

WILDFIRE MITIGATION PLAN

For Janice Whitmore
8465 Hwy 7, Allenspark, CO 80510
Docket: SPRW - 07 - 097
Inspection date: 3/10/2008

**Colorado
State**
FOREST
SERVICE
Boulder District
5625 Ute Highway
Longmont, CO 80503
(303) 823-5774
FAX: (303) 823-5768

Prepared for:

Janice Whitmore
PO Box 69
Estes Park, CO 80517
Phone: 303-747-2887

Prepared by:

Matthew Jedra
Forester - Boulder District
Phone: (303) 823-5774
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PURPOSE OF A WILDFIRE MITIGATION PLAN

The purpose of a Wildfire Mitigation Plan is to give guidelines for reducing wildfire hazards around a home or other structures through fuels reduction. It is a document to inform urban interface home owners of the dangers and responsibilities of living in the interface. This plan will help outline the initial and ongoing fuels reduction needed to create and maintain an effective wildfire defensible space. However, having a wildfire mitigation plan, implementation of a defensible space thinning, and following all the recommendations as outlined in this plan **does not guarantee that your home will survive a wildland fire; however, in combination they will give your home the best potential probability to survive a wildland fire.**

SITE LOCATION AND PROPERTY DESCRIPTION

The property is located in Section 2, Township 3N, and Range 73W, Boulder County. The property is located within the Allenspark Fire Protection District (303-747-2586). A 280 sq.ft. detached garage and a 116 sq. ft. addition are proposed for the site. The lot is 2.6 acres in size and has a modest ~0-10 percent slope with a north aspect. The site is at ~9,000 feet in elevation and located on a mid-slope which is relatively moist and dry. Hwy 7 to the east creates a small natural barrier that may help slow the spread of a surface fire on the site.

CONSTRUCTION DESIGN AND MATERIALS

The proposed residence and a detached garage will have a moderately complex design with a moderately complex roofline and will be oriented with an east aspect. **The overall design of the structure greatly influences how it will withstand a wildfire. Complex building forms create heat traps, areas where the walls and roof members intersect on another where eddies form and hot air and embers from a fire can collect. It is important to keep these areas clear of combustibles such as needles and brush.**

The roofing material will consist of metal. **Falling embers and fire brands from a wildfire can land on a roof and ignite the roof, either by directly heating the roofing material, or by igniting light fuels (pine needles) that have collected on the roof. It is recommended to place screening over gutters and/or make a yearly check to keep them clear of leaves and needles.**

The exterior wall material is to be cement board. Soffits and fascia are to be ¾" thick cement board. The structure will have 3 medium sized windows with the primary viewing direction being toward the north side of the structure. Windows will be double glazed with Low-E coating and tempered glass where required. Frames are to be made of wood. Exterior doors are to be 1¾", fire-rated, and made of wood. **All operable windows must be provided with screening that is constructed of either aluminum, galvanized steel, copper or of an approved material that when exposed to flame for 15 seconds, will not burn through or melt, and remains intact. Windows are one of the weakest parts of a structure with regards to wildfire. They often crack and fail before the structure itself ignites, providing a direct path for embers and radiant heat to reach the interior. It is best to minimize the number of windows, especially on the downhill side of the structure. Fire typically burns up hill faster and will create a great deal of radiant heat.**

An existing wood deck is located on the south side of the residence. **Decks must be kept clean and free of combustible materials. Keep debris such as pine needles, wood, and vegetation away from your deck. Each year rake pine needles and other combustible material from underneath decks and overhangs.**

UTILITIES

The propane tank is to set on a pad of crushed rock overlaying a weedbarrier ~75 ft east of the residence. Utilities for the property are from a pole ~125 ft. southwest of the residence. The septic field is located ~75 ft east of the residence. A well is located ~125 ft. northwest.

DRIVEWAY ACCESS FOR EMERGENCY VEHICLES

Access the property from Boulder by heading north on Hwy 36 to Lyons, turn left on Hwy 7 towards Allenspark, end at 8465 Hwy 7. Emergency evacuation from this property is dependent on the location of a fire at a given time. Two main evacuation routes could be south on Hwy 7 towards Allenspark and Lyons or head north on Hwy 7 towards Estes Park.

The new addition and detached garage will create a minimal amount of site disturbance and soil compaction and will require the removal of few trees. The driveway is ~12 feet wide with a vertical clearance of 13'6" and a grade that is less than 12 percent. The driveway is approximately 450 ft long. A hammerhead turnout already exists within 50 feet from the residence. Since the driveway is greater than 400 ft., one pull-out is required along the driveway.

EMERGENCY WATER SUPPLY FOR FIRE FIGHTING

The water source will be from a 1,800 gallon cistern that exists ~60 ft to the north of the residence. Contact the Allenspark Fire Protection District (303-747-2586) for more information and specific details.

FUELS REDUCTION

All trees to be removed are marked with blue spray paint. All trees that are to remain within zones 1 and 2 will be unmarked and need to be pruned to a height of 8 ft or 1/3 the height of the tree, whichever is less. If the property is less than 1 acre it may not have zones marked due to boundary interference. Harvested wood that remains on site will be stacked at least 30 feet from the house and at the same elevation when possible. Slash from the harvest will be hauled off site or chipped. Note that if you decide to burn piles, you must obtain a valid Open Burning Permit from the Boulder County Environmental Health Department (303-441-1180) and notify your local fire protection district Allenspark Fire Protection District (303-747-2586).

FOREST COMPONENT AND HEALTH

The site has a dominant overstory consisting of lodgepole pine (*Pinus contorta*) with a Lodgepole pine, ponderosa pine (*pinus ponderosa*), Douglas-fir (*Pseudotsuga menziesii*), quaking aspen (*Populus tremuloides*), Engelman Spruce (*Pice engelmannii*) and Sub-alpine fir (*Abies lasiocarpa*) component. The understory consists of a dense/sparse cover of native grasses, forbs, and shrubs. The forested area is best represented by Fuel Model 9. Fuel Model 9 is represented by closed canopy stands of lodgepole pine, ponderosa pine and mixed conifer. Understory may consist of small trees and shrubs, grasses and moderate concentrations of down, dead woody litter. High amounts of needle litter may be present. This model can exist from foothills to subalpine.

Mountain Pine Beetle (*Dendroctonus ponderoase*) and Dwarf mistletoe (*Arceuthbium americanaum*) was noted in a few trees on the property. Refer to the enclosed material or contact the Colorado State Forest Service for management recommendations..

DEFENSIBLE SPACE MANAGEMENT

There are three defensible space zones to be created around the structure(s) on the site. Please note that it is possible that one or more of these zones will cross over the subject property onto adjacent properties. Property boundaries must be respected; mitigation work is not required beyond immediate boundaries. However, landowners are encouraged to contact and work with neighbors if property lines limit the ability to mitigate within the prescribed area. **Defensible space is a benefit, not only to the individual but also to the community as a whole.**

Zone 1 - Starts at the foundation and extends out 15 feet in all directions from the outside edge of the structure(s). Zone 1 is broken down into three segments:

Zone 1A - Consists of the structure(s) themselves and the area immediately adjacent to and surrounding the structure(s) on all sides. A five-foot wide, non-flammable strip should be created using gravel over a weed barrier material. This strip will also extend back under, and out to, two feet past the drip line of any decks.

Zone 1B - Extends out from Zone 1A. In this zone, all highly flammable vegetation should be removed. Any large dead woody material on the ground should also be removed. Firewise plants should be used for landscaping and re-vegetation. Grasses should be irrigated when possible and mowed to a maximum height of 6 to 8 inches twice per growing season to a distance of 30 feet from the structure.

Zone 1C - This zone extends out from Zone 1B to 15 feet from the house. All understory trees (ladder fuels) should be removed as marked. These are small seedling and sapling size trees that can be ladders for fire to get in the crowns of the larger trees. A few of the larger, healthy trees can to be retained for screening. All remaining trees in this zone should be pruned to a height of 10 feet. They must be well spaced so that the

crowns are not touching (10 foot minimum crown spacing). No trees should overhang the house or decks, unless approved by Boulder County or CSFS as "part of the structure" with additional fuels reduction around those trees to insure the defensible space integrity. Trees should be at least 15 feet away from the house on all sides, and a minimum of 20 feet from chimneys.

