

WILDFIRE MITIGATION PLAN

For Robert & Summer Andresakis Residence
0000 Sunshine Canyon Drive, Boulder, CO
Docket: LU - 05- 006
Inspection date: 10/3/2006



Knowledge to Go Places

Prepared for:

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Prepared by:

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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

The property is located at Section 15, Township 1N, and Range 71W. Lot 4, Ponderoski Estates, Replat A, Boulder, CO. The fire protection district is Sunshine Fire Protection District (303-786-8255). There will be a new residence built on the site. The lot is 35.2 acres in size and has a modest ~30% percent slope with an east aspect. The residence is at 6,741 feet in elevation, and has total of 10,002 square feet. The proposed building site is on a mid-slope and it is a relatively dry site. The open meadow areas and a few rock out-croppings may create small 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 moderately complex design with a 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 Class A 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.** Gutters will be covered with screens. **It is recommended to place screening over them or make a yearly check to keep them clear of leaves and needles.**

The exterior wall material is to be stone. Soffits, trim and fascia are to be ¾" thick flammable material. In this case it will consist of metal.

The structure has many medium to large sized windows with the primary viewing direction being toward the east side of the structure. The majority of the large windows will be located on the east side of the structure. Windows will be double glazed with low e-coated and tempered glass where required by building code. Frames will be made of metal. Exterior doors are to be 1-3/4", fire-rated, and made of metal with tempered glass insert. **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 synthetic wood materials and supported by heavy timber/steel support brackets. The deck will be open underneath and isolated from the surrounding landscape with a concrete/stone patio over a weed barrier. This material will be spread underneath the entire deck surface and to 2' past the drip-lines of the deck.

UTILITIES

The propane tank is will be buried below ground approximately 60 feet to the north of the residence. Utilities for the property will be buried from a main box which is located at the main gate west of the residence. The septic field is located ~450 feet to the east of the residence. A well will be located ~100 feet to the north of the residence.

DRIVEWAY ACCESS FOR EMERGENCY VEHICLES

Access to the property from Boulder take Mapleton west to Sunshine Canyon Drive.

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 300 feet long and a hammerhead or "Y" turn-around will be created 300 from the proposed house per Boulder County Requirements. 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 best escape routes from the area, depending on the location of the fire, would be to go east on Sunshine Canyon Drive to Boulder or west on Sunshine Canyon Drive to Gold Hill or the Peak to Peak Highway.

EMERGENCY WATER SUPPLY FOR FIRE FIGHTING

The water source will be from two 3600 gallon fire cisterns ~380 feet to the west of the residence. Since the residence is greater than 3,600 square feet, an NFPA 13-D residential sprinkler system will also be installed. **All water sources should be clearly marked and clear of brush.** The cistern will be located a minimum of 50 feet from the front of the house and no further than 150 feet from the rear of the structure. The cistern will have a dry hydrant connection with a 6 inch NH threaded connection and cap. Contact the Sunshine Fire Protection District (303-786-8255) for more information and specific details.

FOREST COMPONENT AND HEALTH

The site has a dense and sparse dominant overstory consisting of ponderosa pine (*Pinus ponderosa*) with a ponderosa pine, douglas fir (*Pseudotsuga menziesii*), Rocky Mountain juniper (*Juniperus scopulorum*) component. The understory component consists of a dense cover of native grasses (western wheat-grass (*Agropyron smithii*)/ big blue stem (*Andropogon gerardii*), shrubs (mountain mahogany (*Cercocarpus montanus*) and common juniper (*Juniperous communis*) and forbs (kinnikinnick (*Arctostaphylos uva-ursi*)). The area is predominantly fuel model 2 with ground fuels consisting of grasses, shrubs and forbs. Fuel model 2 consists of open grown pine stands. Trees are widely spaced with few understory shrubs or regeneration. Ground cover consists of mountain grasses, and mature ponderosa pine stands, in the foothill to montane zone.

There is a heavy infestation of dwarf mistletoe (*Arceuthobium americanum*) in the ponderosa pines at the time of inspection. **It is recommended that this issues be addressed as soon as possible to lessen the number of infected trees.**

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. All trees that remain should be limbed to 6 feet or 1/3rd the height of the tree which ever 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 chipped 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 (Sunshine Fire Protection District (303-786-8255)).**

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 natural stone 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/ 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
- 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 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 B.C. 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.

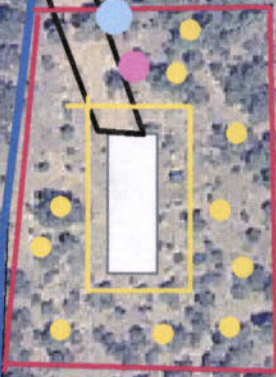
Overstory – The tree species that forms the uppermost forest layer (dominant and co-dominant).

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 a home or property.

