

## **WILDFIRE MITIGATION PLAN**

For Greg Brooks Residence  
450 Fountaintree Lane, Boulder, CO  
Docket: SPR - 06 - 105  
Inspection date: 12/20/2006

**Prepared for:**  
Greg Brooks  
P.O. Box 18501  
Boulder, CO 80308  
Phone: 303-709-3649

**Prepared by:**  
Nicole Palestro  
Boulder District  
Phone: (303) 823-5774  
Email: Palestro@lamar.colostate.edu

Boulder District  
5625 Ute Highway  
Longmont, Colorado 80503-9130  
(303) 823-5774

### **PURPOSE OF A WILDFIRE MITIGATION PLAN**

The purpose of a Wildfire Mitigation plan is to give guidelines to reduce 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**

Legal description is Section 11, Township 1N, and Range 71W, Fountaintree Subdivision, Boulder, CO. The fire protection district is Boulder Mountain Fire Authority (303-581-5132). At this time there are no structures on the property. There will be a new residence built on the site. The lot is 1.95 acres in size and has a modest ~20-30% percent slope with an east aspect. The residence is at 6,000 feet in elevation, and has total of 3,368 square feet. The proposed building site is on a mid-slope and it is a relatively dry site. There are two main roads on the east and west side of the property which creates natural barriers that may help stop or slow the spread of a surface/crown fire on the site.

### **CONSTRUCTION DESIGN AND MATERIALS**

The proposed house has a simple design with a moderately complex roofline and is oriented with a north 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 one 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 asphalt. **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 will be stone and stucco. The trim and fascia are to be 3/4" thick wood and there will be no soffits present.

The structure has 50 large sized windows with the primary viewing direction being toward the east. The majority of the windows will be located on the east side of the structure. Windows will be double glazed with low e-coating and tempered glass where required by building code. Frames will be made of aluminum. Exterior doors are to be 1-3/4", fire-rated, and made of wood and composite material. **All operable windows must be provided with screening that is constructed of either aluminum, galvanized steel, stainless 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 home.**

The deck will be constructed of composite materials and supported by the structure. The deck will be open overhead and isolated from the surrounding landscape by the structure itself.

### **UTILITIES**

Natural gas will be run from the main line. Utilities for the property will be buried from a pole which is located south of the residence. The septic field will be located ~25 feet to the south of the residence. Water will be from the main line.

## DRIVEWAY ACCESS FOR EMERGENCY VEHICLES

For access to the property, take Linden to North Cedar Brook to Fountaintree Lane.

The proposed driveway will create a little additional site disturbance and soil compaction and will require the removal of a few trees. The driveway is approximately 100 feet long therefore no turn arounds will be required. The driveway is less than 400 feet long therefore no pull-outs will be required. **The driveway will be 12 feet wide with a vertical clearance of 13'6" and a grade that is less than 12%.**

## EVACUATION ROUTES

In the event of a wildland fire the escape routes, depending on location of fire, would be North Cedar Brook to Linden.

## EMERGENCY WATER SUPPLY FOR FIRE FIGHTING

The water source will be from a hydrant is located ~100 feet to the west of the residence. **All water sources should be clearly marked and clear of brush.** Contact the Boulder Mountain Fire Authority (303-581-5132) 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. 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 chipped and hauled off site or burned. 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 (Boulder Mountain Fire Authority (303-581-5132)).

## FOREST COMPONENT AND HEALTH

The site has a dominant overstory consisting of ponderosa pine (*Pinus ponderosa*) with a ponderosa pine, rocky mountain juniper (*Juniperus scopulorum*) component. The understory component consists of a sparse cover of grasses and shrubs. The area is predominantly fuel model 2. Fuel model 2 is represented by open grown pine stand. Trees are widely spaced with few understory shrubs or regeneration. Ground cover consists of mountain grasses and/or needles and small woody litter. This model occurs in the open grown and mature ponderosa pine stands, in the foothills to montane zone. There were no signs of any insect and disease problems in the area at the time of inspection.

