

CONSULTANTS

PROJECT TITLE
Ramsey Fire Station #2

KEY PLAN

ISSUE #	DATE	DESCRIPTION
	11/17/2014	Site Plan Review
	11/19/2014	Design Development
	01/07/2015	Review Set

CERTIFICATION

DATE	01/07/2015
DRAWN BY	MMR
CHECKED BY	CLC
COMMISSION NUMBER	1987-D1

SHEET TITLE

SITE PLAN

SHEET NUMBER

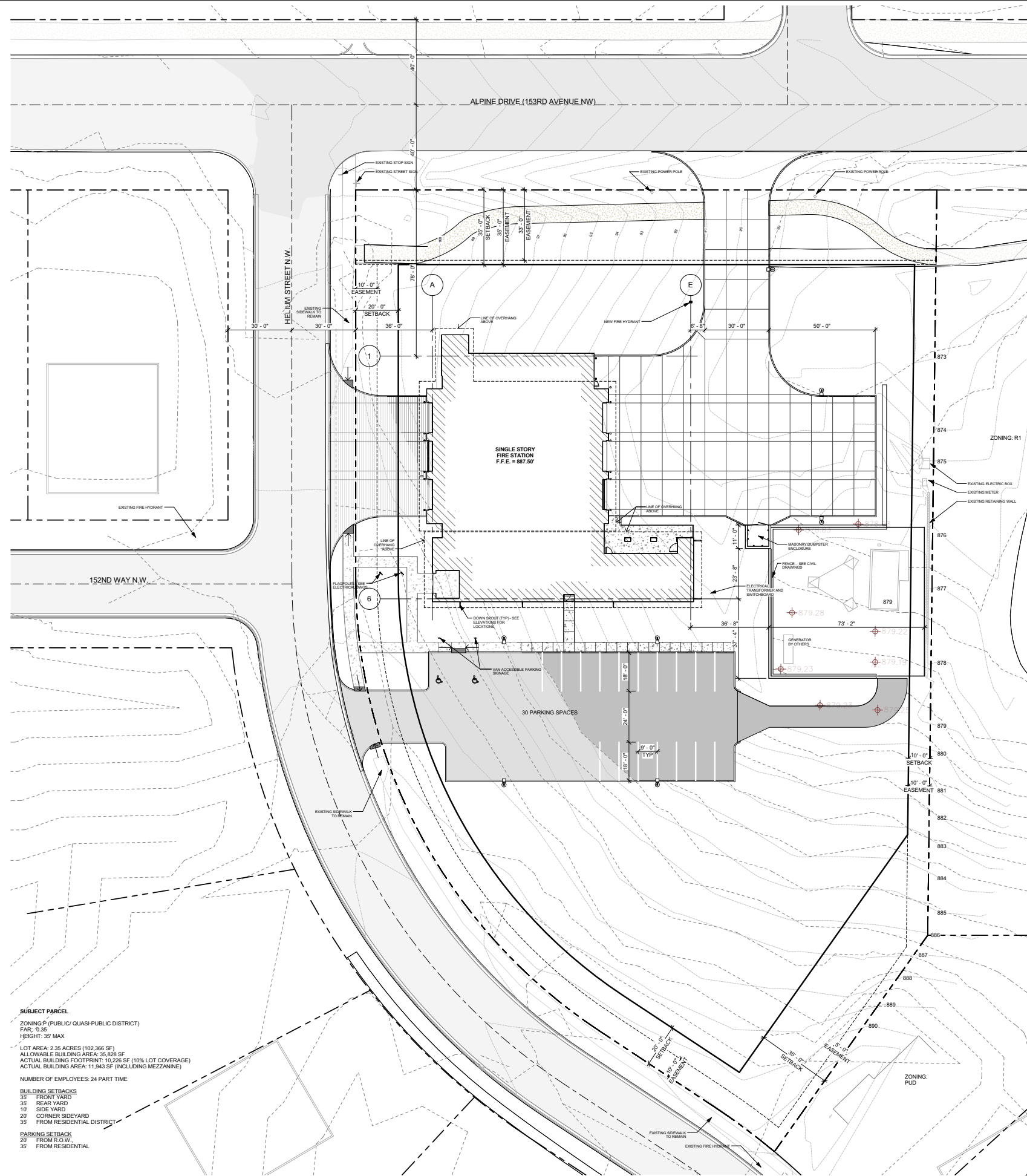
A010

SITE PLAN NOTES:

- SEE CIVIL, LANDSCAPE, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- PROVIDE PRECAST CONCRETE SPLASHBLOCKS AT ALL ON-GRADE DOWNSPOUTS LOCATIONS.
- PAINT STRIPES SHALL BE 4" WIDE, COLOR WHITE.
- TRUNCATED DOME COLOR SHALL BE SELECTED FROM MANUFACTURER'S STANDARD COLORS.
- SIGNAGE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SIGNAGE PERMITS, VARIANCES, AND APPROVALS.
- CONSTRUCT DRIVES, SIDEWALKS, CURB RAMP, ETC. PER COUNTY'S AND CITY'S STANDARD DETAILS AND SPECIFICATIONS.
- SURVEY INFORMATION ON THIS PLAN HAS BEEN TAKEN FROM A SURVEY PERFORMED BY OTHERS. VERIFY ALL INFORMATION.
- ARCHITECT MAKES NO WARRANTY THAT THE UNDERGROUND UTILITIES ARE COMPLETE, CORRECT, OR COMPRISE SERVICE AVAILABLE OR ABANDONED. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION. RECORD LOCATION AND CHANGES TO UTILITIES IN SURVEY NOTES AND ON THE AS-BUILT DRAWINGS. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES AFFECTING PROPOSED IMPROVEMENTS.
- CONTRACTOR SHALL PROTECT ALL EXISTING ROADS, DRIVES, SIDEWALKS, CURBS & GUTTERS, AND UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO SAME SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
- EXISTING PLANT MATERIALS TO REMAIN ON SITE SHALL BE PROTECTED AND RETAINED.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND COMPLY WITH ALL ENVIRONMENTAL QUALITY PERMITS AND REGULATIONS DURING CONSTRUCTION.
- ALL ORGANIC MATERIALS SHALL BE REMOVED WITHIN THE CLEARING LIMITS FOR NECESSARY GRADING TO A DEPTH OF SIX INCHES AND HAULED FROM SITE PRIOR TO GRADING.
- THE GEOTECHNICAL ENGINEER SHALL OBSERVE, INSPECT, AND TEST ALL EARTHWORK OPERATIONS, INCLUDING BUT NOT LIMITED TO: CLEARING AND GRUBBING, SUB GRADE PREPARATION, STRUCTURAL TRENCH EXCAVATION AND BACKFILL, AND PLACEMENT AND COMPACTION OF FILL. COORDINATE WITH OWNER FOR MATERIAL STAGING, DUMPSTER LOCATIONS, AND CONSTRUCTION PERSONNEL PARKING.
- ALL BURIED UTILITY LINES INSTALLED AS PART OF THIS PROJECT SHALL INCLUDE THE APPROPRIATE TRACER WIRE SECURELY ATTACHED AT 8'-0" O.C.

SITE PLAN LEGEND:

- FIRE HYDRANT
- SIGN
- POLE LIGHT
- BOLLARD
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- CENTERLINE OF R.O.W.
- PROPOSED PATH
- CONCRETE PAVING - SEE CIVIL DRAWINGS
- ASPHALT PAVING - SEE CIVIL DRAWINGS
- BUILDING EXTENTS



SUBJECT PARCEL
ZONING: P (PUBLIC/ QUASI-PUBLIC DISTRICT)
FAR: 0.35
HEIGHT: 35' MAX
LOT AREA: 2.35 ACRES (102,366 SF)
ALLOWABLE BUILDING AREA: 35,839 SF
ACTUAL BUILDING FOOTPRINT: 10,228 SF (10% LOT COVERAGE)
ACTUAL BUILDING AREA: 11,943 SF (INCLUDING MEZZANINE)
NUMBER OF EMPLOYEES: 24 PART TIME
BUILDING SETBACKS
35' FRONT YARD
35' REAR YARD
10' SIDE YARD
20' CORNER SIDEYARD
35' FROM RESIDENTIAL DISTRICT
PARKING SETBACK
20' FROM R.O.W.
35' FROM RESIDENTIAL

