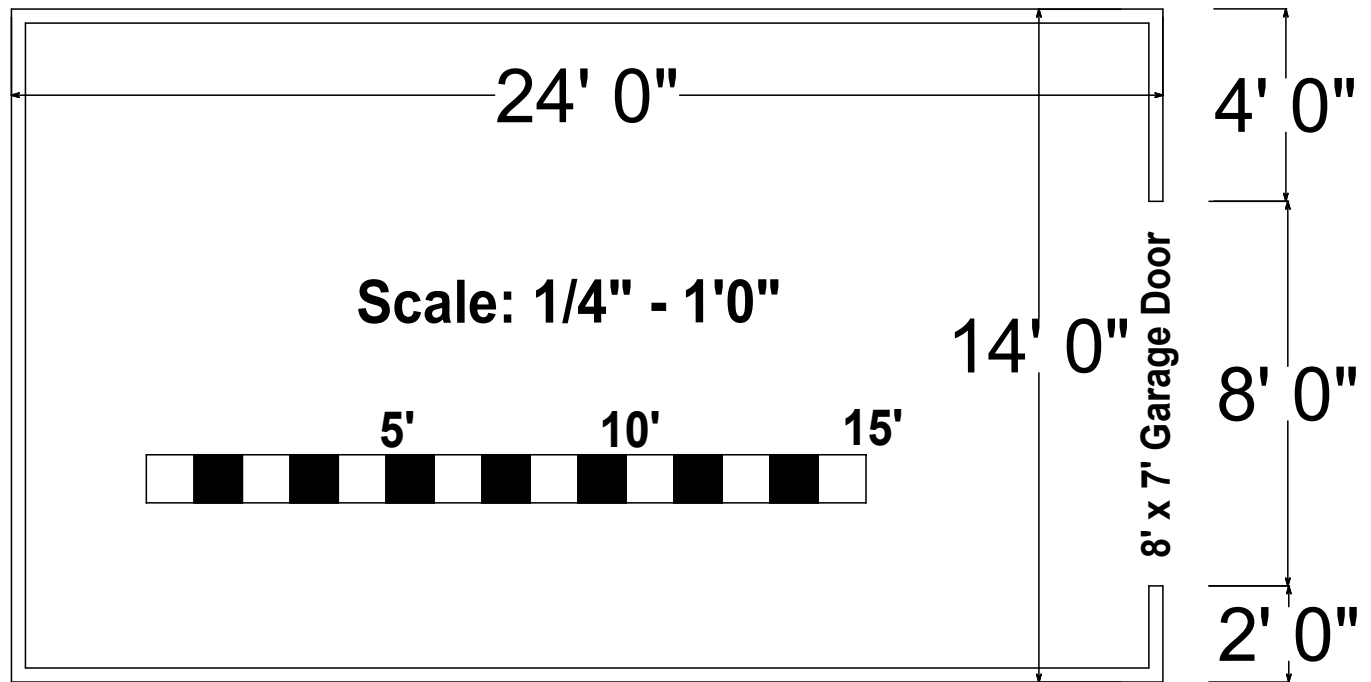
East Elevation



North & South Elevation

Scale: 1/4" - 1'0"





Floor Plan

Construction Detail

Description: unheated 14' x 24' accessory building on monolithic slab.

Recycling: minimum waste anticipated; wood scapes provided to local resident burning wood for heat.

Foundation: monolithic slab with minimum 30" foundation wall on 4" compacted sand/gravel pad. No. 5 bar at midpoint in foundation wall per R403.1.3.2 or optionally 2 - No. 4 bar top/bottom.

Anchors: 1/2" x 10" anchors spaced approximately 4' OC.

Framing: conventional 2x4 wall framing 16" OC, 2x6 rafters 24" OC with rafter hangers and hurricane ties at eaves. Crossties as indicated in drawings for increased wind resistance.

Sheathing: 1/2" plywood or OBS wall sheathing with vapor barrier, 5/8" plywood roof sheathing.

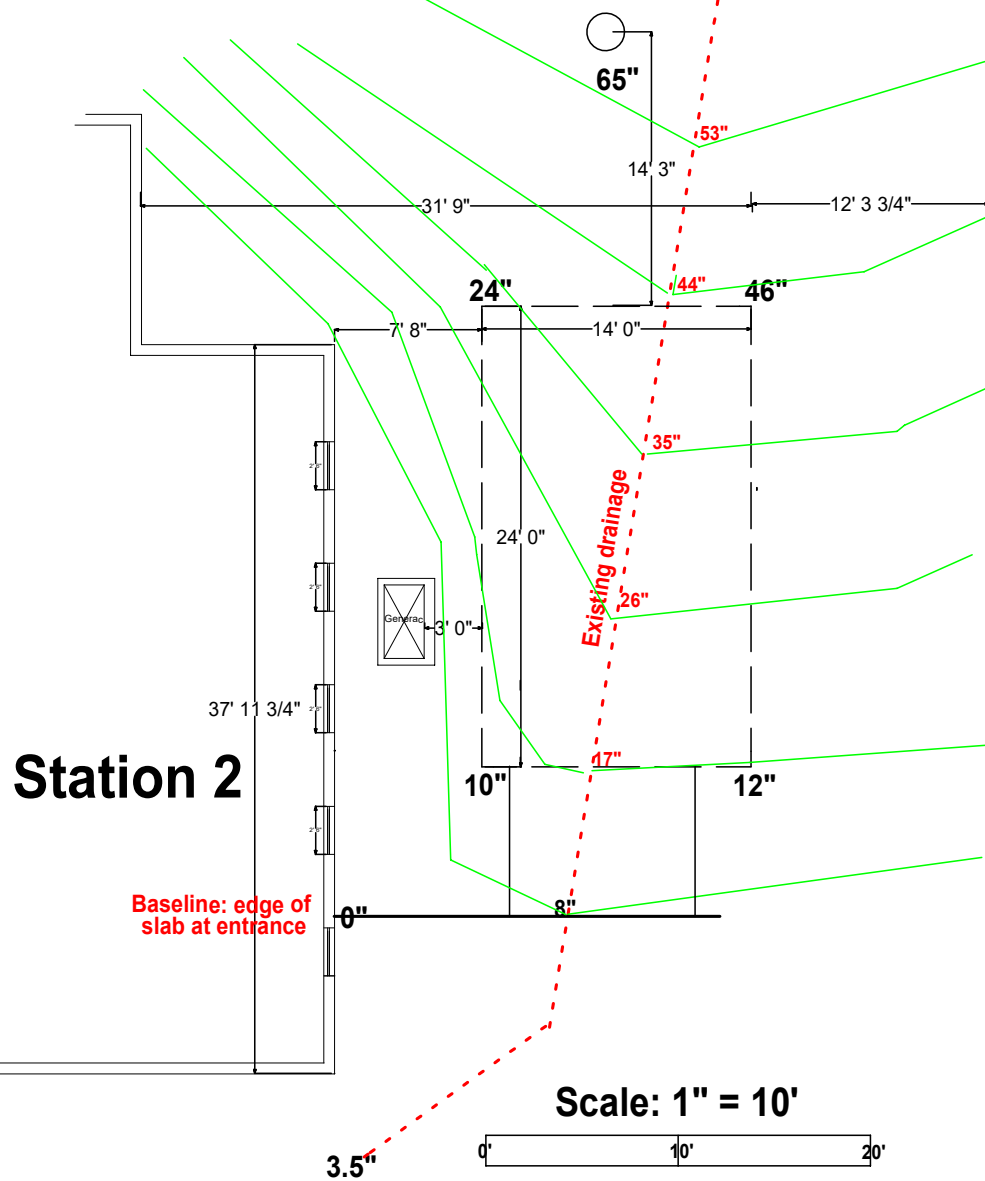
Siding: horizontal cement board, painted to match exiting building.

Roofing: 5/12 pitch, with wind and fire resistant shingles. Alternate: standing seam metal roofing. Gutters will be provided on east/west eaves, draining to north (downhill).

Electrical: a 120 amp circuit will be run from service in existing building for lighting.

Disturbed areas within the development site will be revegetated with an approved grass seed mixture.

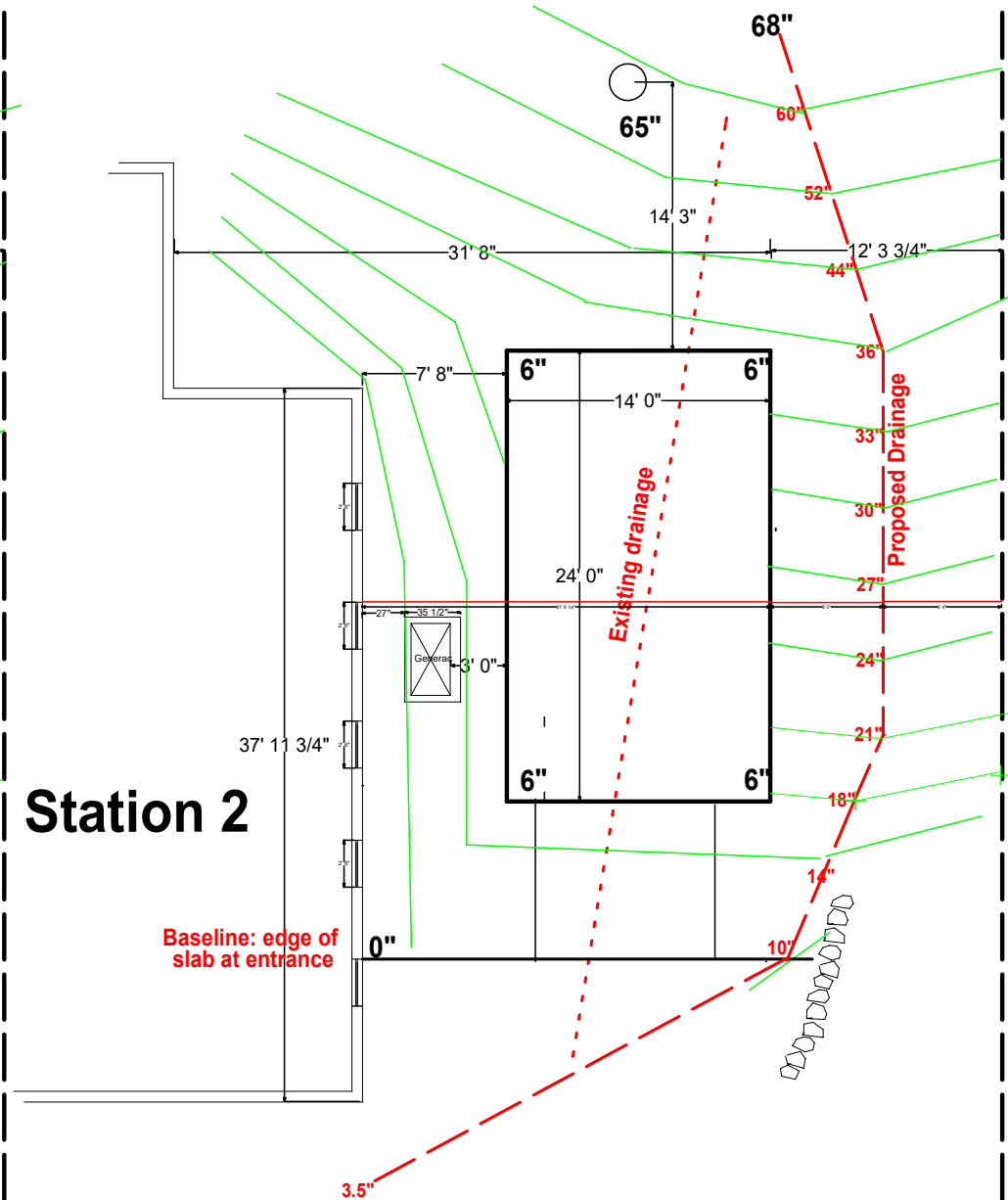
Existing Grade/Drainage



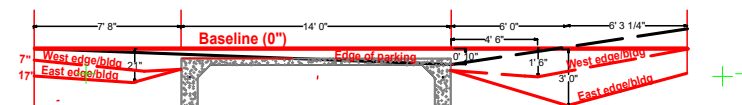
Existing Asphalt Driveway

5880 Sunshine Canyon Drive

Proposed Grade/Drainage

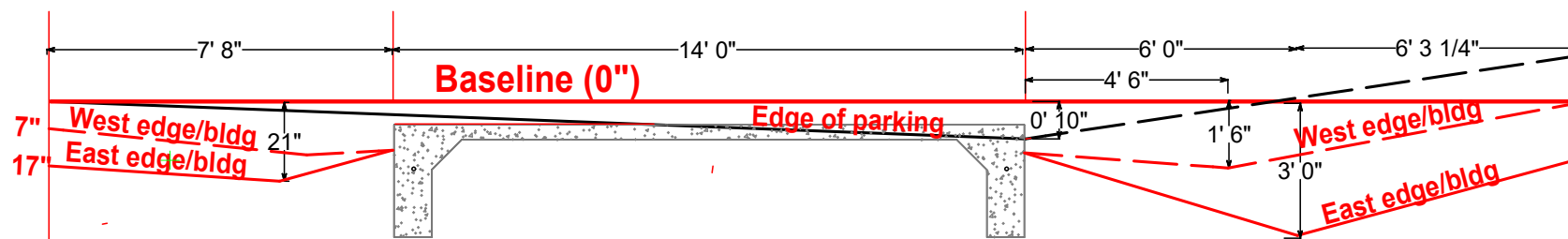


Existing Asphalt Driveway

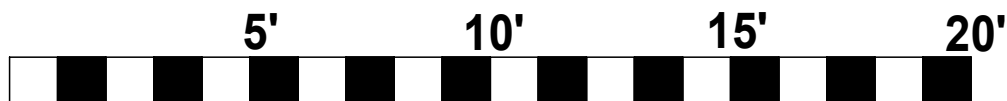


5880 Sunshine Canyon Drive

Profile of Proposed Drainage



Scale: 1/4" - 1'0"





**Right of Way & Permits**

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

February 21, 2025

Boulder County Community Planning and Permitting
PO Box 471
Boulder, CO 80306

Attn: Sam Walker

Re: Sunshine FPD, Case # LE-24-0001

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the location and extent for **Sunshine FPD**. Please be aware PSCo owns and operates existing overhead electric *distribution* to underground electric *service* in the area. As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

The application process must be completed via www.xcelenergy.com/InstallAndConnect for any new electric service or modification to existing facilities.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted by the Designer.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



Parks & Open Space

5201 St. Vrain Road • Longmont, CO 80503
303-678-6200 • POSinfo@bouldercounty.org
www.BoulderCountyOpenSpace.org

TO: Sam Walker, Community Planning & Permitting Department
FROM: Ron West, Natural Resource Planner
DATE: March 18, 2025
SUBJECT: Docket LE-24-0001, Sunshine Fire Protection District, 5880 Sunshine Canyon Drive

Staff has reviewed the submitted materials, and has no natural resource concerns with the proposal. Although visible, the structure would not be a negative visual impact to the View Protection Corridor of Sunshine Canyon Drive. Standard revegetation with native grasses should be required.



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302
 Mailing Address: P.O. Box 471 • Boulder, Colorado 80306
 303-441-3930 • www.BoulderCounty.gov

Wildfire Mitigation Team

MEMO

TO: Sam Walker, Planner II
FROM: Kyle McCatty, Senior Wildfire Mitigation Specialist Supervisor
DATE: February 18, 2025
RE: Referral Packet for LE-24-0001: Sunshine FPD Shed at 5880 Sunshine Canyon Drive

Thank you for the referral. We have the following comments for the applicants:

Decades of catastrophic wildfires, research, and case studies have shown that extreme wildfires are inevitable in the forests of Boulder County and across the Western US. Still, the loss of life and homes does not have to be inevitable. The conditions that principally determine if a house ignites occur within 100 feet of the house, including the house itself. That is why Boulder County has such strong wildfire mitigation requirements in our Land Use and Building Code. Boulder County encourages all homeowners to voluntarily take responsibility to mitigate their own home's risk of igniting in a wildfire through Wildfire Partners.

The standards for approval of all Location & Extent permit applications include, "The proposal will not be subject to significant risk from floods, fires, earthquakes or other disasters or natural hazards." As such, wildfire mitigation is required. The Boulder County Wildfire Mitigation requirements are composed of site location, ignition-resistant materials and construction, defensible space, emergency water supply, and emergency vehicle access.

Site Location

A Boulder County Wildfire Mitigation Specialist has reviewed the site location as part of the Location & Extent process.

Ideally, all structures should be located as far from property lines as possible to maximize full defensible space—at least 50 feet given the wildland fuels and topography in the area surrounding this parcel. Increased ignition resistant materials are required because there is not enough room to create and maintain full defensible space within the property.

Ignition-Resistant Materials and Construction

Since the proposed development is located within a potentially hazardous area, all exterior building materials (including any proposed decking) must be ignition-resistant

Claire Levy County Commissioner

Marta Loachamin County Commissioner

Ashley Stolzmann County Commissioner

construction or better. Because of the wildfire mitigation risks associated with the site location, the following more restrictive increased ignition-resistant exterior materials are required:

- Double pane tempered glass is required within at least 50 feet of property lines.
- Wood and fire-retardant-treated wood are not allowed.
- Heavy timber (IBC Section 602.4) and log wall construction (see definition in R327) are allowed.
- Deck surface must be an ASTM E84 (UL 723) flame-spread index no greater than 75.

For additional ignition-resistant construction information, please contact the Building Safety & Inspection Services Team at 303-441-3926. Refer to the Boulder County publication: [Building with Ignition Resistant Materials](#) for specific requirements. All exterior materials must be clearly noted on the building plans and must be reviewed and approved as “ignition resistant” by the Building Safety & Inspection Services Team. We have updated the **building code**, the effective date for this new code is March 31, 2025. You can review the new Boulder County Building Code Amendment - [Boulder County Building Code Amendments, effective March 31, 2025](#).

Defensible Space

Adequate defensible space is required around all existing and new structures to prevent the spread of fire to and from structures. This requires limbing and/or removal of trees and shrubs to provide necessary vertical and horizontal fuel separation within a minimum of 100 ft. from the home and within 30 ft. along both sides of a driveway. Where the property boundary limits Zone 2 (at least 100 feet from structures), Zone 1 (a buffer of at least 30 feet free of conifer trees and other highly combustible vegetation immediately surrounding the home, including all attachments and accessory structures within 30 feet) may need to begin at the home’s dripline. More information can be found by referring to the Colorado State Forest Service publication [Protecting Your Home from Wildfire: Creating Wildfire-Defensible Zones – 2012 Quick Guide](#).

Follow the Colorado State University [Low-Flammability Landscape Plants – 6.305](#), [Fire-Resistant Landscaping – 6.303](#), and Colorado State Forest Service [Protecting Your Home from Wildfire: Creating Wildfire-Defensible Zones – 2012 Quick Guide](#) publications when choosing plants and designing revegetation and landscaping.

Emergency Water Supply

Emergency water supply is currently only required when building a new residence. No emergency water supply will be required for this application.

Emergency Vehicle Clearance

Emergency vehicle clearance is required to allow for safe ingress and egress of emergency vehicles. Emergency personnel try their best to respond to calls in a timely manner, often while negotiating difficult terrain. Planning for access by emergency vehicles improves safety for homeowners and their families by providing for a more efficient response by firefighters and other emergency personnel arriving on the scene. This is especially important in rural and mountainous areas where response times may be considerably longer than in cities, where emergency services are closer by. Refer to the Boulder County publication: [Driveway Access for Emergency Vehicles](#) for specific clearance-related requirements.

Timeline

After applying for, but prior to issuance of any permits, a Boulder County Wildfire Mitigation Specialist will contact you to schedule a Wildfire Partners or Regulatory Wildfire Mitigation assessment and defensible space marking. Based upon the compliance path selected, either a Wildfire Partners Assessment report or a Wildfire Mitigation Plan will be created to describe the wildfire mitigation requirements.

Before scheduling rough framing inspections, the plan's defensible space portion must be implemented and inspected by the Community Planning & Permitting Department. All trees marked for removal must be cut, and all slash, cuttings, and debris must be removed and/or properly disposed of.

At the time of final inspection, all remaining required items in the Wildfire Partners Assessment report or the Wildfire Mitigation Plan are to be fully implemented and inspected. Ground surfaces within three feet of both existing and new structures, and at least 2 feet beyond the driplines of decks, bay windows, and other eaves and overhangs, must be covered with an allowable non-combustible ground cover over a weed barrier material. The driveway vertical and horizontal vegetation clearance must be in place and conform to the Parcel Access Design Standards in the [Boulder County Multimodal Transportation Standards](#).

If the applicants should have questions or need additional information, we'd be happy to work with them toward solutions that meet minimum land use and building code requirements. I can be reached at 720-564-2625 or via e-mail at kmccatty@bouldercounty.gov.



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930
 Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.gov

Building Safety & Inspection Services Team

MEMO

TO: Sam Walker, Planner II
FROM: Michelle Huebner, Plans Examiner Supervisor
DATE: February 24, 2025

RE: Referral Response, LE-24-0001: Sunshine FPD Shed: Location & Extent review to permit construction of a 336 sq. ft. storage shed south of the existing fire station building.

Location: 5880 Sunshine Canyon Drive

Thank you for the referral. We have the following comments for the applicants:

1. **Building Permits.** A building permit, plan review, inspection approvals, and a Certificate of Occupancy ("C.O.") are required for the proposed storage shed.

We have updated the **Building Code Amendment**, the effective date for this new code is March 31, 2025. You can review the new [Boulder County Building Code Amendments, effective March 31, 2025](#)

Current building code amendment - [Amendments to Boulder County Building Code effective June 6, 2022](#)

If the structure, or a portion of it is to be conditioned (heated or cooled), please demonstrate compliance to 2015 or 2021 International Energy Conservation Code (IECC) – Commercial provisions. The Commercial Plan Submittal Checklist: [B70 Commercial Plan Checklist \(bouldercounty.gov\)](#)

2. **Design Wind and Snow Loads.** The design wind and snow loads for the property are 170 mph (Vult) and 50 psf, respectively.
3. **Ignition-Resistant Construction and Defensible Space.** Please refer to Section R327 of the Boulder County Building Code for wildfire hazard mitigation requirements, including ignition-resistant construction and defensible space.
4. **Plan Review.** The items listed above are a general summary of some of the county's building code requirements. A much more detailed plan review will be

Claire Levy County Commissioner Marta Loachamin County Commissioner Ashley Stolzmann County Commissioner

performed at the time of building permit application, when full details are available for review, to assure that all applicable minimum building codes requirements are to be met. Our publications can be found at [Building Safety publications](#)

If the applicants should have questions or need additional information, we'd be happy to work with them toward solutions that meet minimum building code requirements. Please call us at (720) 564-2640.



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302

Mailing Address: P.O. Box 471 • Boulder, Colorado 80306

303-441-3930 • www.BoulderCounty.gov

March 19, 2025

TO: Sam Walker, Planner II; Community Planning & Permitting, Development Review Team - Zoning

FROM: Tim Oliver, Planner II; Community Planning & Permitting, Development Review Team – Access & Engineering

SUBJECT: Docket # LE-24-0001: Sunshine FPD Shed at 5880 Sunshine Canyon Drive

The Development Review Team – Access & Engineering staff have reviewed the above referenced docket and have the following comments:

1. Legal access has not been demonstrated. Proof of legal access must be provided to complete this review.
2. The driveway design generally complies with the Multimodal Transportation Standards (the Standards) for residential development.
3. The proposed development is in the middle of an existing swale and just downstream of the parking lot discharge point. The submitted plans propose to reroute the swale to the east of the shed and grade a new swale between the existing building and the shed. Staff is concerned there is not enough room between the proposed location of the shed and the property line to grade the rerouted swale in.

