NCPC Submission

Maps and Drawings & Presentation Materials

30 October 2015

FEMS Engine Company 22

6825 Georgia Avenue, NW
Washington, DC 20012

List of Drawings

I. Maps and Drawings

Vicinity Map	2
Site Demolition Plan	3
Site Plan	4
Grading Plan	5
Landscape Plan	6
Erosion Control	7
Stormwater Management	9
Floor Plans	10
Building Elevations	13
Building Sections	15
Roof Plan	17

II. Presentation Materials

Rendered Site Plan	18
Rendered Perspectives	19

SORG ARCHITECTS
918 U Street NW
Washington, DC 20001

Department of General Services - District of Columbia
D.C. Fire and Emergency Medical Services Department

VICINITY MAP

SITE

Project Name - Engine Company 22
Address - 6825 Georgia Avenue, NW, Washington, D.C., 20012

Property Area - 14,000 SF

ZONING -

DCMR Title 11 Zoning Regulations

Zone - R-5-B-
Permits matter-of-right moderate development of general residential uses, including single-family dwellings, flats, and apartment buildings, to a maximum lot occupancy of 60% (20% for public recreation and community centers), a maximum FAR of 1.8, and a maximum height of fifty (50) feet Rear yard requirements are not less than fifteen (15) feet. Engine Houses allowed under R-1 requirements.

Minimum Front Setback - 0 ft.
Minimum Side Setback - 5 ft.
Minimum Rear Setback - 15 ft.

Parking -
Fire Station in R District- In excess of 2,000 SF, 1 space for each 600 SF of gross floor area and cellar floor area.
-15 parking stalls required.

BUILDING

Use and Occupancy Classification:
Non-separated mixed-use. (B, R-2, S-2)
Number of Stories - 2 w/ Basement

Occupant Load Factors (IBC 1004)-

- Storage/ Mechanical- 1 occupant/ 300 gross SF
- Assembly Unconcentrated- 1 occupant/ 15 net SF
- Assembly Concentrated- 1 occupant/ 7 net SF
- Business (Offices)- 1 occupant/ 100 gross SF
- Exercise Rooms- 1 occupant/ 50 gross SF

Type of Construction (IBC 602) - IIB
General Building Heights and Areas (Group S-2)- IBC 503) -
3 Stories/ 26,000 SF Building Area/Story

Fire Protection Systems - Fully Sprinklered
Exit Access Travel Distance - 250 ft. (w/ sprinklers)
Common Path of Egress Travel (IBC 1014.3) - 100 ft. (w/ sprinklers)
Dead-End Corridors- 35 ft Maximum

LOCATION MAP

LOCATION

6825 Georgia Ave, NW, Washington, DC

PROPERTY SIZE

Site Area: 14,000 SF

ZONING

R-5-B

SQUARE/SUFFIX/LOT

2968 / N/A / 0028

SITE ACCESS

Butternut Street

George Avenue (main entrance, access to parking garage)

PUBLIC TRANSPORTATION

WMATA Metrobus Route 52, 53, 54, 70, 79

Access to Takoma Metro Station via Butternut St.

PARKING

Below grade parking on-site

Street parking along Butternut Street

PROPERTY BOUNDARY

BUS ROUTE

VEHICLE ACCESS ROADS

PEDESTRIAN WALKWAYS

SITE DEMOLITION PLAN

DATE	DESCRIPTION

DEMOLITION NOTES

1) CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR SHUTOFF, CAPPING, AND CONTINUATION OF UTILITY SERVICES AS REQUIRED.

2) CONTRACTOR SHALL REMOVE AND TRANSPORT ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM ALL DEMOLITION OPERATIONS TO A LEGAL OFF–SITE DISPOSAL FACILITY.

3) CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO BID AND CONSTRUCTION. ANY DISCREPANCIES IN THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE IN WRITING, PRIOR TO FINAL BID AND STARTING ANY WORK.

4) CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL EXISTING UTILITIES WELL IN ADVANCE OF CONDUCTING CONSTRUCTION OPERATIONS TO ENSURE PROPER CONNECTIONS WITH PROPOSED UTILITIES.

5) CONTRACTOR MUST HAND DIG TEST PITS AT ALL UTILITY CROSSINGS TO DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES WELL IN ADVANCE OF DEMOLITION WORK AND PRIOR TO ORDERING PIPE MATERIALS AND STRUCTURES. UTILITIES FOUND DURING DEMOLITION OR CONSTRUCTION ACTIVITIES SHALL BE THE SOLE RESPONSIBILITY OF ANY CONTRACTOR ENGAGED IN EXCAVATION AT THIS SITE. THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY OF ANY UTILITY FINDINGS WHICH DEVIATE FROM THE CONDITIONS SHOWN.

6) ALL WALKS, CURBS, CURBS & GUTTER AND DRIVEWAYS DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED IN COMPLETE SECTIONS TO THE NEAREST JOINT.

7) IN AREAS WHERE PROPOSED CONSTRUCTION MAY CONFLICT WITH EXISTING UTILITIES, THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO AVOID DAMAGE TO EXISTING UTILITIES. IF ANY UNDERGROUND UTILITY IS DAMAGED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND THE OWNER OF THE UTILITY.

8) ANY DAMAGE SUSTAINED TO UTILITIES ABOVE AND BELOW GROUND SHALL BE REPAIRED BY OR UNDER THE DIRECTION OF THE UTILITY OWNER AT THE CONTRACTOR'S EXPENSE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR BACKFILL OR EXCAVATE THE AFFECTED UTILITY WITHOUT FIRST RECEIVING PERMISSION FROM THE UTILITY OWNER.

9) DURING CONSTRUCTION, THE CONTRACTOR MUST COORDINATE WITH THE DC WATER INSPECTOR TO LOCATE AND PROPERLY ABANDON THE SEWER LATERAL WHEN IT CAN BE FOUND.

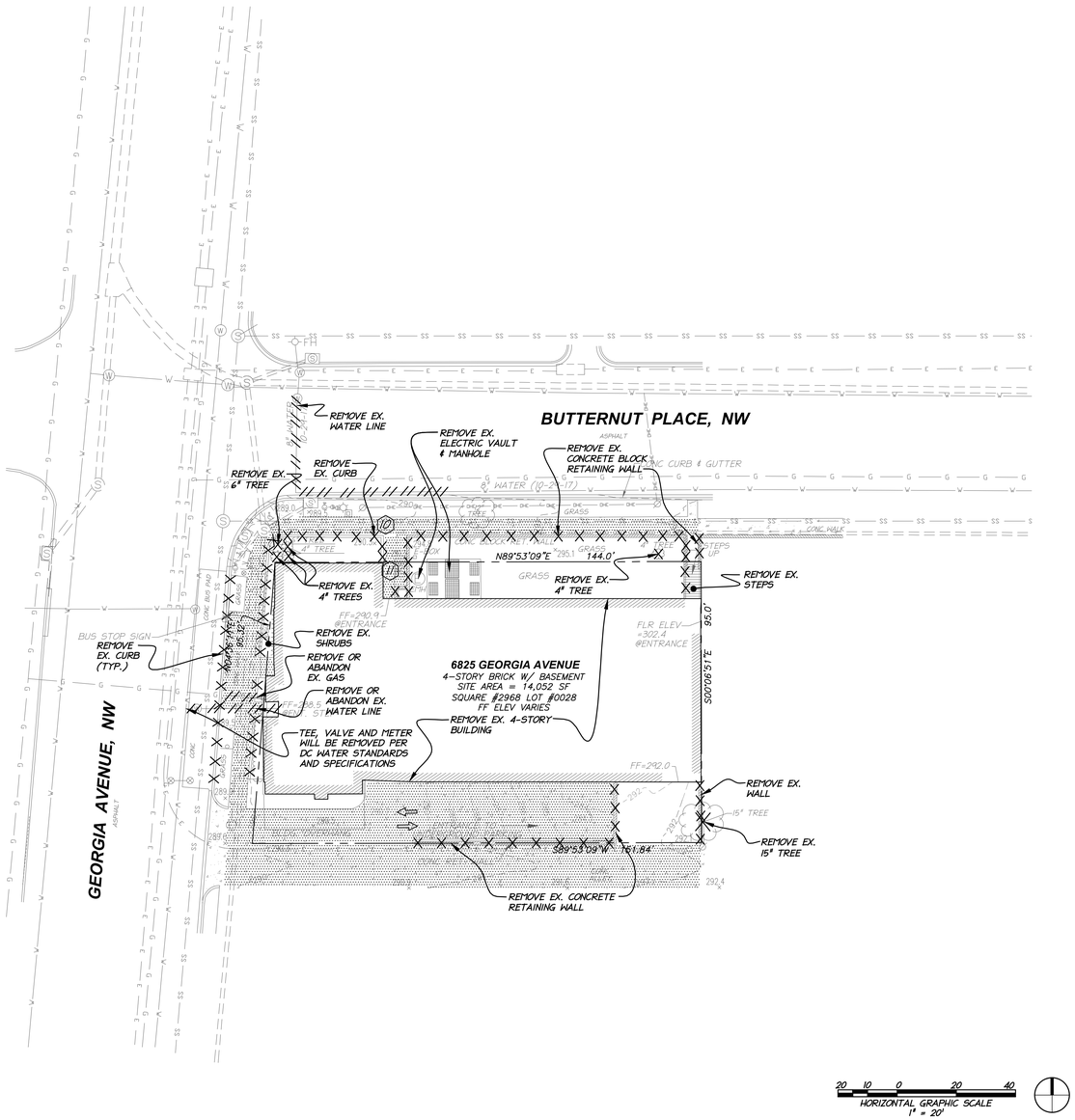
10) THE EXISTING SEWER SERVICE LATERAL IS TO BE ABANDONED PER DC WATER STANDARDS AND SPECIFICATIONS. CONTRACTOR TO FIELD VERIFY AND DISCONNECT FROM THE PUBLIC MAIN.

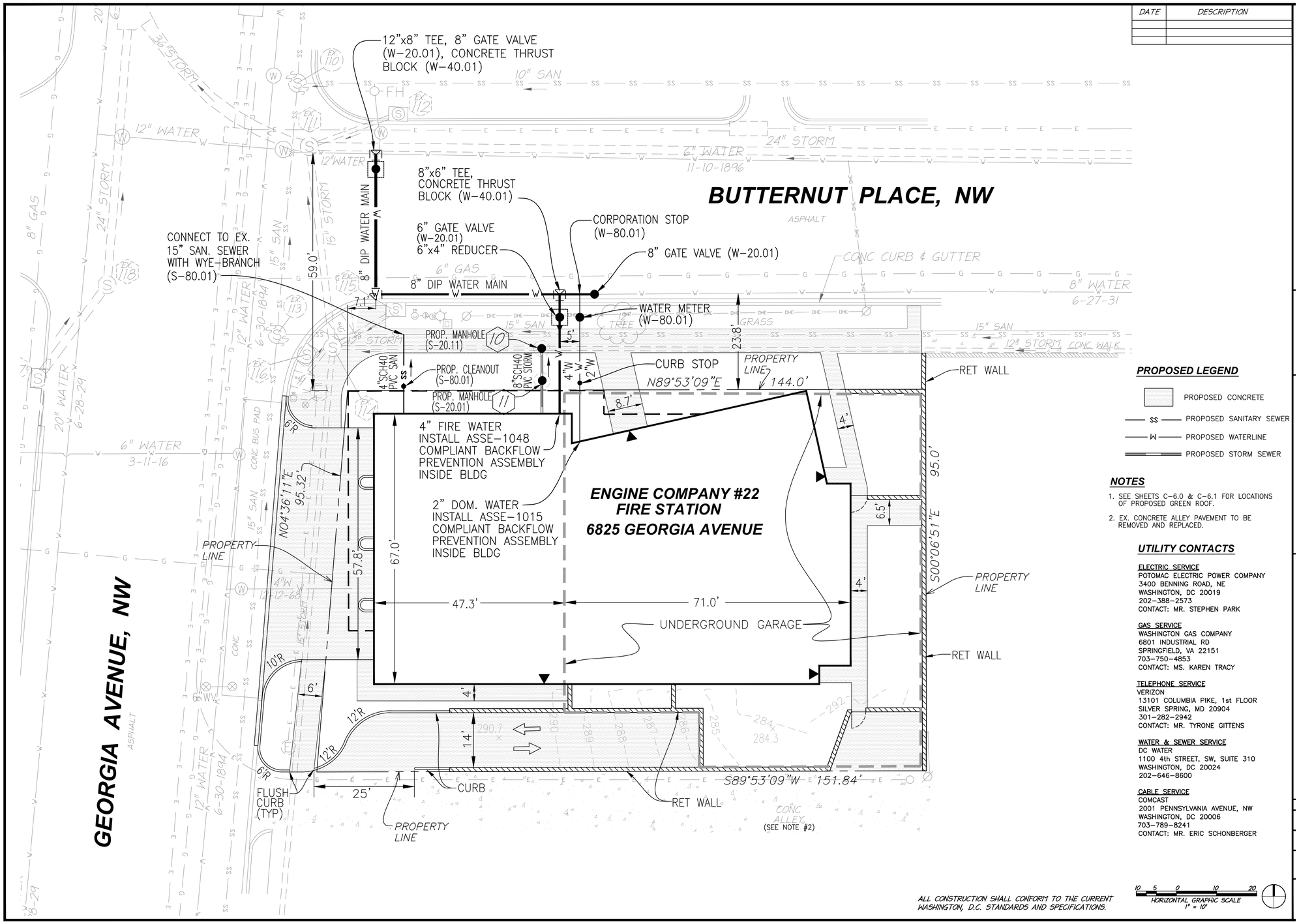
DEMOLITION LEGEND

EX. PAVEMENT TO BE REMOVED

EX. PIPE TO BE REMOVED OR ABANDONED

EX. CURB, TREE OR WALL TO BE REMOVED





DATE	DESCRIPTION

PROPOSED LEGEND

- PROPOSED CONCRETE
- ss — PROPOSED SANITARY SEWER
- W — PROPOSED WATERLINE
- PROPOSED STORM SEWER

NOTES

1. SEE SHEETS C-6.0 & C-6.1 FOR LOCATIONS OF PROPOSED GREEN ROOF.
2. EX. CONCRETE ALLEY PAVEMENT TO BE REMOVED AND REPLACED.