Zone 2 - This zone extends out from Zone 1C, and acts as a transition zone between the heavily thinned areas near the house to the existing forest setting. It extends down slope between 100-170 feet depending upon slope steepness. Zone 2 also extends on either side of the structure a minimum of 100 feet and behind the house between 70-100 feet assuming no boundary restrictions. Tree spacing begins as in Zone 1C and gradually decreases as you approach the outer edge of the zone. Thinning and crown spacing becomes greater in areas of steep slopes. Ladder fuels and poor quality, suppressed and/or diseased trees, 6 to 8 inches in diameter, make up the majority of the removals. The remaining mature trees should be pruned to a height of 10 feet at the intersection of Zones 1 and 2 with limbing reduced in height to 6 feet as you approach Zone 3. If there are any questions pertaining to slope and the changes in thinning spacing and distance regulations please refer to <http://www.ext.colostate.edu/pubs/natres/pubnatr.html> and find the *Quick Facts 6.302 Creating Wildfire Defensible Space*.

Zone 3 - This zone extends out from Zone 2 to the edge of the property. It may extend out to areas that are not part of the immediate mitigation efforts. In this zone, a few thicker clumps of trees are acceptable, as well as some unpruned trees near the outer edge. Thinning in this zone adds some protection, but is aimed more at forest health. Trees that are of poor quality or form, or have insect or disease infestations, should be removed. Slash in this zone can be lopped and scattered and/or piled for wildlife use.

- Thin suppressed trees and trees with disease and insect infestations and retain the larger, healthier trees.
- Snags can be retained for wildlife.
- Some slash in this zone can be lopped and scattered and/or piled for wildlife enhancement and shelter.
- Large amounts of slash should be disposed of by chipping, hauling to an approved site, or burning.
- For burning permits, check with your local fire protection district.

MAINTENANCE AND RECOMMENDATIONS

As detailed in fact sheet 6.302, *Creating Wildfire Defensible Zones*, an important factor that determines a structure's ability to survive wildfire is defensible space. Defensible space is a maintained area around a structure where fuels (flammable materials) are modified to slow the possible spread of wildfire to the structure, as well as from the structure to the surrounding areas. Defensible space provides a place where structure protection and fire suppression operations may occur. Wildfire hazard mitigation work breaks up fuel continuity, potentially decreasing a wildfire's intensity, and for more effectiveness should be completed beyond a home's defensible space, zone 1 and 2, area into zone 3.

In addition to the above recommendations, several other measures can be taken to make your home more fire safe and add an additional measure of safety for your family. While not required through site plan review, the following measures should be undertaken to maintain the home and defensible space in the future.

- Maintain your defensible space yearly; contact your local forester for a 5-year maintenance inspection
- Establish an escape route and safety zone with the aid of your local fire protection district
- Keep firewood at least 30 feet away from buildings; clear weeds and grass from around pile
- Do not stack fresh cut wood against live trees – this could invite unwanted insects
- When possible, maintain an irrigated green space; mow grasses 6" to 8" high
- Connect, and have available, a minimum of 50 feet of garden hose with an adjustable nozzle
- Have an emergency evacuation plan in place (included in wildfire mitigation plan)
- Be aware of fire danger; your nearest fire danger sign is located at your fire station or check the Boulder Fire Weather website at www.crh.noaa.gov/bou
- Keep driveways and property address marked with reflective easy to see signs
- Maintain screens on foundations, soffit vents, roof vents, and attic openings
- Get rid of unnecessary accumulations of debris and trash from yards
- Keep tools such as shovels, rakes, ladders, and axes available and ready for use
- Clean debris from the roof and gutters at least two times annually
- Check screens and maintain spark arresters on chimneys annually
- Avoid storing combustibles under decks such as wood piles, scrap lumber, and fuels

DEFINITIONS

Aspect – Exposure. The direction a slope faces.

Canopy – The cover of branches and foliage formed collectively by crowns of adjacent trees.

Crown – Branches and foliage of a tree.

Dominant fuel type – Matter that would carry a fire, found on the ground.

Duff – a layer of accumulated dead organic matter (pine needles).

Eddies – Small wind occurrences that are separate from normal wind flows.

Fuel Model – A number system that identifies the types of fuels found on the property that will directly influence fire behavior.

Fire danger - An assessment of both fixed and variable factors of the fire environment, which determine the ease of ignition, rate of spread, difficulty of control, and the fire impact.

Fire hazard - The potential fire behavior for a fuel type, regardless of the fuel type's weather-influenced fuel moisture content or its resistance to fireguard construction. Assessment is based on physical fuel characteristics, such as fuel arrangement, fuel load, condition of herbaceous vegetation, and presence of elevated fuels.

Fire management - The activities concerned with the protection of people, property and forest areas from wildfire and the use of prescribed burning for the attainment of forest management and other land use objectives, all conducted in a manner that considers environmental, social and economic criteria.

Fire risk - The probability or chance of fire starting determined by the presence and activities of causative agents.

Fuel continuity – The proximity of fuels to each other. Helps determine if a fire can sustain itself.

Forest health - A forest condition that is naturally resilient to damage; characterized by biodiversity, it contains sustained habitat for timber, fish, wildlife, and humans, and meets present and future resource management objectives.

Ladder fuels - Fuels that provide vertical continuity between the surface fuels and crown fuels in a forest stand, thus contributing to the ease of torching and crowning.

Limb (verb) –To remove the branches from a tree.

Noxious weeds - Any weed so designated by the Weed Control Regulations and identified on a regional district noxious weed control list.

Overstory – The tree species that forms the uppermost forest layer (dominant and co-dominant).

Slash – The residue left on the ground as a result of forest and other vegetation being altered by forest practices or other land use activities.

Snag – Standing dead tree, often used by wildlife such as woodpeckers, owls, and other various mammals.

Understory – Plants that grow underneath the overstory species.

Wildland urban interface – a popular term used to describe an area where various structures (most notably private homes) and human developments meet or are intermingled with forest and other vegetative fuel types.



Annual Fire Safety Checklist

- Thin trees and brush properly within defensible space.
- Remove trash and debris from defensible space.
- Remove needles and pine cones from window wells.
- Remove trees growing through a porch or other portions of a structure.
- Clear leaves and debris from the roof and gutters of structures.
- Remove branches that overhang a chimney or roof.
- Stack firewood uphill from a home or on a contour away from the home.
- Use noncombustible roof materials.
- Place shutters, fire curtains or heavy drapes on windows.
- Place screens on foundation and eave vents.
- Enclose sides of stilt foundations and decks.
- Remove any combustibles from under decks, porches or entrances ways.
- Use a chimney screen or spark arrester in fireplaces.
- Clear vegetation from around fire hydrants, cisterns, propane tanks, etc.
- Place placards on garages if storing flammable materials inside.
- Make sure that an outdoor water supply is available with a hose, nozzle and pump.
- Post address signs that are clearly visible from the street or road.
- Make sure that driveways are wide enough for fire trucks and equipment.
- Check with appropriate highway agencies to make sure load limits are posted on bridges and for the appropriate protocol for posting load limits for bridges on private property.
- Install and test smoke detectors.
- Practice a family fire drill and evacuation plan.

Evacuation Tips

- If a wildfire is threatening your area, listen to the radio for updated reports and evacuation information.
- Confine pets to one room and make plans to take care of them in the event of evacuation.
- Arrange for temporary housing with a friend or relative whose home is outside the threatened area. Leave a note in a prominent place in your home that says where and how you can be contacted.
- If your home is threatened by wildfire, you will be contacted and advised by law enforcement officers to evacuate. If you are not contacted or you decide to stay and help defend your home, evacuate pets and family members who are not needed to protect your home.
- Remove important documents, mementos, etc. from the possible fire area.
- Choose an evacuation route away from the fire if possible. Watch for changes in the speed and direction of the fire and smoke.

Take a disaster supply kit containing:

- Drinking water.
- A change of clothing and footwear for each family member.
- Blanket or sleeping bag for each person.
- First-aid kit and prescription medications.
- Emergency tools including a battery-powered radio, flashlight and extra batteries.
- Extra set of car keys and credit cards, cash or traveler's checks.
- Extra pairs of eyeglasses or other special items for infants, elderly or disabled family members.

Defending Your Home

Whether you choose to stay to defend your home or to evacuate, complete as many of the following preparations as possible.

- **DO NOT JEOPARDIZE YOUR LIFE. NO MATERIAL ITEM IS WORTH A LIFE.**
- Wear fire-resistant clothing and protective gear.
- Remove combustible materials from around structures.
- Close or cover outside vents and shutters.
- Position garden hoses to reach the entire house, but do not turn the water on until it is needed. Hoses should have an adjustable nozzle.
- Place large, full water containers around the house. Soak burlap sacks, small rugs or large rags in the containers.
- Place a ladder against the roof of the house on the opposite side of the approaching wildfire. Place a garden hose near the ladder, prepared as described previously.
- Place portable pumps near available water supplies, such as pools, hot tubs, creeks, etc.
- Close all windows and doors. Do not lock them.
- Close all inside doors.
- Turn on a light in each room and all outside lights. Leave them on even during daylight hours.
- Fill tubs, sinks and similar containers with water.
- Shut off gas supplies to structures at outside meters. Shut off propane supplies at the outside meter of the tank.
- Remove curtains made of lace, nylon or other light materials. Close blinds, heavy drapes and fire resistant window covers.
- Move overstuffed furniture into the center of the house, away from windows and sliding doors.
- Cars should be parked in the garage, facing out. Close the windows of the vehicle but do not lock the doors. Leave the keys in the ignition.
- Close the garage door but leave it unlocked. Disconnect automatic garage door openers.