At building permit, submit a revised grading and drainage plan signed and sealed by a Colorado-licensed professional civil engineer to show that there is enough room for a new swale between the existing building and the proposed shed and between the proposed shed and the east property line.
4. During construction, all vehicles must be staged on the subject property or to one side of Sunshine Canyon Drive to not impede the travel way. Materials, machinery, dumpsters, and other items must be staged on the subject property.

This concludes our comments at this time.



BUILDING PERMIT APPLICATION

LAND USE DEPARTMENT • BUILDING SAFETY & INSPECTION SERVICES DIVISION
2045 13th Street • 13th & Spruce Streets • P.O. Box 471 • Boulder, Colorado 80306
(303) 441-3925

BP-04- 770

PROJECT LOCATION

PROJECT STREET ADDRESS 311 COUNTY ROAD 83		LOT 1719	BLOCK	SUBDIVISION	
CITY/ZIP CODE BOULDER 80302		183	SECTION 8	TOWNSHIP 1N	RANGE 71W
OWNERSHIP			CONTRACTOR		
OWNER'S NAME SUNSHINE FIRE PROTECTION DISTRICT		DAY PHONE NUMBER 303-443-4771		CONTRACTOR'S NAME	
ADDRESS 311 COUNTY ROAD 83		NIGHT PHONE NUMBER 303-443-4771		ADDRESS	
CITY BOULDER	STATE CO	ZIP CODE 80302	FAX NUMBER 303-440-8531	CITY	STATE

DESCRIBE THE PROJECT

A NEW FIRE STATION WITH 3 BAYS, SHOP, OFFICE, BATHROOM, AND STORAGE AREA. A CISTERN SHALL LOCATED BELOW THE CONCRETE SLAB, SUPPORTED BY THE BUILDING FOUNDATION.

ESTIMATED COST

\$200,000.00

TYPE OF PROJECT (✓ One)	TYPE OF STRUCTURE (✓ One)	
<input checked="" type="checkbox"/> (01) New Structure <input type="checkbox"/> (02) Addition To: <input type="checkbox"/> (03) Remodel <input type="checkbox"/> (04) Electrical <input type="checkbox"/> (07) Demolition of Structure <input type="checkbox"/> (08) Change of Use <input type="checkbox"/> (09) Moved-In Structure	<input type="checkbox"/> (01) One Family Dwelling <input type="checkbox"/> (02) Two Family or Attached Dwelling (Including Townhouse) <input type="checkbox"/> (03) Three & Four Family Dwelling <input type="checkbox"/> (04) Hotel or Motel <input type="checkbox"/> (06) Amusement & Recreation Building <input type="checkbox"/> (07) Church & Other Religious Building <input type="checkbox"/> (08) Industrial Building, Manufacturing Plant, Factory <input type="checkbox"/> (09) Service Station & Repair Garage <input type="checkbox"/> (10) Detached Garage <input type="checkbox"/> (12) Office, Bank, and Professional Building	<input type="checkbox"/> (13) School <input type="checkbox"/> (14) Store, Customer Service <input type="checkbox"/> (15) Barn, Storage Shed, Outbuilding <input type="checkbox"/> (16) Mobile/Manufactured Home <input type="checkbox"/> (22) Public Works, Utility Building <input type="checkbox"/> (23) Pool, Hot Tub, Fence, Retaining Wall, Pump (Non-Structure) <input checked="" type="checkbox"/> Other: FIRE STATION

EXISTING		TO BE CONSTRUCTED		COMPLETE ONLY FOR NEW PROJECT					
HEIGHT OF STRUCTURE	FT.	30	FT.	STRUCTURE SIZE	FINISHED	UNFINISHED			
NUMBER OF BEDROOMS		NONE		BASEMENT	SQ. FT.	SQ. FT.			
NUMBER OF BATHROOMS		ONE		1ST STORY	2388 SQ. FT.	SQ. FT.			
PROPERTY SIZE: 9 ACRES				2ND STORY	SQ. FT.	SQ. FT.			
				3RD STORY	SQ. FT.	SQ. FT.			
				OTHER STORIES	SQ. FT.	SQ. FT.			
				GARAGE	SQ. FT.	SQ. FT.			
				DECK	SQ. FT.	COVERED DECK			
					SQ. FT.	SQ. FT.			
WATER SERVICE (✓ One)		SEWER SERVICE (✓ One)		ELECTRICAL SERVICE (✓ One)		GAS SERVICE (✓ One)		ACCESS (✓ One)	
<input type="checkbox"/> INDIVIDUAL WELL <input type="checkbox"/> COMMUNITY WELL <input type="checkbox"/> N/A <input type="checkbox"/> PUBLIC: CISTERN		<input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> VAULT <input type="checkbox"/> N/A <input type="checkbox"/> PUBLIC:		<input checked="" type="checkbox"/> PUBLIC SERVICE COMPANY <input type="checkbox"/> UNITED POWER <input type="checkbox"/> ESTES PARK <input type="checkbox"/> POUDRE VALLEY REA <input type="checkbox"/> LONGMONT <input type="checkbox"/> N/A		<input type="checkbox"/> PUBLIC SERVICE COMPANY <input checked="" type="checkbox"/> PROPANE <input type="checkbox"/> N/A <input type="checkbox"/> OTHER:		<input type="checkbox"/> EXISTING DRIVEWAY <input checked="" type="checkbox"/> NEW DRIVEWAY <input type="checkbox"/> N/A <input type="checkbox"/> OTHER:	

CERTIFICATION

I hereby certify that the above information is correct and agree to construct this building in accordance with the plot, building plans and specifications submitted herewith, and in strict compliance with all the provisions of the Zoning Ordinance, Building Code, Electrical Code, and Health and Plumbing Regulations of the County of Boulder.

OWNER/AGENTS SIGNATURE X <i>[Signature]</i>	DATE 5/11/04	TITLE ARCHITECT
---	------------------------	---------------------------

BP-04770

Property Description

311 County Rd 83 **				
City:	Mountains		ID:	0128894-01
Neighborhood:	Pine Bk Hills		Parcel:	146108000145
Subdivision:	Sunshine Canyon Area		STR:	08-1N-71
Class:			Tax Area:	1370
Design:			Built:	0
Legal Dsc:	Govt Lots 171 & 183 8-1n-71 Split From Id 88910 Per Deed 1745929 Bcr 11/97 Property Address: 000311 County Rd 83 ** Mountains			
Square Footage			Rooms	
Level	Total	Finished	Total:	0
Main:	0	0	Bedrooms:	0
Above:	0	0	Baths-Full:	0
Basement:	0	0	3/4:	0
Other:	0	0	Half:	0
Garage:	0	0		
Deeds			Current Value	
Deed #	Date	Fee	Actual:	344,400
			Assessed:	99,880
			Mill Levy:	66.823
Owner				
Name:	Sunshine Fire Protection District			
Address:	311 County Rd 83			
City/St/Zip:	Boulder , CO 80302			

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BB-04-770

Property Description

311 County Rd 83 **				
City:	Mountains		ID:	0128894-01
Neighborhood:	Pine Bk Hills		Parcel:	146108000145
Subdivision:	Sunshine Canyon Area		STR:	08-1N-71
Class:			Tax Area:	1370
Design:			Built:	0
Legal Dsc:	Govt Lots 171 & 183 8-1n-71 Split From Id 88910 Per Deed 1745929 Bcr 11/97 Property Address: 000311 County Rd 83 ** Mountains			
Square Footage			Rooms	
Level	Total	Finished	Total:	0
Main:	0	0	Bedrooms:	0
Above:	0	0	Baths-Full:	0
Basement:	0	0	3/4:	0
Other:	0	0	Half:	0
Garage:	0	0		
Deeds			Current Value	
Deed #	Date	Fee	Actual:	344,400
			Assessed:	99,880
			Mill Levy:	66.823
Owner				
Name:	Sunshine Fire Protection District			
Address:	311 County Rd 83			
City/St/Zip:	Boulder , CO 80302			

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BUILDING PERMIT APPLICATION REVIEW FORM

5880 Sunshine Canyon Dr

FILE NUMBER

4-770

PROJECT LOCATION			
PROJECT ADDRESS		UNIT	CITY
311 County Rd 83			
LOT	BLOCK	SUBDIVISION NAME	
OWNER'S NAME			
Sunshine FPD			
OCCUPANCY GROUP	TYPE OF CONSTRUCTION		VALUATION
S2, B	S2B VB		\$ 20,000.00

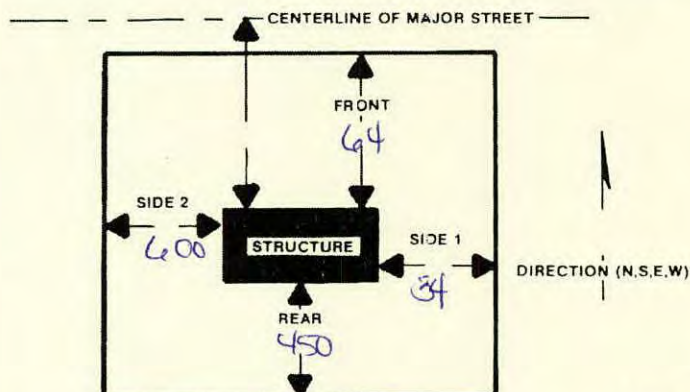
STRUCTURE DATA	EXISTING	TO BE CONSTRUCTED
Height of Structure		30 FT
Number of Stories		1
Number of Dwellings		1
Number of Bedrooms		
Number of Bathrooms		1

Water	
Electric	
Sewer	
Gas	
Access	

STRUCTURE SIZE (For new construction & additions only)	FINISHED	UNFINISHED
Basement	281 SQ. FT.	
1st Floor	371 2405	
2nd Floor		
All other Floors		
Deck		
Covered Roof	2025	
Garage	2724	
Totals		2396
Snowload		
Windload		

Tax I.D.#	128994
Parcel #	
Deed #	
Tax Area	1370
Service Area	NO
School District	BV
Fire District	SS
Property Size	7.39 ACRE(S)
Zoning (1)	F ACRE(S)
Zoning (2)	

Docket SU-04-001



Wind 110
snow 45

Building Permit Routing Form

ATTACHMENT C

BP-04- 770

Permit tech DJ

Owner Name Sunshine Fire protection District

Project Description new fire station

Fees:

Application Deposit	\$ <u>0.00</u> fees <u>waived</u>	Subtotal	\$ _____
Building Division Fees	\$ <u>0</u>	Less deposit	- \$ _____
Investigation Fee	\$ _____	BALANCE DUE:	\$ _____
Access Fee	\$ _____		
Escrow	\$ _____ Escrow \$ _____		
Floodplain Fee	\$ <u>✓</u>		

Permit tech comments:

Zoning Approval

SPR req'd _____ zoning affidavit _____ height survey req'd _____ setback survey req'd _____
 Comments: green strip ordered - address change @ app request
6/11/04

approved by/date

SU-04-001 (David)

DJC 3-11-05

Historic Approval

Comments:

approved by/date

Site Plan Review

Site Plan Review # _____ notified owner/date: _____ notified contractor/date: _____
 Comments:

approved by/date

Transportation Approval

access permit # _____ road maint waiver req'd _____ inspection req'd prior to CO YES
 Comments:

approved by/date

5/24/04

Floodplain

floodplain permit # _____ Comments:

approved by/date

Plan Check

Soils Report Info: Caiss _____ Spd Ftgs _____ Per.Drain _____ Voids _____ Float.Slabs _____
 Comments:

Jeff 3/5/05
 approved by/date

Jeff PCH
6/30/04

Chief Building Official

Comments:

Health Dept approval
SPR
zoning
transportation
access permit
road maint waiver
31005
 approved by/date

well/water _____ septic/sanitation _____

notification: called (whom? _____) sent card _____ mailed permit _____

RECEIVED

BOULDER COUNTY PUBLIC HEALTH

3450 Broadway, Boulder, CO 80304

Phone (303) 441-1190

MAR 16 2005

APPLICATION FOR PERMIT TO
INSTALL, CONSTRUCT, ALTER OR REPAIR AN ONSITE WASTEWATER SYSTEM (OWS)Application **ENVIRONMENTAL HEALTH** 16/05 Parcel #: 146108000145 Permit #:Permit Type: New ☒ New Tank ☐ Major Repair ☐ Minor Repair ☐ Addition ☐ Use ☐ Renew ☐ Change of Owner ☐Site Address: 5880 Sunshine Ct City: Boulder Zip Code: 80103Legal Description: Lot 171 Block 183 Subdivision: Section: 8 Township: 1N Range 71W

OWNER INFORMATION:

Owner(s): Last: Sunshine Canyon Field Dist First: Middle: Phone: (Home) 303 786 8255

Last: First: Middle: (Work) (Fax)

Mailing Address: 311 ca 83City/State/ZIP: Boulder, CO 80302Original or Previous Owner: BLM**RECEIVED**
MAR 16 2005
BOULDER COUNTY
BUILDING DIV.

Agent Information if appropriate (MUST PROVIDE SIGNATURE AUTHORIZATION FROM OWNER):

Agent Name: DETELS CONST INC. Phone: (Home) 303 258 3788Mailing Address: Box 223 (Work) sameCity/State/ZIP: NEDMAN, CO 80466 (Fax) sameEngineer: Scott Cox Installer: OGG EXCAVATION

PROPERTY INFORMATION:

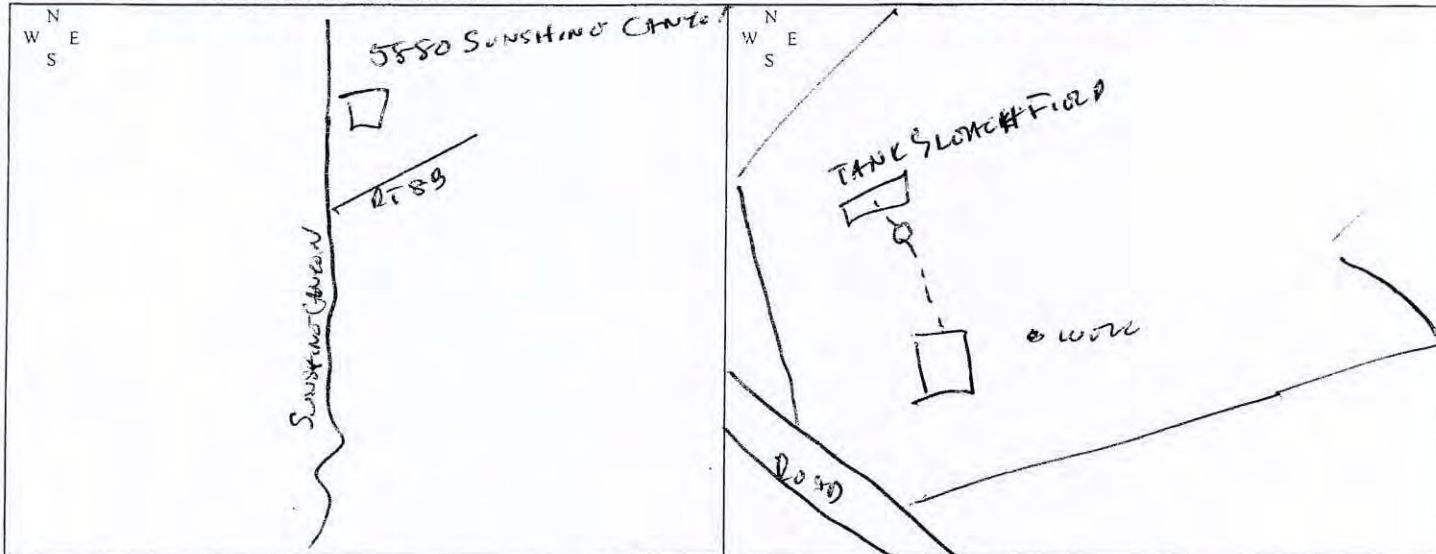
Existing Buildings: residential ☐ commercial ☐ industrial ☐ institutional ☒ other ☐ none ☒Proposed Buildings: residential ☐ commercial ☐ industrial ☐ institutional ☐ other (specify):Distance to Public Sewer: less than 400 feet ☐ greater than 400 feet/less than 1 mile ☐ greater than 1 mile ☒Number of Bedrooms: NONE Number of Bathrooms: 1 Area of Lot (Acres):Water Supply: Well: installed ☐ proposed ☒ Type of system requested: septic tank ☒ aerobic tank ☐ vault ☐Cistern: installed ☐ proposed ☐ absorption bed/trench: ☐ evapotranspiration bed ☐

Water District: other (specify):

PLEASE PROVIDE detailed directions to the property. PLEASE SKETCH a plot plan below indicating the (proposed) location of buildings, wells, or other type of water supply, waterlines, proposed septic area, and any physical features such as streams, lakes, ditches, gulches or rock formations on the property.

DIRECTIONS TO PROPERTY

PLOT PLAN OF PROPERTY

Owner Signature (Authorized Agent) Paul [Signature], Pres., SFPD

PERMIT TO INSTALL, CONSTRUCT, ALTER OR REPAIR ONSITE WASTEWATER SYSTEM(OWS).

Permit Type New Permit # 36944 Receipt # _____ Application Date 30-MAR-05

Site Address 5880 SUNSHINE CANYON DR ;BOULDER, CO 80302-0000

Legal Description (short) 08 1N 71W Parcel # 146108000145

Owner SUNSHINE FIRE PROTECTION DIST Phone: (Home) (303) 786-8255
Mailing Address 311 COUNTY RD 83; (Work) _____
City/State/Zip BOULDER, CO 80302-0000 (FAX) _____

Agent BETTERS CONSTRUCTION INC Phone (Work) (303) 258-3788
Mailing Address PO BOX 223 (FAX) (303) 258-3788
City/State/Zip NEDERLAND, CO 80466-0000

Engineer SCOTT, COX & ASSOCIATES Installer D&J EXCAVATING

SITE INFORMATION

- Existing Buildings
N
- Proposed Building(s) Other
- Area of Lot (acres) 9
- Subsoil Drain tile
- Type of System Requested
Septic Tank/Absorption field
- Water Supply Proposed well
- Slope 15
- Floodplain N
- Public Sewer Greater than one mile

SYSTEM DESIGN PARAMETERS

- Soil Type DECOMPOSED GRANITE
- Soil Percolation Rate 46 minutes/inch
- Seasonal Groundwater Depth _____ feet
- Bedrock Depth 6.0 feet
- Unsuitable Soil Depth 5 feet
- Electrical Inspection Required N
- Sized for 0 bedrooms (2 persons/bedroom)
- Size Reduction _____ %; Reason _____
- Design Flow 160 gallons/day

Installation Instructions

Type of System SEPTIC TANK & RIPPED ABSORPTION FIELD

- Minimum septic tank/vault 1000 gallons.
- Minimum absorption/evaporation area 288 square feet.

INSTALL SYSTEM PER SCOTT COX & ASSOCIATES DESIGN, PROJECT 05243 DATED 3/30/05 AND PER ALL BOULDER COUNTY PUBLIC HEALTH ONSITE WASTEWATER SYSTEM REGULATIONS.

SYSTEM MUST BE INSTALLED IN THE AREA OF PROFILE AND PERC TEST HOLES.

THIS SYSTEM MUST BE INSTALLED BY A CONTRACTOR LICENSED BY THIS DEPARTMENT.

AN OPEN HOLE INSPECTION BY THIS DEPARTMENT AND THE DESIGN ENGINEER IS REQUIRED. IF JOINTED OR FRACTURED BED ROCK IS OBSERVED IN THE OPEN HOLE, A 10 ML PVC LINER OR OVER EXCAVATION OF 3 FEET WILL BE REQUIRED.

ENGINEER MUST VERIFY SUITABILITY AND COMPACTION OF ALL FILL SOILS, AND SUBMIT NEW PERC TEST RESULTS.

MAINTAIN ABSORPTION AREA 10' TO ALL PROPERTY LINES, 25' TO WATER LINES, 50' TO WATERWAYS AND 100' TO ALL WELLS

A MINIMUM OF 3 HORIZONTAL FEET OF COMPACTED, SUPPORTING SOIL BERM IS REQUIRED IF ANY PORTION OF THE AGGREGATE IS INSTALLED ABOVE ORIGINAL GRADE.

A FINAL INSPECTION BY THE DESIGN ENGINEER AND THIS DEPARTMENT IS REQUIRED AND FINAL APPROVAL LETTER FROM THE DESIGN ENGINEER MUST BE RECEIVED PRIOR TO FINAL APPROVAL AND USE OF THIS SYSTEM.

Permission is hereby granted to the owner or the owner's agent to perform the work indicated on this permit in accordance with the Boulder County OWS Regulations. This permit is to remain in full force for one year from the permit date, unless revoked for non-compliance.

TO OWNER OR AGENT: Leave entire OWS uncovered for final inspection. A final inspection is required for all system installations. BOULDER COUNTY PUBLIC HEALTH AND ITS REPRESENTATIVES SHALL ASSUME NO RESPONSIBILITY IN CASE OF FAILURE OR INADEQUACY OF AN OWS BEYOND CONSULTING IN GOOD FAITH WITH THE PROPERTY OWNER OR AGENT.

PLEASE BE ADVISED that issuing this onsite wastewater system (OWS) permit is independent of other reviews and approvals that may be required by the County Land Use or Building Departments. Because a variety of factors may influence placement of an OWS on a lot, IT IS STRONGLY RECOMMENDED that you contact these departments regarding their requirements prior to installing this OWS.

Environmental Health Specialist Chris Ph. Walls
Owner or Agent Steve Butcher
Final Inspection Date _____
Environmental Health Specialist _____

Permit Date 11-APR-05
Release Date 4/14/05
Engineer Approval Date _____
Final Approval Date _____

BP-04-770



Post Office Box 471 • Boulder, Colorado 80306

Land Use Department

Courthouse Annex
2045 13th Street • 13th & Spruce Streets • Boulder, Colorado 80302 • (303) 441-3930

June 21, 2004

Sunshine Fire Protection District
311 County Road 83
Boulder CO 80302

RE: Address for New Fire Station

Dear Applicants:

Please be informed that the Boulder County Zoning Division has changed the address for the new fire station which is located on Parcel ID 146108000145 / Assessor ID 128894. The address assigned is **5880 Sunshine Canyon Drive**, not 311 County Rd 83 as previously noted in the file for Docket SU-04-001 and BP-04-0770.

Please note that any previous addresses found on the Assessor's records, deeds, or in letters from this department or any other, were based on insufficient information and are not accurate. Addresses in Boulder County are for the health and safety of the residents and are not to be considered a part of the legal description. Please note that this information has been forwarded to the Assessor's Office so that they may update their records.

Additionally, we have ordered a green address strip for your property, however, due to us ordering them in bulk orders it may take up to two months for you to receive it. Meanwhile, please post your property with the above address for emergency access and other service issues. If you have any questions regarding this matter, please contact Ruth Helz or myself at (303) 441-3930.

Sincerely,


Martha L. Perez
Admin. Lead Technician
/Zoning Specialist
Current Planning Division

cc: File for BP-04-770
File for SU-04-001

Dwight, Jeff

BP-04-770

From: Callahan, David
Sent: Monday, June 28, 2004 5:23 PM
To: Dwight, Jeff
Subject: RE: SU-04-001

Sorry, Jeff. The fire district was in a hurry to get this reviewed, so I sent it through even though the SU had not yet been approved by the Board. The Board has approved it; below are the approved conditions of approval.