UTILITY CONTACTS

ELECTRIC SERVICE
POTOMAC ELECTRIC POWER COMPANY
3400 BENNING ROAD, NE
WASHINGTON, DC 20019
202-388-2573
CONTACT: MR. STEPHEN PARK

GAS SERVICE
WASHINGTON GAS COMPANY
6801 INDUSTRIAL RD
SPRINGFIELD, VA 22151
703-750-4853
CONTACT: MS. KAREN TRACY

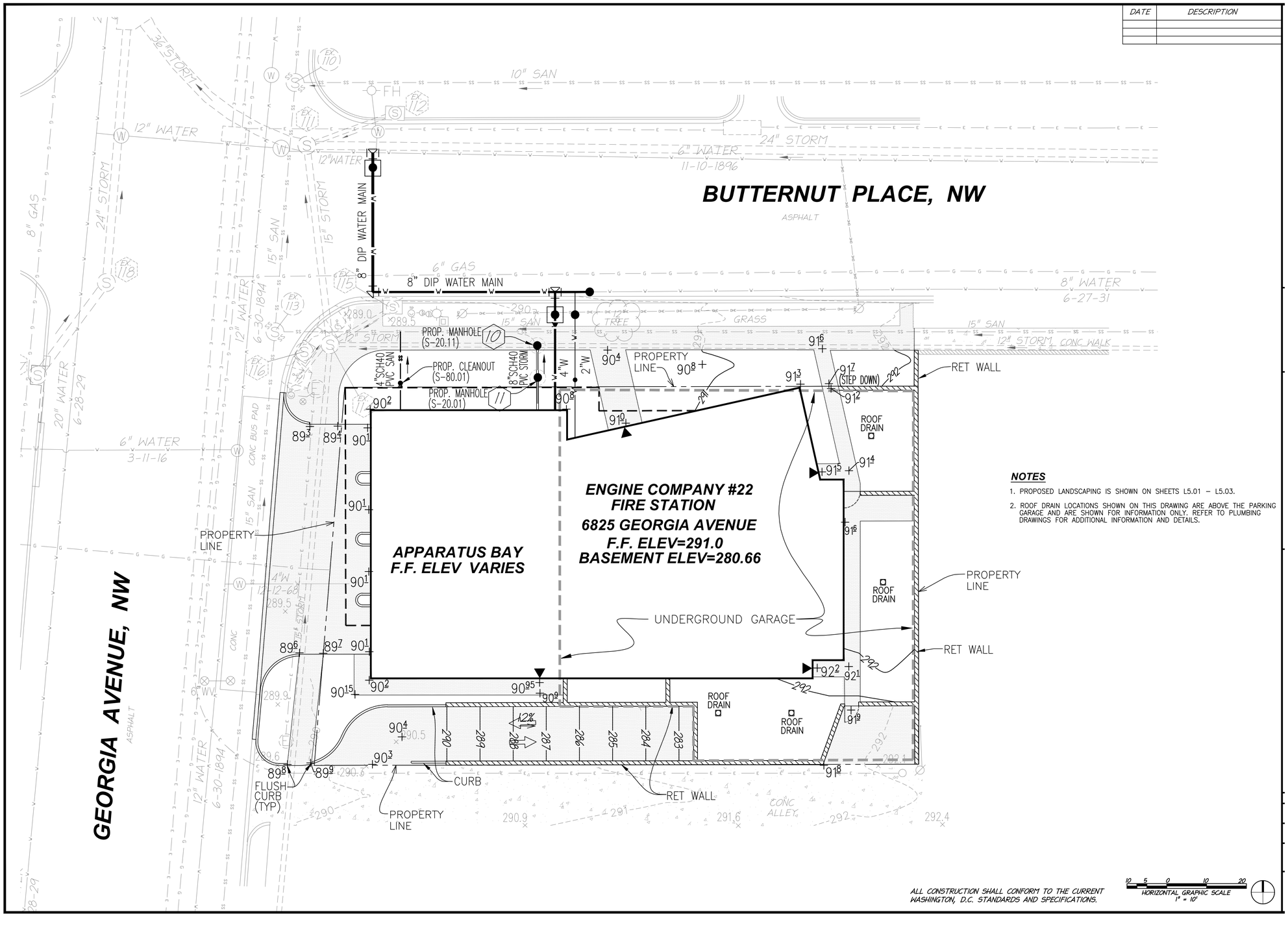
TELEPHONE SERVICE
VERIZON
13101 COLUMBIA PIKE, 1st FLOOR
SILVER SPRING, MD 20904
301-282-2942
CONTACT: MR. TYRONE GITTENS

WATER & SEWER SERVICE
DC WATER
1100 4th STREET, SW, SUITE 310
WASHINGTON, DC 20024
202-646-8600

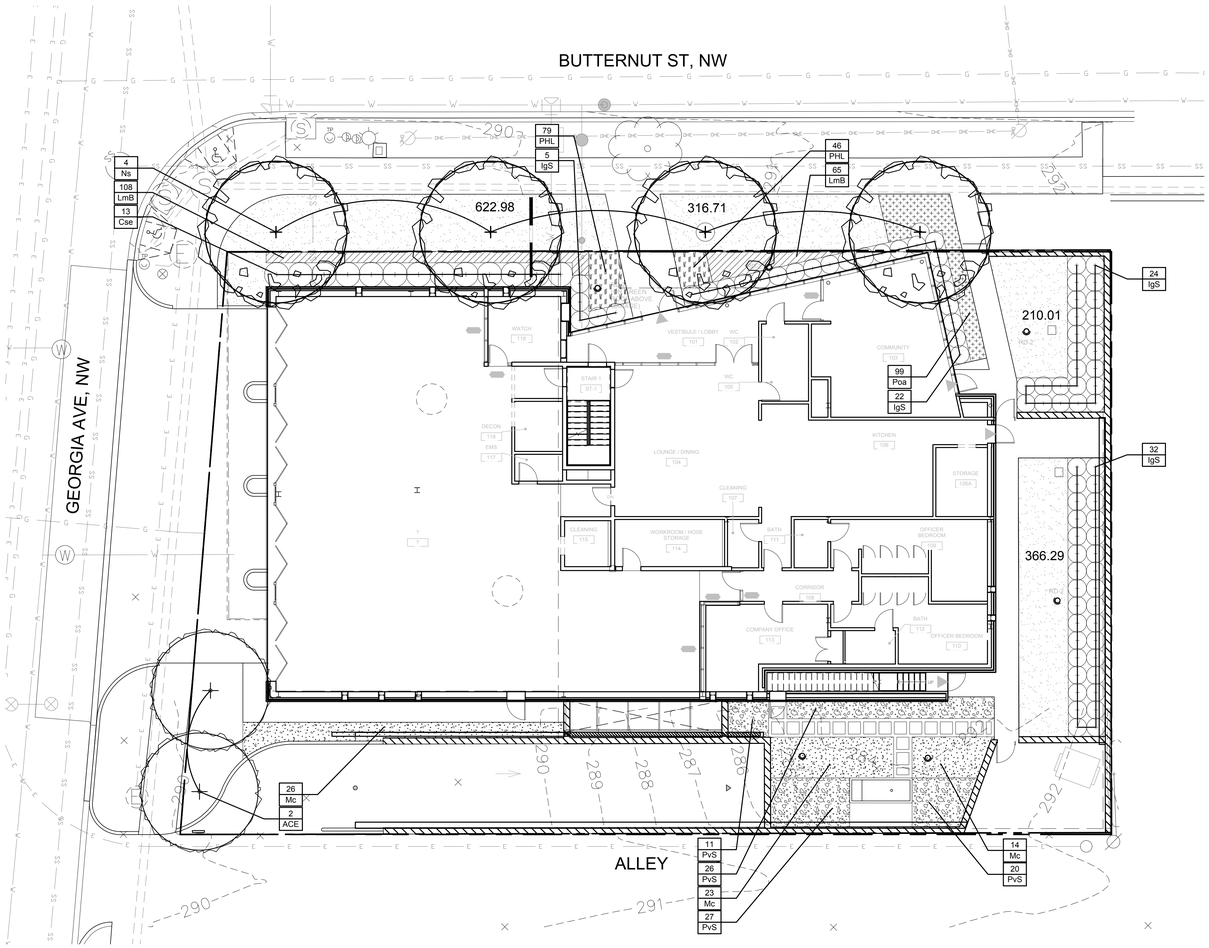
CABLE SERVICE
COMCAST
2001 PENNSYLVANIA AVENUE, NW
WASHINGTON, DC 20006
703-789-8241
CONTACT: MR. ERIC SCHONBERGER

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT WASHINGTON, D.C. STANDARDS AND SPECIFICATIONS.

GRADING PLAN - EXISTING AND PROPOSED TOPOGRAPHY

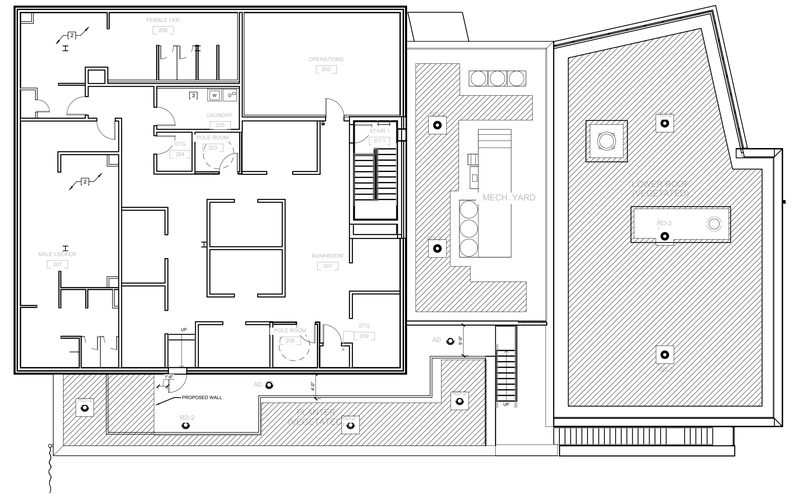


LANDSCAPE PLAN



LANDSCAPE PLAN - GROUND FLOOR

10 5 0 10 20
HORIZONTAL GRAPHIC SCALE
1" = 10'



LANDSCAPE PLAN - SECOND FLOOR

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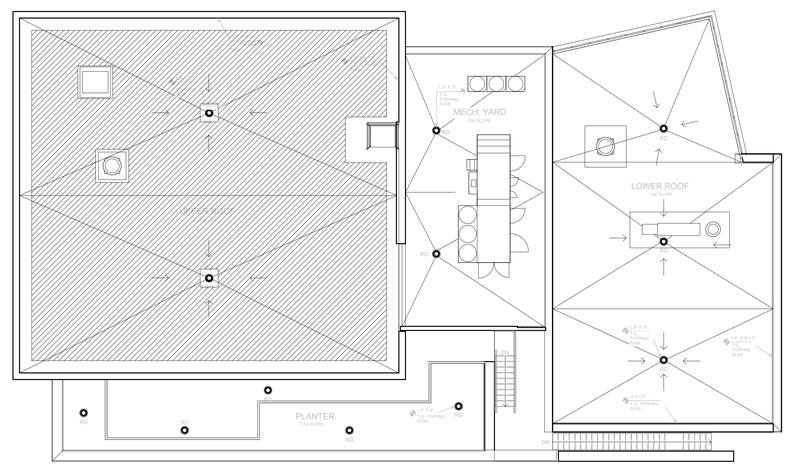
HORIZONTAL GRAPHIC SCALE
1" = 10'



LANDSCAPE PLAN - ROOF

10 5 0 10 20
HORIZONTAL GRAPHIC SCALE
1" = 10'