Property of
Robert and Summer Andresakis
0000 Sunshine Canyon Drive, Boulder, CO
LU - 05 - 006



- Legend
- Zone 1
 - Zone 2
 - Leaf Trees
 - Cistern
 - Well
 - Propane

0 487.5 975 1,950 Feet

WebMail - WMP Andresakis Res. on Sunshine X

DeleteFileCreateReplyReply AllForwardPreviousNextOptionsInbox

Help

Date Sent: Wednesday, September 27, 2006 10:25 AM

From: <stacey@arcadea.com> Add to Address Book

To: <palestro@lamar.colostate.edu>

Cc: Mark Gerwing <mark@arcadea.com>

Subject: WMP Andresakis Res. on Sunshine

Status: Urgent New

Hi Nicole –

Attached is the WMP report for the Andresakis Residence. Please let us know if you suggest any revisions before we resubmit the report to Eric Phillips. Mark will meet you up there for the marking on Tuesday at 2:30, out at the gate on Sunshine Canyon.

Will you also please confirm that you received this message okay? I noticed Cory's old address included his first initial, so want to make sure I have yours correct.

Thanks,
Stacey

Stacey Root, Associate
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LU-05-006

ASWM01.pdf, ASWM02.pdf, ASWM03.pdf, ASWM04.pdf



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**Andresakis Residence
Wildfire Mitigation Plan
April 22, 2005**

Development:

Andresakis Residence
0000 Sunshine Canyon Drive
Lot 4, Ponderoski Estates, Replat A
Boulder, CO

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SITE LOCATION AND PROPERTY DESCRIPTION

Legal description: Lot 4, Ponderoski Estates, Replat A.

The property is located in the Northwest ¼ of Section 15, Township 1 North, Range 71 West of the 6th P.M., Boulder, Colorado.

The lot is 35.20 acres in size. It is at approximately 6741 feet in elevation above sea level. There are currently no existing structures on the site. The proposed building site has a steep 30% slope with an east aspect. The proposed structures will be located mid-slope. It is a relatively xeric site. Natural barriers to the spread of a surface or crown fire include multiple rock outcrops and a lack of existing trees. A minor dirt road also provides a barrier to surface fire spread. Because of the topography and lack of fuel, the building site is a low wildfire hazard.

The site is best represented by Fuel Model 2. The property is covered with a mix of dense and sparse areas of closed and open canopy stands of ponderosa pine (*Pinus ponderosa*) and lodgepole pine (*Pinus contorta*). The understory consists of a cover of native grasses (50%) and rock (50%). Much of the forest litter will be removed prior to construction to within 25 feet of the house. There is no appreciable amount of downed timber or signs of infection in the standing trees.

CONSTRUCTION DESIGN AND MATERIALS

The proposed structures will be constructed to meet Ignition-Resistant (IR) requirements. The structure is to be oriented to the east and run north-south along its major axis. It has a relatively complex design with a simple roofline. The roofing material will be Class A metal. Metal

Sounds
awkward.

gutters with screens will be used to collect runoff water from the roof. The finished exterior wall surface material will be stone. Trim, soffits and fascia will all be metal. There are few windows on the north, south and west sides. There are many large windows on the east side. Windows will be metal framed units with double pane (low-e coated) glass. Tempered glass will be used when required by building code. Exterior doors are to be made of metal with a tempered glass insert. The rear deck / stair will be made with synthetic wood decking on top of 8x heavy timber / steel support brackets. The deck will be open and isolated from the surrounding landscape by a concrete / stone patio at grade.

UTILITIES

Utilities will be buried in a trench. The well is located 100 feet north of the house and 40 feet north of the propane tank. The septic field is located 450 feet east of the house and 150 feet below it. The propane tank will be at least 50 feet from the fire cistern and 50 feet from the house and be at the same elevation as the house. The tank will be buried below ground. No tree branches will overhang the tank and vegetation within 10 feet of the tank will be kept cleared.

DEFENSIBLE SPACE ZONES

There are three defensible space zones to be created around the structures.

Zone 1 – Starts at the foundation and extends out 15 feet in all directions from the outside edge of the structures.

Zone 1 is broken down into three segments:

Zone 1A – Consists of the structures themselves and the area immediately adjacent to and surrounding the structures on all sides. A three-foot wide, non-flammable strip will be created using existing rock and boulders. No flammable materials (such as firewood) will be stored in this area.

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. Grasses planted for revegetation will be kept mowed to a maximum height of 6 to 8 inches twice per growing season to a distance of 15 feet from the structure. (Grass will be irrigated when possible).

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. A few of the larger, healthy trees will be retained for screening (shown on the plans). All remaining trees in this zone will be pruned to a height of 10 feet. They are well spaced so that the crowns are not touching (10 foot minimum crown spacing). All trees are at least 15 feet away from the house on the downhill side and a minimum of 20 feet away from chimneys. No trees will overhang the house or deck.