For additional copies of these checklists, visit www.colostate.edu and search for wildfire, view the Colorado State Cooperative Extension fact sheet at <http://www.ext.colostate.edu/PUBS/NATRES/06304.html>, or contact the local Cooperative Extension office usually listed under the county government section of your local phone book.

(Information provided by Colorado State University Cooperative Extension and the Colorado State Forest Service.)

Safety Zone Guidelines

A Safety Zone is an area that in the event of a wildland fire you could survive the passing fire without the aid of a fire shelter. A natural safety zone could be an area already burned clean by the fire (in the black), rock areas where flashy fuels are absent, or large bodies of water. A manmade safety zones could be pre-constructed sites such as clear cuts. It should be close enough to your home to consider escape time to reach the safety zone. They should not be located upslope or downwind of the fire or in heavy fuels.

1. Avoid locations that are downwind from the fire.
2. Avoid locations that are in chimneys, saddles, or narrow canyons.
3. Avoid locations that require a steep uphill escape route.
4. Take advantage of heat barriers such as lee side of ridges, large rocks, or solid structures.
5. Burn out safety zones prior to flame front approach.
6. For radiant heat only, the distance separation between you and the flames must be at least four times the maximum flame height. This distance must be maintained on all sides, if the

fire has ability to burn completely around the safety zone. Convective heat from wind and/or terrain influences will increase this distance requirement.

Calculations Assuming No Slope and No Wind

<u>Flame Heights</u>	<u>Distance separation</u>	<u>Area in Acres</u>
10 feet	40 feet	1/10 acre
20 feet	80 feet	1/2 acre
50 feet	200 feet	3 acres
75 feet	300 feet	7 acres
100 feet	400 feet	12 acres
200 feet	800 feet	50 acres

Note: Distance separation is the radius from the center of the safety zone to the nearest fuels. When fuels are present that will allow the fire to burn on all sides of the safety zone this distance must be doubled in order to maintain effective separation in front, to the sides, and behind the person.

Area in Acres is calculated to allow for distance separation on all sides for a three person family and a vehicle. One acre is approximately the size of a football field or exactly 208 feet x 208 feet.

Example: Given a fire with 10 foot flame heights (no wind or slope). You would need a minimum of 40 feet between you and the flames. So your total safety zone should be 80 feet x 80 feet. If you are settled into the middle of the safety zone you will have a minimum distance of 40 feet to each edge of the zone.

Boulder County Wildfire Mitigation Plan Map

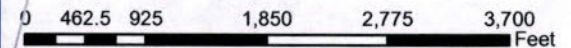


Landscape View of the
Janice Whitmore Property
8465 Hwy 7
Allenspark, CO
SPRW - 07 - 097



Legend

— Property Boundary

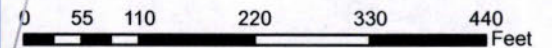
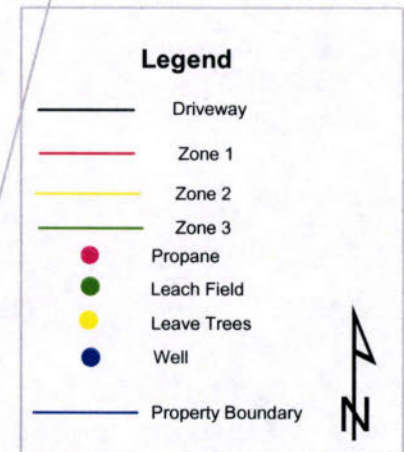
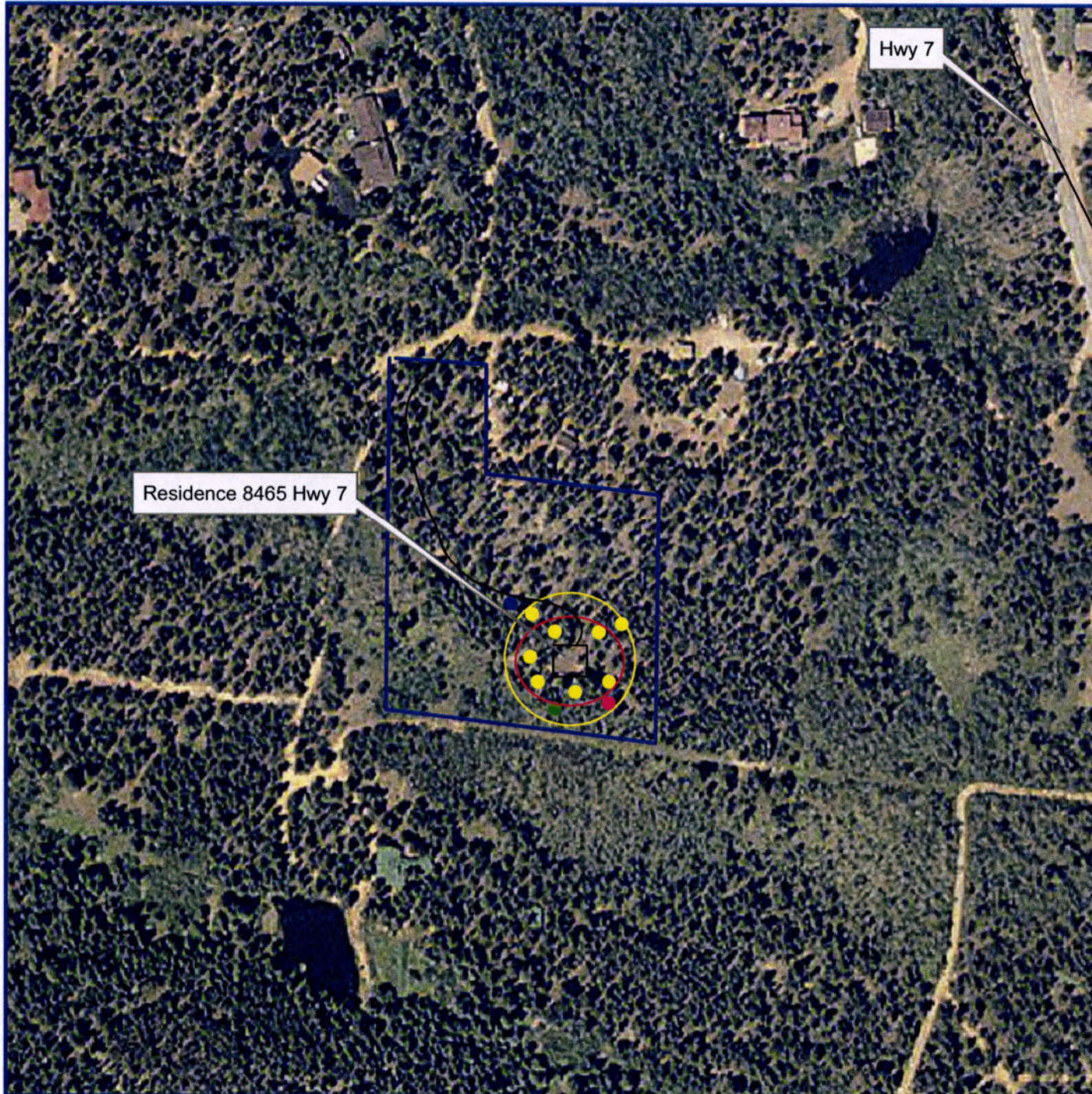
A north arrow pointing upwards, with the letter "N" at the tip and "N" at the base.

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Boulder County Wildfire Mitigation Plan Map



Property of Janice Whitmore
8465 Hwy 7
Allenspark, CO
SPRW - 07 - 097



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and is not intended for any legal representations

FAX TRANSMITTAL

DATE: MARCH 18, 2008

FROM: Charles A. Phillips, III
P.O. Box 1106
Estes Park, CO 80517
(970) 586-1849

TO: MATT JEDRA
% COLORADO STATE FOREST SERVICE
FAX # (303) 823-5768

SUBJECT: JANICE WHITMOIRE RES.
WILDFIRE MITIGATION PLAN

COMMENTS: ATTACHED PLEASE FIND THE "DATA
FORM"

PLEASE CALL IF YOU HAVE ANY FURTHER
QUESTIONS.