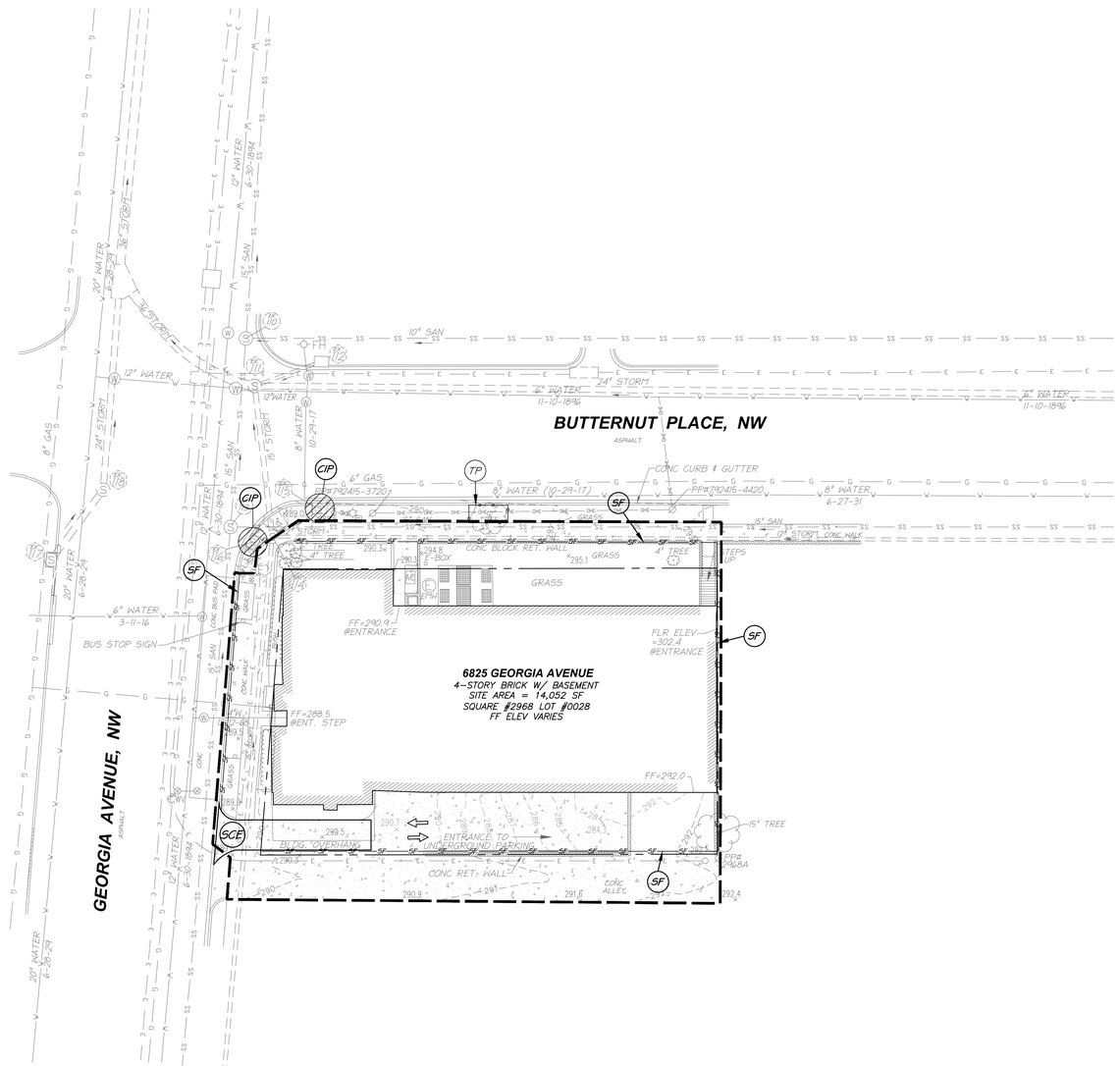
PLANT SCHEDULE								
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD		REMARKS
ACE	2	Acer rubrum `Armstrong`	Armstrong Red Maple	14'-16'	2 1/2" - 3"			
SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD		REMARKS
Ns	4	Nyssa sylvatica	Sour Gum	14'-16'	3" - 3 1/2"			B&B, full uniform crown, symmetrical branching, full specimen
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	SPACING	REMARKS
Cse	13	Cornus sericea	Red Twig Dogwood	24"-36"	24"-36"	#5 cont.	4` o.c.	healthy, vigorous, well-rooted & established
IgS	83	Ilex glabra `Shamrock`	Inkberry	24"-30"	18"-24"	#3 cont.	3` o.c.	healthy, vigorous, well-rooted & established in container
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	COLOR	SPACING		REMARKS
PHL	125	Phlox divaricata `Blue Moon`	Blue Moon Phlox	#1 cont.		10" o.c.		

L6.02

PLANT LIST
Scale: NTS

EROSION CONTROL PLAN

DATE	DESCRIPTION



LEGEND

- SCE — STABILIZED CONSTRUCTION ENTRANCE
- CIP — CURB INLET PROTECTION
- SF — SILT FENCE
- TP — TREE PROTECTION
- LIMITS OF DISTURBANCE

LIMITS OF DISTURBANCE

TOTAL = 20,500 SF OR 0.47 AC
ON-SITE = 14,052 SF OR 0.32 AC
RIGHT-OF-WAY = 6,448 SF OR 0.15 AC

AMOUNT OF CUT/FILL

TOTAL CUT VOLUME = 420 CY
TOTAL FILL VOLUME = 0 CY

20 10 0 20 40
HORIZONTAL GRAPHIC SCALE
1" = 20'

EROSION & SEDIMENT CONTROL NOTES

1. THE NEW CONSTRUCTION IS DESCRIBE IN THE PROJECT NARRATIVE ON SHEET C1.0.
2. THE TOTAL AREA OF LAND DISTURBANCE WILL BE APPROXIMATELY 20,500 S.F. OR 0.47 ACRES.
3. THE CONTRACTOR MUST NOTIFY DOEE (202) 535-2977 AT LEAST 72 HOURS PRIOR TO THE START OF ANY LAND DISTURBING ACTIVITY.
4. THE OWNER/DEVELOPER GRANTS THE RIGHT-OF-ENTRY ONTO THIS PROPERTY TO THE DESIGNATED DISTRICT OF COLUMBIA PERSONNEL FOR THE PURPOSE OF INSPECTING AND MONITORING THE SITE.
5. ALL EROSION CONTROL MEASURES AS SHOWN ON THE APPROVED PLAN MUST BE IN PLACE AND INSPECTED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CLEARING, STRIPPING OF TOPSOIL OR GRADING.
6. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN AND PERMIT SHALL BE KEPT ON THE SITE AT ALL TIMES.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE DISTRICT OF COLUMBIA.
8. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL COMPLETE AND ADEQUATE STABILIZATION IS ACHIEVED.
9. THE CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL MEASURES DAILY AND AFTER EACH SIGNIFICANT RAINFALL. THE FOLLOWING ITEMS WILL BE CHECKED IN PARTICULAR:
   - 9.a. SILT FENCE BARRIERS WILL BE CHECKED REGULARLY FOR UNDERMINING OR DETERIORATION OF THE FABRIC. SEDIMENT SHALL BE REMOVED WHEN THE LEVEL OF SEDIMENT DEPOSITION REACHES HALF WAY TO THE TOP OF THE BARRIER.
   - 9.b. SEEDED AREAS WILL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RESEEDED AS NEEDED. PERMANENT SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE.
10. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN FOURTEEN (14) DAYS. ROADS AND PARKING AREAS SHALL BE STABILIZED WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED.
11. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES WILL BE REMOVED WITHIN 30 DAYS AFTER ADEQUATE SITE STABILIZATION AND AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, AS AUTHORIZED BY THE DISTRICT OF COLUMBIA INSPECTORS. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES WILL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.
12. WHEN SEDIMENT IS TRANSPORTED ONTO A PAVED ROAD SURFACE, THE ROAD WILL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT WILL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING WILL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.

EROSION & SEDIMENT CONTROL NARRATIVE

DATE OF CONSTRUCTION

CONSTRUCTION IS SCHEDULED TO BEGIN IMMEDIATELY AFTER PERMIT APPROVAL

SEDIMENT CONTROL PROGRAM (PHASE 1)

1. THE CONTRACTOR SHALL CALL THE INSPECTION/ENFORCEMENT BRANCH, WATERSHED PROTECTION DIVISION, DISTRICT DEPARTMENT OF THE ENVIRONMENT AT (202) 535-2977 FOR A PRE-CONSTRUCTION MEETING 72 HOURS PRIOR TO THE START OF ANY LAND DISTURBING ACTIVITY.
2. INSTALL TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN, SHEET C3.0.
3. INSTALL THE SILT FENCE AND INLET PROTECTIONS AS SHOWN ON THE E&S PLAN, SHEET C3.0.
4. DEMOLISH EXISTING CURB, PAVEMENT, STAIRS, RETAINING WALLS, UTILITIES, CONCRETE ALLEY, CONCRETE SIDEWALK, 4-STORY BUILDING AND OTHER ITEMS AS SHOWN ON THE DEMOLITION PLAN.
5. STABILIZE DENUDED AREAS AND STOCKPILES TO REMAIN LONGER THAN 14 DAYS.
6. REMOVAL OF ANY EROSION AND SEDIMENT CONTROL MEASURES REQUIRES PRIOR APPROVAL FROM DDOE INSPECTOR.

MAINTENANCE PROGRAM

ALL SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED DAILY BY THE SITE SUPERINTENDENT AND ANY DAMAGED FACILITY IS TO BE REPAIRED BY THE CLOSE OF THE WORKDAY. TRAPS AT STORM STRUCTURES ARE TO BE CLEANED AFTER EACH RAINFALL AND INLET PROTECTION MAY BE REMOVED ONLY AFTER UPSTREAM AREAS HAVE BEEN STABILIZED WITH A PERMANENT SURFACE AND DDOE INSPECTOR APPROVAL.

EROSION AND SEDIMENT CONTROL MEASURES

THE FOLLOWING EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CITY STANDARDS:

SILT FENCE SHALL BE PROVIDED AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLANS AND THE INSTALLATION TYPICALLY SHALL RUN ALONG AN EXISTING CONTOUR.

STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL EXISTING AND PROPOSED INLETS.

CONSTRUCTION ENTRANCE - A TEMPORARY, STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH CITY STANDARDS WITH A LENGTH OF AT LEAST 50 LINEAR FEET WILL BE PROVIDED AT THE LOCATION SHOWN ON THE PLANS. THE ENTRANCE SHALL BE MAINTAINED IN GOOD REPAIR AND SHALL PROVIDED REMOVAL OF DEBRIS FROM VEHICLES PRIOR TO LEAVING THE CONSTRUCTION SITE. WATER FOR THE WASH RACK TO BE PROVIDED BY A WATER TANK TRUCK IF PUBLIC WATER IS NOT AVAILABLE.

PERMANENT SEEDING OF DISTURBED AREAS NOT PROPOSED FOR IMPERVIOUS COVER SHALL BE STABILIZED WITH PERMANENT SEEDING. SEEDING MIXTURES AND SURFACE TREATMENT SHALL BE BASED UPON THESE RECOMMENDATIONS AND SHALL BE VERIFIED WITH THE CITY INSPECTOR BASED UPON CONSTRUCTION DATES.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT WASHINGTON, D.C. STANDARDS AND SPECIFICATIONS.

VEGETATIVE STABILIZATION

48.0 EXAMPLE SEED SPECIFICATIONS

A. The seed mixtures and specifications shall meet the minimum requirements as specified below.

1. Furnish the kinds and amounts of seed as indicated below to be seeded in all areas designated.

   (List mixtures and amounts of each species here).

2. The minimum requirements for grass and legume seed used in the vegetative work are as follows:
   - a. All seed must meet the requirements of the Maryland State or DPW-DDOT specifications.
   - b. All seed shall be subject to re-testing by a recognized seed laboratory.
   - c. All seed used shall have been tested within the six(6) months immediately preceding the date of sowing such material on this job.
   - d. Inoculant - The inoculant for treating legume seed in the seed mixtures shall be a pure culture of nitrogen-fixing bacteria prepared specifically for the species. Inoculants shall not be used later than the date indicated on the container. Add fresh inoculant as directed on package. Use four times the recommended rate when hydroseeding. VERY IMPORTANT - Keep inoculant as cool as possible until used. Temperatures above 75-80 degrees F. weaken bacteria and make inoculant less effective.

Quality of Seed*

LEGUMES	Minimum Seed Purity (%)	Minimum Germination (%)
Birdsfoot trefoil	98	80
Crownvetch	95	65
Lespedeza, Korean	97	85
Lespedeza, Sericea	98	85
Sweetclover	98	85
GRASSES		
Bluegrass, Canada	80	80
Bluegrass, Kentucky	80	85
Fescue, red	97	80
Fescue, tall 'Ky-31'	97	85
Lovegrass, weeping, Boer, Lehmann's	95	87
Redtop	90	85
Reed canarygrass	96	80
Ryegrass, Italian	98	85
OTHER ANNUALS		
Barley	98	90
Millet	99	80
Oats	98	80
Sudangrass (non hybrids)	98	80

*Seed containing prohibited or restricted noxious weeds should not be accepted.

Prohibited noxious weeds - Johnsongrass or Johnsongrass crosses, Canada thistle, and quackgrass.

Restricted noxious weeds - Wild garlic and wild onion, bermudagrass, annual bluegrass, corn cockle, dodder and bindweed.

Seed should not contain in excess of 2.50 percent of weed seeds; none is desirable.

To calculate percent pure live seed, multiply germination times purity and divide by 100.

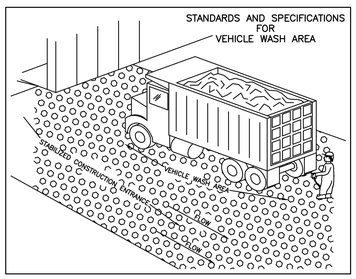
Example: 'Ky-31' tall fescue with a germination of 85 percent and a purity of 97 percent. 97 x 85 = 8245. 82.45 - 100 = 82.45 percent pure live seed.

DATE	DESCRIPTION

DUST CONTROL NOTES

STANDARD AND SPECIFICATIONS FOR DUST CONTROL

1. The contractor shall conduct operations and maintain the project site so as to minimize the creation and dispersion of dust. Dust control shall be used throughout the work at the site.
2. The contractor must provide clean water, free from salt, oil and other deleterious material to be used for on-site dust control.
3. The contractor shall supply water-spraying equipment capable of accessing all work areas.
4. The contractor shall implement strict dust control measures during active construction periods on-site. These control measures shall generally consist of water applications that shall be applied a minimum of once per day during dry weather or more often as required to prevent dust emissions.
5. For water application to undisturbed soil surfaces, the contractor shall:
   - A. Apply water with equipment consisting of tank, spray bar, and pump with discharge pressure gauge.
   - B. Arrange spray bar height, nozzle spacing and spray pattern to provide complete coverage of ground with water.
   - C. Disperse water through nozzles on spray bar at 20 psi (137.8 kPa) minimum. Keep areas damp without creating nuisance conditions such as ponding.
6. For water application to soil surfaces during demolition and/or excavation, the contractor shall:
   - A. Apply water with equipment consisting of a tank, pump with discharge gauge, hoses and mist nozzles.
   - B. Locate tank and spraying equipment so that the entire excavation area can be misted without interfering with demolition and/or excavation equipment or operations. Keep areas damp without creating nuisance conditions such as ponding.
   - C. Apply water spray in a manner to prevent movement of spray beyond the site boundaries.



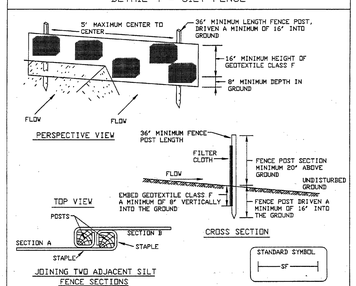
DEFINITION
AN ON-SITE AREA WHERE THE TIRES AND UNDER-CARRIAGE OF A VEHICLE CAN BE WASHED.

