

Larkspur Fire Protection District

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Larkspur Fire Protection District (LFPD) Plan Review:

<u>Project Name:</u>	Larkspur Storage Yard
<u>Date of LFPD Review:</u>	01/16/17
<u>Plans submitted to LFPD by:</u>	Sherilyn West – Town of Larkspur
<u>LFPD Plan Review distributed to:</u>	Sherilyn West – Town of Larkspur
<u>Project Location:</u>	8440 Spruce Mountain Road, Larkspur, CO 80118
<u>Project Type:</u>	New Construction – Mixed occupancy building & storage yard
<u>Name of Plans:</u>	Larkspur Storage Yard
<u>Plans Developed by:</u>	R&R Engineers-Surveyors, Inc., Manifold Design & Development, Inc.
<u>Plans Format:</u>	Electronic copy & 11”x17” paper copy
<u>Design Team Project Number(s):</u>	R&R-MC16011, Manifold-16.170
<u>Architect or Engineer of Record:</u>	No wet stamp on plans submitted

The following plan sheets comprised the plan set submitted to LFPD:

Plans Sheet No.	C0.0	C1.1	A1.1	A1.2
Plans Sheet Name or Contents:	Cover Sheet	Site Plan	Floor Plans & Elevations	Preliminary Design Review
Plan Date:	10/XX/2016	10/XX/2016	12/13/16	12/13/16
Produced by:	R&R Engineers-Surveyors, Inc.	R&R Engineers-Surveyors, Inc.	Manifold Design & Development, Inc.	Manifold Design & Development, Inc.
Designed by:	N/A	N/A	N/A	N/A
Drawn by:	RJN	RJN	PS	PS
Checked by:	JSD	JSD	TLW	TLW
Approved by:	N/A	N/A	N/A	N/A
Revision Date:	N/A	N/A	N/A	N/A

LFPD Comments:

Note:

All elements of the above referenced project, herein referred to as “The Project”, shall comply in full measure with the International Fire Code (2012 edition) & referenced Standards, as adopted by the Town of Larkspur, herein referred to as “The Code”.

The following comments are made only as a courtesy to the owner, design team and contractors of the above referenced project with regards to fire and life safety issues. These comments are not intended to be wholly inclusive of the obligations of the owner, design team and contractors to meet all the provisions of The Code for The Project. An absence of comment on any non-compliance with The Code, by the LFPD, shall not constitute the LFPD’s acceptance of the non-compliance with The Code for The Project.

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The LFPD may require provisions over and above what is required in The Code or may choose to modify or waive certain requirements as specified in The Code for The Project, only through written format and as authorized by the LFPD Fire Chief or Fire Marshal.

All elements of The Project shall also comply with any and all additional codes and standards as adopted by the Town of Larkspur and/or Douglas County (depending on the project location), the State of Colorado and the Federal Government of the United States as applicable. It is the sole responsibility of the project owner, design team and contractors to ensure that compliance with all applicable codes and standards has been achieved in fact, prior to occupancy of The Project.

Site Development Plans:

With regards to the project's site plans, the following issues shall be addressed.

- 1) Please confirm if there will be a fueling station on site. If there will be a fueling station on site, plans shall be submitted to the LFPD showing location, tank types, fuel types, fuel quantities, and details.
- 2) Please confirm if there will be a trash dumpster on site. If there will be a trash dumpster on site, plans shall be submitted to the LFPD showing location and enclosure details if there is an enclosure.
- 3) A Wildfire Mitigation Plan shall be submitted to the LFPD. The standard of compliance shall be: Appendix B - Wildfire Mitigation Standards of the Douglas County Colorado Building Code as adopted on September 25, 2012. The Wildfire Mitigation Plan shall be compliant with this standard.

Building Plans:

With regards to the project's building plans, the following issues shall be addressed.

- 1) Building plans, as submitted, only included floor plan layout and elevations sketches. A full construction drawing set shall be submitted to the LFPD for review in both 24" x 36" paper copy and electronic copy.
 - a) A full review of the building plans by the LFPD, will occur upon submittal of the required plan set.
- 2) Required water flow for fire suppression, per Appendix B of the Fire Code, cannot be met by the existing water supply infrastructure to the site. Mitigation of this non-compliant water supply shall require:
 - a) The building shall be required to have an automatic fire suppression sprinkler system throughout.
 - (1) Automatic sprinkler system plans shall be submitted to the LFPD for review in both 24" x 36" paper copy and electronic copy. There is a fee for this review.
 - b) The Vehicle Maintenance and Wood Working spaces shall be required to have a two hour fire rating.

The LFPD requires an on-site inspection prior to the Certificate of Occupancy being issued.

Please contact me with any questions or concerns regarding this project.

Office Phone: 303-681-3284

Email: rjohnson@larkspurfire.org

Plans reviewed and comments written by:



Randal R. Johnson

Fire Marshal

Larkspur Fire Protection District

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