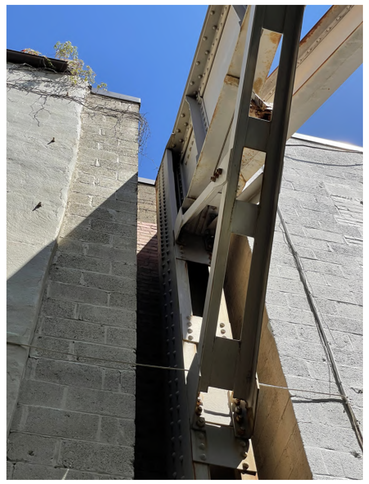
EXTERIOR - EXISTING NORTH ELEVATION (CANAL SIDE) & ROOF

EXTERIOR - EXISTING NORTH ELEVATION (LOADING DOCK)

EXTERIOR - EXISTING EAST ELEVATION (34TH STREET)

EXTERIOR - EXISTING SOUTH ELEVATION (NPS BUILDING - NIC)



EXTERIOR - SOUTH ELEVATION (WHITEHURST FREEWAY SUPPORT)

EXTERIOR - EXISTING SOUTH ELEVATION

EXTERIOR - EXISTING SOUTH ELEVATION

EXTERIOR - EXISTING SOUTH ELEVATION ENTRY DOORS

EXTERIOR - EXISTING WEST ELEVATION (KEY BRIDGE)

EXTERIOR - EXISTING SOUTH ELEVATION (WATER STREET)

EXTERIOR - EXISTING SOUTH ELEVATION (WATER STREET)

DCRA STAMP APPROVAL AREA

citizenM hotels

Baskervill

BASKERVILL, P.O. BOX 400, RICHMOND, VA 23218-0400

NOT FOR CONSTRUCTION

PROJECT NUMBER
2210437.0

citizenM
Georgetown

3401 K STREET, NW WASHINGTON, DC 20007

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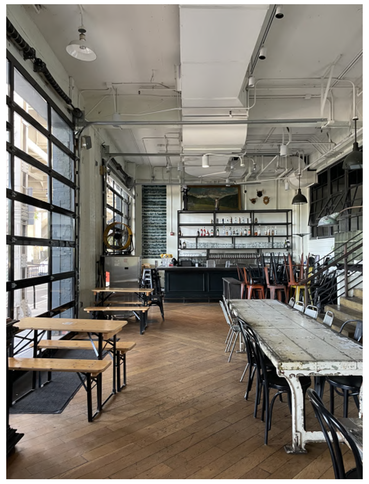
EXISTING EXTERIOR PHOTOS
G010

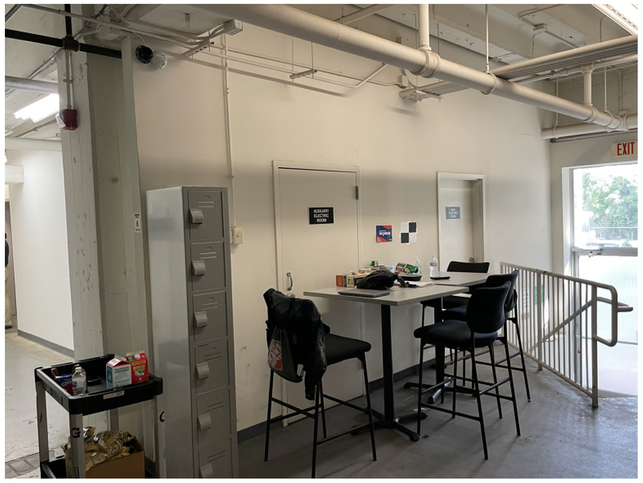
INTERIOR - EXISTING 1ST FLOOR VACANT SPACE

INTERIOR - EXISTING 1ST FLOOR LOADING



INTERIOR - EXISTING 1ST FLOOR RESTAURANT/BAR

INTERIOR - EXISTING 1ST FLOOR KITCHEN



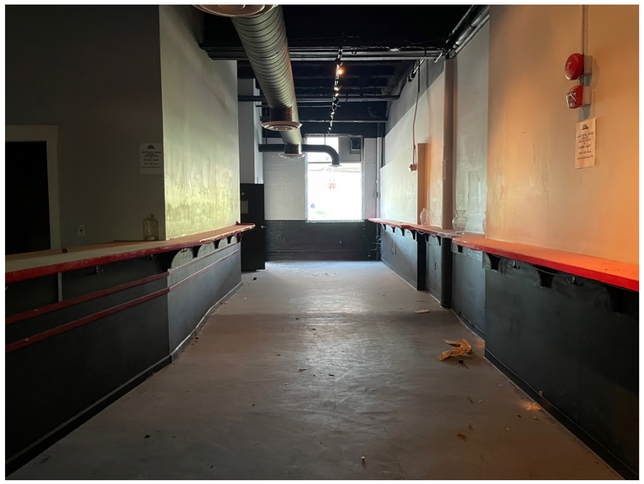
INTERIOR - EXISTING 1ST FLOOR ENTRY/CORRIDOR

INTERIOR - EXISTING 1ST FLOOR STORAGE

INTERIOR - EXISTING BRICK

INTERIOR - EXISTING SHARED WALL WITH NPS BLDG ON RIGHT

INTERIOR - 2ND FLOOR BAR/ASSEMBLY INTERIOR



INTERIOR - EXISTING 2ND FLOOR CORRIDOR

INTERIOR - EXISTING 2ND FLOOR GYM SPACE

DCRA STAMP APPROVAL AREA

citizenM hotels

Baskervill

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EXISTING INTERIOR PHOTOS

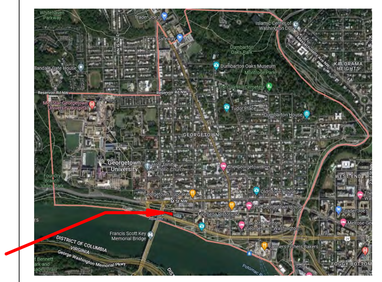
G011

CITIZENM HOTELS

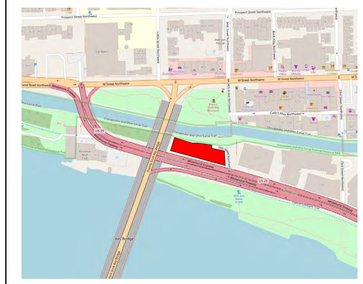
citizenM Georgetown

3401 K STREET, NW WASHINGTON, DC 20007

VICINITY MAP



KEY PLAN



DESCRIPTION OF WORK

THE SCOPE OF WORK CONTAINS A NEW 7 STORY HOTEL THAT INCORPORATES AN EXISTING 2 STORY BUILDING AS THE BASE STRUCTURE WHICH CONSISTS OF AN OVERALL CONSTRUCTION TYPE OF IB. THE HOTEL IS LOCATED AT THE CORNER OF K ST NW AND 34TH ST NW, AND WILL INCLUDE 228 GUESTROOMS, FITNESS ROOM, BAR, RECEPTION, LOBBY, AND MULTI-PURPOSE SPACE.

DCRA STAMP APPROVAL AREA

citizen M hotels

Baskervill

OWNER / CLIENT
CITIZENM HOTELS
148 MADISON AVENUE, 2ND FLOOR
NEW YORK, NY 10016
+1 (646) 508 2584
CONTACT: CRAIG KINNON

DESIGN ARCHITECT
CONCRETE
OUDEZIJDS ACHTERBURGWAL 78A
AMSTERDAM, NL 1012 DR
+31 (0) 20 5200 200
WWW.CONCRETEAMSTERDAM.NL

ARCHITECT OF RECORD
BASKERVILL
1051 E CARY ST., SUITE 200
RICHMOND, VA 23218-0400
+1 (804) 343 1010
WWW.BASKERVILL.COM
CONTACT: ANDREW HARTMAN

LOW VOLTAGE
SPARTAN COMMS LTD.
BEDE HOUSE 12 GEORGE STREET
HUNTINGDON, CAMBRIDGESHIRE PE29 3BD, UK
+44 (0) 1480 414685
CONTACT: ALISON CRESSEY

STRUCTURAL ENGINEER
THORNTON TOMASETTI
2001 K STREET, NW
WASHINGTON, DC 20006
+1 (202) 580 6300
CONTACT: PETER DRAKE

CIVIL ENGINEER / LANDSCAPE
BOWMAN
888 17TH STREET NW, SUITE 510
WASHINGTON, DC 20006
+1 (202) 750 2474
CONTACT: RYAN BRANNAN

MEP
COLLECTIF
47TH AVE, SUITE 3100
LONG ISLAND CITY, NY 11101
+1 (646) 639 1842
CONTACT: RAFAEL FIGUEROA

FOOD & BEVERAGE
RICCA DESIGN STUDIOS
5325 SOUTH VALENTIA WAY
GREENWOOD VILLAGE, CO 80111
+1 (303) 221 0500
CONTACT:AMANDA PERLMUTTER

LEED
PAGE
400 W.CESAR CHAVEZ STREET, SUITE 500
AUSTIN, TX 78701
+1 (512) 472-6721
CONTACT: AMERICA ALVA

ACOUSTICAL
POLYSONICS
405 BELLE AIR LN
WARRENTON, VA 20186
+1 (540) 341 4988
CONTACT: GORDON JACOBS

LIFE SAFETY
JENSEN HUGHES, INC.
725 PRIMERA BOULEVARD, SUITE 215
LAKE MARY, FL 32746
+1 (407) 647 3737
CONTACT:HAMID BAHADORI

INTERIOR DESIGN
BASKERVILL
1051 E CARY ST., SUITE 200
RICHMOND, VA 23218-0400
+1 (804) 343 1010
CONTACT: ERIN BRUNNER

ENVELOPE
MORRISON HERSHFIELD
1500 SOUTH EDGEWOOD ST
BALTIMORE, MD 21227
+1 (410) 525 0010
CONTACT:MIKE PLEWACKI

BASKERVILL, P.O. BOX 400, RICHMOND, VA 23218-0400

DISTRICT OF COLUMBIA
TERESA CALLAWAY
ARC200990
10/03/2022
LICENSED ARCHITECT

PROJECT NUMBER
2210437.0

citizenM Georgetown

3401 K STREET, NW WASHINGTON, DC 20007

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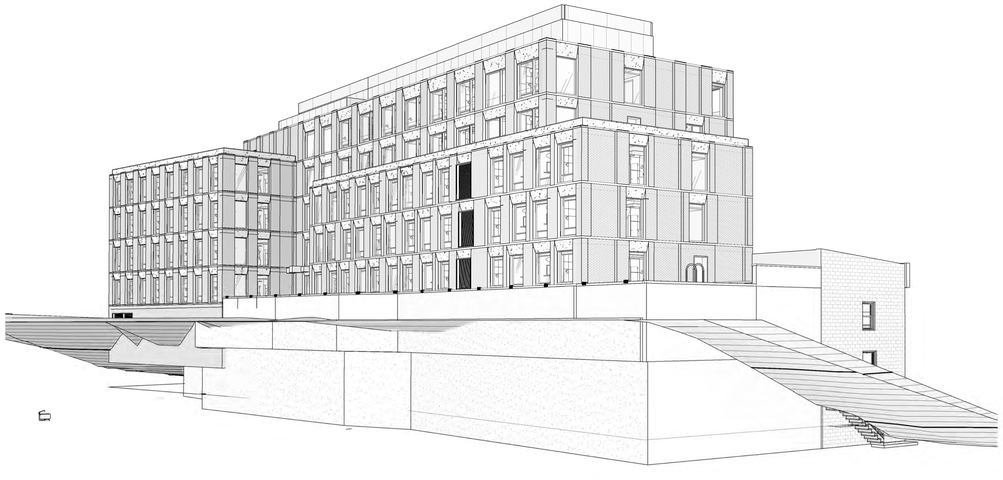
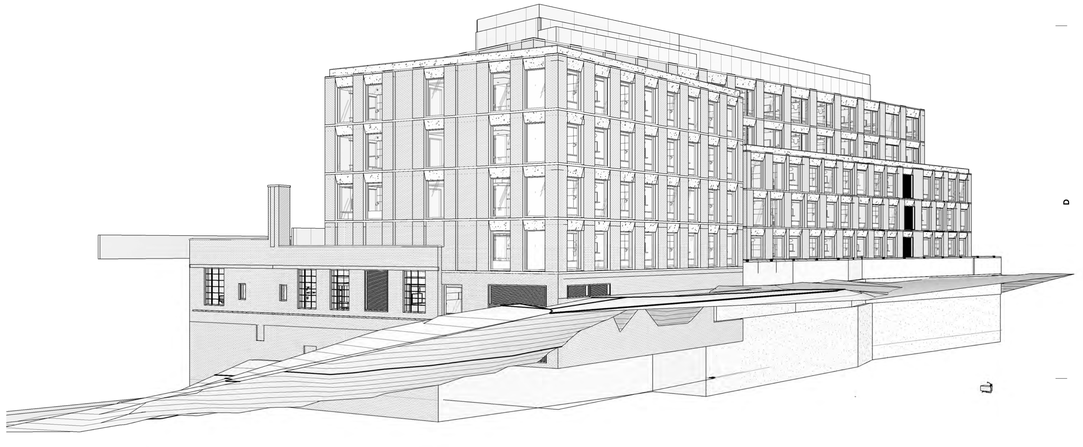
TITLE SHEET
T001



6C 3D VIEW - NORTH WEST FACADES

SCALE:



3C 3D VIEW - NORTH EAST FACADES

SCALE:

6A 3D VIEW - SOUTH WEST FACADES

SCALE:

3A 3D VIEW - SOUTH EAST FACADES

SCALE:

DCRA STAMP APPROVAL AREA

citizenM hotels

Baskervill

BASKERVILL, P.O. BOX 400, RICHMOND, VA 23218-0400

DISTRICT OF COLUMBIA
TERESA CALLAWAY
ARC200990
10/03/2022
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3D BUILDING VIEWS
T003

TOBACCO FREE WORKZONE NOTES

USE OF TOBACCO PRODUCTS IS NOT PERMITTED ANYWHERE ON OWNER'S PROPERTY. PROHIBIT USE OF ALL TOBACCO PRODUCTS, INCLUDING BUT NOT LIMITED TO CIGARETTES, CIGARS, PIPES, CHEWING TOBACCO, SNUFF, DIP, SNUS AND ELECTRONIC CIGARETTES BY ALL PERSONNEL COVERED BY THIS CONTRACT WHILE ON OWNER'S PROPERTY. THIS PROHIBITION APPLIES TO OCCUPANTS OF JOBSITE OFFICES, STORAGE OR WORK SHEDS, WORK AREAS ASSIGNED EXCLUSIVELY TO THE CONTRACTOR, AND VEHICLES WHILE THE VEHICLE IS ON OWNER'S PROPERTY. ENFORCE REQUIREMENTS STRICTLY.

SHEET LAYOUT

	6	5	4	3	2	1
E	6E	5E	4E	3E	2E	1E
D	6D	5D	4D	3D	2D	1D
C	6C	5C	4C	3C	2C	1C
B	6B	5B	4B	3B	2B	1B
A	6A	5A	4A	3A	2A	1A

DESIGN RESPONSIBILITY NOTES

1. THESE DRAWINGS AND ASSOCIATED SPECIFICATIONS ARE LIMITED TO THE DESIGN SERVICES CONVEYED WITHIN THE CONTRACT DOCUMENTS.
   THESE DESIGN SERVICES ARE LIMITED TO:
   A. ARCHITECTURAL DESIGN
   B. INTERIOR DESIGN
   C. MECHANICAL ENGINEERING DESIGN
   D. ELECTRICAL ENGINEERING DESIGN
   E. PLUMBING ENGINEERING DESIGN
   F. STRUCTURAL ENGINEERING DESIGN
   G. CIVIL ENGINEERING DESIGN
   H. LANDSCAPE DESIGN
   I. FIRE PROTECTION DESIGN
   J. LOW VOLTAGE DESIGN

1. EXCLUDED SERVICES ARE, BUT NOT LIMITED TO, THE FOLLOWING:
   A. GEOTECHNICAL ENGINEERING
   B. COST ESTIMATION

      REFERENCE THE OWNER ARCHITECT AGREEMENT FOR ALL EXCLUDED SERVICES.

2. THE PROJECT SPECIFICATIONS INDICATE SEVERAL AREAS OF DELEGATED DESIGN WHERE A QUALIFIED PROFESSIONAL MUST BE ENGAGED BY THE CONTRACTOR AND/OR SUBCONTRACTOR TO PROVIDE DESIGN SERVICES AND/OR SHOP DRAWINGS.
   THESE MAY INCLUDE, BUT ARE NOT LIMITED TO:
   A. COLD-FORMED METAL FRAMING
   B. METAL FABRICATIONS
   C. STAIRS AND RAILINGS
   D. WOOD OR LIGHT GAUGE METAL TRUSSES
   E. ALUMINUM FRAMED ENTRANCES AND STOREFRONTS
   F. GLAZING
   G. LOUVERS
   H. SUSPENDED CEILING SYSTEMS
   I. SIGNAGE
   J. FIRE SUPPRESSION & FIRE SPRINKLER SYSTEMS
   K. PIPE HANGERS & EQUIPMENT SUPPORTS
   L. LIGHTING POLES & SPECIALTY LIGHTING DESIGN
   M. FIRE ALARM SYSTEMS
   N. IRRIGATION SYSTEMS.

      REFERENCE SPECIFICATIONS FOR ALL REQUIREMENTS RELATED TO DELEGATED DESIGN ALONG WITH PERFORMANCE REQUIREMENTS AND DESIGN CRITERIA.

FIREPROOFING NOTES

1. ALL FIREPROOFING DESIGNS SHOULD BE CONSIDERED THERMALLY UNRESTRAINED.
2. SPRAYED FIREPROOFING FOR STRUCTURAL MEMBERS WITH W/D OR A/P RATIOS OTHER THAN THE SPECIFIED UL DESIGN, WILL BE ADJUSTED IN ACCORDANCE WITH THE ADJUSTMENT OF SPRAYED PROTECTION MATERIAL THICKNESS FOR UNRESTRAINED RATINGS FOR VARIOUS BEAM AND COLUMN SIZES AS FOUND IN THE MOST CURRENT EDITION OF THE UL FIRE RESISTANCE DIRECTORY.
3. ALL BEAMS AND COLUMNS SHALL BE ADJUSTED USING W/D OR A/P RATIOS TO DETERMINE THE CORRECT FIREPROOFING THICKNESS.

DRAWING NUMBERS

A001

DISCIPLINE
T = TITLE SHEET & INDEX
G = GENERAL
B = GEOTECHNICAL / ENVIRONMENTAL
D = DEMOLITION SERIES
C = CIVIL
L = LANDSCAPE
A = ARCHITECTURAL / INTERIORS
I = INTERIORS
S = STRUCTURAL
F = FIRE PROTECTION
P = PLUMBING
M = MECHANICAL / HVAC
E = ELECTRICAL
X = OTHER

VIEW TYPE
0 = GENERAL / SCHEDULES
1 = PLANS
2 = EXTERIOR ELEVATIONS & DETAILS
3 = OVERALL BUILDING & EXTERIOR WALL SECTIONS
4 = ENLARGED PLANS
5 = INTERIOR ELEVATIONS & CASEWORK
6 = DETAILS

SHEET SEQUENCE

VIEW TYPE MODIFIER
0 = DEMOLITION PLANS (OPTIONAL)
1 = FLOOR PLANS
2 = REFLECTED CEILING PLANS
3 = FINISH PLANS
4 = FF&E PLANS

GENERAL NOTES

DEFINITION: THE TERM "DESIGN PROFESSIONAL" MEANS "ARCHITECT", "PROFESSIONAL ENGINEER", "INTERIOR DESIGNER" OR OTHER PARTY RESPONSIBLE FOR PROVIDING DESIGN SERVICES AS APPROPRIATE.

1. VERIFY ALL EXISTING CONDITIONS.
2. NOT USED.
3. VERTICAL DIMENSIONS ARE FROM "FLOOR LINE" UNLESS OTHERWISE NOTED. REFER TO ELEVATIONS FOR "FLOOR LINE" DATUMS.
4. HORIZONTAL DIMENSIONS FOR NEW CONSTRUCTION ARE FROM FACE OF GYP. UNLESS OTHERWISE NOTED. HORIZONTAL DIMENSIONS FOR EXISTING CONSTRUCTION ARE FROM FACE OF EXISTING FINISHED SURFACE.
5. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT WITH THE DESIGN PROFESSIONAL TO OBTAIN CLARIFICATION BEFORE CONTINUING WITH CONSTRUCTION.
6. HOLES CUT THROUGH EXISTING OR NEW FIRE RATED CONSTRUCTION FOR INSTALLATION OF PIPING, DUCTWORK, OR OTHER PENETRATIONS SHALL BE KEPT TO A MINIMUM NUMBER AND HELD TO A MINIMUM SIZE. FILL VOIDS BETWEEN PIPES, DUCTS, OTHER PENETRATING ITEMS AND RATED CONSTRUCTION WITH FIRE RETARDANT SEALANT SYSTEM LISTED IN THE UL FIRE RESISTANCE DIRECTORY WITH FIRE (F) AND TEMPERATURE (T) RATINGS EQUAL TO OR GREATER THAN THE FIRE RESISTANCE RATING OF THE ASSEMBLY BEING SEALED.
7. IT IS UNDERSTOOD AND AGREED THAT DRAWING REFINEMENTS, ADDITIONAL DETAILING AND CLARIFICATIONS WILL BE ISSUED DURING THE CONSTRUCTION SCHEDULE AND NO ADJUSTMENT WILL BE MADE IN THE CONTRACTORS' OR SUB-CONTRACTORS' PRICE UNLESS SUCH REFINEMENT, DETAILING OR CLARIFICATIONS RESULT IN CHANGES TO THE SCOPE, QUALITY, FUNCTION AND OR INTENT OF THE DRAWINGS AND THE PROJECT MANUAL NOT REASONABLY INFERABLE BY A CONTRACTOR OR SUB-CONTRACTOR EXPERIENCED IN THIS TYPE OF WORK.
8. ALL CONTRACTORS AND SUB-CONTRACTORS MUST QUOTE ON COMPLETED, FULLY OPERABLE SYSTEMS BASED ON THE DESIGN INTENT OF THE CONTRACT DOCUMENTS, AND ALL MATERIAL AND LABOR IMPLIED THEREFROM.
9. UNLESS OTHERWISE REQUIRED BY THE OWNER, CONSTRUCTION ADMINISTRATION SERVICES WILL BE COMPLETED USING NEWFORMA PROJECT CENTER. REFERENCE DIVISION 1 OF THE SPECIFICATIONS FOR THE PROCEDURES FOR REQUESTS FOR INFORMATION AND SUBMITTALS.

GENERAL DEMOLITION NOTES

1. CONTRACTOR TO CONTACT OWNER PRIOR TO START OF DEMOLITION OF ANY AREAS TO ALLOW OWNER TO REMOVE ANY MOVABLE EQUIPMENT SO DESIRED.
2. REMOVE ALL FIRE EXTINGUISHERS AND CABINETS IN WALLS TO BE DEMOLISHED AND RETURN TO OWNER.
3. REPAIR HOLES IN EXISTING WALLS TO REMAIN WHERE WALL MOUNTED ITEMS ARE TO BE REMOVED.
4. PATCH, FILL, AND LEVEL ALL HOLES IN FLOOR SLAB DUE TO DEMOLITION OF PLUMBING RISERS, FLOOR DRAINS, ELECTRICAL RISERS, MILLWORK, CASEWORK, OR EQUIPMENT.
5. CONTRACTOR TO MATCH ALL EXISTING CONDITIONS FOR ALL REQUIRED MODIFICATIONS IN RENOVATED AREAS (U.N.O.). THIS REFERS TO REPETITIONS OF FINISH PATTERNS AND COLORS, MODIFICATIONS TO HANDRAILS AND BUMPER PANELS, ETC.
6. WHERE PARTITIONS, EQUIPMENT, OR ACCESSORIES, ETC. ARE REMOVED AND NO REPLACEMENT FINISH IS CALLED FOR, THE GENERAL CONTRACTOR SHALL REPAIR TO MATCH ADJACENT FINISH.
7. CONTRACTOR TO PROTECT FROM DAMAGE ALL EXISTING FLOORS, WALLS, CEILINGS, ETC. DURING CONSTRUCTION AND PROVIDE TEMPORARY PARTITIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND REPLACEMENT OF ALL DAMAGED FLOORING, WALLS, CEILINGS, ETC. FINISHES TO MATCH EXISTING.
8. DASHED LINES INDICATE EXISTING CONSTRUCTION TO BE DEMOLISHED. TYPICAL (U.N.O.).
9. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL DEMOLITION MATERIALS. TEMPORARY LIGHTING WILL BE PROVIDED BY THE CONTRACTOR.
10. REMOVE ALL FLOOR COVERINGS AND PREP CONCRETE DECK FOR NEW WORK.
11. REMOVE EXISTING CEILING GRID AND ASSOCIATED SUPPORT SYSTEM - RETURN EXISTING LIGHT FIXTURES TO OWNER (TYPICAL - ALL ROOMS WITHIN LIMITS OF PROJECT).
12. ADDITIONAL DEMOLITION MAY BE REQUIRED TO ACCOMMODATE NEW CONSTRUCTION SHOWN ON OTHER SHEETS. CONTRACTORS TO REVIEW EXISTING CONDITIONS AND INCLUDE IN BASE BID ALL DEMOLITION REQUIRED FOR A COMPLETE INSTALLATION.
13. REMOVE ALL EXISTING BASES AND VINYL WALL COVERINGS. PREPARE SURFACES TO ACCEPT NEW FINISHES, TYP.

ZONING SUMMARY

ZONING REQUIREMENTS
MU-13 ZONE:
HEIGHT:
PERMITTED: 60'-0"
PROVIDED: 60'-0" MEASURED FROM MP @ 31.75'
HEIGHT (PENTHOUSE):
PERMITTED: 18'-6"
PROVIDED: 12'-0"
DENSITY:
PERMITTED: 4.0 FAR
PROVIDED: 3.9 FAR
VEHICLE PARKING:
REQUIRED: 35 SPACES
PROVIDED: 22 SPACES (MIN.) OFF-SITE
* QUALIFIES FOR PARKING CREDIT OF 13 SPACES
LOADING:
REQUIRED: 2 BERTHS @ 30'-0"
PROVIDED: 1 BERTH @ 30'-0"
* QUALIFIES FOR 1 BERTH LOADING CREDIT
SIGNAGE:
PERMITTED: 25 SF PER FACADE
PROVIDED: 25 SF PER FACADE

FAR CALCULATIONS:
1ST FLOOR: 12,014
2ND FLOOR: 14,391
3RD FLOOR: 11,681
4TH FLOOR: 11,649
5TH FLOOR: 11,649
6TH FLOOR: 10,268
7TH FLOOR: 7,656

TOTAL: 79,308 GSF
SITE AREA: 20,320 GSF
79,308/20,320 = 3.9 > 4.0

FEMA INFORMATION

FLOOD ZONE: AE
BASE FLOOD ELEVATION (BFE): +16' 0"
DESIGN FLOOD ELEVATION (DFE): + XX' XX"

NOTE: THE PROJECT SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH FEMA REGULATIONS AND THE CITY'S FLOOD PREVENTION ORDINANCE.

CODE DATA (NEW BUILDING)

PROJECT & ZONING INFORMATION

PROJECT NAME: CITIZENM HOTEL GEROGETOWN WATERFRONT WASHINGTON, DC
ADDRESS: 3041 WATER STREET, NW WASHINGTON, DC 2007
EXISTING USE:
ZONING CLASSIFICATION: MU-13
OWNER CONTACT: ASHLEY ZORRILLA +31 20 811 7000

CHAPTER 1: ADMINISTRATION

BUILDING CODES: 2017 DISTRICT OF COLUMBIA BUILDING CODE (DCMR 12A)
MECHANICAL CODE: 2017 DISTRICT OF COLUMBIA MECHANICAL CODE (DCMR 12E)
PLUMBING CODE: 2017 DISTRICT OF COLUMBIA PLUMBING CODE (DCMR 12F)
ELECTRICAL CODE: 2017 DISTRICT OF COLUMBIA ELECTRICAL CODE (DCMR 12C)
FIRE CODE: 2017 DISTRICT OF COLUMBIA FIRE CODE (DCMR 12H)
ACCESSIBILITY CODE: 2010 ADA STANDARDS, ICC A117.1-2009
ENERGY CODE: 2017 DISTRICT OF COLUMBIA ENERGY CONSERVATION CODE (DCMR 12I)
GREEN CONSTRUCTION CODE: 2017 DISTRICT OF COLUMBIA GREEN CONSTRUCTION CODE (DCMR 12K)

CHAPTER 2: DEFINITIONS

THE SCOPE OF WORK CONTAINS A NEW 7 STORY HOTEL THAT INCORPORATES AN EXISTING 2 STORY BUILDING AS THE BASE STRUCTURE WHICH CONSISTS OF AN OVERALL CONSTRUCTION TYPE OF IB. THE HOTEL IS LOCATED AT THE CORNER OF K ST NW AND 34TH ST NW, AND WILL INCLUDE 228 GUESTROOMS, FITNESS ROOM, BAR, RECEPTION, LOBBY, AND MULTI-PURPOSE SPACE.

CHAPTER 3: USE & CLASSIFICATION

USE GROUP: R-1 (PRIMARY)
A-2, A-3, B, M (SECONDARY)

CHAPTER 4: SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY

SECTION 420: SEPARATION WALLS BETWEEN SLEEPING UNITS SHALL BE NOT LESS THAN 1 HR FIRE PARTITIONS PER SECTION 708.3.
HORIZONTAL SEPARATIONS AT FLOOR ASSEMBLIES SEPARATING SLEEPING UNITS SHALL BE NOT LESS THAN 1HR .HORIZONTAL ASSEMBLIES PER SECTION 711.2.4.3.

CHAPTER 5: GENERAL BUILDING HEIGHTS & AREAS:

ACTUAL **ALLOWABLE (TABLE 506.2)**

AREA

FLOOR LEVEL	AREA	ALLOWABLE AREA
1ST FLOOR	12014 SF	UL
2ND FLOOR	14391 SF	UL
3RD FLOOR	11681 SF	UL
4TH FLOOR	11658 SF	UL
5TH FLOOR	11649 SF	UL
6TH FLOOR	10267 SF	UL
7TH FLOOR	7656 SF	UL
MEP	Not Placed	
MEP	830 SF	
ROOF	Not Placed	
Grand total: 10	80146 SF	

HEIGHT: 7 STORIES, 13 STORIES (504.4)
60'-0" FROM MEASUREMENT POINT 180 FEET (504.3)

MIXED OCCUPANCY (508): NONSEPARATED OCCUPANCIES
REQUIRED FIRE SEPERATION (508.4): A 1 HOUR RATING IS REQUIRED BETWEEN R-1 AND ASSEMBLY/BUSINESS OCCUPANCIES

CHAPTER 6: TYPE OF CONSTRUCTION:

CONSTRUCTION TYPE (602): IB (NON-COMBUSTIBLE)

TABLE 601
FIRE RESISTANCE RATINGS OF STRUCTURAL ELEMENTS **REQUIRED RATINGS (HRS)**

PRIMARY STRUCTURAL FRAME INCLUDING COLUMNS, GIRDERS & TRUSSES 2 HR

BEARING WALLS
EXTERIOR 2 HR
INTERIOR 2 HR

NON-BEARING WALLS
EXTERIOR (IBC TABLE 602) VARIES, SEE SHEET G002
INTERIOR 0 HR

FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS & JOIST 2 HR

ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS & JOIST 1 HR

CHAPTER 7: FIRE & SMOKE PROTECTION FEATURES:

EXTERIOR WALLS (705) VARIES (SEE SHEET G002)

VERTICAL OPENINGS (712) 2 HR

FIRE SEPARATION ASSEMBLIES & PARTITIONS
SHAFT ENCLOSURES (713) 2 HR
INTERIOR EXIT STAIRWAY (713.1) 2 HR
SMOKE BARRIER (709) 1 HR

CHAPTER 8: INTERIOR FINISHES:

TABLE 803.1.1
EXIT ENCLOSURES: CLASS B
CORRIDORS: CLASS B @ A-2 / A-3
CLASS C @ R-1
ROOMS: CLASS C

CHAPTER 9: FIRE PROTECTION SYSTEMS:

AUTOMATIC SPRINKLER SYSTEM: YES - NFPA 13 (ESPR)
STANDPIPE SYSTEM: YES
FIRE DEPARTMENT CONNECTION: YES
PORTABLE FIRE EXTINGUISHERS: YES

CHAPTER 10: MEANS OF EGRESS:

GENERAL MEANS OF EGRESS (1003) REFERENCE LIFE SAFETY PLANS ON G002 FOR GENERAL EGRESS PATHS.

OCCUPANT LOAD (1004) SEE CHART: *OCCUPANCY CALCULATIONS (1004.1.2)*

STAIRWAYS (1011) (2) EGRESS STAIRS ARE PROVIDED AND COMPLY WITH THIS SECTION.

TRAVEL DISTANCES:
COMMON PATH OF TRAVEL DISTANCE (1006.2)- 75' (A, M, R-1) AND 100' (B)
EXIT ACCESS TRAVEL DISTANCE (1017.2): 250' (A, M, R) AND 300' (B)
DEAD END CORRIDOR (1020.4): 20' (A) AND 50' (B, M, R-1)

CHAPTER 11: ACCESSIBILITY:

ALL ACCESSIBLE SPACES WILL BE FULLY COMPLIANT.

TOTAL NUMBER OF GUESTROOMS: 230
ACCESSIBLE SLEEPING UNITS
REQUIRED: 10 (7 WITHOUT ROLL-IN SHOWERS - 3 ROLL-IN SHOWER)
PROVIDED: 10 (7 WITHOUT ROLL-IN SHOWERS - 3 ROLL-IN SHOWER)
(ROOMS: 201, 203, 323, 338, 423, 438, 523, 538, 638, 704)
SLEEPING UNITS WITH COMMUNICATION FEATURES
REQUIRED: 17
PROVIDED: 17 (ROOMS: 205, 229, 304, 333, 334, 402, 433, 434, 509, 533, 534, 611, 633, 645, 702, 704, 726)

NOTE: HARD WIRED HEARING ASSISTIVE COMMUNICATION FEATURES TO INCLUDE DOORBELL/COVERPLATE AT ENTRY, DOORBELL HORN AND STROBE IN THE GUEST BATH, AND DOORBELL HORN AND STROBE IN THE SLEEPING AREA WITHIN VIEW OF THE BED. THESE ITEMS ARE IN ADDITION TO AUDIBLE AND VISUAL HORN AND STROBE FOR BEDROOMS AND STROBES FOR BATHROOMS FOR FIRE/SMOKE. FIRE/SMOKE ALARMS SHALL ANNUNCIATE AT THE FIRE ALARM CONTROL UNIT AND SHALL INITIATE OCCUPANT NOTIFICATION UPON ACTIVATION. IN ACCORDANCE WITH NFPA. ENSURE SMOKE DETECTOR TIES INTO STROBE DEVICE AND FIRE PANEL.

CHAPTER 29: PLUMBING SYSTEMS:

MINIMUM PLUMBING FACILIITES (2902)

FIRST FLOOR PUBLIC RESTROOMS:

ASSEMBLY AREA - FOH
FIRST FLOOR: (ASSEMBLY - UNCONCENTRATED)
3715 NET SF / 15 NET SF PER OCC = 247.7 OCC

SECOND FLOOR: (EXERCISE ROOM)
616 NET SF / 15 NET SF PER OCC = 41.1

TOTAL OCC LOAD : 289 = 145 MEN / 145 WOMEN

MEN:
WATER CLOSETS - (1 PER 75) = 2
LAVATORIES - (1 PER 200) = 1

WOMEN:
WATER CLOSETS - (1 PER 75) = 2
LAVATORIES - (1 PER 200) = 1

SECOND FLOOR EMPLOYEE RESTROOMS:

BUSINESS - BOH
FIRST FLOOR: (ACCESSORY STORAGE, MECH ROOM)
2334 GROSS SF / 300 GROSS SF PER OCC = 7.78 OCC

FIRST FLOOR: (COMMERCIAL KITCHEN)
1226 + 294 = 1520 GROSS SF / 200 GROSS SF PER OCC = 7.6 OCC

FIRST FLOOR: (BUSINESS AREA)
139 SF GROSS SF / 100 GROSS SF PER OCC = 1.39

SECOND FLOOR: (ACCESSORY STORAGE, MECH ROOM)
2691 GROSS SF / 300 GROSS SF PER OCC = 8.97 OCC

SECOND FLOOR: (BUSINESS AREA)
883 GROSS SF / 100 SF PER OCC = 8.83 OCC

TOTAL OCC LOAD : 35 = 18 MEN / 18 WOMEN

MEN: WATER CLOSETS - (1 PER 25) = 1
LAVATORIES - (1 PER 40) = 1

WOMEN: WATER CLOSETS - (1 PER 25) = 1
LAVATORIES - (1 PER 40) = 1

DCRA STAMP APPROVAL AREA

citizenM hotels

Baskervill

BASKERVILL, P.O. BOX 400, RICHMOND, VA 23218-0400

DISTRICT OF COLUMBIA · TERESA CALLOWAY · ARC200990 · 10/03/2022 · LICENSED ARCHITECT

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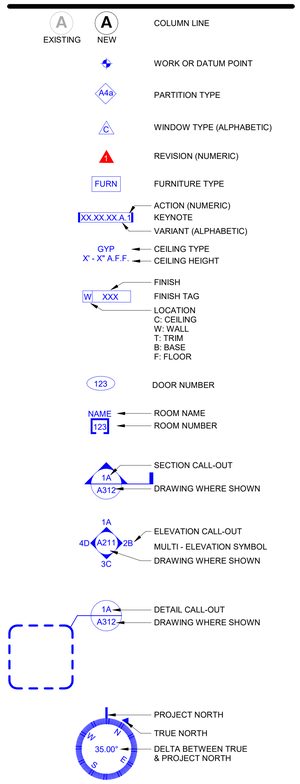
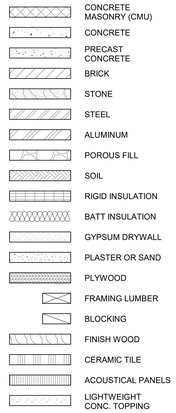
GENERAL NOTES, BUILDING & CODE SUMMARY

G001

GENERAL SYMBOLS



MATERIAL GRAPHICS



ABBREVIATIONS

ABBRV	FULL WORD
@	AT
AB	ANCHOR BOLT
AC	ACOUSTICAL
ACP	ACOUSTICAL CEILING PANEL
AD	ACCESS DOOR
ADJ	ADJACENT, ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AL	ALUMINUM
ALT	ALTERNATE
AP	ARMOR PLATE
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
AWC	ACOUSTICAL WALL COVERING

BC	BRICK COURSES(ING)
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BENCH MARK, BEAM
BOT	BOTTOM
BRG	BEARING
BRK	BRICK
BSMT	BASEMENT
BUR	BUILT UP ROOFING

CB	CATCH BASIN
CF	CUBIC FOOT (FEET)
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED
CFM	CUBIC FOOT PER MINUTE
CG	CORNER GUARD
CHAN	CHANNEL
CHR	CHAIR RAIL
CI	CAST IRON
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CLG	CEILING
CLO	CLOSET
CLR	CLEAR
cm	CENTIMETER
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
COMP	COMPOSITION, COMPOSITE
CONC	CONCRETE
CONT	CONTINUOUS
CORR	CORRIDOR
CP	CLEAR PLASTIC
CPT	CARPET
CR	CRASH RAIL
CRBG	CRASH RAIL / BUMPER GUARD
CT	CERAMIC TILE
CTR	CENTER
CV	CHECK VALVE
CW	CLEAR WIRE GLASS
CY	CUBIC YARD
CYL	CYLINDER
℄	CENTERLINE

D	DEPTH
DBL	DOUBLE
DEG	DEGREE
DEMO	DEMOLITION
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIFF	DIFFUSER
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION
DN	DOWN
DP	DAMPROOFING
DR	DOOR, DRAIN
DS	DOWNSPOUT
DWG	DRAWING
DWGS	DRAWINGS

EA	EACH
EB	EXPANSION BOLT
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATOR, ELEVATION
EMER	EMERGENCY
ENGR	ENGINEER(ING)
EPDM	ETHYLENE PROPYLENE DIENE MONOMER (ROOF MEMBRANE)
EQ	EQUAL
EQUIP	EQUIPMENT
ETR	EXISTING TO REMAIN
EWC	ELECTRIC WATER COOLER
EXIST	EXISTING
EXPA	EXPANSION ANCHOR
EXT	EXTERIOR

F	FAHRENHEIT
FA	FIRE ALARM
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FHC	FIRE HOSE CABINET
FIN	FINISH(ED)
FO	FINISHED OPENING
FOF	FACE OF FINISH
FOS	FACE OF STUD
FRTW	FIRE RETARDANT TREATED WOOD
FV	FIELD VERIFIED
FWC	FABRIC WALL COVERING

GA	GAGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GEN	GENERAL
GL	GLASS, GLAZING
GND	GROUND
GNV	GOOSE NECK VENTILATOR
GR	GROUT
GYP	GYPSUM
GYP BD	GYPSUM BOARD

H	HIGH
HB	HOSE BIBB
HC	HOLLOW CORE
HD	HEAVY DUTY
HDW	HARDWARE
HGT	HEIGHT
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HRL	HANDRAIL
HVAC	HEATING VENTILATING & AIR CONDITIONING
HWD	HARDWOOD

ID	INSIDE DIAMETER
IN	INCH
INSUL	INSULATION
INT	INTERIOR
IPT	INTERIOR PAINT

JAN	JANITOR
JCT	JUNCTION
JST	JOIST
JT	JOINT
JT B	JOINT BACKER

KB	KEYBOARD
KIT	KITCHEN
KO	KNOCKOUT
KP	KICK PLATE
KS	KNEE SPACE

L	LENGTH
LAM	LAMINATE, LAMINATED
LAM GL	LAMINATED GLASS
LAV	LAVATORY
LB	POUND
LBF	POUNDS-FORCE
LH	LEFT HAND

ABBREVIATIONS

ABBRV	FULL WORD
LIN	LINEAR
LLV	LONG LEG VERTICAL
LVR	LOUVER

MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MEZZ	MEZZANINE
MFR	MANUFACTURER
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MLD	MOLDING
mm	MILLIMETER
MO	MASONRY OPENING
MTL	METAL
MULL	MULLION
MWK	MILLWORK

N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE

OC	ON CENTER
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFF	OFFICE
OFOI	OWNER FURNISHED OWNER INSTALLED
OH	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE
OPP H	OPPOSITE HAND
OVFL	OVERFLOW

#LBS	POUNDS
PAR	PARALLEL
PART	PARTIAL
PARTN	PARTITION
PERIM	PERIMETER
PERP	PERPENDICULAR
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER, PLASTIC
PLBG	PLUMBING
PLWD	PLYWOOD
PNL	PANEL
PNT	PAINT
PP	PITCH POCKET
PR	PAIR
PRV	POWERED ROOF VENTILATOR
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED, PORCELAIN TILE
PWC	PLASTIC WALL COVERING

QT	QUARRY TILE
QTY	QUANTITY
QUAL	QUALITY

R	RISER
RA	RETURN AIR
RAD	RADIUS
RB	RUBBER, RUBBER BASE
RD	ROOF DRAIN
REBAR	REINFORCING BAR
RECEP	RECEPTACLE, RECEPTION
REF	REFERENCE
REFL	REFLECTED
REFR	REFRIGERATOR
REG	REGULAR
REINF	REINFORCED
REP	REPAIR
REQ	REQUIRE, REQUIRED
RESIL	RESILIENT
REV	REVISION
RFG	ROOFING
RH	RIGHT HAND
RL	RAIN LEADER
RM	ROOM
RO	ROUGH OPENING
RT	RIGHT