LEGAL DESCRIPTION

A tract of land in the NW 1/4 of Section 2, Township 3 North, Range 73 West of the 6th P.M., described as follows: Beginning at the NW corner of Tract described in Book 765 at Page 433 of Boulder County Record, from which point the NW corner of Section 2, bears N 28 57' W a distance of 1082.0 feet; thence S 86 16' E a distance of 120.0 feet; thence S 0 35' E a distance of 135.0 feet; thence S 83 53' E a distance of 202.0 feet; thence S 0 30' W a distance of 312.6 feet to the South line of the tract as described in Book 765 at Page 433 of Boulder County Record; thence N 82 40' W a distance of 319 feet more or less to the SE corner of tract as described in Book 1122 at Page 36 of Boulder County Record; thence N 0 35' W a distance of 439.5 feet along the easterly side of tract as described in Book 1122 at page 36 Boulder County Record to the True Point of Beginning, as indicated in a survey made January 31, 1971 by Howell F. Dietrich, registered land surveyor #1271. Also known as Tract #1389 Less A, Section 2, Township 3 North, Range 73 West of the 6th P.M., County of Boulder, State of Colorado.

Total Number Of Pages 5, Including This Cover Page



Colorado State Forest Service Wildfire Mitigation Plan Data Form

Please be specific. Fill out the data form as completely and as accurately as possible, **do not leave any blanks**. Leaving blanks can delay the process of your wildfire mitigation plan. You may email it to Matthew Jedra at mjedra@lamar.colostate.edu or fax it to 303-823-5768, or bring it to the scheduled appointment.

The cost of the Wildfire Mitigation Plan is \$300.00. An invoice will be included when you receive the plan. Payment is due within 30 days from the date of the invoice. Any **Bolded** categories will be filled in by the Colorado State Forest Service (CSFS) representative at the time of initial site visit. If you have any questions about this form please contact Matthew Jedra at 303-823-5774.

Inspection Date: _____

Landowner name: JANICE WHITMORE

Mailing address: PO BOX 69

City, State, Zip: ESTES PARK, CO 80517

Site address: 8465 HWY 7 ALLENSPARK, CO 80510

Phone number: (303) 747-2887

Road access: (Directions from main access road)

Docket number: SPRW - 07-097 (SPR, SPRW, LU, Etc.)

Section: 2

Township: 3N

Range: 73W

Legal Description:

SEE ATTACHED

Elevation: ? (feet)

Lot size: 2.6 (Acres)

Driveway length: 100' (Actual length in feet from road to home)

Driveway trees removed: YES (few/many/none)

House design: SIMPLE (moderately complex - any shape with a few alcoves or complex - any shaped with a number of alcoves complex design)

Home buffer material: ? (Material that is spread 5 ft. wide around the house - stone/crushed gravel/decorative stone)

Roof Design: SIMPLE (moderately complex/complex)

Roof material: METAL (Class A- Asphalt shingles/concrete tiles/metal (wood roof is not permitted ion Boulder County))

Soffit type and thickness: 3/4" PLY (3/4" Plywood or 3/8" hardboard/cement board)

Siding material: HARDY BOARD @ GARAGE
WOOD SIDING @ HOUSE (Cement/hardboard/log/stucco/stone/wood - wood siding is not permitted on high hazard sites)

3 @ GARAGE

Windows (#): 4 @ HOUSE (number of windows in the structure) (1 LESS THAN BEFORE ADDITION)
GAR - SMALL

Window Size: HOUSE-MED (On average: small - <3x4', medium - 4x5', large <5x6')

Window Frames: WOOD (Wood or aluminum clad wood/ vinyl is not permitted)

Window Aspect: ALL (Dominant viewing direction)

Window Construction: TEMP @ HOUSE (Low E- Coating/Tempered glass/etc...)

Window Wells: NONE (Number and location if present, these are windows that site below ground level, usually in a basement)

Sliding Glass Doors: NONE (Location and Number)

Door Material: WOOD (Wood/steel/fiberglass/composite)

Deck material: --- (type of composite materials, wood is not permitted)

Deck Description: --- (Enclosed deck/open deck/enclosed underneath/open underneath)

Water supply: _____ (Well or main line)

Well (if applicable): 125' NW (Direction and distance from residence - N, S, E, W/20ft, 30ft, 40ft, etc...)

Propane or natural gas: _____

Propane Tank location: E 75' (Direction and distance from residence - N, S, E, W/20ft, 30ft, 40ft, etc...)

Slash disposal: ? (Chipped/hailed/burned/lop-scatter)

Can you provide a copy of a map with locations: _____ (Yes or No)

Comments: _____

This part will be filled out by the CSFS inspecting forester

FPD: _____

Dominant fuel type: _____ (Grass/forbs/shrubs/slash/etc)

Dominant overstory: _____

Co-dominant overstory: _____

Fuel model type: _____

Aspect: _____ (Direction of slope)

Slope: _____ (Percent)

Building site: _____ (Chimney/saddle/valley/ridge/mid-slope)

Site moisture: _____

Natural fire barrier: _____

Insect & Disease Diagnosis: _____

Comments: _____



Boulder County Mon Mar 10 09:18:34 MDT 2008 This map is intended for display purposes only and is not intended for any legal representations



Land Use Department

Courthouse Annex
2045 13th Street • 13th & Spruce Streets • Boulder, Colorado 80302 • (303) 441-3930
<http://www.bouldercounty.us/lu/>

MEMORANDUM

TO: AGENCIES, ADJACENT PROPERTY OWNERS AND INTERESTED PARTIES

FROM: Noah Bates, Staff Planner

SUBJECT: Request to waive Site Plan Review for a 1,254 s.f. detached garage at 8465 Peak To Peak Hwy

DOCKET: SPRW-07-097: Whitmore detached garage

DATE: December 14, 2007

The purpose of this memorandum is to inform interested parties that the above listed address is under consideration by the Land Use Director for a waiver from the Site Plan Review process for a 1,254 s.f. detached garage at 8465 Peak To Peak Hwy.

In May of 2000, the Site Plan Review regulations were revised in order to allow for certain accessory structures to be waived from the full Site Plan Review process that would normally be required to approve their construction. In the plains, accessory structures up to 5,000 square feet are eligible to be waived from Site Plan Review; in the mountainous areas of the county, accessory structures up to 2,000 square feet are eligible to be waived from Site Plan Review.

In June of 2003, these regulations were expanded in order to allow Site Plan Review waivers for additions under 2,000 square feet and grading involving less than 500 cubic yards of earthwork. Waivers from Site Plan Review may be granted if the Land Use Department does not find the proposal to be in conflict with the standards listed in Article 4-806 of the Boulder County Land Use Code.

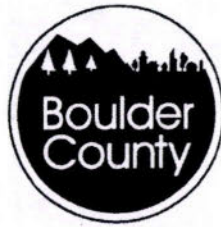
Article 4-802(C) requires that adjacent property owners be notified of the request to waive Site Plan Review and be given seven days to respond. The project, even if waived from Site Plan Review, is still subject to the applicable building permits and building code requirements.

The Board of County Commissioners and the Land Use Department appreciate any comments that you may have regarding this proposal. Please direct any written or verbal comments to the Land Use Department by **December 21, 2007**.

If you have any questions or comments, feel free to contact this office at (303) 441-3930.

cc: Applicant, Agent

478979, CK# 4453, \$260.00 RS



Boulder County Land Use Department

Courthouse Annex Building
 2045 13th Street • PO Box 471
 Boulder, Colorado 80302
 Phone: 303-441-3930 • Fax: 303-441-4856
 Email: planner@co.boulder.co.us •
 http://www.co.boulder.co.us/lu/
 Office Hours: Monday – Friday 8:00 AM to 4:30 PM

Intake Stamp	Shaded Area for Staff Only
	NOV 30 2007
BOULDER COUNTY LAND USE	

Application Form

Project Number		Project Name	
<input type="checkbox"/> No Application Deadline	<input type="checkbox"/> Application Deadline: First Wednesday of the Month	<input type="checkbox"/> Application Deadline: Second Wednesday of the Month	
<input type="checkbox"/> Limited Impact Special Use <input type="checkbox"/> Site Plan Review <input checked="" type="checkbox"/> Site Plan Review Waiver <input type="checkbox"/> Subdivision Exemption <input type="checkbox"/> Exemption Plat <input type="checkbox"/> Extension of Approval <input type="checkbox"/> 1041 State Interest Review <input type="checkbox"/> Other: _____	<input type="checkbox"/> Variance <input type="checkbox"/> Appeal	<input type="checkbox"/> Sketch Plan <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Resubdivision (Replat) <input type="checkbox"/> Special Use/SSDP	<input type="checkbox"/> Rezoning <input type="checkbox"/> Road/Easement Vacation <input type="checkbox"/> Location and Extent <input type="checkbox"/> Road Name Change
Location(s)/Street Address(es) 8465 HWY 7 ALLENSPARK, CO			
Subdivision Name			
Lot(s)	Block(s)	Section(s) 2	Township(s) 3N
Area In Acres 2.6 AC	Existing Zoning F	Existing Use of Property SINGLE FAMILY RES.	Range(s) 73 W
Proposed Water Supply EXIST. WELL	Proposed Sewage Disposal Method EXIST. SEPTIC		