- 1) Since the proposed height of the structure is within 2 feet of the maximum allowed (30 feet above existing grade), a licensed surveyor must complete a Height Survey Verification Form. The height verification shall be based upon the contours depicted on the "Site Grading and Drainage Re-vegetation and Landscape Plan" submitted with this application, and dated 4/21/04. The form will be provided by the Land Use Department upon building permit application, and must be submitted prior to rough frame inspection.
- 2) The portions of the proposed retaining wall over four feet in height, as measured from the bottom of the foundation to the top of the wall, require engineered plans and a building permit in accordance with the County Building Code. The retaining wall material and color shall be chosen to inconspicuously blend with the natural environment and shall be reviewed and approved before the building permit is issued.
- 3) Prior to foundation form inspection, the defensible space must be implemented and inspected by the Land Use Department. All trees marked for removal must be cut and all slash, cuttings, and debris must be properly removed.
- 4) To the extent it is practicable and does not jeopardize wildfire mitigation measures, the preservation of existing mature trees is required. The applicant shall consult with the County's wildfire mitigation coordinator to determine the trees that can be preserved while incorporating wildfire safety requirements.
- 5) The proposed landscape materials list shall be revised to include only native plant materials. All proposed coniferous trees shall have an installed height of at least six feet. All proposed shrubs shall meet the size requirements set by the American Standard for Nursery Stock for a 5-gallon container.
- 6) The applicant shall install traffic control devices, as approved by the County Transportation Department, prior to the issuance of the certificate of occupancy.
- 7) The applicant shall provide a Development Agreement, to be reviewed and approved by County staff, prior to recording.
- 8) The applicant shall be subject to the terms, conditions and commitments of record and in the file for Docket: SU-04-001/LU-04-006: Sunshine Fire Protection District SU/SSDP/LU.

-----Original Message-----

From: Dwight, Jeff
Sent: Monday, June 28, 2004 3:30 PM
To: Callahan, David
Subject: SU-04-001

I'm reviewing the plans for BP-04-440 for the Sunshine Fire District fire station. The file does

not contain the conditions of the

Special Use. I can't find them in Word. I can't print them from Impact. I need a copy for the building permit file.



Post Office Box 471 • Boulder, Colorado 80306

Land Use Department

Courthouse Annex
2045 13th Street • 13th & Spruce Streets • Boulder, Colorado 80302 • (303) 441-3930

Building Safety and Inspection Services Division (303) 441-3925

Sunshine Fire Protection District
311 County Rd. 83
Boulder, CO. 80302

June 30, 2004

Dear Sunshine Fire Protection District:

The plans that were submitted for your building permit application # 047-770 cannot be approved at this time as they are lacking information. Please provide the following details noted in ink on your plans:

- ✓ 1. The plans must be stamped and by the design architect.
- ✓ 2. The engineer needs to provide framing details for the cupola walls and roofs.
- ✓ 3. Section A & B on page A6 suggest that there are two floor levels within the building. If this is the case the lower level will be counted as floor area. The use of the space, means of access, and access location must be shown on the plans. If there is no lower floor area please indicate the under floor area is backfilled.
- ✓ 4. Please be aware that the following code requirements apply to this application and notes will be made on the plans:
 - a. The building will be required to meet the requirements of IBC Chapter 11 for accessibility.
 - b. Restroom finish must conform to IBC sec 1210.
5. Post tensioning will be required to be done under the direction of a Colorado-licensed engineer

When you have completed your revisions, please bring two copies to the Building Division Counter. The revised plans will then be routed to the plan review staff. To insure approval of your revised plans, make certain to address all of the issues from the plan review letter and make certain they are clearly labeled on your revised plans.

Thank you
Jeff Dwight, Plans Examiner, Boulder County Building Inspection

Plan Review/Building Inspector Notes

Sunshine Fire Station
5880 Sunshine Canyon Dr.
BP-04-770

March 9, 2005

1. The building is classified as an S-2, B occupancy . Construction type is VB.
2. The office, office accessory area, shop, and parking area do not require a fire separation as provided in IBC sec 302.3.1.
3. See the notes on page S3 for concrete post tensioning. The work will be done under the supervision of a qualified Colorado-licensed engineer and he must submit his stamped report to the Building Division prior to occupancy.
4. A fire sprinkler system is not required per IBC sec 903.2.8.1.
5. The building is required to meet the accessibility requirements of IBC Chapter 11 to include: accessible parking, accessible entrance, accessible route including door approach and door swing, and accessible restrooms.
6. Separate restrooms for each sex are not required for an occupant load of 15 per IBC sec 2902.2.
7. Exit signs must be provided in compliance with IBC sec 1011.
8. Landings must be provided at exterior doors in compliance with IBC sec 1008.1.4, 1008.1.5, & 1008.1.6.
12. Exit lighting must conform to IBC sec 1006. Emergency power is not required.
13. Fire blocking must conform to IBC sec 717.
14. The fold-down stair noted on page A3 is not approved and must not be installed.

Feel free to contact me if you have questions.

Jeff Dwight 720-564-2607

Commercial Plan Checklist

BP- 04-770

Planning

Special Use, SPR, LU conditions approved and included in the file.

General

☒ Architectural plans stamped by architect, structural plans stamped by engineer.

☒ Occupancy Classification

☒ Type of construction

☒ Number of stories.

☒ Floor area calculations

☒ Fire sprinkler (sec 903) 903-2.8.1

☒ Meets allowable height and building area (Table 503).

☒ Fire separation for exterior walls, opening protection (Table 602 & 704.8)

Exiting

☒ Number of required exits & exit access doorways (sec. 1014 sec. 1018)

☒ Exit separation (sec 1014.2.1)

☒ Exit width (sec 1005)

☒ Exits through adjoining rooms, corridors (sec 1013)

☒ Exit enclosure required (sec 1016, sec 1019, sec 1020, sec 1021)

☒ Door swing (sec sec 1008.1.2)

☒ Landings (sec 1008.1.4, sec 1008.1.5, sec 1008.1.6) comments

☒ Common path of egress travel (1013.3)

☒ Panic hardware (sec 1008.1.9)

☒ Exit signs (sec 1011) comments

☒ Accessible signs IBC (sec 1110)

☒ Exit lighting, emergency lighting (sec 1006) comments

☒ Stairways: Width, rise, run, headroom, guardrails, handrails, handrail extensions. (IBC sec 1009)

Occupant load calculations

☒ Occupant load sign (sec 1004.3)

Plumbing

☒ Restroom fixture count (IBC Table 2902.1, IPC Table 403.1)

☒ Drinking fountain (IBC Table 2902.1, IPC Table 403.1, IPC sec 410)

Accessibility

☒ Parking (IBC sec 1106, IBC Table 1106.1)

☒ Accessible route (ramps, handrails,)

☒ Accessible entrances, door approaches, landings

☒ Accessible fixtures (bathrooms, sales counters etc) comments, handrails

☒ Accessible exits-half of the exits accessible?

☒ Area of refuge (IBC sec 1007.6)

Construction

<u>OK</u>	Wind and snow design loads	
<u>OK</u>	Floor design load	140 PSF OK
<u>NA</u>	Soils report	
<u>OK</u>	Foundation plan	
<u> </u>	Floor framing for each level	comments - eng. roof
<u>OK</u>	Wall framing	
<u> </u>	<u> </u> Stud size and spacing	
<u> </u>	<u> </u> Headers & lintels	
<u>OK</u>	Roof framing	
<u> </u>	Fire blocking (IBC sec 717)	comments
<u>NA</u>	Draft stopping (IBC sec 717)	
<u>NA</u>	Parapet required?	
<u>NA</u>	Through penetrations, membrane penetrations, fire dampers	
<u>NA</u>	Shaft protection	
<u>NA</u>	Separation of incidental use areas	
<u>NA</u>	Separation of accessory use areas.	
<u> </u>	Insulation or Energy calculations	
<u>NA</u>	Safety glazing (IBC sec. 2406)	
<u>OK</u>	Interior wall and ceiling finish	
<u>OK</u>	<u>OK</u> Restroom wall and ceiling finish	
<u>OK</u>	Roof covering	
<u>OK</u>	Exterior wall finish	
<u> </u>		
<u>?</u>	Mechanical equipment & locations	

Plan Review Notes

S-2

BP # 04-770

Occupancy, B, B Construction VB
~~one-hour fire separation 40 ft Per IBC Table 302.3.2 office maximum~~
 setbacks N-100, East 34, South 64, West 100

Post-tensioning VSI, 2SI must be observed by engineer

Shop will be concealed storage

1 Exit

Stirrups Not req - Less than 5000 sq ft 903.2.8.1

accessibility required Sec 1103

cupola least?

Use of Basement

Access to basement

Arch Stamp on Plans

04-770

Boulder County
Land Use
PO Box 471
Boulder, CO 80306
303-441-3925

Plan analysis based on
the 2003 International Building Code

Project Number: 04-770 Date: June 30, 2004
Project Name: Sunshine Fire Station
Address: 5880 Sunshine Canyon Dr.

Occupancy: S-2,B
Construction: V-B

Contractor:
Architect:
Engineer:
Report By: Jeff Dwight

FRONTAGE INCREASE:

Perimeter of the entire building = 184 feet.
Perimeter which fronts a public way or accessible open space = 88 feet.
Minimum width of public way or accessible open space = 54
Allowable area increased 41.09% for frontage increase.
-- Sec. 506.2 NOTE: Limit in Section 506.2.1 used.

FL	NAME	OCC	MAX FLR	AREA	ALLOWED	RATIO	STATUS
1	Parking Garage	S-2	ok	2124	12698	0.17	ok
1	Office	B	ok	144	12698	0.01	ok
1	Office	B	ok	264	12698	0.02	ok
TOTAL FOR FLOOR				2532	12698	0.2	ok
BUILDING TOTAL				2532	12698	0.2	ok

-- Sec. 503, 504, 506 and Table 503

Allowable area and height calculations are based on the most restrictive use. Different uses are not separated by fire barriers.
-- Sec. 302.3.1

Width limits: The quantity W divided by 30 is limited to a maximum of two. The building meets unlimited area requirements except lot.
-- Sec. 506.2.1, Exception

The actual height of this building is 30.0 feet.
The maximum height of this building is 40.0 feet. -- Table 503

PROPERTY DESCRIPTION:

North Side has a property line. - Distance to property line = 100.0
East Side has a property line. - Distance to property line = 34.0
South Side has a property line. - Distance to property line = 64.0
West Side ~~has a property line~~ - To building = 100.0, assumed property line 0.0
Exterior wall rating based on distance to assumed property line.
-- Sec. 704.3 and 702.1 FIRE SEPARATION DISTANCE

Page # 2

Code review for:

Project Id.: Sunshine Fire Station

Address: 5880 Sunshine Canyon Dr.

EXTERIOR WALL FIRE RATINGS AND OPENING PROTECTION
Sec. 602, Tables 601 and 602, and Sec. 704

OCC	NORTH			EAST			SOUTH			WEST		
	BRG	NON	OPNG%	BRG	NON	OPNG%	BRG	NON	OPNG%	BRG	NON	OPNG%
	WALL	BRG	UP/PR	WALL	BRG	UP/PR	WALL	BRG	UP/PR	WALL	BRG	UP/PR
S-2	0-hr	0-hr	NL/NL	0-hr	0-hr	NL/NL	0-hr	0-hr	NL/NL	1-hr	1-hr	NP/NP <i>0 hr</i>
B	0-hr	0-hr	NL/NL	0-hr	0-hr	NL/NL	0-hr	0-hr	NL/NL	1-hr	1-hr	NP/NP <i>0 hr</i>

The exterior walls may be of COMBUSTIBLE material. -- Sec. 602.5

Exterior walls are required to be fire-rated for exposure to fire:

1. From Both sides when fire separation is 5 feet or less.
 2. On the interior side only when separation is greater than 5 feet.
- Sec. 704.5

up/pr = Maximum percent of openings in the exterior wall.

-- Table 704.8

up - The maximum percent if all openings are unprotected.

pr - The maximum percent if all openings are protected.

If some are protected and some are not, then use formula in Sec. 704.8

Openings in 1hr walls are required to be protected with 3/4 hour assemblies. -- Sec. 704.12 and Sec. 715.4

Openings in walls required to be greater than 1hr are required protected with 1 1/2 hour assemblies. -- Sec. 715.4

NL = No fire protection requirements for openings.

NP = Openings are not permitted in this wall.

FIRE RESISTANCE RATINGS FOR BUILDING ELEMENTS -- Table 601

ELEMENT	MATERIAL	RATING	NOTES
Structural Frame	Any	0 hour	
Interior Bearing wall	Any	0 hour	
Interior nonbrg wall	Any	0 hour	
Floor/Ceiling Assembly	Any	0 hour	Note 9
Roof/Ceiling Assembly	Any	0 hour	
Stairs	Any	None	

Parking surfaces shall be of concrete or similar noncombustible and nonabsorbent materials. Asphalt parking surfaces are permitted at ground level. -- Sec. 406.2.6

-assemblies.

Page # 3

Code review for:

Project Id.: Sunshine Fire Station

Address: 5880 Sunshine Canyon Dr.

OCCUPANCY SEPARATIONS -- Sec. 302.3.2 and Table 302.3.2

Uses are not separated by fire barriers. The construction of the building is based on the most restrictive use. -- Sec. 302.3.1

EXIT REQUIREMENTS:

FL	NAME	NUMB OCC	MIN EXITS	MIN WIDTH	PANIC HDWR	CORRIDOR RATING	DOOR SWING	NOTES
1	Parking Garage	11	1	2.2	No	N/A	N/R	
1	Office	1	1	0.2	No	N/A	N/R	
1	Office	AC3	1	0.6	No	N/A	N/R	
TOTAL FOR FLOOR		12	1	2.4	No	N/A	N/R	5

NOTE: Areas with 'AC' before the number of occupants is being treated an accessory use area. This area is only used persons who occupy the main areas of the building. The occupant load of this area is not included in the total occupant load for suites, floors, or the building.

FOOTNOTES:

5. One exit is based on compliance with Section 1018.2, #3

6. One exit is based on compliance with Section 1018.2 and Table 1018.2

NOTES FOR EXIT TABLE

Door swing is based on Section 1008.1.2

Occupant load is based on Section 1004 and Table 1004.1.2

EXIT ACCESS TRAVEL DISTANCE:

The maximum travel distance in Group S2 is 300 feet. -- Table 1015.1

The maximum travel distance in Group B is 200 feet. -- Table 1015.1

BUILDING ACCESSIBILITY

WALL AND CEILING FINISH:

Toilet room floors shall have a smooth, hard nonabsorbent surface that extends upward onto the walls at least 6 inches.

-- Sec. 1210.1

Walls within 2 feet of urinals and water closets shall have a smooth, hard nonabsorbent surface, to a height of 4 feet above the floor.

-- Sec. 1210.2

Page # 4

Code review for:
Project Id.: Sunshine Fire Station
Address: 5880 Sunshine Canyon Dr.



Boulder County Land Use Department
Boulder County Building & Inspection Services Division
 2045 13th Street • 13th & Spruce Streets • Boulder, Colorado
 P.O. Box 471 • Boulder, CO 80306
 (303) 441-3930

WILDFIRE MITIGATION APPROVAL

SPR NUMBER EU-04-01	BUILDING PERMIT NUMBER BP-04-770
------------------------	-------------------------------------

OWNER'S NAME Sunshine Fire Protection District		
STREET ADDRESS OF PROJECT 5880 Sunshine Canyon Drive		
CITY/TOWN Boulder, CO	ZIP CODE 80302	TELEPHONE NUMBER (303) 706 8255

• PLEASE CHECK THE APPROPRIATE BOX OR BOXES BELOW. AND SIGN YOUR NAME AND DATE •

• DEFENSIBLE SPACE •		
<input checked="" type="checkbox"/> DEFENSIBLE SPACE PLANS	APPROVED - SIGNATURE <i>Eric Philips</i>	DATE SIGNED 10-22-04
<input checked="" type="checkbox"/> INSPECTION (prior to foundation)	APPROVED - SIGNATURE <i>Eric Philips</i>	DATE SIGNED 3-8-05
<input checked="" type="checkbox"/> FINAL INSPECTION	APPROVED - SIGNATURE <i>Eric Philips</i>	DATE SIGNED 12-14-05

• WATER SUPPLY •		
<input checked="" type="checkbox"/> WATER SUPPLY PLANS	APPROVED - SIGNATURE <i>Eric Philips</i>	DATE SIGNED 10-22-04
<input checked="" type="checkbox"/> INSPECTION (prior to foundation)	APPROVED - SIGNATURE <i>Eric Philips</i>	DATE SIGNED 3-8-05
<input checked="" type="checkbox"/> FINAL INSPECTION	APPROVED - SIGNATURE <i>Eric Philips</i>	DATE SIGNED 12-14-05

• EMERGENCY ACCESS •		
<input checked="" type="checkbox"/> EMERGENCY ACCESS PLANS	APPROVED - SIGNATURE <i>Eric Philips</i>	DATE SIGNED 10-22-04
<input checked="" type="checkbox"/> INSPECTION (prior to foundation)	APPROVED - SIGNATURE <i>Eric Philips</i>	DATE SIGNED 3-8-05
<input checked="" type="checkbox"/> FINAL INSPECTION	APPROVED - SIGNATURE <i>Eric Philips</i>	DATE SIGNED 12-14-05

REMARKS

- SITE VISIT IN 10-19-04 TO CHECK TREE MARKING
 - SHORT DRIVE NO W/ROUND ROAD FIRE TRUCK PAD
 - CISTERN & FOUNDATION WORK ONE & THE SAME

- DSPACE OK 10-28-05

RECEIVED
 MAR 14 2005

BOULDER COUNTY
 BUILDING DIV.

FOR WILDFIRE MITIGATION INSPECTIONS, MAIL OR FAX THIS FORM TO
 Boulder County Land Use Department • P.O. Box 471 • Boulder, CO 80306 • Attention: Eric Philips • (303) 441-3930 • Fax: (303) 441-4856
 E-Mail: ephilips@co.boulder.co.us

**Wildfire Mitigation Plan for the Proposed Fire Station
at 5900 Sunshine Canyon Drive (County Road 52)**

5800

WILDFIRE MITIGATION ONLY
This approval is not to be construed as a guarantee of the Boulder County Land Use Code.

Any field modifications must be approved by the Land Use Department prior to implementation.

Boulder County Land Use Department

1. Background.

The Sunshine Fire Protection District is proposing the construction of a new fire station to be located on government Lot 171 and a portion of Government Lot 183, in the SW quarter of the SE quarter of Section 8, T1N, R71W of the 16th P.M., County of Boulder, State of Colorado. The lot is owned by the Sunshine Fire Protection District (SFPD). The only existing improvement of the lot is a narrow unimproved dirt two-track that runs from CR 52, through an adjacent parcel into the SFPD lot, and continues on into another parcel.

The proposed fire station will be one level of approximately 2,900 ft², and will house three emergency fire apparatus. The station will also include an office and a workshop. The fire station structure will be set back approximately 60 ft. from Sunshine Canyon Drive (CR 52); an asphalt parking pad will occupy the intervening space. This pad will permit vehicle operations (e.g., turning for parking in the station) without the exposure of vehicles and personnel to traffic on CR 52.

The topography:

Aspect: Northwest
Slope: 0 - 20% in the area of the proposed station
Elevation: 7,200 ASL

Fuels: The fuels are predominately Ponderosa Pine with a light mix of Douglas Fir, Juniper and Spruce. Many of the Ponderosa Pines are stunted and diseased; dense areas of intertwined ladder fuels lead to 50-foot sections of continuous canopy. There is substantial dead material on the site. Sections of the lot that are light to moderate in fuel loading are separated by sections of grassy meadow. The Sunshine Cemetery is located immediately to the west of the proposed site; a residence is located immediately to the east. Risk due to wildland fire is expected to be moderate. *common!*

Access to the proposed site is excellent, with CR 52 immediately to the south. County Road 82 loops around to the east and north, at approximately a 1/4 mile distance. Availability to fire suppression is, of course, excellent, as the proposed structure is a fire station that will hold three fire suppression vehicles and a large cistern.

2. Structure / infrastructure.

- The fire station structure will be set back approximately 60 ft. from Sunshine Canyon Drive (CR 52); an asphalt parking pad will occupy the intervening space. This pad will permit vehicle operations (e.g., turning for parking in the station) without the exposure of vehicles and personnel to traffic on CR 52.
- The fire station will have a 120,000-gallon cistern as an integral part of its foundation.
- The siding and roofing material of the fire station will be fire resistive.

STUCCO / STONE

CLASS A ASPHALT

MAXIMUMS

- The structure will have no decks or low roofline projections.
- The propane tank will be located at least 30 ft. from the structure, at the same elevation.

MUST HAVE GRAVEL AROUND BASE

3. Creating fire safe zones.

The following considerations are either directly adapted or modified from the Colorado State University Cooperative Extension's Service Bulletin No. 6.302. Because the proposed construction belongs to the SFPD, we plan to make the mitigation activities a model for the community.

Zone 1: This is the zone of maximum modification and management; it extends a minimum of 10 ft. and a maximum of 20 ft. from the structure's footprint. For this site, all flammable vegetation within 15 ft. of the outer edge of the structure will be removed. The cut fuels will be disposed of either by chipping or hauling away.

Subzone 1^{1/2} - 5 ft. from the structure):

OVERWEED BAN

This zone will contain only non-flammable ground cover such as gravel; the area will be kept free of weeds.

Subzone 2^{1/2} (to 10 ft. from the structure):

- 10 ft. between tree crowns;
- Ladder fuels trimmed to at least 10 ft. above the ground;
- Branches trimmed so that at least 16 ft. of space exists between the structure roof and vegetation;
- Shrubs needed to stabilize the slopes will be isolated from other shrubs so that there are no continuous surface fuels; ?
- Shrubs will be pruned on a regular basis to maintain a low form;
- All dead branches on trees will be pruned on a regular basis;
- Grasses will be cut as necessary; *6-8"*
- Xeriscaping will be practiced.

Subzone 3^{1/2} (to 20 ft. from the structure):

Small groups of non-resinous trees or shrubs will be arranged into widely separated clusters.

Zone 2: This zone is an area of fuel reduction and a zone of transition between Zones 1 and 3. The size of Zone 2 depends on the slope away from the structure. The slope to the W. and N. of the foundation of proposed structure is flat or gently rising; to the immediate E. is a small knoll leading to the adjacent property and a residence. The northern aspect is gently sloping leading to a small knoll at approximately 25 ft. from the foundation; this leads to a 25 - 30% slope that ends in CR 83 at approximately 600 ft. Zone 2 will extend approximately 120 ft. from Zone 1 on the N. side of the structure.

In this zone:

- Trees will be thinned so that there are at least 10 ft. between crowns; on steeper slopes the crown spacing will be 20 ft.;
- Slash will be disposed of through chipping, hauling or burning;

ALREADY DONE

PILLS?

- Ladder fuels will be removed to at least a height of 10 ft.;
- Isolated shrubs will be kept for wildlife needs as long as the shrubs do not have the potential to serve as ladder fuels;
- Grassy areas will be regularly cut;
- Woodpiles from thinning operations will be ^{small} and isolated; fine fuels (e.g., grasses) will be cut in the vicinity of the woodpiles.

Zone 3: This zone extends from Zone 2 to the end of SFPD's property. This zone will be managed through more traditional forest management practices. However, the forests in the SFPD are substantially overgrown and are unhealthy. As part of an SFPD wildfire mitigation program and for wildfire training, the Sunshine Fire Department has been systematically thinning the forests on the land owned by the SFPD and we will continue to improve the fire resistance of what will become Zone 3.

4. Screening vegetation.

The design for the new SFPD fire station is intended to reflect the area's architectural heritage as exemplified by the Sunshine Schoolhouse. In addition, Sunshine residents have indicated that they would like the visual impact of the new structure lessened through the management of existing trees and / or the planting of new vegetation.