S	SOUTH
SC	SOLID CORE
SCHED	SCHEDULE
SCUP	SCUPPER
SD	SOAP DISPENSER
SECT	SECTION
SHT	SHEET
SHWR	SHOWER
SIM	SIMILAR
SND	SANITARY NAPKIN DISPENSER
SNR	SANITARY NAPKIN RECEPTACLE
SP	STAND PIPE
SPEC	SPECIFICATION
SPM	SINGLE PLY MEMBRANE
SS	SERVICE SINK, STAINLESS STEEL
SSM	SOLID SURFACE MATERIAL
ST	STAINLESS
STL	STEEL
STN	STONE
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SV	SHEET VINYL
SYS	SYSTEM

T	TREAD
T GL	TEMPERED GLASS
T&G	TONGUE & GROOVE
TB	TOWEL BAR
TD	TRENCH DRAIN
TEL	TELEPHONE
TEMP	TEMPERED, TEMPORARY
THK	THICK
TLT	TOILET
TOC	TOP OF CURB, TOP OF CONCRETE
TOM	TOP OF MASONRY
TOS	TOP OF STEEL
TOSL	TOP OF SLAB
TTD	TOILET TISSUE DISPENSER
TWS	THRU-WALL SCUPPER
TYP	TYPICAL

UC	UNDERCOUNTER, UNDERCUT
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE

VB	VAPOR BARRIER, VINYL BASE
VC	VALVE CABINET
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VIN	VINYL
VIT	VITREOUS CHINA
VNR	VENEER
VP	VENT PIPE, VAPOR PROOF
VTR	VENT THRU ROOF
VWC	VINYL WALL COVERING

W	WIDTH
W/	WITH
W/O	WITHOUT
WAINS	WAINSCOT
WB	WOOD BASE
WC	WALL COVERING, WATER CLOSET
WD	WOOD
WH	WATER HEATER
WIN	WINDOW
WPR	WATERPROOFING
WPT	WORK POINT
WR	WATER RESISTANT, WASTE RECEPTACLE
WT	WEIGHT
WWF	WELDED WIRE FABRIC

DCRA STAMP APPROVAL AREA

citizen M hotels

Baskervill

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GENERAL DRAWING STANDARDS & NOTES

A001

EXTERIOR FINISH LEGEND

FINISH NO.	MATERIAL	MANUFACTURER	STYLE NAME / NO.	COLOR	SIZE	DESCRIPTION / REMARKS
ALUMINIUM PLATE SPANDREL PANEL						
AP-01	PLATE ALUMINIUM	PVDF	PVDF FINISH	BLACK RAL 9005 (COLOR CODE YN305F) SAND-BLASTED	0.08 INCH THICKNESS MIN.	
BRICK						
BRK-01	BRICK	PINE HALL BRICK	LIBERTY ROSE		MODULAR (7-5/8" X 2-1/4" BY 3-1/2")	
BRK-02	BRICK	PINE HALL BRICK	SPEKTRA WIRECUT F/R		MODULAR (7-5/8" X 2-1/4" BY 3-1/2")	
CONCRETE						
CONC-01	GLASS FIBER REINFORCED CONCRETE	CLARK PACIFIC	ACID ETCHED	CUSTOM COLOR TO MATCH BRK-01		
CONC-02	GLASS FIBER REINFORCED CONCRETE	CLARK PACIFIC	ACID ETCHED	CUSTOM COLOR TO MATCH BRK-02		
METAL						
MTL-01	PRE-FINISHED METAL COPING			TO MATCH BRK - 01		
MTL-02	PRE-FINISHED METAL COPING			TO MATCH BRK - 02		
MTL-03	PRE-FINISHED METAL COPING			TO MATCH PNT - 01		
MTL-04	PRE-FINISHED ALUM SCREENWALL	CONSTRUCTION SPECIALTIES	PL - 5700	COPPER		
PAINT						
PNT-01	PAINT	SHERWIN WILLIAMS	LOXON	MATT GREY RAL 7022 (UMBRA GRAY)		
PNT-02	PAINT	SHERWIN WILLIAMS		TO MATCH ADJACENT BRICK COLOR		
PNT-03	PAINT	SHERWIN WILLIAMS		BLACK RAL 9005 (COLOR CODE YN305F) SAND-BLASTED		
STUCCO						
ST-01	CEMENT PLASTER		SMOOTH FINISH	MATT GREY RAL 7022 (UMBRA GRAY)		

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EXTERIOR FINISH LEGEND & NOTES

A012.A

DOOR SCHEDULE

DOOR NO.	PANEL	SIZE (WxH)	MATERIAL	FINISH	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	FRAME DETAIL	HARDWARE TYPE	RATING	COMMENTS
1ST FLOOR											
100A	FG	9' - 8" x 7' - 8"	ALUM	PNT-03	A	ALUM	PNT-03		01		B.O.D. DORMAKABA ESA400T-S AUTOMATIC SLIDER FULL BREAKOUT
100B	FG	9' - 8" x 7' - 8"	ALUM	PNT-03	A	ALUM	PNT-03		02		B.O.D. DORMAKABA ESA400T-S AUTOMATIC SLIDER FULL BREAKOUT
102A	(2)FG	7' - 0" x 8' - 11 3/4"	ALUM	PNT-03	A	ALUM	PNT-03		04		B.O.D. DIRTT CENTER MOUNT GLASS WALL V2 LOW PROFILE BASE W/ DOUBLE BUTT HINGE 180 DEGREE OPENING
102B	(2)FG-2	5' - 0" x 9' - 0"	ALUM	PNT-03	A	ALUM	PNT-03		03		B.O.D. KAWNEER INSULCLAD SERIES , PULLS ON INTERIOR SIDE ONLY
102C	(2)FG-2	5' - 1 1/4" x 8' - 11 3/4"	ALUM	PNT-03	A	ALUM	PNT-03		03		B.O.D. KAWNEER INSULCLAD SERIES , PULLS ON INTERIOR SIDE ONLY
104A	(2)FG-2	6' - 0" x 9' - 0"	ALUM	PNT-03	A	ALUM	PNT-03		03		B.O.D. KAWNEER INSULCLAD SERIES , PULLS ON INTERIOR SIDE ONLY
104B	(2)FG	3' - 0" x 9' - 0"	ALUM	PNT-03	A	ALUM	PNT-03		05		B.O.D. KAWNEER INSULCLAD SERIES, EGRESS ONLY
123B	(2)FG	3' - 0" x 8' - 0"	ALUM	PNT-03	A	ALUM	PNT-03		06		B.O.D. KAWNEER INSULCLAD SERIES W/ KNOX BOX
126	RU	12' - 0" x 14' - 0"	ALUM	PNT-03	-	STL	PNT-03		35		OVERHEAD SECTIONAL DOOR
127B	(2)FG	3' - 0" x 9' - 0"	ALUM	PNT-03	A	ALUM	PNT-03		05		B.O.D. KAWNEER INSULCLAD SERIES
T01	(2)FG	3' - 0" x 9' - 0"	ALUM	PNT-03	A	ALUM	PNT-03		07		B.O.D. KAWNEER INSULCLAD SERIES
1ST FLOOR UPPER											
109	F	2' - 11 1/2" x 7' - 0"	SS	MTL-002	B	SS	MTL-002	2C/A021	10		CARD READER
111A	F	3' - 0" x 7' - 0"	WD	LAM-001	B	SS	MTL-002	2C/A021	27		
111B	F	2' - 11 1/2" x 7' - 0"	WD	LAM-001	B	SS	MTL-002	2A/A021	34		DESIGN INTENT IS FOR DOOR FRAME TO FIT WITHIN FULL TITLE OPENING
111C	F	2' - 11 1/2" x 7' - 0"	WD	LAM-001	B	SS	MTL-002	2A/A021	34		DESIGN INTENT IS FOR DOOR FRAME TO FIT WITHIN FULL TITLE OPENING
112A	F	3' - 0" x 7' - 0"	WD	LAM-001	B	SS	MTL-002	2C/A021	28		
112B	F	2' - 11 1/2" x 7' - 0"	WD	LAM-001	B	SS	MTL-002	2A/A021	34		DESIGN INTENT IS FOR DOOR FRAME TO FIT WITHIN FULL TITLE OPENING
112C	F	2' - 11 1/2" x 7' - 0"	WD	LAM-001	B	SS	MTL-002	2A/A021	34		DESIGN INTENT IS FOR DOOR FRAME TO FIT WITHIN FULL TITLE OPENING
116A	N2	3' - 0" x 7' - 0"	SS	MTL-002	B	SS	MTL-002	2C/A021	41		AUTO OPERATOR
116B	N2	3' - 6 1/4" x 7' - 0"	SS	MTL-002	B	SS	MTL-002	6E/A021	40		AUTOMATIC - B.O.D - DORMA ESA 100-SMP AUTOMATIC SLIDER W/ CUSTOM SS DOOR
116C	L	4' - 0" x 8' - 0"	HM	PNT-012	A	HM	PNT-012	1A/A021	32		
116D	N2	3' - 6" x 7' - 0"	HM	PNT-012	A	SS	MTL-002	1A/A021	33		DOUBLE ACTING, B.O.D. ELIASON
117	-	4' - 0" x 7' - 0"	-	-	A	-	-		15		CASED OPENING W/ METAL CORNER GUARDS WP-004
118	F	3' - 6" x 7' - 0"	HM	PNT-012	A	HM	PNT-012	1A/A021	14		CARD READER
119	(2)F	6' - 0" x 7' - 0"	HM	PNT-012	A	HM	PNT-012	1A/A021	17	45 MIN.	CARD READER
120	(2)F	6' - 0" x 7' - 0"	HM	PNT-012	A	HM	PNT-012	1A/A021	17	45 MIN.	CARD READER
121A	F	3' - 0" x 7' - 0"	HM	PNT-012	A	HM	PNT-012	1A/A021	10		CARD READER
121B	F	3' - 0" x 7' - 0"	HM	PNT-012	A	HM	PNT-012	1E/A021	10A	20 MIN.	
122	F	3' - 0" x 7' - 0"	HM	PNT-012	A	HM	PNT-012	1E/A021	29	20 MIN.	
123A	F	3' - 0" x 7' - 0"	HM	PNT-012	A	HM	PNT-012	1E/A021	29	20 MIN.	
124A	(2)F	6' - 0" x 7' - 0"	HM	PNT-012	A	HM	PNT-012	1A/A021	17	45 MIN.	CARD READER, ACCESS FOR HOTEL ONLY
124B	F	3' - 6" x 7' - 0"	HM	PNT-012	A	HM	PNT-012	2E/A021	08A	45 MIN.	PANIC HARDWARE
124C	(2)F	6' - 0" x 7' - 0"	HM	PNT-012	A	HM	PNT-012	1E/A021	17A	45 MIN.	
127A	F	3' - 0" x 7' - 0"	HM	PNT-012	A	HM	PNT-012	1E/A021	08	20 MIN.	EGRESS ONLY, PANIC HARDWARE
S1-01A	F	3' - 0" x 7' - 0"	WD	LAM-001	A	HM	PNT-001	1E/A021	11	90 MIN.	CARD READER, PANIC HARDWARE
S1-01B	F	3' - 0" x 7' - 0"	WD	LAM-001	A	HM	PNT-001	2E/A021	12	90 MIN.	CARD READER, PANIC HARDWARE
S2-01A	F	3' - 0" x 7' - 0"	WD	LAM-001	A	HM	PNT-001	1E/A021	13	90 MIN.	CARD READER, PANIC HARDWARE, EGRESS ONLY
S2-01B	F	3' - 0" x 7' - 0"	WD	LAM-001	A	HM	PNT-001	2E/A021	12	90 MIN.	CARD READER, PANIC HARDWARE
2ND FLOOR											
230A	F	3' - 0" x 7' - 0"	HM	LAM-001 CORRIDOR SIDE / LAM-021 GYM SIDE	A	HM	PNT-001 CORRIDOR SIDE / PNT-021 GYM SIDE	1E/A021	26	90 MIN.	CARD READER
230B	F	3' - 0" x 7' - 0"	WD	WOD-003 GYM SIDE / PNT-02 EXTERIOR	A	HM	PNT-012 GYM SIDE / PNT-02 EXTERIOR	1E/A021	09	90 MIN.	ACCESS DOOR TO EXTERIOR GREEN ROOF
230C	F	2' - 6" x 7' - 0"	WD	WOD-003	B	SS	MTL-002	1A/A021			ACCESS DOOR TO EXTERIOR GREEN ROOF
231	F	3' - 0" x 7' - 0"	HM	PNT-001 CORRIDOR SIDE / PNT-012 BOH SIDE	A	HM	PNT-001 CORRIDOR SIDE / PNT-012 BOH SIDE	1C/A021	16	20 MIN.	CARD READER
232	N2	3' - 0" x 7' - 0"	HM	PNT-001 CORRIDOR SIDE / PNT-012 ROOM SIDE	A	HM	PNT-001 CORRIDOR SIDE / PNT-012 ROOM SIDE	1C/A021	22	20 MIN.	
233	N2	3' - 0" x 7' - 0"	HM	PNT-001 CORRIDOR SIDE / PNT-012 ROOM SIDE	A	HM	PNT-001 CORRIDOR SIDE / PNT-012 ROOM SIDE	1C/A021	22	20 MIN.	
234	N2	3' - 0" x 7' - 0"	HM	PNT-001 CORRIDOR SIDE / PNT-012 ROOM SIDE	A	HM	PNT-001 CORRIDOR SIDE / PNT-012 ROOM SIDE	1C/A021	22	20 MIN.	
235	F	3' - 0" x 7' - 0"	HM	PNT-012	A	HM	PNT-012	1A/A021	25	45 MIN.	STC 39 MIN
236	F	3' - 0" x 7' - 0"	HM	PNT-012	A	HM	PNT-012	1A/A021	25	45 MIN.	
237	(2)F	6' - 0" x 7' - 0"	HM	PNT-012	A	HM	PNT-012	1A/A021	21	45 MIN.	
239	F	3' - 0" x 7' - 0"	HM	PNT-012	A	HM	PNT-012	1A/A021	19		CARD READER
241	F	3' - 0" x 7' - 0"	HM	PNT-012	A	HM	PNT-012	1E/A021	19	90 MIN.	CARD READER
242	F	3' - 0" x 7' - 0"	HM	PNT-012	A	HM	PNT-012	1A/A021	19		CARD READER
243A	F	3' - 0" x 7' - 0"	HM	PNT-001 CORRIDOR SIDE / PNT-012 BOH SIDE	A	HM	PNT-001 CORRIDOR SIDE / PNT-012 BOH SIDE	1C/A021	16	20 MIN.	CARD READER
243B	F	3' - 0" x 7' - 0"	HM	PNT-012	A	HM	PNT-012	1A/A021	16		CARD READER
244	F	3' - 0" x 7' - 0"	HM	PNT-012	A	HM	PNT-012	1A/A021	19		CARD READER
245	F	3' - 0" x 7' - 0"	HM	PNT-012	A	HM	PNT-012	1A/A021	19		CARD READER
246	F	3' - 0" x 7' - 0"	HM	PNT-012	A	HM	PNT-012	1A/A021	19		CARD READER
247	F	3' - 0" x 7' - 0"	HM	PNT-012	A	HM	PNT-012	1E/A021	20	90 MIN.	CARD READER
248	F	3' - 0" x 7' - 0"	HM	PNT-012	A	HM	PNT-012	1A/A021	19		CARD READER
249	F	3' - 0" x 7' - 0"	WD	LAM-002	A	HM	PNT-002	1A/A021	23		CARD READER
249A	F	3' - 0" x 7' - 0"	WD	LAM-002	A	AL	PNT-002	1A/A021	31		
249B	F	3' - 0" x 7' - 0"	WD	LAM-002	A	AL	PNT-002	1A/A021	30		
250	F	3' - 0" x 7' - 0"	WD	LAM-002	A	HM	PNT-002	1A/A021	23		CARD READER
250A	F	3' - 0" x 7' - 0"	WD	LAM-002	A	AL	PNT-002	1A/A021	31		
250B	F	3' - 0" x 7' - 0"	WD	LAM-002	A	AL	PNT-002	1A/A021	30		
252A	F	3' - 0" x 7' - 0"	HM	PNT-001 CORRIDOR SIDE / PNT-012 BOH SIDE	A	HM	PNT-001 CORRIDOR SIDE / PNT-012 BOH SIDE	1A/A021	24	20 MIN.	CARD READER, EXIT DEVICE, STC 39 MIN
252B	F	3' - 0" x 7' - 0"	HM	PNT-001 CORRIDOR SIDE / PNT-012 BOH SIDE	A	HM	PNT-001 CORRIDOR SIDE / PNT-012 BOH SIDE	1A/A021	24	20 MIN.	CARD READER, EXIT DEVICE
S1-02A	F	3' - 0" x 7' - 0"	WD	LAM-001	A	HM	PNT-001	2E/A021	12	90 MIN.	CARD READER, PANIC HARDWARE
S1-02B	F	3' - 0" x 7' - 0"	WD	LAM-001	A	HM	PNT-001	2E/A021	12	90 MIN.	CARD READER, PANIC HARDWARE
S2-02	F	3' - 0" x 7' - 0"	WD	LAM-001	A	HM	PNT-001	1E/A021	12	90 MIN.	CARD READER, PANIC HARDWARE
3RD FLOOR											
347	F	3' - 0" x 7' - 0"	HM	PNT-001 CORRIDOR SIDE / PNT-012 BOH SIDE	A	HM	PNT-001 CORRIDOR SIDE / PNT-012 BOH SIDE	1C/A021	16	20 MIN.	CARD READER
348A	F	3' - 0" x 7' - 0"	HM	PNT-001 CORRIDOR SIDE / PNT-012 BOH SIDE	A	HM	PNT-001 CORRIDOR SIDE / PNT-012 BOH SIDE	1C/A021	16	20 MIN.	CARD READER
348B	F	3' - 0" x 6' - 8"	HM	PNT-012 ROOM SIDE / PNT-02 EXTERIOR	A	HM	PNT-012 ROOM SIDE / PNT-02 EXTERIOR	2E/A021	39		ACCESS DOOR TO EXTERIOR GREEN ROOF
350	F	3' - 0" x 6' - 8"	HM	PNT-001 CORRIDOR SIDE / PNT-02 EXTERIOR	A	HM	PNT-001 CORRIDOR SIDE / PNT-02 EXTERIOR	2E/A021	09		ACCESS DOOR TO EXTERIOR GREEN ROOF
S1-03A	F	3' - 0" x 7' - 0"	WD	LAM-001	A	HM	PNT-001	2E/A021	12	90 MIN.	CARD READER, PANIC HARDWARE
S1-03B	F	3' - 0" x 7' - 0"	WD	LAM-001	A	HM	PNT-001	2E/A021	12	90 MIN.	CARD READER, PANIC HARDWARE
S2-03	F	3' - 0" x 7' - 0"	WD	LAM-001	A	HM	PNT-001	1E/A021	12	90 MIN.	CARD READER, PANIC HARDWARE
4TH FLOOR											
451	F	3' - 0" x 7' - 0"	HM	PNT-001 CORRIDOR SIDE / PNT-012 BOH SIDE	A	HM	PNT-001 CORRIDOR SIDE / PNT-012 BOH SIDE	1C/A021	16	20 MIN.	CARD READER
452	F	3' - 0" x 7' - 0"	HM	PNT-001 CORRIDOR SIDE / PNT-012 BOH SIDE	A	HM	PNT-001 CORRIDOR SIDE / PNT-012 BOH SIDE	1C/A021	16	20 MIN.	CARD READER
S1-04A	F	3' - 0" x 7' - 0"	WD	LAM-001	A	HM	PNT-001	2E/A021	12	90 MIN.	CARD READER, PANIC HARDWARE
S1-04B	F	3' - 0" x 7' - 0"	WD	LAM-001	A	HM	PNT-001	2E/A021	12	90 MIN.	CARD READER, PANIC HARDWARE
S2-04	F	3' - 0" x 7' - 0"	WD	LAM-001	A	HM	PNT-001	1E/A021	12	90 MIN.	CARD READER, PANIC HARDWARE
5TH FLOOR											
546	F	3' - 0" x 7' - 0"	HM	PNT-001 CORRIDOR SIDE / PNT-012 BOH SIDE	A	HM	PNT-001 CORRIDOR SIDE / PNT-012 BOH SIDE	1C/A021	16	20 MIN.	CARD READER
547	F	3' - 0" x 7' - 0"	HM	PNT-001 CORRIDOR SIDE / PNT-012 BOH SIDE	A	HM	PNT-001 CORRIDOR SIDE / PNT-012 BOH SIDE	1C/A021	16	20 MIN.	CARD READER
S1-05A	F	3' - 0" x 7' - 0"	WD	LAM-001	A	HM	PNT-001	2E/A021	12	90 MIN.	CARD READER, PANIC HARDWARE
S1-05B	F	3' - 0" x 7' - 0"	WD	LAM-001	A	HM	PNT-001	2E/A021	12	90 MIN.	CARD READER, PANIC HARDWARE
S2-05	F	3' - 0" x 7' - 0"	WD	LAM-001	A	HM	PNT-001	1E/A021	12	90 MIN.	CARD READER, PANIC HARDWARE
6TH FLOOR											
646	F	3' - 0" x 7' - 0"	HM	PNT-001 CORRIDOR SIDE / PNT-012 BOH SIDE	A	HM	PNT-001 CORRIDOR SIDE / PNT-012 BOH SIDE	1C/A021	16	20 MIN.	CARD READER
647	F	3' - 0" x 7' - 0"	HM	PNT-001 CORRIDOR SIDE / PNT-012 BOH SIDE	A	HM	PNT-001 CORRIDOR SIDE / PNT-012 BOH SIDE	1C/A021	16	20 MIN.	CARD READER
650	F	3' - 0" x 6' - 8"	HM	PNT-001 CORRIDOR SIDE / PNT-02 EXTERIOR	A	HM	PNT-001 CORRIDOR SIDE / PNT-02 EXTERIOR	2E/A021	09		ACCESS DOOR TO EXTERIOR GREEN ROOF
S1-06A	F	3' - 0" x 7' - 0"	WD	LAM-001	A	HM	PNT-001	2E/A021	12	90 MIN.	CARD READER, PANIC HARDWARE
S1-06B	F	3' - 0" x 7' - 0"	WD	LAM-001	A	HM	PNT-001	2E/A021	12	90 MIN.	CARD READER, PANIC HARDWARE
S2-06	F	3' - 0" x 7' - 0"	WD	LAM-001	A	HM	PNT-001	1E/A021	12	90 MIN.	CARD READER, PANIC HARDWARE
7TH FLOOR											
727A	F	3' - 0" x 7' - 0"	HM	PNT-001 CORRIDOR SIDE / PNT-012 BOH SIDE	A	HM	PNT-001 CORRIDOR SIDE / PNT-012 BOH SIDE	1A/A021	16A	20 MIN.	CARD READER, PANIC HARDWARE
727B	F	3' - 0" x 6' - 8"	HM	PNT-012 ROOM SIDE / PNT-02 EXTERIOR	A	HM	PNT-012 ROOM SIDE / PNT-02 EXTERIOR	2E/A021	09		ACCESS DOOR TO EXTERIOR GREEN ROOF
728	F	3' - 0" x 7' - 0"	HM	PNT-001 CORRIDOR SIDE / PNT-012 BOH SIDE	A	HM	PNT-001 CORRIDOR SIDE / PNT-012 BOH SIDE	1C/A021	16	20 MIN.	CARD READER
729	F	3' - 0" x 7' - 0"	HM	PNT-012	A	HM	PNT-012	1A/A021	18	45 MIN.	CARD READER
S1-07A	F	3' - 0" x 7' - 0"	WD	LAM-001	A	HM	PNT-001	2E/A021	12	90 MIN.	CARD READER, PANIC HARDWARE
S2-07	F	3' - 0" x 7' - 0"	WD	LAM-001	A	HM	PNT-001	1E/A021	12	90 MIN.	CARD READER, PANIC HARDWARE
PENTHOUSE											
801	F	3' - 0" x 7' - 0"	HM	PNT-03	A	HM	PNT-03	1E/A021	38	90 MIN.	CARD READER, PANIC HARDWARE
802	F	3' - 0" x 7' - 0"	HM	PNT-03	A	HM	PNT-03	1E/A021	38	90 MIN.	CARD READER, PANIC HARDWARE
S1-08	F	3' - 0" x 7' - 0"	HM	LAM-002	A	HM	PNT-002	2E/A021	37	90 MIN.	CARD READER

DOOR SCHEDULE - GUESTROOMS

DOOR NO.	PANEL	SIZE (WxH)	MATERIAL	FINISH	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	FRAME DETAIL	HARDWARE TYPE	RATING	COMMENTS
GR-1.1	F	3' - 0" x 7' - 0"	WD	LAM-001 BOTH SIDES	A	HM	PNT-001	1C/A021	42	20 MIN.	GR ENTRY, K-1, K-2, K-4, K-5, AND K-8 ROOM TYPES, STC 39 MIN
GR-1.1A	F	3' - 0" x 7' - 0"	WD	LAM-001 BOTH SIDES	A	HM	PNT-001	1C/A021	43	20 MIN.	ADA GR ENTRY, KA-1, KA-3, AND KA-5 ROOM TYPES, STC 39 MIN
GR-1.2	F	3' - 0" x 7' - 0"	WD	LAM-001 CORRIDOR SIDE / LAM-011 ROOM SIDE	A	HM	PNT-001	1C/A021	42	20 MIN.	GR ENTRY, K-3 ROOM TYPE, STC 39 MIN
GR-1.2A	F	3' - 0" x 7' - 0"	WD	LAM-001 CORRIDOR SIDE / LAM-011 ROOM SIDE	A	HM	PNT-001	1C/A021	43	20 MIN.	ADA GR ENTRY, KA-2 AND KA-4 ROOM TYPES, STC 39 MIN
GR-2A	F	3' - 1 1/4" x 7' - 0"	GL	GL-002	-	ALUM	MTL-002	4A.6A/A021	44		B.O.D. HAFELE SLIDO CLASSIC 80-L/ 120L WITH SOFT CLOSE

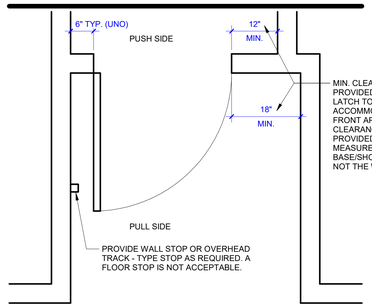
DOOR SCHEDULE NOTES

1. VERIFY EXISTING PARTITION THICKNESS PRIOR TO FABRICATING DOOR FRAME.
2. PROVIDE EITHER WALL STOPS OR TRACK TYPE OVERHEAD STOPS AS REQUIRED. FLOOR STOPS ARE NOT ACCEPTABLE.
3. DOORS SHOULD NOT BE UNDERCUT MORE THAN 3/4" ABOVE NEW FINISHED SURFACES.
4. DOOR FRAMES AT INSULATED PARTITIONS SHALL RECEIVE INSULATION IN JAMB & HEAD CAVITY.
5. ALL FRAMES & ANCHORS TO BE INSTALLED ACCORDING TO FRAME MANUFACTURER'S INSTRUCTIONS.
6. ALL HM FRAMES TO BE FULLY WELDED, UNO.
7. RATED OPENINGS SHALL RECEIVE UL RATED FRAME ASSEMBLY.
8. PROVIDE 6" MINIMUM CLEAR BETWEEN JAMB & ADJACENT PARTITION. REFER TO ACCESSIBILITY DIAGRAMS FOR CODE-REQUIRED CLEARANCES AT OPENINGS.

DOOR HARDWARE NOTES

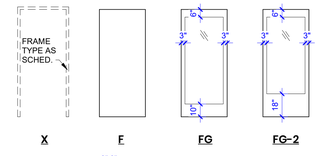
1. UNLESS OTHERWISE INDICATED PROVIDE THE FOLLOWING HARDWARE FINISHES AS APPROPRIATE FOR EACH HARDWARE ITEM THROUGHOUT THE PROJECT.
   A. BHMA 626/652 SATIN CHROME, BHMA 630 SATIN STAINLESS STEEL, BHMA 689 ALUMINUM PAINTED
   B. BHMA 612/639 SATIN BRONZE, CLEAR COATED, BHMA 691 LIGHT BRONZE PAINTED.
   C. BHMA 613/640 DARK OXIDIZED SATIN BRONZE, OIL RUBBED, 609 DARK BRONZE PAINTED.
2. PROVIDE HARDWARE FOR DOOR OPENINGS OCCURRING IN FIRE RATED CONSTRUCTION THAT IS LISTED AND LABELED AS APPROPRIATE FOR THE OPENING AND REQUIRED FIRE RATING. PROVIDE SELF-CLOSING AND LATCHING HARDWARE FOR ALL FIRE RATED OPENINGS, TYPICAL. COMPLY WITH NFPA 80, TYPICAL.
3. COMPLY WITH CURRENT REQUIREMENTS OF ADA AND ICC/ANSI A117.1.
4. UNLESS OTHERWISE INDICATED ALL LOCKING AND LATCHING HARDWARE SHALL BE GRADE 1.
5. NEW AND EXISTING HARDWARE SETSAND DOORS SHALL BE IN ACCORDANCE WITH NFPA 101, SECTION 7.2 (2021 EDITION)
6. NEW AND EXISTING HARDWARE SHALL BE IN COMPLIANCE WITH SECTION 7.2.1.6.2 OF NFPA 101, ITEMS "A" THROUGH "H" FOR THE PROPOSED ACCESS CONTROLLED EGRESS DOOR ASSEMBLIES
   A. SENSOR TO DETECT AN APPROACHING OCCUPANT SHALL BE PROVIDED
   B. DOOR LEAVES SHALL IMMEDIATELY UNLOCK IN THE DIRECTION OF EGRESS UPON LOSS OF POWER
   C. DOORS TO UNLOCK IMMEDIATELY UPON LOSS OF POWER
   D. MANUAL RELEASE DEVICE
   E. ACTIVATION OF THE BUILDING FIRE PROTECTIVE SIGNALING SYSTEM SHALL UNLOCK THE DOORS
   F. ACTIVATION OF THE BUILDING AUTOMATIC SPRINKLER OR FIRE DETECTION SYSTEM SHALL UNLOCK THE DOORS
   G. THE EGRESS SIDE OF THE DOORS SHALL BE PROVIDED WITH EGRESS LIGHTING
   H. HARDWARE SHALL BE LISTED IN ACCORDANCE WITH UL294, ACCESS CONTROL SYSTEMS
7. MAG LOCKS WILL MEET SEVENTH EDITION FBC 1010.1.9.9 AND UL294

TYPICAL DOOR LOCATION

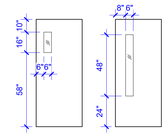


DOOR TYPES

SINGLE PANEL

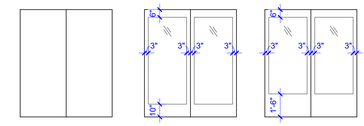


X F FG FG-2

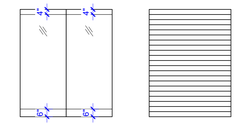


N1 N2 L

DOUBLE PANEL

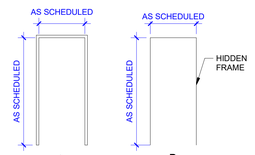


(2)F (2)FG (2)FG-2



(2)FG V RU

DOOR FRAME TYPES



A B

DCRA STAMP APPROVAL AREA

BASKERVILL, P.O. BOX 400, RICHMOND, VA 23218-0400

DISTRICT OF COLUMBIA · VANESSA CALLOWAY · ARC200990 · 10/03/2022 · LICENSED ARCHITECT

PROJECT NUMBER
2210437.0

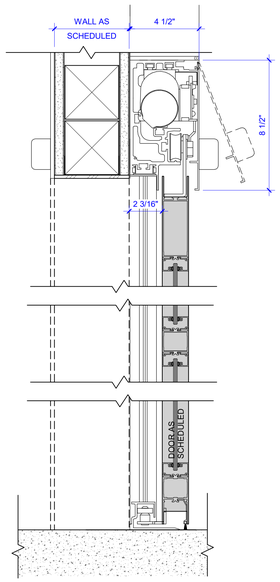
citizenM Georgetown

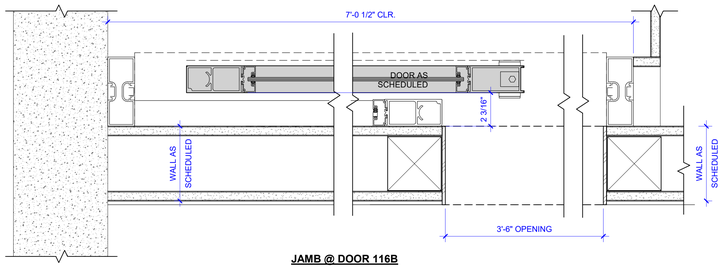
3401 K STREET, NW WASHINGTON, DC 20007

ISSUE
09/30/22 - STAGE 4.0 | PERMIT SET

DOOR, FRAME AND HARDWARE TYPES & SCHEDULES

A020

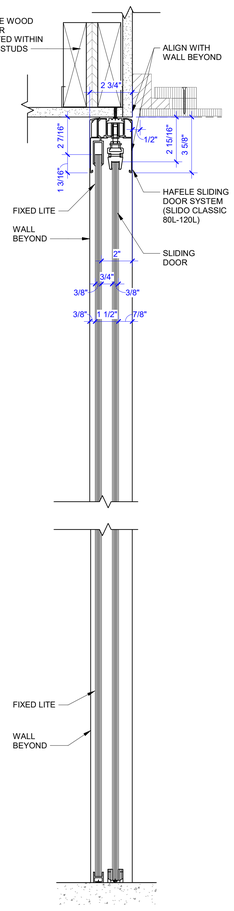




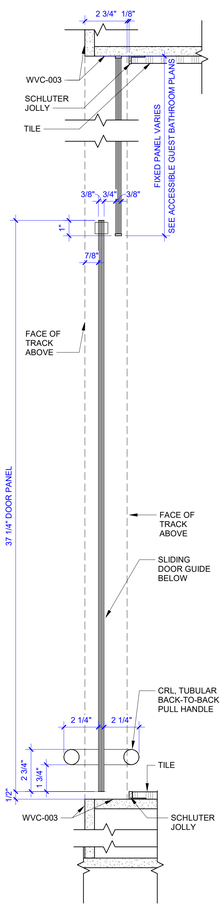
JAMB @ DOOR 116B

6E DETAIL- PANTRY AUTOMATIC SLIDING DOOR

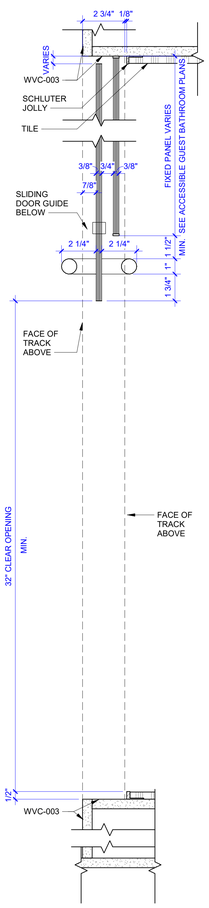
SCALE: 3" = 1'-0"



HEAD / SILL



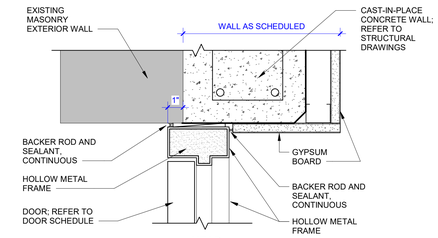
JAMB @ TYP. GR
DOOR CLOSED



JAMB @ TYP. GR
DOOR OPEN

6A DETAIL - TYP. ADA GR SLIDING BATHROOM DOOR

SCALE: 3" = 1'-0" DRAWING REF: A456.A



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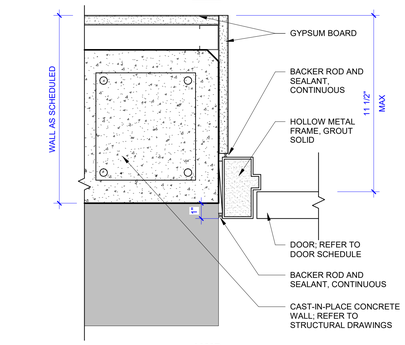
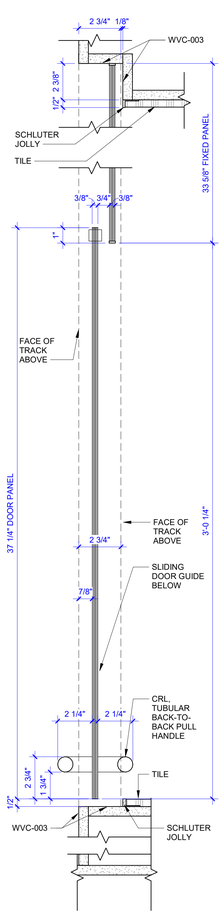


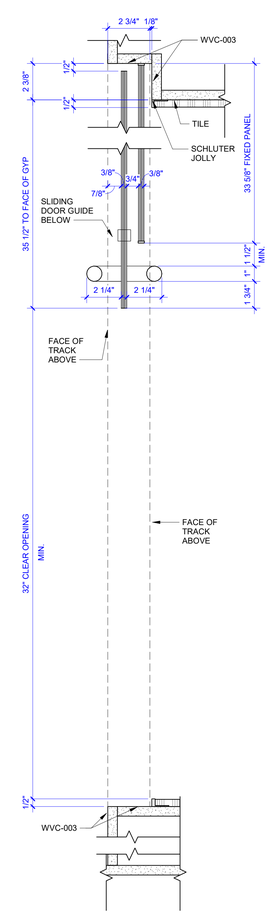
JAMB

3E DETAILS - HM FRAME @ CIP

SCALE: 3" = 1'-0"



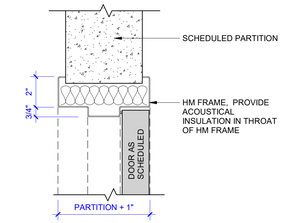
JAMB @ GR KA-2
DOOR CLOSED



JAMB @ GR KA-2
DOOR OPEN

4A DETAIL - KA-2 ADA GR SLIDING BATHROOM DOOR

SCALE: 3" = 1'-0"



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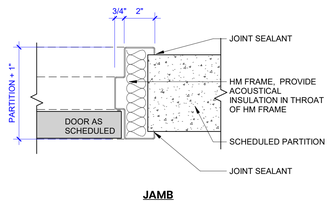
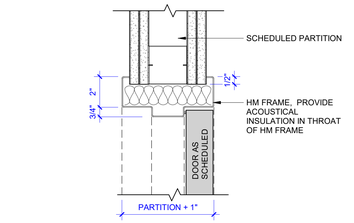


JAMB

2E DETAIL - HM

SCALE: 3" = 1'-0"



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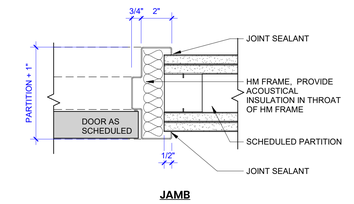
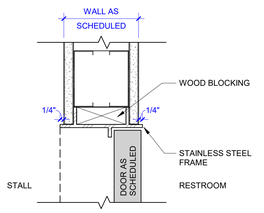


JAMB

1E DETAIL - HM 2HR RATING

SCALE: 3" = 1'-0"



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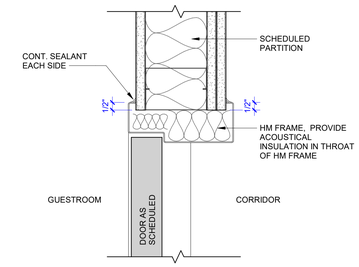

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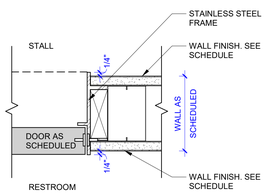
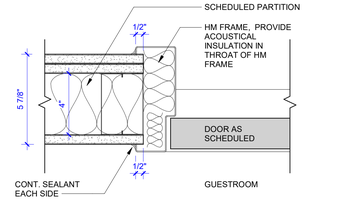


JAMB

2C DETAIL - FRONT OF HOUSE MTL FRAME

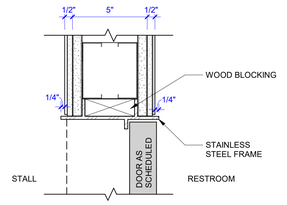
SCALE: 3" = 1'-0"



JAMB

1C DETAIL - GUESTROOM

SCALE: 3" = 1'-0"



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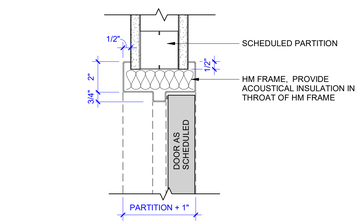

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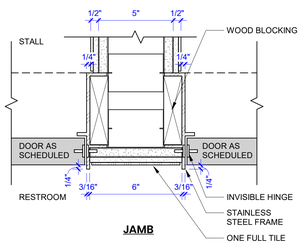
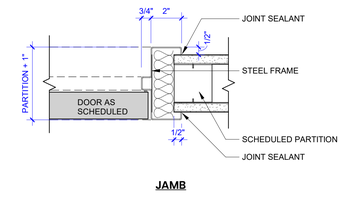


JAMB

2A DETAIL - TOILET STALL

SCALE: 3" = 1'-0"



JAMB

1A DETAIL - HM FRAME @ GYP BD

SCALE: 3" = 1'-0"

DCRA STAMP APPROVAL AREA

citizenM hotels

Baskervill

BASKERVILL, P.O. BOX 400, RICHMOND, VA 23218-0400

DISTRICT OF COLUMBIA
TERESA CALLAWAY
ARC200990
10/03/2022
LICENSED ARCHITECT

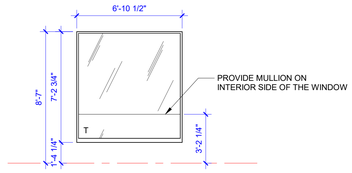
PROJECT NUMBER
2210437.0

citizenM
Georgetown

3401 K STREET, NW WASHINGTON, DC 20007

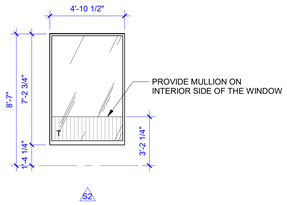
ISSUE
09/30/22 -
STAGE 4.0 | PERMIT SET

DOOR DETAILS
A021



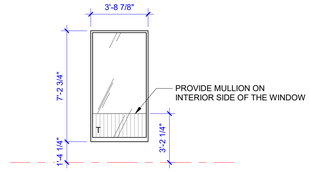
6E WINDOW TYPE S1

SCALE: 1/4" = 1'-0"



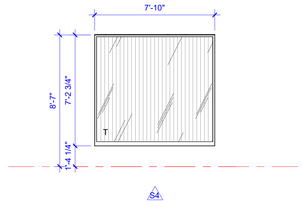
5E WINDOW TYPE S2

SCALE: 1/4" = 1'-0"