Applicants:

Applicant/Property Owner JANICE WHITMORE		Email Address	
Street Address 8465 HWY 7 (PO BOX 69 ESTES PARK, CO 80517)			
City ALLENSPARK	State CO	Zip Code 80510	Phone (303) 747-2887
Applicant/Property Owner		Email Address	
City		Phone	
Applicant/Property Owner/Agent/Consultant		Email Address	
City	State	Zip Code	Phone
Agent/Consultant CHARLES A PHILLIPS, III		Email Address	
Street Address PO BOX 1106			
City ESTES PARK	State CO	Zip Code 80517	Phone 970-586-1349

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 Janice Whitmore	Date 09/18/07	Signature of Property Owner	Date
Other Signature	Date	Other Signature	Date

* Only if the Land Use Director waives the landowner signature requirement for good cause shown under the applicable provisions of the Land Use Code.



Boulder County Land Use Department Planning Publications

Site Plan Review Waiver Fact Sheet

Each section of this Fact Sheet is required to be completed, even if the information is duplicated elsewhere in the application. Completed Fact Sheets cut application review time, and assist staff in expediting determinations. Please make duplicates of this page if the project involves more than two structures. **Please note:** If a project is granted a SPR Waiver but the building permit floor area calculations result in new floor area exceeding 2,000 sq.ft., then the project will trigger a full SPR prior to issuance of a building permit.

Project Identification

Project Name:
WHITMORE RESIDENCE

Property Address/Location:
8465 HWY 7 ALLENSPARK, CO

Current Owner:
JANICE WHITMORE

Size of Property in Acres:
2.6 AC.

Structure Information

STRUCTURE #1

TYPE OF STRUCTURE: RESIDENCE
(e.g. residence, studio, barn, etc.)

TOTAL EXISTING FLOOR AREA: 1254 sq/ft **DEMOLISH:** 0 sq/ft
(Finished + Unfinished sq.ft. - always include garage if attached)

Is new floor area proposed in areas where demolition will occur?
 Yes _____ No X

If Yes, please be sure this area is included in the table below.

	PROPOSED FLOOR AREA <i>(new construction only)</i>		
	Finished	Unfinished	Total
Basement	0 sq/ft	0 sq/ft	0 sq/ft
1st Floor	116 sq/ft	0 sq/ft	116 sq/ft
2nd Floor	0 sq/ft	0 sq/ft	0 sq/ft
Garage			
<input checked="" type="checkbox"/> Detached	0 sq/ft	280 sq/ft	280 sq/ft
<input type="checkbox"/> Attached			
Covered Deck	114	0 sq/ft	114 sq/ft
Total	sq/ft	sq/ft	510 sq/ft

Height above existing grade _____

Exterior wall:
 - Material CEDAR
 - Color _____

Roofing:
 - Material MTL
 - Color GREEN (MATCH EXIST)

When completed, this structure will have a total of 1 bedrooms.

STRUCTURE #2

TYPE OF STRUCTURE: _____
(e.g. residence, studio, barn, etc.)

TOTAL EXISTING FLOOR AREA: _____ sq/ft **DEMOLISH:** _____ sq/ft
(Finished + Unfinished sq.ft. - always include garage if attached)

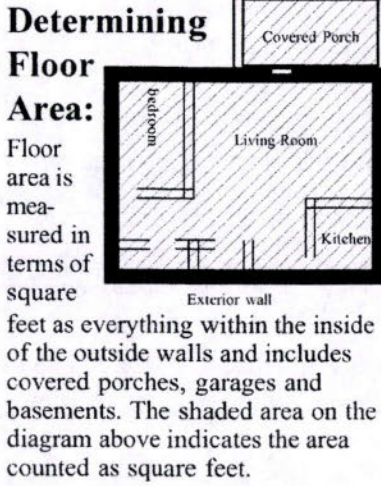
	PROPOSED FLOOR AREA <i>(new construction only)</i>		
	Finished	Unfinished	Total
Basement	sq/ft	sq/ft	sq/ft
1st Floor	sq/ft	sq/ft	sq/ft
2nd Floor	sq/ft	sq/ft	sq/ft
Garage			
<input type="checkbox"/> Detached	sq/ft	sq/ft	sq/ft
<input type="checkbox"/> Attached			
Covered Deck		sq/ft	sq/ft
Total	sq/ft	sq/ft	sq/ft

Height above existing grade _____

Exterior wall:
 - Material _____
 - Color _____

Roofing:
 - Material _____
 - Color _____

When completed, this structure will have a total of _____ bedrooms.



Please note: If existing walls and/or roof are removed and new walls/roof are constructed, the associated floor area due to the new walls and/or roof is considered new construction and must be included in the calculation of floor area for Site Plan Review & shown on the Fact Sheet.

If a Limited Impact Special Use Review is required, then call 303-441-3930 and ask for a new Preapplication conference for the Limited Impact Review.

This document prepared by:
 Boulder County Land Use Dept.
 Courthouse Annex, 13th & Spruce St.
 PO Box 471; Boulder, CO 80306
Phone: 303-441-3930
Fax: 303-441-4856
Web Site:
<http://www.co.boulder.co.us/lu/>
 or <http://www.bouldercounty.us/lu>
E-mail: planner@co.boulder.co.us
Office Hours:
 Monday through Friday
 8:00 AM to 4:30 PM

Please note: If a project is granted a SPR Waiver but the building permit floor area calculations result in new floor area exceeding 2,000 sq.ft., then the project will trigger a full SPR prior to issuance of a building permit.

Earth Work / Grading

This worksheet is to help you accurately determine the amount of grading for the property in accordance with the *Boulder County Land Use Code*. Please fill in all applicable boxes.

Note that applicants must fill in the shaded boxes even though foundation work does not contribute toward the 500 cubic yard trigger requiring Limited Impact Special Use Review.

Also, note that all areas of earthwork must be represented on the site plan.

	Cut	Fill	Total
Driveway & Parking Areas	1 CU. YDS	0	1 CU YDS
Berms	0	0	0
Other Grading:	0	6	6
Total	1	6	7 Box 1

If the total in Box 1 is more than 500 cubic yards, then a Limited Impact Special Review is required.

	Cut	Fill	Total
Foundation	14	0	14

Material cut from foundation excavation to be removed from the property. Excess material will be transported to the following location:

7

LOCATE @ WEST SIDE OF HOUSE

Use this space to describe any special circumstances that you feel the Land Use Office should be aware of when reviewing your application. If more room is needed, feel free to attach a separate sheet.

Grading Calculation Note

Cut and fill calculations are necessary to evaluate the disturbance of a project and to verify that a Limited Impact Review (LU) is not required. A LU is required when grading for a project involves more than 500 cubic yards (minus normal cut/fill and backfill contained within the foundation footprint). If grading totals are close to the 500 yard trigger, additional information may be required, such as a grading plan stamped by a Colorado Registered Professional Engineer.

Certification

I certify that the information submitted is complete and correct. I agree to clearly identify the property (if not already addressed) and stake the location of the improvements on the site within four days of submitting this application. I understand that the intent of the Site Plan Review process is to address the impacts of location and type of structures, and that modifications may be required. Site work will not be done prior to issuance of a Grading or Building Permit.