Zone 2 - This zone extends out from Zone 1C, and acts as a transition zone between the heavily thinned area near the house to the existing forest setting. It extends down slope for 75 feet, to either side for 75 feet and above the house for 75 feet. Tree spacing begins as in Zone 1C and gradually decreases as one approaches the outer edge of the zone. All ladder fuels and poor quality, suppressed and/or diseased trees, 6-8 inches in diameter, make up the majority of the removals. The remaining mature trees will be pruned to a height of 8 feet at the intersection of Zones 1 and 2, with limbing reduced in height to 6 feet as one approaches Zone 3.

Zone 3 – This zone extends out from Zone 2 to the edge of the property. It will extend out to areas that are not part of the immediate mitigation efforts. In this zone, there are thicker clumps of trees, as well as some unpruned trees near the outer edge.

Sunshine
Steve Stra (B)
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786-8257

10998
2488
7514

Trees that are of poor quality or form, or have insect or disease infestations, will be removed. Slash in this zone may be lopped and scattered and/or piled for wildlife use.

All trees to be removed will be marked with blue tree marking paint or flagging. All trees within zones 1 and 2 that are to remain for screening will be unmarked. Wood generated by the cutting operation will be bucked up into firewood to be stacked on site (at least 30 feet from the house) or hauled off site. Slash will be chipped and spread or hauled off site or piled and burned. (Note: a valid Open Burning Permit from the Boulder County Environmental Health Department will be obtained before piles are burned. The local Fire Protection District will be checked).

Please refer to the attached letter summarizing the pre-submittal site meeting with the Sunshine Canyon Fire District Fire Chief Steve Stratton and Boulder County Wildfire Mitigation Official Eric Philips for additional information.

DRIVEWAY ACCESS FOR EMERGENCY VEHICLES

The property is accessed directly via Sunshine Canyon Drive. The existing driveway re-grading will create some additional site disturbance and soil compaction. It will require the removal of few trees and the limbing-up of some others. The driveway will be designed and built to meet Boulder County Private Access standards. It will be a minimum of 12 feet wide with a vertical clearance of 13'6". It will be graded at 0-12%. A hammerhead or "Y" turn-around will be created 300 feet from the proposed house per Boulder County Requirements.

Escape Routes For Residents

Length of Driveway

EMERGENCY WATER SUPPLY FOR FIREFIGHTING

Two ganged 3,600-gallon fire protection cisterns will be installed. The cisterns will be located 380 feet from the house. The cisterns will have a schedule 40 PVC dry hydrant connection with a 6" NH threaded connection and cap. Since the residence is greater than 3,600 square feet, an NFPA 13-D residential-sprinkler system will also be installed.

Direction

MAINTENANCE

In addition to the above recommendations, several other measures will be taken to make the home more fire safe. While not required through Site Plan Review, the following measures may be undertaken to maintain the home and defensible space in the future.

Definitions

- The defensible space will be maintained yearly; The Colorado State Forest Service and/or your local Fire Protection District may be contacted for a 5-year maintenance inspection.
- Firewood will be kept at least 30 feet away from buildings; weeds and grass will be cleared from around firewood piles.
- When possible, an irrigated greenspace will be maintained; grasses mowed 6" to 8" high.
- A minimum of 50 feet of garden hose with an adjustable nozzle will be connected and available.
- Be aware of fire danger; fire danger signs are posted at the entrance of most major canyons.
- There will be no soffit vents on the project.
- Unnecessary accumulations of debris and trash from yards will be removed.
- Tools such as shovels, rakes and axes, will be kept available and ready for use.
- Debris from the roof and gutters will be cleaned at least two times a year.
- Screens and spark arresters on chimneys will be checked and maintained.

- Address markers will be clearly visible from the main access road.
- Combustible materials (such as firewood) will not be stored under decks.
- The downhill side of the house is separated from the landscape by hard surface patios.
- Gutters and downspouts will be metal.

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SEE A5Ks AND 55Ks FOR ARCHITECTURAL AND STRUCTURAL DETAILS

CONTACT INFORMATION

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PROJECT INFORMATION

DESCRIPTION

NEW CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE WITH ATTACHED GARAGE.

SITE

PROPERTY AREA: 1,533,312 SF (35.20 ACRES)

PROPERTY LEGAL DESCRIPTION: LOT 4 PONDEROSKI ESTATES, REPLAT A, LOCATED IN THE NORTHWEST QUARTER OF SECTION 15 TOWNSHIP 1 NORTH, RANGE 71 WEST OF THE 6TH P.M., BOULDER COUNTY COLORADO.