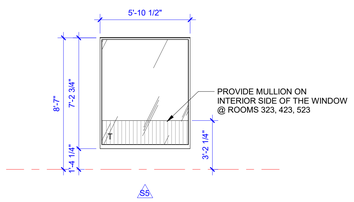
4E WINDOW TYPE S3

SCALE: 1/4" = 1'-0"



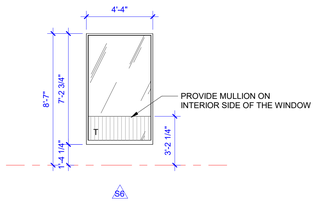
3E WINDOW TYPE S4

SCALE: 1/4" = 1'-0" DRAWING REF: D113-SA



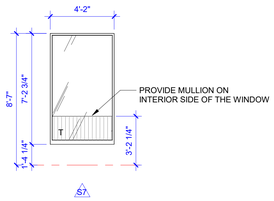
6D WINDOW TYPE S5

SCALE: 1/4" = 1'-0"



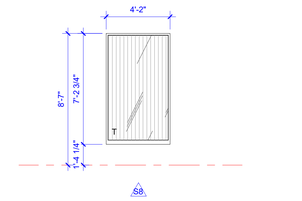
5D WINDOW TYPE S6

SCALE: 1/4" = 1'-0"



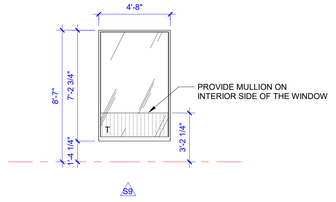
4D WINDOW TYPE S7

SCALE: 1/4" = 1'-0"



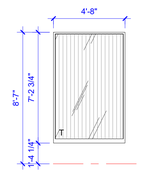
3D WINDOW TYPE S8

SCALE: 1/4" = 1'-0" DRAWING REF: D113-SA



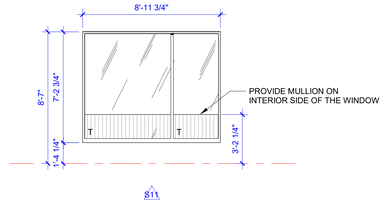
6C WINDOW TYPE S9

SCALE: 1/4" = 1'-0" DRAWING REF: A119



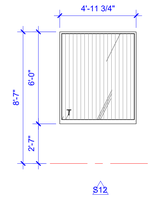
5C WINDOW TYPE S10

SCALE: 1/4" = 1'-0"



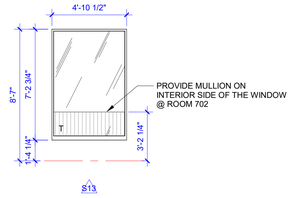
4C WINDOW TYPE S11

SCALE: 1/4" = 1'-0"



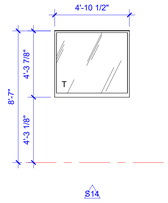
3C WINDOW TYPE S12

SCALE: 1/4" = 1'-0"



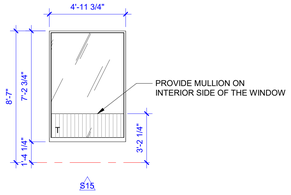
6B WINDOW TYPE S13

SCALE: 1/4" = 1'-0"



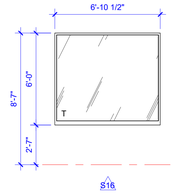
5B WINDOW TYPE S14

SCALE: 1/4" = 1'-0" DRAWING REF: A424.A



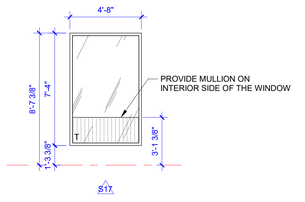
4B WINDOW TYPE S15

SCALE: 1/4" = 1'-0"



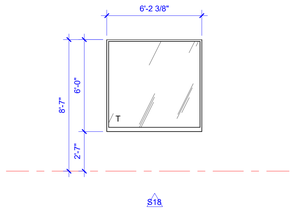
3B WINDOW TYPE S16

SCALE: 1/4" = 1'-0"



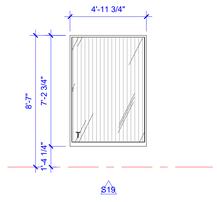
6A WINDOW TYPE S17

SCALE: 1/4" = 1'-0"



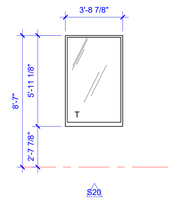
5A WINDOW TYPE S18

SCALE: 1/4" = 1'-0" DRAWING REF: D111b-SA



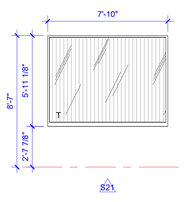
4A WINDOW TYPE S19

SCALE: 1/4" = 1'-0"



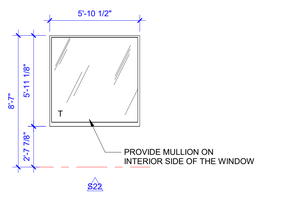
3A WINDOW TYPE S20

SCALE: 1/4" = 1'-0"



2A WINDOW TYPE S21

SCALE: 1/4" = 1'-0"



1A WINDOW TYPE S22

SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE

TYPE	WINDOW SIZE (WxH)	WINDOW GLAZING TYPE	FRAME MATERIAL	FRAME FINISH	RATING	COMMENTS
S1	6' - 10 1/2"x7' - 2 3/4"		ALUM	PVDF TO MATCH AP-01		B.O.D. ST. CLOUD SCW 960-A7 FIXED ACOUSTIC WINDOW
S2	4' - 10 1/2"x7' - 2 3/4"		ALUM	PVDF TO MATCH AP-01		B.O.D. ST. CLOUD SCW 960-A7 FIXED ACOUSTIC WINDOW, B.O.D. KAWNEER PG 123 FRAMING SYSTEM @ NORTH FACADE ONLY
S3	3' - 8 7/8"x7' - 2 3/4"		ALUM	PVDF TO MATCH AP-01		B.O.D. ST. CLOUD SCW 960-A7 FIXED ACOUSTIC WINDOW
S4	7' - 10"x7' - 2 3/4"		ALUM	PVDF TO MATCH AP-01		B.O.D. KAWNEER PG 123 FRAMING SYSTEM
S5	5' - 10 1/2"x7' - 2 3/4"		ALUM	PVDF TO MATCH AP-01		B.O.D. ST. CLOUD SCW 960-A7 FIXED ACOUSTIC WINDOW, B.O.D. KAWNEER PG 123 FRAMING SYSTEM @ NORTH FACADE ONLY
S6	4' - 4"x7' - 2 3/4"		ALUM	PVDF TO MATCH AP-01		B.O.D. ST. CLOUD SCW 960-A7 FIXED ACOUSTIC WINDOW
S7	4' - 2"x7' - 2 3/4"		ALUM	PVDF TO MATCH AP-01		B.O.D. ST. CLOUD SCW 960-A7 FIXED ACOUSTIC WINDOW
S8	4' - 2"x7' - 2 3/4"		ALUM	PVDF TO MATCH AP-01		B.O.D. ST. CLOUD SCW 960-A7 FIXED ACOUSTIC WINDOW
S9	4' - 8"x7' - 2 3/4"		ALUM	PVDF TO MATCH AP-01		B.O.D. ST. CLOUD SCW 960-A7 FIXED ACOUSTIC WINDOW
S10	4' - 8"x7' - 2 3/4"		ALUM	PVDF TO MATCH AP-01		B.O.D. ST. CLOUD SCW 960-A7 FIXED ACOUSTIC WINDOW
S11	8' - 11 3/4"x7' - 2 3/4"		ALUM	PVDF TO MATCH AP-01		B.O.D. KAWNEER PG 123 FRAMING SYSTEM
S12	4' - 11 3/4"x6' - 0"		ALUM	PVDF TO MATCH AP-01		B.O.D. ST. CLOUD SCW 960-A7 FIXED ACOUSTIC WINDOW
S13	4' - 10 1/2"x7' - 2 3/4"		ALUM	PVDF TO MATCH AP-01		B.O.D. ST. CLOUD SCW 960-A7 FIXED ACOUSTIC WINDOW
S14	4' - 10 1/2"x4' - 3 7/8"		ALUM	PVDF TO MATCH AP-01		B.O.D. ST. CLOUD SCW 960-A7 FIXED ACOUSTIC WINDOW
S15	4' - 11 3/4"x7' - 2 3/4"		ALUM	PVDF TO MATCH AP-01		B.O.D. ST. CLOUD SCW 960-A7 FIXED ACOUSTIC WINDOW
S16	6' - 10 1/2"x6' - 0"		ALUM	PVDF TO MATCH AP-01		B.O.D. ST. CLOUD SCW 960-A7 FIXED ACOUSTIC WINDOW
S17	4' - 8"x7' - 4"		ALUM	PVDF TO MATCH AP-01		B.O.D. ST. CLOUD SCW 960-A7 FIXED ACOUSTIC WINDOW
S18	6' - 2 3/8"x6' - 0"		ALUM	PVDF TO MATCH AP-01		B.O.D. ST. CLOUD SCW 960-A7 FIXED ACOUSTIC WINDOW
S19	4' - 11 3/4"x7' - 2 3/4"		ALUM	PVDF TO MATCH AP-01		B.O.D. ST. CLOUD SCW 960-A7 FIXED ACOUSTIC WINDOW
S20	3' - 8 7/8"x5' - 11 1/8"		ALUM	PVDF TO MATCH AP-01		B.O.D. ST. CLOUD SCW 960-A7 FIXED ACOUSTIC WINDOW
S21	7' - 10"x5' - 11 1/8"		ALUM	PVDF TO MATCH AP-01		B.O.D. KAWNEER PG 123 FRAMING SYSTEM
S22	5' - 10 1/2"x5' - 11 1/8"		ALUM	PVDF TO MATCH AP-01		B.O.D. KAWNEER PG 123 FRAMING SYSTEM
S23	8' - 11 3/4"x5' - 11 1/8"		ALUM	PVDF TO MATCH AP-01		B.O.D. KAWNEER PG 123 FRAMING SYSTEM
S24	4' - 1 3/4"x7' - 2 3/4"		ALUM	PVDF TO MATCH AP-01		B.O.D. ST. CLOUD SCW 960-A7 FIXED ACOUSTIC WINDOW
S25	4' - 2"x5' - 11 1/8"		ALUM	PVDF TO MATCH AP-01		B.O.D. ST. CLOUD SCW 960-A7 FIXED ACOUSTIC WINDOW
S26	4' - 2"x5' - 11 1/8"		ALUM	PVDF TO MATCH AP-01		B.O.D. ST. CLOUD SCW 960-A7 FIXED ACOUSTIC WINDOW
S27	4' - 10 1/2"x5' - 11 1/8"		ALUM	PVDF TO MATCH AP-01		B.O.D. ST. CLOUD SCW 960-A7 FIXED ACOUSTIC WINDOW
S33	3' - 8 7/8"x5' - 11 1/8"		ALUM	PVDF TO MATCH AP-01		B.O.D. ST. CLOUD SCW 960-A7 FIXED ACOUSTIC WINDOW
S34	3' - 8 7/8"x7' - 2 3/4"		ALUM	PVDF TO MATCH AP-01		B.O.D. ST. CLOUD SCW 960-A7 FIXED ACOUSTIC WINDOW

NOTE: GUESTROOM LEVEL WINDOWS TO RECEIVE WHITE FINISH ON INTERIOR FACE OF FRAME.

STOREFRONT SCHEDULE

TYPE	SIZE (W x H)	GLAZING TYPE	MATERIAL	FINISH	RATING	COMMENTS
S28	5' - 0"		ALUM	PVDF TO MATCH AP-01	-	B.O.D. GRAHAM ARCHITECTURAL PRODUCTS; SR6700 SERIES; FIXED REPLICA WINDOW
S29	<varies>		ALUM	PVDF TO MATCH AP-01	-	B.O.D. GRAHAM ARCHITECTURAL PRODUCTS; SR6700 SERIES; FIXED REPLICA WINDOW
S30	<varies>		ALUM	PVDF TO MATCH AP-01	-	B.O.D. GRAHAM ARCHITECTURAL PRODUCTS; SR6700 SERIES; FIXED REPLICA WINDOW
S31	5' - 4"		ALUM	PVDF TO MATCH AP-01	-	B.O.D. GRAHAM ARCHITECTURAL PRODUCTS; SR6700 SERIES; FIXED REPLICA WINDOW
S32	2' - 0"		ALUM	PVDF TO MATCH AP-01	-	B.O.D. GRAHAM ARCHITECTURAL PRODUCTS; SR6700 SERIES; FIXED REPLICA WINDOW

CURTAIN WALL SCHEDULE

TYPE	SIZE (W x H)	GLAZING TYPE	MATERIAL	FINISH	RATING	COMMENTS
AA	8' - 6"		ALUM	PVDF TO MATCH AP-01	-	B.O.D. KAWNEER; 1600UT SYSTEM 1
BB	8' - 3"		ALUM	PVDF TO MATCH AP-01	-	B.O.D. KAWNEER; 1600UT SYSTEM 1
CC	5' - 0"		ALUM	PVDF TO MATCH AP-01	-	B.O.D. KAWNEER; 1600UT SYSTEM 1
DD	11' - 10"		ALUM	PVDF TO MATCH AP-01	-	B.O.D. KAWNEER; 1600UT SYSTEM 1
EE	8' - 6"		ALUM	PVDF TO MATCH AP-01	-	B.O.D. KAWNEER; 1600UT SYSTEM 1
FF	10' - 0"		ALUM	PVDF TO MATCH AP-01	-	B.O.D. KAWNEER; 1600UT SYSTEM 1
GG	6' - 4"		ALUM	PVDF TO MATCH AP-01	-	B.O.D. KAWNEER; 1600UT SYSTEM 1
HH	10' - 0"		ALUM	PVDF TO MATCH AP-01	-	B.O.D. KAWNEER; 1600UT SYSTEM 1
JJ	12' - 0"		ALUM	PVDF TO MATCH AP-01	-	B.O.D. KAWNEER; 1600UT SYSTEM 1
KK	12' - 0"		ALUM	PVDF TO MATCH AP-01	-	B.O.D. KAWNEER; 1600UT SYSTEM 1
LL	12' - 0"		ALUM	PVDF TO MATCH AP-01	-	B.O.D. KAWNEER; 1600UT SYSTEM 1
MM	9' - 6"		ALUM	PVDF TO MATCH AP-01	-	B.O.D. KAWNEER; 1600UT SYSTEM 1

WINDOW TYPES

ENERGY COMPLIANCE (FENESTRATION)

U-FACTOR	PROPOSED	SHGC
1. FIXED FENESTRATION	U 0.38 max.	0.36
2. OPERABLE FENESTRATION	U 0.45 max.	0.36

NOTE: ALL NEW WINDOWS TO BE INSTALLED IN EXISTING OPENINGS TO BE VERIFIED BY CONTRACTOR PRIOR TO FABRICATION

GLAZING TYPES

T GL	SAFETY / TEMPERED GLAZING (INTERIOR)
GL-1	INSULATED GLAZING (EXTERIOR)
GL-2	INSULATED / SAFETY GLAZING (EXTERIOR)

LEGEND - GUESTROOM LEVELS GLAZING TYPES

INSULATED GLAZING UNIT WITH VISION GLASS

INSULATED SPANDREL GLAZING UNIT W/ CERAMIC FRIT

DCRA STAMP APPROVAL AREA

citizenM hotels

Baskervill

BASKERVILL, P.O. BOX 400, RICHMOND, VA 23218-0400

DISTRICT OF COLUMBIA · TERESA CALLAWAY · ARC200990 · 10/03/2022 · LICENSED ARCHITECT

PROJECT NUMBER
2210437.0

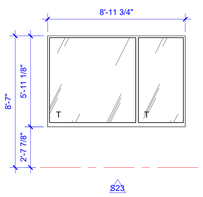
citizenM Georgetown

3401 K STREET, NW WASHINGTON, DC 20007

ISSUE
09/30/22 -
STAGE 4.0 | PERMIT SET

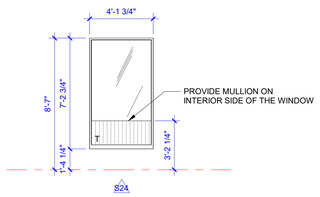
WINDOW SCHEDULE & DETAILS

A030



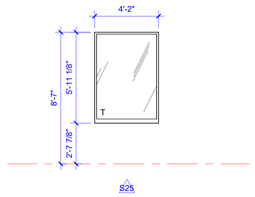
6D WINDOW TYPE S23

SCALE: 1/4" = 1'-0"



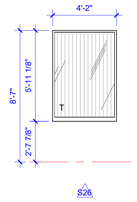
5D WINDOW TYPE S24

SCALE: 1/4" = 1'-0"



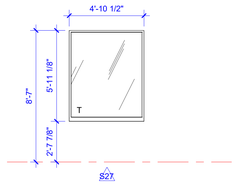
4D WINDOW TYPE S25

SCALE: 1/4" = 1'-0" DRAWING REF: D112b-SA



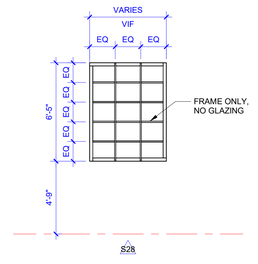
3D WINDOW TYPE S26

SCALE: 1/4" = 1'-0"



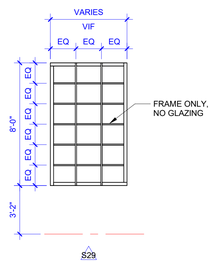
2D WINDOW TYPE S27

SCALE: 1/4" = 1'-0" DRAWING REF: A454



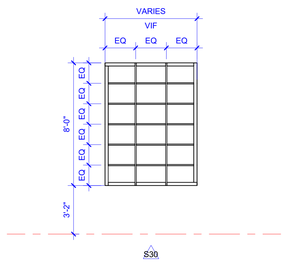
1D LEVEL 2 - STOREFRONT S28

SCALE: 1/4" = 1'-0"



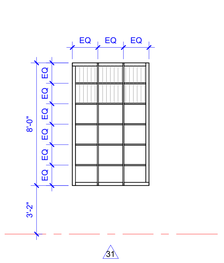
6C LEVEL 2 - STOREFRONT S29

SCALE: 1/4" = 1'-0"



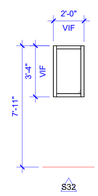
5C LEVEL 2 - STOREFRONT S30

SCALE: 1/4" = 1'-0"



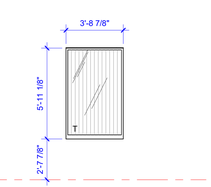
4C LEVEL 2 - STOREFRONT S31

SCALE: 1/4" = 1'-0"



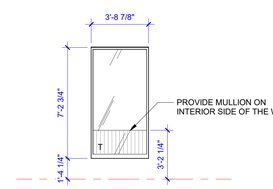
3C LEVEL 2 - EAST STOREFRONT S32

SCALE: 1/4" = 1'-0" DRAWING REF: *A419



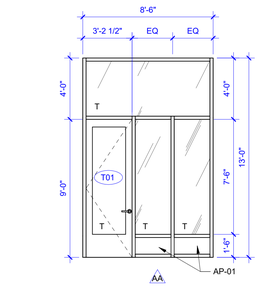
2C WINDOW TYPE S33

SCALE: 1/4" = 1'-0" DRAWING REF: D112b-SA



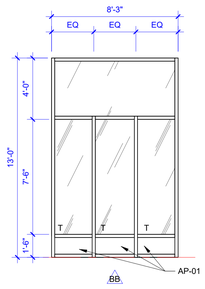
1C WINDOW TYPE S34

SCALE: 1/4" = 1'-0" DRAWING REF: D113-SA



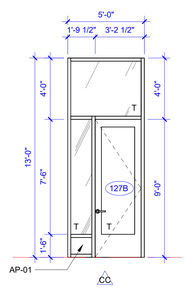
6B LEVEL 1 - SOUTH CURTAIN WALL AA

SCALE: 1/4" = 1'-0" DRAWING REF: A111



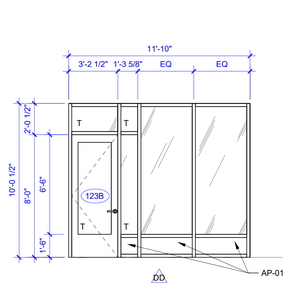
5B LEVEL 1 - SOUTH CURTAIN WALL BB

SCALE: 1/4" = 1'-0" DRAWING REF: A151B



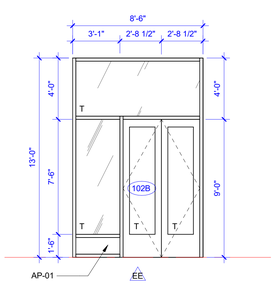
4B LEVEL 1 - SOUTH CURTAIN WALL CC

SCALE: 1/4" = 1'-0"



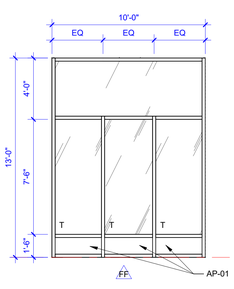
3B LEVEL 1 - SOUTH CURTAIN WALL DD

SCALE: 1/4" = 1'-0"



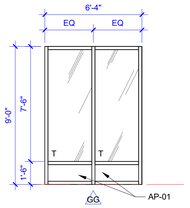
2B LEVEL 1 - SOUTH CURTAIN WALL EE

SCALE: 1/4" = 1'-0"



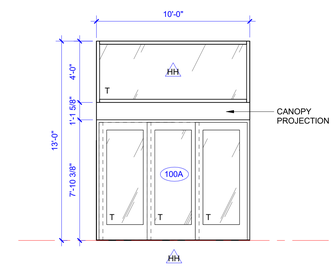
1B LEVEL 1 - SOUTH CURTAIN WALL FF

SCALE: 1/4" = 1'-0"



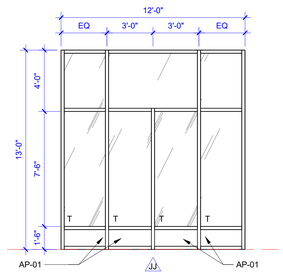
6A SOUTH CURTAIN WALL GG

SCALE: 1/4" = 1'-0"



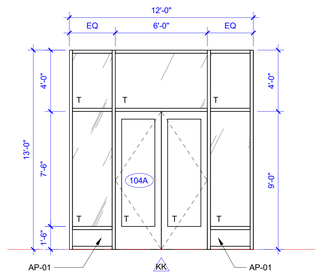
5A LEVEL 1 - SOUTH CURTAIN WALL HH

SCALE: 1/4" = 1'-0"



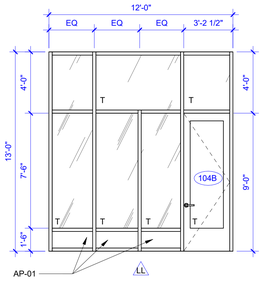
4A LEVEL 1 - SOUTH CURTAIN WALL JJ

SCALE: 1/4" = 1'-0"



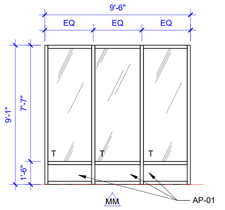
3A LEVEL 1 - SOUTH CURTAIN WALL KK

SCALE: 1/4" = 1'-0"



2A LEVEL 1 - SOUTH CURTAIN WALL LL

SCALE: 1/4" = 1'-0"



1A SOUTH CURTAIN WALL MM

SCALE: 1/4" = 1'-0"

6 5 4 3 2 1

10/13/2022 3:49:54 PM Autodesk Docs://Citizen M - Georgetown/2.210437.0_CM Georgetown - ARCH_22.rvt

DCRA STAMP APPROVAL AREA

citizen M hotels

Baskervill

BASKERVILL, P.O. BOX 400, RICHMOND, VA 23218-0400

DISTRICT OF COLUMBIA
VANESSA CALLAWAY
ARC200990
10/03/2022
LICENSED ARCHITECT

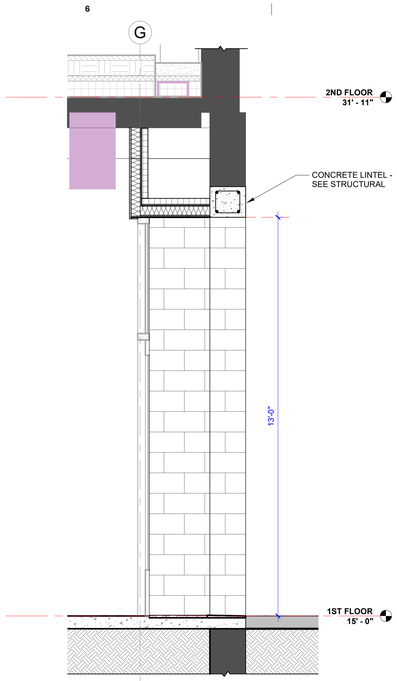
PROJECT NUMBER
2210437.0

citizenM
Georgetown
3401 K STREET, NW WASHINGTON, DC 20007

ISSUE
09/30/22 -
STAGE 4.0 | PERMIT SET

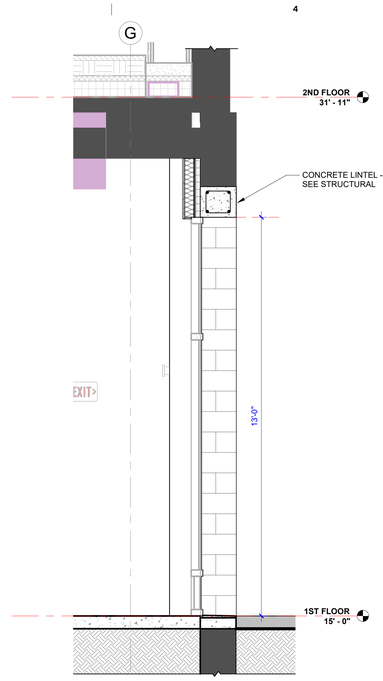
WINDOW SCHEDULE & DETAILS

A031



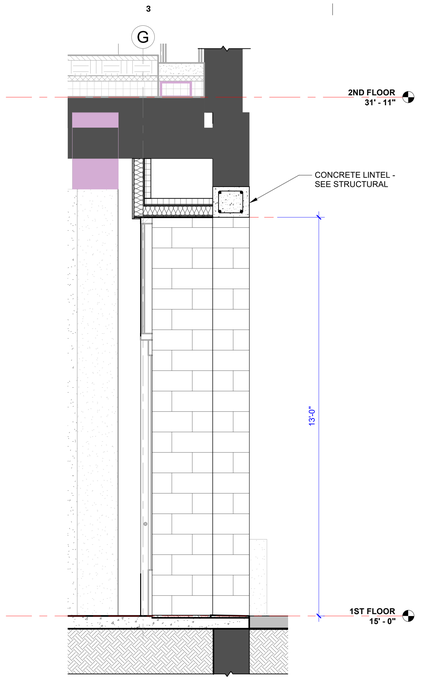
6D SECTION - OPENING#1

SCALE: 1/2" = 1'-0" DRAWING REF: A032.A



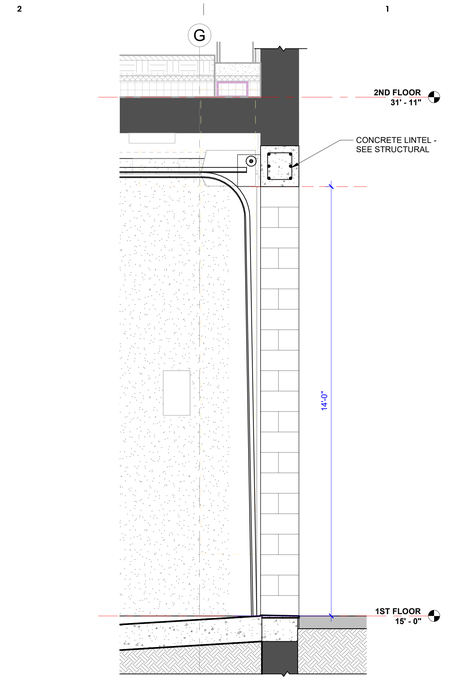
5D SECTION - OPENING#2

SCALE: 1/2" = 1'-0" DRAWING REF: A032.A



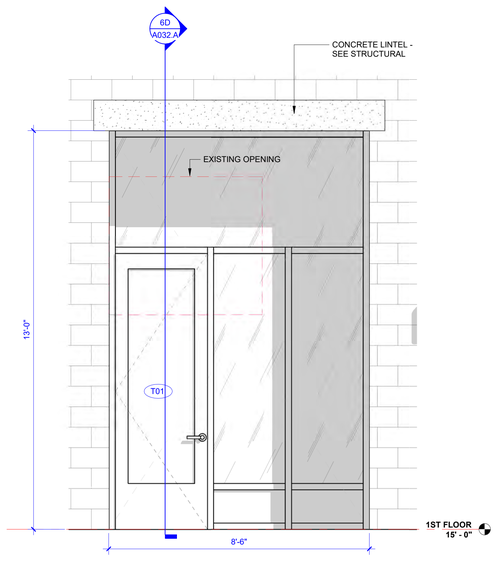
3D SECTION - OPENING#3

SCALE: 1/2" = 1'-0" DRAWING REF: A032.A



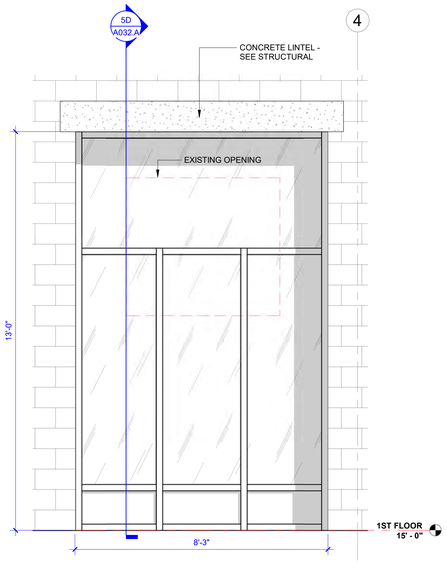
1D SECTION - OPENING#4

SCALE: 1/2" = 1'-0" DRAWING REF: A032.A



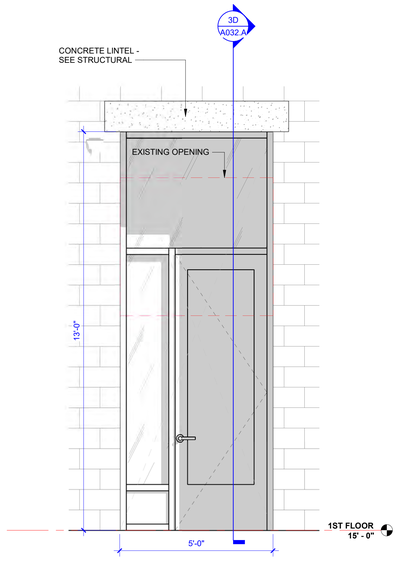
6B ELEVATION - OPENING#1

SCALE: 1/2" = 1'-0" DRAWING REF: A032.A



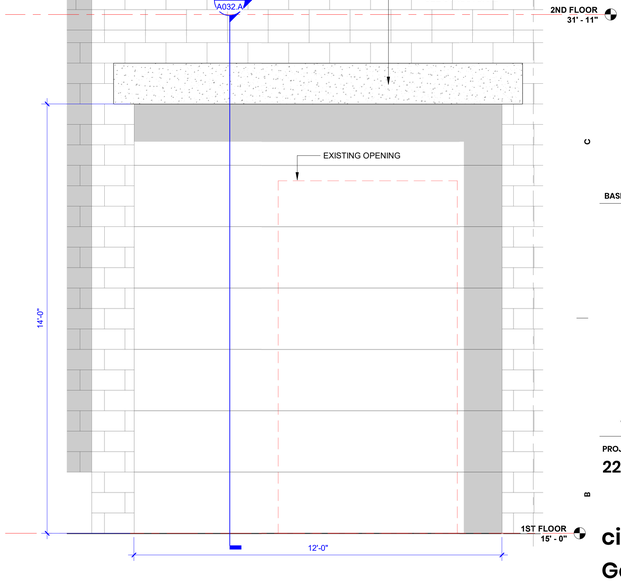
5B ELEVATION - OPENING#2

SCALE: 1/2" = 1'-0" DRAWING REF: A032.A



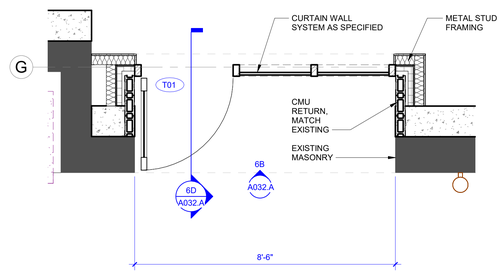
3B ELEVATION - OPENING#3

SCALE: 1/2" = 1'-0"



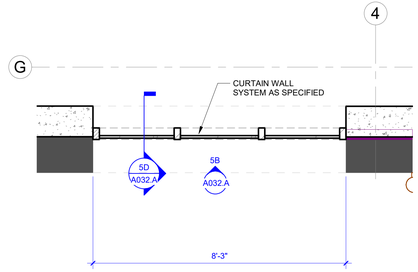
1B ELEVATION - OPENING#4

SCALE: 1/2" = 1'-0" DRAWING REF: A032.A



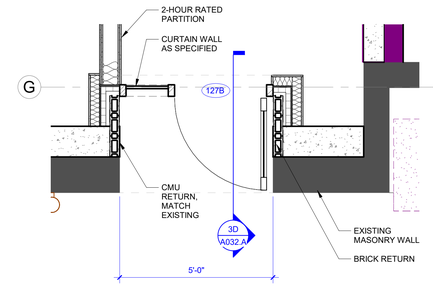
6A 1ST FLOOR - OPENING#1

SCALE: 1/2" = 1'-0" DRAWING REF: A151.B



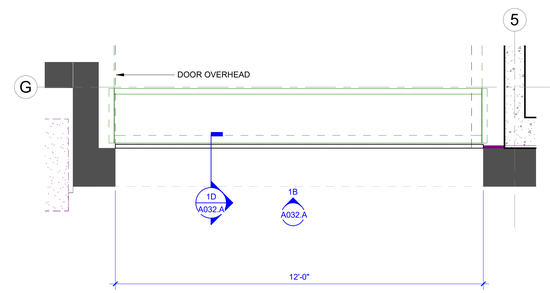
5A 1ST FLOOR - OPENING#2

SCALE: 1/2" = 1'-0"



3A 1ST FLOOR - OPENING#3

SCALE: 1/2" = 1'-0" DRAWING REF: A151.B



1A 1ST FLOOR - OPENING#4

SCALE: 1/2" = 1'-0" DRAWING REF: A151.B

DCRA STAMP APPROVAL AREA

citizenM hotels

Baskervill

BASKERVILL, P.O. BOX 400, RICHMOND, VA 23218-0400

DISTRICT OF COLUMBIA
THERESA CALLAWAY
ARC200990
10/03/2022
LICENSED ARCHITECT

PROJECT NUMBER
2210437.0

citizenM
Georgetown

3401 K STREET, NW WASHINGTON, DC 20007

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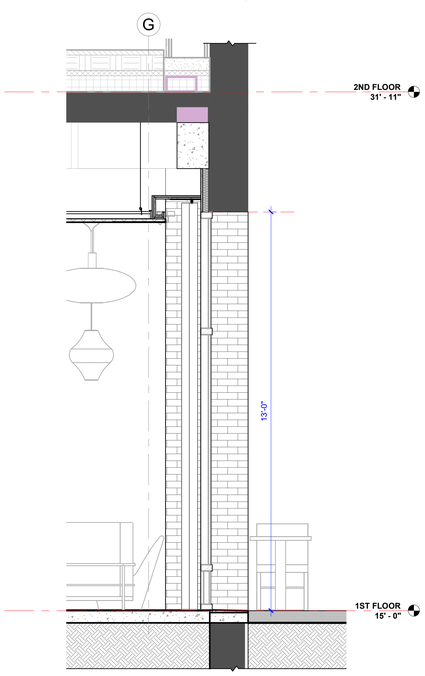
STAGE 4.0 | PERMIT SET

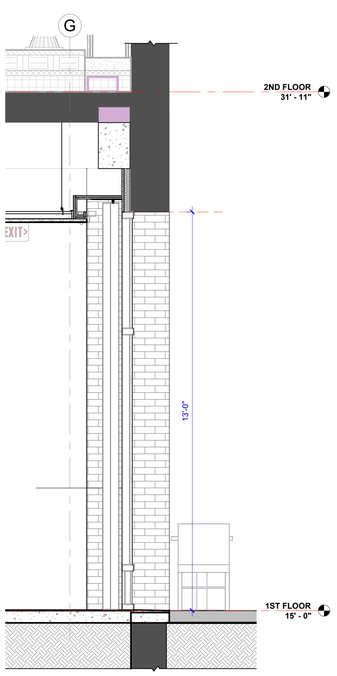
EXTERIOR WALL OPENING DETAILS

A032.A



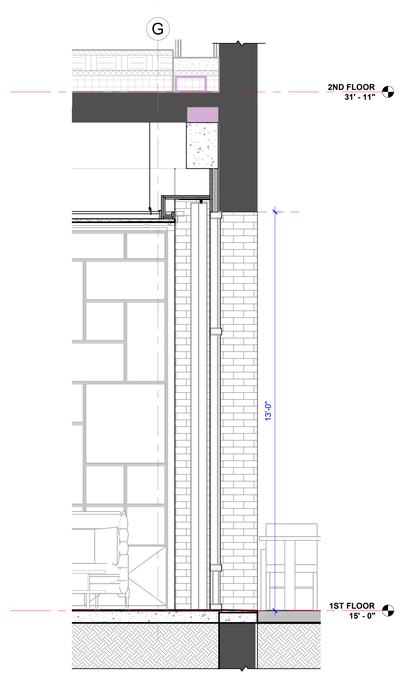
6D SECTION - OPENING#10

SCALE: 1/2" = 1'-0" DRAWING REF: A032.B



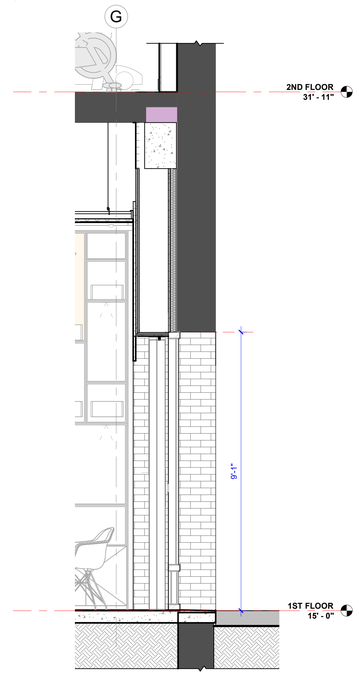
5D SECTION - OPENING#11

SCALE: 1/2" = 1'-0" DRAWING REF: A032.B



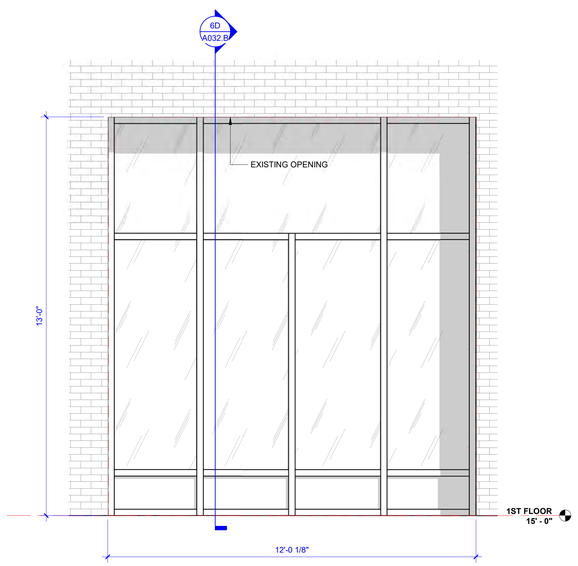
3D SECTION - OPENING#12

SCALE: 1/2" = 1'-0" DRAWING REF: A032.B



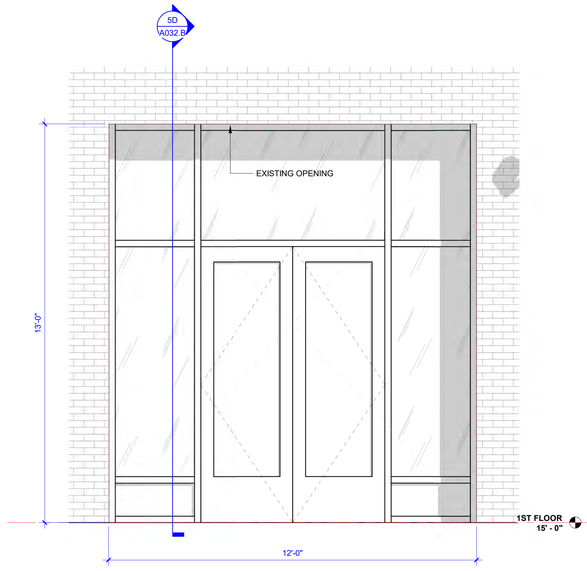
2D SECTION - OPENING#13

SCALE: 1/2" = 1'-0" DRAWING REF: A032.B



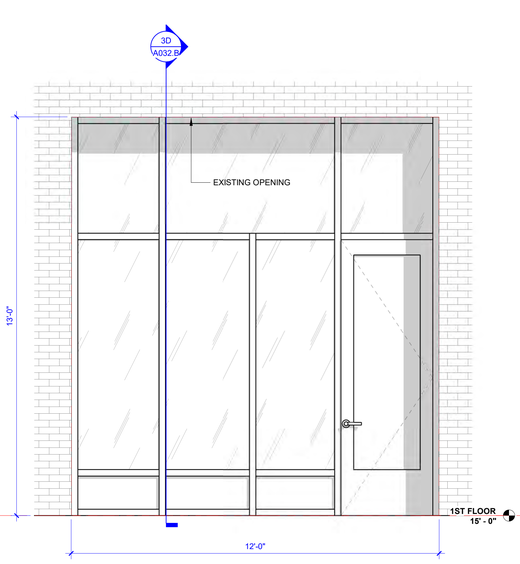
6B ELEVATION - OPENING#10

SCALE: 1/2" = 1'-0" DRAWING REF: A032.B



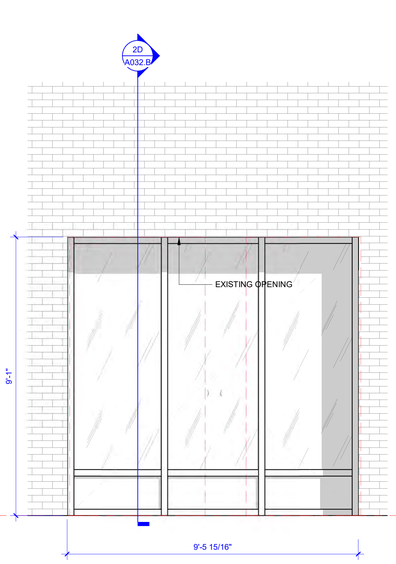
5B ELVATION - OPENING#11

SCALE: 1/2" = 1'-0" DRAWING REF: A032.B



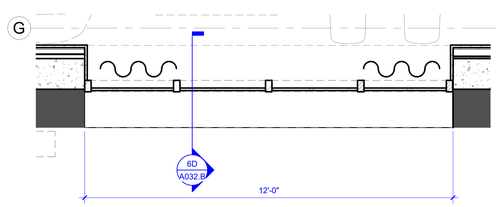
3B ELEVATION - OPENING#12

SCALE: 1/2" = 1'-0" DRAWING REF: A032.B



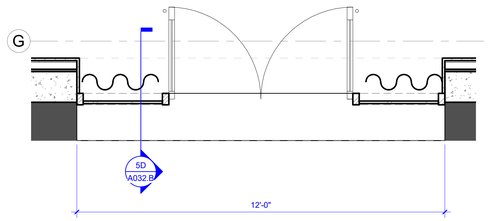
2A ELEVATION - OPENING#13

SCALE: 1/2" = 1'-0" DRAWING REF: A032.B



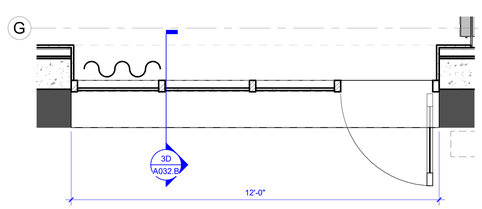
6A 1ST FLOOR - OPENING#10

SCALE: 1/2" = 1'-0" DRAWING REF: A151.A



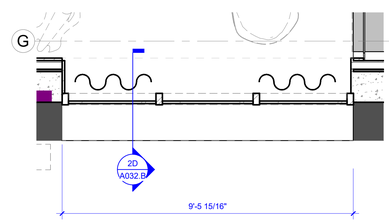
5A 1ST FLOOR - OPENING#11

SCALE: 1/2" = 1'-0" DRAWING REF: A151.A



3A 1ST FLOOR - OPENING#12

SCALE: 1/2" = 1'-0" DRAWING REF: A151.A



1A 1ST FLOOR - OPENING#13

SCALE: 1/2" = 1'-0" DRAWING REF: A151.A

DCRA STAMP APPROVAL AREA

citizenM hotels

Baskervill

BASKERVILL, P.O. BOX 400, RICHMOND, VA 23218-0400

DISTRICT OF COLUMBIA
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10/03/2022
LICENSED ARCHITECT