Signature Janice Whitmore Date Sept. 18 2007

.....
 • **Is your property gated and locked?** If
 • county personnel cannot access
 • the property, then it could cause
 • delays in reviewing your
 • application.
 •

29

28

27

26

25

24

TO ESTES PARK-10 MILES

105-30W

HEWES-KIRKWOOD

Chasm Lake Pk

t. Meeker 1911

Cabin

Creek

Creek

Horse

Lookout Mt 10715

COPELAND LAKE

Copeland Lake

BIG OWL RD 82







CABIN CREEK 82

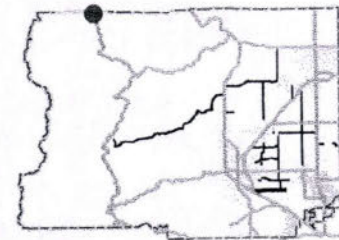
MEEKER PARK

COYOTE HILL RD

82E

North

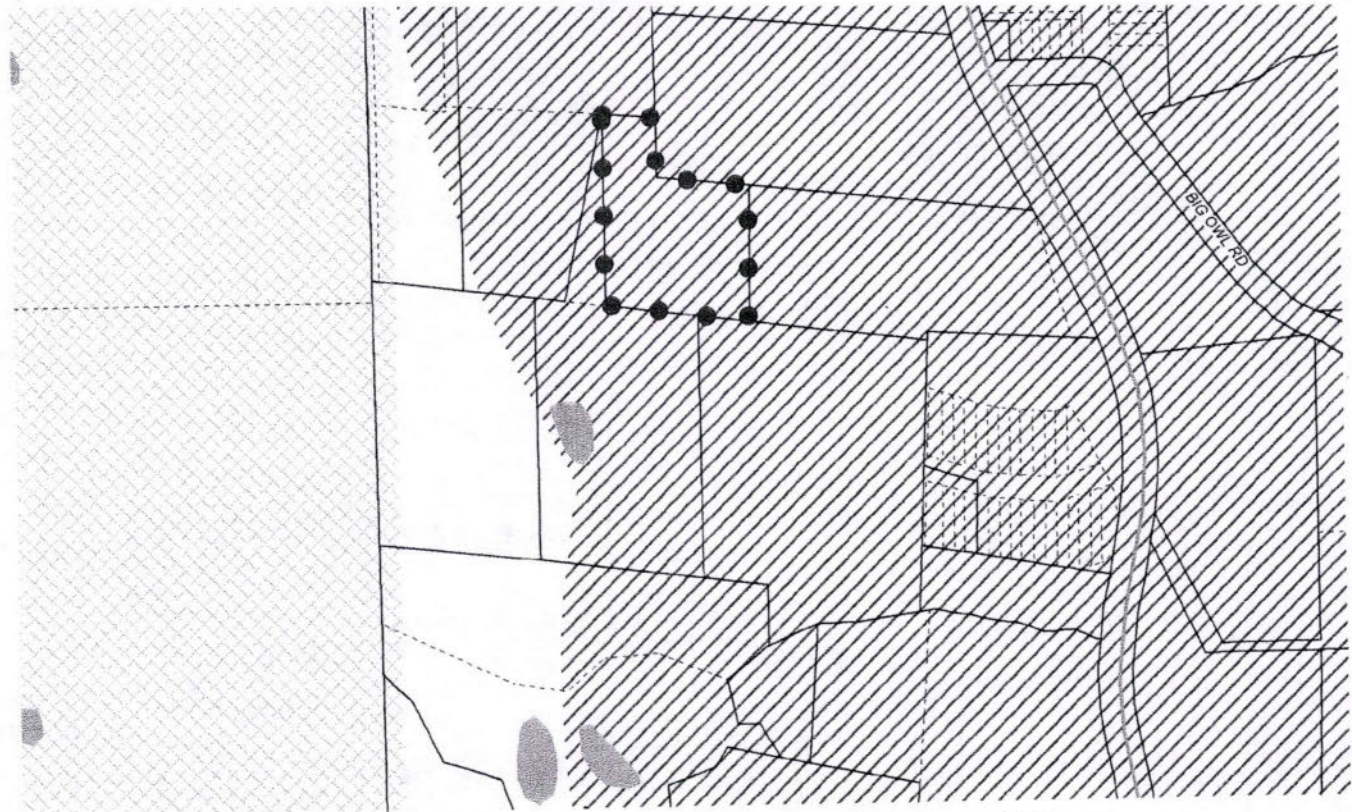
-  Conservation Easements
-  Gravel resources
-  Utilities and other
- Subdivision
 -  Lots
 -  Nupud
- Floodplain
 -  FO Zoning District
- Map Location



This map is for illustrative purposes only, and is not suitable for parcel-specific decision making. The areas depicted here are approximate. More site-specific studies may be required to draw accurate conclusions.

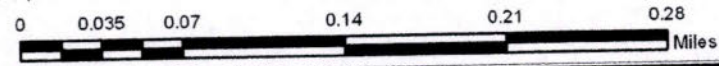
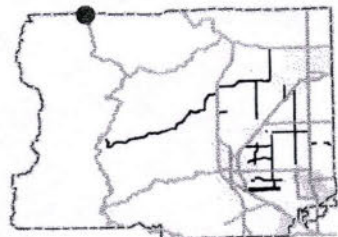
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- VVV Significant Riparian Corridors
- ▨ Critical Wildlife Habitats
- ▧ Rare Plant Areas
- ▩ Floodplain - FO Zoning District
- ▨ Environmental Conservation Areas
- ▩ Natural Landmarks and Areas
- Significant Natural Communities
- Significant Agricultural Lands
- National Importance
- Statewide Importance
- Local Importance

Map Location



This map is for illustrative purposes only, and is not suitable for parcel-specific decision making. The areas depicted here are approximate. More site-specific studies may be required to draw accurate conclusions.

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A REMODEL AND ADDITION TO A SINGLE FAMILY RESIDENCE

Allenspark, Colorado

WHITMORE RESIDENCE

FOUNDATION NOTES

APPLICABLE CODES
 1. Construction shall be in accordance with the **Colorado Building Code**, as amended, and other applicable codes as amended and adopted by Boulder County, Colorado. The above shall govern except where the construction documents are more restrictive.

FOUNDATION DESIGN
 1. Foundation design shall be in accordance with the provisions of foundation design. Maximum depth and maximum width shall be in accordance with the provisions of foundation design. Foundation design shall be in accordance with the provisions of foundation design. Foundation design shall be in accordance with the provisions of foundation design.

REINFORCING STEEL
 1. All steel reinforcement and placement of reinforcing steel shall be in accordance with the "Manual of Reinforcing Practice for Cast-in-place Concrete Structures" (ACI 318) latest edition.

MASONRY
 1. Hollow load bearing masonry shall be in accordance with the provisions of masonry design. Masonry design shall be in accordance with the provisions of masonry design. Masonry design shall be in accordance with the provisions of masonry design.

STRUCTURAL STEEL
 1. Structural steel shall be in accordance with the provisions of structural steel design. Structural steel design shall be in accordance with the provisions of structural steel design. Structural steel design shall be in accordance with the provisions of structural steel design.

GENERAL
 1. Provide 4" footing depth at perimeter of building. Details to daylight.

FRAMING NOTES

APPLICABLE CODES
 1. Construction shall be in accordance with the **Colorado Building Code**, as amended, and other applicable codes as amended and adopted by Boulder County, Colorado. The above shall govern except where the construction documents are more restrictive.

GENERAL
 1. Construct to meet a continuous load of uniform load on floor, windows and other openings or panels. Leave adequate eave overhangs and provide header and shoe support.

WIND BRACING
 1. All exterior walls shall be braced with (1) sheet of 1/2" gypboard or equal at corners and not more than 12' on. along walls. Additional requirements shall be in accordance with the provisions of wind bracing design.

FRAMING DESIGN
 1. Except where noted otherwise, all 2" lumber shall be Douglas Fir-Larch S4S #2 or better, and all 4" lumber shall be Douglas Fir-Larch S4S #1 or better.

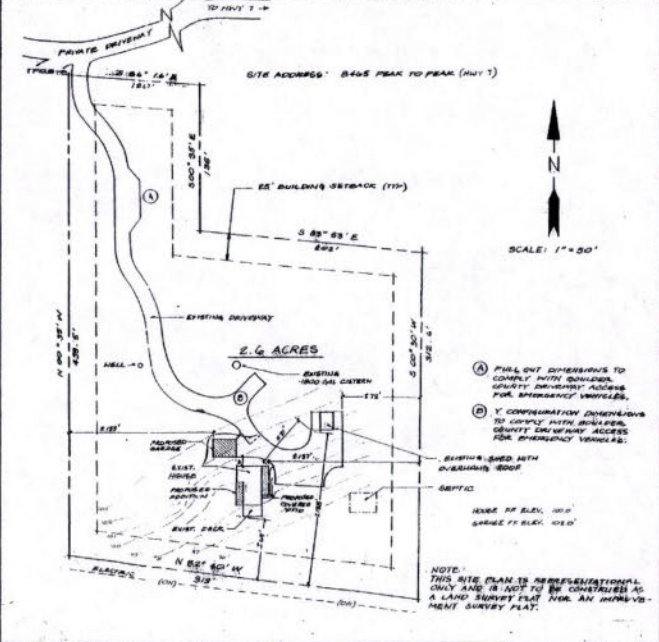
STRUCTURAL GLAZED LAMINATED TIMBER
 1. Materials, manufacture and quality control shall be in accordance with ANSI/APA A308.1 latest edition.

