

## Station 2 Updates

We have gathered past permit information and documentation on the building. We are creating a plan to proceed and to comply with planning and building permitting requirements.

Water tank and water tank building:

Problem: Neighboring EFU zone requires a 50' setback. The existing water tank and structure sits inside the 50' setback.

Solution: Move the water tank and structure to north side of building. As an alternative, we will be discussing a lot line adjustment with the west side neighbor. This would clear the building from the 50' setback, eliminating the need to move it.

Drain Field:

Problem: Drain-field is currently not sufficiently sized for building use and encroaches vehicular traffic.

Solution: Move drain field lines to west side of property (non traffic area) Add lineal footage to drain field and move distribution box.

Demising Wall between two occupancies:

Problem: Floor plan nor occupancy designed for the north side of building. The demising wall will need to be determined for fire rating.

Floor Plan / Occupancy / Miscellaneous Permits:

Problem: The entire existing north side of the building (first floor kitchen, bathrooms and entire second floor) was not engineered or permitted. Building is not permitted for intended use.

Solution: Structural Engineer to provide plans and engineering. Upgrade structure as required. Remove existing drywall as required to inspect existing electrical, plumbing, HVAC, etc. Upgrade as required to comply with code and to obtain permits.

Stairs:

Problem: Head height encroachment above stairs. Handrail does not meet code. Egress access to be determined for exit at second floor.

Solution: Create a plan for the north side of the building and upgrade and / or move stairs.

Bathrooms / Plumbing:

Problem: Existing bathroom plan and plumbing not permitted. Bathrooms are currently framed and partially plumbed.

Solution: Create plan and complete construction.

## EVRFPD

### Spring Water Source Shed:

Problem: Storage Shed is located in the 20' access easement at the north side of the property.

Solution: Move it to the north side of the building or bury it with a steel plate cover as required for vehicular access.

### Parking:

Problem: Designated parking not designed or permitted.

Solution: Design parking at south side of building with accessible spaces as required.

### Signage:

Problem: Signage was located in the setback.

Solution: Remove existing concrete signage structure. Locate sign on east face of building next to man door with a down light above the sign.

### Roof:

Problem: Roof Leaks. Conclusion of the leaks... The screws have been over torqued. Installing new screws or adding caulking over the screws will not create a long term fix.

Solution: Remove roof and replace with standing seam metal roofing. OR install roof hugger system over existing roof and install standing new standing seam metal roof.

This is our current outlined scope of work. We will continue to update you as we move forward.

- Deidra Pitkin