Many of the trees in Zones 1 and 2 of the site are diseased and will be removed. Our plan is to plant drought- and disease-resistant trees, in accordance with Zone 2 attributes, to soften the building's visual impact. Areas of focus will be the view of the structure from the west and the use of low-resin shrubs to the S. of the structure to partially hide the asphalt pad from travelers on CR 52.

BLUE SPRUCE / ASPEN
NO DUMPERS!!



C24



Post Office Box 471 • Boulder, Colorado 80306

Land Use Department

Courthouse Annex
2045 13th Street • 13th & Spruce Streets • Boulder, Colorado 80302 • (303) 441-3930

BP- 04-770

HEIGHT SURVEY VERIFICATION FORM

(to be filled out by surveyor)

On 8-2-05, upon completion of rough framing for the new structure, I revisited the site
(date of 2nd survey)

and surveyed the height of said structure. The result of this second survey showed that the highest point

of the rough frame measured directly above existing grade is 28.8 feet.

David Waldner
(surveyor's signature and stamp)



RECEIVED
AUG 04 2005

BOULDER COUNTY
BUILDING DIV.

DAVID WALDNER
(printed name)

BMCS SURVEYING LLC
(company)

4535 N. BROADWAY #101
(address)

BOULDER, CO 80304
(city, state, zip)

303-448-1870
(phone)

G:\SPR-BP materials\BP\height- rough framing.doc

Tom Mayer
County Commissioner

Ben Pearlman
County Commissioner

Will Toor
County Commissioner

- 1) Since the proposed height of the structure is within 2 feet of the maximum allowed (30 feet above existing grade), a licensed surveyor must complete a Height Survey Verification Form. The height verification shall be based upon the contours depicted on the "Site Grading and Drainage Re-vegetation and Landscape Plan" submitted with this application, dated 4/21/04, which is part of the official Docket file. The form will be provided by the Land Use Department upon building permit application, and must be submitted prior to rough frame inspection.
- 2) The portions of the proposed retaining wall over four feet in height, as measured from the bottom of the foundation to the top of the wall, require engineered plans and a building permit in accordance with the County Building Code. The retaining wall material and color shall be chosen to inconspicuously blend with the natural environment, and shall be reviewed and approved by the County Land Use Department before the building permit is issued.
- 3) Prior to foundation form inspection, the defensible space must be implemented and inspected by the Land Use Department. All trees marked for removal must be cut and all slash, cuttings, and debris must be properly removed.
- 4) To the extent it is practicable and does not jeopardize wildfire mitigation measures, the preservation of existing mature trees is required. The Applicant shall consult with the County's Wildfire Mitigation Coordinator to determine the trees that can be preserved while incorporating wildfire safety requirements.
- 5) The proposed landscape materials list shall be revised to include only native plant materials. All proposed coniferous trees shall have an installed height of at least six feet. All proposed shrubs shall meet the size requirements set by the American Standard for Nursery Stock for a 5-gallon container.
- 6) The Applicant shall install traffic control devices, as approved by the County Transportation Department, prior to the issuance of the certificate of occupancy.
- 7) The Applicant shall provide a Development Agreement for the special use (fire station) portion of the Docket, to be reviewed and approved by County staff, prior to recording.
- 8) The Applicant shall be subject to the terms, conditions and commitments of record and in the file for the Docket.
- 9) The vested right granted by this site specific development plan approval (for the special use/fire station portion of the Docket) shall run for a period of three years, beginning on the date of adoption of this Resolution as set forth below. The vested right shall expire immediately upon the running of this three-year period, unless the Board in its discretion approves an extension pursuant to the applicable provisions of the Land Use Code.

BP-04-770

Chapter 6. Plumbing Elements and Facilities

601 General

601.1 Scope. Plumbing elements and facilities required to be accessible by scoping provisions adopted by the administrative authority shall comply with the applicable provisions of this chapter.

602 Drinking Fountains and Water Coolers

602.1 General. Accessible fixed drinking fountains and water coolers shall comply with Section 602.

602.2 Clear Floor or Ground Space. A clear floor or ground space complying with Section 305 shall be provided.

602.2.1 Forward Approach. Where a forward approach is provided, the clear floor or ground space shall be centered on the unit and shall include knee and toe clearance complying with Section 306.

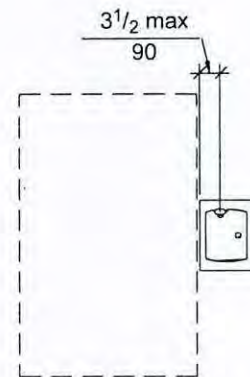
602.2.2 Parallel Approach. Where a parallel approach is provided, the clear floor or ground space shall be centered on the unit.

602.3 Operable Parts. Operable parts shall comply with Section 309.

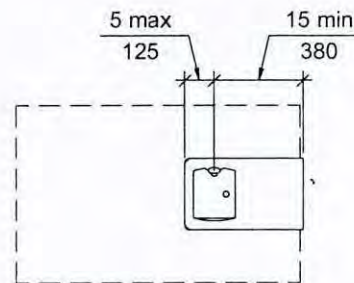
602.4 Spout Height. Spout outlets shall be 36 inches (915 mm) maximum above the floor or ground.

602.5 Spout Location. Units with a parallel approach shall have the spout $3\frac{1}{2}$ inches (89 mm) maximum from the front edge of the unit, including bumpers. Units with a forward approach shall have the spout 15 inches (380 mm) minimum from the vertical support and 5 inches (125 mm) maximum from the front edge of the unit, including bumpers.

602.6 Water Flow. The spout shall provide a flow of water 4 inches (100 mm) high minimum to allow the insertion of a cup or glass under the flow of water. The angle of the water stream from spouts within 3 inches (75 mm) of the front of the unit shall be 30 degrees maximum. The angle of the water stream from spouts between 3 inches (75 mm) and 5 inches (125 mm) from the front of the unit shall be 15 degrees maximum. The angle of the water stream shall be measured horizontally, relative to the front face of the unit.



(a) Parallel Approach



(b) Forward Approach

Fig. 602.5
Drinking Fountain Spout Location

602.7 Protruding Objects. Units shall comply with Section 307.

603 Toilet and Bathing Rooms

603.1 General. Accessible toilet and bathing rooms shall comply with Section 603.

603.2 Clearances.

603.2.1 Wheelchair Turning Space. A wheelchair turning space complying with Section 304 shall be provided within the room.

603.2.2 Overlap. Clear floor or ground spaces, clearances at fixtures, and wheelchair turning spaces shall be permitted to overlap.

603.2.3 Doors. Doors shall not swing into the clear floor or ground space or clearance for any fixture.

EXCEPTION: Where the room is for individual use and a clear floor or ground space complying with Section 305.3 is provided within the room, beyond the arc of the door swing.

603.3 Mirrors. Mirrors shall be mounted with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the floor or ground.

603.4 Coat Hooks and Shelves. Coat hooks provided within toilet rooms shall accommodate a forward reach or side reach complying with Section 308. Where provided, a fold-down shelf shall be 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the floor or ground.

604 Water Closets and Toilet Compartments

604.1 General. Accessible water closets and toilet compartments shall comply with Section 604.

604.2 Location. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches (405 mm) minimum to 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be centered in the ambulatory accessible compartment specified in Section 604.8.2.

604.3 Clearance.

604.3.1 Size. Clearance around the water closet shall be 60 inches (1220 mm) minimum, measured perpendicular from the side wall, and 56 inches (1420 mm) minimum, measured perpendicular from the rear wall. No other fixtures

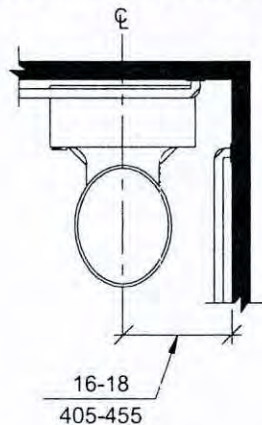


Fig. 604.2
Water Closet Location

or obstructions shall be within the water closet clearance.

604.3.2 Overlap. The clearance around the water closet shall be permitted to overlap the fixture, associated grab bars, tissue dispensers, accessible routes, and clear floor or ground space, or clearances at other fixtures and the wheelchair turning space.

604.4 Height. The top of water closet seats shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum above the floor or ground. Seats shall not return automatically to a lifted position.

604.5 Grab Bars. Grab bars for water closets shall comply with Section 609. Grab bars shall be provided on the rear wall and on the side wall closest to the water closet.

604.5.1 Side Wall. Side wall grab bar shall be 42 inches (1065 mm) long minimum, 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.

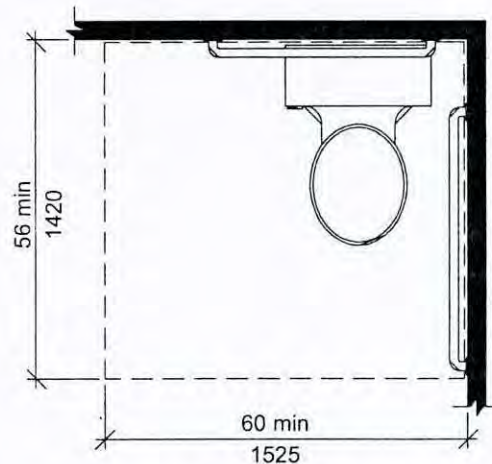


Fig. 604.3.1
Size of Clearance for Water Closet

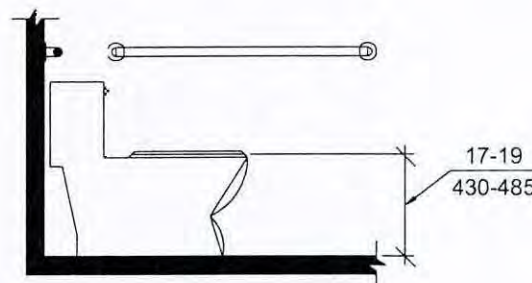


Fig. 604.4
Height of Water Closet

AMERICAN NATIONAL STANDARD

Accessible and Usable Buildings and Facilities

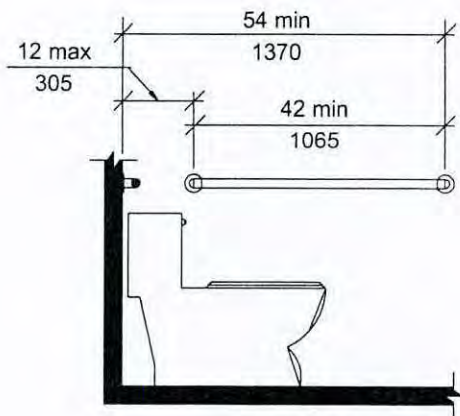


Fig. 604.5.1
Side Wall Grab Bar for Water Closet

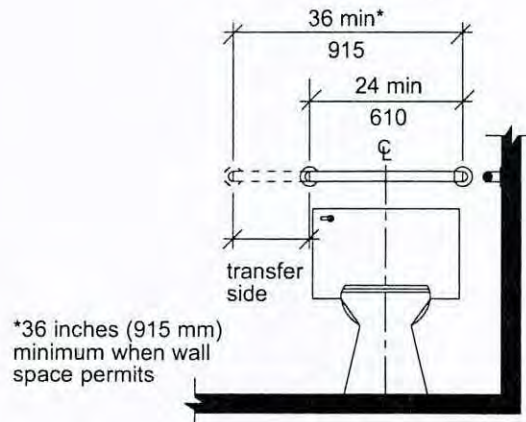
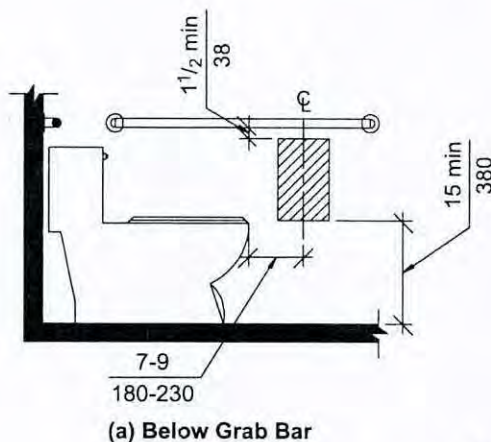
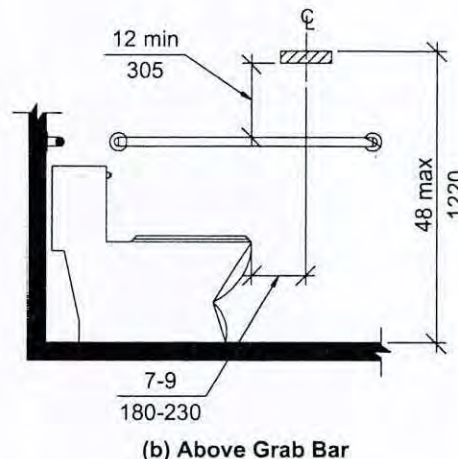


Fig. 604.5.2
Rear Wall Grab Bar for Water Closet



(a) Below Grab Bar



(b) Above Grab Bar

Fig. 604.7
Dispenser Location

604.5.2 Rear Wall. The rear wall grab bar shall be 24 inches (610 mm) long minimum, centered on the water closet. Where space permits, the bar shall be 36 inches (915 mm) long minimum, with the additional length provided on the transfer side of the water closet.

604.6 Flush Controls. Flush controls shall be hand operated or automatic. Hand-operated flush controls shall comply with Section 309.

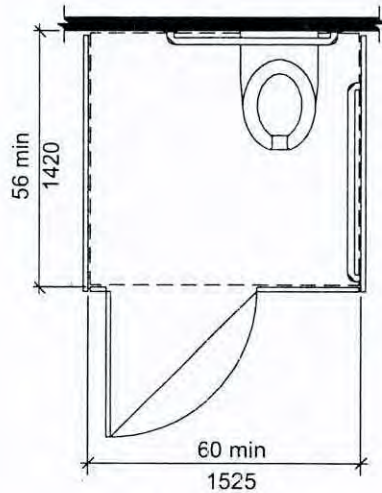
604.7 Dispensers. Toilet paper dispensers shall comply with Section 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet. The outlet of the dispenser shall be 15 inches (380 mm) minimum and 48 inches (1220 mm) maximum above the floor or ground. There shall be a clearance of 1 1/2 inches (38 mm) minimum below and 12 inches (305 mm) minimum above the grab bar. Dispensers shall not

be of a type that control delivery, or that do not allow continuous paper flow.

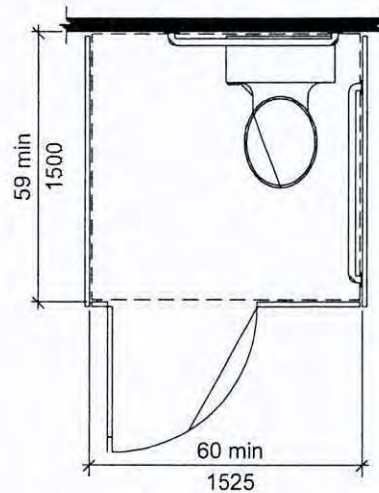
604.8 Toilet Compartments. Accessible toilet compartments shall comply with Sections 604.8.1 through 604.8.5. Compartments containing more than one plumbing fixture shall comply with Section 603. Water closets in accessible toilet compartments shall comply with Sections 604.1 through 604.7.

604.8.1 Wheelchair Accessible Compartments.

604.8.1.1 Size. Wheelchair accessible compartments shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 56 inches (1420 mm) deep minimum for wall hung water closets and 59 inches (1500 mm) deep

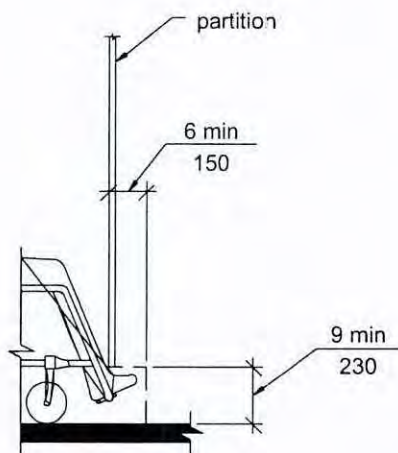


(a) Wall-Hung Water Closet

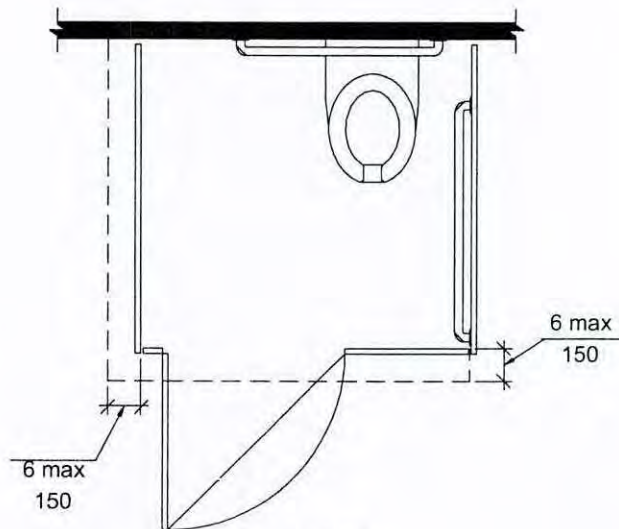


(b) Floor-Mounted Water Closet

Fig. 604.8.1.1
Wheelchair Accessible Toilet Compartments



(a) Elevation



(b) Plan

Fig. 604.8.1.4
Toilet Compartment Toe Clearance

minimum for floor mounted water closets, measured perpendicular to the rear wall.

604.8.1.2 Doors. Compartment doors shall not swing into the minimum required compartment area.

604.8.1.3 Approach. Compartment arrangements shall be permitted for left-hand or right-hand approach to the water closet.

604.8.1.4 Toe Clearance. In wheelchair accessible compartments, the front partition and at least one side partition shall provide a toe clearance complying with Section 306.2 and extending 6 inches (150 mm) deep beyond the compartment-side face of the partition, exclusive of partition support members. Toe clearance at the front of the partition is not required in a compartment greater than 62 inches (1575 mm) deep with a wall-hung water closet or 65 inches

AMERICAN NATIONAL STANDARD

Accessible and Usable Buildings and Facilities

(1650 mm) deep with a floor-mounted water closet. Toe clearance at the side partition is not required in a compartment greater than 66 inches (1675 mm) wide.

604.8.2 Ambulatory Accessible Compartments. Ambulatory accessible compartments shall be 60 inches (1525 mm) deep minimum and 36 inches (915 mm) wide. Compartment doors shall not swing into the minimum required compartment area.

604.8.3 Doors. Toilet compartment doors shall comply with Section 404, except that if the approach is to the latch side of the compartment door, the clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. The door shall be hinged 4 inches (100 mm) maximum from the adjacent wall or partition farthest from the water closet. The door shall be self-closing. A door pull complying with Section 404.2.7 shall be placed on both sides of the door near the latch.

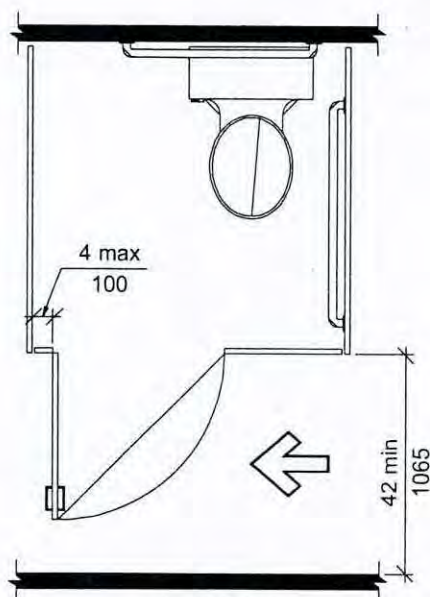


Fig. 604.8.3
Toilet Compartment Doors

604.8.4 Grab Bars. Grab bars shall comply with Section 609.

604.8.4.1 Wheelchair Accessible Compartments. A side-wall grab bar complying with Section 604.5.1 shall be provided on the wall closest to the water closet, and a rear-wall grab bar complying with Section 604.5.2 shall be provided.

604.8.4.2 Ambulatory Accessible Compartments. A side-wall grab bar complying with Section 604.5.1 shall be provided on both sides of the compartment.

604.8.5 Coat Hooks and Shelves. Coat hooks provided within toilet compartments shall be 48 inches (1220 mm) maximum above the floor or ground. Where provided, a fold-down shelf shall be 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the floor or ground.

605 Urinals

605.1 General. Accessible urinals shall comply with Section 605.

605.2 Height. Urinals shall be of the stall type or shall be of the wall-hung type with the rim at 17 inches (430 mm) maximum above the floor or ground.

605.3 Clear Floor or Ground Space. A clear floor or ground space complying with Section 305 positioned for forward approach shall be provided.

605.4 Flush Controls. Flush controls shall be hand operated or automatic. Hand-operated flush controls shall comply with Section 309.

606 Lavatories and Sinks

606.1 General. Accessible lavatories and sinks shall comply with Section 606.

606.2 Clear Floor or Ground Space. A clear floor or ground space complying with Section 305.3, positioned for forward approach, shall be provided. Knee and toe clearance complying with Section 306 shall be provided.

EXCEPTIONS:

1. A parallel approach shall be permitted to a kitchen sink in a space where a cook top or conventional range is not provided.
2. The dip of the overflow shall not be considered in determining knee and toe clearances.

606.3 Height and Clearances. The front of lavatories and sinks shall be 34 inches (865 mm) maximum above the floor or ground, measured to the higher of the fixture rim or counter surface.

606.4 Faucets. Faucets shall comply with Section 309. Hand-operated, self-closing faucets shall remain open for 10 seconds minimum.

606.5 Bowl Depth. Sinks shall be 6¹/₂ inches (165 mm) deep maximum. Multiple compartment sinks shall have at least one compartment complying with this requirement.

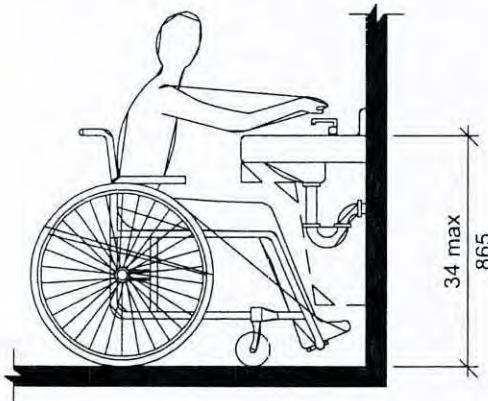


Fig. 606.3
Height of Lavatories and Sinks

606.6 Exposed Pipes and Surfaces. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

607 Bathtubs

607.1 General. Accessible bathtubs shall comply with Section 607.

607.2 Clearance. Clearance in front of bathtubs shall extend the length of the bathtub and shall be 30 inches (760 mm) wide minimum. A lavatory complying with Section 606 shall be permitted at the foot end of the clearance. Where a permanent seat is provided at the head end of the bathtub, the clear-

ance shall extend a minimum of 12 inches (305 mm) beyond the wall at the head end of the bathtub.

607.3 Seat. A permanent seat at the head end of the bathtub or a removable in-tub seat shall be provided. Seats shall comply with Section 610.

607.4 Grab Bars. Grab bars shall comply with Sections 607.4 and 609.

607.4.1 Bathtubs With Permanent Seats. For bathtubs with permanent seats, grab bars complying with Sections 607.4.1.1 and 607.4.1.2 shall be provided.

607.4.1.1 Back Wall. Two grab bars shall be provided on the back wall, one complying with Section 609.4 and other 9 inches (230 mm) above the rim of the bathtub. Each grab bar shall be 15 inches (380 mm) maximum from the head end wall and 12 inches (305 mm) maximum from the foot end wall.