PROJECT NUMBER
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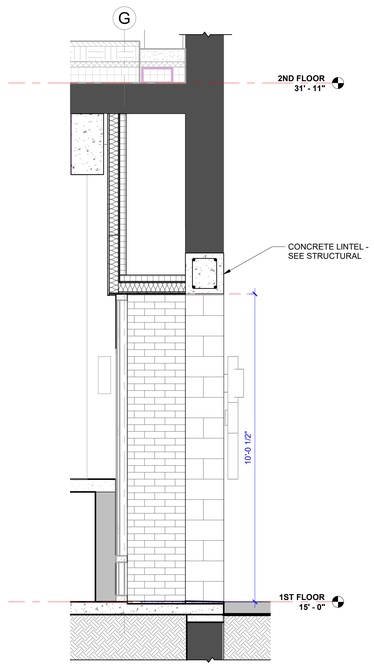
citizenM
Georgetown

3401 K STREET, NW WASHINGTON, DC 20007

ISSUE
09/30/22 -
STAGE 4.0 | PERMIT SET

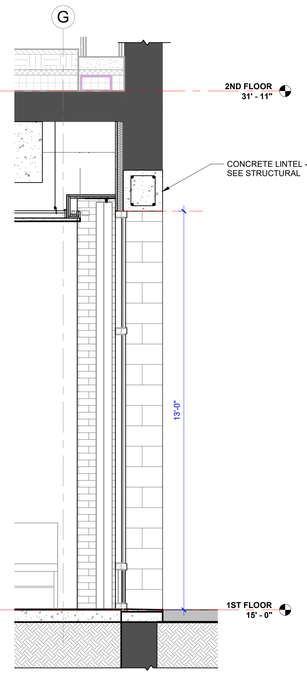
EXTERIOR WALL OPENING DETAILS

A032.B



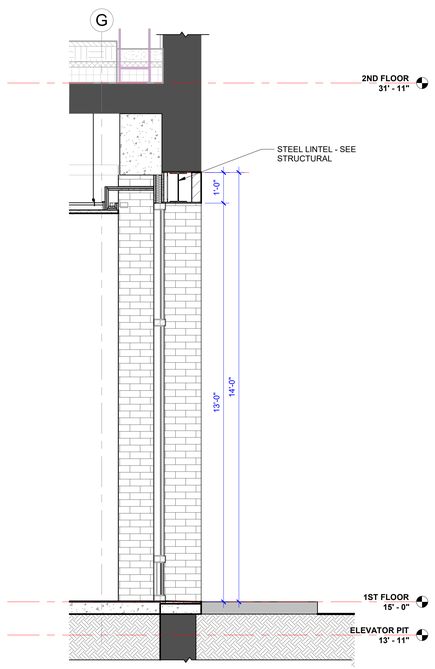
6D SECTION - OPENING#5

SCALE: 1/2" = 1'-0" DRAWING REF: A032.C



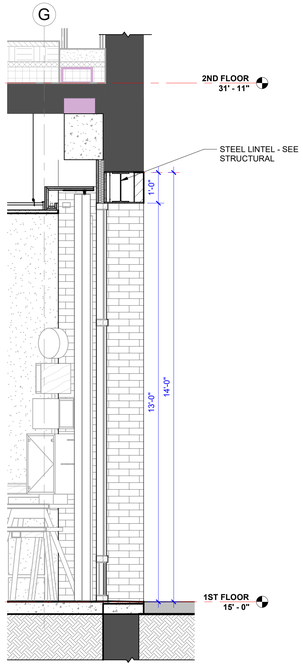
5D SECTION - OPENING#6

SCALE: 1/2" = 1'-0" DRAWING REF: A032.C



3D SECTION - OPENING#7

SCALE: 1/2" = 1'-0" DRAWING REF: A032.C

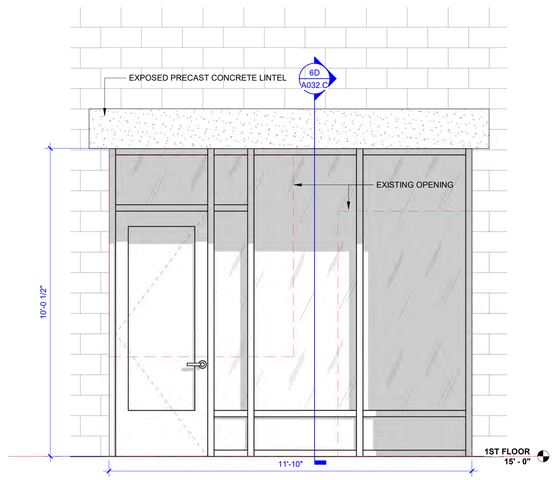


2D SECTION - OPENING#8

SCALE: 1/2" = 1'-0" DRAWING REF: A032.C

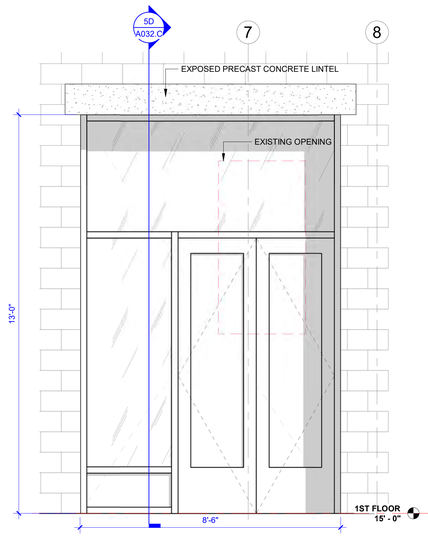
1D SECTION - OPENING#9

SCALE: 1/2" = 1'-0" DRAWING REF: A032.C



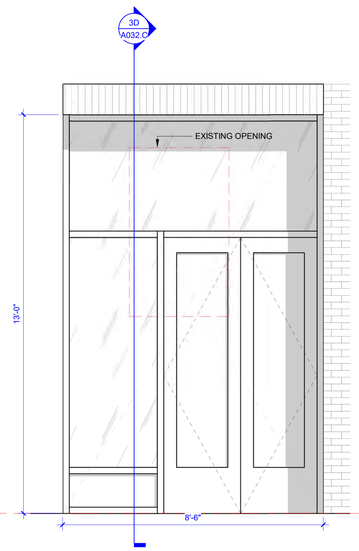
6B ELEVATION - OPENING#5

SCALE: 1/2" = 1'-0" DRAWING REF: A032.C



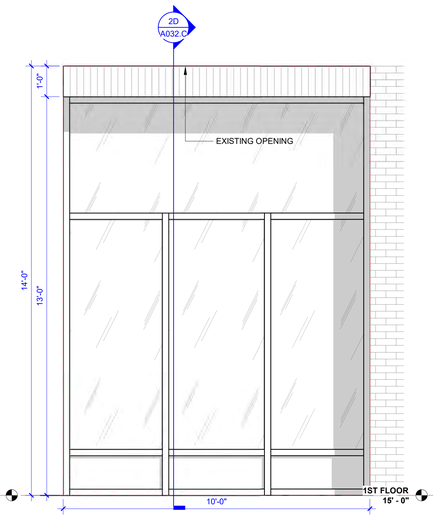
5B ELEVATION - OPENING#6

SCALE: 1/2" = 1'-0"



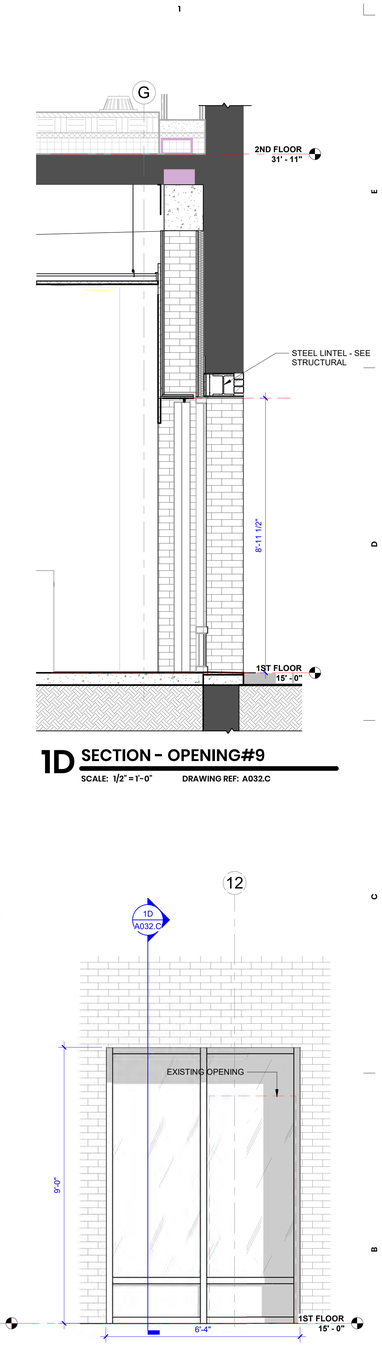
3B ELEVATION - OPENING#7

SCALE: 1/2" = 1'-0" DRAWING REF: A032.C



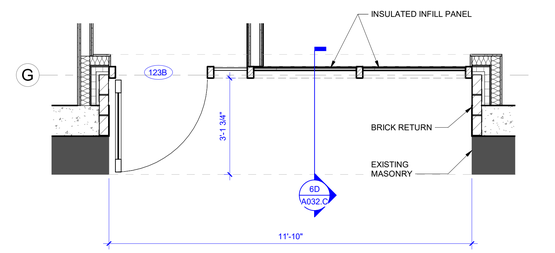
2B ELEVATION - OPENING#8

SCALE: 1/2" = 1'-0" DRAWING REF: A032.C



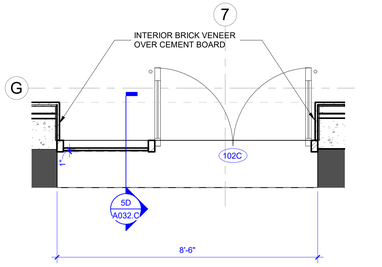
1B ELEVATION - OPENING#9

SCALE: 1/2" = 1'-0" DRAWING REF: A032.C



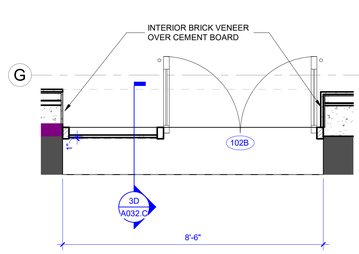
6A 1ST FLOOR - OPENING#5

SCALE: 1/2" = 1'-0" DRAWING REF: A151.B



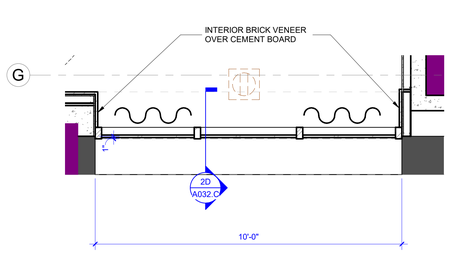
5A 1ST FLOOR - OPENING#6

SCALE: 1/2" = 1'-0" DRAWING REF: A151.B



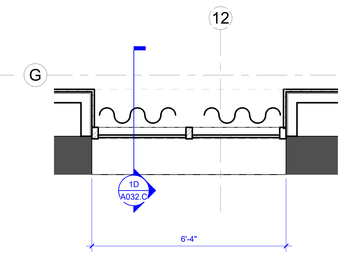
3A 1ST FLOOR - OPENING#7

SCALE: 1/2" = 1'-0" DRAWING REF: A151.A



2A 1ST FLOOR - OPENING#8

SCALE: 1/2" = 1'-0" DRAWING REF: A151.A



1A 1ST FLOOR - OPENING#9

SCALE: 1/2" = 1'-0" DRAWING REF: A151.A

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10/03/2022
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ARCHITECT

PROJECT NUMBER
2210437.0

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Georgetown

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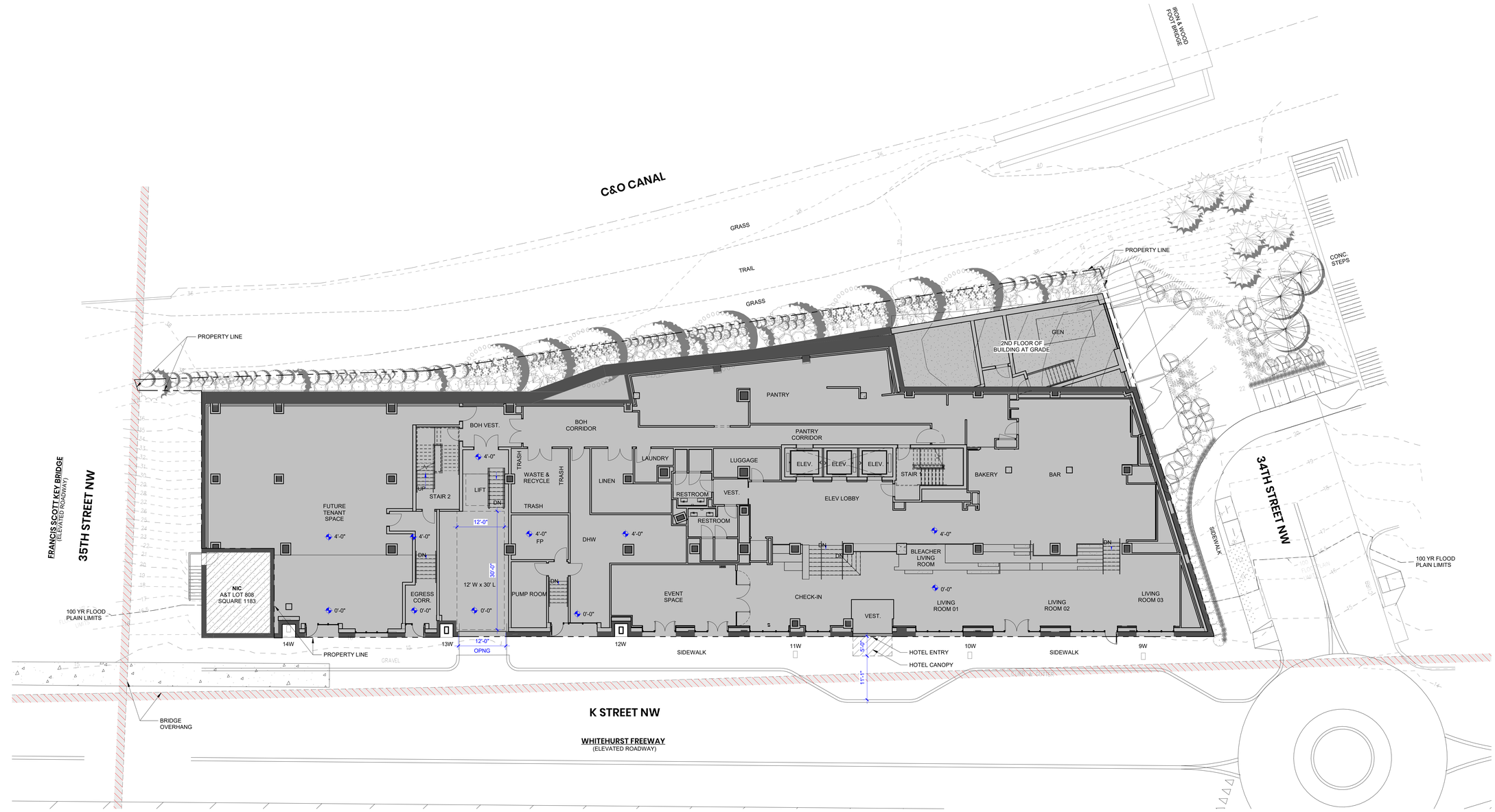
EXTERIOR WALL OPENING DETAILS

A032.C



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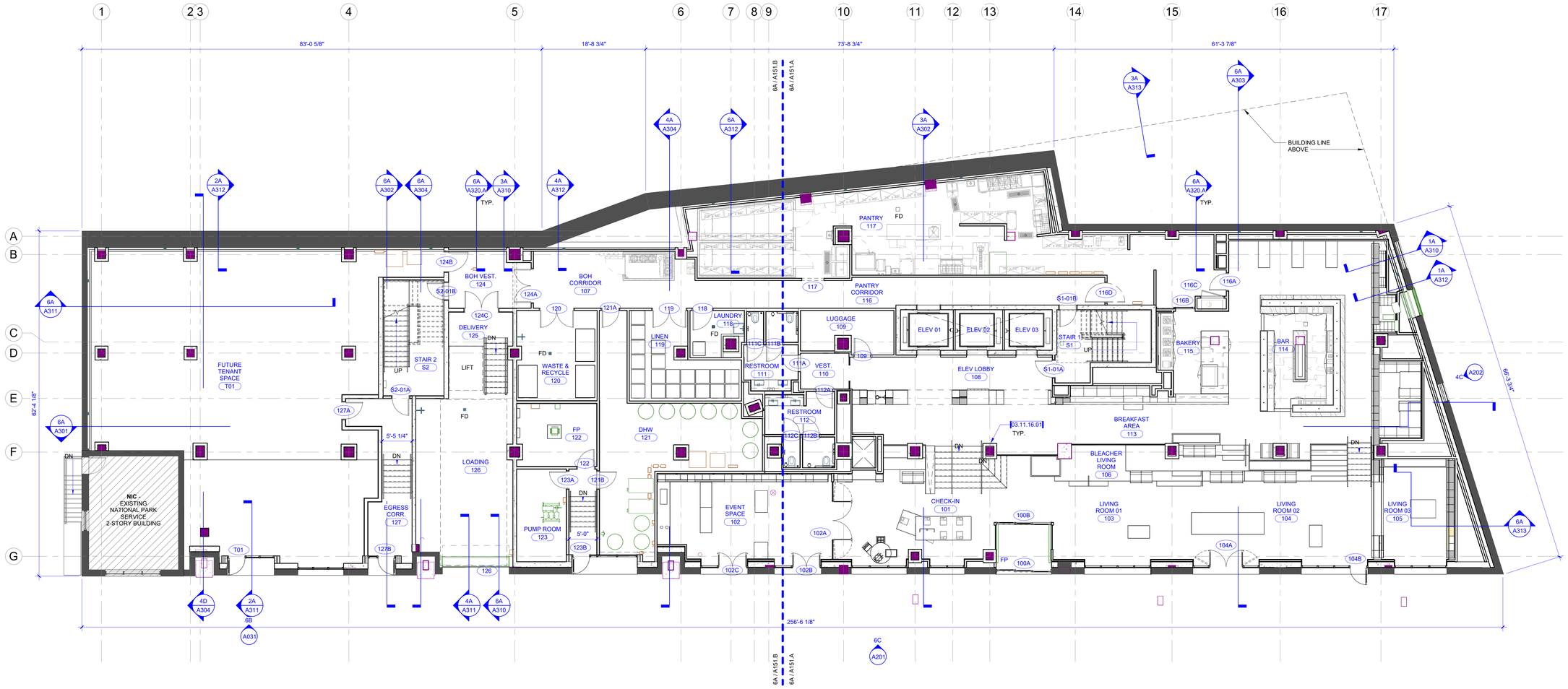
6A SITE PLAN

SCALE: 3/32" = 1'-0"

ARCHITECTURAL SITE - PLAN
A100

LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING COLUMNS TO REMAIN
- FLOOR SHAFT OPENING



6A 1ST FLOOR PLAN

SCALE: 1/8" = 1'-0"

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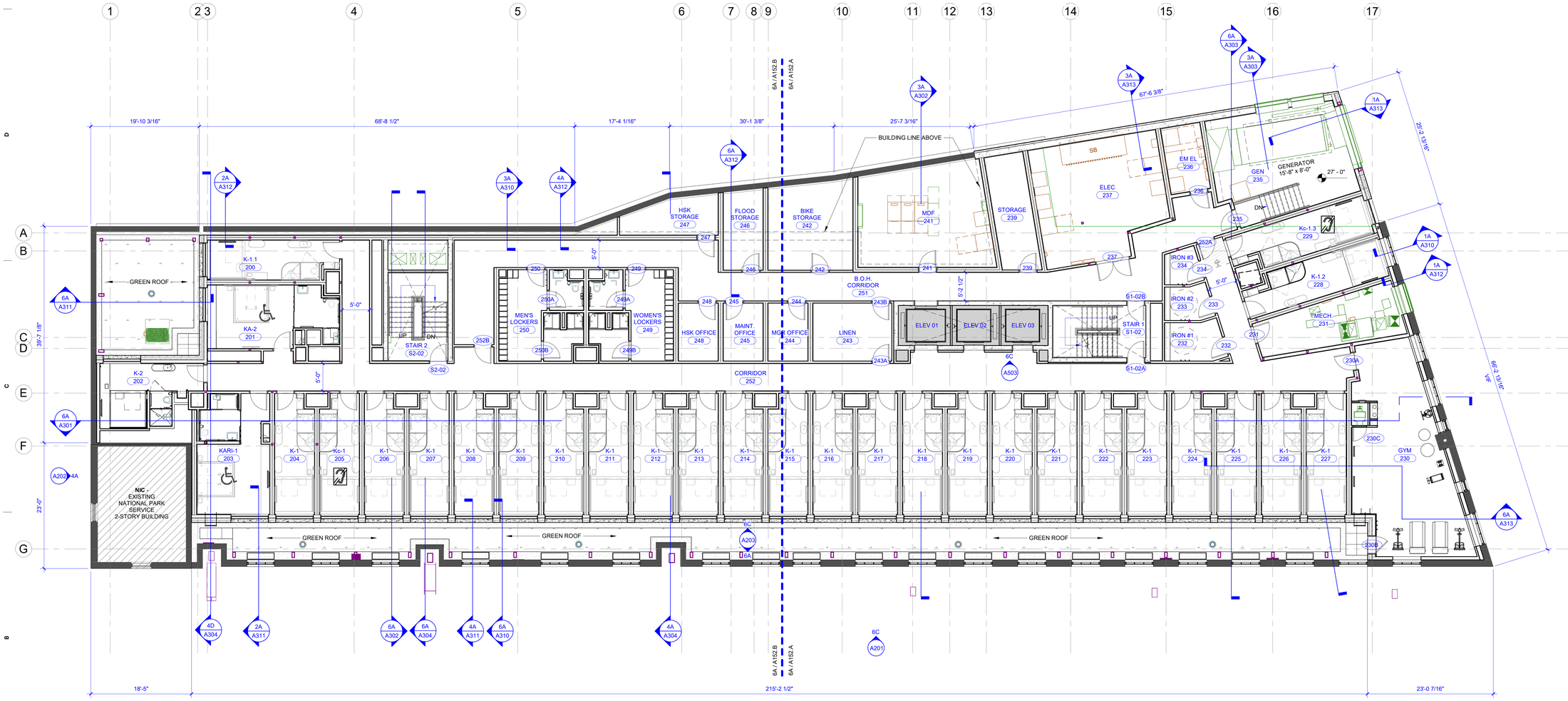
1ST FLOOR - FLOOR PLAN
A111



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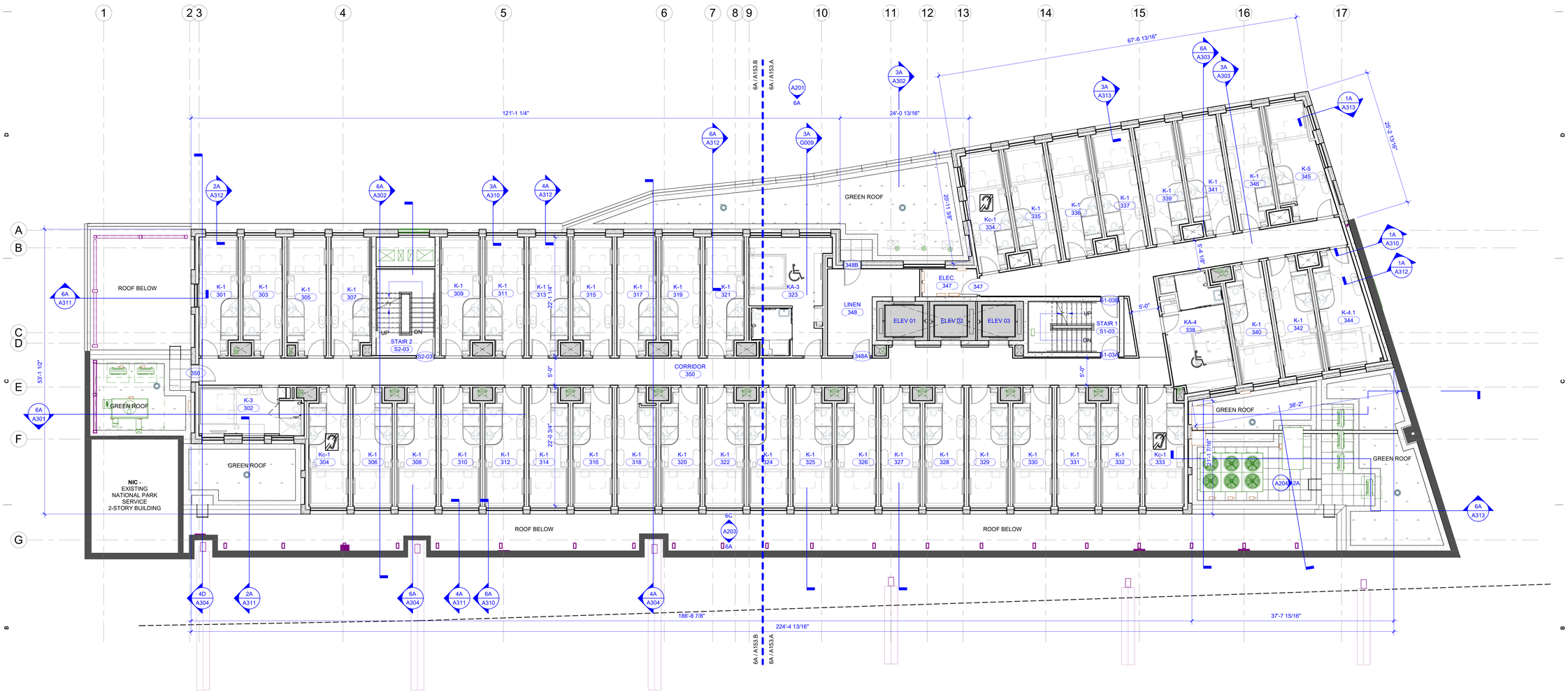
6A 2ND FLOOR PLAN

SCALE: 1/8" = 1'-0" DRAWING REF: *A419

2ND FLOOR - FLOOR PLAN
A112



6A 3RD FLOOR PLAN

SCALE: 1/8" = 1'-0" DRAWING REF: *A419

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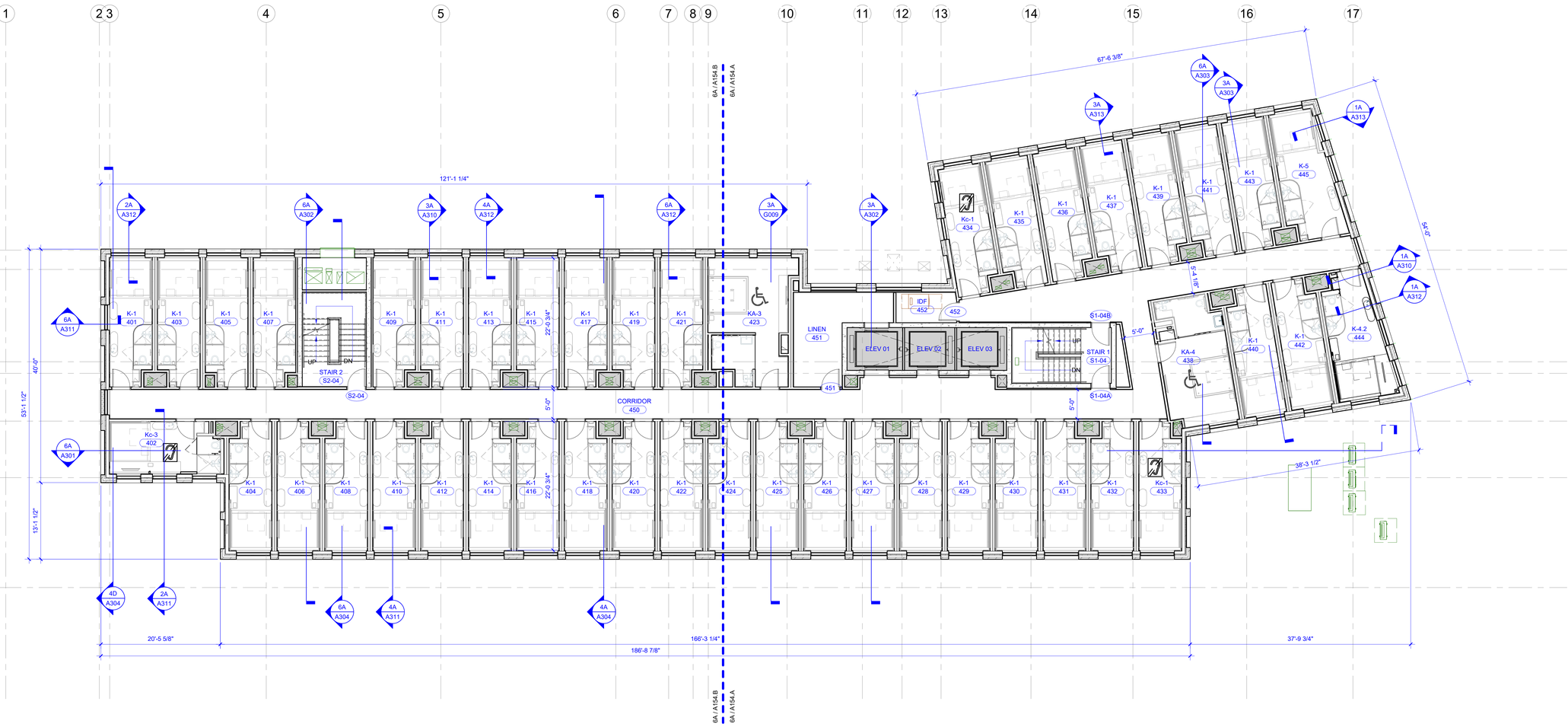
3RD FLOOR - FLOOR PLAN
A113



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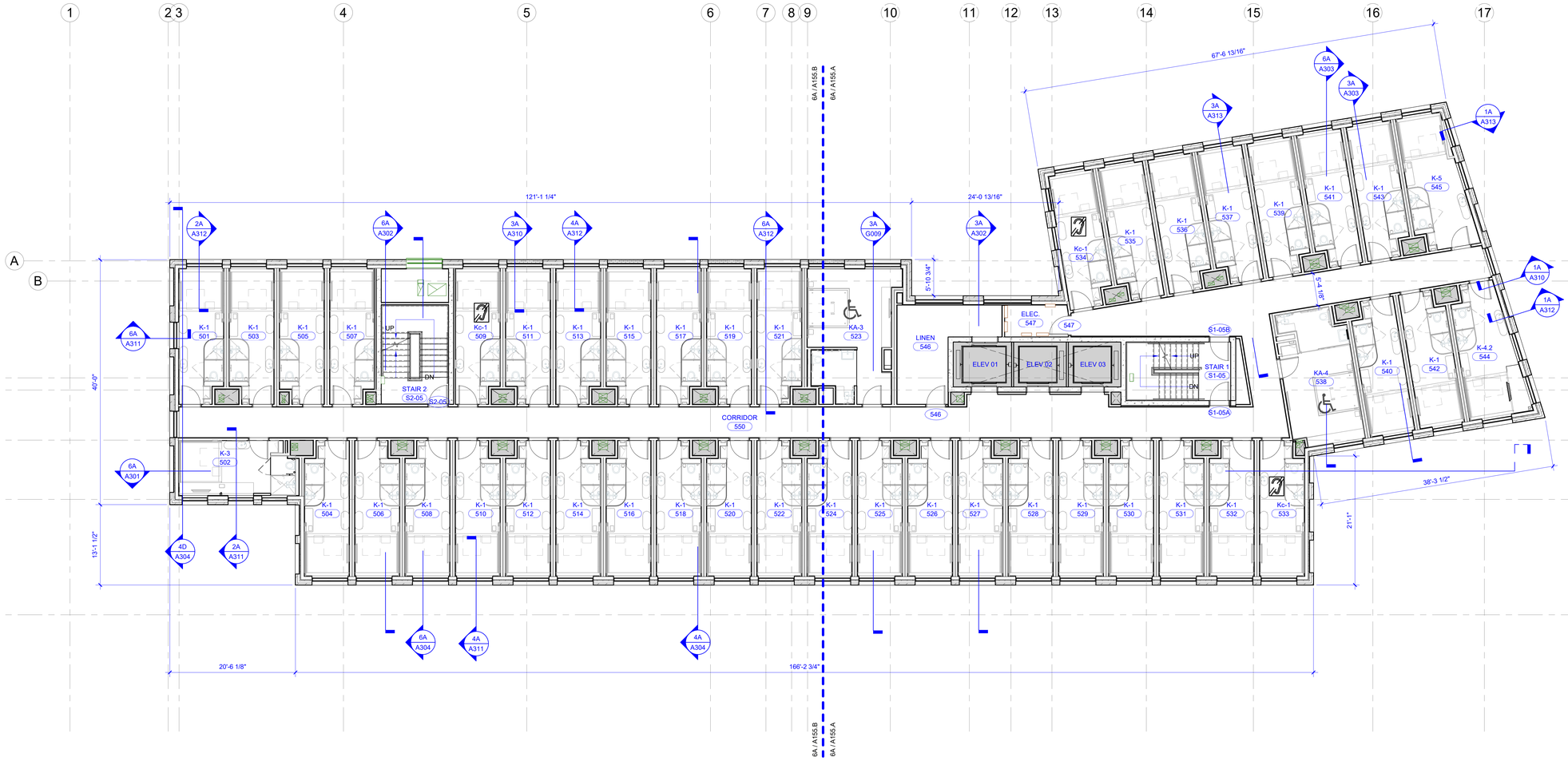
N 15.50° E S W

6A 4TH FLOOR PLAN

SCALE: 1/8" = 1'-0" DRAWING REF: *A419

4TH FLOOR - FLOOR PLAN
A114



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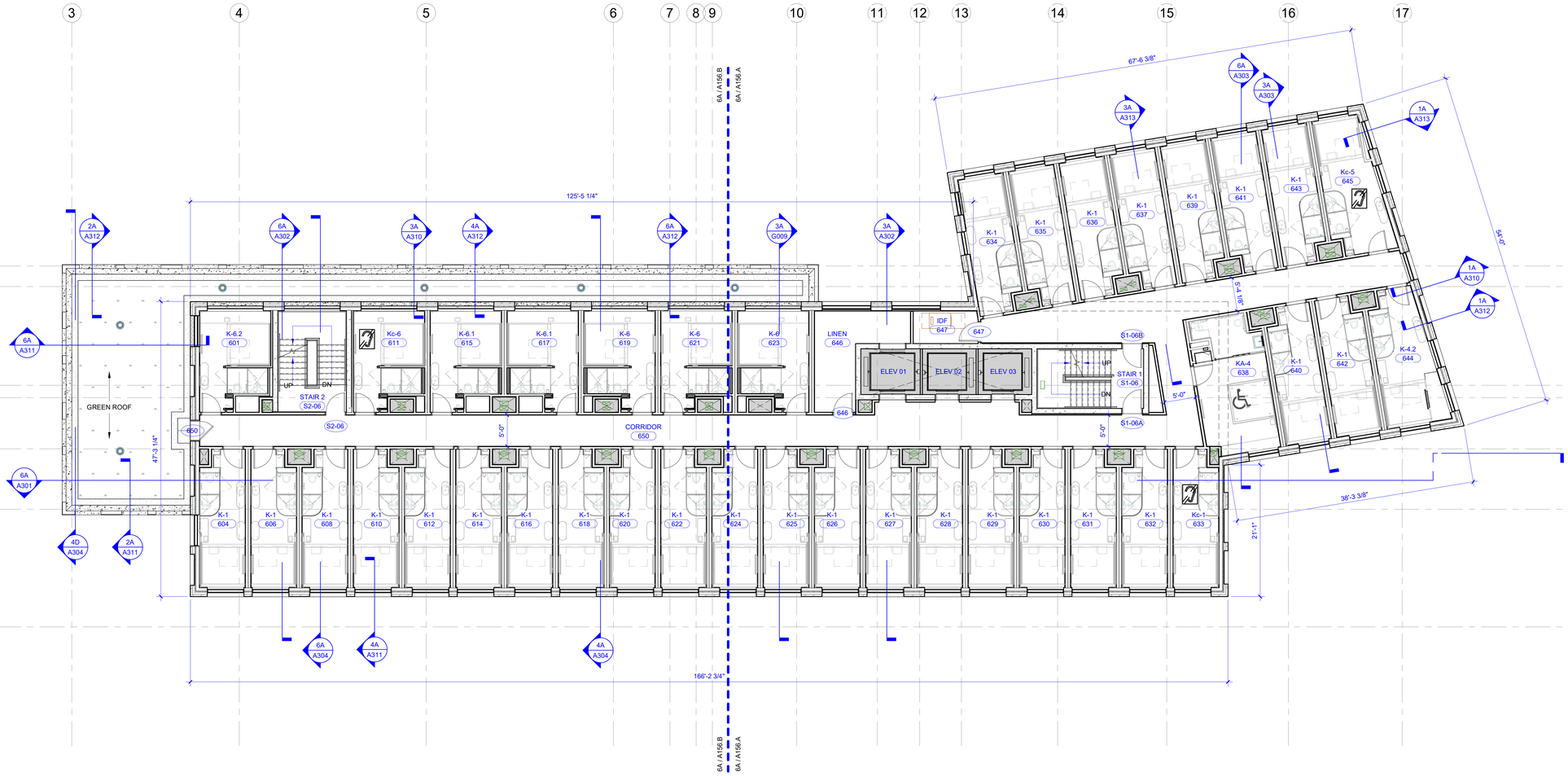
N -15.50° E S W

6A 5TH FLOOR PLAN

SCALE: 1/8" = 1'-0" DRAWING REF: *A419

5TH FLOOR - FLOOR PLAN
A115



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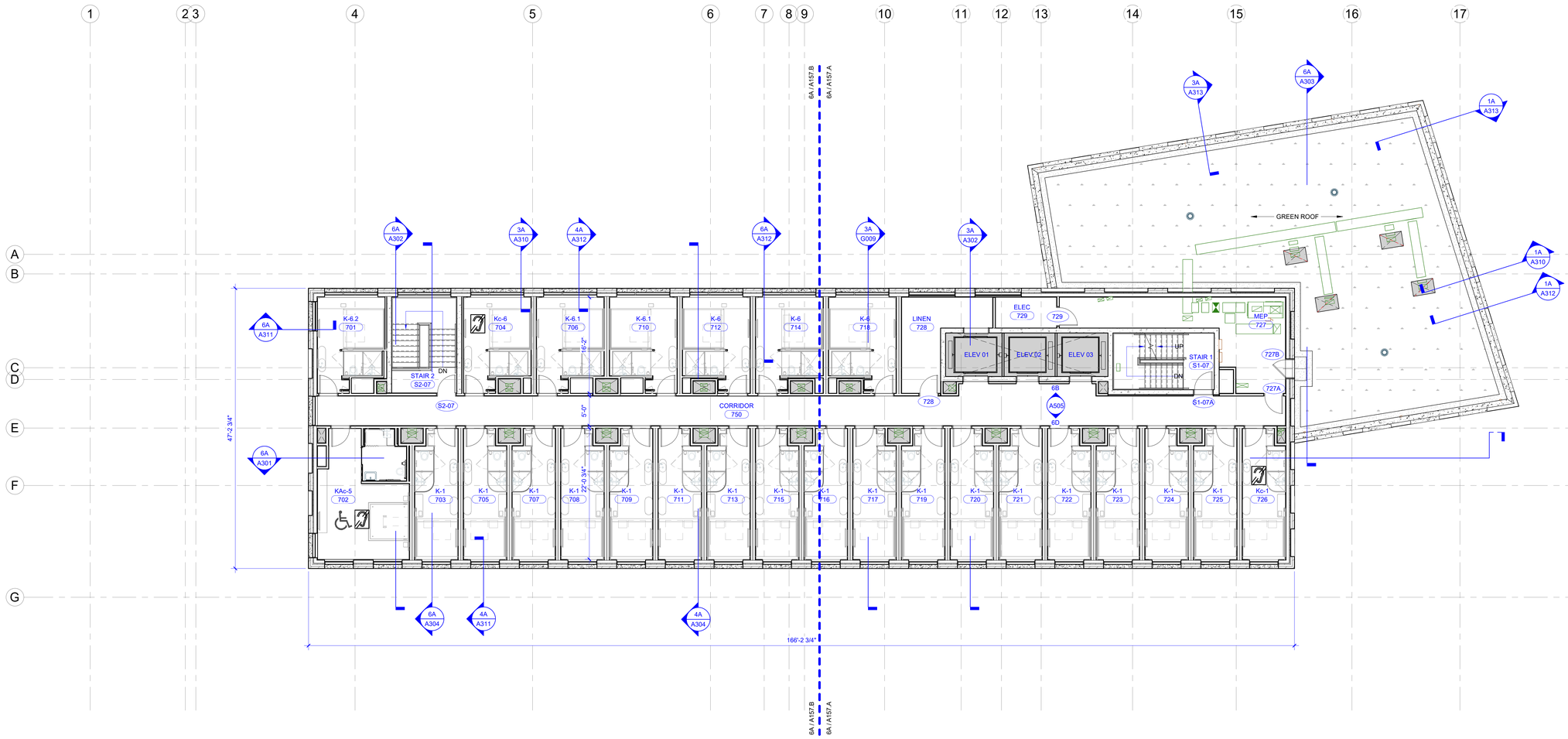
N -15.50° E S W