PURPOSE
THE "VEHICLE WASH AREA" IS PROVIDED TO MINIMIZE THE QUANTITY OF SEDIMENT DEPOSITED ON PUBLIC SPACE BY VEHICLES LEAVING THE SITE.

CONDITIONS WHERE PRACTICE APPLIES
THE "VEHICLE WASH AREA" WILL BE PROVIDED ON ANY SITE WHERE VEHICLES CAN ENTER ONTO UNIMPROVED SURFACES.

DESIGN CRITERIA
THE "VEHICLE WASH AREA" SHALL BE PROVIDED ON-SITE AND DRAINED ON-SITE. THE AREA MAY BE CONSTRUCTED OF RUBBER OR OTHER HARD POROUS MATERIAL. A WORKING WATER HOSE MUST BE LOCATED IN THE AREA DURING ALL CONSTRUCTION ACTIVITY.

DETAIL 4 - SILT FENCE



Construction Specifications

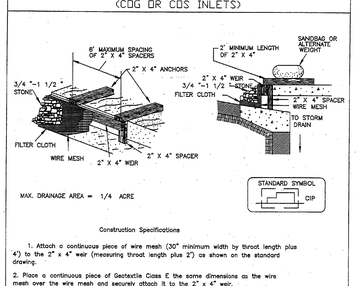
1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 11/2" x 11/2" square (minimum) cut, or 13/4" diameter (minimum) round land shall be of sound quality hardwood. Steel posts will be standard T or U section weighting not less than 1.00 pond per linear foot.
2. Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)	Test: ASTM D-4595
Tensile Modulus	20 lbs/in (min.)	Test: ASTM D-4595
Flow Rate	0.3 gal/ft²/minute (max.)	Test: ASTM D-5141
Filtering Efficiency	75% (min.)	Test: ASTM D-5141

3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 30% of the fabric height.

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE	PAGE B - 5 - 3	WATERSHED PROTECTION DIVISION DISTRICT OF COLUMBIA DEPARTMENT OF HEALTH

DETAIL 6C - CURB INLET PROTECTION (COG OR COS INLETS)

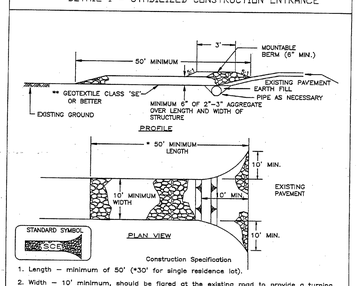


Construction Specifications

1. Attach a continuous piece of wire mesh (30" minimum width by throat length plus 4') to the 2" x 4" weir (measuring throat length plus 2') as shown on the standard drawing.
2. Place a continuous piece of Geotextile Class E the same dimensions as the wire mesh over the wire mesh and securely attach it to the 2" x 4" weir.
3. Securely nail the 2" X 4" weir to a 9" long vertical spacer to be located between the weir and the inlet face (max. 4' apart).
4. Place the assembly against the inlet throat and nail (minimum 2' lengths of 2" x 4" to the top of the weir at spacer locations). These 2" x 4" anchors shall extend across the inlet top and be held in place by sandbags or alternate weight.
5. The assembly shall be placed so that the end spacers are a minimum 1' beyond both ends of the throat opening.
6. Form the 1/2 " x 1/2 " wire mesh and the geotextile fabric to the concrete gutter and against the face of the curb on both sides of the inlet. Place clean 3/4 " x 1 1/2 " stone over the wire mesh and geotextile in such a manner to prevent water from entering the inlet under or around the geotextile.
7. This type of protection must be inspected frequently and the filter cloth and stone replaced when clogged with sediment.
8. Assure that storm flow does not bypass the inlet by installing a temporary earth or asphalt dike to direct the flow to the inlet.

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE	PAGE B - 7 - 7	WATERSHED PROTECTION DIVISION DISTRICT OF COLUMBIA DEPARTMENT OF HEALTH

DETAIL 1 - STABILIZED CONSTRUCTION ENTRANCE



Construction Specification

1. Length - minimum of 50' (*30' for single residence lot).
2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.
3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. **The plan approval authority may not require single family residences to use geotextile.
4. Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
5. Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required. The mountable berm is required on all SCEs not located at a high spot.
6. Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE	PAGE A - 1 - 3	WATERSHED PROTECTION DIVISION DISTRICT OF COLUMBIA DEPARTMENT OF HEALTH

DDOE SOIL EROSION AND SEDIMENT CONTROL PLAN GENERAL NOTES

1. Following initial land disturbance or re-disturbance, permanent or interim stabilization must be completed within seven (7) calendar days for the surfaces of all perimeter controls, dikes, swales, ditches, perimeter slopes, and slopes greater than three (3) horizontal to one (1) vertical (3:1); and fourteen (14) days for all other disturbed or graded areas on the project site. These requirements do not apply to areas shown on the plan that are used for material storage other than stockpiling, or for those areas on the plan where actual construction activities are being performed. Maintenance shall be performed as necessary so that stabilized areas continuously meet the appropriate requirements of the District of Columbia Standards and Specifications for Soil Erosion and Sediment Control (ESC). [21 DCMR § 542.9 (a)]
2. ESC measures shall be in place before and during land disturbance. [21 DCMR § 543.6]
3. Contact DDOE Inspection (202) 535-2977 to schedule a preconstruction meeting at least three (3) business days before the commencement of a land-disturbing activity. [21 DCMR § 503.7 (a)]
4. A copy of the approved plan set will be maintained at the construction site from the date that construction activities begin to the date of final stabilization and will be available for DDOE inspectors. [21 DCMR § 542.15]
5. ESC measures shall be in place to stabilize an exposed area as soon as practicable after construction activity has temporarily or permanently ceased but no later than fourteen (14) days following cessation, except that temporary or permanent stabilization shall be in place at the end of each day of underground utility work that is not contained within a larger development site. [21 DCMR § 543.7]
6. Stockpiled material being actively used during a phase of construction shall be protected against erosion by establishing and maintaining perimeter controls around the stockpile. [21 DCMR § 543.16 (a)]
7. Stockpiled material not being actively used or added to shall be stabilized with mulch, temporary vegetation, hydro-seed or plastic within fifteen (15) calendar days after its last use or addition. [21 DCMR § 543.16 (b)]
8. Protect best management practices from sedimentation and other damage during construction for proper post construction operation. [21 DCMR § 543.5]
9. Request a DDOE inspector's approval after the installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. [21 DCMR § 542.12 (a)]
10. Request a DDOE inspector's approval after final stabilization of the site and before the removal of erosion and sediment controls. [21 DCMR § 542.12 (b)]
11. Final stabilization means that all land-disturbing activities at the site have been completed and either of the following two criteria have been met: (1) a uniform (for example, evenly distributed, without large bare areas) perennial vegetative cover with a density of seventy percent (70%) of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures, or (2) equivalent permanent stabilization measures have been employed (such as the use of riprap, gabions, or geotextiles). [21 DCMR § 542.12 (b.1, b.2)]
12. Follow the requirements of the United States Environmental Protection Agency approved Stormwater Pollution Prevention Plan (SWPPP) and maintain a legible copy of this SWPPP on site. [21 DCMR § 543.10 (b)]
13. Post a sign on site that notifies the public to contact DDOE in the event of erosion or other pollution. This sign must be in plain view of and readable by the public at a distance of twelve feet (12 ft). The sign will be placed at each entrance to the site or as directed by the DDOE inspector. The sign will provide DDOE's telephone number (202-535-2977) and email address. [21 DCMR § 543.22]

If a site disturbs 5,000 square feet of land or greater, the ESC plan must contain the following statement:

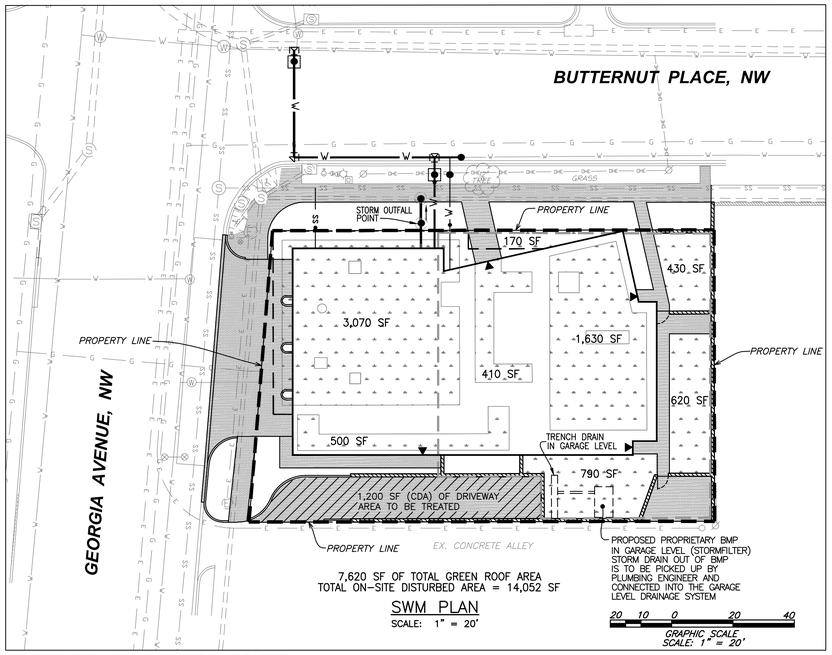
14. A *Responsible Person* must be present or available while the site is in a land-disturbing phase. The *Responsible Person* is charged with being available to (a) inspect the site and its ESC measures at least once biweekly and after a rainfall event to identify and remedy each potential or actual erosion problem, (b) respond to each potential or actual erosion problem identified by construction personnel, and (c) speak on site with DDOE to remedy each potential or actual erosion problem. A *Responsible Person* shall be (a) licensed in the District of Columbia as a civil or geotechnical engineer, a land surveyor, or architect; or (b) certified through a training program that DDOE approves, including a course on erosion control provided by another jurisdiction or professional association. During construction, the *Responsible Person* shall keep on site proof of professional licensing or of successful completion of a DDOE-approved training program. [21 DCMR § 547]

LEGEND

PROPOSED GREEN ROOF

PROPOSED CONCRETE

SEE SHEET C6.1 FOR AN EXHIBIT SHOWING THE GREEN ROOF SITE DRAINAGE AREAS (SDAs) AND CONTRIBUTING DRAINAGE AREAS (CDAs)



7,620 SF OF TOTAL GREEN ROOF AREA
TOTAL ON-SITE DISTURBED AREA = 14,052 SF

SWM PLAN
SCALE: 1" = 20'

STORMWATER MANAGEMENT NARRATIVE

THE PROPOSED CONSTRUCTION WILL INCLUDE THE CONSTRUCTION OF A NEW FIRE STATION BUILDING, UNDERGROUND PARKING, NEW UTILITIES, AND STORMWATER MANAGEMENT MEASURES. THE TOTAL AREA PROPOSED TO BE DISTURBED FOR THIS PROJECT WILL BE APPROXIMATELY 14,052 SF (0.32 ACRES), AND THIS IS THE TOTAL AREA USED FOR STORMWATER MANAGEMENT COMPUTATIONS. SEE THE SWM COMPUTATIONS ON THIS SHEET.

THE SITE IS LOCATED IN A MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4), AND IS WITHIN THE ROCK CREEK WATERSHED. THE ON-SITE IMPROVEMENTS WILL PROVIDE A DECREASE IN IMPERVIOUS AREA ON-SITE. THERE WILL BE A DECREASE IN IMPERVIOUS AREA WHEN THE PROJECT IS COMPLETE AND ALL STORMWATER MANAGEMENT MEASURES HAVE BEEN IMPLEMENTED WHEN COMPARED TO EXISTING CONDITIONS.

THE GENERAL RETENTION COMPLIANCE CALCULATOR WAS USED TO DEMONSTRATE PROPER BMP SELECTION AND SIZING TO ACHIEVE THE REQUIRED AMOUNT OF STORMWATER RETENTION. THE RESULTS OF THE COMPLETED RETENTION CALCULATOR WORKSHEET ARE SHOWN ON THIS SHEET. AS SHOWN ON THE WORKSHEET, THE SITE'S STORMWATER RETENTION VOLUME (SWRv) IS BASED UPON "MAJOR LAND DISTURBING" ACTIVITY WHICH UTILIZES A 1.2" REGULATORY RAIN EVENT. THIS RESULTS IN A SWRv OF 1,252 CF (9,366 GALLONS) THAT MUST BE PROVIDED FOR ON-SITE.

THROUGH THE USE OF GREEN ROOF OVER A LARGE PORTION OF THE PROPOSED BUILDING THE SWRv WILL BE PROVIDED FOR ON-SITE. THE TOTAL SWRv PROVIDED VIA GREEN ROOF WILL BE 1,301 CF, WHICH RESULTS IN AN EXCESS AMOUNT OF 49 CF (362 GALLONS). SEE SHEET C6.1 FOR GREEN ROOF DETAILS.

THERE IS ALSO A DETENTION REQUIREMENT OF 364 CF AS SHOWN IN THE CALCULATIONS BELOW. THIS ADDITIONAL DETENTION VOLUME WILL BE STORED WITHIN AN INCREASED 2" OF MEDIA THICKNESS IN SDA #1 PORTION OF GREEN ROOF (6" TOTAL PROPOSED WITHIN SDA #1 - 4" GREEN ROOF THICKNESS IN THE OTHER SDAs).

THERE IS ALSO A RETENTION REQUIREMENT FOR THE PROPOSED WORK WITHIN THE RIGHT-OF-WAY OF 529 CF. WE WENT THROUGH THE MEP TYPE 2 PROCESS AS DESCRIBED ON THIS PAGE TO PROVIDE A PORTION OF THE RETENTION REQUIREMENT THROUGH TREE PLANTING AND TREE PRESERVATION.