607.4.1.2 Foot End Wall. A grab bar 24 inches (610 mm) long minimum shall be provided on the foot end wall at the front edge of the bathtub.

607.4.2 Bathtubs Without Permanent Seats. For bathtubs without permanent seats, grab bars complying with Sections 607.4.2.1 through 607.4.2.3 shall be provided.

607.4.2.1 Back Wall. Two grab bars shall be provided on the back wall, one complying with Section 609.4 and other 9 inches (230 mm) above the rim of the bathtub. Each grab bar shall be 24 inches (610 mm)

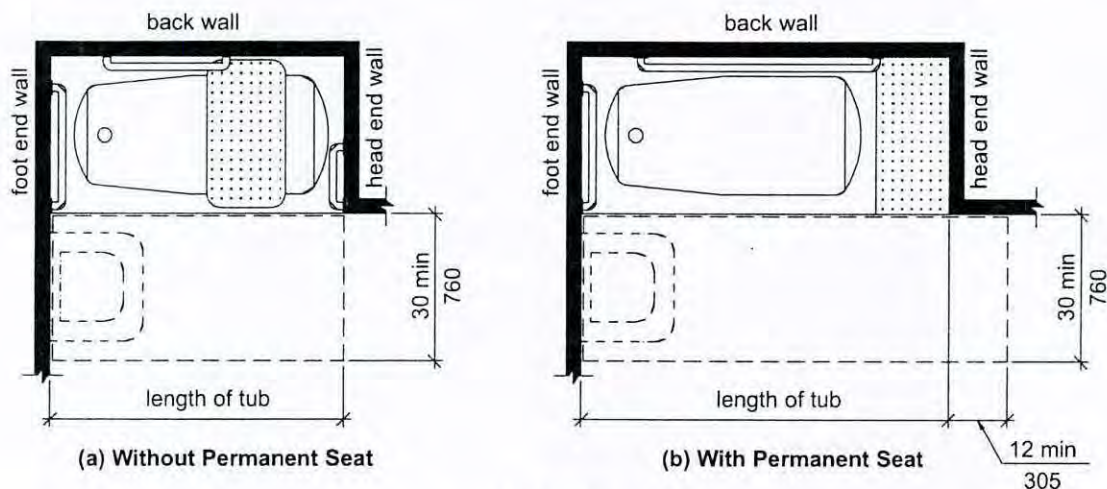


Fig. 607.2
Clearance for Bathtubs

GEBAU Inc.

Consulting Structural Engineers

July 11, 2005

Job # 04065

John Hoffman
P.O. Box 1751
Boulder, CO 80306

Re: **County Road 83 Fire Station**
Concrete Foundation Observations



Dear John,

Based upon several field observation of the subject foundation forms and reinforcing of the varied footings, post tensioned slabs and foundation walls prior to concrete placement and corresponding comments and exceptions made to the concrete subcontractor, it is our opinion that these elements were installed in general conformance with the construction documents prepared by our office.

Please call if you have any question regarding this information.

Sincerely,
GEBAU, INC.

John Arndt, P.E.

JA/rg



ROF SUNSHINE CANYON Firehouse
Permit #

SEPO SUNSHINE CANYON RL

I AGREE TO ALLOW THE TWO (2) ENTRY DOORS
TO HAVE AN INSWING.

APPROVED

JUL 5 2 2005

BOULDER COUNTY BUILDING DEPT.
BY _____

APPROVED

JUL 25 2005

BOULDER COUNTY BUILDING DEPT.
BY MB Hu

04.770

THE (2) EXIT DOOR MAY
SWING IN EITHER
DIRECTION.

HOFFMANN ASSOCIATES
ARCHITECTS AND PLANNERS

To: Mr. Jeff Dwight
Plans Examiner
Boulder County Building Division
2045 13th Street
Boulder, Colorado 80302

From: John Hoffmann
Hoffmann Associates
P.O. box 1751
Boulder, Colorado 80306

RECEIVED
FEB 24 2005

BOULDER COUNTY
BUILDING DIV.

Date: February 23, 2005

Re: The Sunshine Fire Protection District
Main Facility
5880 Sunshine Canyon Drive
Boulder, Colorado
BPA #047-770

Dear Mr. Dwight;

The following letter is in response to your correspondence, dated June 30, 2004, in which you requested additional information with regard to this building permit application.

The following items were requested:

- ✓ "1. The plans must be stamped by the design architect."

Plans with my architectural stamp are enclosed.

- ✓ "2. The engineer needs to provide framing details for the cupola walls and roof."

Enclosed are cupola framing details provided by the structural engineer.

- ✓ "3. Section A&B on page A6 suggest that there are two floor levels within the building. If this is the case the lower level will be counted as floor area. The use of the space, means of access, and access location must be shown on the plans. If there is no lower floor area please indicate the under floor area is backfilled."

The "lower floor area" is a cistern. The entire void area is to be filled with approximately 180,000 gallons of water to be used for fire suppression. Access to this area is via a manhole noted on the main level plan.

✓ "4. Please be aware that the following code requirements apply to this application and notes will be made on the plans:

- a. The building will be required to meet the requirements of IBC Chapter 11 for accessibility.
- b. Restroom finish must conform to IBC sec 1210."

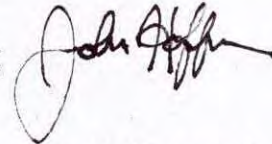
With regard to item "a.", a note has been placed on sheet A-3.

With regard to item "b.", the proposed restroom has only one water closet, therefore, in accordance with IBC section 1210, a non-porous surface on the walls is not required.

⑤ "5. Post tensioning will be required to be done under the direction of a Colorado-licensed engineer."

The post tensioning process will be done under the direction of John Arndt, a Colorado-licensed structural engineer.

Sincerely yours;

A handwritten signature in black ink, appearing to read "John Hoffmann", with a large, stylized initial "J" and "H".

John Hoffmann-Architect



Post Office Box 471 ° Boulder, Colorado 80306

Land Use Department

Courthouse Annex

2045 13th Street ° 13th & Spruce Streets ° Boulder, Colorado 80302 ° (303) 441-3930

File Number: BP-4-770

Date: March 16, 2005

Owner Name: ,

Project Address: 5880 SUNSHINE CANYON DR

Project Description: NEW FIRE STATION

APPROVED PLANS AND REVIEW LIST

I agree to read the Boulder County Building Division plan review list that was prepared for my building project and attached to the approved building plans. I understand that my building project must comply with all applicable code requirements.

I also understand that this plan review list and the approved plans must be kept on the job site, and must be available to the inspector when inspections are made.

I further understand that not having the approved plans and review list on site may result in no inspection being made and a reinspection fee being charged.

Owner ☒ Agent



Certificate of Occupancy

Land Use Department ° Building Safety & Inspection Division
 Courthouse Annex ° 2045 13th St ° 13th & Spruce Streets
 P.O. Box 471 ° Boulder, Colorado 80306-0471
 (303) 441-3925 Fax 303.441.4856

File Copy

Owner Name SUNSHINE FIRE PROTECTION DISTRICT				File Number BP-04- 770	
Parcel Address 5880 SUNSHINE CANYON DR				Permit Issue Date March 16, 2005	
City BOULDER		Zip Code 80302			
Lot	Block	Subdivision UNPLATTED	Section 8	Township 1N	Range 71W
Basement	Finished 0 SQ FT	Unfinished 0 SQ FT	Structure Description NEW FIRE STATION		
1st Floor	Finished 371 SQ FT	Unfinished 0 SQ FT	Occupancy Group S2B	Construction Type VB	
2nd Floor	Finished 0 SQ FT	Unfinished 0 SQ FT	Stories 1	Height (feet) 30	
All Other Floors	Finished 0 SQ FT	Unfinished 0 SQ FT	Bedrooms	Bathrooms 1	
Decks		0 SQ FT	Zoning District F	Property Size (acres) 7.39	
Totals	Finished 371 SQ FT	Unfinished 0 SQ FT	Tax ID 128894	Deed Number 1745929	
Garage 2025 SQ FT	Other Covered Area 0 SQ FT	Greenhouse 0 SQ FT	Parcel Number 146108000145	Access Permit Number	

Remarks

Please call (303)441-3930 for return of escrow inspection.



**My Commission Expires
October 11, 2009**

Thomas R. Davis

This certifies that the building or structure or portion thereof referenced above has been inspected and found to substantially comply with the provisions of the Building and Zoning Codes of Boulder County, Colorado. The occupancy thereof as indicated is hereby authorized for the area specified.

Approved By: Chief Building Official (Gerald D. George)

Gerald D. George

Certificate of Occupancy Date

March 2, 2006

INSPECTION MEMO

To: Building Division
 From: SPR
 Subject: SPR inspection for **SU-04-001**
BP-04-770



Inspection Date: 12/15/05

"5880 Sunsine Canyon" "Fire Station"

Conditions to inspect:

X) **COLOR REQUIREMENTS**

- Verify that approved colors were used. (see enclosed colors)

X) **LIGHTING REQUIREMENTS**

- Verify the lighting fixtures and locations (see location plan and fixture cut sheet)

X) **LANDSCAPING REQUIREMENTS**

- Verify that the approved landscape plan is implemented. See enclosed plan.

Areas are not growing yet. 02/14/06 JH

X) **WILDFIRE MITIGATION REQUIREMENTS**

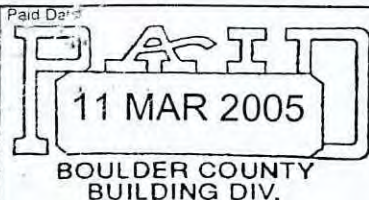
- Verify that wildfire mitigation plan has been followed and completed. Contact Eric Phillips (wildfire mitigation coordinator) with questions. Ph 303-441-3930
- Verify that gravel is in place.

X) **TRAFFIC CONTROL REQUIREMENTS**

The Applicant shall install traffic control devices, as approved by the County Transportation Department, prior to the issuance of the certificate of occupancy.

Remarks:

Revegetation OK
Traffic Control ? — Transportation Approval Req'd
8/2/06



BUILDING PERMIT

Land Use Department ° Building Safety & Inspection Division
 Courthouse Annex ° 2045 13th St ° 13th & Spruce Streets
 P.O. Box 471 ° Boulder, Colorado 80306-0471

(303) 441-3925 Fax 303.441.4856

Permit Number

BP - 04 - 770

Project Address

5880 SUNSHINE CANYON DR

Lot Block Subdivision Name
 UNPLATTED

PROJECT LOCATION

Unit Number	City	Zip Code
	BO	80302
Section	Township	Range
8	1N	71

Description of Work

NEW FIRE STATION

WORK DESCRIPTION

OWNER

Owner Name & Address

SUNSHINE FIRE PROTECTION DISTRICT
 311 COUNTY RD 83

City State Zip Code
 BOULDER CO 80302

Day / Primary Phone Night / Secondary Phone
 (303)-443-4771

CONTRACTOR / AGENT

Contractor Name & Address

SUNSHINE FIRE PROTECTION DISTRICT
 311 COUNTY RD 83

City State Zip Code
 BOULDER CO 80302

Day / Primary Phone Night / Secondary Phone
 (303)-443-4771

STRUCTURE DATA

Activity Code	Description Code		
01 New (Residences, MAHO's, etc.)	22 Public works, utility bldgs (H2O supply, sewage disp, power)		
Occupancy Group	Construction Type	Stories	Structure Height (FT)
S2B	VB	1	30
Snow Load (PSF)	Wind Speed (MPH)	New Bedrooms	New Bathrooms
45	110		1

SETBACKS / ZONING / FEES

Setback #1 (FT)	Setback #2 (FT)	Setback #3 (FT)	Setback #4 (FT)	Property Size (Acres)
64	34	600	450	7.39
Zoning District(s)	Parcel ID Number			
F	146108000145			
Tax ID Number	Deed Number	Access Permit Number		
128894	1745929			

New Construction Square Footage

	Finished	Unfinished
Basement:	0	0
1st Story:	371	0
2nd Story:	0	0
3rd Story:	0	0
All Other Stories:	0	0
Totals:	371	

Decks	Covered Area	Greenhouse	Garage
			2025

Fee Summary

Project Valuation:	200,000
Building Permit Fee:	.00
Plan Check Fee:	.00
Access Fee:	.00
Taxes:	.00
Total Fees:	.00

Utilities & Services

Water Provider	Sanitation Provider
CISTERN	VAULT
Electric Provider	Gas Provider
EXCEL ENERGY	PROPANE
Fire District	
SUNSHINE	

Approved By Chief Building Official

Gerald D. George

Date Of Issue

March 16, 2005

The approval of plans and specifications does not permit the violation of any section of the Boulder County Building Code, Land Use Code, or any other Ordinance or State Law.

° FIELD INSPECT TO CODE °

Permit shall become null and void if construction is not commenced within 180 days of issuance, or if work is suspended or abandoned for a period of 180 days after the work is commenced.



REQUIREMENTS & REMARKS

Land Use Department • Building Safety & Inspection Division
 Courthouse Annex • 2045 13th St • 13th & Spruce Streets
 P.O. Box 471 • Boulder, Colorado 80306-0471

(303) 441-3925 Fax 303.441.4856

Permit Number

BP - 04 - 770

Building Code • Land Use Dept / Building Division / 303 - 441 - 3925

Comments

All work per the applicable provisions of the Boulder County Building Code to include: the 2003 IBC, 2003 IMC, 2003 IPC, 2003 IFGC, 2003 IECC, 2002 NEC, and the Boulder County Amendments.

Exterior lighting must be down-lit shielded fixtures in conformance with Article 7-1600 of the Boulder County Land Use Code.

Concrete slab post tensioning must be done under the direction of a qualified Colorado-licensed engineer and his report provided to the Building Division prior to occupancy.

Transportation • Transportation Department / 303 - 441 - 3900 • **APPROVED** ☒

Comments

A final access inspection is required.

Required By

RGP

Approved By

- PER GIL -

Approved On

12-16-05

Wildfire • Wildfire / 303 - 441 - 3930 • **APPROVED** ☐

Comments

The new structure is located in Wildfire Zone 1 and must comply with the requirements of Chapter 7 of the Boulder County Building Code; a Wildfire Mitigation Plan is required.

D. Space 3/18/05 Joff per Enc P. 3/18/05

All trees marked for removal must be cut and all slash, cuttings, and debris must be removed and/or properly disposed of. At the time of foundation form inspection, the defensible space and water supply sections of the Wildfire Mitigation Plan must be implemented, and inspected by the Land Use Department. An adequate emergency water supply for fire fighting must be located in an appropriate location (subject to approval by the fire protection district).

Prior to final building inspection, all remaining aspects of the Wildfire Mitigation Plan must be implemented and inspected. All building materials are to be of Ignition Resistant (IR) construction and roofing materials must be UL listed Class-A. All debris and scrap lumber must be removed. Ground surfaces within three feet of the structure and out to two feet past the driplines of any decks must be covered with a non-combustible ground cover over a weed barrier material. The driveway and/or emergency access, including required turnarounds and pullouts, must be in place and conform to Boulder County private access standards.

A completed copy of the Boulder County Fire Sprinkler/Fire Hydrant/Cistern Approval form must be submitted to the Land Use Department for review and approval.

Required By

ESP

Enc P. 12/14/05

Approved By

Joff

Approved On

12/22/05

Zoning • Land Use Dept / Zoning / 303 - 441 - 3930

Comments

Must comply w terms and conditions of record and in file for Docket SU-04-001

APPLICANT WILL SIGN IN ESCROW FOR [unclear] / [unclear]

LANDSLIP [unclear]



BUILDING INSPECTION RECORD

Land Use Department • Building Safety & Inspection Division
 Courthouse Annex • 2045 13th St • 13th & Spruce Streets
 P.O. Box 471 • Boulder, Colorado 80306-0471

(303) 441-3925 Fax 303.441.4856

Permit Number

BP - 04 - 770

Site Address
 5880 SUNSHINE CANYON
 DR

Inspector must date and initial each inspection pertaining to this job.

DO NOT POUR CONCRETE OR COVER ANY WORK UNTIL APPROVED BY INSPECTOR

ROUGH BUILDING INSPECTIONS

INSPECTION	DATE APPROVED	INSPECTOR	COMMENTS	INSPECTOR	DATE
FOOTINGS / PADS	7/22/05	JLL JLL JLL	Letter 7/11/05 by John Arnold #18483		
Post Tension slab	7/22/05				
FOUNDATION WALLS & REINFORCING	7/22/05				
DAMP-PROOFING (BASEMENTS ONLY)					
UNDERGROUND ELECTRIC	07-08-05	JA	SERVILE LATERAL		
UNDERGROUND PLUMBING & PRESSURE TEST					
UNDERGROUND GAS PIPING & PRESSURE TEST	7/6/05	PLD			
ROUGH ELECTRIC	8/5/05	MMH			
Service			not ready.	MMH	8/5/05
ROUGH PLUMBING & PRESSURE TEST	8/5/05	MMH			
ROUGH GAS PIPING & PRESSURE TEST	8/5/05	MMH			
ROUGH HEATING & VENTILATION	12/15/05	WML	units not set yet	MMH	8/5/05
ROUGH FRAMING	8/17/05	PLD	need engineered trusses plans. all other frame OK CORR	MMH	8/5/05
INSULATION	8/22/05	MMH		JA	08-16-05
WALLBOARD	8/22/05	PLD			
Other:					
Other:					
Other:					



BUILDING INSPECTION RECORD

Land Use Department • Building Safety & Inspection Division
 Courthouse Annex • 2045 13th St • 13th & Spruce Streets
 P.O. Box 471 • Boulder, Colorado 80306-0471

(303) 441-3925 Fax 303.441.4856

Permit Number

BP - 04 - 770

Site Address

5880 SUNSHINE CANYON
 DR

Inspector must date and initial each inspection pertaining to this job.

DO NOT POUR CONCRETE OR COVER ANY WORK UNTIL APPROVED BY INSPECTOR

FINAL BUILDING INSPECTIONS

INSPECTION	DATE APPROVED	INSPECTOR	COMMENTS	INSPECTOR	DATE
GRADING & DRAINAGE	12/15/05	WMC			
FINAL FRAMING	02/14/06	JA	Correction		
ELECTRICAL FIXTURES	12/15/05	WMC			
PLUMBING FIXTURES	12/15/05	WMC			
FINAL HEATING & VENTILATION	12/15/05	WMC			
Other: SPR (SV)	2/27/06	JA	incomplete - areas still not growing. JA 02/14/06		
Other: SPR			OK EXCEPT TRANSPORTATION WMC 2/2/06		
Other:					
BUILDING INSPECTIONS COMPLETED	02/14/06	JA			
ALL REQUIREMENTS COMPLETED					

Use or occupancy is not permitted until all building inspections have been completed and approved and all other required inspections and approvals have been obtained. See also the "Requirements & Remarks" page, printed on the opposite side of the "Building Permit" page, for details on what other requirements may exist.

METER RELEASES

INSPECTION	DATE APPROVED	INSPECTOR	AGENCY	CONTACT	RELEASE DATE	BY
TEMPORARY CONSTRUCTION ELECTRIC METER RELEASE	03-21-05	JA	XCEL	EMAIL	03-21-05	
FINAL ELECTRIC METER RELEASE	08-08-05	JA	XCEL	EMAIL	08-08-05	JA
FINAL GAS METER RELEASE						

Building division staff typically informs utility companies of released meters on the business day following the meter release inspection.

All requests for inspection(s) must be received prior to 3:30 p.m., business days, in order to be scheduled for the following business day. Monday inspections must be scheduled by 3:30 p.m. Friday. Please provide the following information: PERMIT NUMBER, PROJECT ADDRESS, OWNER'S NAME, TYPE OF INSPECTION and DATE OF INSPECTION... CALL: (303) 441-3925, press 1, then 2 to schedule an inspection.



(PREPARED BY BRUCE HONEYMAN P.E.)
(ALL CUT MATERIAL SHALL BE UTILIZED
ON-SITE.)



- | APPLY THE FOLLOWING GRASS SEED MIX TO AREAS TO BE REVEGETATED | | |
|---|-------------|-------------|
| GRASSES | VARIETY | #LBS/A |
| • SLIPPER OATS GRAMA | "VAUGHN" | 2.7 |
| • BLUE GRAMA | "HACHITA" | 1.1 |
| | "LOVINGTON" | |
| • MOUNTAIN Brome | "BROMAR" | 5.0 |
| • CANADA WILDOYE | NATIVE | 3.0 |
| • SLENDER WHEATGRASS | "SAN LUIS" | 2.2 |
| • WESTERN WHEATGRASS | "ARRIBA" | 4.8 |
| • BEARDESS WHEATGRASS | "WHITMAN" | 4.5 |
| | | <u>23.3</u> |



DRAWN BY	JLH
BID ISSUE	5/14/04
PERMIT ISSUE	5/14/04
CONST. RELEASE	
REVISION	2/23/05

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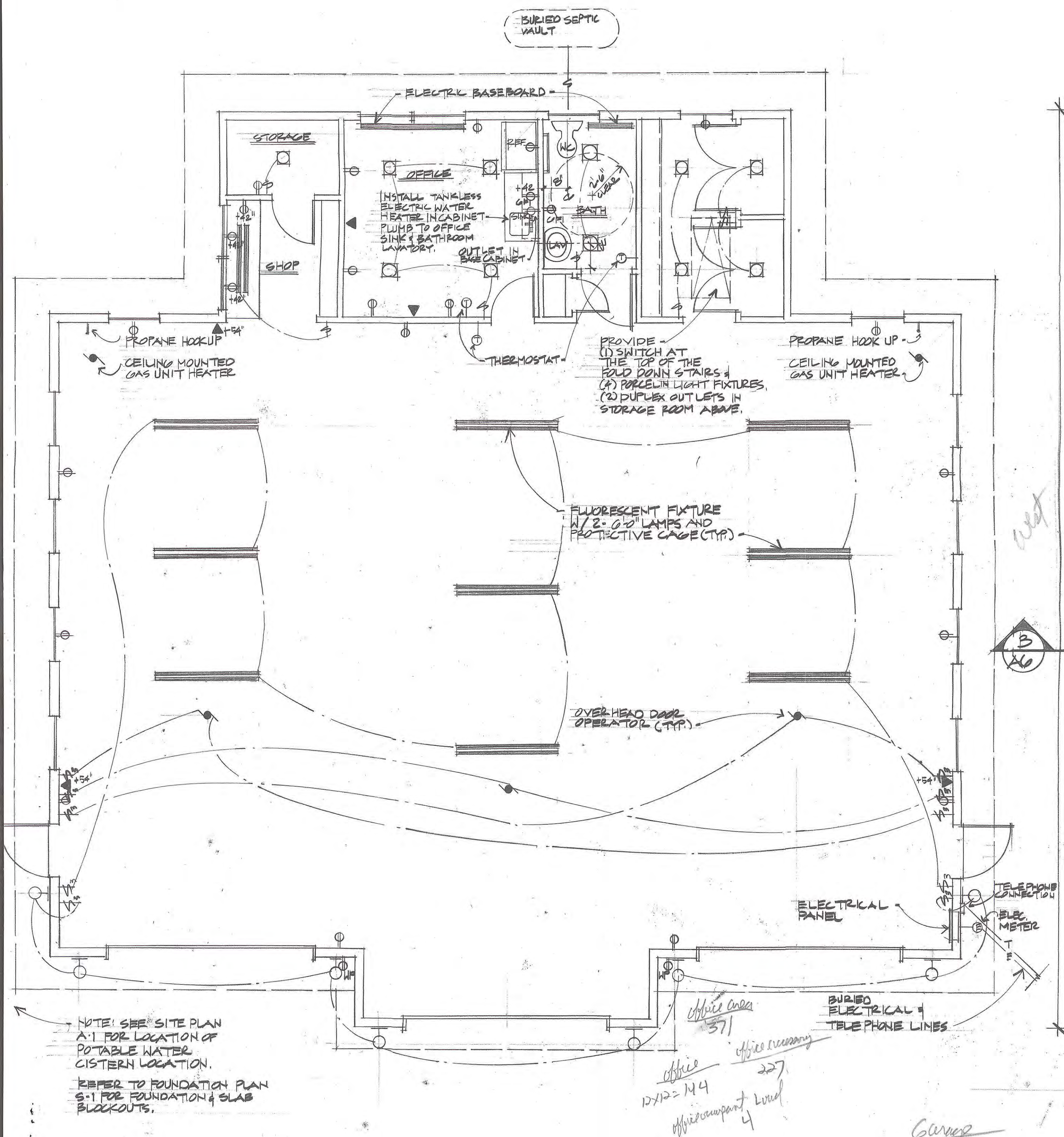
THE SUNSHINE FIRE PROTECTION DISTRICT