6A 6TH FLOOR PLAN

SCALE: 1/8" = 1'-0" DRAWING REF: *A419

6TH FLOOR - FLOOR PLAN
A116



6A 7TH FLOOR PLAN

SCALE: 1/8" = 1'-0" DRAWING REF: *A419

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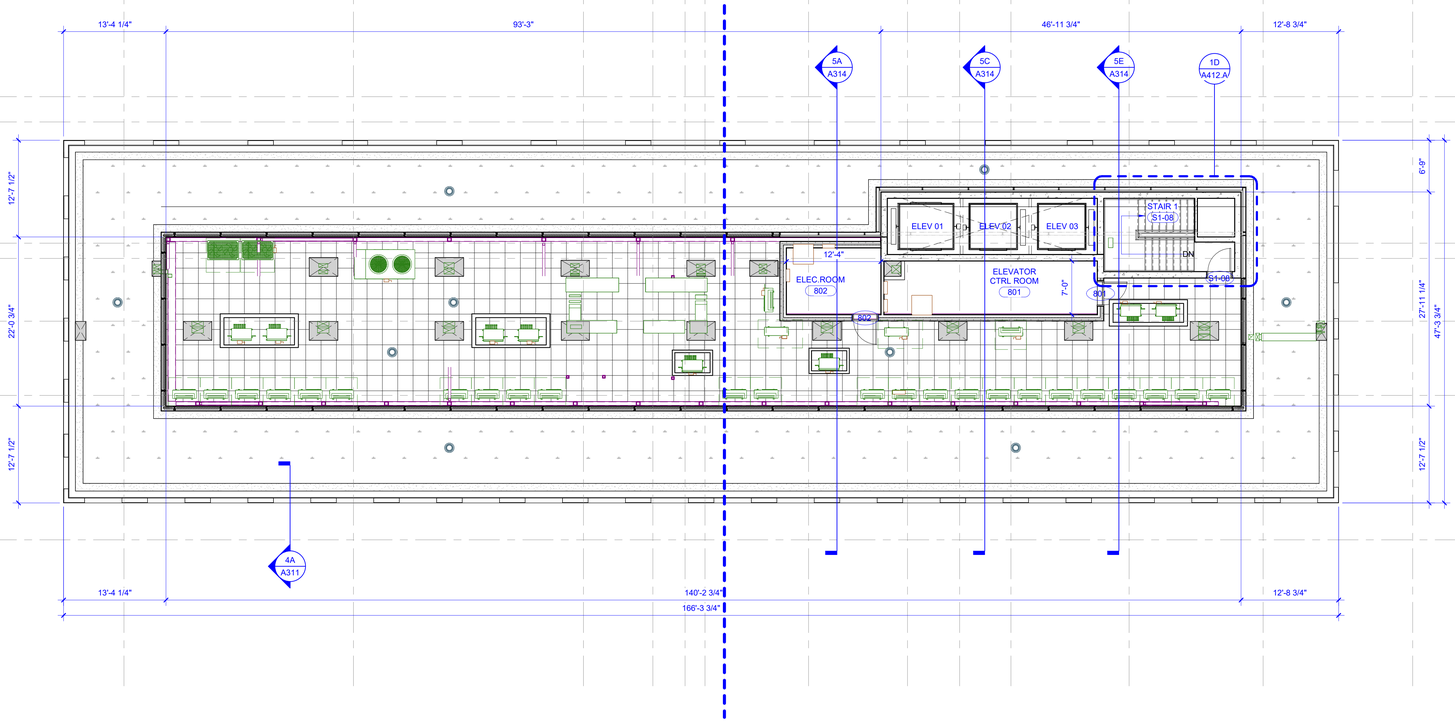
7TH FLOOR - FLOOR PLAN
A117



6A PENTHOUSE FLOOR PLAN

SCALE: 1/8" = 1'-0" DRAWING REF: A201

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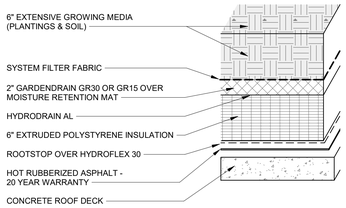
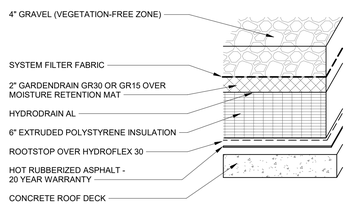
E
S
W
-15.50°

PENTHOUSE - FLOOR PLAN
A118

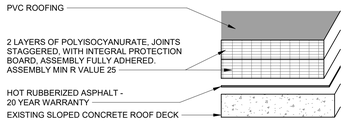
GREEN ROOF SYSTEM



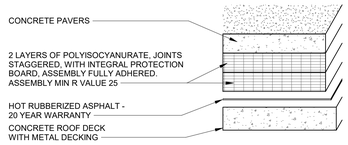
GREEN ROOF EDGE SYSTEM



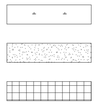
ROOF SYSTEM @ OVERRUNS



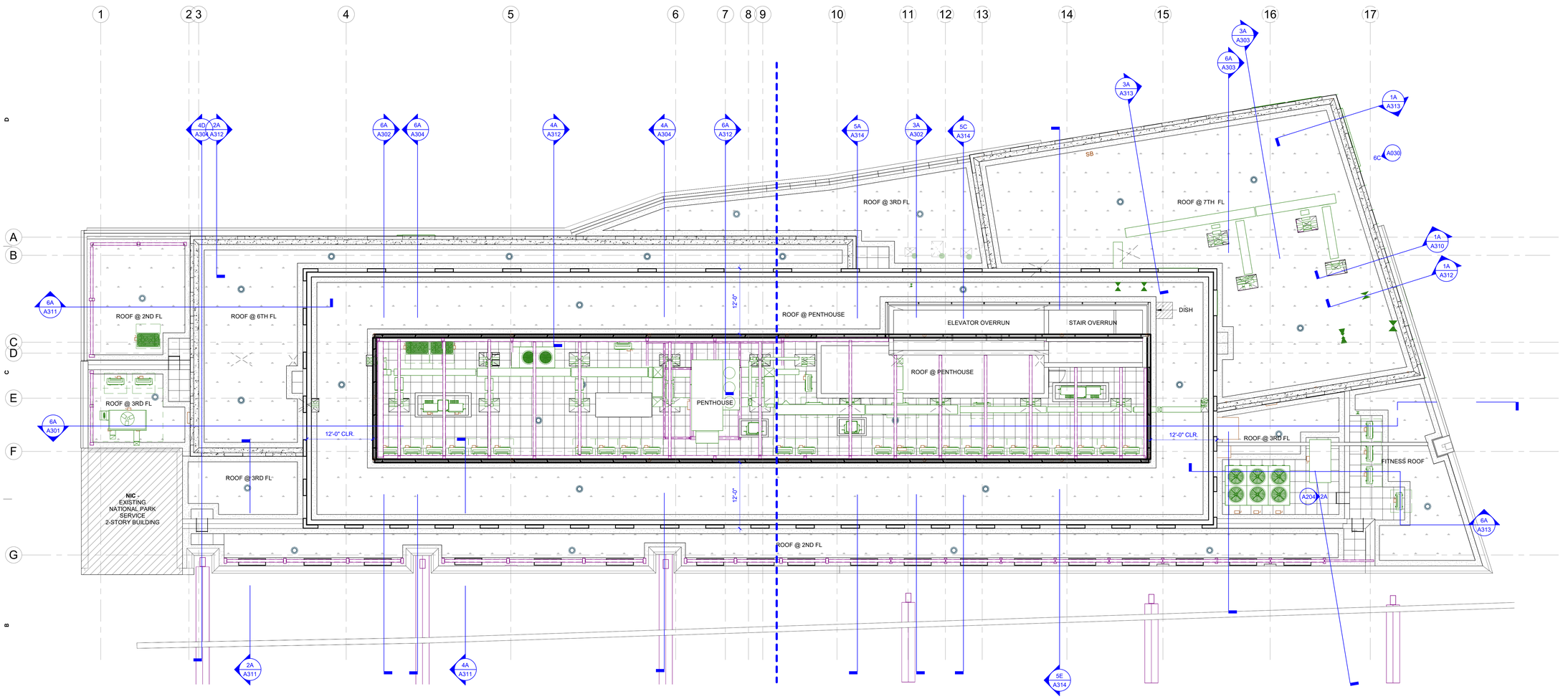
PENTHOUSE ROOF SYSTEM



ROOF LEGEND



KEYNOTES



6A PENTHOUSE ROOF PLAN

SCALE: 1/8" = 1'-0"

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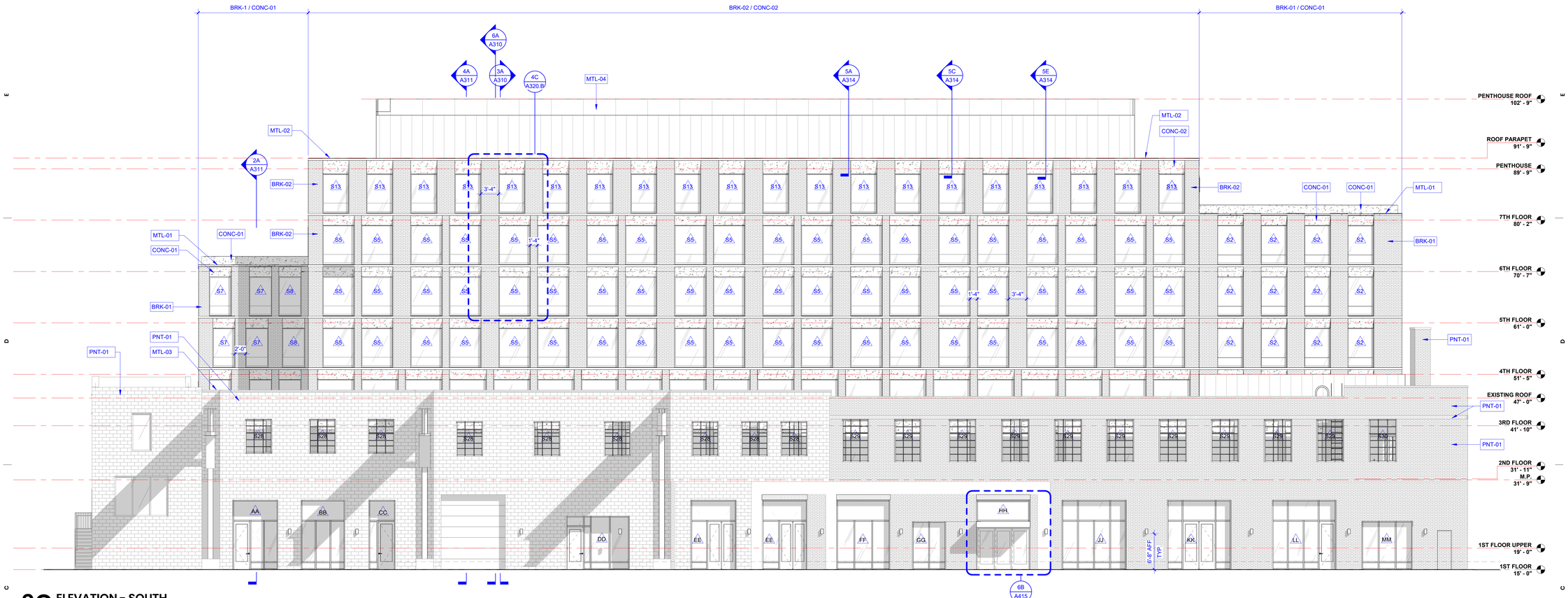
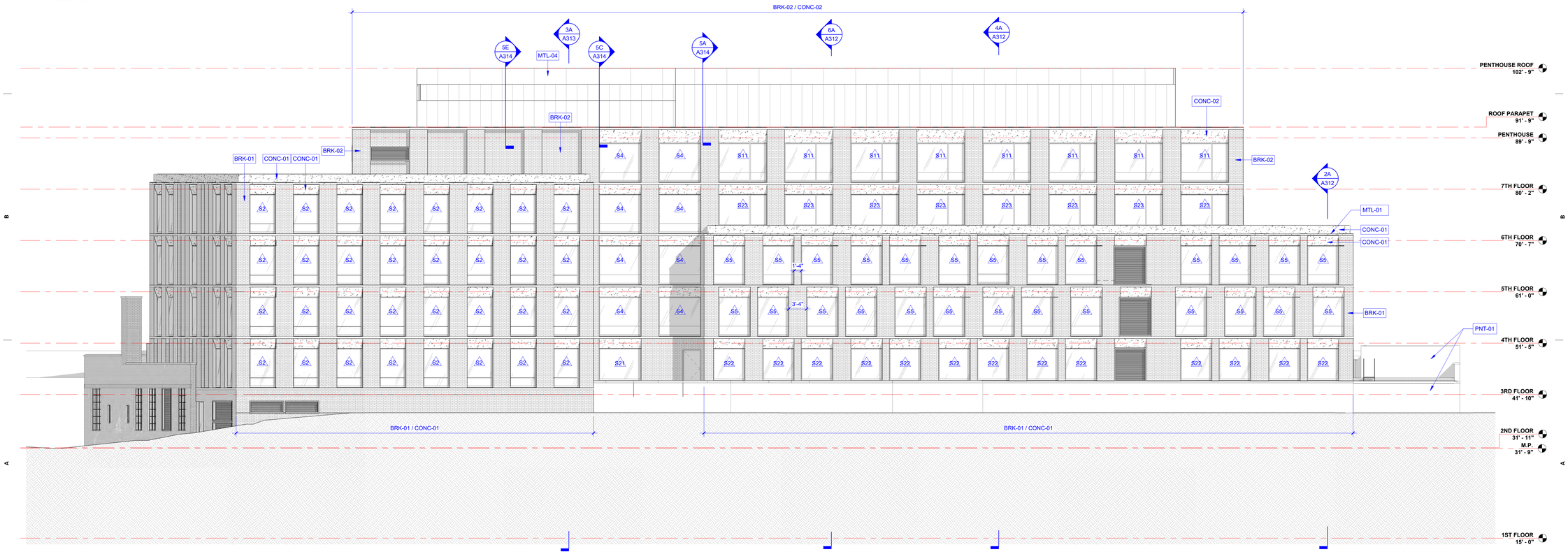
ROOF PLAN
A119

FOR EXTERIOR FINISH LEGEND - SEE SHEET A012a



6C ELEVATION - SOUTH

SCALE: 1/8" = 1'-0"



6A ELEVATION - NORTH

SCALE: 1/8" = 1'-0"

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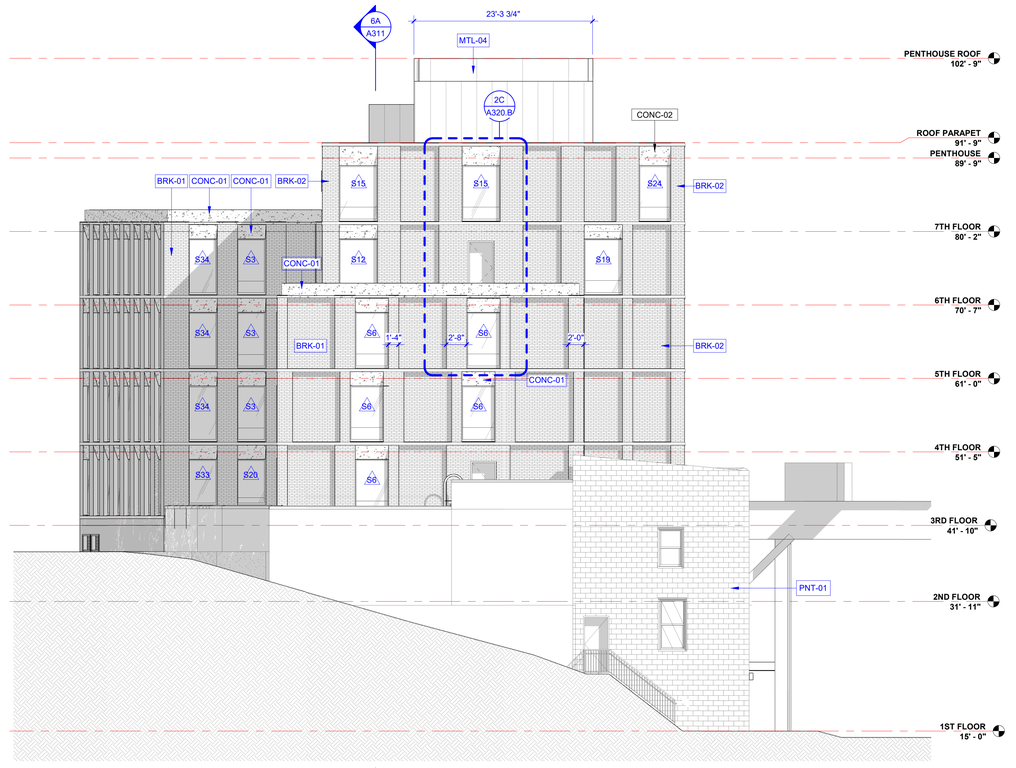
EXTERIOR ELEVATIONS - NORTH & SOUTH

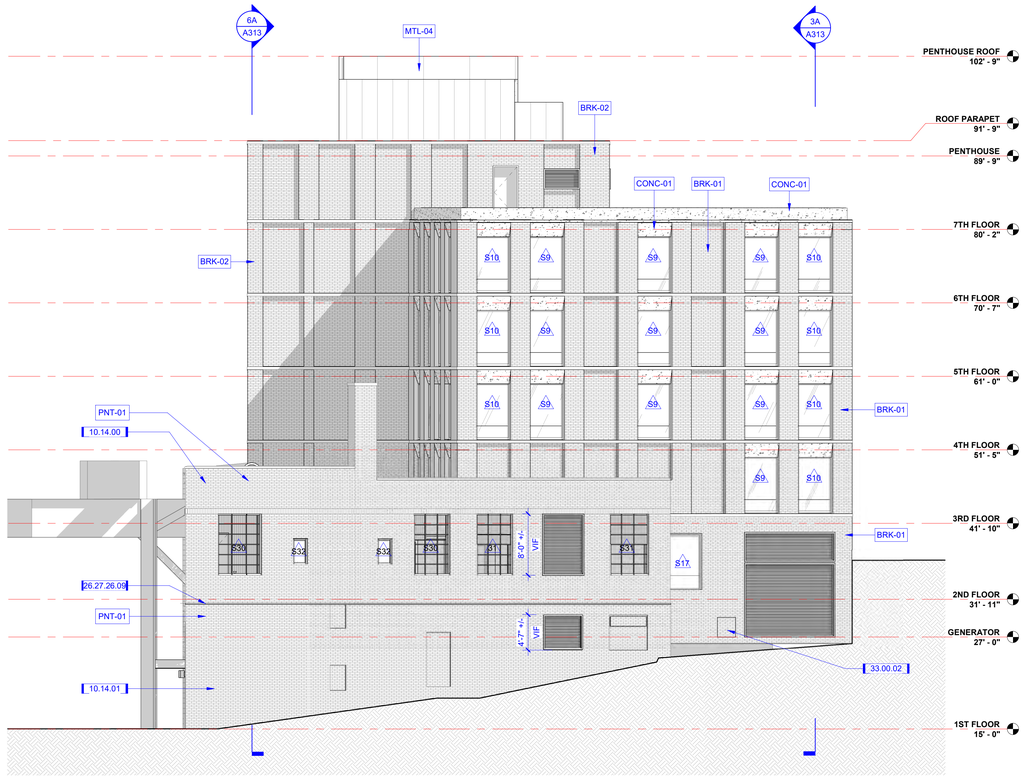
A201

FOR EXTERIOR FINISH LEGEND - SEE SHEET A012a



4A ELEVATION - WEST

SCALE: 1/8" = 1'-0"



4C ELEVATION - EAST

SCALE: 1/8" = 1'-0"

KEYNOTES

10.14.00	PROPOSED SIGNAGE TO BE SUBMITTED UNDER SEPARATE SUBMITTAL.
10.14.01	LOCATION FOR PROPOSED MURAL TO BE SUBMITTED UNDER SEPARATE SUBMITTAL.
26.27.26.09	LINEAR LED WALL WASHER FIXTURE - REFER TO LIGHTING DRAWINGS
33.00.02	REMOTE GAS FILL STATION

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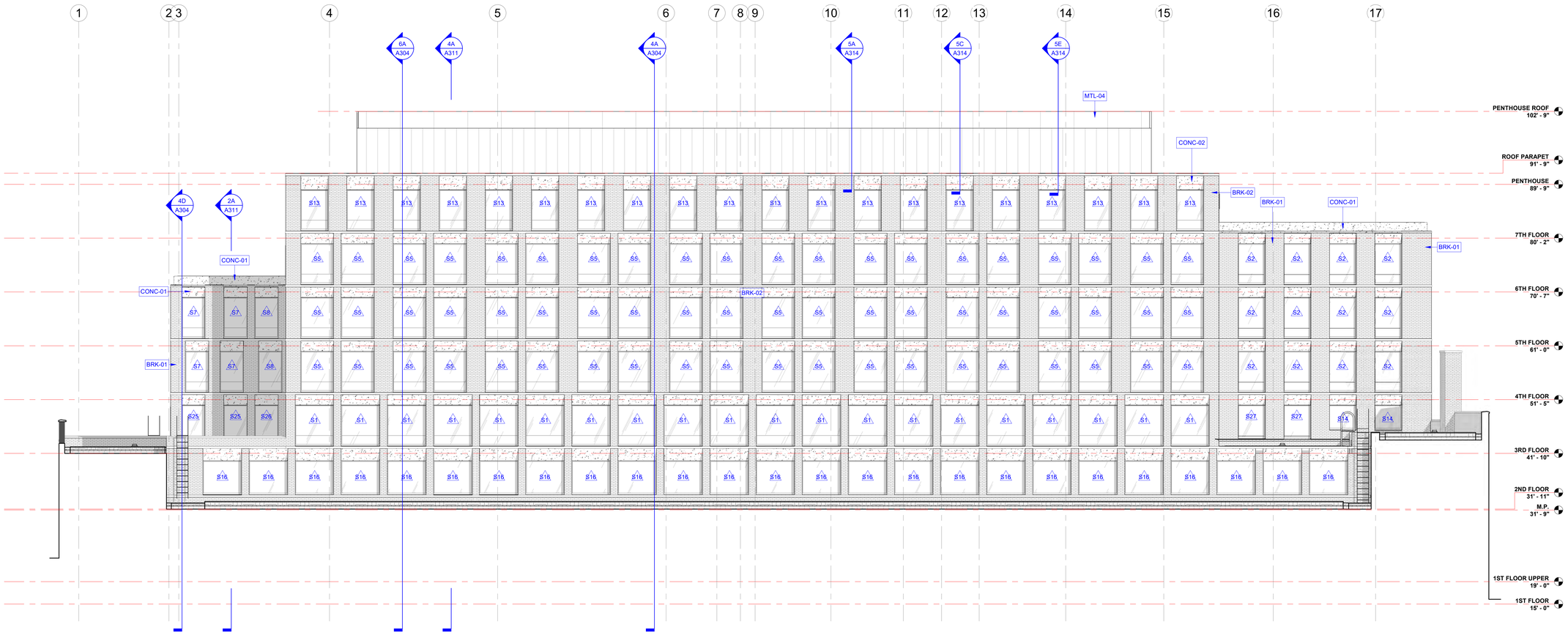
EXTERIOR ELEVATIONS - WEST & EAST

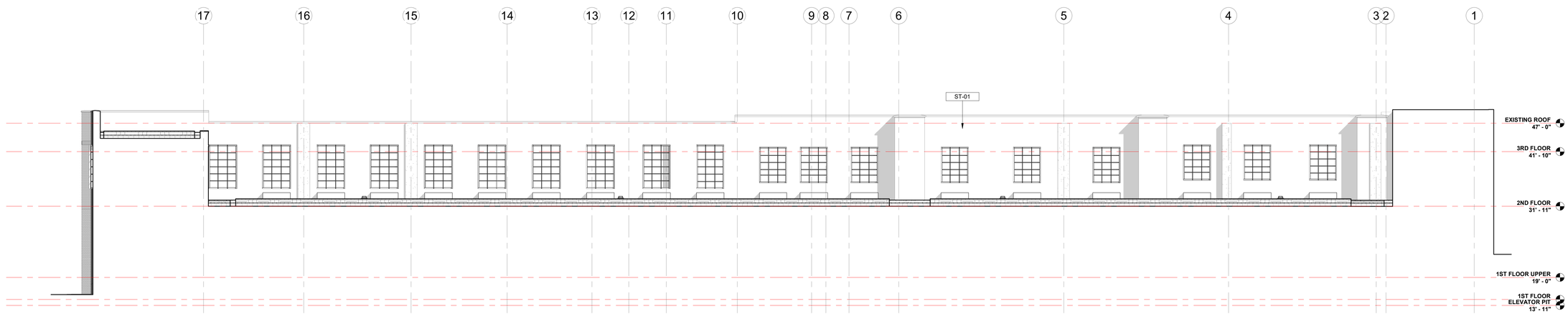
A202

FOR EXTERIOR FINISH LEGEND - SEE SHEET A012a



6C SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



6A NORTH ELEVATION - INTERIOR/GREEN ROOF SIDE

SCALE: 1/8" = 1'-0" DRAWING REF: *A419

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EXTERIOR ELEVATIONS - ROOMBLOCK

A203

FOR EXTERIOR FINISH LEGEND - SEE SHEET A012a

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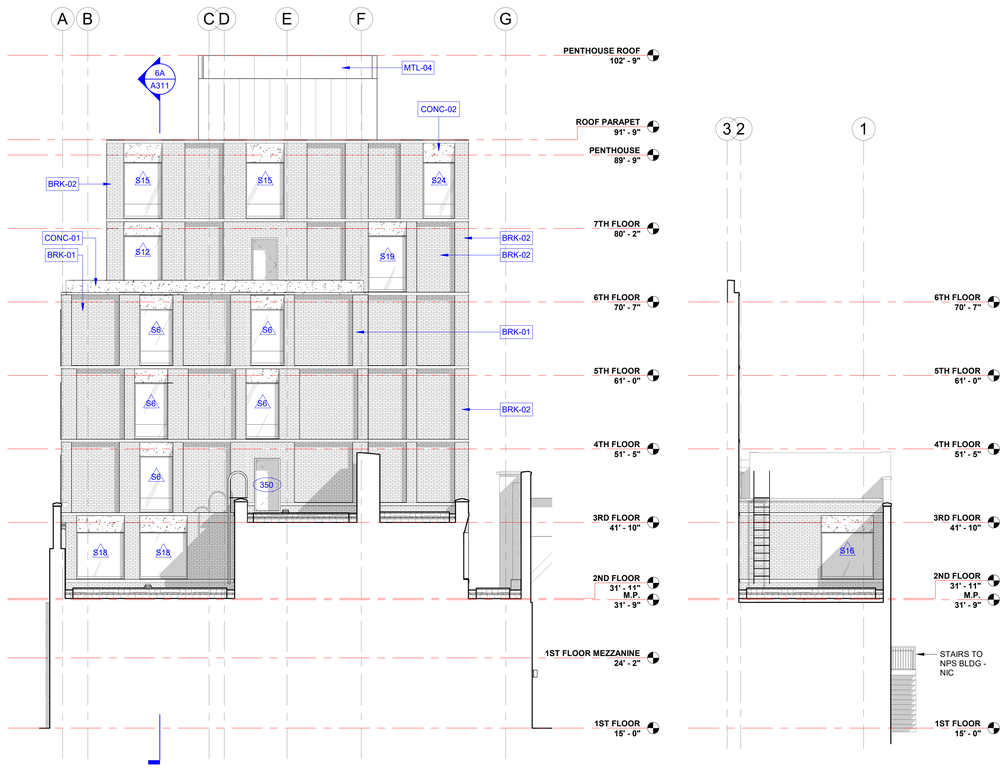
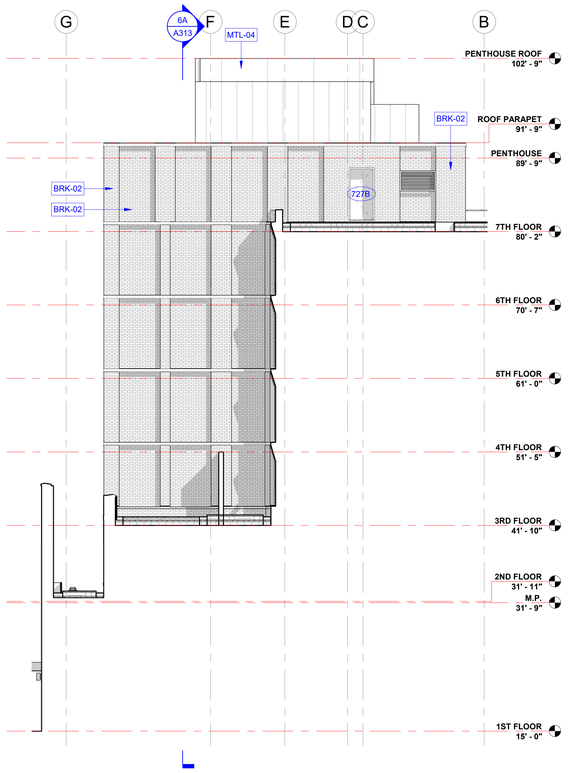


6A WEST ELEVATION

SCALE: 1/8" = 1'-0" DRAWING REF: A701

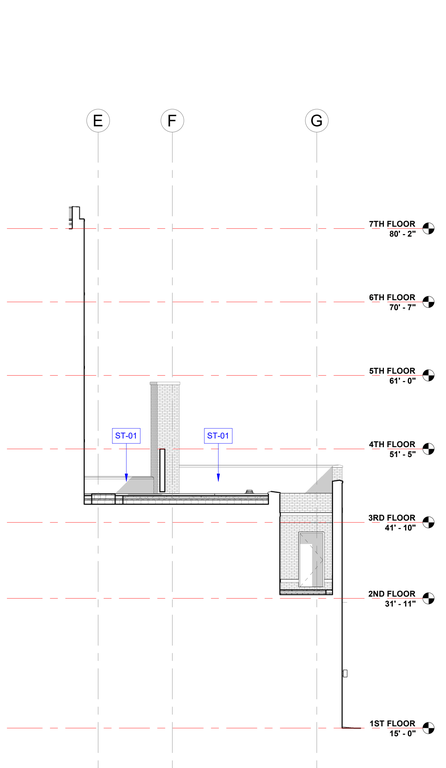
4A NORTH ELEVATION

SCALE: 1/8" = 1'-0" DRAWING REF: A420



3A EAST ELEVATION

SCALE: 1/8" = 1'-0" DRAWING REF: A032.B



2A WEST ELEVATION

SCALE: 1/8" = 1'-0" DRAWING REF: *A419

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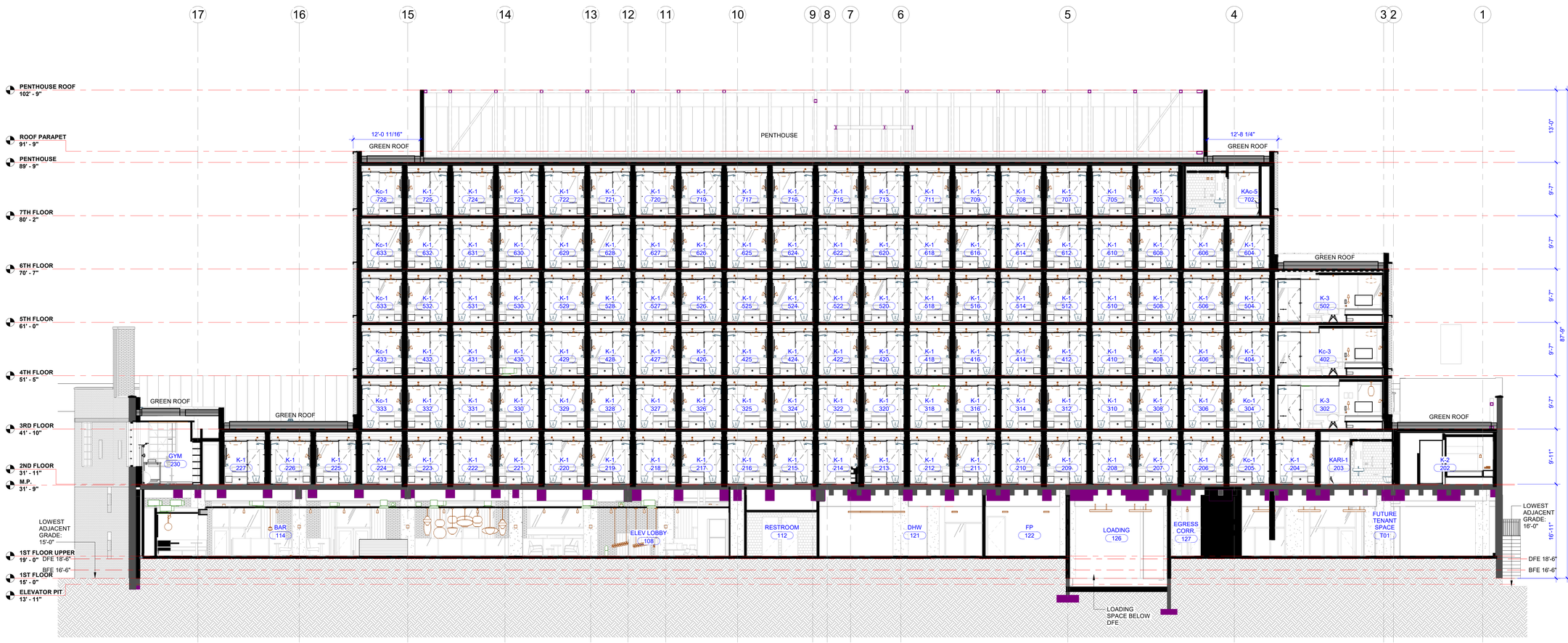
EXTERIOR ELEVATIONS - ROOMBLOCK

A204

DCRA STAMP APPROVAL AREA



6A SECTION W-E FACING NORTH

SCALE: 1/8" = 1'-0"

citizen M hotels

Baskervill

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Georgetown

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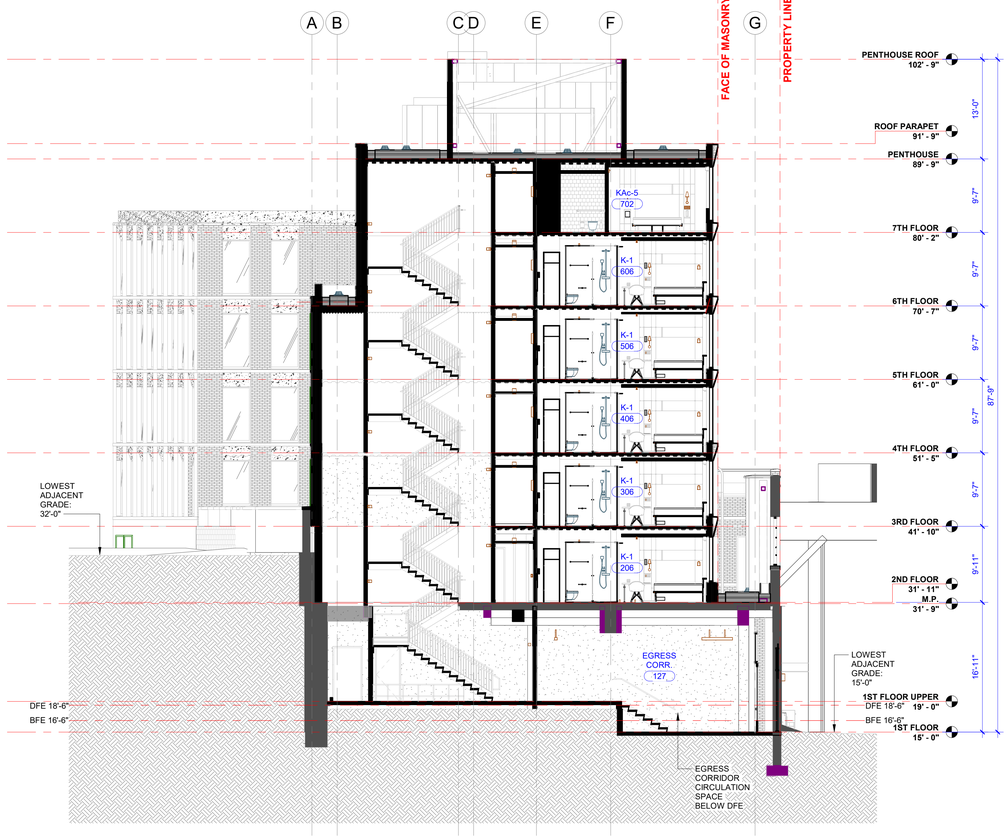
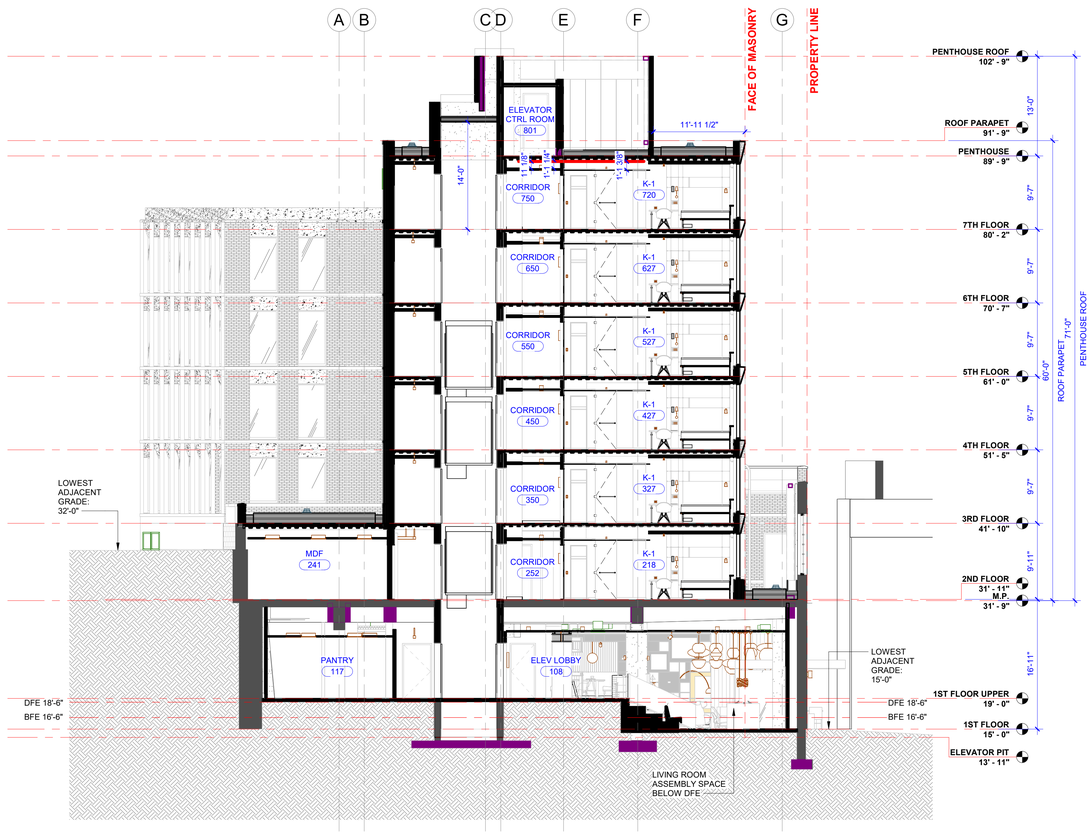
OVERALL BUILDING SECTIONS

A301



6A SECTION N-S FACING EAST

SCALE: 1/8" = 1'-0"



3A SECTION N-S FACING EAST

SCALE: 1/8" = 1'-0"

DCRA STAMP APPROVAL AREA

citizenM hotels

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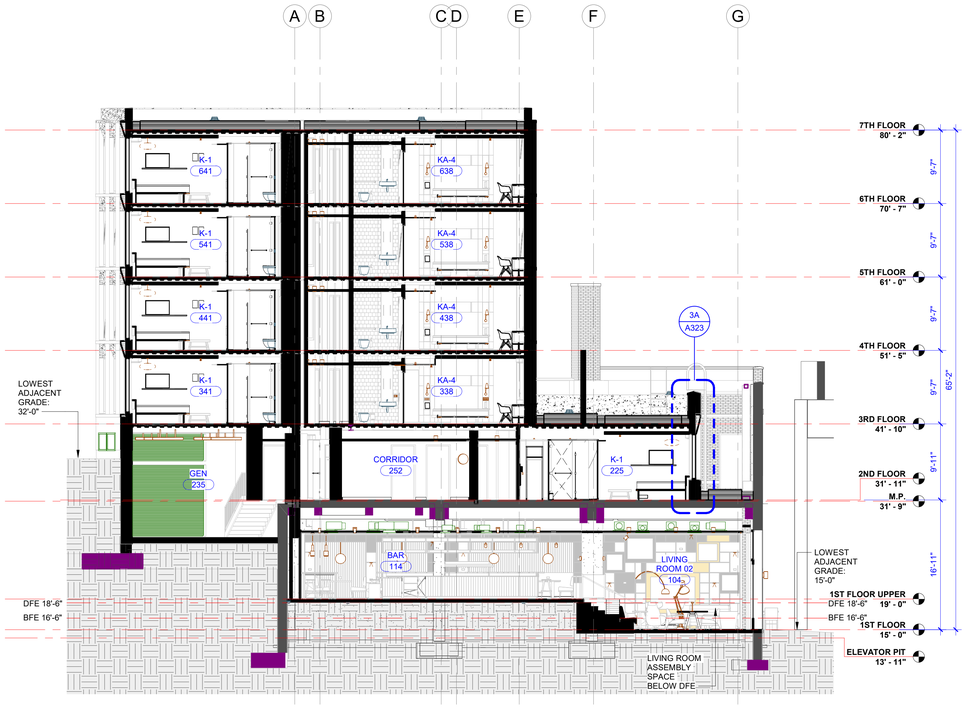
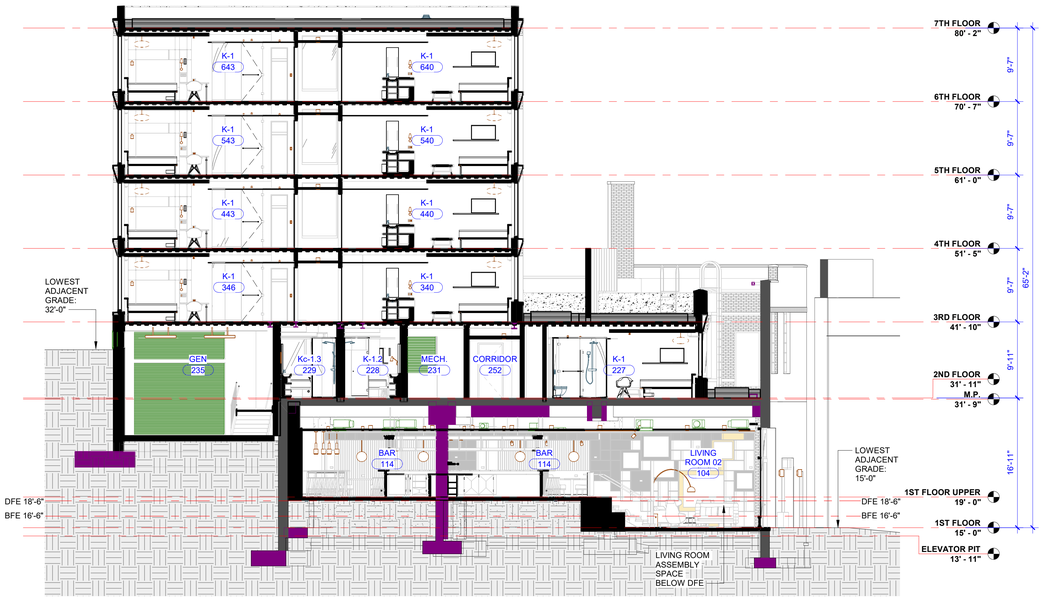
OVERALL BUILDING SECTIONS
A302