STORMWATER DETENTION REQUIREMENTS:

15-YEAR DETENTION: NOT REQUIRED DUE TO PROPOSED IMPERVIOUS COVER AND FLOW RATES WILL BE SIGNIFICANTLY LESS THAN PRE-PROJECT CONDITIONS.

2-YEAR DETENTION: SEE CALCULATIONS BELOW (3.20" RAINFALL DEPTH) TR-55 METHOD

SITE DRAINAGE AREA: 14,052 SF (0.32 AC)

$q_{i\text{-}2}$ = 0.80 CFS (PEAK INFLOW BASED UPON REDUCED CN OF 79)
$q_{o\text{-}2}$ = 0.51 CFS (PEAK OUTFLOW BASED UPON MEADOW CONDITION CN OF 71 (Tc OF 5 MINS)

$$\frac{q_{o\text{-}2}}{q_{i\text{-}2}} = \frac{0.51}{0.80} = 0.64$$

UTILIZING FIGURE H.1 FROM STORMWATER MANAGEMENT GUIDEBOOK:

$$\frac{\text{RUNOFF STORAGE } (V_{s\text{-}2})}{\text{RUNOFF VOLUME } (V_{r\text{-}2})} = 0.23$$

$V_{r\text{-}2}$ = RUNOFF VOLUME W/ BMP'S (INCHES) / 12 x SITE DISTURBED AREA (SF)
= 1.35 IN / 12 x 14,052 SF = 1,581 SF
$V_{s\text{-}2}$ = $V_{r\text{-}2}$ x 0.23 = 1,581 x 0.23 = 364 CF

USING TR-55 THE 15-YEAR FLOW RATES WERE CALCULATED
PRE-DEVELOPMENT = Q15 =2.41 CFS
(CN=95)

POST-DEVELOPMENT WITH BMP'S = Q15 = 1.74 CFS
(CN=79)

Site Name: ENGINE COMPANY #22

DATE	DESCRIPTION

Site Information

Is Site an "AWDZ Site"?	No
Is Site Located in the MS4?	Yes
AWDZ only - Regulatory Rain Event for WQTv (inches)	NA

Indicate Post-Development Land Cover

Cover Type	Disturbed Public Right of Way Area (square feet)	Major Land Disturbing Area (square feet)	Major Substantial Improvement Area (square feet)
Natural Cover			
Compacted Cover	1,195	1,182	
Impervious Cover	5,253	5,250	
BMP		7,620	
Site Total	6,448	14,052	0
Retention Standard for SWRv (inches)	1.2	1.2	0.0

Land Cover Summary

Cover Type	Disturbed Public Right of Way	Major Land Disturbing	Major Substantial Improvement
% Natural Cover	0%	0%	0%
% Compacted Cover	19%	8%	0%
% Impervious Cover	81%	92%	0%
Site Rv	**0.82**	**0.89**	**0.00**

SWRv and WQTv Summary

	Disturbed Public Right of Way	Site Development
Stormwater Retention Volume, SWRv (cubic feet)	**529**	**1,252**
Stormwater Retention Volume, SWRv (gallons)	**3,956**	**9,366**
Water Quality Treatment Volume, WQTv (cubic feet)	**NA**	**NA**
Water Quality Treatment Volume, WQTv (gallons)	**NA**	**NA**

Site Drainage Area 1

Natural Cover (square feet)	0
Compacted Cover (square feet)	0
Impervious Cover (square feet)	550
BMP (square feet)	3,070
Total Area (square feet)	3,620

SWRv (cubic feet)	344
WQTv (cubic feet)	NA

Volume Retained (cubic feet)	507
Retention Volume Remaining (cubic feet)	0
Retention Volume Remaining (gallons)	0
At least 50% of SWRv Retained?	**Yes**

Site Drainage Area 2

Natural Cover (square feet)	0
Compacted Cover (square feet)	0
Impervious Cover (square feet)	550
BMP (square feet)	1,700
Total Area (square feet)	2,250

SWRv (cubic feet)	214
WQTv (cubic feet)	NA

Volume Retained (cubic feet)	303
Retention Volume Remaining (cubic feet)	0
Retention Volume Remaining (gallons)	0
At least 50% of SWRv Retained?	**Yes**
Vehicular Access Areas Volume Addressed?	**Yes**

VEHICULAR ACCESS VOLUME IN SDA #2 WILL BE MET BY THE PROPOSED STORMFILTER SEE DRAWING C-6.2 FOR STORMFILTER DETAILS

Site Drainage Area 3

Natural Cover (square feet)	0
Compacted Cover (square feet)	0
Impervious Cover (square feet)	450
BMP (square feet)	1,800
Total Area (square feet)	2,250

SWRv (cubic feet)	214
WQTv (cubic feet)	NA

Volume Retained (cubic feet)	303
Retention Volume Remaining (cubic feet)	0
Retention Volume Remaining (gallons)	0

Site Drainage Area 4

Natural Cover (square feet)	0
Compacted Cover (square feet)	0
Impervious Cover (square feet)	350
BMP (square feet)	1,050
Total Area (square feet)	1,400

SWRv (cubic feet)	133
WQTv (cubic feet)	NA

Volume Retained (cubic feet)	188
Retention Volume Remaining (cubic feet)	0
Retention Volume Remaining (gallons)	0
At least 50% of SWRv Retained?	**Yes**

Overall Site Compliance

Total Volume Retained On Site (cubic feet)	**1,301**
At least 50% of SWRv for the Site Retained?	**Yes**
Site Retention Volume Remaining (cubic feet)	**0**
Site Retention Volume Remaining (gallons)	**0**
Total Volume Treated (cubic feet)	**162**
Site Treatment Volume Remaining (cubic feet)	**0**
Site Treatment Volume Remaining (gallons)	**0**

Excess Volume That May be Eligible for SRCs (gallons)	**362**

Public Right of Way

Natural Cover (square feet)	0
Compacted Cover (square feet)	1,195
Impervious Cover (square feet)	5,253
Total Area (square feet)	6,448

SWRv (cubic feet)	529
WQTv (cubic feet)	NA

Volume Retained (cubic feet)	80
Retention Volume Remaining (cubic feet)	449
Retention Volume Remaining (gallons)	3,358

STORMWATER MANAGEMENT NOTE:

NO PERMITTED STORMWATER BMP IS COMPLETE UNTIL A FINAL INSPECTION HAS BEEN CONDUCTED, AND AS-BUILT PLAN SUBMITTED WITHIN 21 DAYS AFTER FINAL INSPECTION FOR REVIEW AND APPROVAL.

STATEMENT BY PERSON RESPONSIBLE FOR MAINTENANCE

The undersigned agrees to maintain and operate the stormwater best management practices (BMPs), stormwater infrastructure, and land covers in such a manner as to comply with the provisions of Chapter 5 of Title 21 of the District of Columbia Municipal Regulations (DCMR).

Responsibility for maintenance and operation may be transferred to another entity upon written notice to the Watershed Protection Division of the District Department of the Environment from the undersigned and the entity assuming responsibility. This notice must certify that the transfer of responsibility for maintenance and operation is in compliance with 21 DCMR Chapter 5.

Signature of the person responsible for maintenance (it may be the applicant)

Name and Title (please type)

Address

Date_____ Phone No: _____

6825 GEORGIA AVENUE NW - ENGINE COMPANY 22
DESIGN PROCESS FOR PROW - MEP PROCESS - TYPE 2

STEP 1 (Calculate SWM retention volume)

The total LOD in public space = 6,448 SF
(5,253 SF impervious cover, 1,195 SF compacted cover)
The Stormwater Retention Volume Required (SWRV) = 529 CF.
See calculations in general retention compliance calculator above.

STEP 2 (Evaluate Infiltration)

The existing soils are not suitable for infiltration, so permeable pavement, bioretention and other infiltration practices are not practical or feasible.

STEP 3 (Demonstrate Consideration of Opportunites with Existing Infrastructure)

Constraints
- There are multiple existing and proposed underground utilities in the ROW disturbed area.
- Main vehicular driveway entrance required for fire trucks is also located in ROW disturbed area.

STEP 4

Not applicable to Type 2 projects.

STEP 5 (Size BMPs)

There are no opportunities for BMP installation just limited tree plantings.

STEP 6 (Address disturbed areas where there are no retention practices installed)

6 (six) trees are proposed and 1 (one) tree will be preserved within the disturbed ROW boundary, which will provide 80 CF of SWRV (15% of requirement).

STATEMENT BY PROFESSIONAL ENGINEER REGISTERED IN THE DISTRICT OF COLUMBIA

This is to certify that the engineering features of all stormwater best management practices (BMPs), stormwater infrastructure, and land covers (collectively the "Facility") have been designed/examined by me and found to be in conformity with modern engineering principles applicable to the treatment and disposal of stormwater pollutants. I further certify that the Facility has been designed in accordance with the specification required under Chapter 5 of Title 21 of the District of Columbia Municipal Regulations. It is also stated that the undersigned has furnished the applicant with a set of instructions for the maintenance and operation of the site's Facility.

DAVID SHARON, PE GROUP LEADER
Name and Title (please type)

CHRISTOPHER CONSULTANTS
Address
9900 MAIN ST, 4TH FLOOR, FAIRFAX, VA 22031

Date 10-23-2015 Phone No: 703-273-6820

Affix Seal:

DISTRICT OF COLUMBIA
DAVID J. SHARON
No. PE900475
REGISTERED
PROFESSIONAL ENGINEER

AS-BUILT CERTIFICATION BY PROFESSIONAL ENGINEER

Within 21 days after completion of construction of all stormwater best management practices (BMPs), stormwater infrastructure, and land covers (collectively the "Facility"), please send this page to the Watershed Protection Division of the District Department of the Environment.

1. ***Facility information:***

Source Name: _____

Source Location: Street: _____

City: _____

DCRA Permit No.: _____

Date Issued: _____

2. ***As Built Certification***

I hereby certify that all stormwater best management practices (BMPs), stormwater infrastructure, and land covers have been built substantially in accordance with the approved plans and specifications and that any deviations noted below will not prevent the system from functioning in compliance with the requirements Chapter 5 of Title 21 of the District of Columbia Municipal Regulations when properly maintained and operated. These determinations have been based upon on-site observation of construction, scheduled and conducted by me or by a project representative under my direct supervision. I have enclosed one set of as-built engineering drawings.

Signature of Engineer

Name (Please Type) D.C. Reg. No.

Affix Seal:

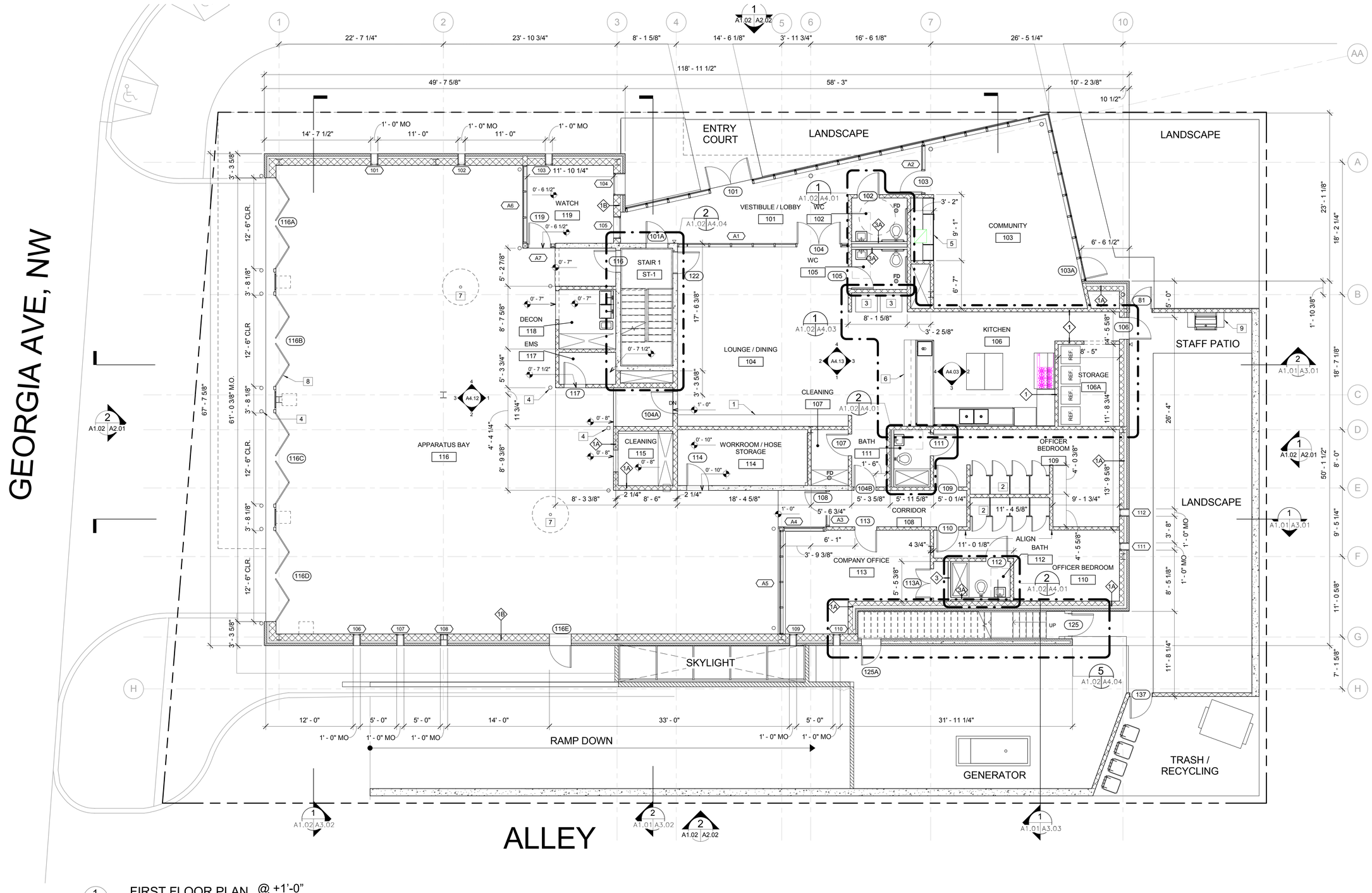
Company Name

Company Address

Date: _____ Phone No.: _____

Substantial deviations from the approved plans and specifications (attach additional sheets if required).