MAIN FACILITY

HOFFMANN ASSOCIATES
ARCHITECTS AND PLANNERS

P.O. BOX 1751
BOULDER, COLORADO
80306

303 • 443 • 4771

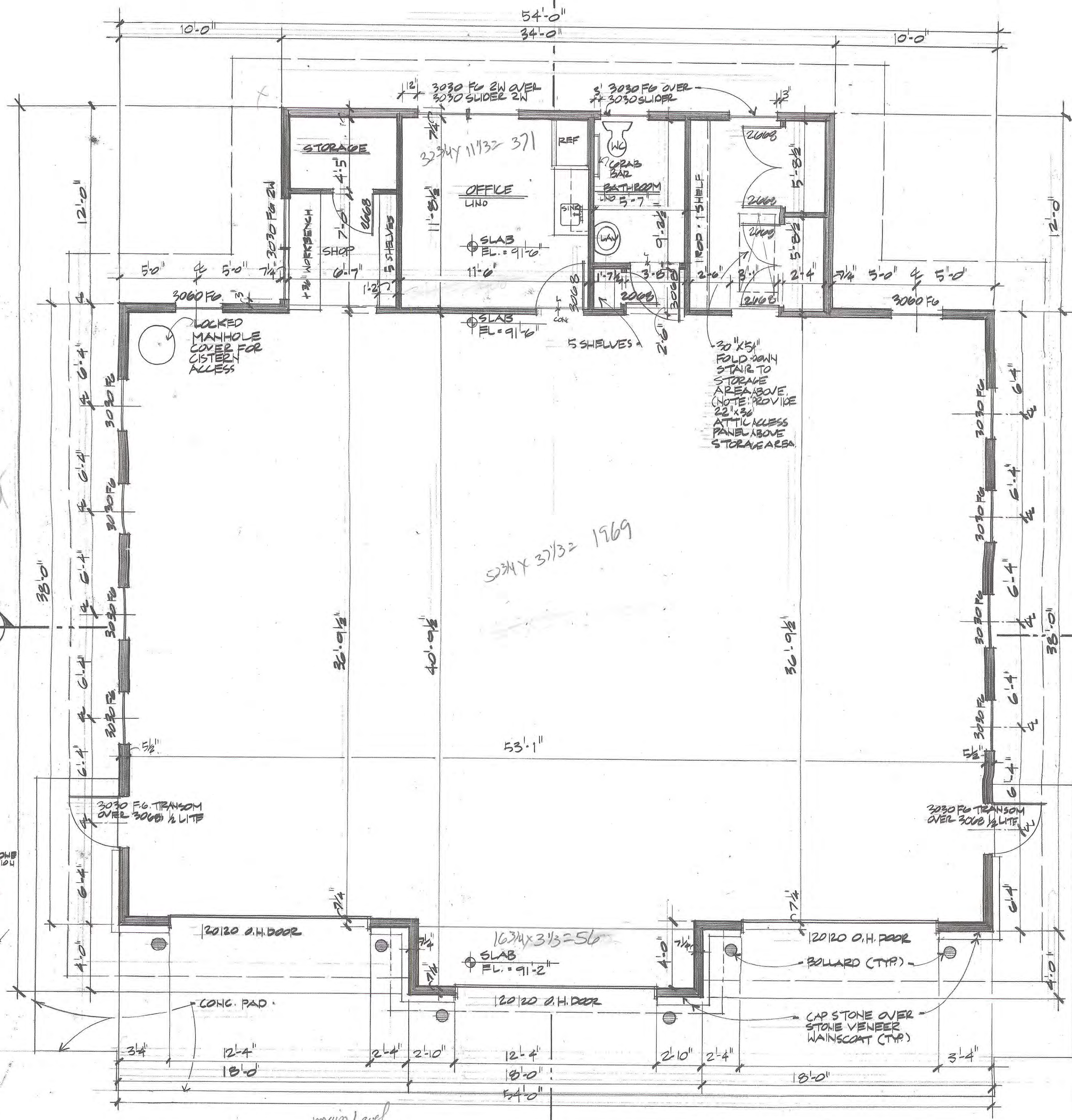


MAIN LEVEL
MECHANICAL/ELECTRICAL PLAN
1/4" = 1'-0"

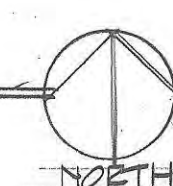


Total occupants
15

Garage
1969
56
2025
occupant of
2124-2025 = 11
Exits req. 1



MAIN LEVEL PLAN
1/4" = 1'-0"



THE SUNSHINE FIRE PROTECTION DISTRICT
MAIN FACILITY

HOFFMANN ASSOCIATES
ARCHITECTS AND PLANNERS

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80306

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A3

DRAWN BY
JLH

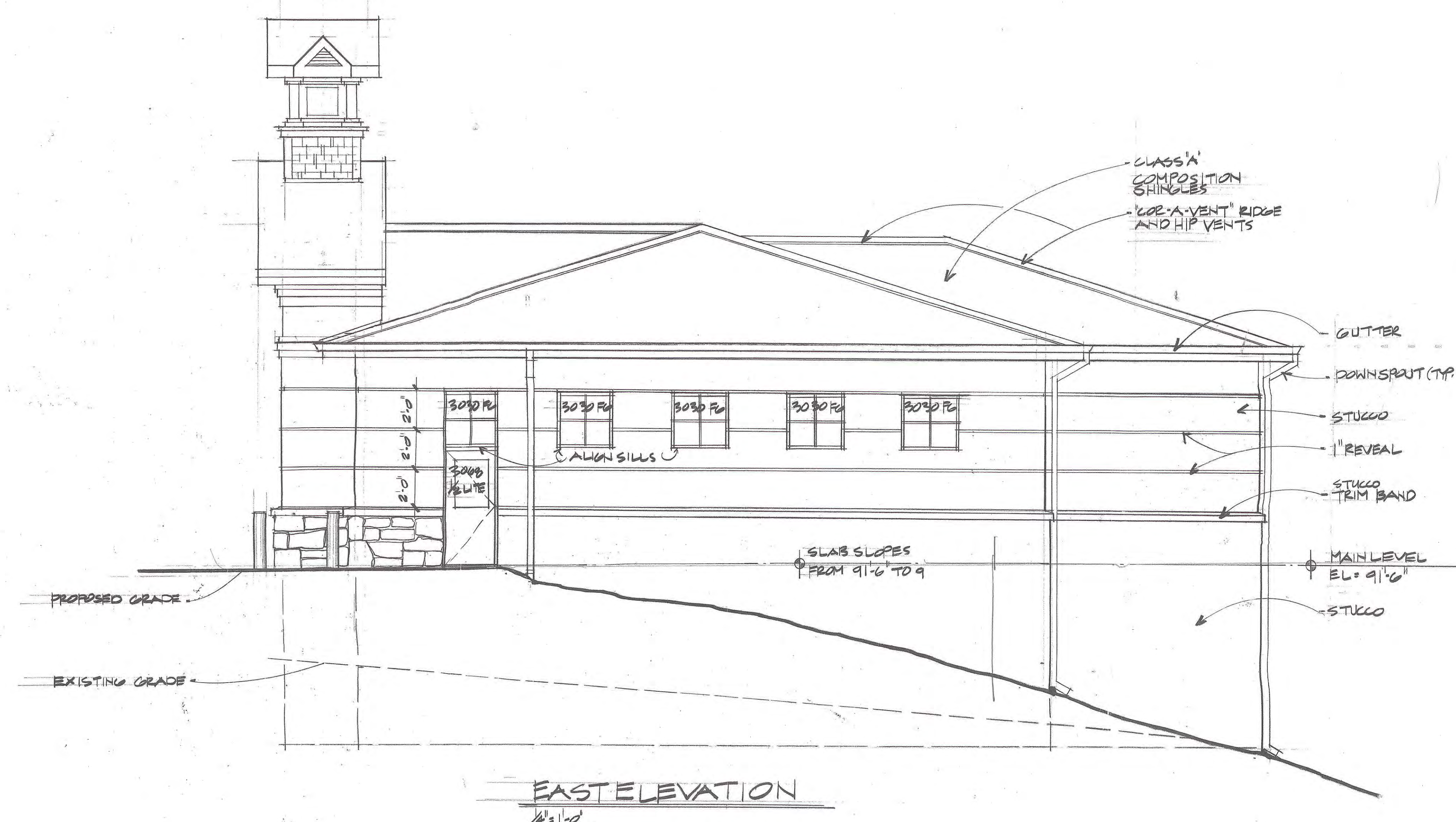
BID ISSUE
5/4/84

PERMIT ISSUE

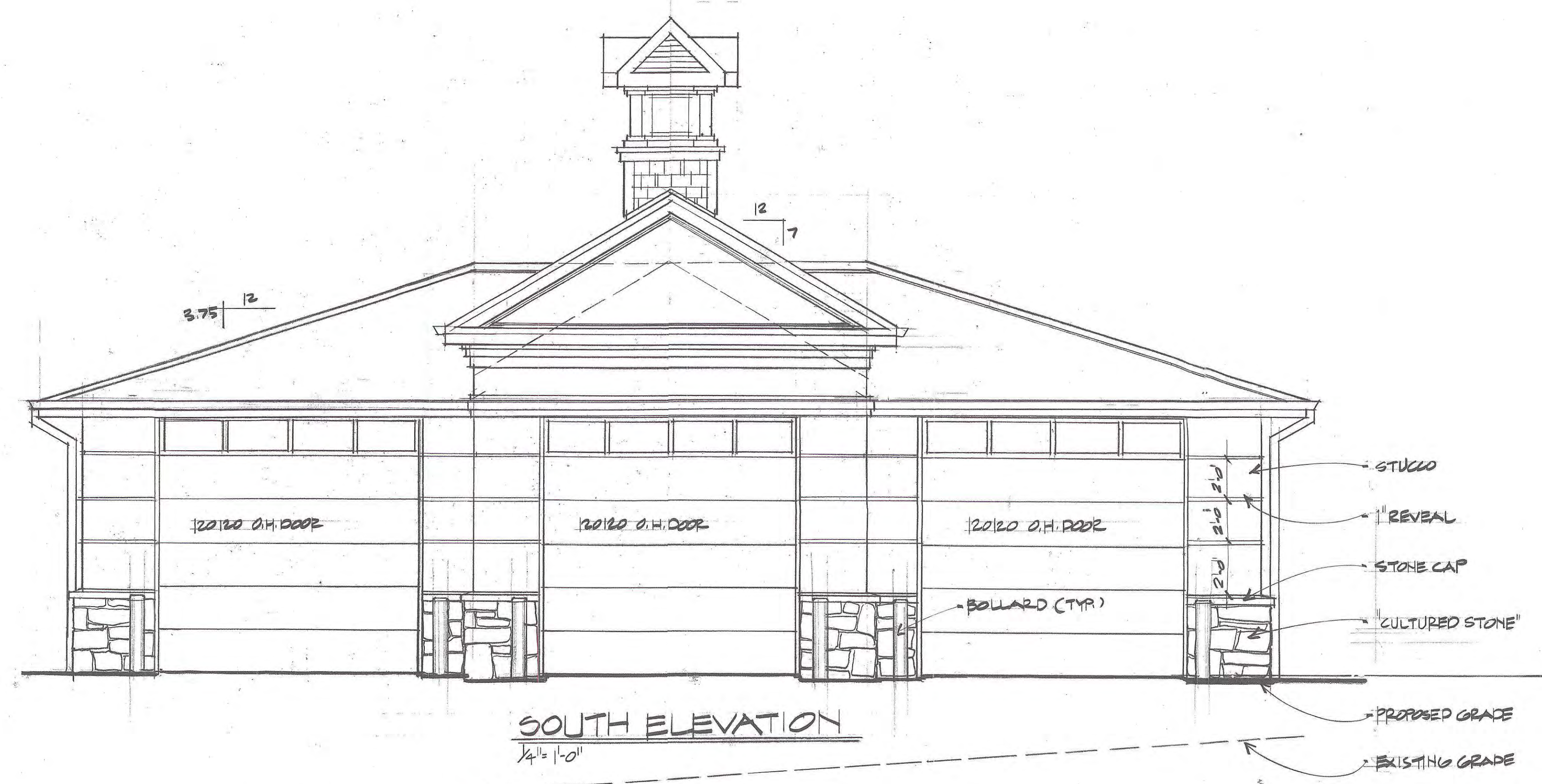
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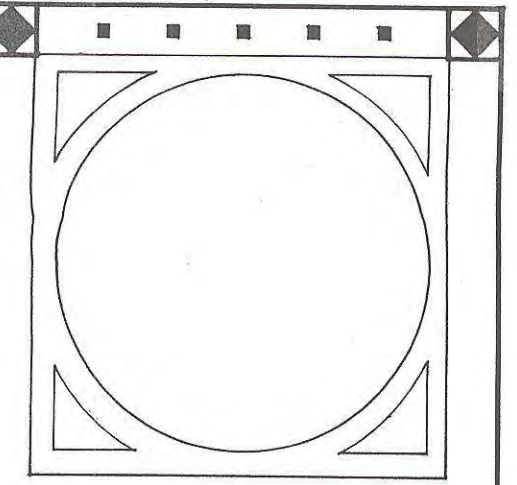


EAST ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"

	Story	Basement
54 East	15	39
54 South	0	54
54 West	26	28
54 North	54	0
	95	121

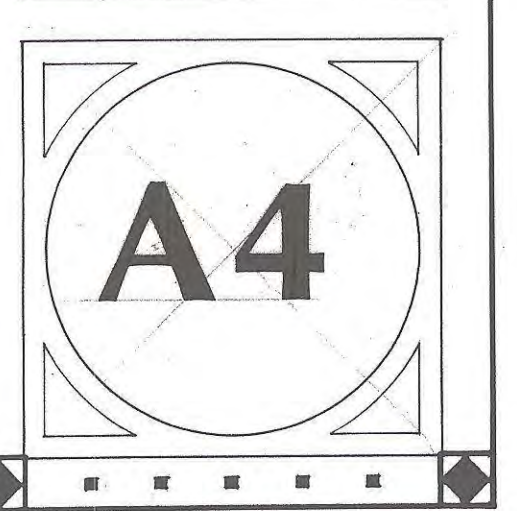


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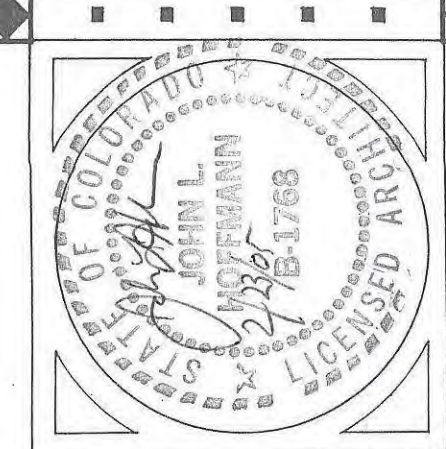
THE SUNSHINE FIRE PROTECTION DISTRICT
MAIN FACILITY

HOFFMANN ASSOCIATES
ARCHITECTS AND PLANNERS
P.O. BOX 1751
BOULDER, COLORADO
80306
303 • 443 • 4771



Save for use &
story calculations

04/770



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PERMIT ISSUE	5/14/04
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REVISION	2/03/05

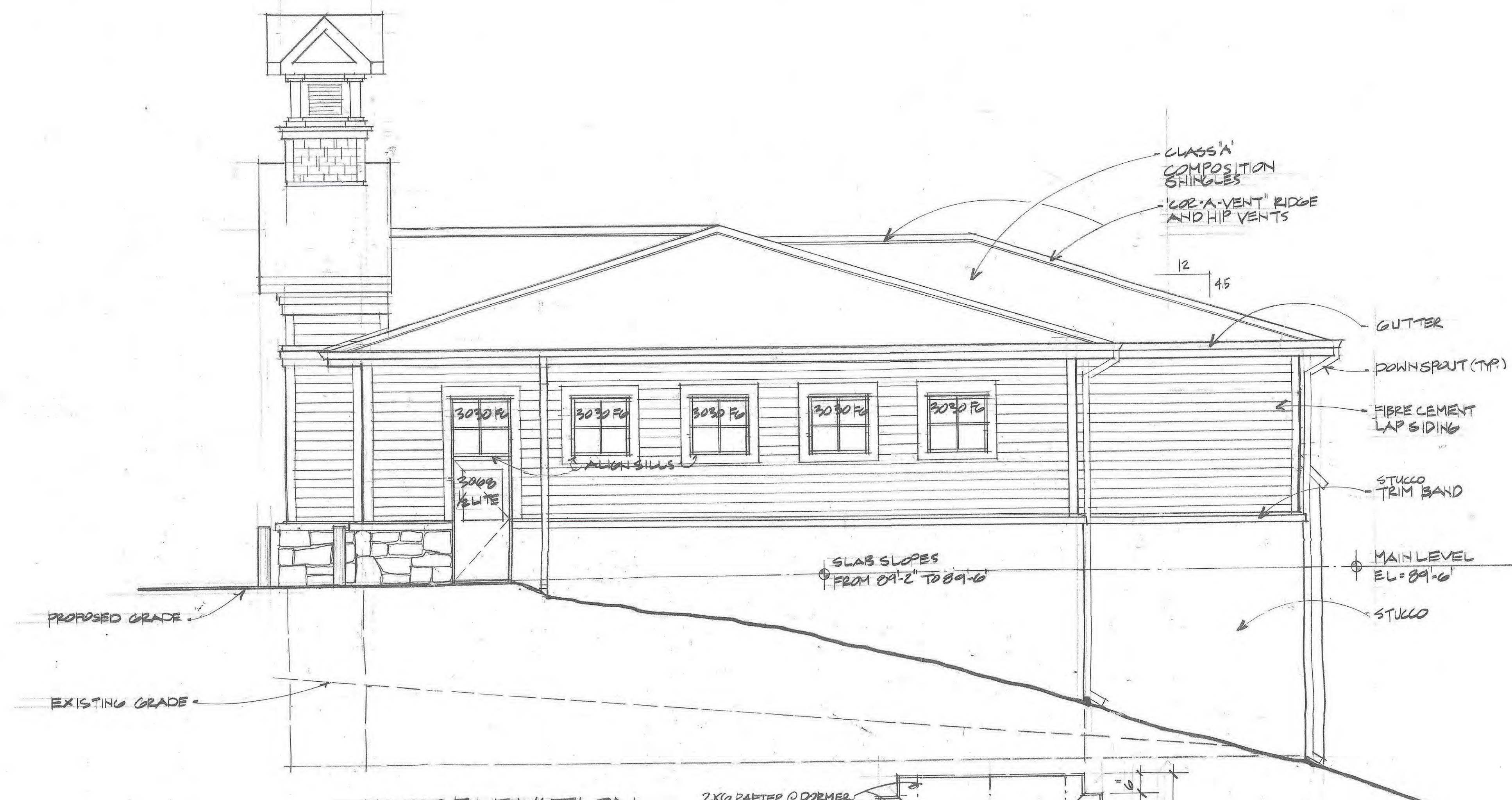
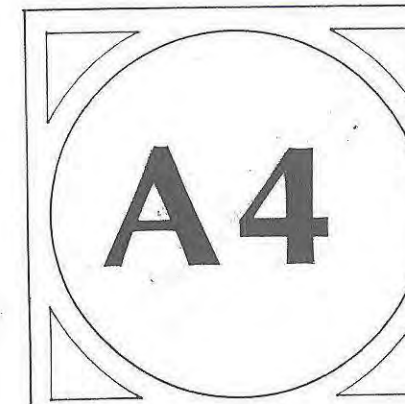
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**THE SUNSHINE FIRE PROTECTION DISTRICT
MAIN FACILITY**

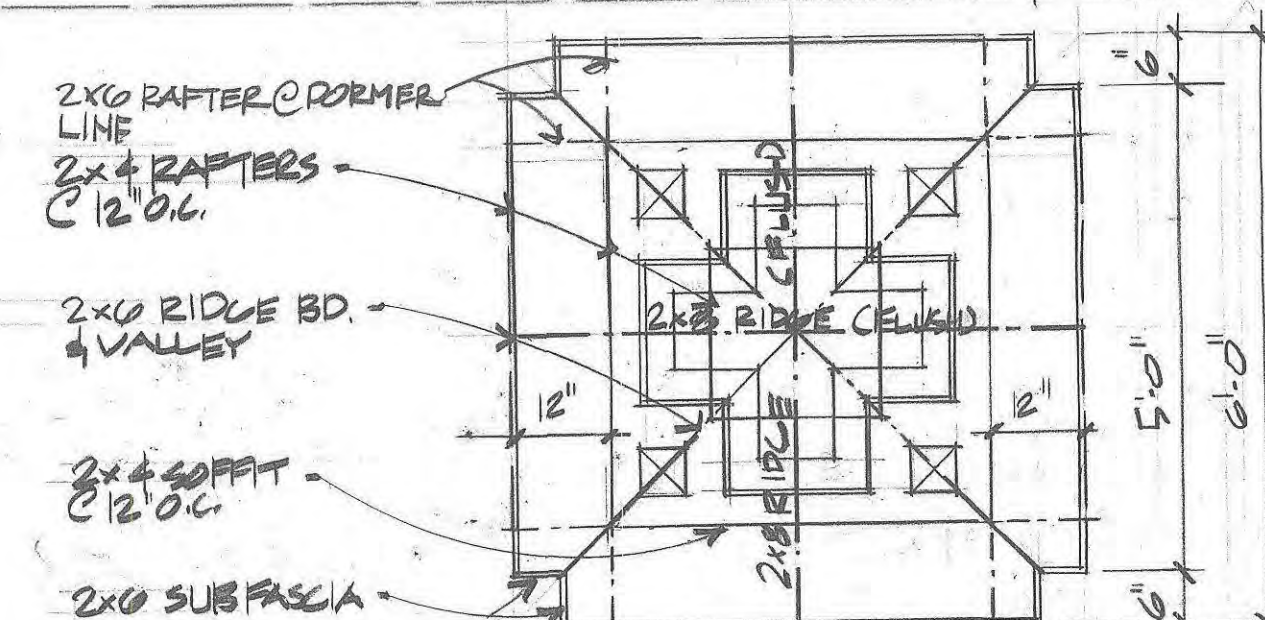
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BOULDER, COLORADO
80306

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EAST ELEVATION
4'2 1/2"



ROOF FRAMING PLAN

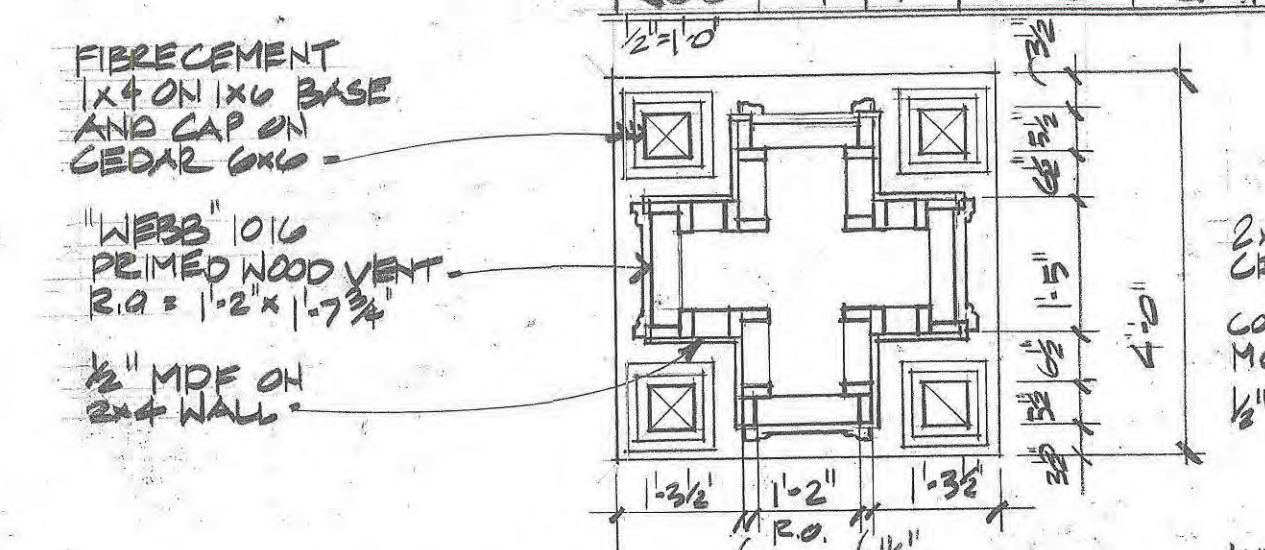
TYPICAL:
2x4 C 16" O.C. CRIPPLE WALLS
C PERIMETER OF C UPFLN.
S HEATH EXTERIOR OSB
1/2" NOM APA RATED OSB
W/ 10d NAILS C 6" O.C.