## 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 three-foot wide, non-flammable strip will be created using stone and 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 is to be removed. Any large dead woody material on the ground will also be removed. Firewise plants will be used for landscaping and re-vegetation. Grasses will 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) will 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 be retained for screening. All remaining trees in this zone will 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 will 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 10 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 will 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 [www.colostate.edu/Depts/CSFS/](http://www.colostate.edu/Depts/CSFS/) 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 should 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; check the Boulder Fire Weather website at [www.crh.noaa.gov/bou/awebphp/fireindx.php.html](http://www.crh.noaa.gov/bou/awebphp/fireindx.php.html)
- 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.

**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 a fire starting determined by the presence and activities of causative agents.

**Fire season** - The period(s) of the year during which fires are likely to start, spread and do damage to values-at-risk sufficient to warrant organized fire suppression; a period of the year set out and commonly referred to in fire prevention legislation. In Boulder County the fire season is considered to extend from April 1 to October 31.

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

**Forest ecology** - The relationships between forest organisms and their environment.

**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.

**New forestry** - A philosophy or approach to forest management that has as its basic premise the protection and maintenance of ecological systems. In new forestry the ecological processes of natural forests are used as a model to guide the design of the managed forest.

**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).

**Understory** – Plants that grow underneath the overstory species.

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

**Wildfire Mitigation Plan** – A plan to reduce wildfire hazards around homes or properties.



## **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 needles from porches, decks and entrance ways.
- 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 entrance 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](http://www.colostate.edu) and search for wildfire, view the Colorado State Cooperative Extension fact sheet on [Forest Home Fire Safety](#), 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.

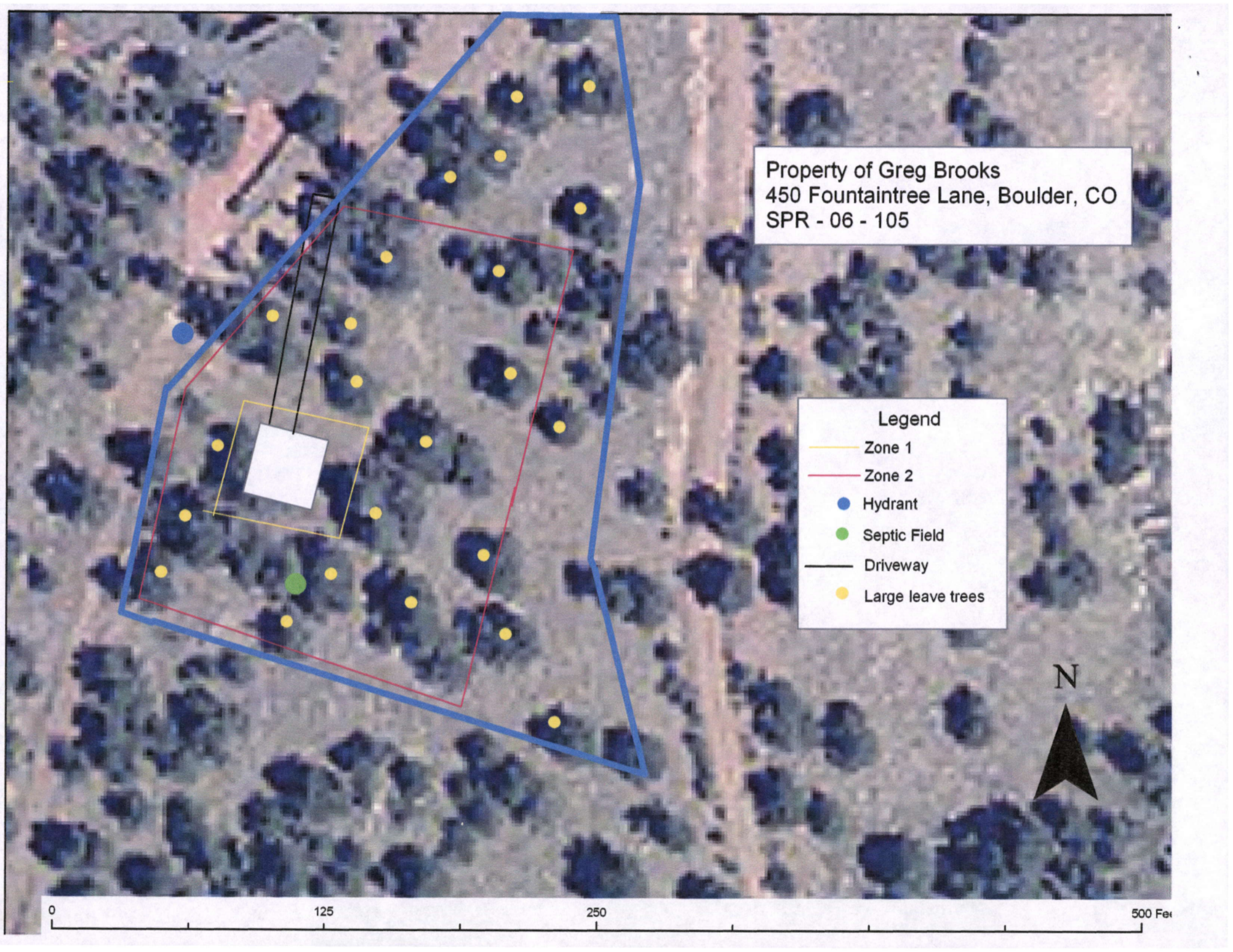
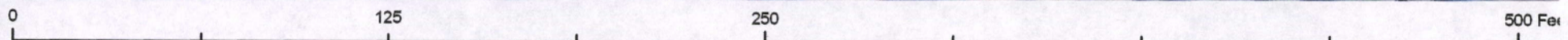
Area in Acres is calculated to allow for distance separation on all sides for a three person family and a vehicle. One acre is approximately the size of a football field or exactly 208 feet x 208 feet.