FLOOR PLAN - FIRST FLOOR



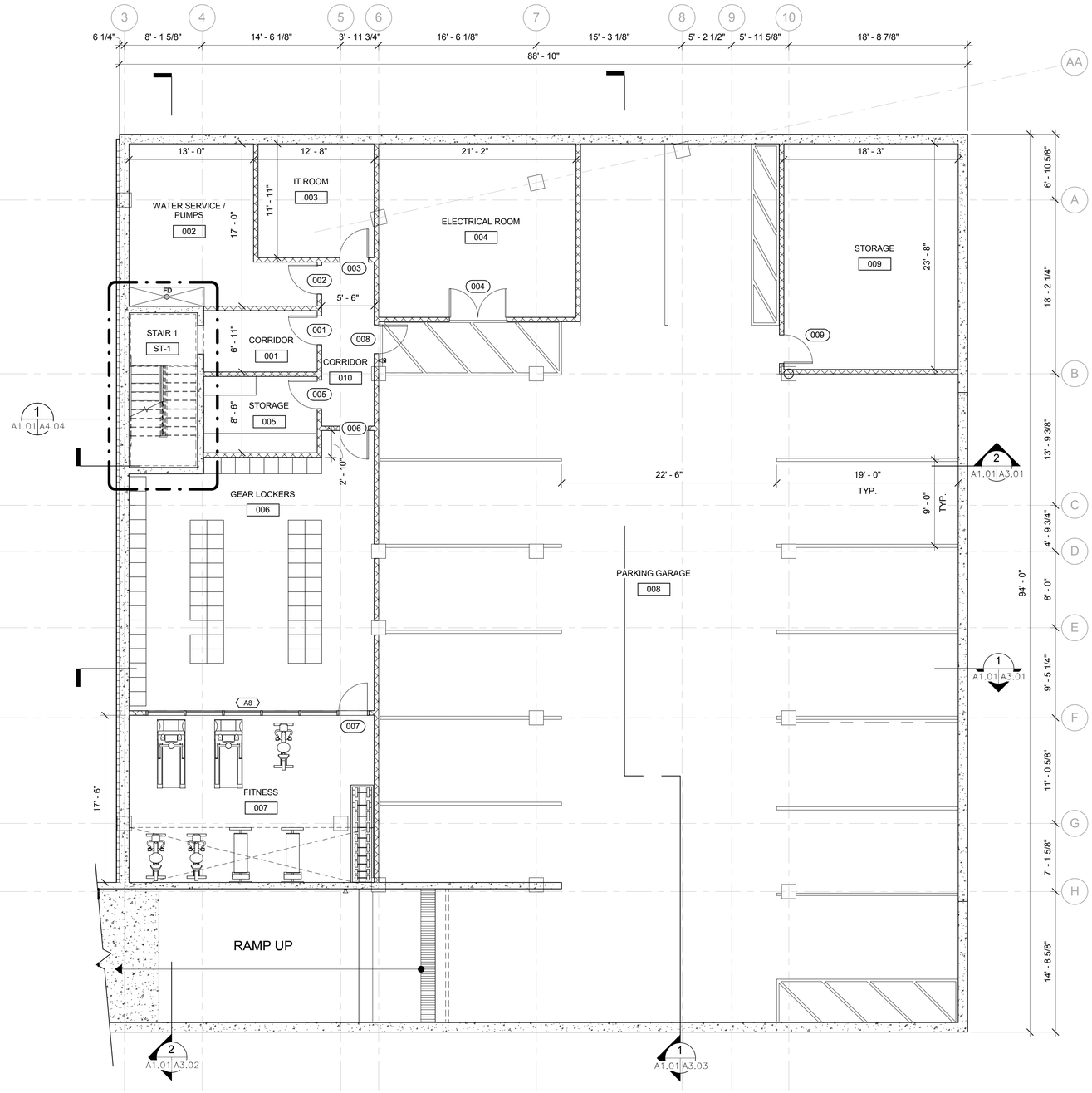
1 A2.01 A1.02 FIRST FLOOR PLAN @ +1'-0"

SCALE: 3/16" = 1'-0"

KEYNOTES

1	BUILT-IN A/V AND STORAGE CASEWORK
2	BUILT-IN PERSONAL STORAGE
3	VENDING
4	STEEL BOLLARDS (TYP)
5	BUILT-IN STORAGE
6	KITCHEN COUNTER
7	SLIDE POLE
8	HYDRAULIC FOUR-FOLD DOORS
9	OUTDOOR GAS GRILL

FLOOR PLAN - BASEMENT



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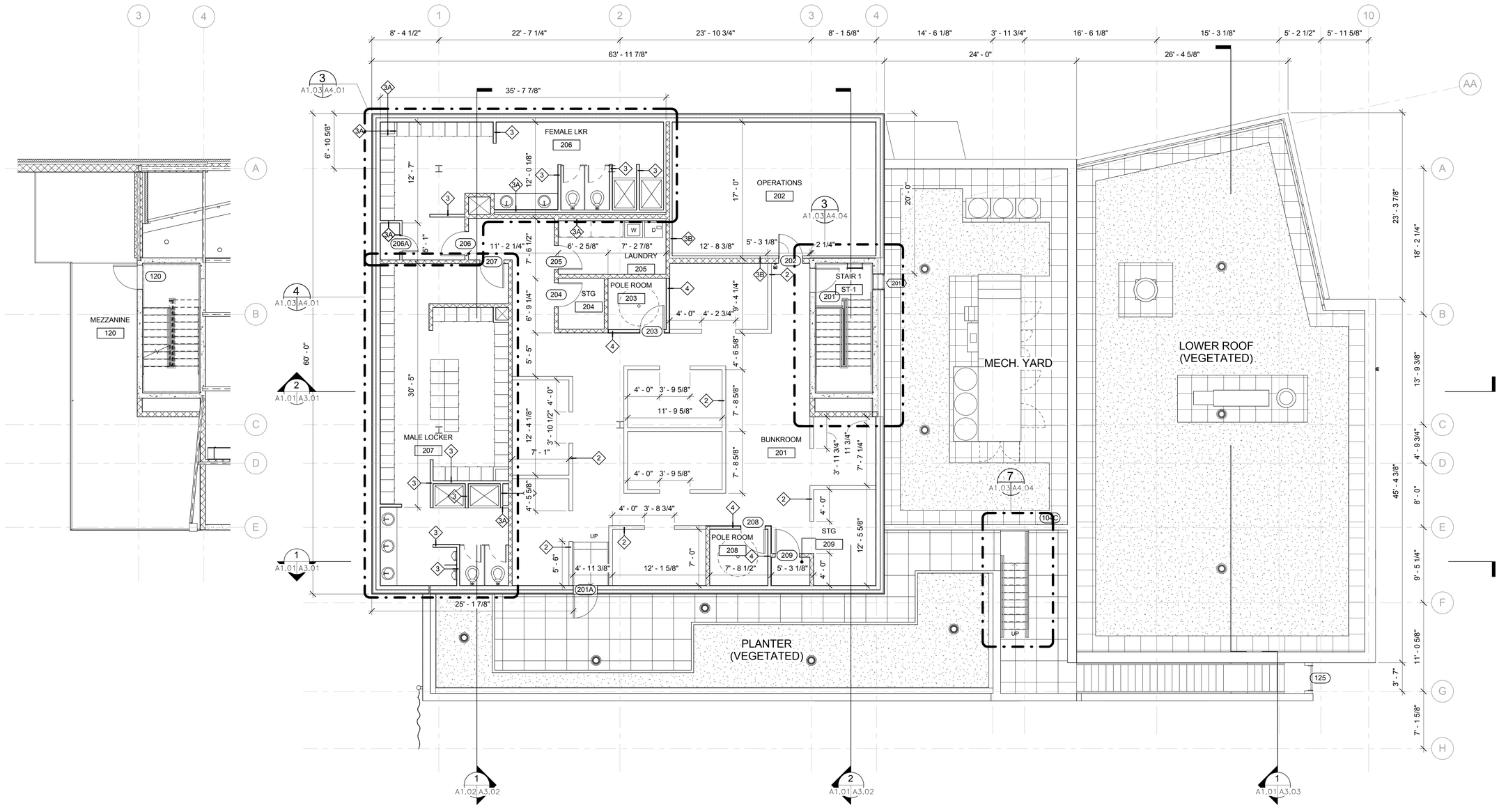
A3.01 A1.01

BASEMENT @ -9' - 4 1/2"

SCALE: 3/16" = 1'-0"

4 2 0 2 4

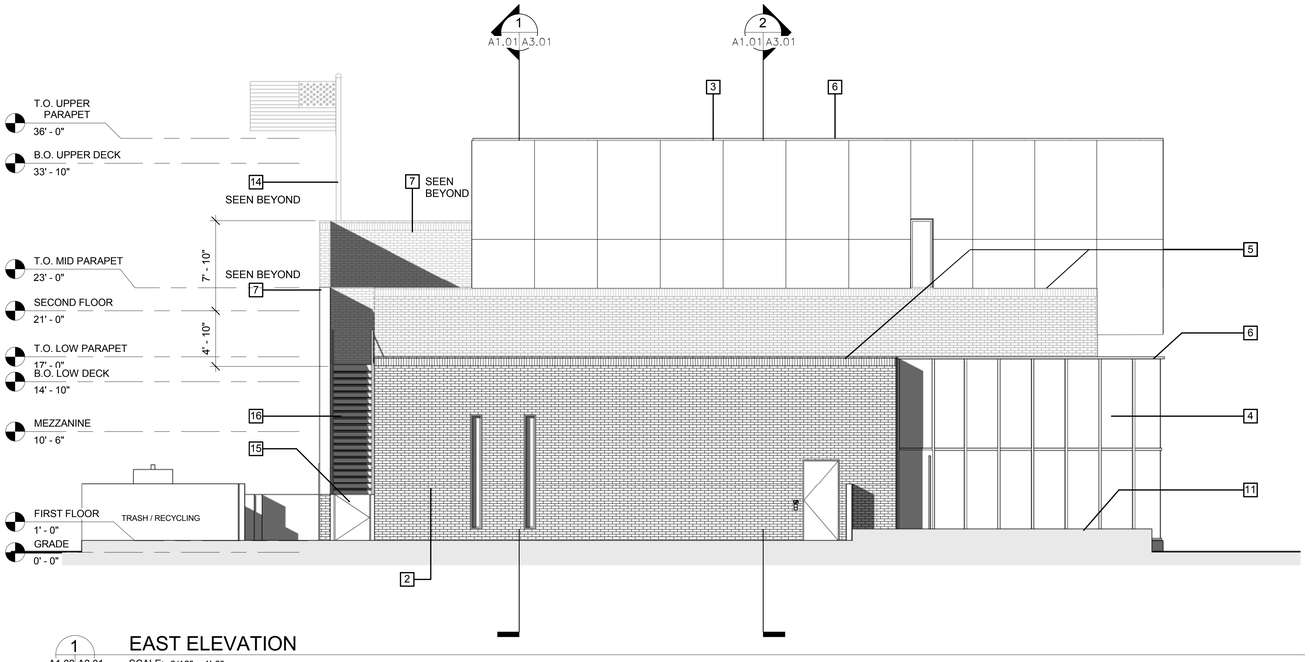
FLOOR PLAN - SECOND FLOOR



2 A2.01 A1.03 MEZZANINE
SCALE: 3/16" = 1'-0"

1 A2.01 A1.03 SECOND FLOOR @ + 21' - 0"
SCALE: 3/16" = 1'-0"

BUILDING ELEVATION

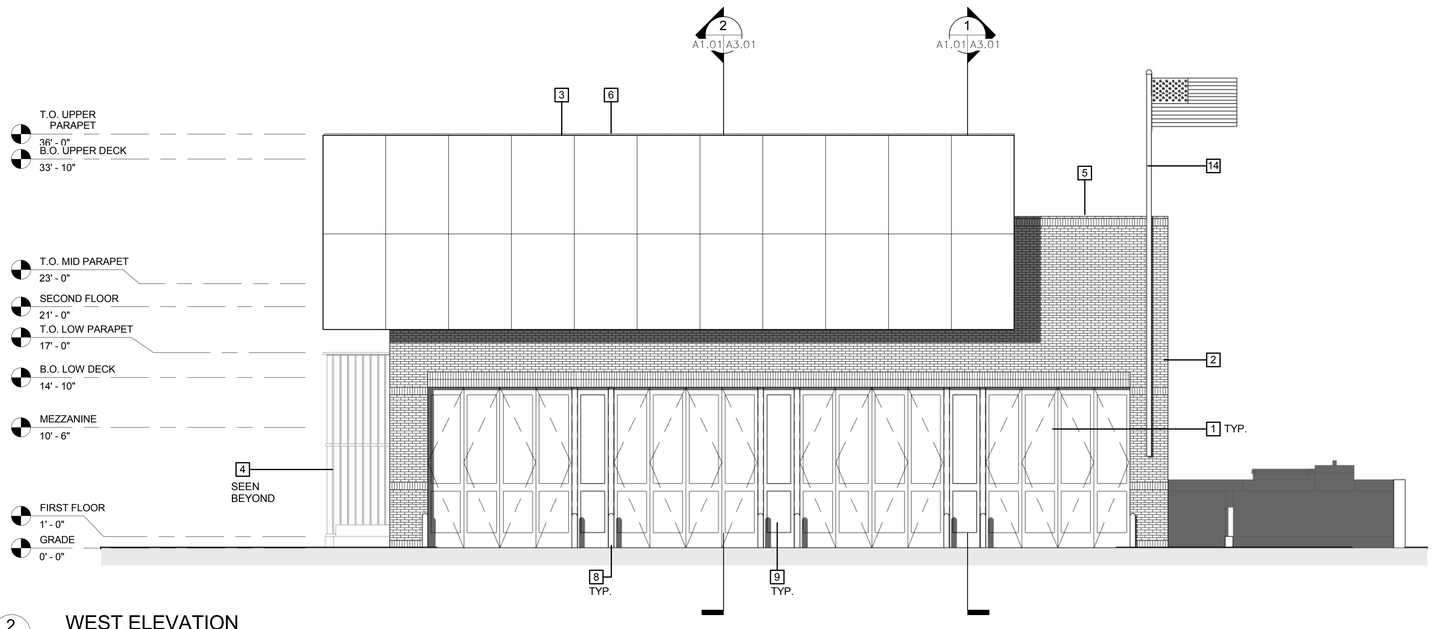


1
A1.02 A2.01

EAST ELEVATION

SCALE: 3/16" = 1'-0"