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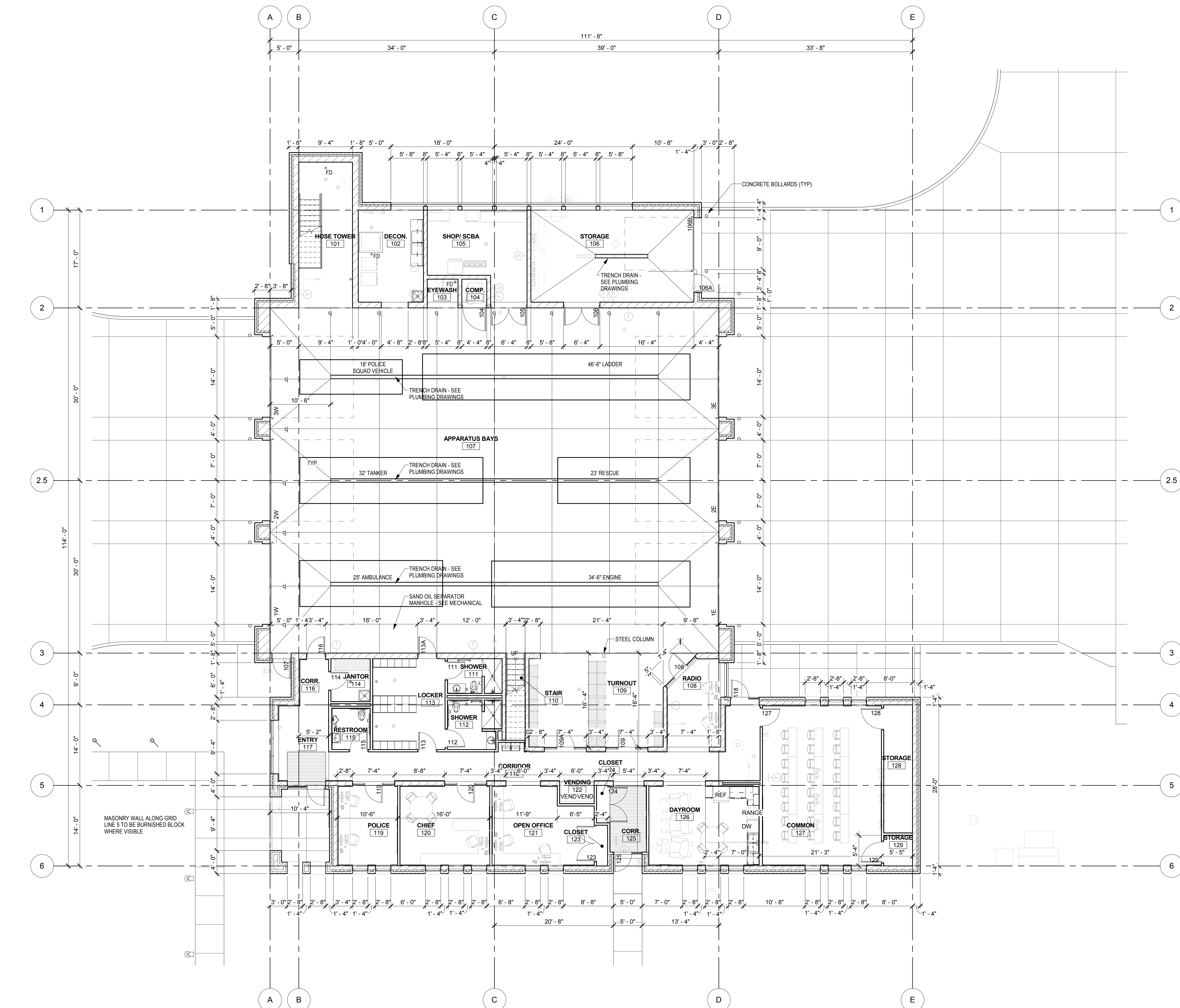
DATE:	01/29/2015
DRAWN BY:	MBR
CHECKED BY:	GLC
COMMISSION NUMBER:	1937.01

SHEET TITLE

FIRST FLOOR
PLAN

SHEET NUMBER

A101



1 FIRST FLOOR PLAN
A101 1/8" = 1'-0"

FLOOR PLAN NOTES:

- DO NOT SCALE DRAWINGS.
- ALL WALLS TO BE TYPE SN-1 UNLESS NOTED OTHERWISE. REFER TO CODE PLANS FOR LOCATIONS OF FIRE-RESISTANCE RATED CONSTRUCTION. DIMENSIONS AT INTERIOR STUD WALLS ARE TAKEN TO FACE OF GYPSUM BOARD. DIMENSIONS AT EXTERIOR STUD WALLS ARE TAKEN TO FACE OF SHEATHING. DIMENSIONS AT MASONRY WALLS ARE TAKEN TO FACE OF MASONRY.
- DOORS AT ROOM CORNERS TO BE SET SO FRAME IS 4" CLEAR FROM ADJACENT WALLS UNLESS NOTED OTHERWISE.
- ALL GYPSUM BOARD IN BATHROOMS, SHOWER ROOMS, AND LOCKER ROOMS TO BE MOISTURE-RESISTANT. COORDINATE DIMENSIONS OF HOUSEKEEPING PADS WITH MECHANICAL AND ELECTRICAL EQUIPMENT.
- ALL PIPE PENETRATIONS TO RECEIVE ESCUTCHEON PLATE. REFER TO A820 SERIES SHEETS FOR TYPICAL HEAD OF WALL, BASE OF WALL, AND WALL INTERSECTION DETAILS AT INTERIOR CONDITIONS.

FLOOR PLAN LEGEND:

- CONCRETE BLOCK MASONRY
- BRICK MASONRY
- ARCHITECTURAL PRECAST CONCRETE