**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.

Property of Greg Brooks  
450 Fountaintree Lane, Boulder, CO  
SPR - 06 - 105

**Legend**

- Zone 1
- Zone 2
- Hydrant
- Septic Field
- Driveway
- Large leaf trees



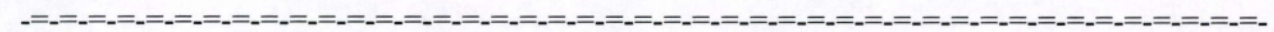
**DIRECTIONS FOR FILLING OUT FORM:**

Please fill out as complete as possible and fax to Nicole Palestro at 303-823-5768 or mail to 5625 Ute Highway, Longmont CO 80503-9130, or bring to scheduled marking appointment.

Any **Bolded** categories will be filled in by the CSFS representative at the time of initial site visit and tree marking for the defensible space. If you have any questions about this form please contact Nicole Palestro at 303-823-5774 or Palestro@lamar.colostate.edu

11/15/06  
12/20/06  
223

50  
60  
000  
300



**Wildfire Mitigation Plan**  
FIELD DATA FORM

**Inspection Date:** 12-20-06

**Landowner name:** GREG BROOKS

**Mailing address:** PO BOX 18501

**City, State. Zip:** BOULDER, CO 80308

**Site address:** 450 FOUNTAINTREE LANE

**Phone number:** (303) 709-3649

**Road access:** N. Tedde Brook to Fountaintree (Directions from main access road)

**Docket Number:** SPR-06-105 (SPR, LU, Etc.)

**Section:** 11

**Township:** 1N

**Range:** 71W

**Legal Description:** \_\_\_\_\_

Elevation: 6,000 APPROX (feet)  
Lot size (acres): 1.95 (Acres)  
Number of Structures: 0 (All structures present)  
Existing Structures: NONE (House/barn/garage/etc.)  
New Structure: HOUSE (House/Barn/new addition/etc..)  
Structure SQR. FT.: 3,368 SQ FT (Total square feet of structure)  
Structure aspect: EAST (Dominant facing direction/view)  
Driveway length: 100' (Actual length in feet from road to home)  
Driveway trees removed: FEW (few/many/none)  
Home buffer material: STONE / GRAVEL (Stone/crushed gravel/decorative stone)  
House design: SIMPLE (simple/complex)  
Roof Design: ~~SIMPLE~~<sup>multi</sup> (?) (simple/complex)  
Roof material: ASPHALT SHINGLE (Asphalt shingles/concrete tiles/metal)  
Soffits type: NA (Plywood/hardboard/cement board)  
Siding material: STONE / STUCCO (Cement/hardboard/log/stucco/stone/wood)  
Windows (#): 50+ (approximate number of windows)  
Sliding Glass Doors (#) 2 (?)  
Window wells (#) \_\_\_\_\_  
Windows Size: LRG (On average: small/medium/large)  
Windows Frames: ALUMINUM / PLASTIC (aluminum/aluminum clad)  
Windows Aspect: EAST (Dominant viewing direction)  
Window Construction: T GLASS (Tempered glass/e-coating/etc.)  
Door Material: WOOD / COMPOSITE (Wood/steel/fiberglass/composite)