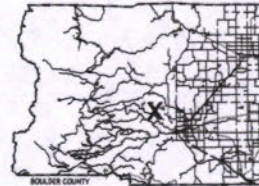
ZONING: M7H1

APPLICABLE BUILDING CODE: IRC 2003 W/ BOULDER COUNTY AMENDMENTS

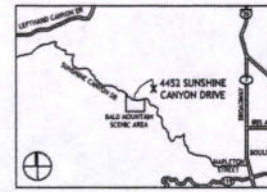
BUILDING AREA

BUILDING AREA CALCULATION (FROM EXTERIOR FACE OF STUD/CONCRETE):

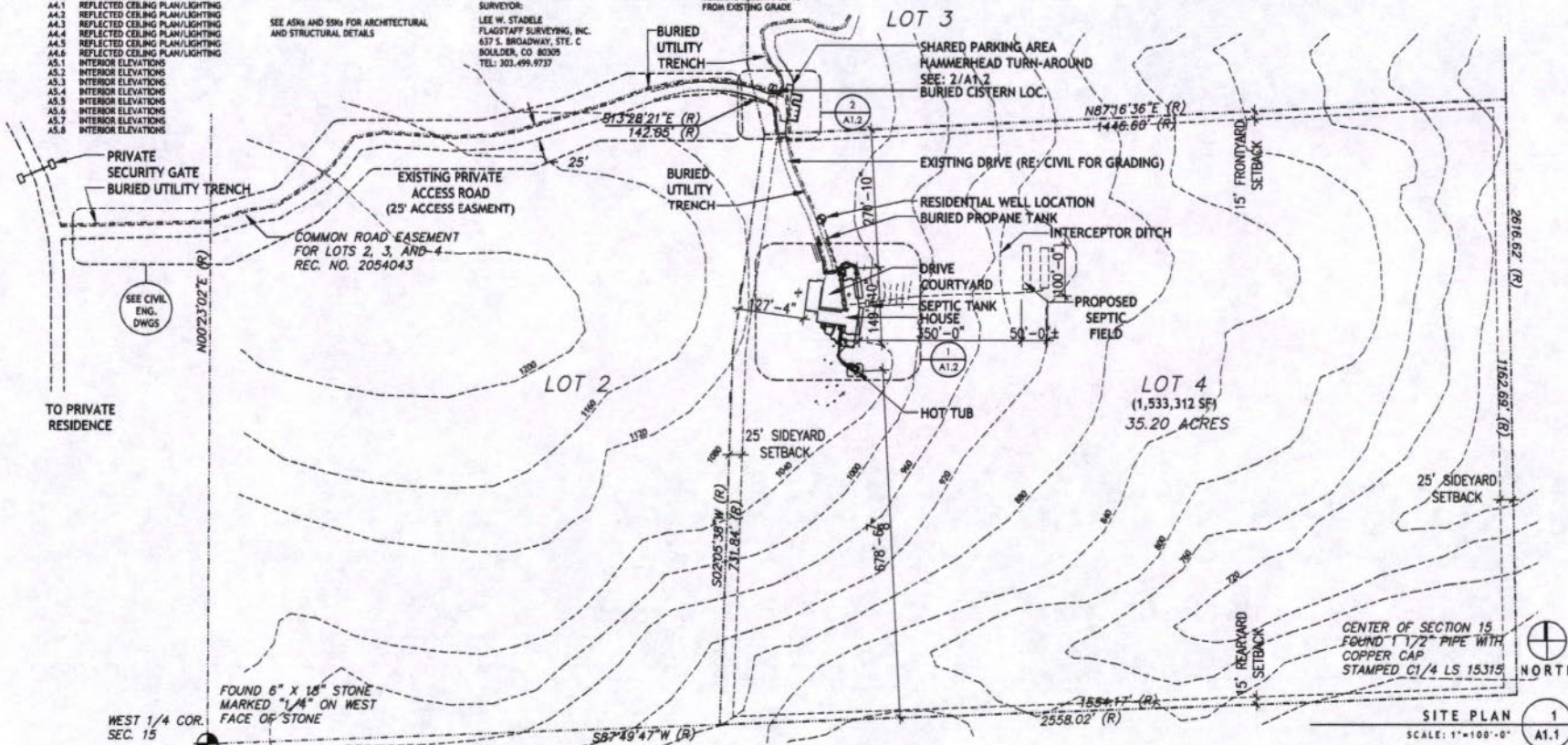
MAIN HOUSE LOWER LEVEL: 2488 S.F.
MAIN HOUSE MAIN LEVEL: 5172 S.F.
MAIN HOUSE UPPER LEVEL: 2342 S.F.
TOTAL BUILDING AREA: 10,002 S.F.
COVERED PORCH AREA: 1518 S.F.
BUILDING HEIGHT: 28'-10" FROM EXISTING GRADE