STRUCTURAL LAMINATED VENEER LUMBER
 1. Materials, manufacture and quality control shall be in accordance with ANSI/APA A308.1 latest edition.

STRUCTURAL STEEL
 1. Structural steel shall be in accordance with the provisions of structural steel design. Structural steel design shall be in accordance with the provisions of structural steel design.

ROOF NOTES
 1. Provide flat roof structure.

SITE PLAN



KEY INFORMATION

Owner: JANICE WHITMORE
 PO Box 49
 Estes Park, CO 80517
 (303) 747-2887

Designer/Drafter: CHARLES A. PHILLIPS, III
 P.O. Box 1184
 Estes Park, CO 80517
 (970) 586-9349

Civil Engineer:

Structural Engineer: VAN HORN ENGINEERING
 1643 Fish Creek Road
 Estes Park, CO 80517
 (970) 586-9388

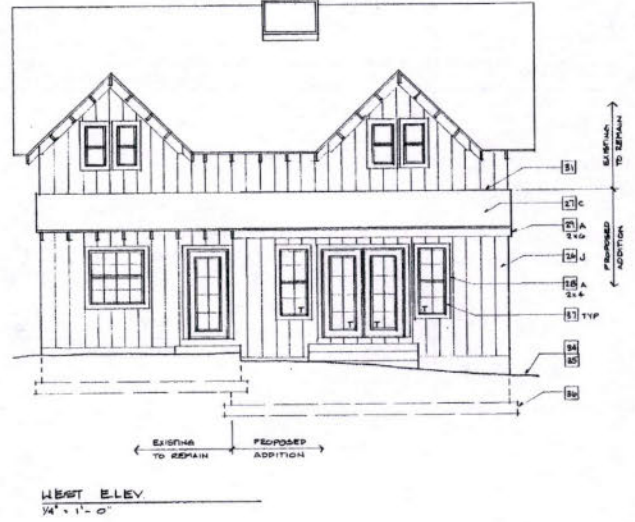
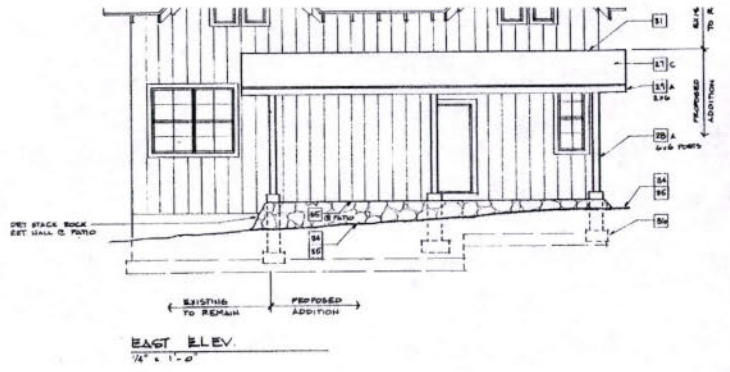
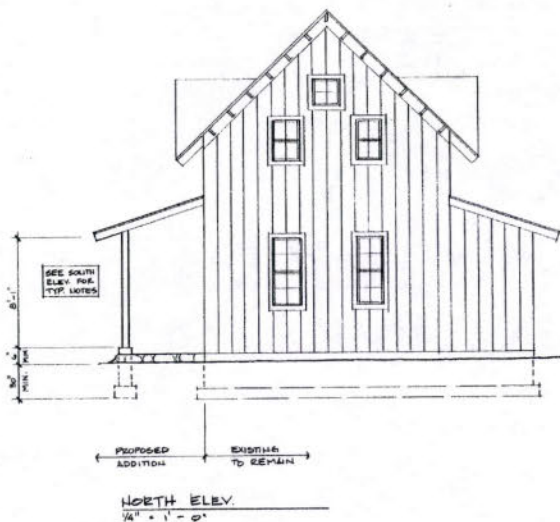
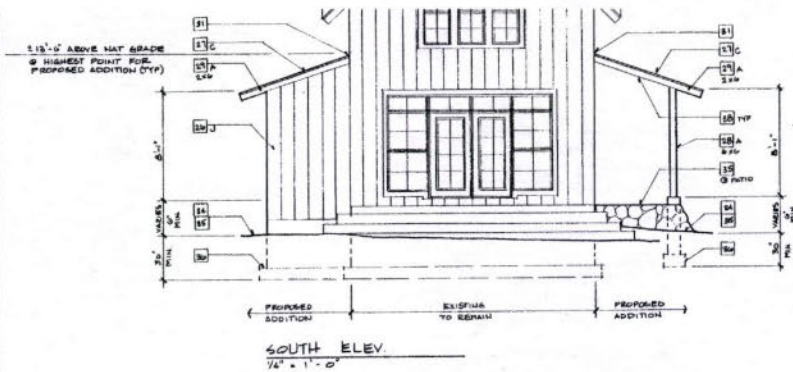
Contractor: FRANK WEST BUILDERS
 841 Barnstone Dr.
 Estes Park, CO 80517
 (970) 586-5115

PERMIT INFORMATION

Occupancy Group:	R-3
Construction Type:	VN
Zoning:	F - Forestry
Square Footage:	
Residences:	
Main Floor	709 of 114 of 2164
Upper Floor	554 of 8 of 554
Total	1254 of 114 of 1370
Shed:	
Main Floor	192 of 8 of 192
Loft	130 of 8 of 130
Total	312 of 8 of 312
Covered Patio	0 of 114 of 114
Detached Garage	0 of 288 of 288

LEGAL DESCRIPTION

A tract of land in the 30W 34E of Section 1, Township 3 North, Range 75 West of the 6th P.M., described as follows: ...



10	EXISTING	11	EXISTING
11	PROPOSED ADDITION	12	EXISTING
12	PROPOSED ADDITION	13	EXISTING
13	PROPOSED ADDITION	14	EXISTING
14	PROPOSED ADDITION	15	EXISTING
15	PROPOSED ADDITION	16	EXISTING
16	PROPOSED ADDITION	17	EXISTING
17	PROPOSED ADDITION	18	EXISTING
18	PROPOSED ADDITION	19	EXISTING
19	PROPOSED ADDITION	20	EXISTING
20	PROPOSED ADDITION	21	EXISTING
21	PROPOSED ADDITION	22	EXISTING
22	PROPOSED ADDITION	23	EXISTING
23	PROPOSED ADDITION	24	EXISTING
24	PROPOSED ADDITION	25	EXISTING
25	PROPOSED ADDITION	26	EXISTING
26	PROPOSED ADDITION	27	EXISTING
27	PROPOSED ADDITION	28	EXISTING
28	PROPOSED ADDITION	29	EXISTING
29	PROPOSED ADDITION	30	EXISTING
30	PROPOSED ADDITION	31	EXISTING
31	PROPOSED ADDITION	32	EXISTING
32	PROPOSED ADDITION	33	EXISTING
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37	PROPOSED ADDITION	38	EXISTING
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97	PROPOSED ADDITION	98	EXISTING
98	PROPOSED ADDITION	99	EXISTING
99	PROPOSED ADDITION	100	EXISTING

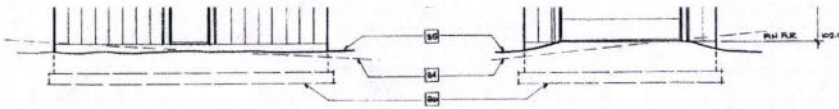
DO NOT SCALE DRAWINGS UNLESS SPECIFIED OTHERWISE
 ALL CONSTRUCTION TO BE PER THE CURRENT IRC AND ALL OTHER APPLICABLE CODES

DESIGNER:
 CHARLES A. PHILLIPS, III
 P.O. Box 1106
 Estes Park, CO 80517
 (970) 586-1849

PROJECT OWNER:
 JANICE WHITMORE
 PO Box 49
 Estes Park, CO 80517
 (303) 747-2887

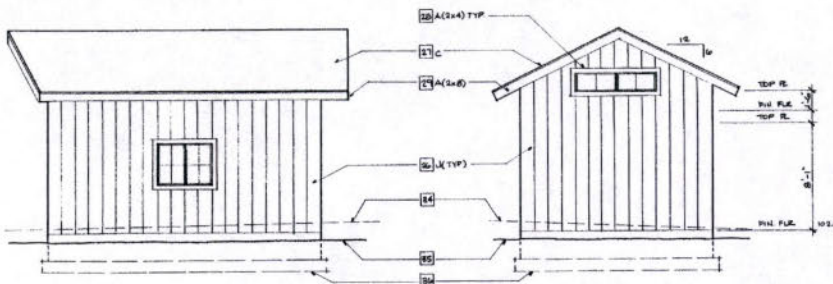
DATE	November 3, 2007
	REVISIONS

SHEET TITLE: EXTERIOR ELEVATIONS
 SHEET NO: A-20



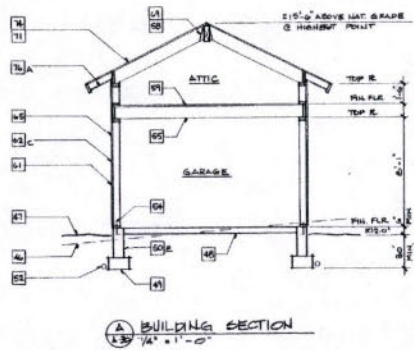
SOUTH ELEV.
14' - 0"