East

Deck material: COMPOSITE (Wood/composite materials)  
Deck Description: OPEN OH (Enclosed/open underneath and overhead)  
Deck support type: STRUCTURE (Timber posts/logs/steel/concrete/stone)  
Deck buffer material: NA (Crushed rock/gravel)  
Deck weed barrier: NA (Fiberglass/polyester)  
Garage if detached: NA (Total square feet of garage)  
Out buildings: NA (Total square feet of sheds, cabins, ect...)

Making a donation to community cistern: NO (Yes or No)

Have you talked to your local fire department: YES (Yes or No)

Are you required to have a sprinkler system: NO (Yes or No)

Cistern: NA (Distance from house, and direction)

Cistern Type: NA (Individual Cistern or Fire Cistern)

Cistern size: NA (gallons)

Utility Location: POLE / SOUTH (Pole/buried: Direction from structure)

Leach field: 25' (?) / SOUTH (Distance from house, and direction)

Water supply: MAIN LINE (well or main line)

Well (if applicable): NA (Distance from house and direction)

Propane or natural gas: NATURAL GAS

Propane Tank location: NA (Distance from house and direction)

Slash disposal: CHIPPED / HAULED / BURN (Chipped/hailed/burned/lop-scatter)

Can you provide a copy of the plan: Map (Yes or No)

incurred  
over roof  
2nd floor

Hydrant

**Portion to be filled out at time of inspection**

FPD: ~~BAMA~~ BMFA

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

Dominant overstory: Ponderosa

Co-dominant overstory: \_\_\_\_\_

Shrubs: \_\_\_\_\_

Fuel model type: 2

Aspect: East (Direction of slope)