VICINITY MAP 2 NOT TO SCALE A1.1



LOCATION MAP 3 NOT TO SCALE A1.1



ARCHITECTURE
7414 PEARL STREET
BOULDER CO 80302
TEL 303 449 6605
WWW.ARCADEA.COM

ANDRESAKIS RESIDENCE

NOT FOR CONSTRUCTION

OWNER:
ROBERT & SUMNER ANDRESAKIS
509 NORTH 76TH ST.
BOULDER, CO 80303
TEL: 720.304.2129











STRUCTURAL ENGINEER:
LESLIE TYSON, NICOL & ASSOC.
TEL: 303.668.0900


SITE:
4322 SUNSHINE CANYON DR.
LOT 4, PONDEROSKI ESTATES
REPLAT A BOULDER, CO 80302

SITE PLAN
810 SET
4 MAY 2006
A1.1

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WebMail - RE: Andresakis Project X

 **Help**

Date Sent: Wednesday, October 04, 2006 9:28 AM

From: "Philips, Eric" [Add to Address Book](#)
<ephilips@co.boulder.co.us>

To: <mark@arcadea.com> ▼

Cc: "Nicole Palestro (E-mail)" <palestro@lamar.colostate.edu>, ▼

Subject: RE: Andresakis Project

Status: Urgent New

You should have had the CSFS write the plan if they did a site visit as well to mark trees. That has been the general policy agreed upon by my office and representatives of the CSFS Boulder District.

I have the written plan you submitted last Friday but owing to the volume of plans on my desk at this time, I have not yet had time to review it.

-----Original Message-----
From: Mark Gerwing [mark@arcadea.com]
Sent: Wednesday, October 04, 2006 8:50 AM
To: Philips, Eric
Subject: Andresakis Project

Eric,
I has someone come out from the Forest Service yesterday to review our Wildfire Mitigation Plan and mark trees for the Andresakis project in Sunshine Canyon. Please call me or email me if you have any questions or would like to review their tree-marking. We anticipate receipt of the Building Permit in the next few days would like to get started on the project as soon as possible.
Mark Gerwing

Mark Gerwing
Principal, Arcadea Architecture
303-449-6605

Cr

WebMail - Andresakis Wildfire Mitigation plan and report

Delete File Create Reply Reply All Forward Previous Next Options Inbox Help

Date Sent: Monday, October 09, 2006 11:40 AM

From: <mark@arcadea.com> [Add to Address Book](#)


To: Nicole Palestro <palestro@lamar.colostate.edu>

Subject: Andresakis Wildfire Mitigation plan and report

Status: Urgent New

Nicole,
I have attached the PDFs of the Andresakis Wildfire Mitigation Plan that we developed for your reference. The project is listed as LU-05-006 Andresakis.
Thanks so much to getting to this on such short notice.
Mark

Mark Gerwing
Principal, Arcadea Architecture
303-449-6605
mark@arcadea.com
www.arcadea.com

 ASWM01.pdf, ASWM02.pdf, ASWM03.pdf, ASWM04.pdf, A11.pdf, A12.pdf, A13.pdf, A14.pdf



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ANDRESAKIS RESIDENCE

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OWNERS:
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530 NORTH 74TH ST.
BOULDER, CO 80503
TEL: 730.354.2136