2x6 RAFTERS C 12" O.C.
W/ L/S 50 C FLUSH END
CONNECTIONS

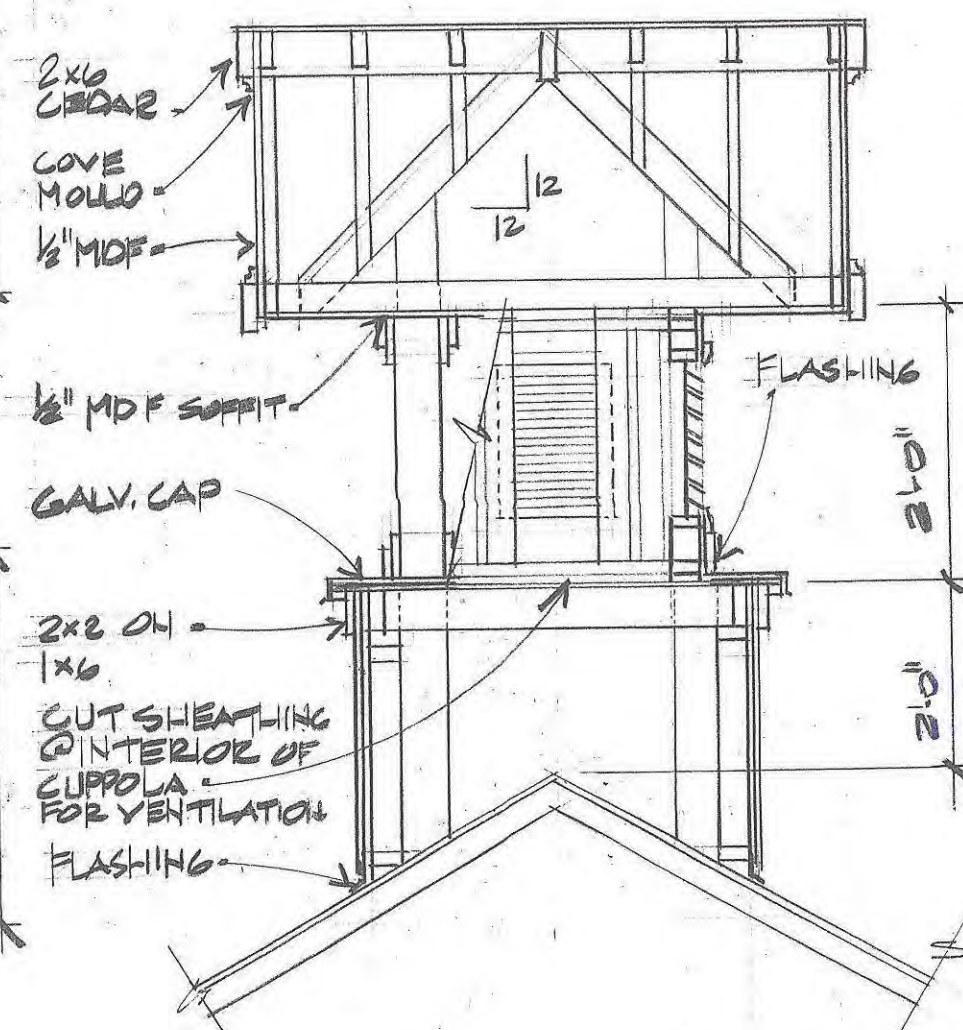
2x6 x CONT RIM C
CABLE & EAVE ENDS



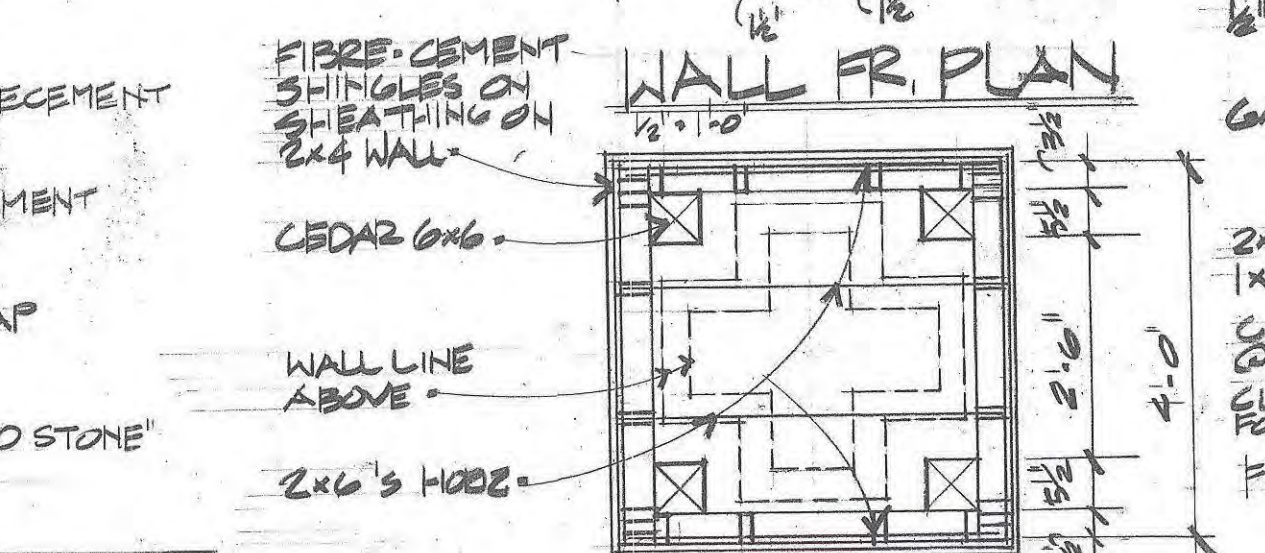
STRUCTURE ONLY



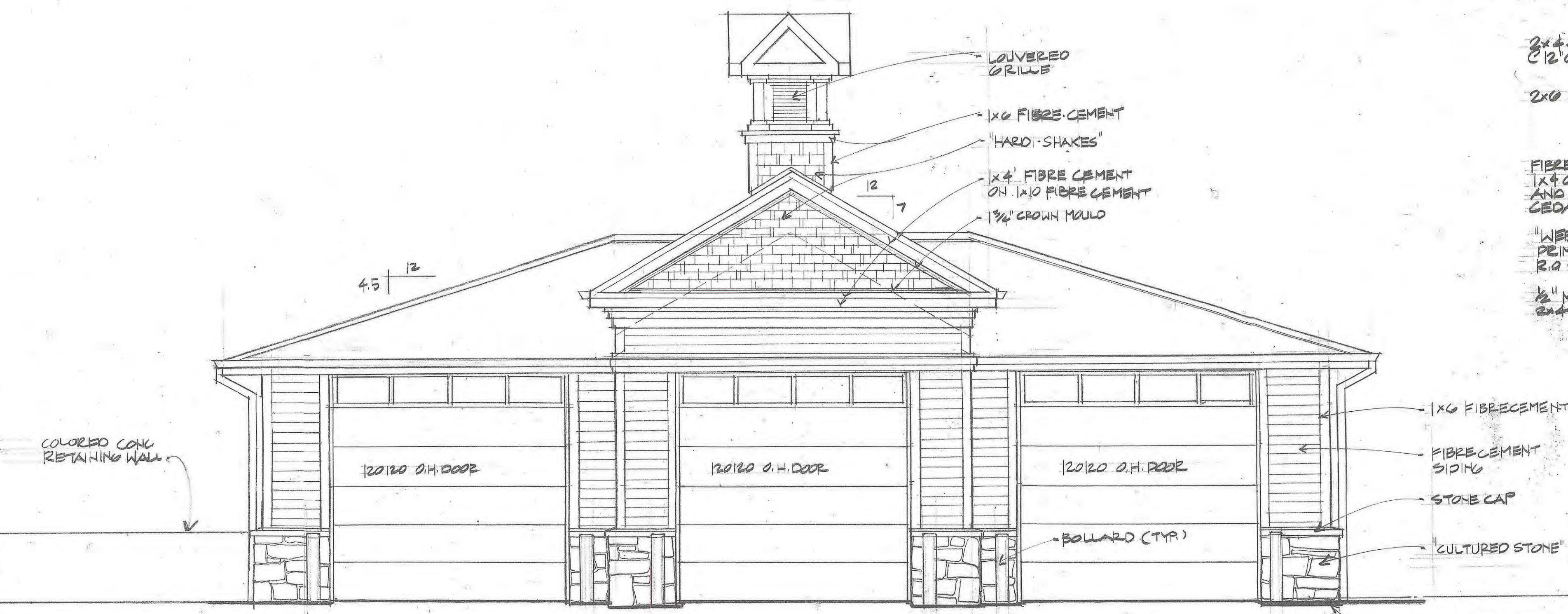
HALL FR. PLAN



CLIPPO A SECTION

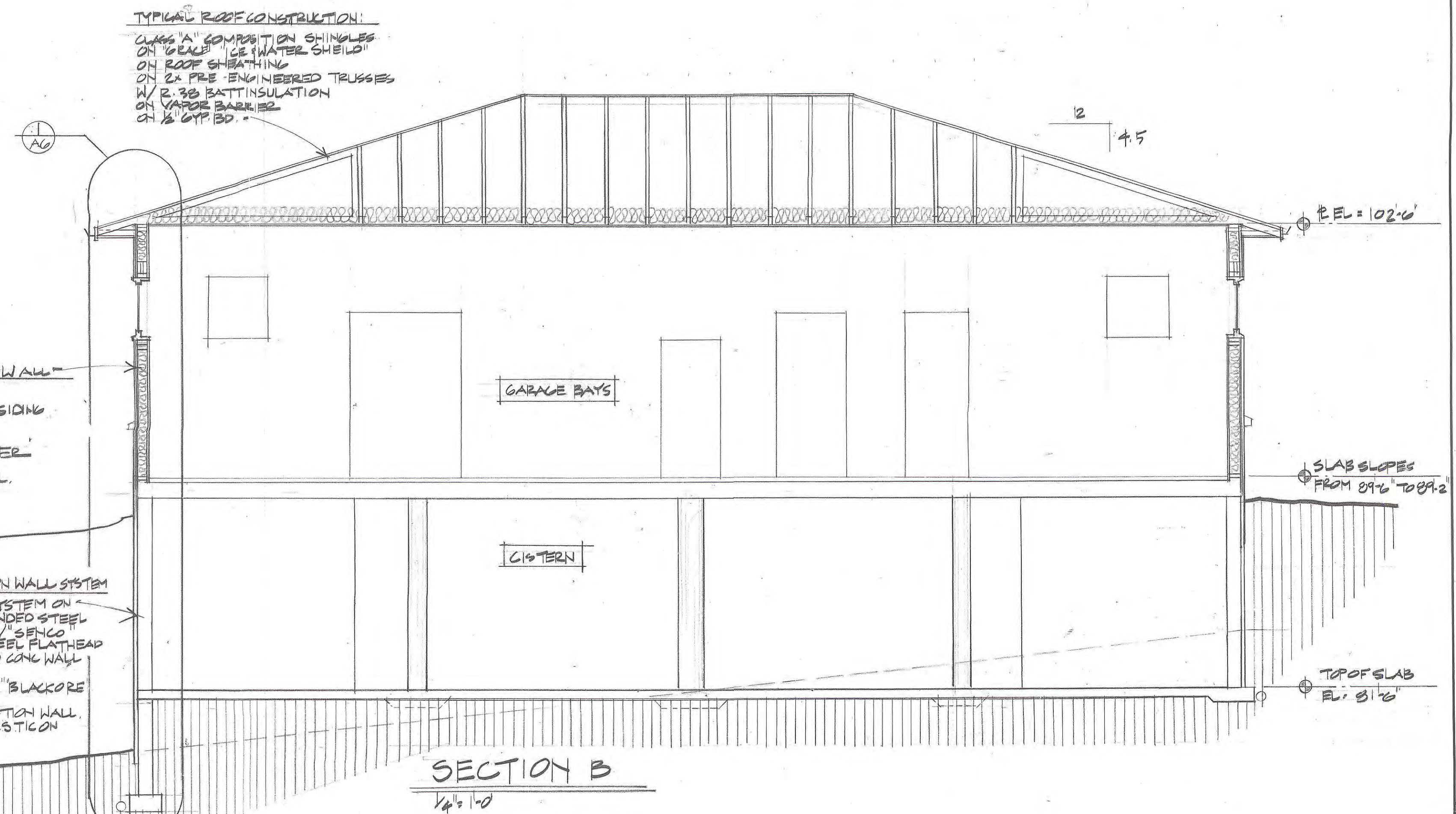
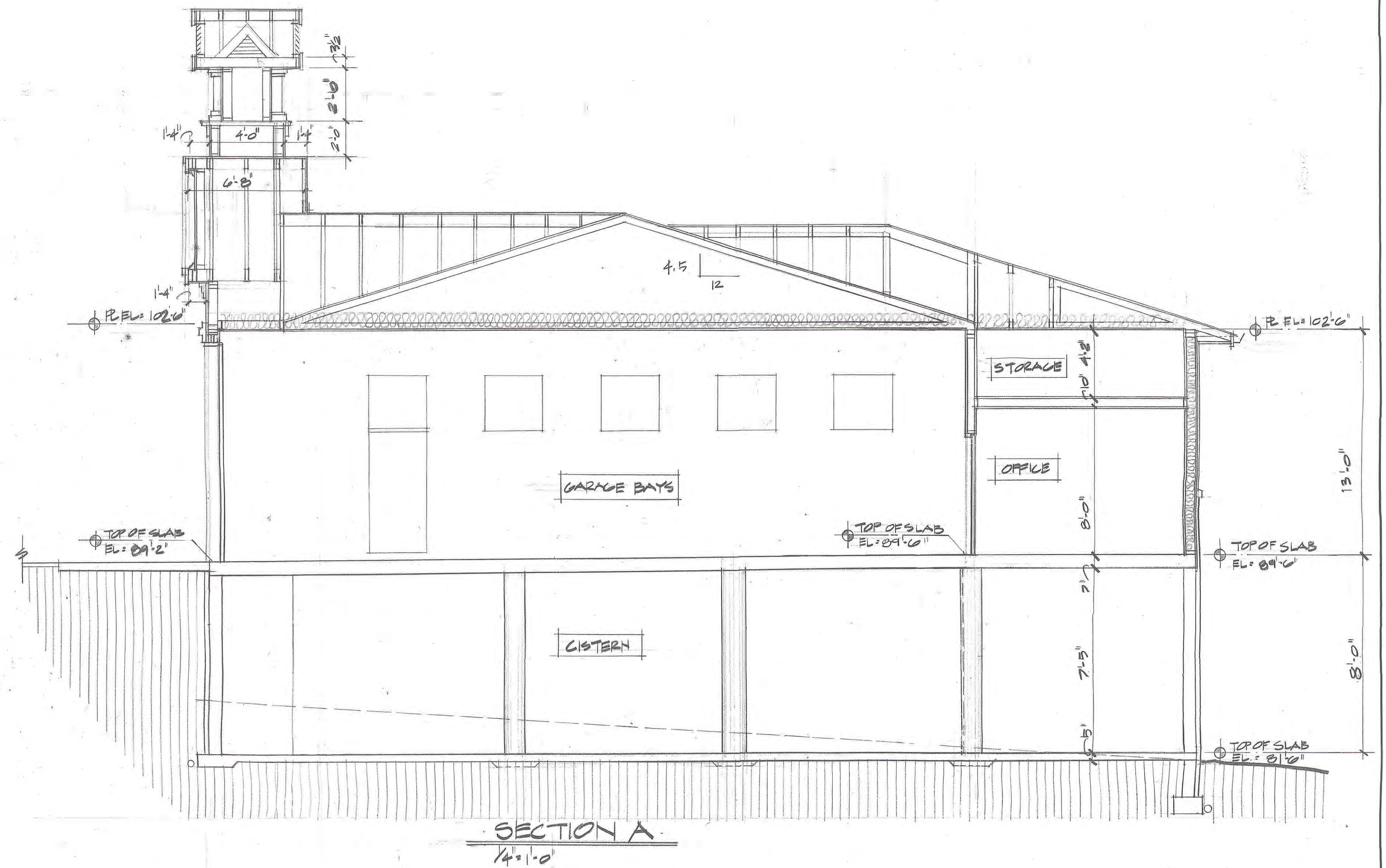
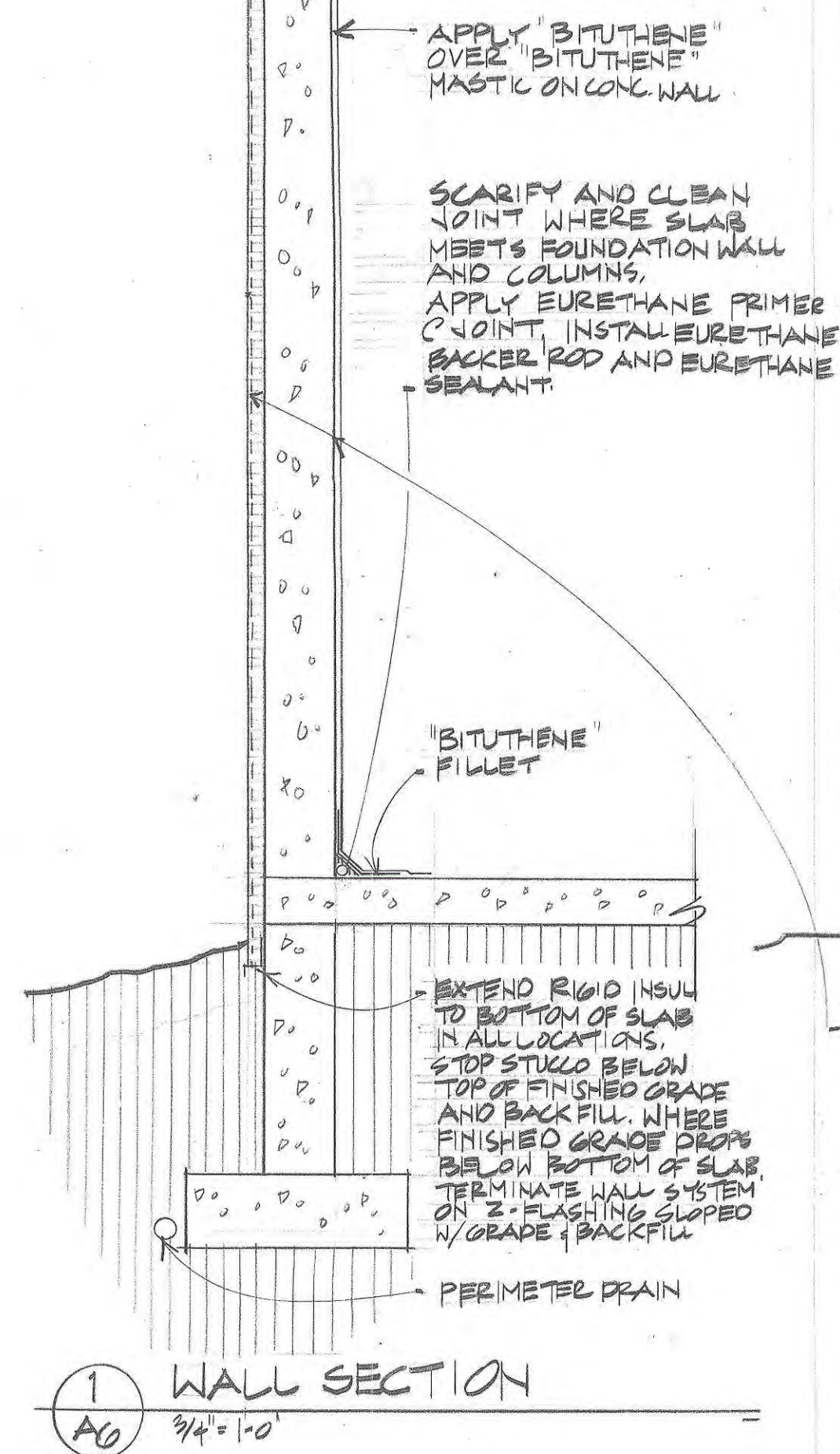
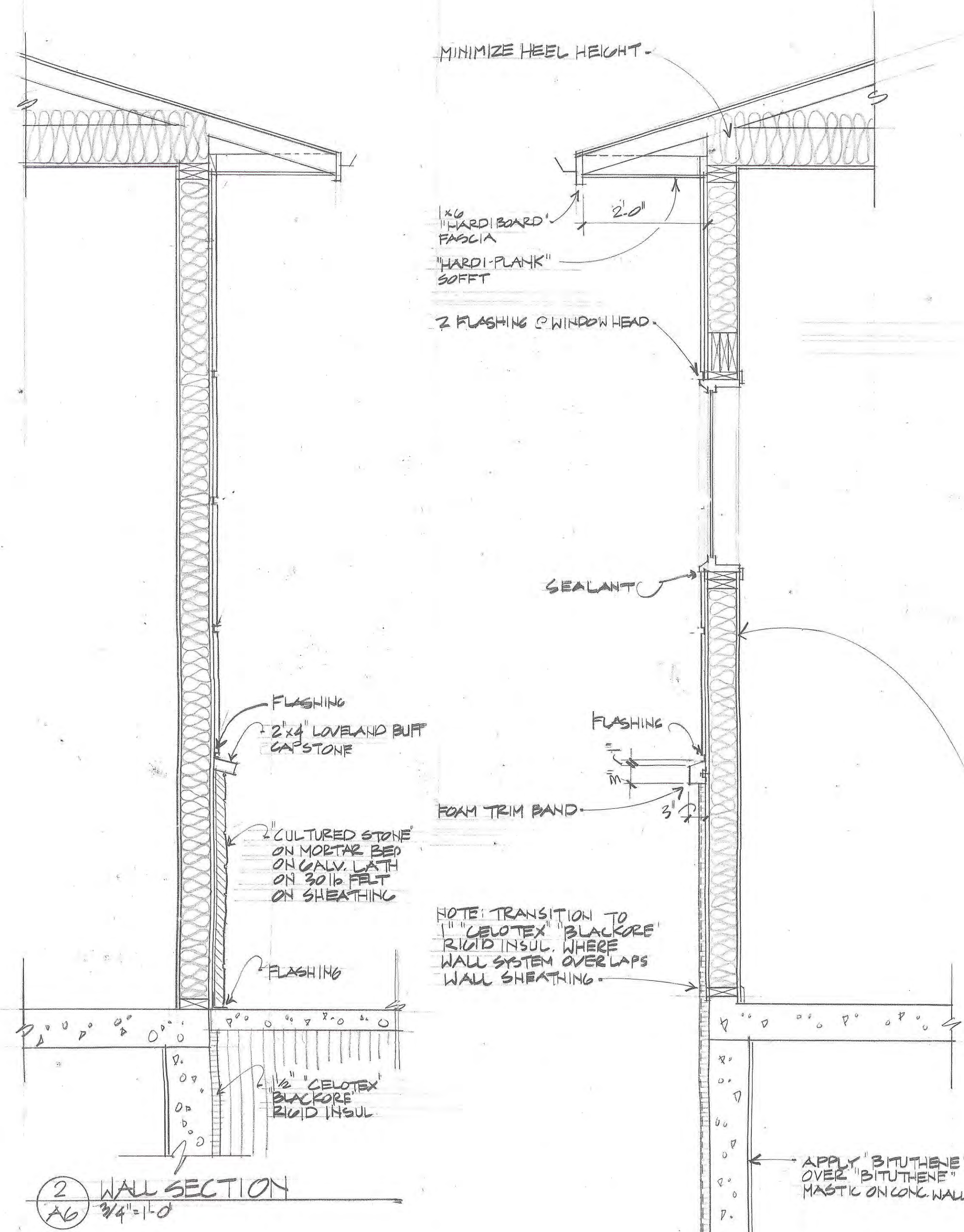