BUILDING ELEVATION KEYNOTES	
1	HYDRAULICALLY OPERATED 4 FOLD DOOR, SEE SCHED.
2	BRICK VENEER ON CMU BACK UP WALL
3	GLASS FACADE
4	ALUMINUM CURTAINWALL SYSTEM
5	CAST STONE COPING
6	ALUMINUM COPING
7	BRICK PARAPET WALL
8	BOLLARD
9	FIXED SIDE LIGHTS -TO MATCH DOOR
11	GREEN ROOF ASSEMBLY ABOVE PART OF BASEMENT
12	GREEN ROOF ASSEMBLY
14	FLAGPOLE
15	METAL GATE
16	METAL STAIRS
17	ROOF HATCH
18	ROOF ACCESS LADDER

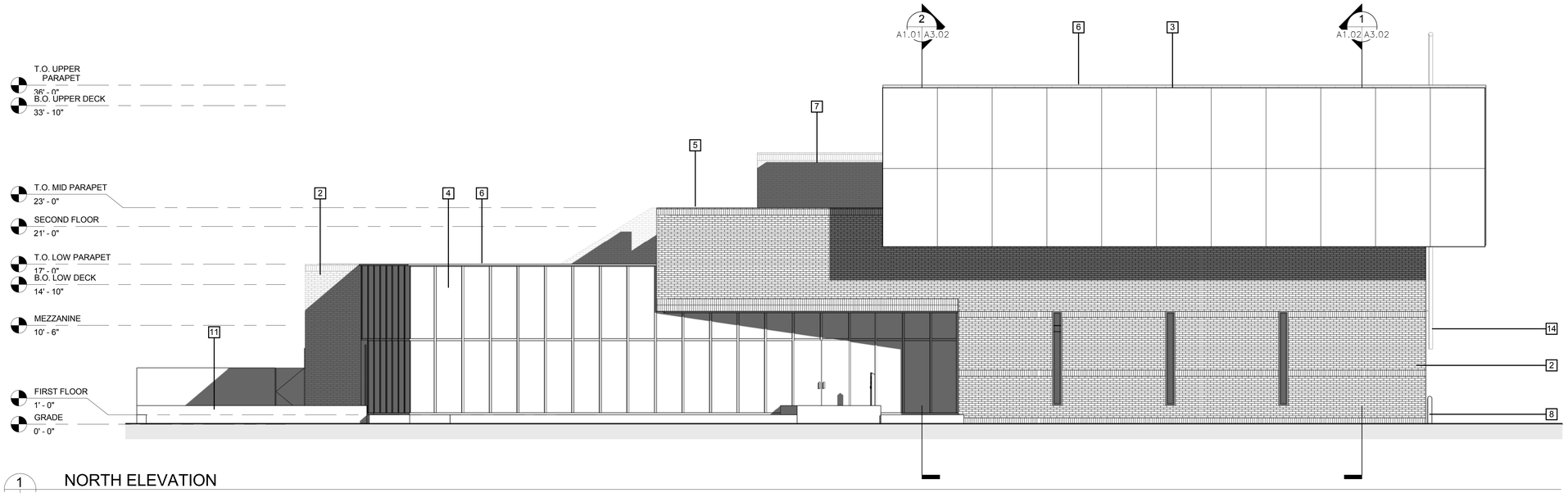


2
A1.02 A2.01

WEST ELEVATION

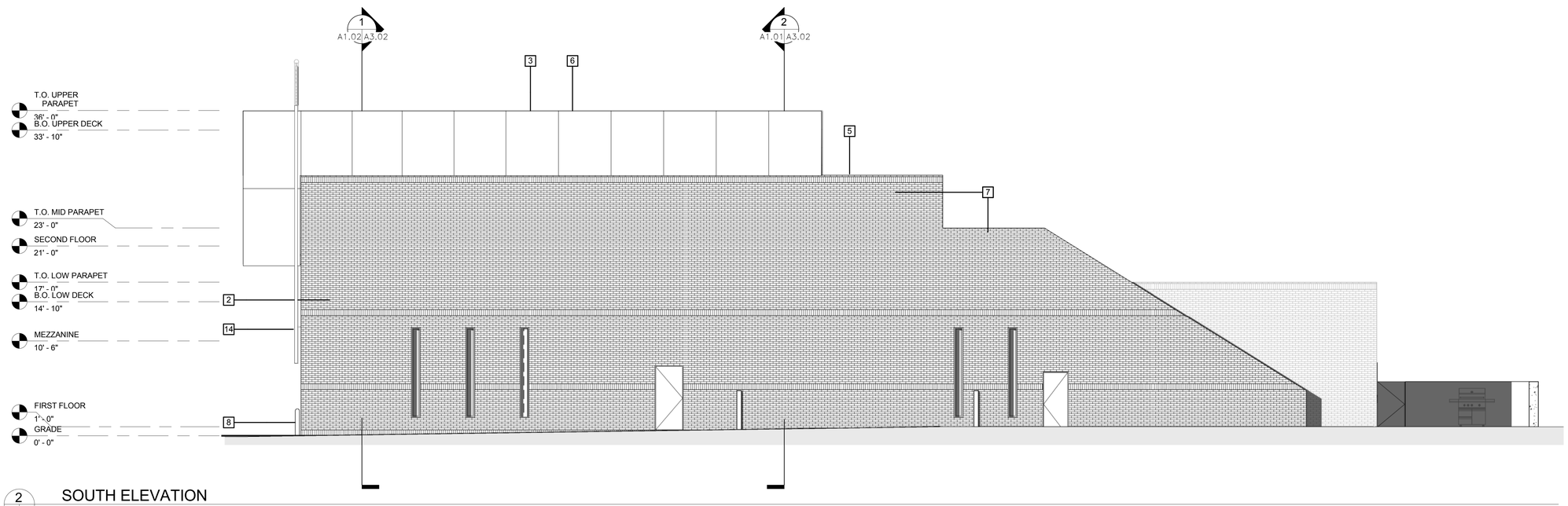
SCALE: 3/16" = 1'-0"

BUILDING ELEVATION



1 A1.02 A2.02 NORTH ELEVATION

SCALE: 3/16" = 1'-0"



2 A1.02 A2.02 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

BUILDING ELEVATION KEYNOTES	
1	HYDRAULICALLY OPERATED 4 FOLD DOOR, SEE SCHED
2	BRICK VENEER ON CMU BACK UP WALL
3	GLASS FACADE
4	ALUMINUM CURTAINWALL SYSTEM
5	CAST STONE COPING
6	ALUMINUM COPING
7	BRICK PARAPET WALL
8	BOLLARD
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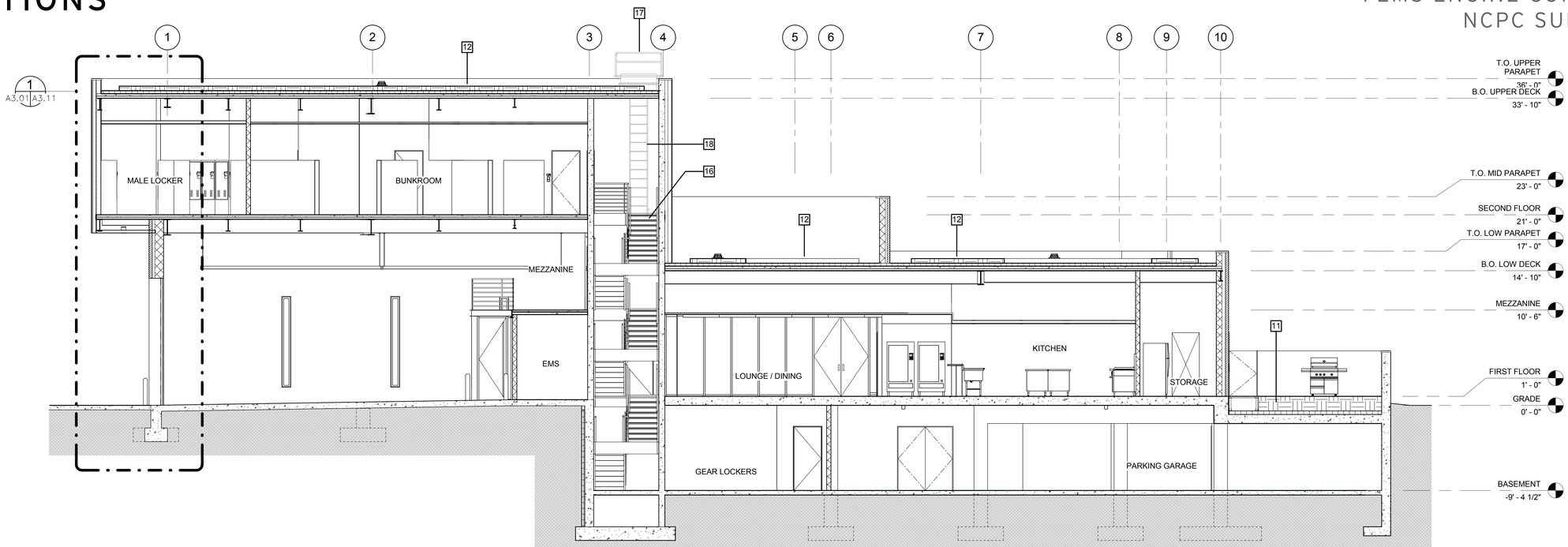
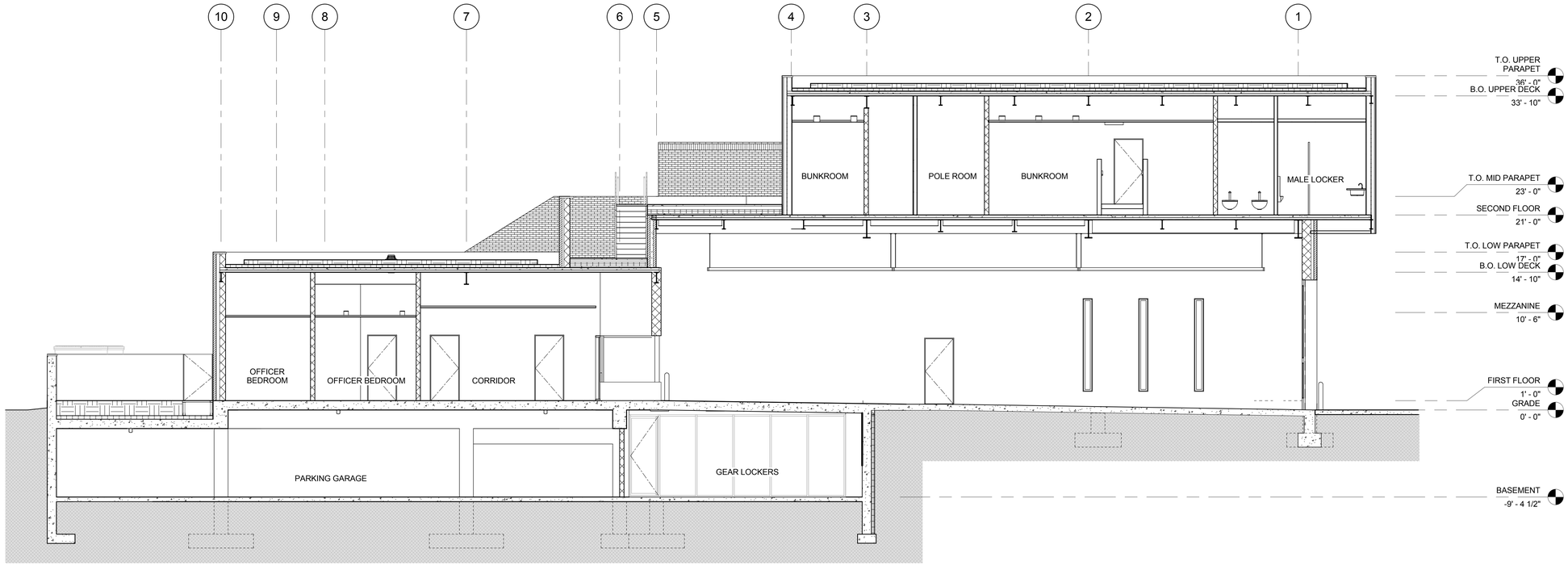
11	GREEN ROOF ASSEMBLY ABOVE PART OF BASEMENT
12	GREEN ROOF ASSEMBLY
14	FLAGPOLE
15	METAL GATE
16	METAL STAIRS
17	ROOF HATCH
18	ROOF ACCESS LADDER

BUILDING SECTIONS



2 A1.01 A3.01 LONGITUDINAL SECTION THROUGH LADDER TRUCK BAY

SCALE: 3/16" = 1'-0"



1 A1.01 A3.01 LONGITUDINAL SECTION THROUGH LADDER TRUCK BAY

SCALE: 3/16" = 1'-0"