STRUCTURAL ENGINEER:
LESLIE TYSON, INC. & ASSOC.
TEL: 303.445.0090

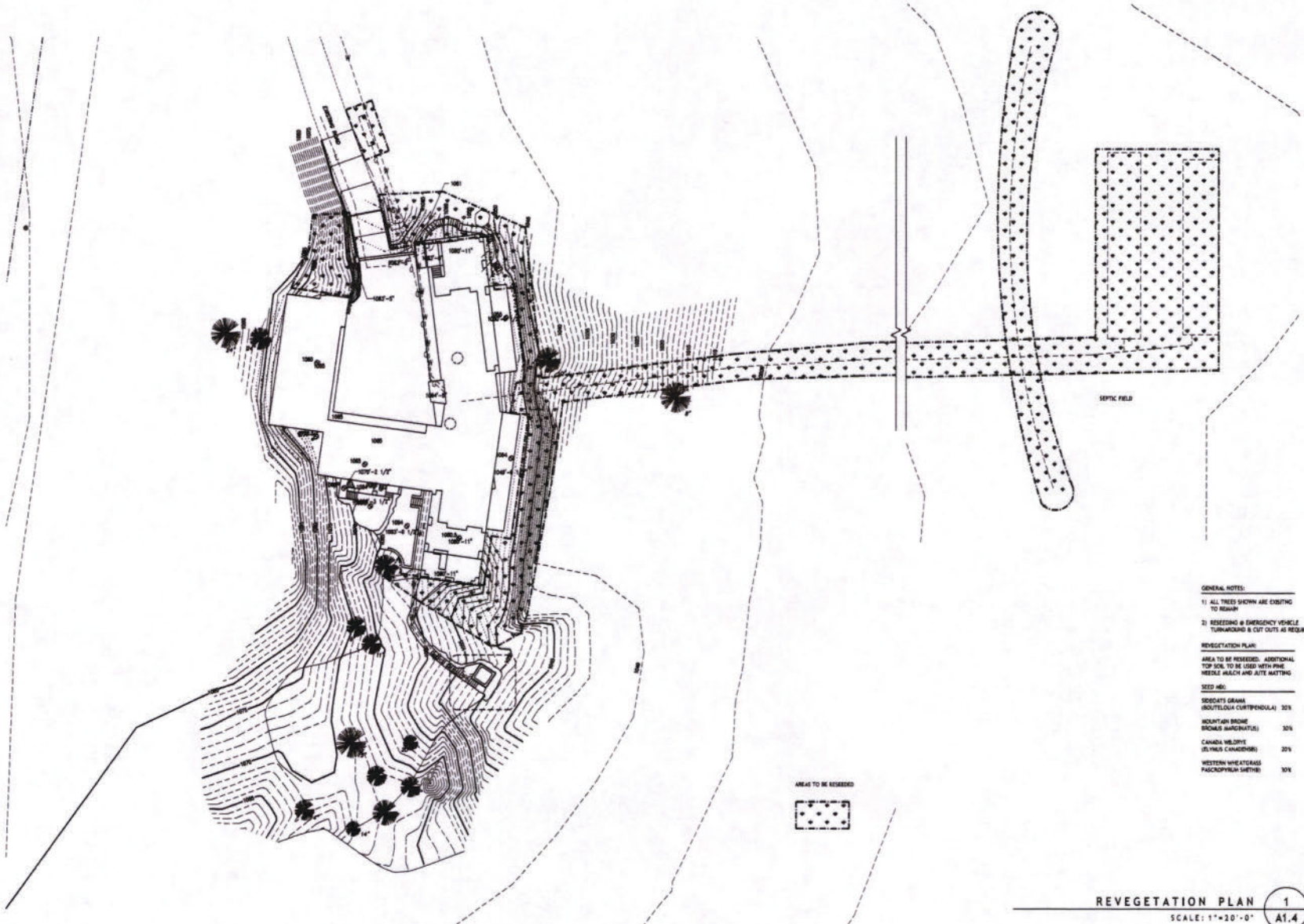
SITE:
4223 SANGHINE CANYON DR.
LOT 4, PIONEERHOMES ESTATES
REPLAT A BOULDER, CO 80502

REVEGETATION PLAN

BID SET
4 MAY 2006

A1.4

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GENERAL NOTES:
1) ALL TREES SHOWN ARE EXISTING TO REMAIN
2) SEEDING & EMERGENCY VEHICLE TURNAROUND & CUT CUTS AS REQUIRED

REVEGETATION PLAN:
AREA TO BE RESEEDED. ADDITIONAL TOP SOIL TO BE LOED WITH PINE NEEDLE MULCH AND JUTE MATTING

SEED MIX:
SOCIETY GRASS (BOULEDOUR CURTIPENDULA) 30%
MOUNTAIN Brome (BROMUS MARGHATICUS) 30%
CANADA WEDDING (DAPHNE CHADORENSIS) 30%
WESTERN WHITEGRASS (PASCOPYRUM SHREVEI) 30%