CUPPOLA BASE
FRAMING PLAN



SOUTH ELEVATION

C50



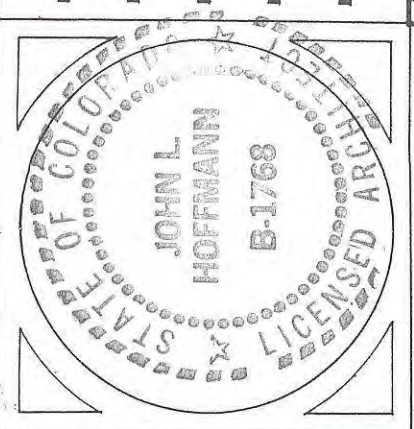
THE SUNSHINE FIRE PROTECTION DISTRICT

MAIN FACILITY

HOFFMANN ASSOCIATES
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P.O. BOX 1751
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BID ISSUE	5/4/04
PERMIT ISSUE	5/4/04
CONST. RELEASE	
REVISION	2/23/05

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GENERAL STRUCTURAL NOTES JOB #04065
PROJECT: COUNTY ROAD 83 FIRE STATION AND STORAGE TANK
DATE: MAY 4, 2004

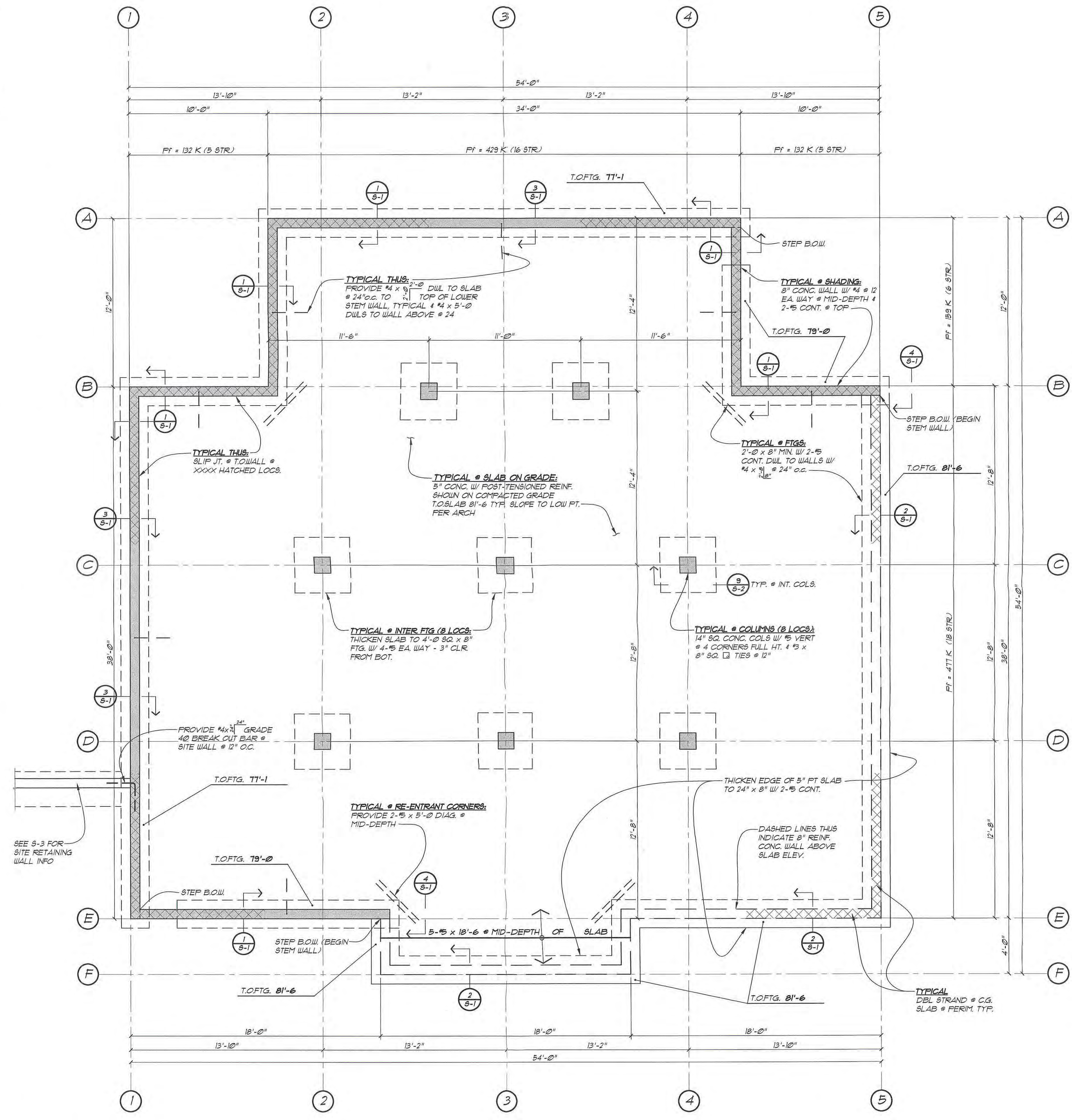
DESIGN LIVE LOADS
SNOW (UBC DESIGN CRITERIA) 50 PSF
WIND (UBC DESIGN CRITERIA) 110 MPH EXP. C (V/S FASTEST MILE)
SEISMIC CATEGORY B
FLOOR 100 PSF AND VEHICLE EQUIPMENT

FOUNDATIONS
FOUNDATION DESIGNED WITHOUT ENGINEER'S SOIL INVESTIGATION.
FOUNDATION CRITERIA (BELOW) WAS ASSUMED FOR PURPOSES OF FOUNDATION DESIGN AND SHALL BE CONFIRMED BY SOILS ENGINEER AT OWNER'S EXPENSE. PRIOR TO CONSTRUCTION, THIS PROCEDURE MAY REQUIRE REVISIONS TO FOUNDATION DESIGN. IF SOILS ENGINEER DETERMINES THAT SUCH DESIGN CRITERIA ARE INAPPROPRIATE FOR THIS BUILDING SITE.
FOOTINGS SHALL BE PLACED UPON UNDISTURBED NATURAL SOIL OR COMPACTED FILL TESTED AND APPROVED BY SOILS ENGINEER.
MAXIMUM DESIGN SOIL PRESSURE: 3,000 PSF.
DESIGN LATERAL SOIL PRESSURE (EQUIVALENT FLUID PRESSURE): 45 PSF/FT.
PROVIDE PERIMETER DRAIN PER SOILS ENGINEER.
SLOPE PERIMETER GRADE AWAY FROM BUILDING.

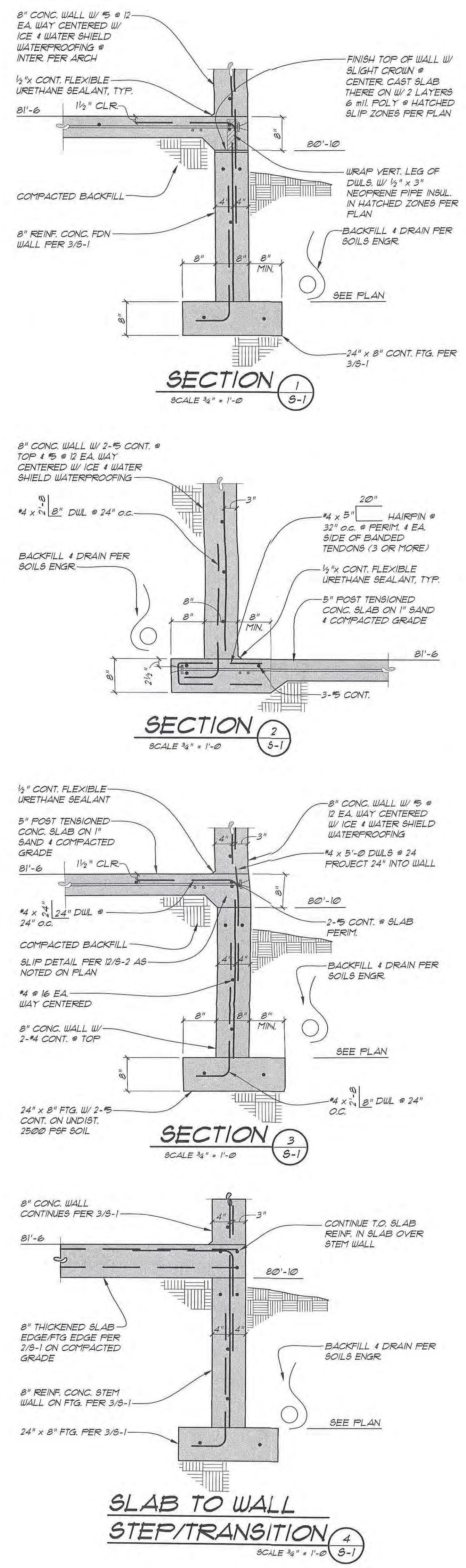
CONCRETE AND REINFORCEMENT (BUILDING FOUNDATION WALLS AND FOOTINGS)
CONCRETE SHALL CONFORM TO APPLICABLE PROVISIONS OF LATEST REVISION OF ACI-301 MINIMUM 28 DAY COMPRESSIVE STRENGTH AS FOLLOWS:
ALL CONCRETE: 3500 PSI.
DEFORMED REINFORCEMENT: ASTM A615 GRADE 60.
WELDED WIRE FABRIC: ASTM 105
REINFORCEMENT FABRICATED AND PLACED PER ACI MAN. OF STAND. PRACTICE (ACI-302).
TYPICAL FOUNDATION REINFORCEMENT 2-5 TOP AND 2-5 BOTTOM.
SEE PLANS FOR OTHER REQUIREMENTS.

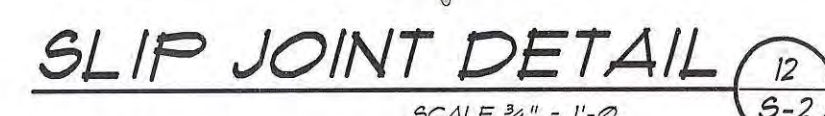
WOOD FRAMING
LAMINATED VENEER LUMBER (LVL) F_b = 2600, E = 1,900,000
FRAMING LUMBER (MAXIMUM MOISTURE CONTENT: 19%)
STUDS DOUGLAS FIR STUD GRADE F_b = 1000/1000, E = 1,400,000, F_c = 1850
JOISTS DOUGLAS FIR NO.2 F_b = 900/1000, E = 1,600,000
BEAMS DOUGLAS FIR NO.1 F_b = 1200/1000, E = 1,700,000
COLUMNS DOUGLAS FIR NO.1 F_b = 1200/1000, E = 1,600,000, F_c = 1000
NAILING PER UNIFORM BUILDING CODE EXCEPT WHERE MORE OR LARGER NAILING SHOWN ON DRAWINGS.
ALL ROOF RAFTERS, JOISTS, TRUSSES, BEAMS ANCHORED TO SUPPORTS WITH 18 GA. SIMPSON H25 FRAMING ANCHORS. TRUSS TO TRUSS CONNECTIONS SPECIFIED BY TRUSS SUPPLIER.
ALL PLYWOOD ROOF SHEATHING AND SUBFLOORING SHALL BE ENGINEERED GRADES WITH GRADE STAMP INDICATING APPROPRIATE MAXIMUM SPACING OF SUPPORTS (APA 307/16).
LOWER CHORD OF GABLE END TRUSSES ANCHORED TO WALL PLATE WITH 18 GA. FRAMING ANCHORS AT 4'-0" ON CENTER AND LATERALLY BRACED TO ROOF FRAMING AT 8'-0" ON CENTER MAXIMUM SPACING.
ALL EXTERIOR STUD WALLS SHALL BE SHEATHED WITH 1/2" PLYWOOD. ADDITIONAL REQUIREMENTS NOTED ON DUGS (OR OSB CONFORMING TO UBC STANDARD 24-24).
PROVIDE CONTINUOUS WALL STUDS EACH SIDE OF WALL OPENINGS EQUAL TO ONE HALF OR GREATER OF NUMBER OF STUDS INTERRUPTED BY OPENINGS.
ALL WALL STUDS SHALL BE CONTINUOUS FROM FLOOR TO FLOOR OR FROM FLOOR TO ROOF.
CROSS BRIDGE ALL ROOF AND FLOOR JOISTS AT MIDSPAN WHERE BOTTOM DOES NOT RECEIVE DRYWALL OR OTHER SHEATHING.
PROVIDE SOLID BLOCKING OR RIM JOISTS AT ALL JOIST SUPPORTS AND JOIST ENDS. ALL FLOOR JOIST AND ROOF TRUSS SYSTEM BRACING AND BRIDGING AND CONNECTIONS SPECIFIED BY MANUFACTURER.
METAL CONNECTOR DESIGNATIONS ARE SIMPSON STRONG TIE COMPANY.
THESE PLANS HAVE BEEN ENGINEERED FOR CONSTRUCTION AT ONE SPECIFIC BUILDING SITE. BUILDER ASSUMES ALL RESPONSIBILITY FOR USE OF THESE PLANS AT ANY OTHER BUILDING SITE.

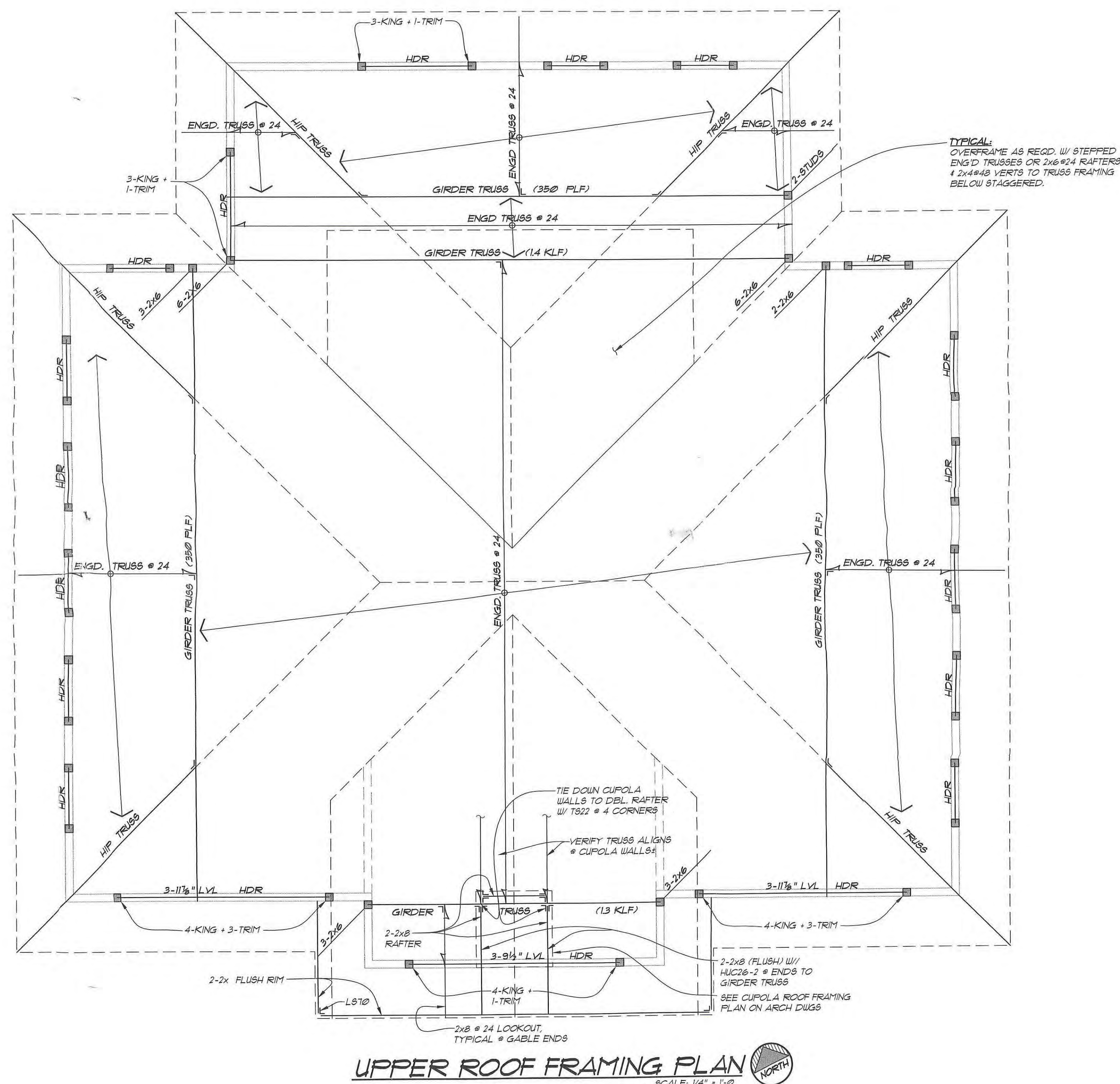
POST-TENSIONED CONCRETE REINFORCEMENT
POST-TENSIONING STRAND WILL BE 1/2" DIAMETER T-WIRE STRAND WITH AN ULTIMATE STRENGTH OF 270,000 PSI MANUFACTURED IN ACCORDANCE WITH ASTM A416. THE GENERAL FOUNDATION CONTRACTOR IS RESPONSIBLE FOR ADEQUATE STORAGE OF ALL POST-TENSIONING MATERIALS TO AVOID CORROSION OR ANY DAMAGE TO THE STRAND FROM EXTERNAL SOURCES.
THE FOUNDATION HAS BEEN DESIGNED WITH THE LATEST ACCEPTABLE ENGINEERING PRACTICES IN ACCORDANCE WITH THE FOLLOWING:
POST-TENSIONING INSTITUTE'S, "DESIGN AND CONSTRUCTION OF POST-TENSIONED SLABS-ON-GROUND," 2ND EDITION, 1996.
AMERICAN CONCRETE INSTITUTE'S, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318-95)"
MAXIMUM SOIL BEARING PRESSURE: 3,000 PSF
CONCRETE TO ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS, 3000 PSI AT TIME OF STRESSING, MAXIMUM SLUMP 4"
TENDONS TO BE STRESSED BY QUALIFIED PERSONNEL WITHIN 8 HOURS OF REACHING 3000 PSI STRENGTH. CONTRACTOR TO PROVIDE STRESSING LOGS FOR ENGINEERS REVIEW PRIOR TO TENDON CUTTING AND GROUTING. STRESS TENDONS TO 33K +/- 5%
TENDON SHEATHING RIPS OR TEARS SHALL BE PROVIDED UNDER WATERPROOF TAPE PRIOR TO PLACEMENT. SUPPORTS OF STRANDS TO BE 4'-0" O.C. MAX. CENTERED IN THICKNESS, 4' STRAIGHT.
DRY PACK STRESSING SOCKETS AFTER BURNING OFF STRAND.
PLACE SLAB ON 1" SAND LAYER.
IT IS IMPERATIVE THAT ALL PUMPING IS PRESSURE TESTED FOR LEAKS FOR A MINIMUM DURATION OF 24 HOURS BEFORE THE POUR OF THE FOUNDATION SLAB. ALL LEAKS MUST BE REPAIRED BEFORE THE POUR AND RE-TESTED IN THE SAME MANNER. PUMPING LEAKS THAT CHANGE THE MOISTURE CONTENT BEYOND THE DESIGN PARAMETERS OF THE SOIL'S REPORT WILL VOID THE FOUNDATION DESIGN. UNLESS ALL PIPES IN CONTACT WITH CONCRETE THAT PASS VERTICALLY OR HORIZONTALLY THROUGH FOUNDATION WITH EXPANSION MATERIAL.
DRILLING HOLES FOR INTERIOR ANCHOR BOLTS SHALL BE DONE WITH A SMALL ROTARY HAMMER DRILL ONLY. CORE DRILLING IS PROHIBITED. IF A CABLE IS ENCOUNTERED MOVE 2" AWAY AND START AGAIN.
CONCRETE CHIPPING OR SAWING IS PROHIBITED.
SHOOTING NAILS INTO SLAB IS NOT RECOMMENDED.
FOUNDATION WAS DESIGNED IN ACCORDANCE WITH THE LATEST RECOMMENDATIONS PROVIDED BY THE POST-TENSIONING INSTITUTE FOR SLAB ON GRADE FOUNDATIONS AND SUBFLOORED SLABS. GEBAU INC. CANNOT BE RESPONSIBLE FOR DAMAGES CAUSED BY CONDITIONS EXCEEDING THESE RECOMMENDATIONS OR PARAMETERS. FINISHED SLAB ELEVATIONS SHOULD BE RECORDED IMMEDIATELY AFTER SLAB PLACEMENT FOR FUTURE REFERENCE.



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
FOOTINGS TO BE ON UNDISTURBED 3000 PSF SOIL (SOILS ENGR. TO VERIFY) CENTERED & BEARING ELEMENTS SET A MIN. 30" BELOW FIN. GRADE.
SEE SHT. S2 FOR TOP OF UPPER SLAB ELEV.
T.O. SLAB ELEV. = 81'-6", TYPICAL







UPPER ROOF FRAMING PLAN

FINAL

PLAN REVIEW
& PERMIT SECTION
ACCEPTED SUBJECT ☒
TO CORRECTION NOTED ☐
REFUSED ☐
FINAL ACCEPTANCE SUBJECT ☒
TO FIELD INSPECTION ☐
BY *Jeff Dought* DATE: *3/4/05*
PERMIT NO. 04-770

04-770 *Sunshine Fire Protection District*
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