DCRA STAMP APPROVAL AREA



6A SECTION N-S FACING EAST

SCALE: 1/8" = 1'-0"



3A SECTION N-S FACING EAST

SCALE: 1/8" = 1'-0"

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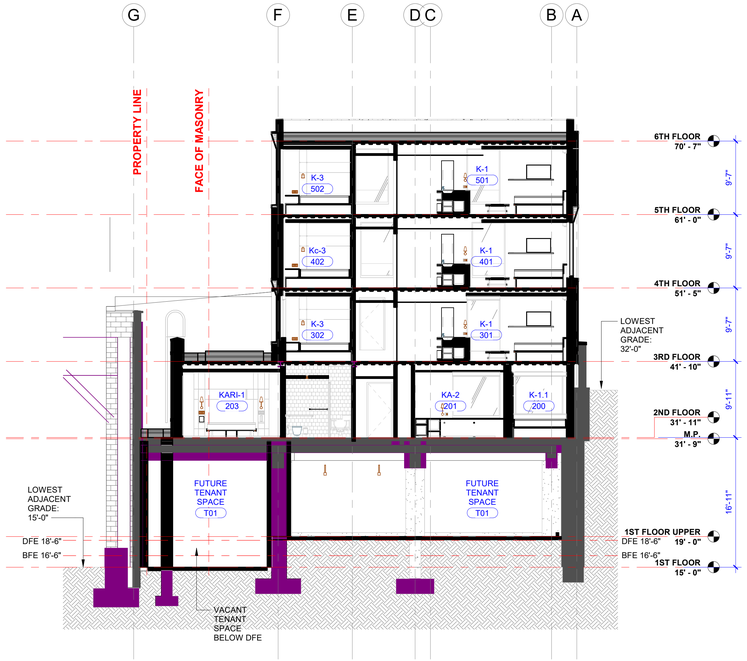
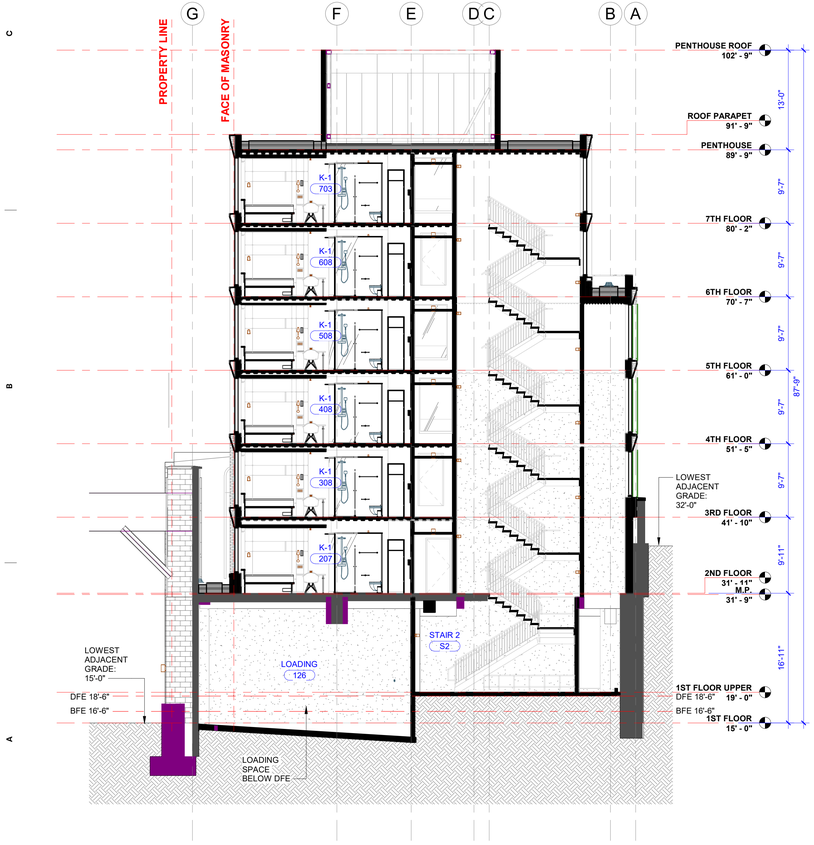
OVERALL BUILDING SECTIONS
A303



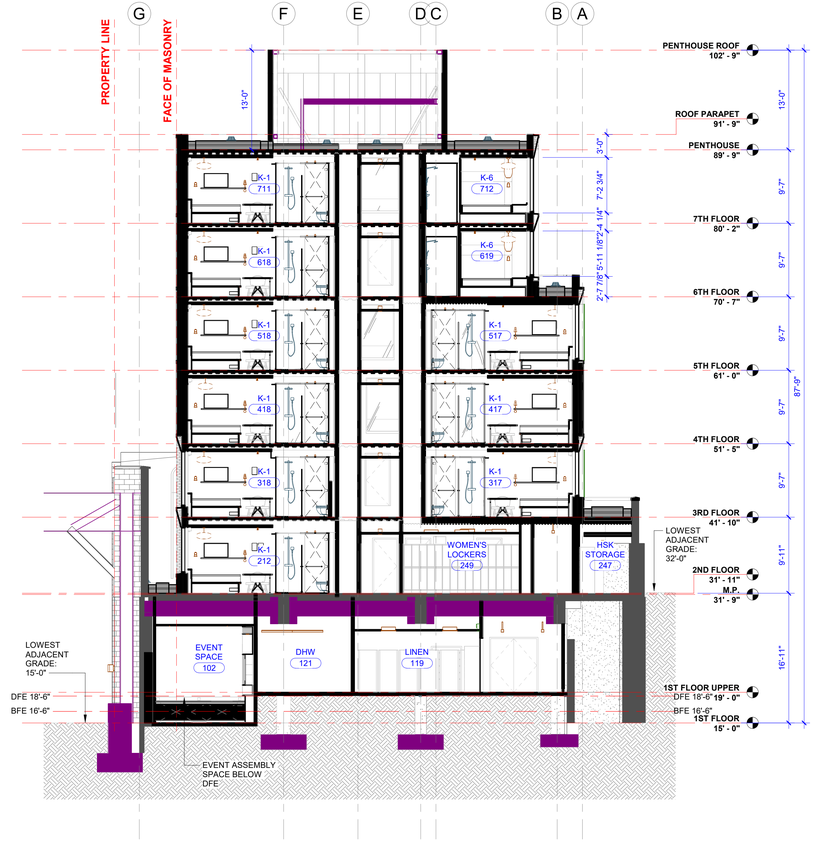
4D SECTION N-S FACING WEST

SCALE: 1/8" = 1'-0"



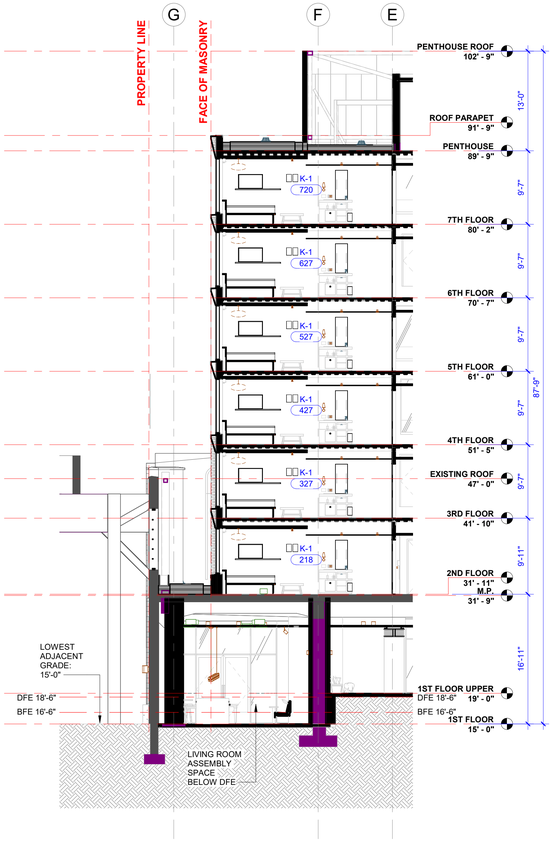
6A SECTION N-S FACING WEST

SCALE: 1/8" = 1'-0"



4A SECTION N-S FACING WEST

SCALE: 1/8" = 1'-0"



2A SECTION N-S FACING WEST

SCALE: 1/8" = 1'-0"

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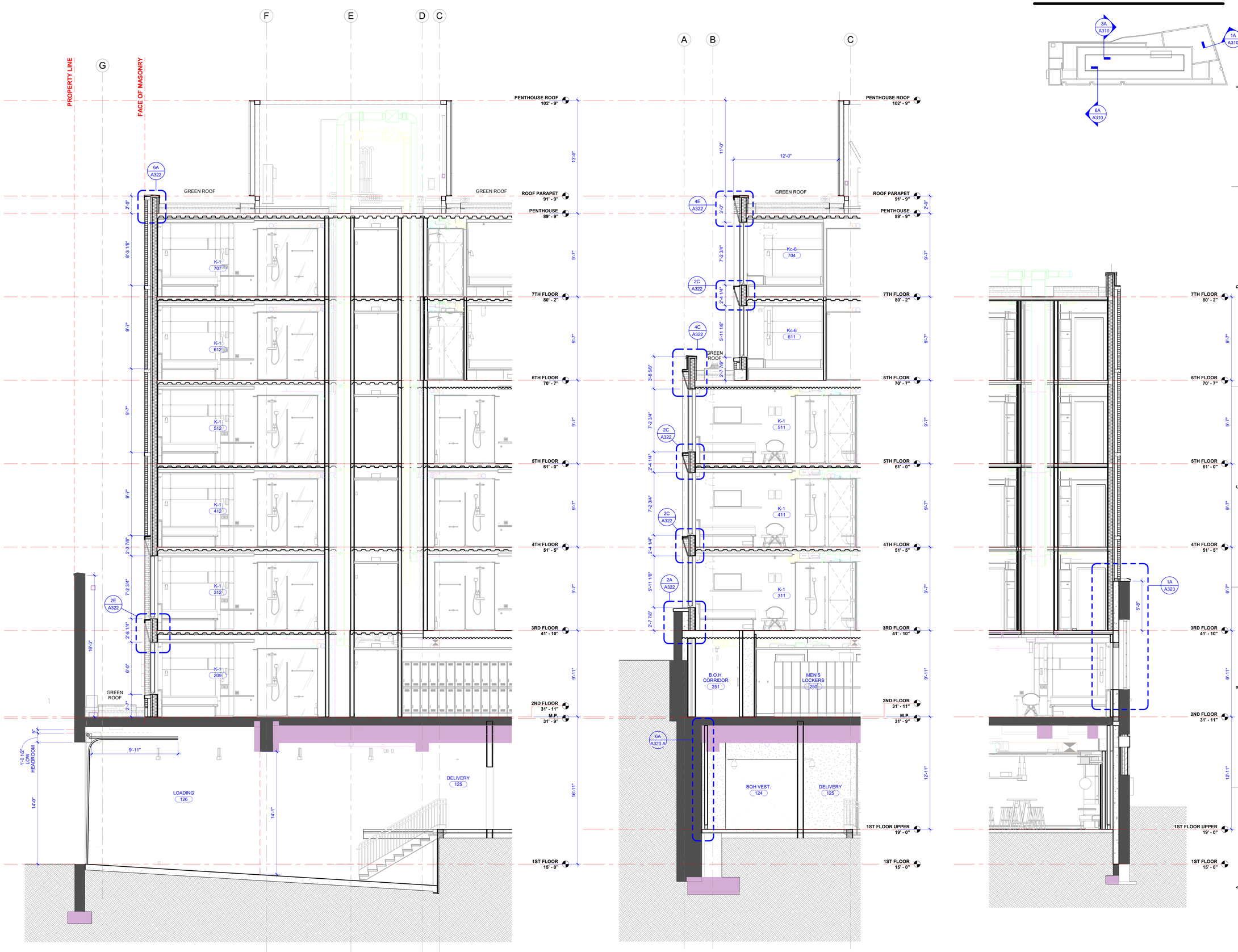
OVERALL BUILDING SECTIONS

A304



KEYPLAN

DCRA STAMP APPROVAL AREA

citizenM hotels

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BASKERVILL, P.O. BOX 400, RICHMOND, VA 23218-0400

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6A EXTERIOR WALL SECTION

SCALE: 1/4" = 1'-0"

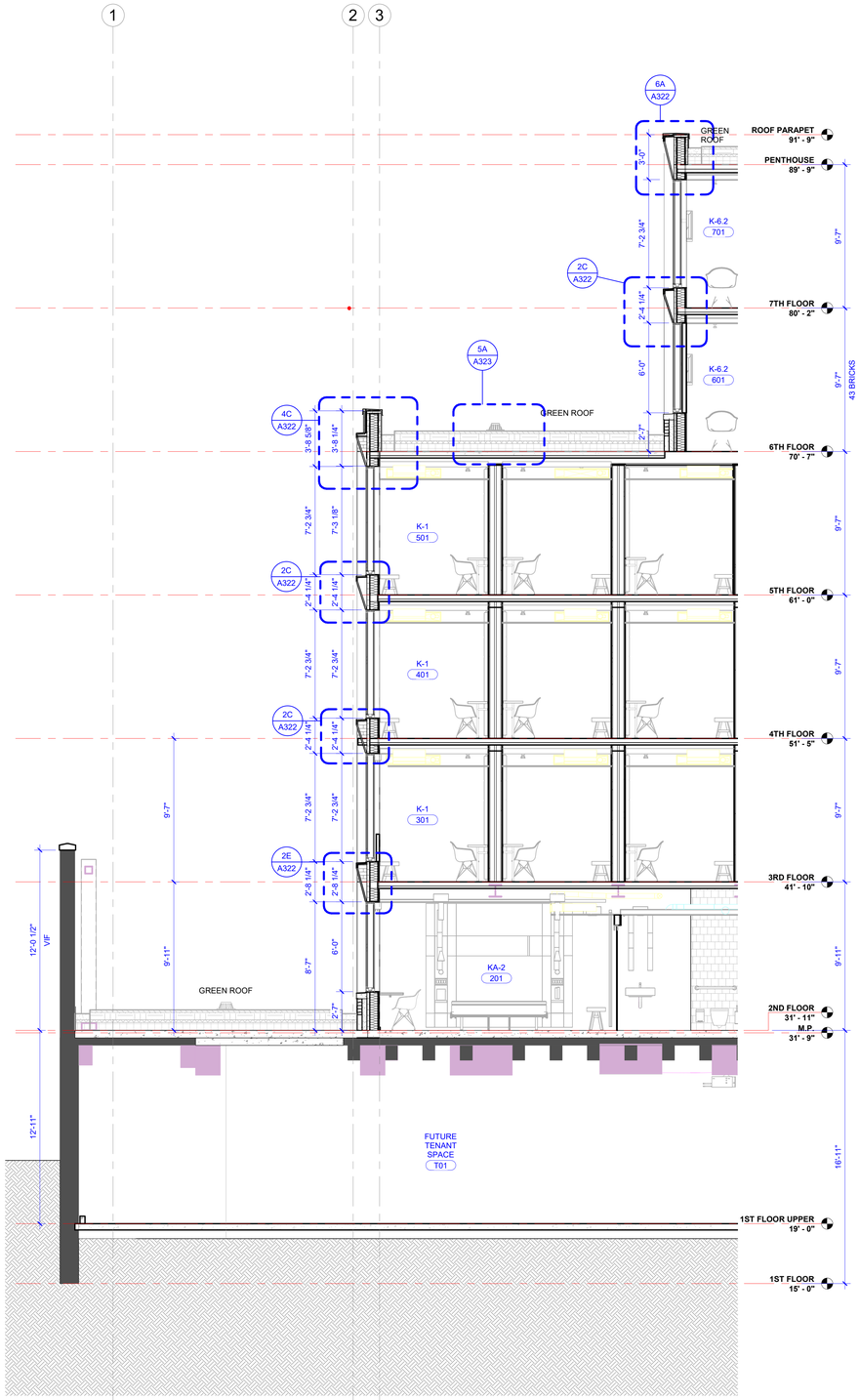
3A EXTERIOR WALL SECTION

SCALE: 1/4" = 1'-0"

1A EXTERIOR WALL SECTION

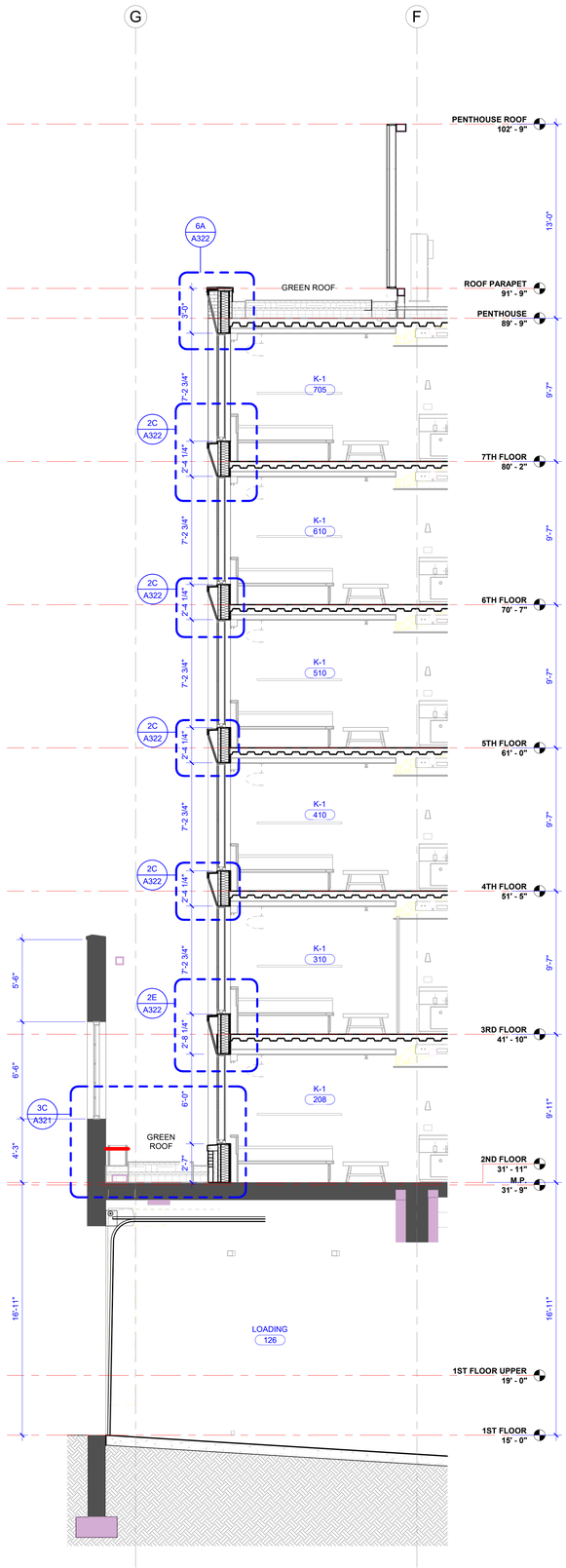
SCALE: 1/4" = 1'-0" DRAWING REF: A111

EXTERIOR WALL SECTIONS
A310



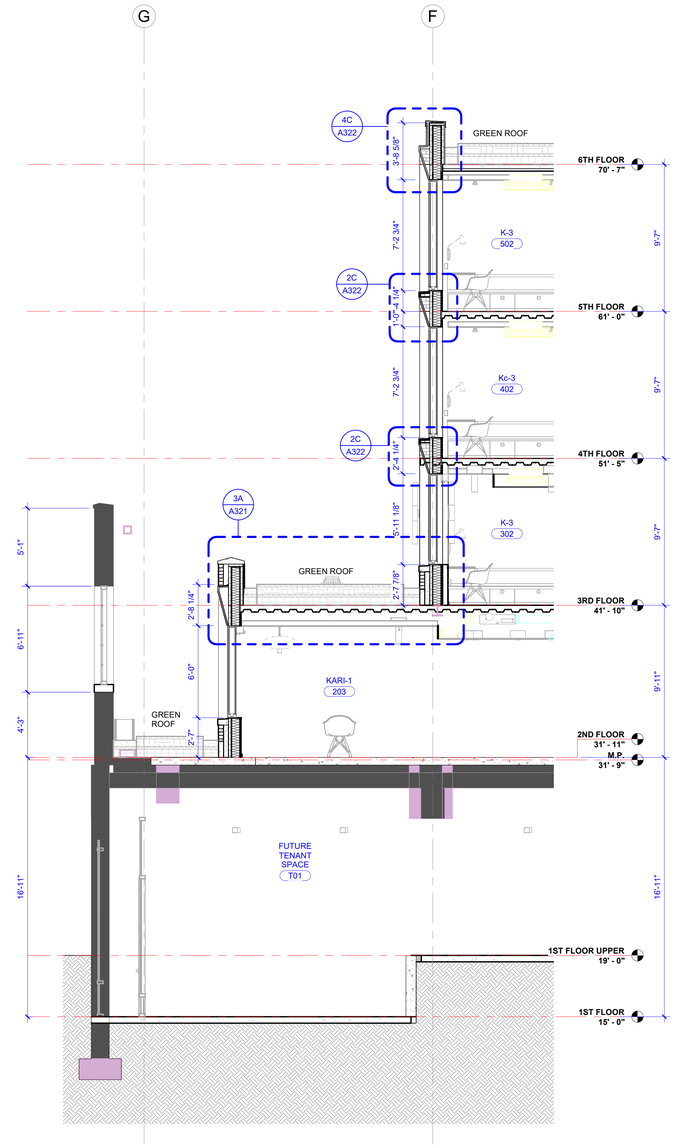
6A EXTERIOR WALL SECTION

SCALE: 1/4" = 1'-0" DRAWING REF: A111



4A EXTERIOR WALL SECTION

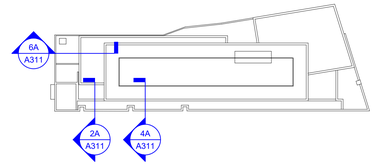
SCALE: 1/4" = 1'-0" DRAWING REF: A111



2A EXTERIOR WALL SECTION

SCALE: 1/4" = 1'-0" DRAWING REF: A111

KEYPLAN



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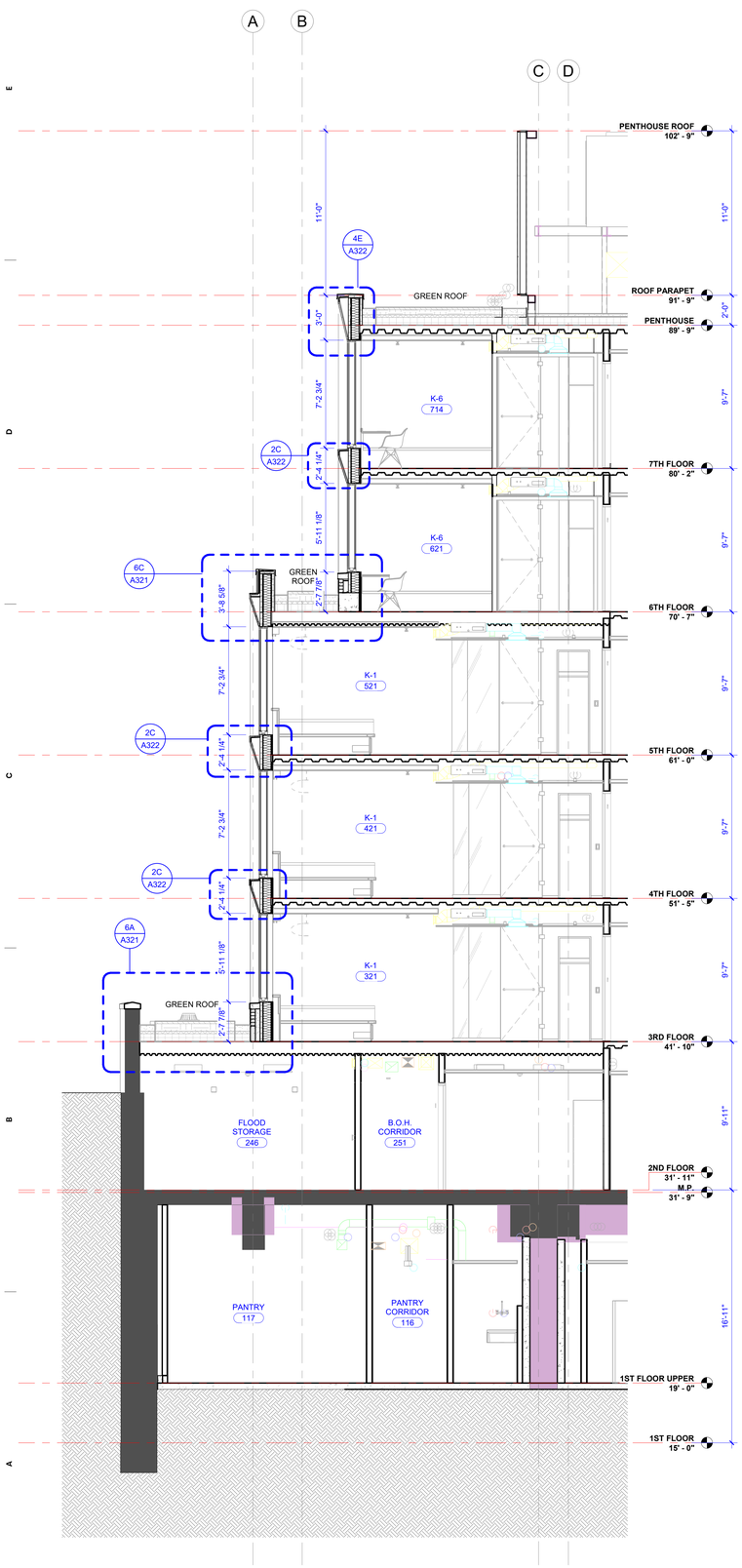
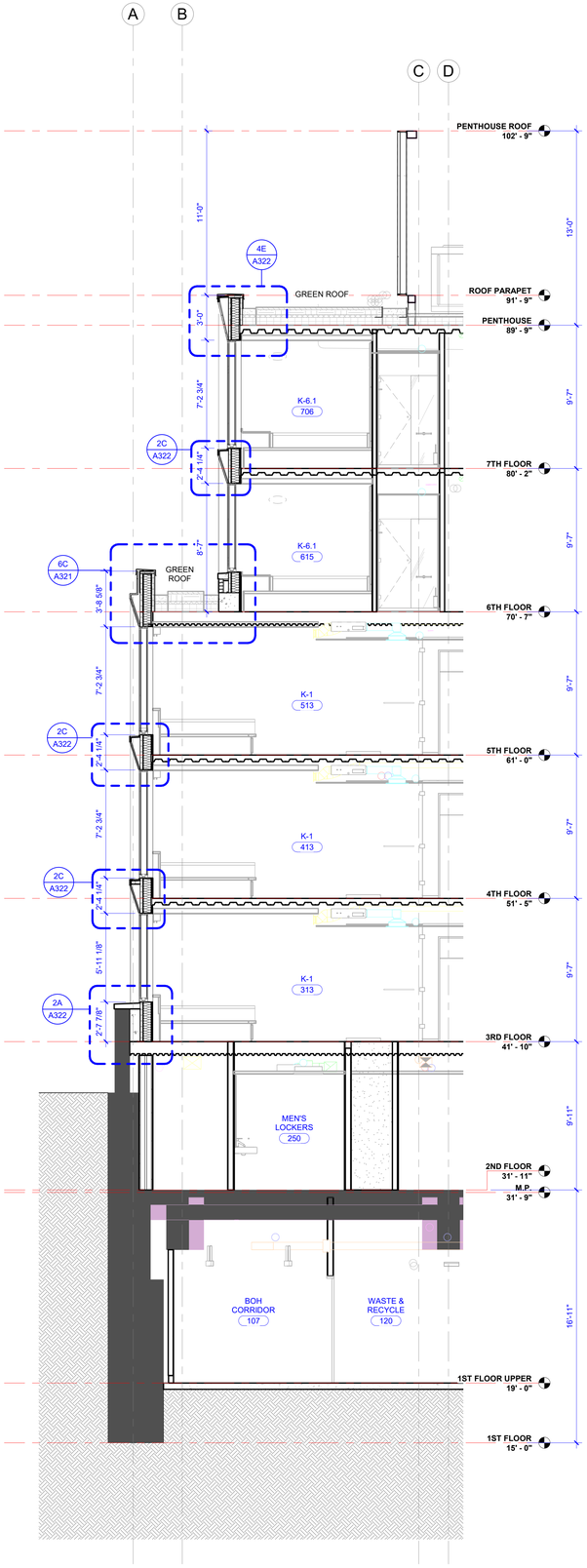
EXTERIOR WALL SECTIONS
A311



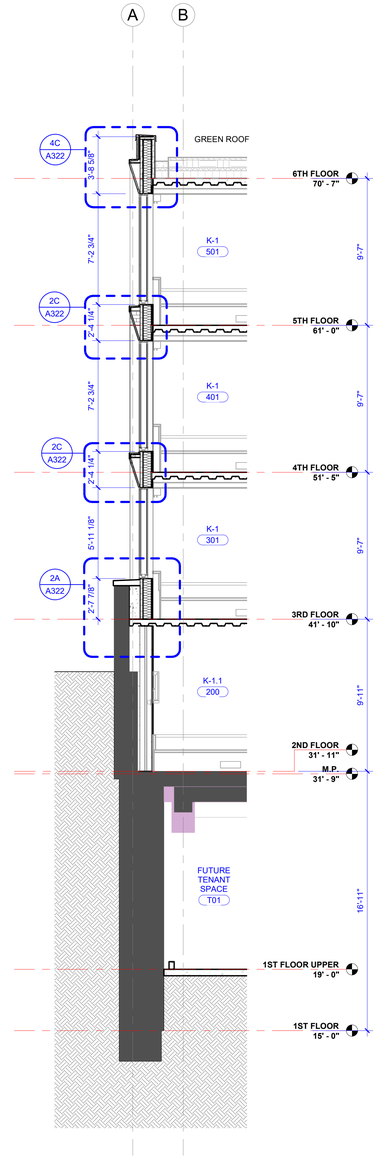
6A EXTERIOR WALL SECTION

SCALE: 1/4" = 1'-0" DRAWING REF: A111



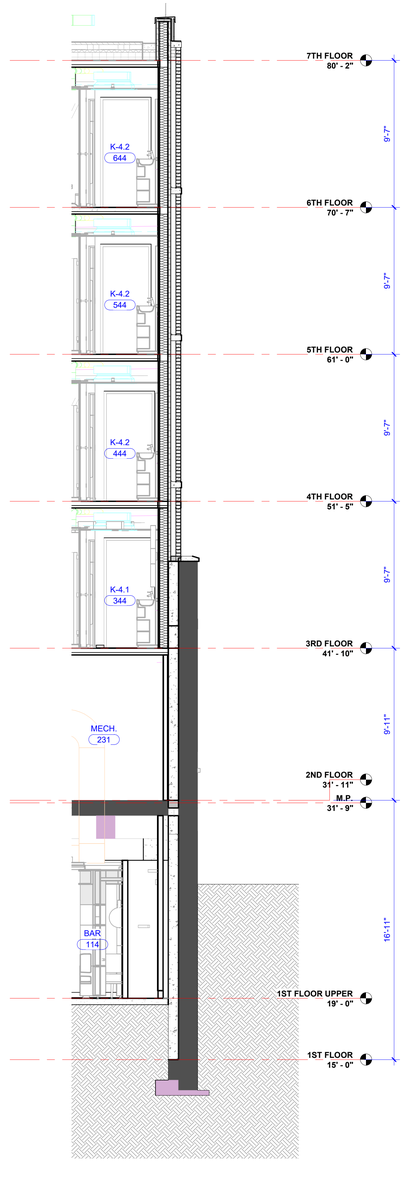
4A EXTERIOR WALL SECTION

SCALE: 1/4" = 1'-0" DRAWING REF: A111



2A EXTERIOR WALL SECTION

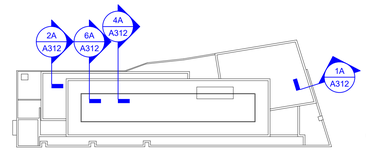
SCALE: 1/4" = 1'-0" DRAWING REF: A111



1A EXTERIOR WALL SECTION

SCALE: 1/4" = 1'-0" DRAWING REF: A111

KEYPLAN



DCRA STAMP APPROVAL AREA

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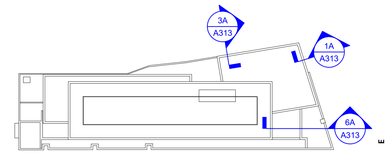
EXTERIOR WALL SECTIONS

A312

KEYPLAN



DCRA STAMP APPROVAL AREA

citizenM hotels

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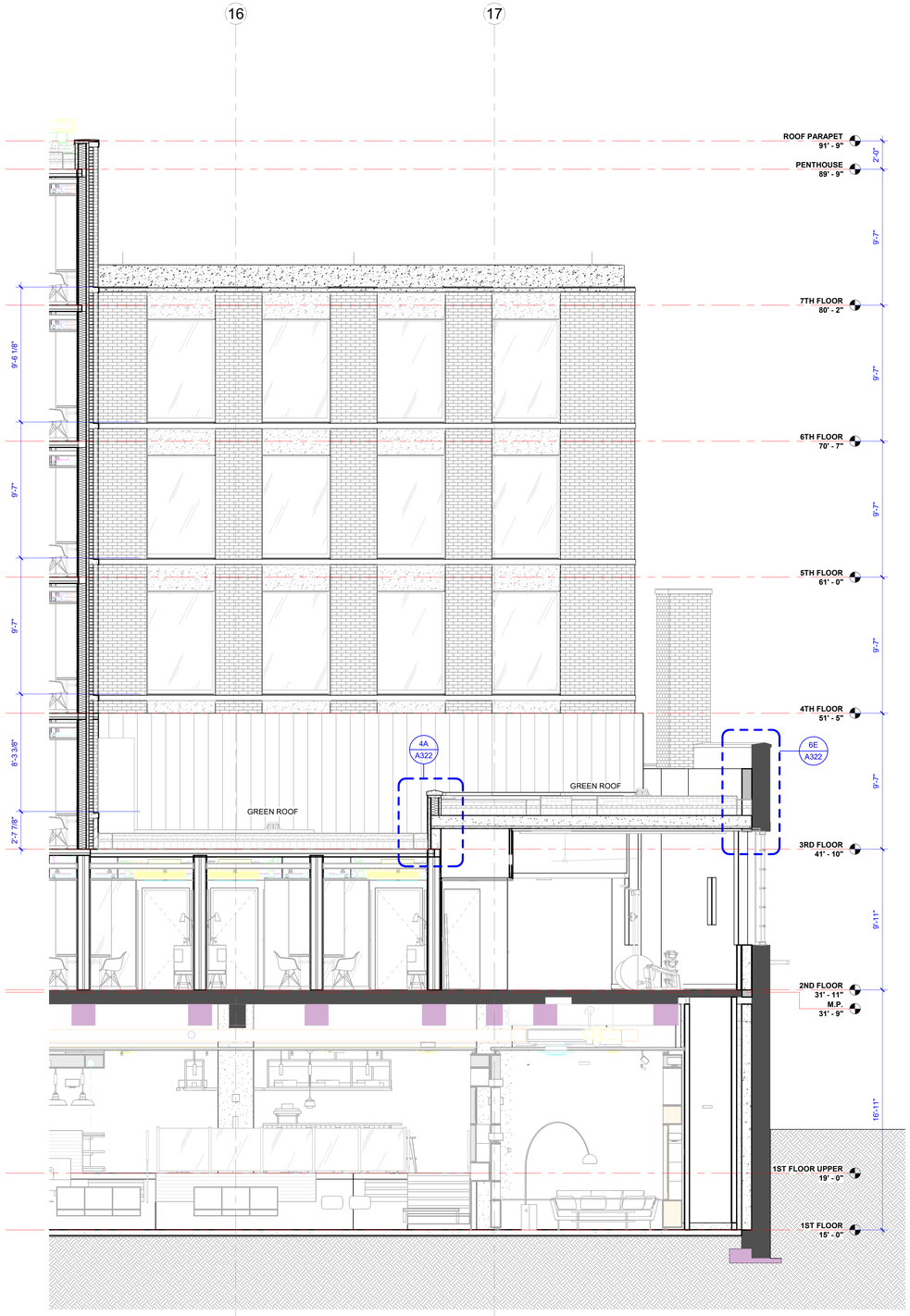
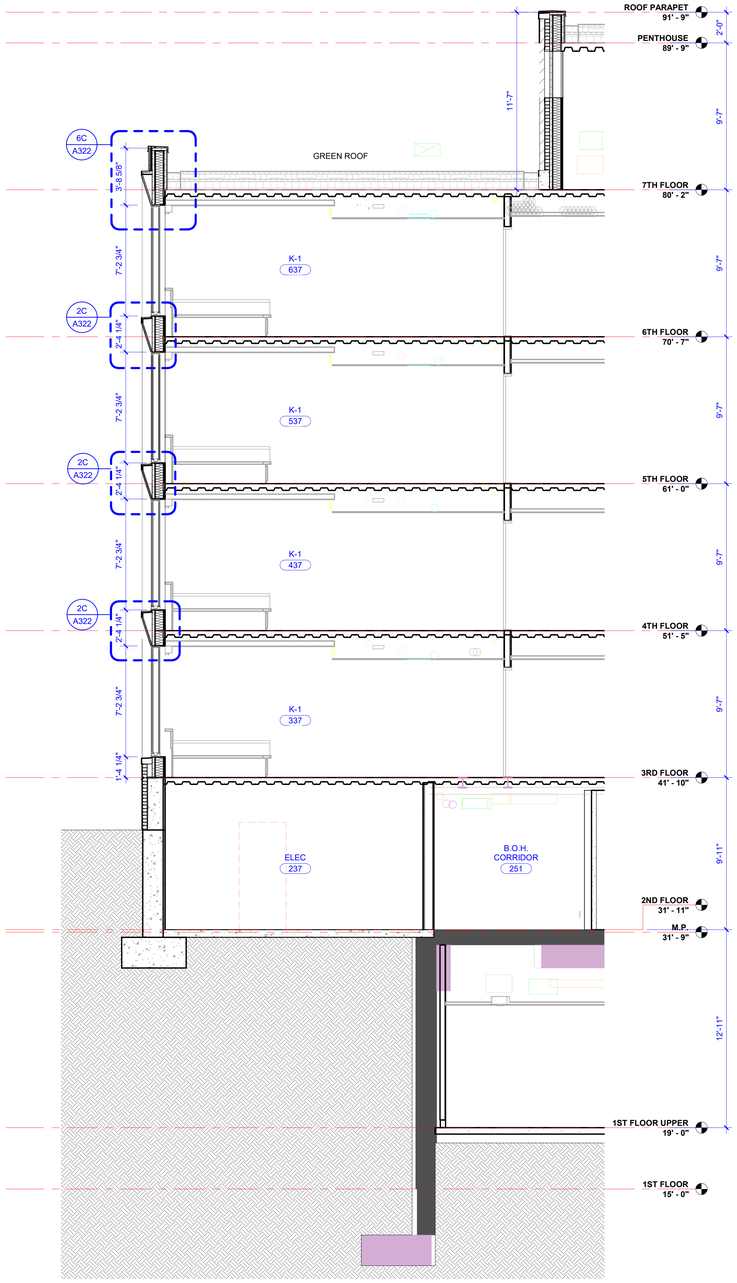


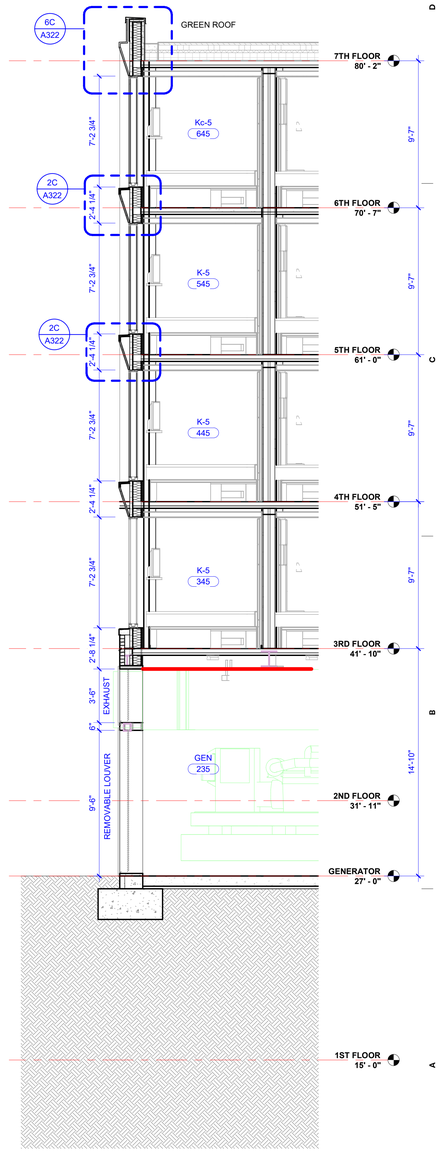
6A EXTERIOR WALL SECTION

SCALE: 1/4" = 1'-0" DRAWING REF: *A419



3A EXTERIOR WALL SECTION

SCALE: 1/4" = 1'-0" DRAWING REF: A111



1A EXTERIOR WALL SECTION

SCALE: 1/4" = 1'-0" DRAWING REF: A112

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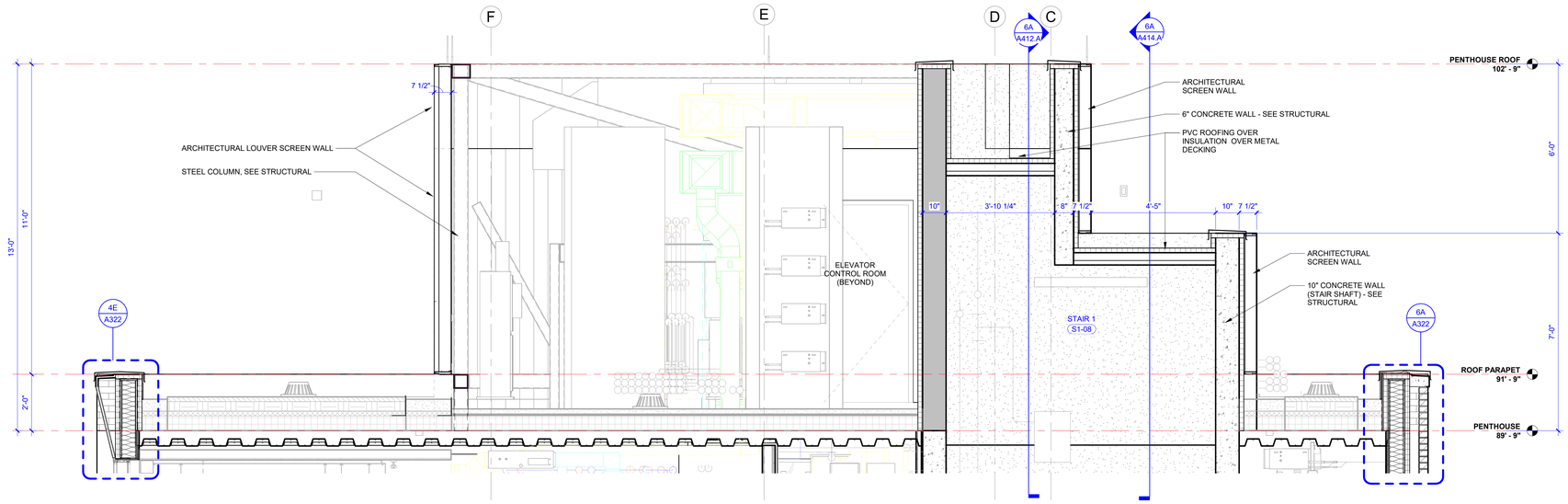
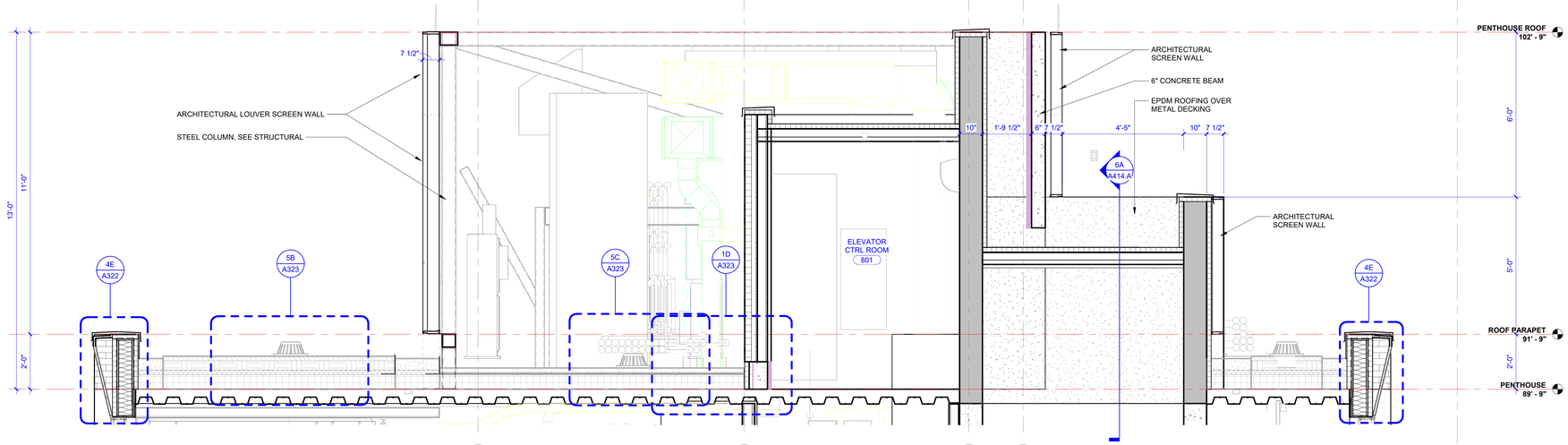
EXTERIOR WALL SECTIONS
A313