AREA TO BE RESEEDED

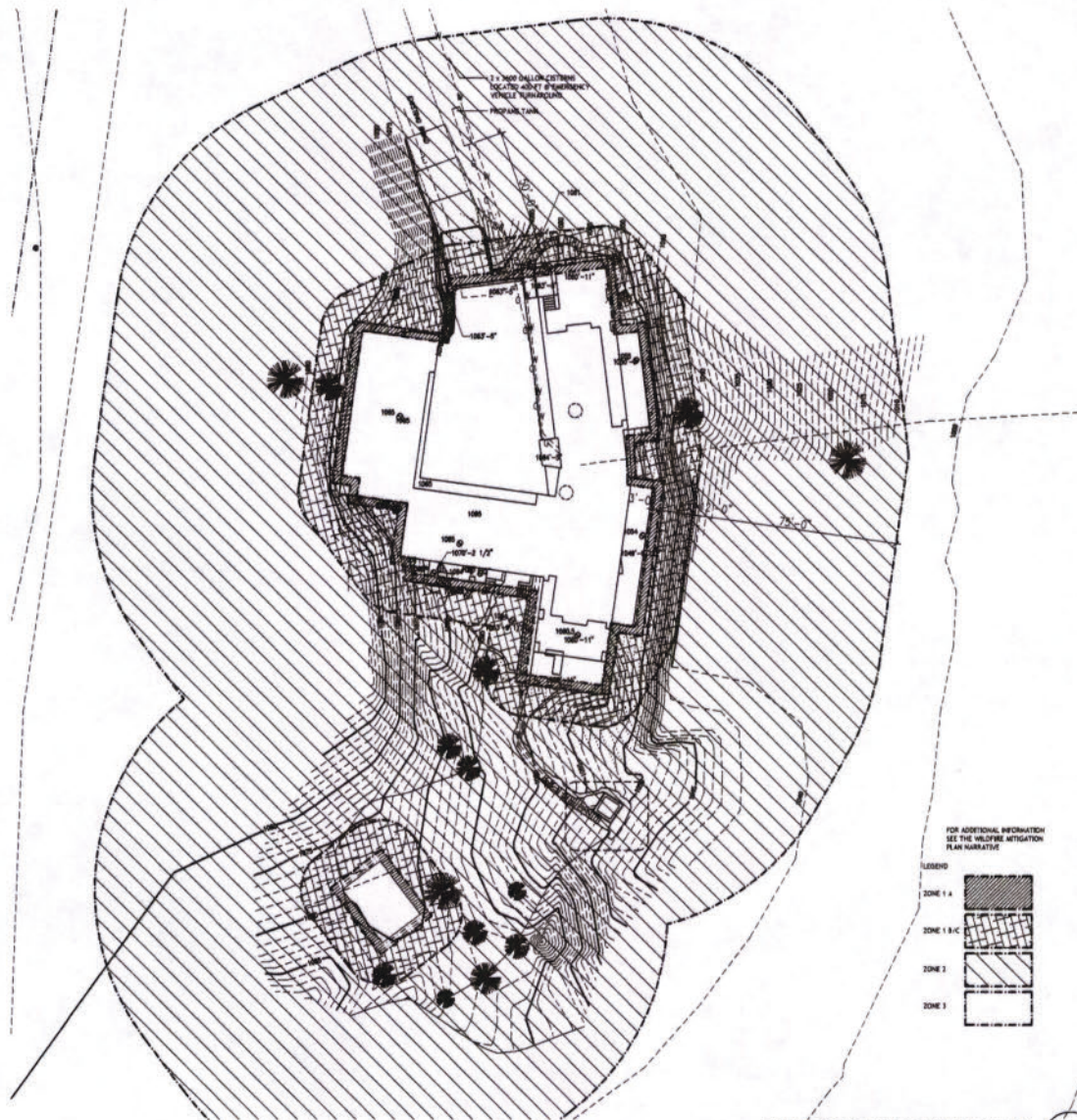


REVEGETATION PLAN

1

SCALE: 1"=20'-0"

A1.4



ARCHITECTURE
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FOR ADDITIONAL INFORMATION
SEE THE WILDFIRE MITIGATION
PLAN NARRATIVE

LEGEND

ZONE 1A [diagonal hatching]

ZONE 1B/C [cross-hatch]

ZONE 2 [horizontal hatching]

ZONE 3 [vertical hatching]

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OWNER:
ROBERT & SUMNER ANDRESAKIS
508 NORTH 267TH ST.
BOULDER, CO 80303
TEL: 730.304.2126

STRUCTURAL ENGINEER:
LESLIE TYSON, NICO & ASSOC.
TEL: 303.863.0090

SITE:
4323 SANGHVI CANYON DR.
LOT 4, POWERSHAW ESTATES
REPLAT A BOULDER, CO 80307

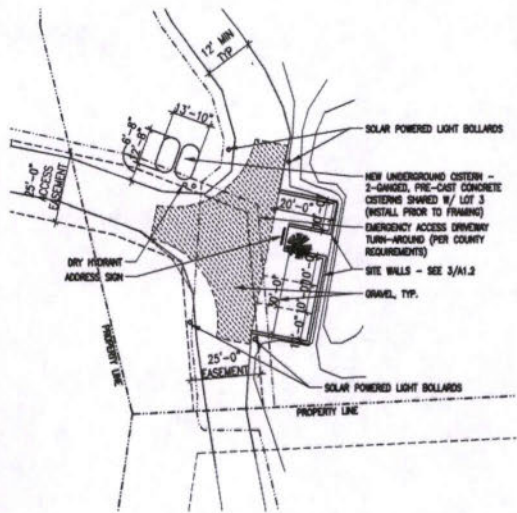
WILDFIRE MITIGATION PLAN

1
A1.2

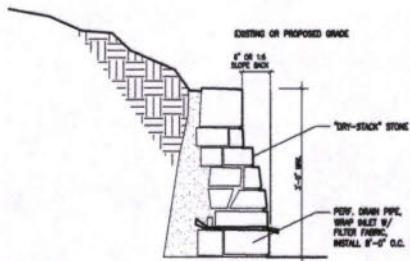
SCALE: 1"=20'-0"