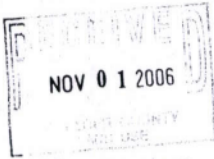
Slope: 20-30%

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

Site moisture: Dry

Natural fire barrier: Property in between 2 main roads

Insect & Disease Diagnosis: NONE

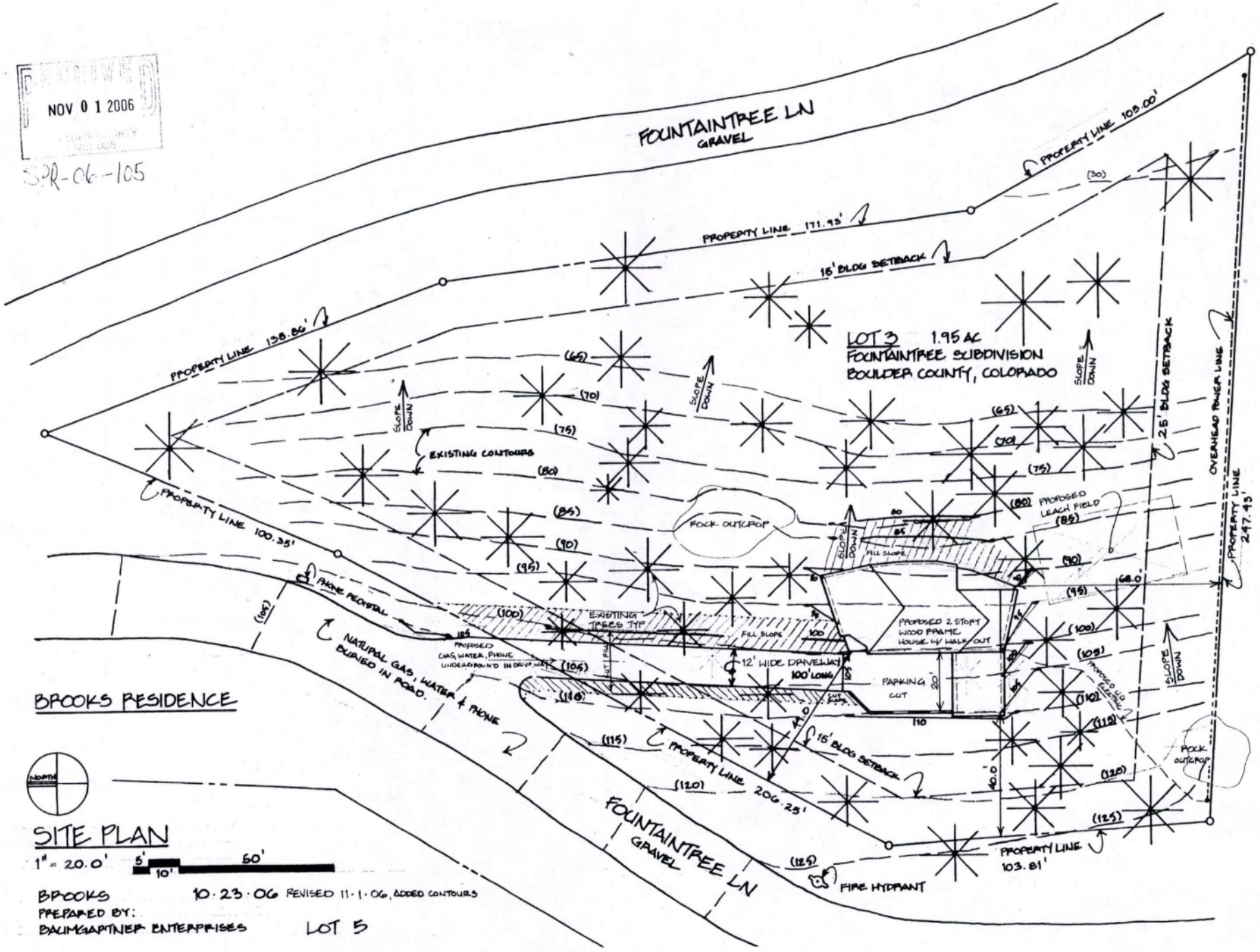


SPR-06-105

FOUNTAINTREE LN  
GRAVEL

LOT 3 1.95 AC  
FOUNTAINTREE SUBDIVISION  
BOULDER COUNTY, COLORADO

LOT 2



BROOKS RESIDENCE



SITE PLAN

1" = 20.0' 5' 10' 60'

BROOKS 10.23.06 REVISED 11.1.06, ADDED CONTOURS  
PREPARED BY:  
DALINGARTNER ENTERPRISES LOT 5

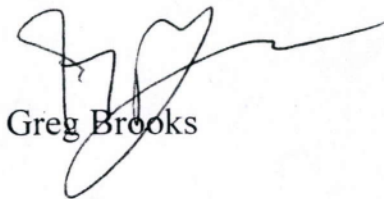
Narrative Attachment  
Fountaintree Subdivision, Lot 3

It is my lifelong dream to design and build a personal residence that incorporates many green features not the least of which is to preserve as much of the natural state of the property as possible. The access from the top road, design and site of the home itself, placement of septic system and driveway are all chosen to minimize impact and to leave trees and existing landscape undisturbed.

All exterior materials will be non-flammable and/or fire-resistive such as the natural stone siding that also lends itself to natural coloring that will help to blend in with the rocky, forested setting. All other exterior colors will be County approved beforehand and be consistent with and fitting closely to an organic theme.

The structure will be heavily insulated and is designed to accept generous amounts of solar gain with a future greenhouse planned to augment passive winter heating. Insulated draperies will help further insure heat loss from windows. In warm weather the high windows are specially designed to release hot air quickly and generate a naturally occurring cross flow of ventilation reducing the need for AC and electrical use. Lo-flo showerheads, faucets and toilets will be used and by leaving the existing Xeriscape environment in place this will minimize irrigation needs and reduce water usage greatly.

Non-toxic materials with minimum to no need for chemical sealers used inside and out. Stucco will be pre-colored so no paint will be applied to that surface. Although the design is somewhat customized it requires no exotic materials or out of state skills allowing us to use local labor and products.



Greg Brooks