EAST ELEV.
7' - 0"



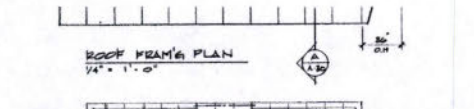
NORTH ELEV.
14' - 0"

WEST ELEV.
7' - 0"



BUILDING SECTION
14' - 0"

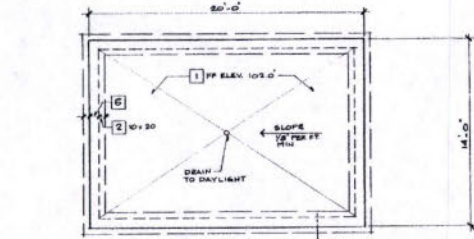
- 1** BRACKET CUT
NOTE: SEE LATH AND PLASTER
- 2** ATTIC VENT
NOTE: SIZE AS INDICATED PROVIDE AT 8
1/4" VENT SPACING FROM PART TO
PART TO MAINTAIN 1/4" GAP
A MELT COVERED VENT
B INSULATED WOOD COVERED VENT
C DORMER VENT
- 3** GABLE MITER FLASHING
- 4** SHEET METAL CHIMNEY CAP PART TO MATCH FROM
THE LOCAL NEARBY SPARK ARRESTOR WITH 1/2"
OPENING
- 5** 1/2" THICKNESS WITH 1/4" MAX OPENING
- 6** NATURAL GRADE
- 7** FINISH GRADE
- 8** FINISH GRADE
- 9** FOOTING BELOW GRADE (SHOWN DASHED)
- 10** GROUND WINDOW FINISH
- 11** THERMOPLASTIC GLASS
- BUILDING SECTIONS:**
- 12** NATURAL GRADE
- 13** FINISH GRADE
- 14** CONCRETE SLAB PER PLAN
- 15** STUDS/POURING STRIPS PER PLAN
- 16** FLOOR JOIST/RETAINING WALL
NOTE: RECONSTRUCT HERE FOR THE INC OR AS
SPECIFIED, WHEN NOT OTHERWISE
INDICATIVE
- 17** 4" CMU WALL
- 18** 4" CMU WALL
- 19** 4" CMU WALL
- 20** 4" CMU WALL
- 21** 4" GSA PERFORATED PLYWOOD 1/2" PER GRAVEL
VENT THROUGH ROOF FOR BALANCE/VENTILATION
PROVIDE OPTIONAL LOCATION PER PLAN
- 22** 4" GSA PERFORATED PLYWOOD 1/2" PER GRAVEL IN 12"
DORMER VENT. SLOPE OF 1/2" PER FT. RUN TO
DAYLIGHT AS INDICATED
- 23** 2" MINIMUM DRAINAGE SLOPE 1/2" AT ALL
EXTERIOR CORNER WALLS BELOW GRADE
- 24** 10" GSA 2" 1/2" 2" BUILT UP CORNER JOIST/STRIP 2 X 4
PER PLAN. 1/2" ABOVE CONCRETE FOOTING OR
CONCRETE FLOOR. CONTINUOUS W/ROOF BEAM AT
2" O.C.
- 25** 2" FLOOR FRAMING PER PLAN
- 26** TOP FLOOR FRAMING PER PLAN
- 27** 2" X 4" JOIST PER PLAN
- 28** JOIST HANGER/BRIDGE CONNECTION PER PLAN
- 29** 3/4" TACKLE GRADE PLYWOOD FLOOR BREAKING
GLASS AND VENT
- 30** 1 1/2" LIGHT WEIGHT CONCRETE
- 31** STOD WALL PER PLAN
- 32** A 1/2" GYPSUM BOARD
- 33** B 3/4" GYPSUM BOARD
- 34** C 5/8" TYPE 'X' GYPSUM BOARD
- 35** TYPICAL GYPSUM BOARD. SEE AS
INDICATED
- 36** A B 3/8" CDS BOARD, AT TRUSS
- 37** B 3/8" CDS BOARD, AT RAFTER
- 38** B 3/8" RAFTER/JOIST BRG.
- 39** EXTERIOR WALL BRG.
- 40** INSULATED WALL BRG.
- 41** EXTERIOR WALL BRG.
- 42** B 3/8" INSULATED EXTERIOR BRG.
- 43** B 3/8" INSULATED 2" EXPANSION JOINT
- 44** EXTERIOR SCHED. ASSURE 1" PER EXTERIOR
ELEVATIONS
- 45** FLASHING
- 46** POTENTIAL FRAMING FROM 2 X 4 TO 2 X 6
PER PLAN
- 47** FINISH CEILING FRAMING FROM 2 X 4 TO 2 X 6
PER PLAN AS SHOWN ON IN SEAT DIRECTION
- 48** MAIN PER PLAN
- 49** ROOF TRUSS PER PLAN
- 50** 2" X 4" ROOF FRAMING PER PLAN
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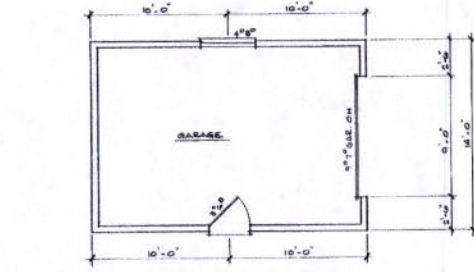
ROOF FRAMING PLAN
14' - 0" x 7' - 0"



CEILING FRAMING PLAN
14' - 0" x 7' - 0"



FOUNDATION PLAN
14' - 0" x 7' - 0"



GARAGE FLOOR PLAN
14' - 0" x 7' - 0"

1 INSULATED-DRAIN, SPACE

2 CHANNEL SPACE ACCESS. SEE AS INDICATED

3 FINISH UNDER FLOOR VENTILATION PER 15C

4 GRADE BEAM. SEE AS INDICATED

5 1/2" GSA ROOF TIME FOOTING

FRAMING PLAN:

NOTE: MAXIMUM OF CENTER SPACING OF JOIST
RAFTERS AND TRUSSES APPEAR ON THIS PLAN
NEED TO BE EXISTING IN PARALLEL. ALL
JOISTS AND RAFTERS TO BE 24" ON C.

20 FLOOR JOIST
A 2 X 4
B 2 X 4
C 2 X 4
D 2 X 4
E 2 X 4
F 2 X 4
G 2 X 4

21 ROOF JOIST
A 2 X 4
B 2 X 4
C 2 X 4
D 2 X 4
E 2 X 4
F 2 X 4
G 2 X 4

22 RAFTER
A 2 X 4
B 2 X 4
C 2 X 4
D 2 X 4
E 2 X 4
F 2 X 4
G 2 X 4

23 ROOF BRIDGE PER PLAN 2 DRAWING

24 GROUND TRUSS

25 FLOOR FRAMING

26 JOIST HANGER/BRIDGE CONNECTION

27 JOIST. SEE AS INDICATED

28 1/2" TACKLE GRADE PLYWOOD FLOOR BREAKING
GLASS AND VENT

29 POST CAP

30 1/4" x 1/2" PER BEAM. SEE AS INDICATED

31 PARALLEL BEAM. SEE AS INDICATED

32 GULLAM BEAM. SEE AS INDICATED

33 PARALLEL BEAM. SEE AS INDICATED

34 LOG BEAM. SEE AS INDICATED

35 STEEL BEAM. SEE AS INDICATED
PER PLAN. NOTE THE END BEAMS 12" OUT
EACH SIDE AS SHOWN TOP AND BOTTOM

36 DOOR AND WINDOW HEADINGS
A 2 X 4
B 2 X 4
C 2 X 4
D 2 X 4

NOTE: ALL WALL BRACKETS, DIMENSIONS SPECIFIED EXCEPT
ALL CONSTRUCTION TO BE PER THE CURRENT IBC AND ALL
OTHER APPLICABLE CODES

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DATE:
November 5, 2007

KEYWORDS:

SHEET TITLE: DETACHED GARAGE PLAN

SHEET NO.: A-30