WILDFIRE MIT. PLAN
BD SET
4 MAY 2006
A1.3

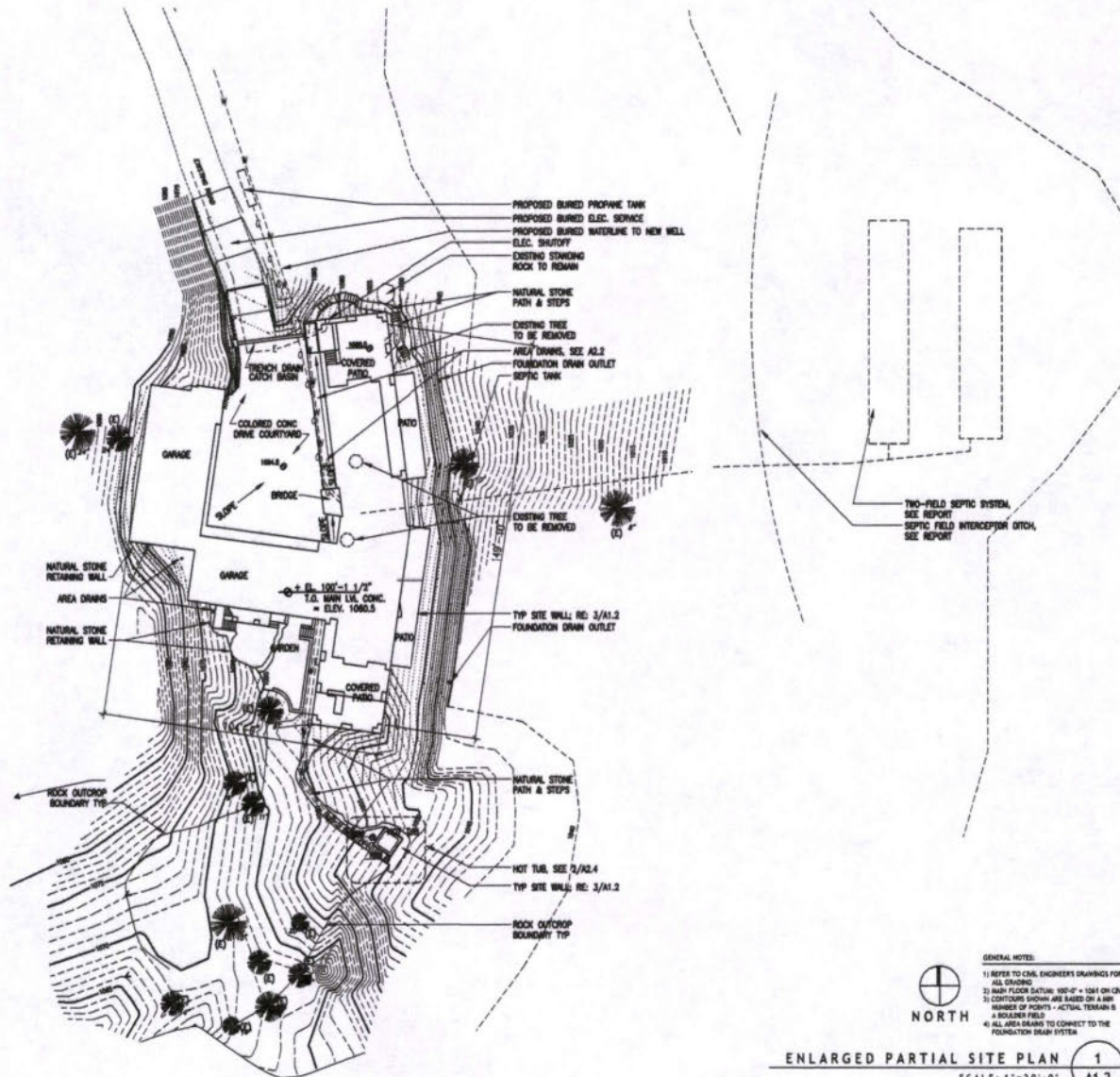
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EMERGENCY ACCESS TURN-AROUND / CISTERN LOCATION 3
SCALE: 1"=20'-0" A1.2



FOR WALLS OVER 3'-0" SEE SEPARATELY PERMITTED RETAINING WALLS.
TYPICAL SITE WALL 3
SCALE: 1/2"=1'-0" A1.2



ENLARGED PARTIAL SITE PLAN 1
SCALE: 1"=20'-0" A1.2



- GENERAL NOTES:
- 1) REFER TO CIVIL ENGINEER'S DRAWINGS FOR ALL GRADING
 - 2) RAFTY FLOOR SATUR. 100'-0" = 104' ON CHL.
 - 3) CONTOURS SHOWN ARE BASED ON A HIGH NUMBER OF POINTS - ACTUAL TERRAIN IS A SLOTTED FIELD
 - 4) ALL AREA DRAINS TO CONNECT TO THE FOUNDATION DRAIN SYSTEM



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TEL: 726.394.1134
STRUCTURAL ENGINEER:
LIEBK TYSON, INC. & ASSOC.
TEL: 303.443.0090

SITE:
4322 SHIMMIE CANYON DR.
LOT 4, POWERSOUS ESTATES
REPLAT A, BOULDER, CO 80302

ENLARGED SITE PLAN
BID SET
4 MAY 2006
A1.2
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