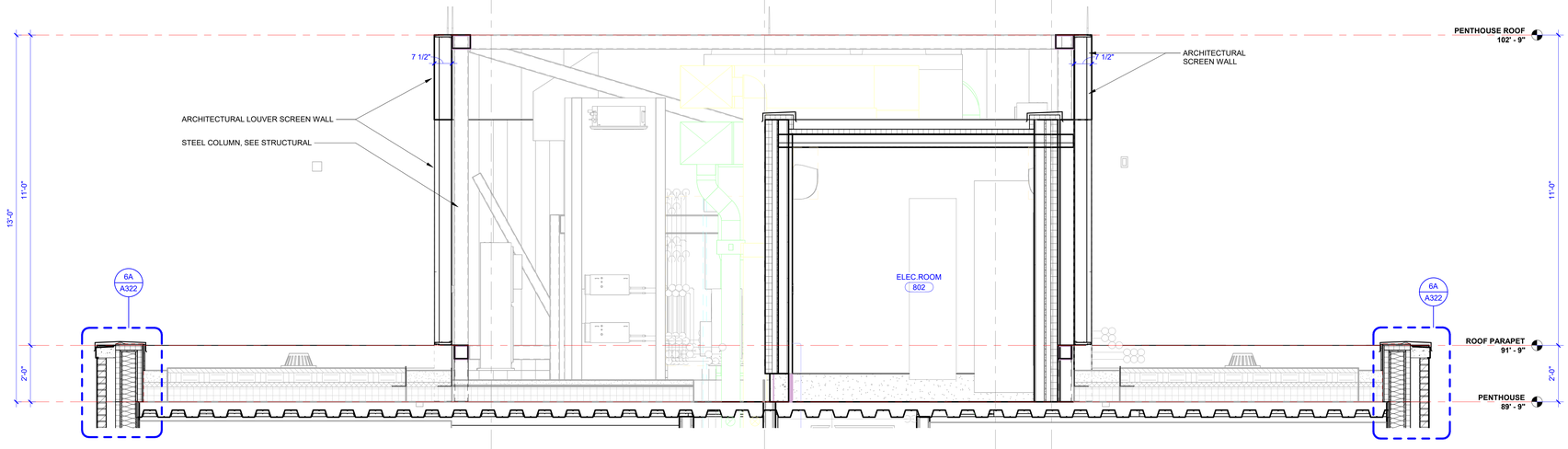
5E EXTERIOR WALL SECTION - PENTHOUSE

SCALE: 1/2" = 1'-0" DRAWING REF: A118



5C EXTERIOR WALL SECTION - PENTHOUSE

SCALE: 1/2" = 1'-0" DRAWING REF: A118



5A EXTERIOR WALL SECTION - PENTHOUSE

SCALE: 1/2" = 1'-0" DRAWING REF: A118

DCRA STAMP APPROVAL AREA

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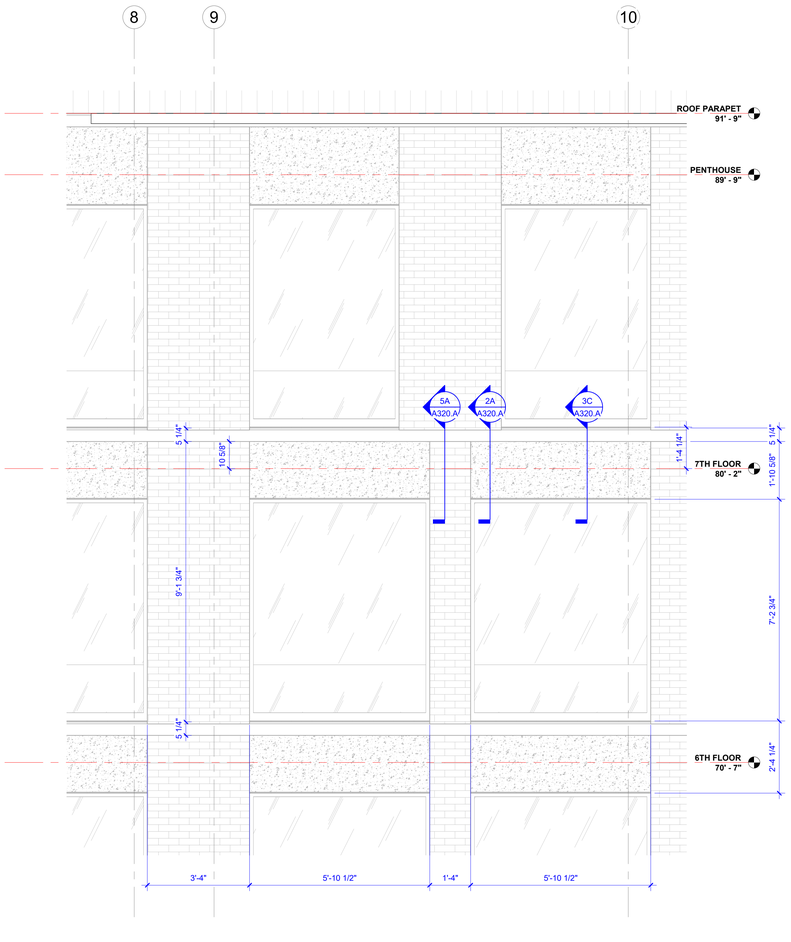
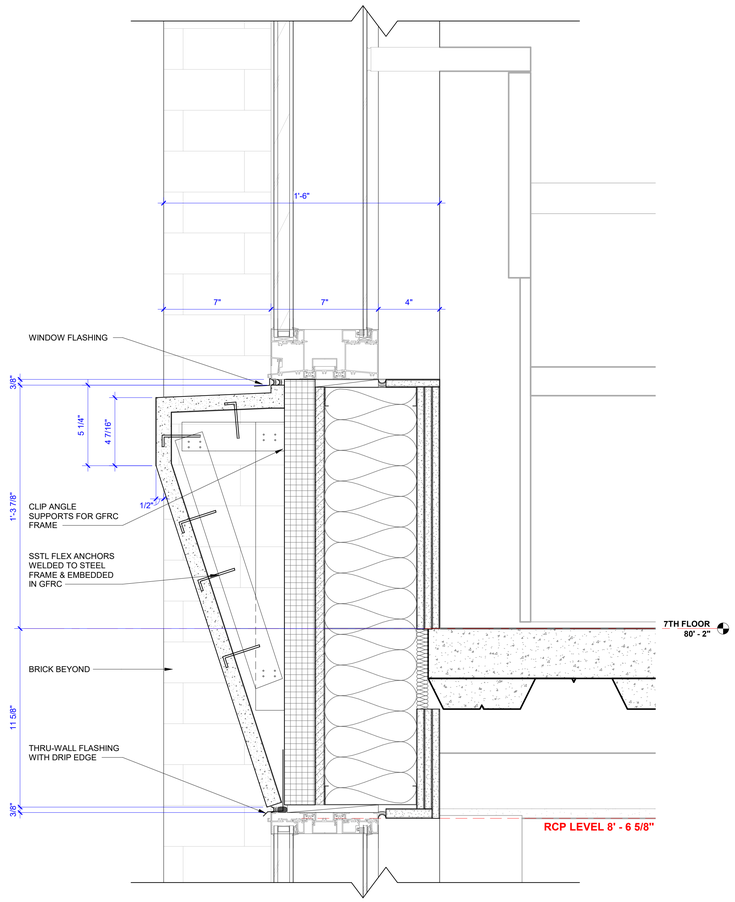
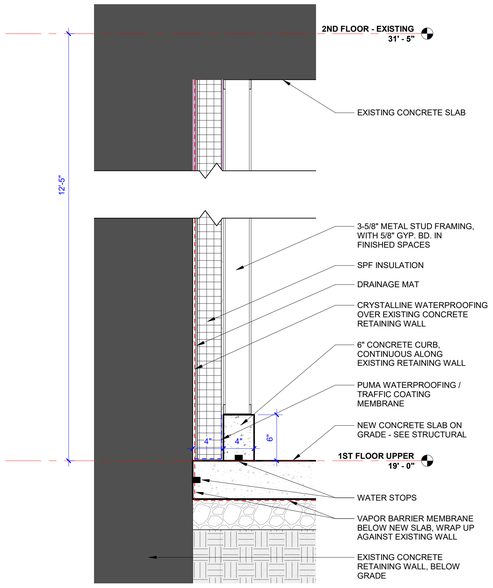
EXTERIOR WALL SECTIONS - PENTHOUSE

A314

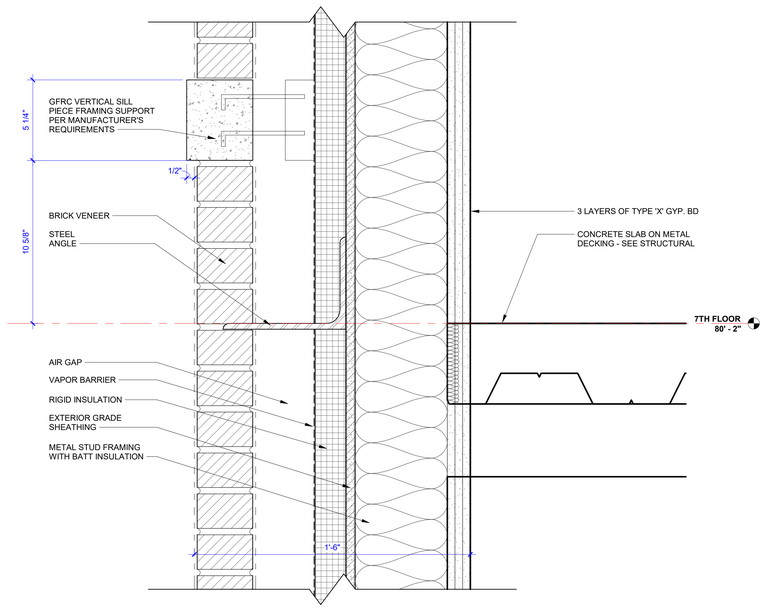






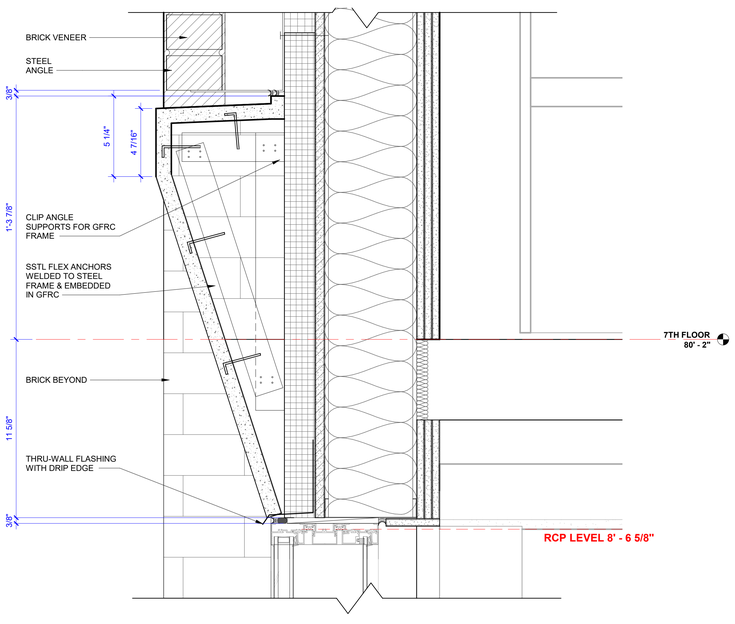
6C ENLARGED ELEVATION - SOUTH

SCALE: 1/2" = 1'-0"



3C SECTION DETAIL - DECORATIVE HEAD/SILL JAMB

SCALE: 3" = 1'-0"



6A SECTION DETAIL - TYP. WATERPROOFING @ EXIST. FOUNDATION

SCALE: 1 1/2" = 1'-0" DRAWING REF: A111

5A SECTION DETAIL - DECORATIVE HEAD/SILL JAMB

SCALE: 3" = 1'-0" DRAWING REF: A320.A

2A SECTION DETAIL - DECORATIVE HEAD/SILL JAMB

SCALE: 3" = 1'-0" DRAWING REF: A320.A

DCRA STAMP APPROVAL AREA

citizenM hotels

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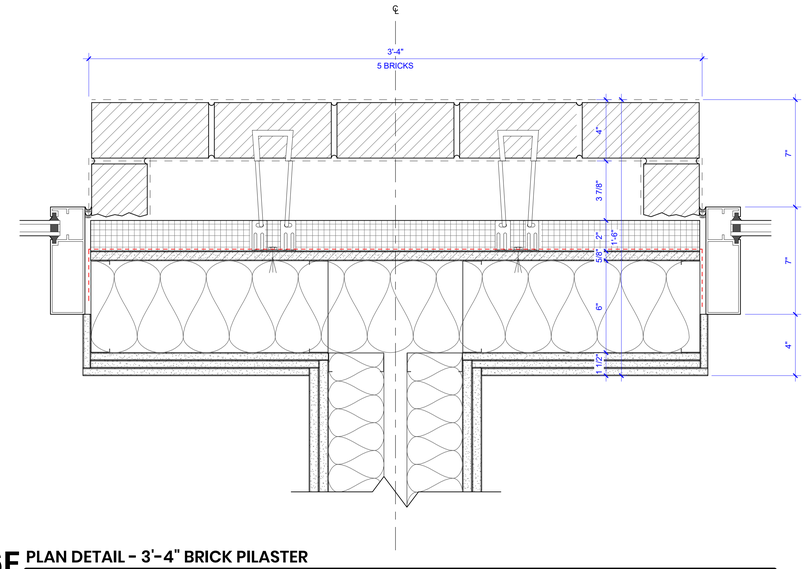
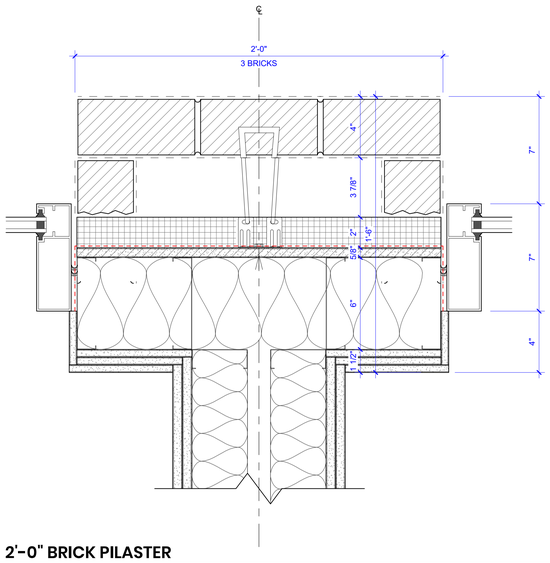
ENLARGED EXTERIOR
ELEVATIONS AND DETAILS
A320.A

BASKERVILL, P.O. BOX 400, RICHMOND, VA 23218-0400



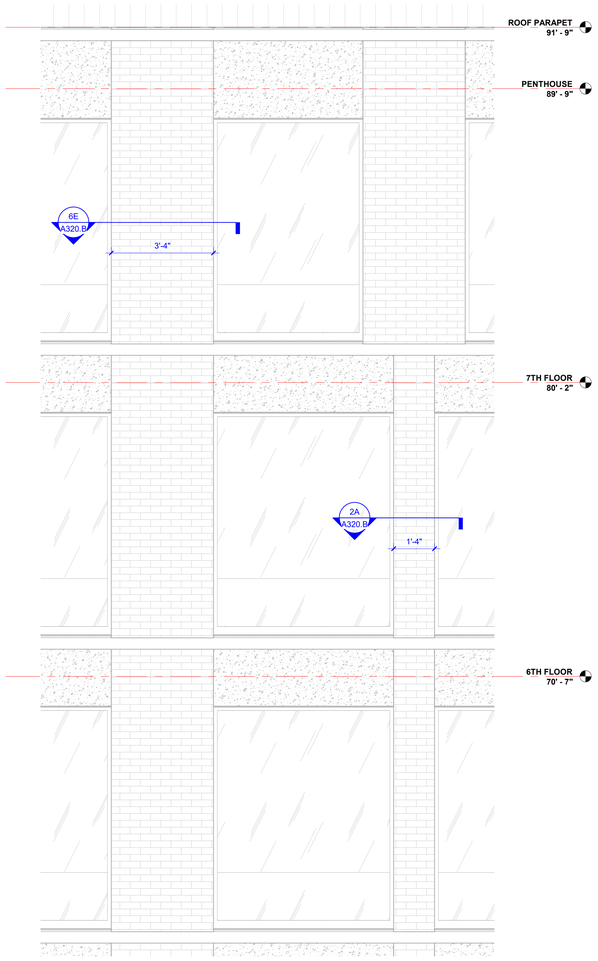
6E PLAN DETAIL - 3'-4" BRICK PILASTER

SCALE: 3" = 1'-0" DRAWING REF: A320.B



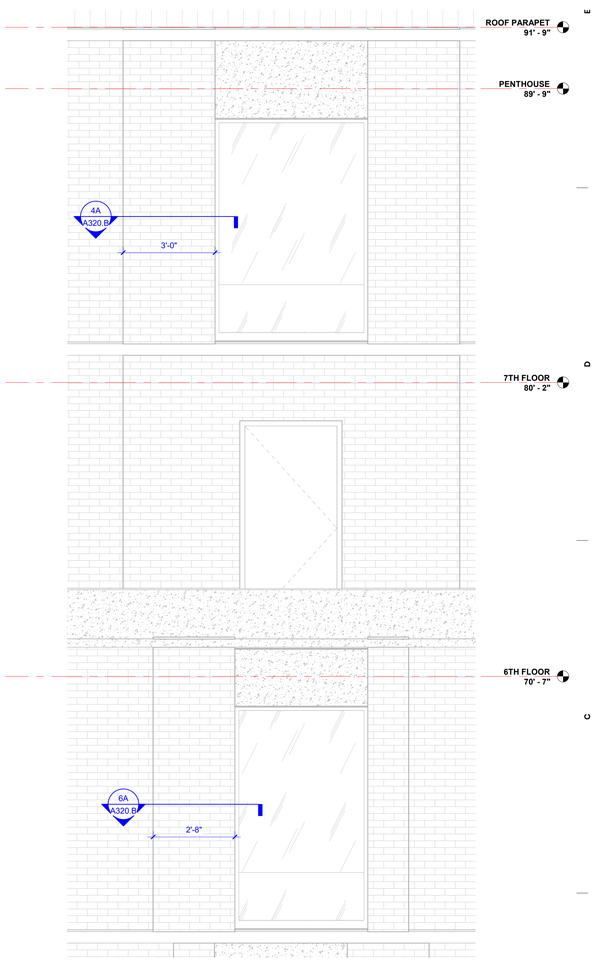
6C PLAN DETAIL - 2'-0" BRICK PILASTER

SCALE: 3" = 1'-0"



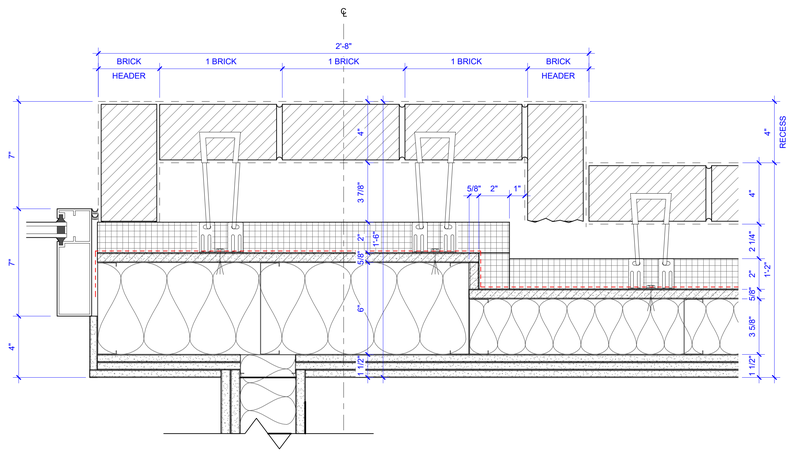
4C ENLARGED ELEVATION - SOUTH

SCALE: 1/2" = 1'-0" DRAWING REF: A201



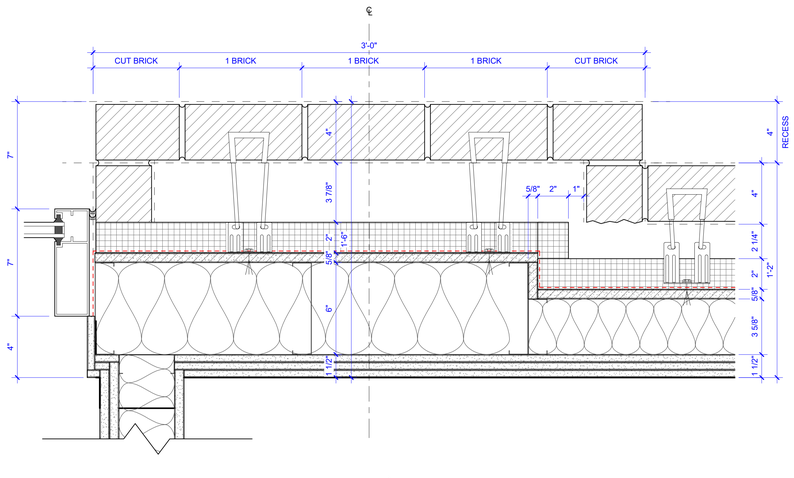
2C ENLARGED ELEVATION - WEST

SCALE: 1/2" = 1'-0" DRAWING REF: A202



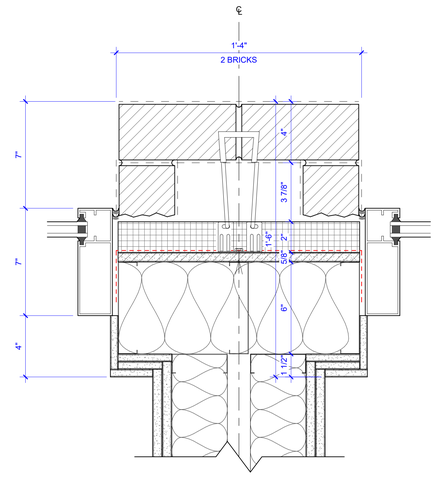
6A PLAN DETAIL - 2'-8" BRICK PILASTER

SCALE: 3" = 1'-0" DRAWING REF: A320.B



4A PLAN DETAIL - 3'-0" BRICK PILASTER

SCALE: 3" = 1'-0" DRAWING REF: A320.B



2A PLAN DETAIL - 1'-4" BRICK PILASTER

SCALE: 3" = 1'-0" DRAWING REF: A320.B

DCRA STAMP APPROVAL AREA

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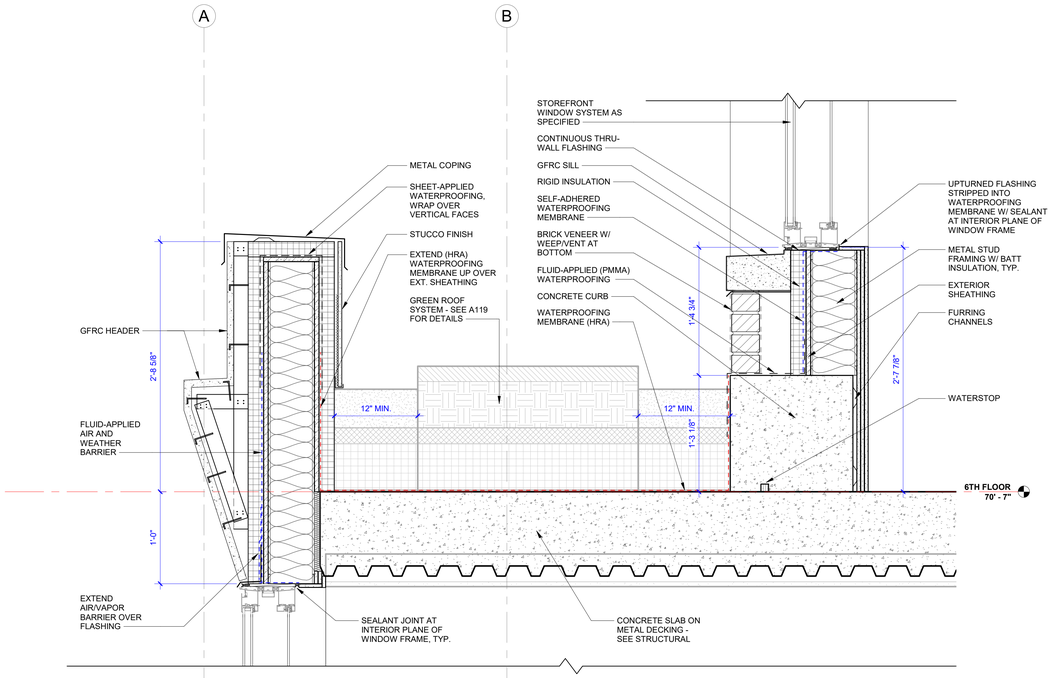
ENLARGED EXTERIOR ELEVATIONS AND DETAILS

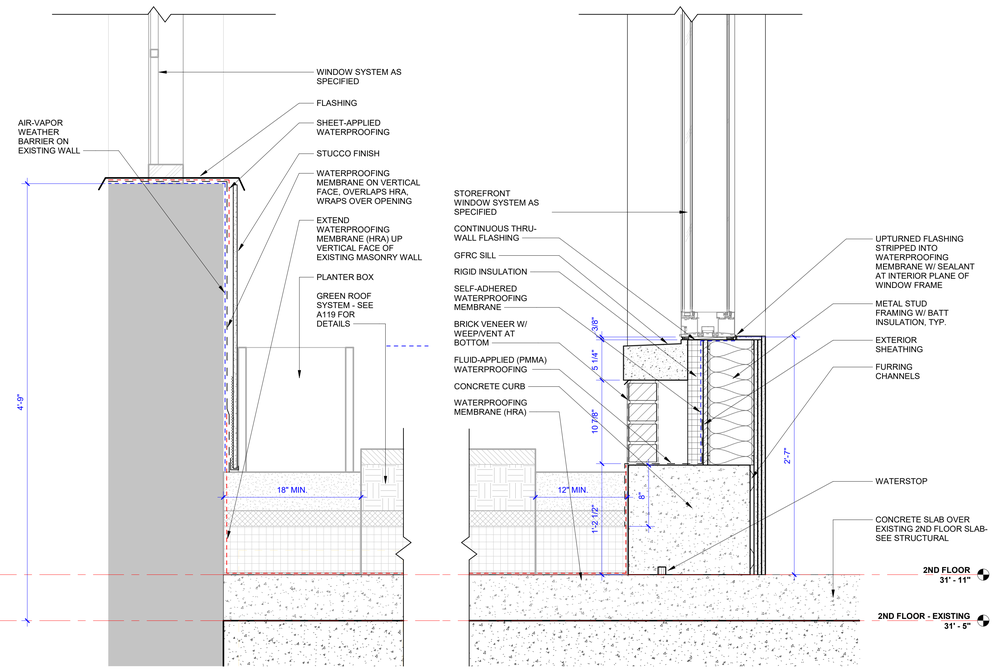
A320.B



NOTE: REFER TO THIS DETAIL FOR TYPICAL WATERPROOFING AT GREEN ROOFS.

6C DETAIL - GREEN ROOF - 6TH FLOOR

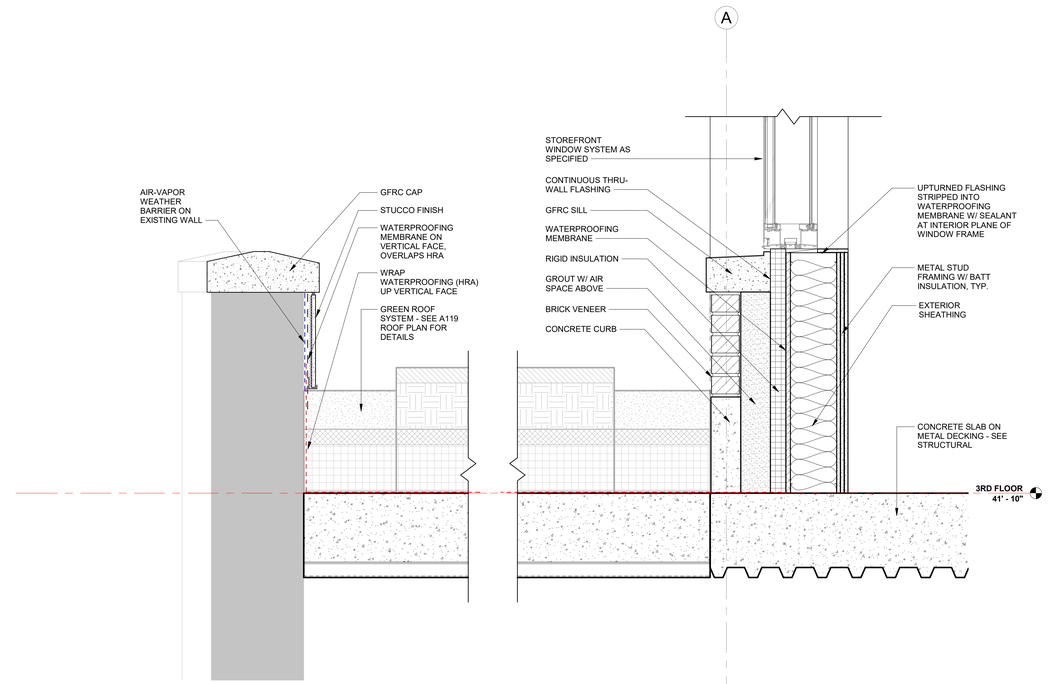
SCALE: 1 1/2" = 1'-0" DRAWING REF: A312



NOTE: REFER TO 6C/A321 FOR TYPICAL WATERPROOFING AT GREEN ROOFS.

3C DETAIL - GREEN ROOF - 2ND FLOOR

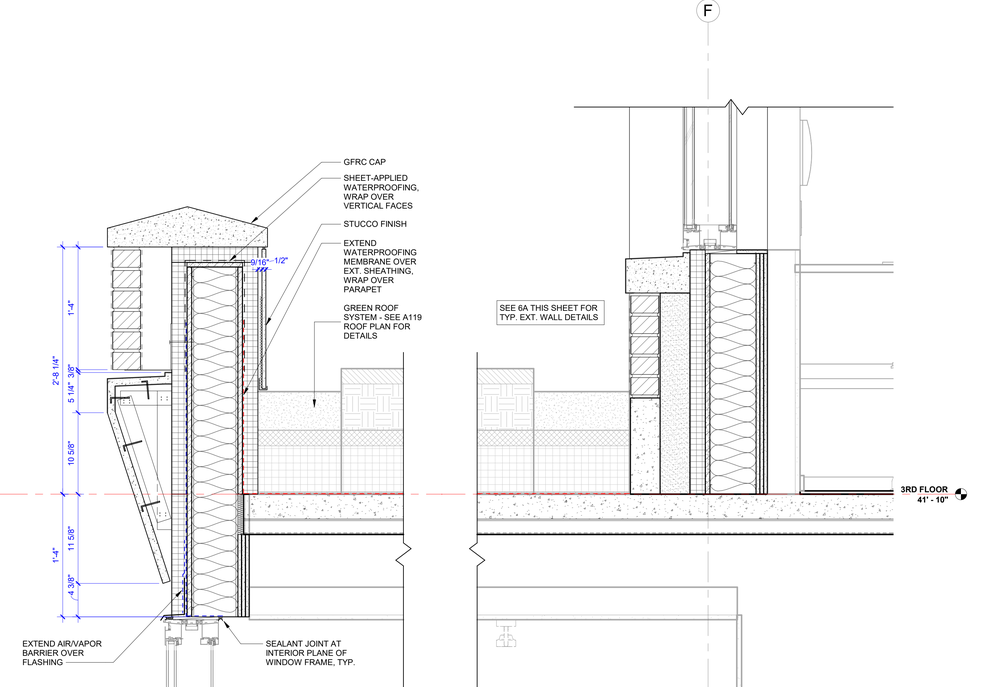
SCALE: 1 1/2" = 1'-0" DRAWING REF: A311



NOTE: REFER TO 6C/A321 FOR TYPICAL WATERPROOFING AT GREEN ROOFS.

6A DETAIL - GREEN ROOF - 3RD FLOOR

SCALE: 1 1/2" = 1'-0" DRAWING REF: A312



NOTE: REFER TO 6C/A321 FOR TYPICAL WATERPROOFING AT GREEN ROOFS.

3A DETAIL - GREEN ROOF - 3RD FLOOR

SCALE: 1 1/2" = 1'-0" DRAWING REF: A311

DCRA STAMP APPROVAL AREA

citizen M hotels

Baskervill

BASKERVILL, P.O. BOX 400, RICHMOND, VA 23218-0400

DISTRICT OF COLUMBIA
TERESA CALLAWAY
ARC200990
10/03/2022
LICENSED ARCHITECT

PROJECT NUMBER
2210437.0

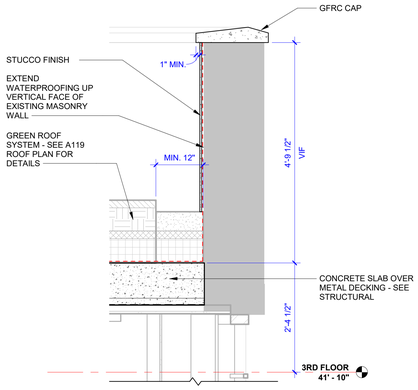
citizenM Georgetown

3401 K STREET, NW WASHINGTON, DC 20007

ISSUE
09/30/22 -
STAGE 4.0 | PERMIT SET

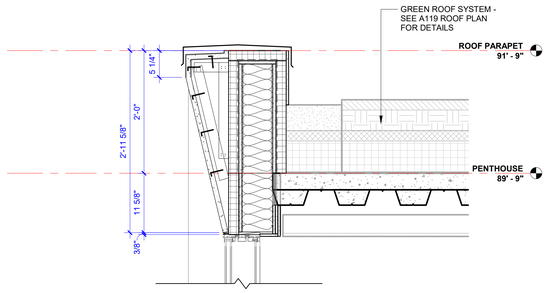
ENLARGED EXTERIOR DETAILS

A321



6E DETAIL - PARAPET WALL - FITNESS ROOF

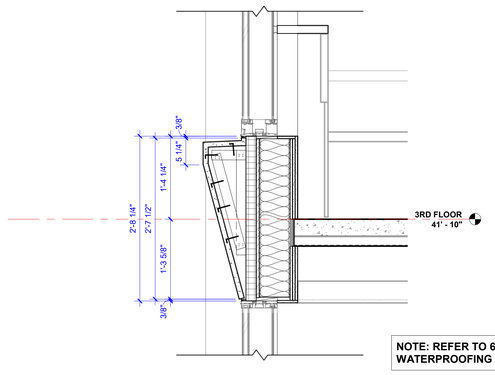
SCALE: 3/4" = 1'-0" DRAWING REF: A313



NOTE: REFER TO 6C/A321 FOR TYPICAL WATERPROOFING AT GREEN ROOFS.

4E DETAIL - PARAPET WALL - PENTHOUSE

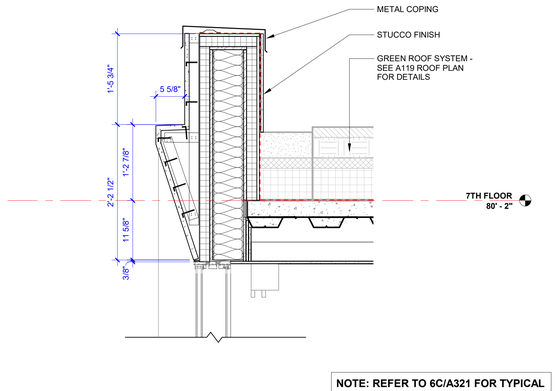
SCALE: 1" = 1'-0" DRAWING REF: A310



NOTE: REFER TO 6C/A321 FOR TYPICAL WATERPROOFING AT GREEN ROOFS.

2E DETAIL - TYPICAL GFRC SILL - 3RD FLOOR

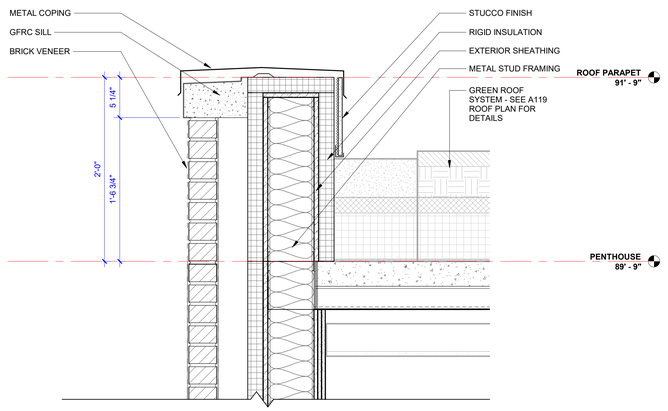
SCALE: 1" = 1'-0" DRAWING REF: A310



NOTE: REFER TO 6C/A321 FOR TYPICAL WATERPROOFING AT GREEN ROOFS.

6C DETAIL - PARAPET WALL - 7TH FLOOR

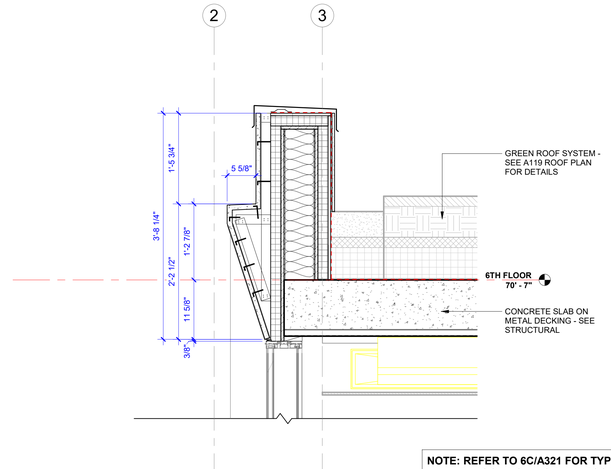
SCALE: 1" = 1'-0" DRAWING REF: A313



NOTE: REFER TO 6C/A321 FOR TYPICAL WATERPROOFING AT GREEN ROOFS.

6A DETAIL - PARAPET WALL - PENTHOUSE

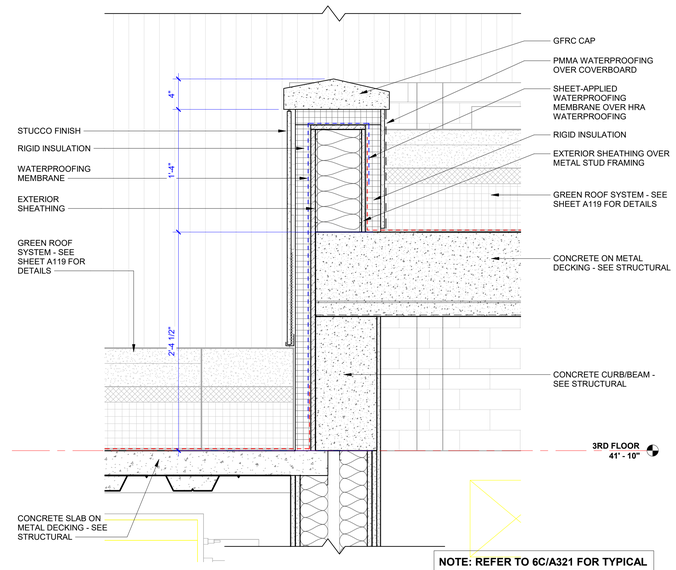
SCALE: 1 1/2" = 1'-0" DRAWING REF: A310



NOTE: REFER TO 6C/A321 FOR TYPICAL WATERPROOFING AT GREEN ROOFS.

4C DETAIL - PARAPET WALL - 6TH FLOOR

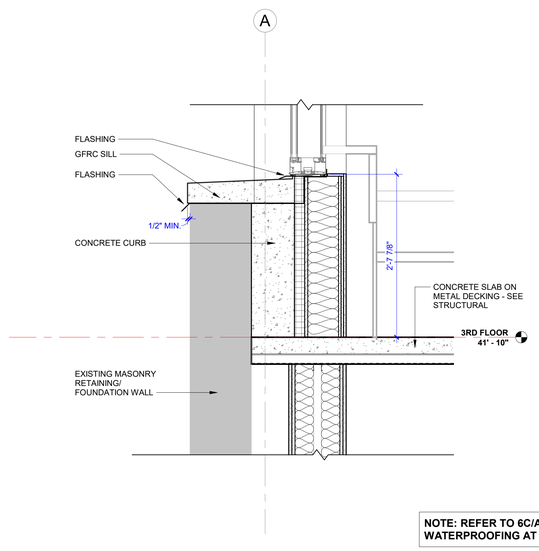
SCALE: 1" = 1'-0" DRAWING REF: A310



NOTE: REFER TO 6C/A321 FOR TYPICAL WATERPROOFING AT GREEN ROOFS.