BUILDING ELEVATION KEYNOTES	
1	HYDRAULICALLY OPERATED 4 FOLD DOOR, SEE SCHED.
2	BRICK VENEER ON CMU BACK UP WALL
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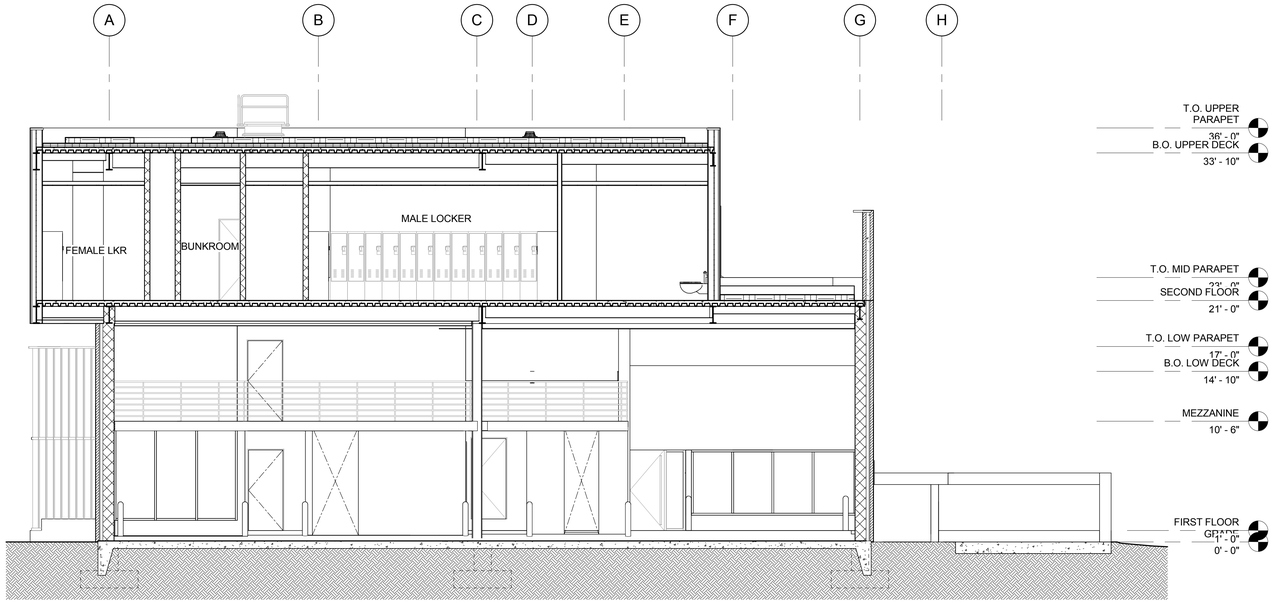
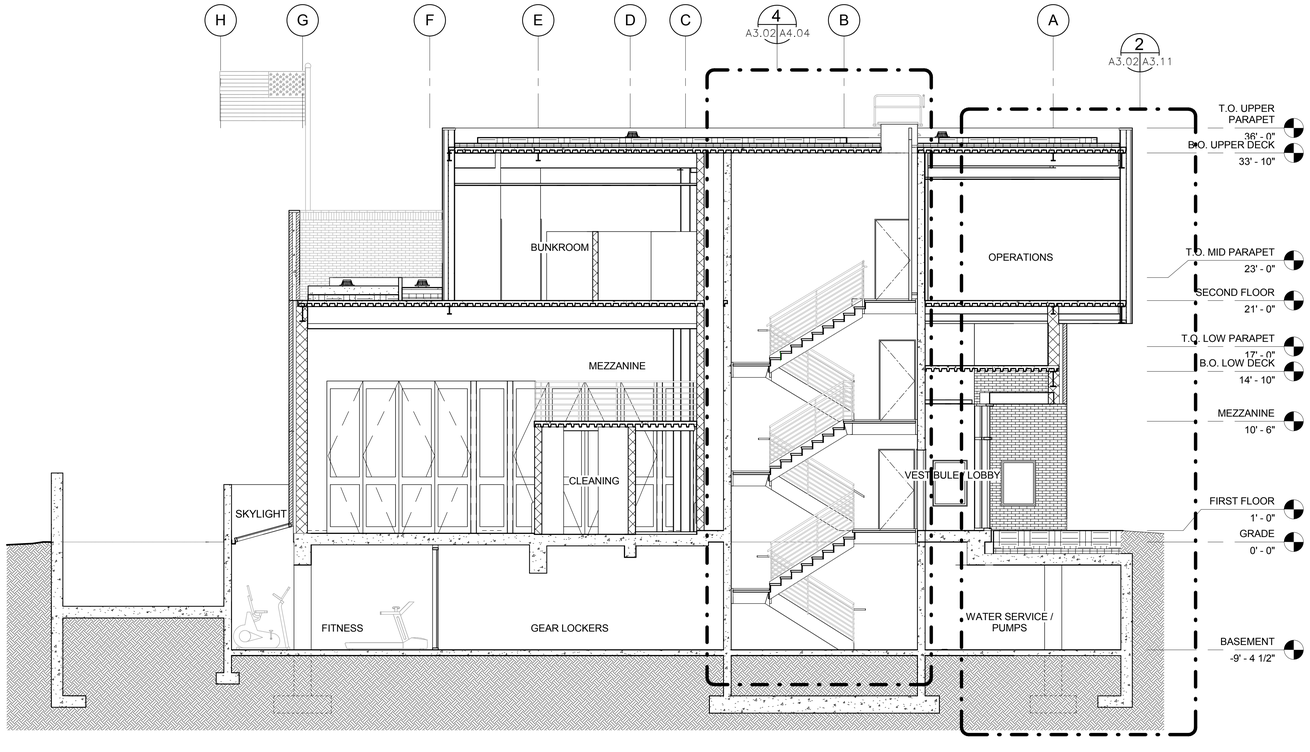
17	ROOF HATCH
18	ROOF ACCESS LADDER

BUILDING SECTIONS



1 A1.02 A3.02 TRANSVERSE SECTION THROUGH ENGINE BAY

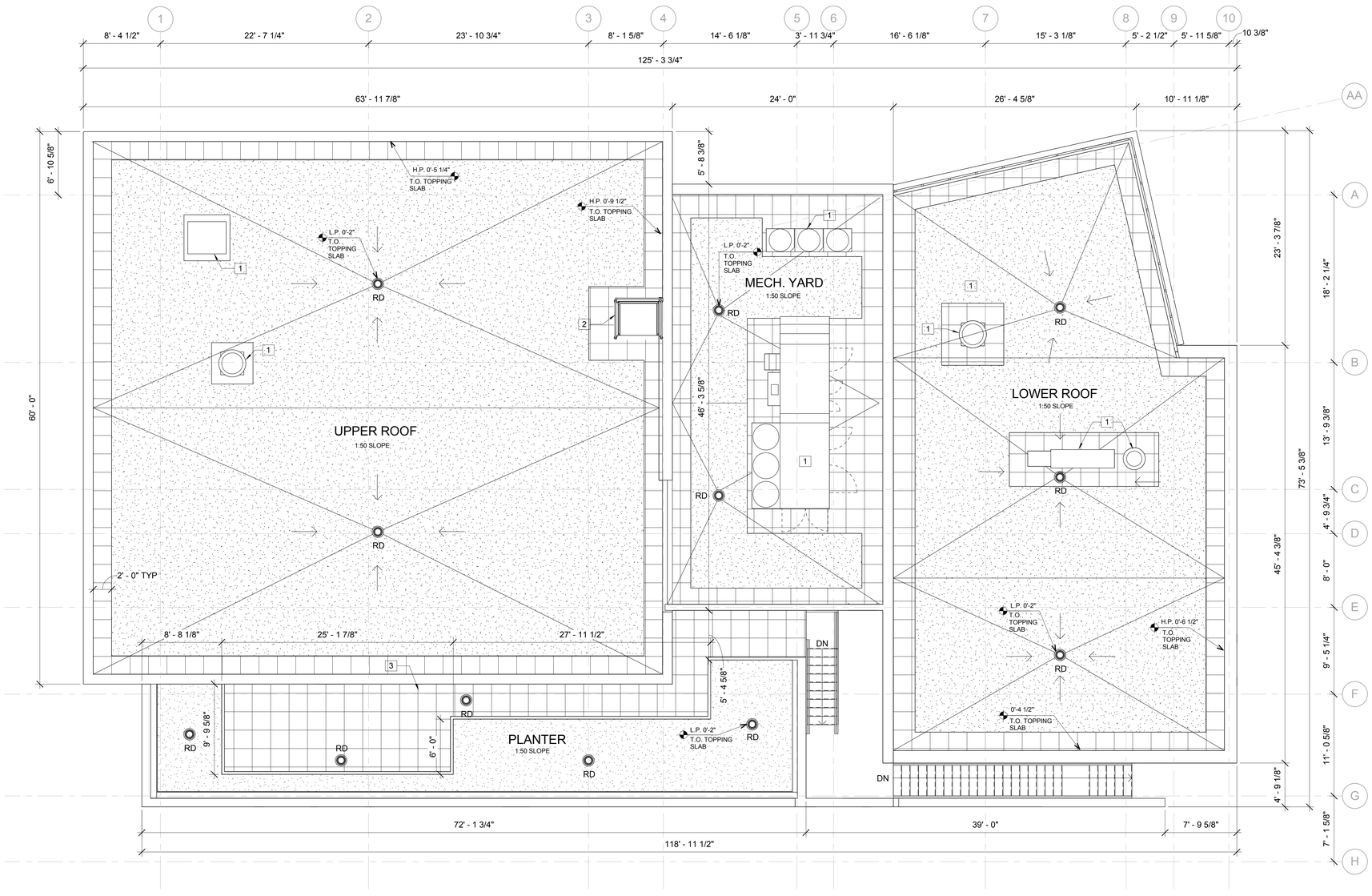
SCALE: 3/16" = 1'-0"



2 A1.01 A3.02 TRANSVERSE SECTION

SCALE: 3/16" = 1'-0"

ROOF PLAN

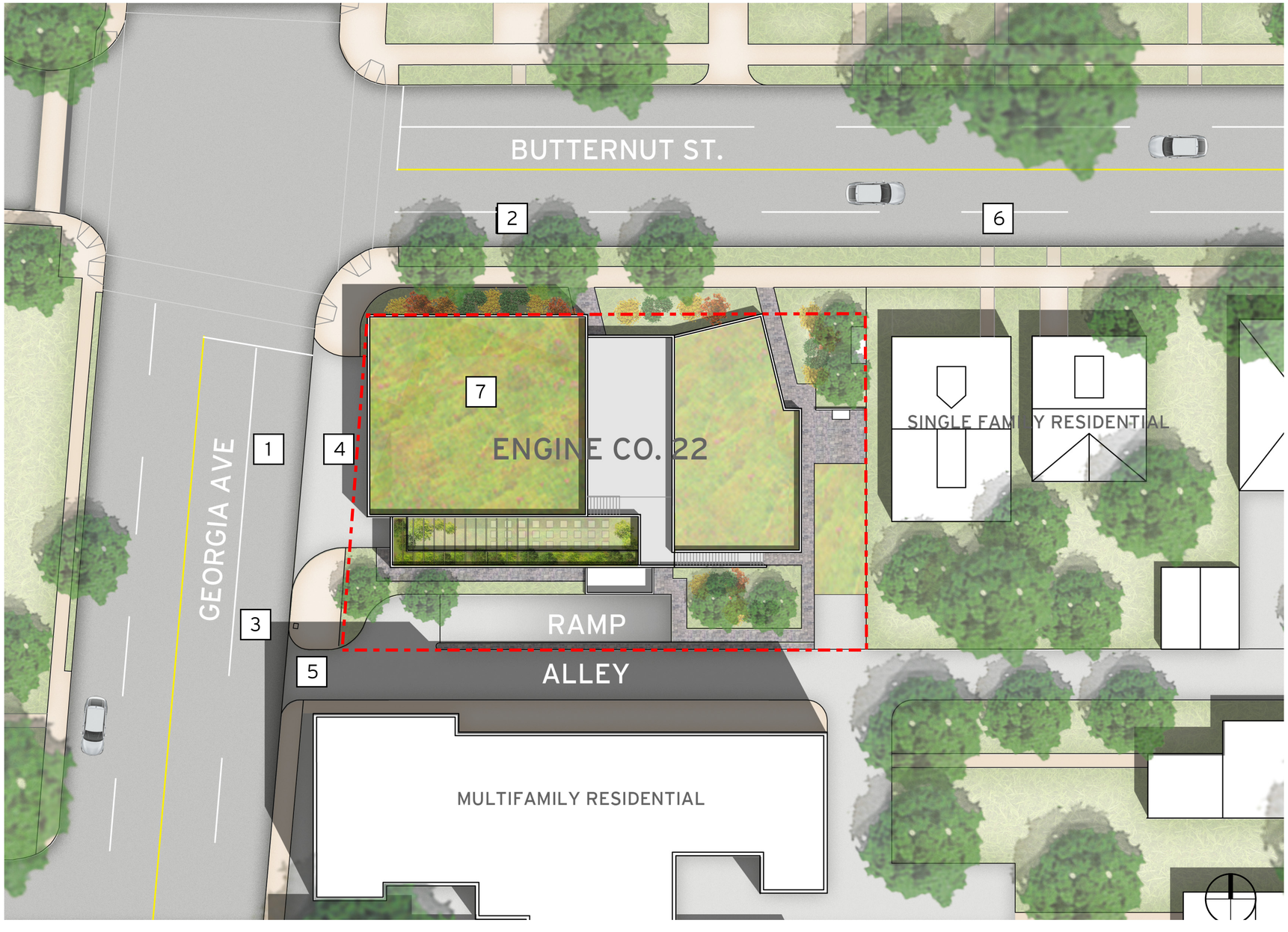


1 ROOF PLAN
A2.01 A1.04
SCALE: 3/16" = 1'-0"

RENDERED SITE PLAN

KEY NOTES

1. EXISTING BUS STOP TO BE RELOCATED
2. STREET PARKING
3. FEMS TRAFFIC SIGNAL CONTROL
4. PROPOSED APPARATUS BAY CURB CUT
5. EXISTING ALLEY CURB CUT
6. PROPOSED ACCESSIBLE STREET PARKING (1 STALL)
7. NEW ENGINE CO. 22



RENDERED PERSPECTIVE

RENDERED PERSPECTIVE