4A DETAIL - GREEN ROOF PARAPET WALL - 3RD FLOOR

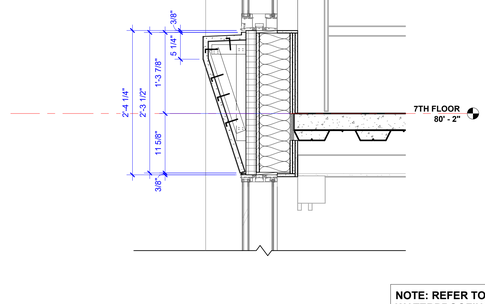
SCALE: 1 1/2" = 1'-0" DRAWING REF: A313



NOTE: REFER TO 6C/A321 FOR TYPICAL WATERPROOFING AT GREEN ROOFS.

2C DETAIL - TYPICAL GFRC SILL - 4TH - 7TH FLOOR

SCALE: 1" = 1'-0" DRAWING REF: A310



2A DETAIL - EXISTING PARAPET WALL - 3RD FLOOR

SCALE: 1" = 1'-0" DRAWING REF: A310

DCRA STAMP APPROVAL AREA

BASKERVILL, P.O. BOX 400, RICHMOND, VA 23218-0400

DISTRICT OF COLUMBIA · VANESSA CALLAWAY · ARC200990 · 10/03/2022 · LICENSED ARCHITECT

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citizenM Georgetown

3401 K STREET, NW WASHINGTON, DC 20007

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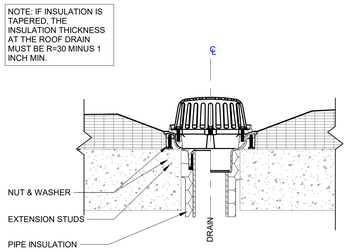
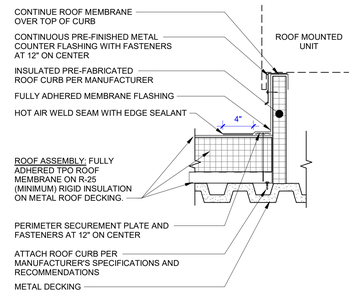
ENLARGED EXTERIOR DETAILS

A322



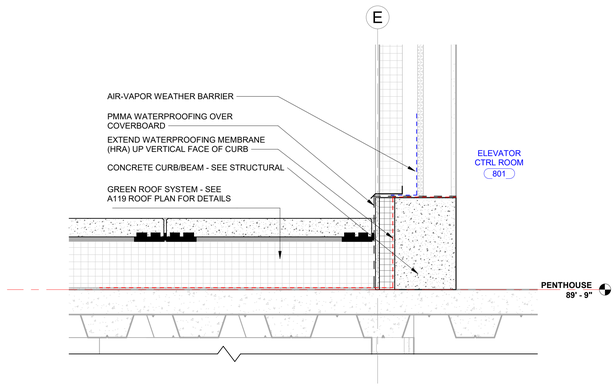
5D DETAIL - ROOF DRAIN FLASHING - ELEVATOR OVERRUN AND STAIR ROOF

SCALE: 1 1/2" = 1'-0"



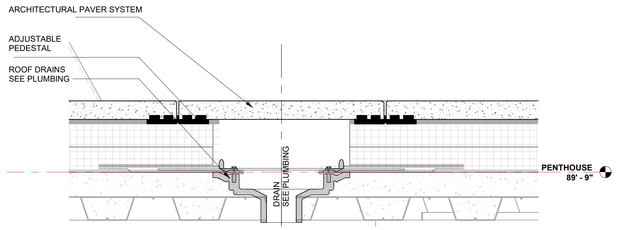
3D ROOF MOUNTED UNIT CURB (TPO)

SCALE: 1 1/2" = 1'-0"



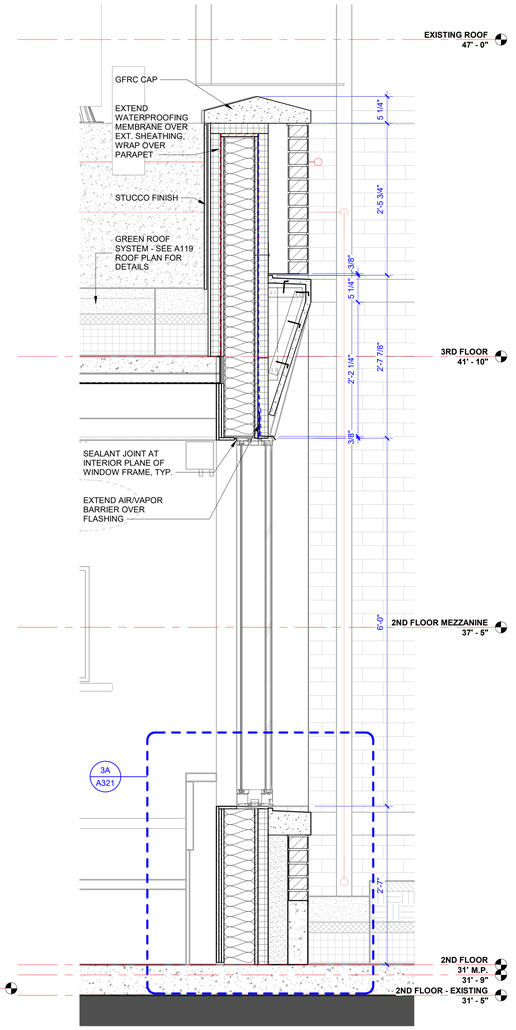
1D DETAIL - PENTHOUSE WALL CURB

SCALE: 1 1/2" = 1'-0" DRAWING REF: A314



5C DETAIL - PENTHOUSE PAVERS DRAIN

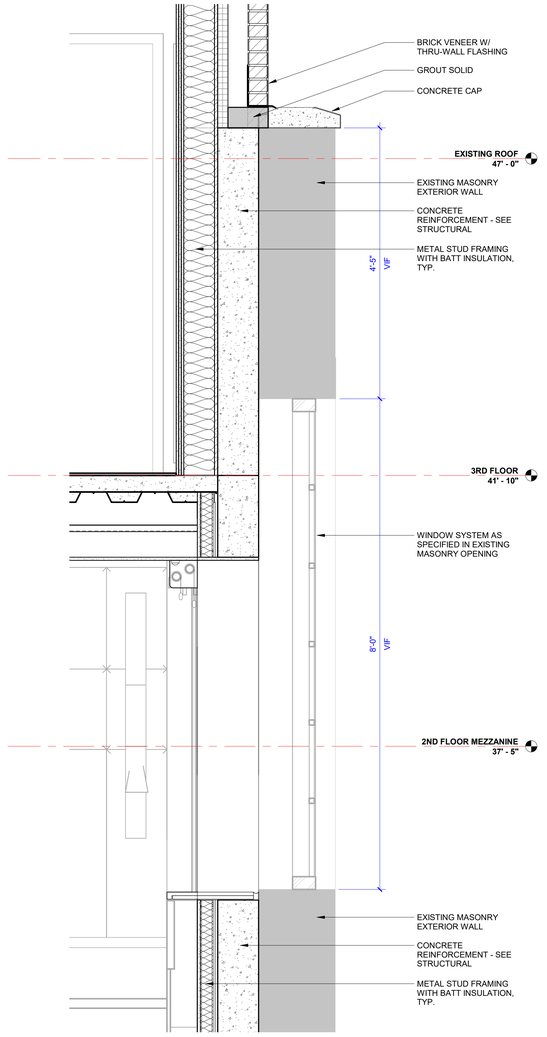
SCALE: 1 1/2" = 1'-0" DRAWING REF: A314



NOTE: REFER TO 6C/A321 FOR TYPICAL WATERPROOFING AT GREEN ROOFS.

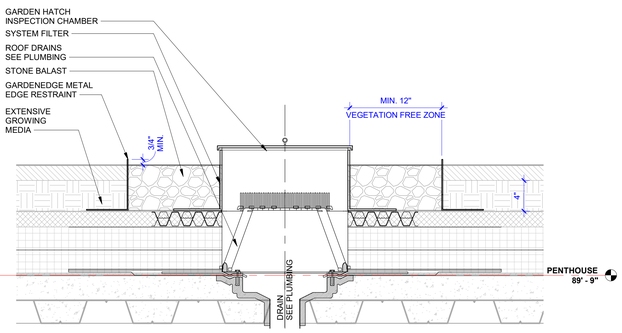
3A DETAIL - NEW WINDOW & PARAPET - 2ND - 3RD FLOOR

SCALE: 1" = 1'-0" DRAWING REF: A303



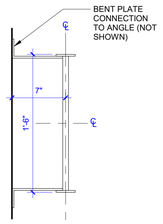
1A DETAIL - EXISTING WINDOW - 2ND FLOOR

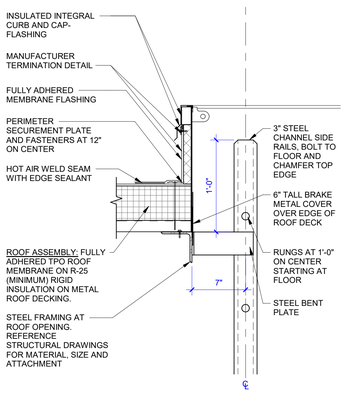
SCALE: 1" = 1'-0" DRAWING REF: A310



5B DETAIL - PENTHOUSE GREEN ROOF DRAIN

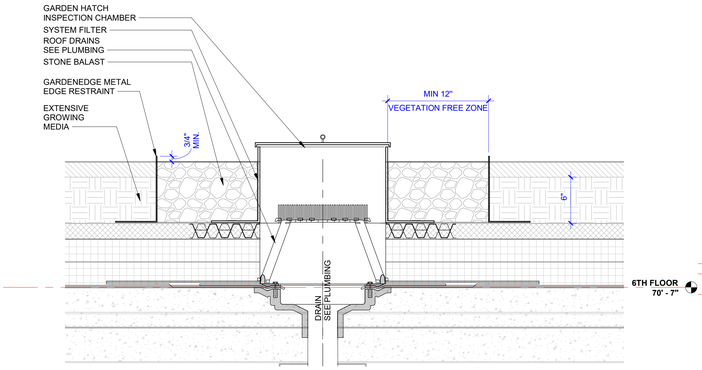
SCALE: 1 1/2" = 1'-0" DRAWING REF: A314





6A ROOF LADDER ATTACHMENT DETAIL

SCALE: 1 1/2" = 1'-0"



5A DETAIL - GREEN ROOF DRAIN INSPECTION CHAMBER

SCALE: 1 1/2" = 1'-0"

10/3/2022 3:48:45 PM Autodesk Docs://Citizen M - Georgetown/2.210437.0_CM Georgetown - ARCH_22.rvt

DCRA STAMP APPROVAL AREA

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Baskervill

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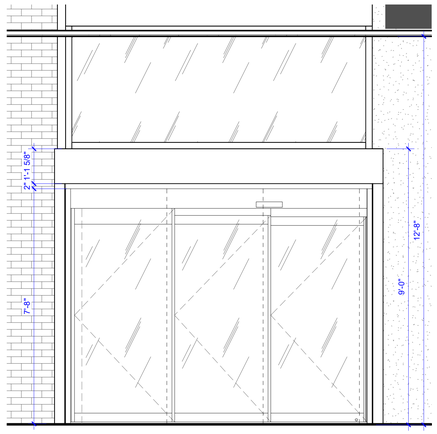
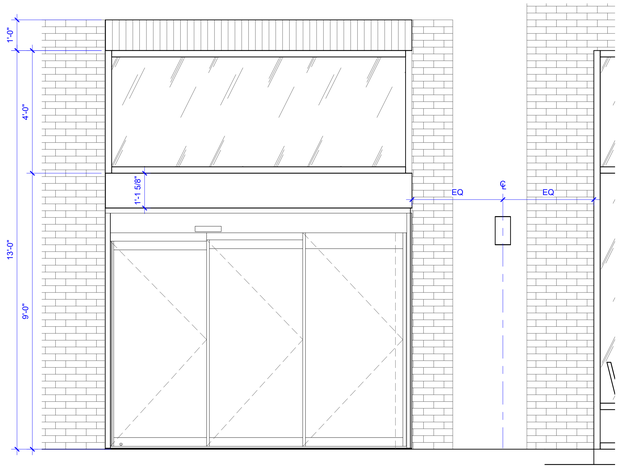
ENLARGED EXTERIOR DETAILS

A323



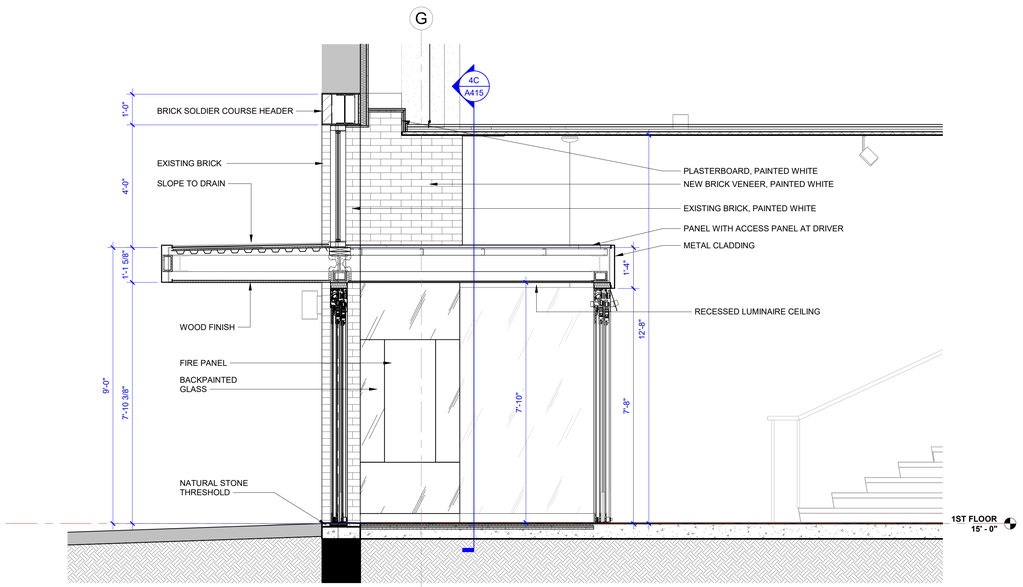
6D ENTRY VESTIBULE - INTERIOR ELEVATION

SCALE: 1/2" = 1'-0" DRAWING REF: A415



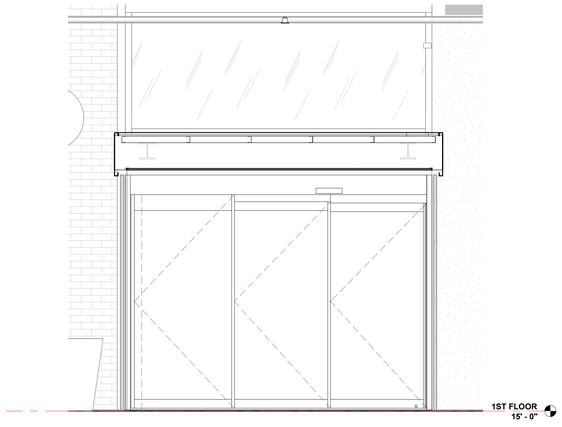
6B ENTRY VESTIBULE -EXTERIOR ELEVATION

SCALE: 1/2" = 1'-0" DRAWING REF: A201



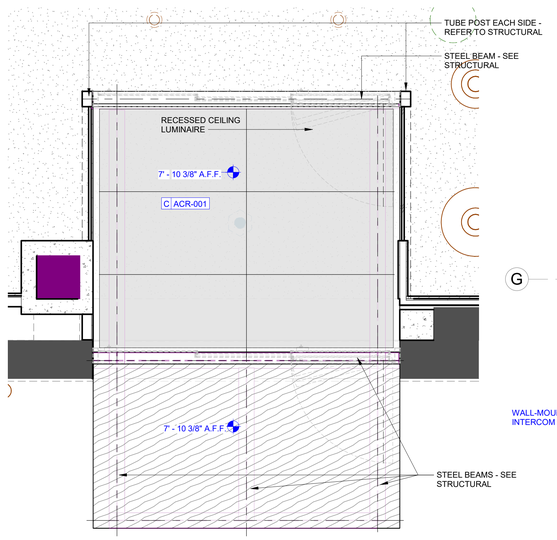
6A ENTRY VESTIBULE - SECTION

SCALE: 1/2" = 1'-0" DRAWING REF: A415



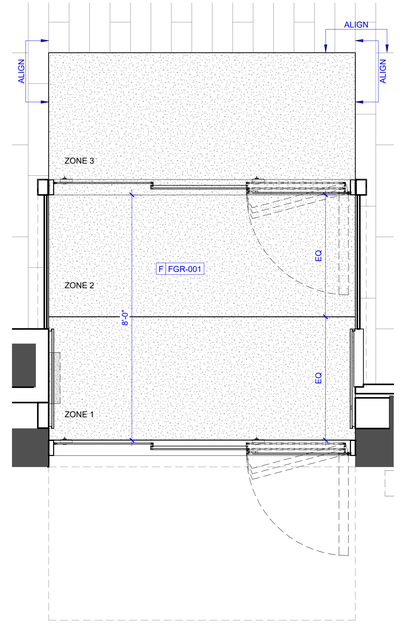
4C ENTRY VESTIBULE - SECTION

SCALE: 1/2" = 1'-0" DRAWING REF: A415



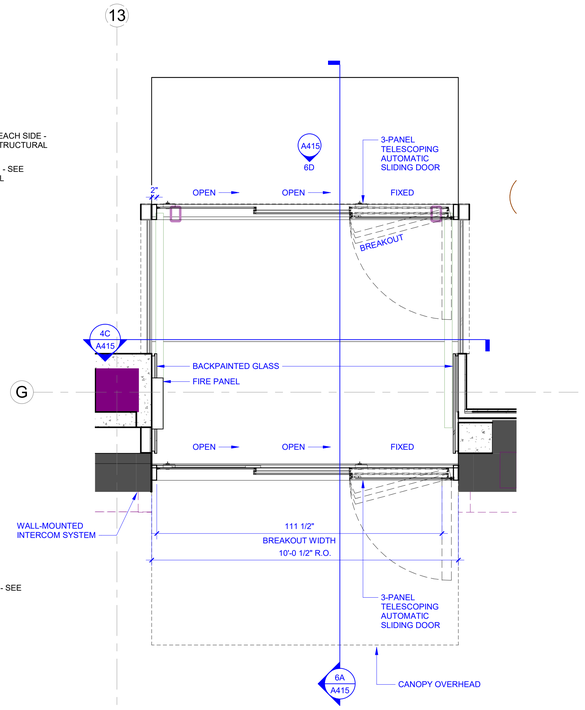
3A ENTRY VESTIBULE - RCP

SCALE: 1/2" = 1'-0" DRAWING REF: A161.A



2C ENTRY VESTIBULE - FINISH PLAN

SCALE: 1/2" = 1'-0" DRAWING REF: A131



2A ENTRY VESTIBULE - PLAN

SCALE: 1/2" = 1'-0" DRAWING REF: A151.A

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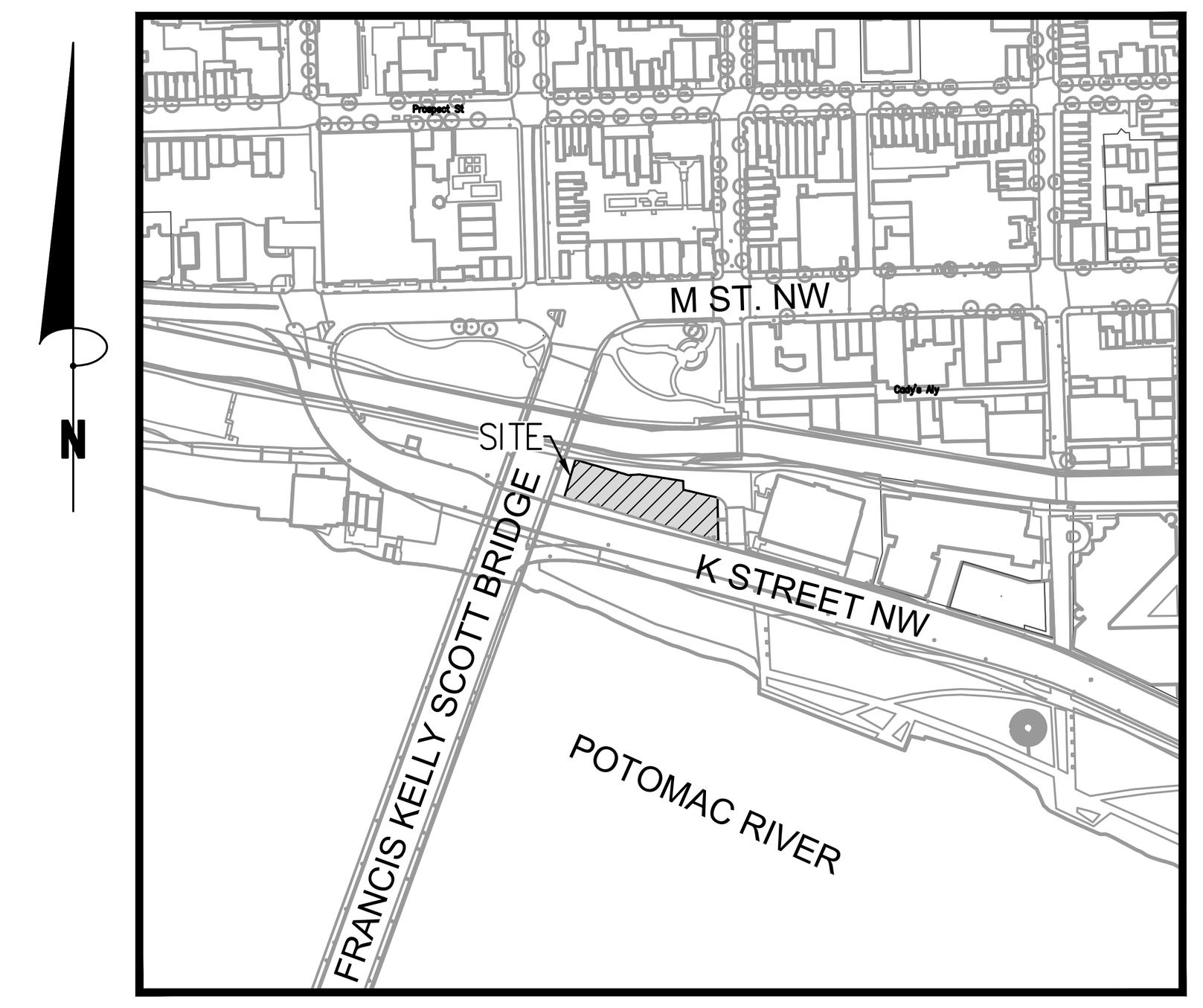
ENLARGED PLANS & SECTIONS - ENTRY VESTIBULE

A415

DESIGN DOCUMENTS

CITIZEN M GEORGETOWN
3401 K STREET NW



VICINITY MAP
SCALE: 1" = 300'

A&T LOT 813; SQUARE 1183
WASHINGTON, DC

LEGEND

EXISTING	LEGEND	PROPOSED
350	INDEX CONTOUR	350
352	INTERMEDIATE CONTOUR	352
EX. E.P.	EDGE OF PAVEMENT	NEW E.P.
EX. C & G	CURB AND GUTTER	
	TRANSITION	
	PROPOSED HEADER CURB	
	PROPERTY LINE	
	LOT LINE	
	RIGHT-OF-WAY	
	EASEMENT	
EX 8" WATER	WATER LINE	8" DIP WATER
EX. W/V	WATER VALVE	
	WATER REDUCER	
	WATER METER	
EX 8" SAN	SANITARY SEWER	
EX 15" RCP	STORM SEWER	15" STORM
CATV	CABLE TV	CATV
	ELECTRIC SERVICE-UNDERGROUND	
OHE	ELECTRIC SERVICE-OVERHEAD	OHE
OHT	OVERHEAD TELEPHONE	OHT
T	TELEPHONE SERVICE	T
G	GAS LINE	G
× 25.32	SPOT ELEVATION	00.00
	UTILITY POLE	
	GUY POLE	
	TRANSFORMER	T
	SIGN	
	SANITARY SEWER IDENTIFIER	
	STORM DRAIN IDENTIFIER	
	FIRE HYDRANT	
	STREET LIGHT	
	TEST PIT LOCATION RECOMMENDED/REQUIRED	
	HANDICAP RAMP	
15" OAK	TREE	
	CONCRETE SIDEWALK	
	LIMITS OF DISTURBANCE	LOD

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ABBREVIATIONS:

APPROX	APPROXIMATE
ASPH	ASPHALT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BC	BACK OF CURB
BF	BASEMENT FLOOR
BLDG	BUILDING
BM	BENCHMARK
BOV	BLOW OFF VALVE
BRL	BUILDING RESTRICTION LINE
BW	BOTTOM OF WALL
C&G	CURB AND GUTTER
CB	CATCH BASIN
CC	CONCRETE CURB
CIP	CAST IRON PIPE
℄	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CONC	CONCRETE
DIP	DUCTILE IRON PIPE
DI	DROP INLET
DOM	DOMESTIC
EBL	EAST BOUND LANE
EG	EDGE OF GUTTER
EL	ELEVATION
ELEC	ELECTRIC
ELEV	ELEVATION
ENT	ENTRANCE
EP	EDGE OF PAVEMENT
EQUIP	EQUIPMENT
ESMT	EASEMENT
EW	END WALL
EX	EXISTING
FC	FACE OF CURB
FD	FLOOR DRAIN
FF	FIRST FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
G	GAS
GR	GUARD RAIL OR GRATE INLET
HC	HANDICAP
HP	HIGH POINT
HR	HAND RAIL
INV	INVERT
IP	IRON PIPE
IPS	IRON PIPE SET
LP	LOW POINT
MH	MANHOLE
O/H	OVERHEAD
PCC	PORTLAND CEMENT CONCRETE
PROP	PROPOSED
PVMT	PAVEMENT
SAN	SANITARY
SEW	SEWER
STD	STANDARD
S/W	SIDEWALK
TC	TOP OF CURB
TEL	TELEPHONE
TP	TEST PIT OR TREE PROTECTION
TW	TOP OF WALL OR TAILWATER
UP	UTILITY POLE
UG	UNDERGROUND
UGE	UNDERGROUND ELECTRIC
UGT	UNDERGROUND TELEPHONE
UGC	UNDERGROUND CABLE
UD	UNDERDRAIN
WL	WATER LINE
WM	WATER METER

UTILITY CONTACTS:

SEWER/WATER:	DC WATER – (202) 787-4024 5000 OVERLOOK AVE. SW 5TH FLOOR WASHINGTON, DC 20032
ELECTRICITY:	PEPCO – FRED JOHNSON – (202) 872-2833 701 9TH STREET NW, ROOM 6005 WASHINGTON, DC 20068
GAS:	WASHINGTON GAS CO. – VANN JONES (703) 750-5983 6801 INDUSTRIAL ROAD SPRINGFIELD, VA 22151
COMMUNICATIONS:	VERIZON COMMUNICATIONS – DIVINA YANCEY (301) 282-7736 FDC-1 13101 COLUMBIA PIKE CONDUIT GROUP – LOWER LEVEL SILVER SPRING, MD 20904

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888 17TH STREET NW
SUITE 510
WASHINGTON, DC 20006
PHONE: 202-750-2474
ATTN: RYAN J. BRANNAN, P.E.

PROJECT NARRATIVE:

THIS PROJECT IS LOCATED ON AT 3401 K STREET NW. EXISTING DRAINAGE FROM THE BUILDING DRAINS TO ROOF DRAINS WHICH CONNECT TO THE EXISTING DRAIN LINE IN K STREET NW. THE EXISTING BUILDING IS SERVED BY A DOMESTIC WATER SERVICE LATERAL, FIRE SERVICE LATERAL AND A SANITARY LATERAL IN K STREET NW. SIZES FOR THESE LATERALS ARE NOT KNOWN. THE PROJECT WILL INCLUDE THE RENOVATION AND MAJOR SUBSTANTIAL IMPROVEMENT OF ONE (1) EXISTING ONE (1) STORY BUILDING. EXISTING UTILITY SERVICES ON SITE SHALL BE DISCONNECTED, CUT, CAPPED, AND REMOVED PER DISTRICT STANDARDS PRIOR TO SITE DEMOLITION.

PROPOSED DEVELOPMENT INCLUDES CONSTRUCTION OF A NEW TEN (10) STORY HOTEL WITH ONE (1) SUBSURFACE LEVEL. CONSTRUCTION WILL ALSO INCLUDE THE INSTALLATION OF NEW SITE UTILITIES FOR SEWER, STORM DRAIN, FIRE PROTECTION AND DOMESTIC WATER SERVICES. THE PROJECT WILL MEET THE REQUIREMENTS FOR STORMWATER MANAGEMENT, AS REQUIRED BY THE DISTRICT OF COLUMBIA.

PROPOSED DEVELOPMENT OF 3401 K STREET NW, "CITIZENM GEORGETOWN", INCLUDES CONSTRUCTION OF A NEW SEVEN (7) STORY HOTEL. CONSTRUCTION WILL ALSO INCLUDE THE INSTALLATION OF NEW SITE UTILITIES FOR SEWER, STORM DRAIN, FIRE PROTECTION AND DOMESTIC WATER SERVICES. THE PROJECT WILL MEET THE REQUIREMENTS FOR STORMWATER MANAGEMENT, AS REQUIRED BY THE DISTRICT OF COLUMBIA. NEW CURB, SIDEWALK, ONE (1) DRIVEWAY APRON ARE PROPOSED WITHIN K STREET NW.

THE REDEVELOPMENT OF 3401 K STREET NW WILL INCLUDE NEW UTILITIES SERVICING THE SITE. THE EXISTING WATER LATERAL AND METER ARE TO REMAIN IN PLACE. A NEW SANITARY CONNECTION WILL TIE INTO THE EXISTING 48" COMBINED SEWER IN K STREET NW. NEW STORM SEWER CONNECTIONS WILL TIE INTO THE EXISTING 18" STORM SEWER INK STREET NW.

THIS PROJECT FALLS WITHIN THE GUIDELINES OF A 'MAJOR SUBSTANTIAL IMPROVEMENT' THUS REQUIRING A STORMWATER RETENTION VOLUME (SWRv) BASED ON THE 0.8" STORM, PER THE 2020 SWM GUIDEBOOK FOR THE DISTRICT. IN ADDITION TO THE REQUIRED VOLUME RETENTION ON-SITE, THE DESIGNED SWM FACILITIES WILL PROVIDE 2-YR AND 15-YR STORM CONTROL FOR PEAK DISCHARGE TO THE PRE-PROJECT AND PRE-DEVELOPMENT RATE, RESPECTIVELY. ADDITIONALLY, THE STORMWATER MANAGEMENT REQUIREMENTS FOR THE DISTURBANCE IN THE PUBLIC RIGHT-OF-WAY WILL FOLLOW THE DISTRICT'S PROCEDURE OUTLINED IN APPENDIX B OF THE SWM GUIDEBOOK FOR THE MAXIMUM EXTENT PRACTICABLE (MEP).

PPRL# ________
SWMP#7492
B____________

CIVIL DRAWING LIST:

DISTRICT OF COLUMBIA · RYAN BRANNAN · No. PE 920960 · 09/30/22 · LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER
2210437.0

citizenM
Georgetown
3401 K STREET, NW WASHINGTON, DC 20007

ISSUE
09/30/22 -
STAGE 4.0 | PERMIT SET

COVER SHEET
CIV001

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 DISPOSAL OFF SITE.
3. REMOVAL OF ASPHALT AND CONCRETE PAVEMENT SHALL INCLUDE THE REMOVAL OF ALL SURFACE, BASE AND SUBBASE MATERIALS.
4. EXISTING CONDITIONS SHOWN HEREON WERE TAKEN FROM NUMEROUS SOURCES:

   – A SURVEY TITLED "TOPOGRAPHIC SURVEY ON LOT 813 SQUARE 1183" PREPARED BY BOWMAN CONSULTING GROUP, DATED OCTOBER 12, 2015

   – DC WATER GIS.
5. ALL UNDERGROUND UTILITY LOCATIONS, INCLUDING WATER, STORM DRAINAGE, SANITARY SEWER, ELECTRICAL, TELEPHONE AND GAS WERE TAKEN FROM AVAILABLE RECORDS AND FIELD VERIFIED WHERE POSSIBLE. THE LOCATION OF ALL UTILITIES SHOWN ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO COMMENCING WORK. REPORT ANY DISCREPANCY TO THE ENGINEER. MARKING LOCATIONS OF EXISTING UTILITIES, CONTACT "MISS UTILITY" AT 1–800–257–7777, 48–HOURS PRIOR TO ANY EXCAVATION.
6. THE CONTRACTOR MUST HAND–DIG TEST PITS AT ALL UTILITY CROSSINGS TO DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES AS WELL IN DEMOLITION WORK AND PRIOR TO ORDERING PIPE MATERIALS AND STRUCTURE. UTILITIES FOUND DURING DEMOLITION OR CONSTRUCTION ACTIVITIES SHALL BE THE RESPONSIBILITY OF ANY CONTRACTOR ENGAGED IN EXCAVATION AT THIS SITE. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY UTILITY FINDINGS WHICH DEVIATE FROM THE CONDITIONS SHOWN.
7. ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR DEMOLITION AS PER DISTRICT OF COLUMBIA EROSION AND CONTROL HANDBOOK. IF ANY ONSITE INSPECTION REVEALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY, THE SAME SHALL BE PROVIDED. REFER TO SHEETS CIV0131, CIV0132, CIV0133, CIV0510, AND CIV0520 FOR SEDIMENTATION AND EROSION CONTROL PLANS, NOTES, AND DETAILS.
8. SEE SEDIMENTATION AND EROSION CONTROL PLAN FOR ALL EXISTING TREES TO REMAIN AND BE PROTECTED.
9. NOTE PROXIMITY OF ADJACENT STRUCTURES AND UTILITY LINES AND MAINTAIN CONTINUED SERVICE DURING CONSTRUCTION. COORDINATE WITH RESPECTIVE UTILITY COMPANIES AND ENGINEER SHOULD RELOCATION OF SERVICE BE REQUIRED.
10. EXISTING UTILITIES (STRUCTURES AND LINES) NOT REQUIRED FOR FUTURE SERVICE TO BE REMOVED TO FACILITATE CONSTRUCTION. UTILITIES TO BE CAPPED AS PER UTILITY PURVEYOR'S STANDARDS AND SPECIFICATIONS. COORDINATE REQUIREMENTS WITH UTILITY PURVEYOR'S.
11. REMOVAL OF ALL WALLS/RETAINING WALLS AND FENCES SHALL INCLUDE THE REMOVAL OF THEIR FOUNDATION UNLESS OTHERWISE INDICATED ON THESE DRAWINGS.
12. ALL EXISTING DC STREETLIGHT POLES THAT ARE BEING PERMANENTLY REMOVED MUST BE RETURNED IN GOOD CONDITION TO THE DISTRICT OF COLUMBIA WAREHOUSE AT 1735 15TH STREET NE OFF WEST VIRGINIA AVENUE CONTACT NUMBER 202–576–5258.
13. EXISTING WATER AND SEWER SERVICES NOT REQUIRED FOR FUTURE USE TO BE REMOVED TO EXTENT NECESSARY TO FACILITATE NEW CONSTRUCTION. REMAINDER OF SERVICE TO BE CAPPED AT MAIN AND EXISTING VALVES AND TEES TO BE REMOVED PER DC/WATER STANDARDS SPECIFICATIONS.COORDINATE REQUIREMENTS WITH DC WATER UTILITY INSPECTOR AT 202–787–4299. PAVEMENT TO BE REMOVED PER DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
14. CONTRACTOR TO BE RESPONSIBLE FOR LAYOUT, EXTENT AND DESIGN OF SHEETING, SHORING AND SUPPORT OF EXISTING UTILITIES AND ADJACENT STRUCTURES, SHORING, BRACING AND UNDERPINNING SHALL BE DESIGNED BY A STRUCTURAL ENGINEER, LICENSED IN THE DISTRICT OF COLUMBIA, HIRED BY THE CONTRACTOR AS NECESSARY TO ENSURE SUPPORT OF SURROUNDING STRUCTURES AND UTILITIES.
15. CONTRACTOR TO RELOCATE PARKING METERS IF REQUIRED AND AS DIRECTED BY D.C. BUREAU OF PARKING. COORDINATE REQUIREMENT WITH LARRY BROWN OF PARKING SERVICES AT 202–671–2291.
16. NOTIFY DC WATER AT (202) 787–4024 48 HOURS PRIOR TO START OF CONSTRUCTION.
17. UNLESS OTHERWISE SHOWN ON THESE DRAWINGS, EXISTING PAVEMENT ON FIRST STREET NE AND PATTERSON STREET NE TO REMAIN. PROVIDE PRE–CONSTRUCTION VIDEO OF EXISTING PAVEMENT ON FIRST STREET NE AND PATTERSON STREET NE. EXISTING PAVEMENT THAT IS DISTURBED OR DAMAGED DURING CONSTRUCTION, SHALL BE REPLACED PER DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS AT NO ADDITIONAL COST.
18. PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES VERIFY INVERT ELEVATION OF EXISTING UTILITIES. NOTIFY ENGINEER OF ANY DISCREPANCIES WITH INFORMATION SHOWN PRIOR TO ORDERING ANY STRUCTURES.
19. CONTACT 'MISS UTILITY' AT 1 800 257–7777 48 HOURS PRIOR TO CONSTRUCTION.
20. CONTACT DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION–PUBLIC SPACE MAINTENANCE ADMINISTRATION 48 HOURS PRIOR TO START OF CONSTRUCTION AT (202) 645–6030 OR (202) 645–6031.
21. ALL PROPOSED UTILITY WORK TO BE PERFORMED UNDER THE INSPECTION OF DC WATER.
22. USE MANHOLE ENTRY SEALS WHERE REQUIRED.
23. CONTRACTOR TO PROVIDE A PRE AND POST TV VIDEO SEWER ON EXISTING SEWER AROUND THE SITE PER DC WATER STANDARDS AND SPECIFICATIONS.

DC WATER STANDARD CONSTRUCTION NOTES:

1. CONTACT: NOTIFY THE FOLLOWING DC WATER DEPARTMENTS PRIOR TO THE COMMENCEMENT OF UTILITY CONSTRUCTION:
   a) CONSTRUCTION INSPECTION SECTION AT 202–787–4024 AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF UTILITY CONSTRUCTION TO SCHEDULE PRE–CONSTRUCTION MEETING.
   b) DEPARTMENT OF WATER SERVICES AT 202–612–3400 AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF WATER UTILITY CONSTRUCTION.
   c) DEPARTMENT OF SEWER SERVICES AT 202–264–3862 OR 3873 AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF SEWER UTILITY CONSTRUCTION.
2. STANDARDS: ALL CONSTRUCTION, MATERIALS, AND APPURTENANCES SHALL COMPLY WITH THE LATEST EDITIONS OF THE DC WATER PROJECT DESIGN MANUAL, STANDARD DETAILS & DESIGN GUIDELINES, AND SPECIFICATIONS.
3. LEAD SERVICE REPLACEMENT: IF THIS PROJECT INCLUDES THE REPLACEMENT OF A WATER MAIN THAT HAS EXISTING LEAD WATER SERVICE LATERALS, THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE DC WATER CONSTRUCTION INSPECTION SECTION AT 202–787–4024 AT LEAST 90 DAYS PRIOR TO CONSTRUCTION TO ALLOW ADEQUATE TIME TO INITIATE STANDARD LEAD SERVICE REPLACEMENT PROTOCOL. LATERAL REPLACEMENT INCLUDES THE FULL LENGTH OF PIPE IN PUBLIC SPACE.
4. OWNER RESPONSIBILITY: THE OWNER IS RESPONSIBLE FOR ALL WORK AND COSTS ASSOCIATED WITH EXCAVATION, INSTALLATION, AND RESTORATION OF PUBLIC SPACE TO PERFORM A WATER/SEWER CONNECTION/ABANDONMENT. ONCE THE CONTRACTOR HAS OBTAINED A PUBLIC SPACE PERMIT HE/SHE MUST THEN CONTACT DC WATER PRIOR TO PERFORMING THE EXCAVATION TO INSTALL/INSPECT THE UTILITY WORK. THE OWNER SHALL BE HELD RESPONSIBLE FOR ALL DAMAGES TO EXISTING STRUCTURES AND UTILITIES CAUSED BY CONSTRUCTION ACTIVITY.
5. DC WATER RESPONSIBILITY: DC WATER IS RESPONSIBLE FOR INSTALLATION OF SMALL WATER SERVICE TAPS (2" DIAMETER AND LESS) TO THE PUBLIC MAIN, SMALL WATER SERVICE TAP REMOVALS FROM THE PUBLIC MAIN, FURNISHING & INSTALLING THE METER IN PUBLIC SPACE, AND INSPECTION OF WORK PERFORMED ON THE PUBLIC SYSTEMS.
6. MISS UTILITY: CONTACT MISS UTILITY AT 800–257–7777 48 HOURS BEFORE ANY DIGGING.
7. PLAN SET: A SET OF SIGNED & SEALED AND DC WATER STAMPED PLANS SHALL BE KEPT AT ALL TIMES AT THE JOB SITE ON WHICH ALL CHANGES OR VARIATIONS IN THE WORK, INCLUDING ALL EXISTING UTILITIES, ARE TO BE RECORDED AND/OR CORRECTED DAILY.
8. ABANDONMENTS: THE OWNER MUST PHYSICALLY DISCONNECT EXISTING WATER, SEWER, AND STORM LATERALS THAT ARE ARE TO BE ABANDONED AT THEIR CONNECTION TO THE PUBLIC MAIN.
9. UNMETERED WATER: THERE SHALL BE NO UNMETERED CONNECTIONS TO THE CITY'S WATER SYSTEM, INCLUDING CONNECTIONS BYPASSING METERS FOR TESTING ON–SITE PLUMBING OR FOR OBTAINING CONSTRUCTION WATER.
10. PRESSURE TESTING AGAINST VALVES: PRESSURE TESTING AGAINST VALVES WILL NOT BE ALLOWED.
11. WATER METER INSTALLATION: TO SCHEDULE THE INSTALLATION OF A DOMESTIC WATER METER CONTACT PERMIT OPERATIONS AT 202–646–8600. DC WATER WILL FURNISH AND INSTALL THE METER AFTER THE CONNECTION TO THE MAIN HAS BEEN MADE AND THE METER PIT/VAULT HAS BEEN INSTALLED.
12. CROSS CONTAMINATION CONTROL: ASSE 1048 CERTIFIED BACKFLOW PREVENTION ASSEMBLIES ARE REQUIRED ON ALL FIRE SERVICES AND ARE TO BE LOCATED INSIDE THE BUILDING (UNLESS AN EXTERNAL LOCATION IS NECESSARY OR REQUIRED BY DC WATER) WHERE IT IS SUPPLIED, OWNED, OPERATED, AND MAINTAINED BY THE OWNER. DC WATER DOES NOT FURNISH NOR INSTALL FIRE DOUBLE CHECK DETECTOR FIRE PROTECTION BACKFLOW PREVENTION ASSEMBLIES.
13. UTILITY SERVICE DISRUPTIONS: PHASE ALL UTILITY WORK TO MAINTAIN UTILITY SERVICES TO THE SURROUNDING AREA DURING ALL PHASES OF CONSTRUCTION. LIMIT REQUIRED UTILITY SHUT–DOWNS IN NUMBER AND DURATION. COORDINATE THESE SHUT DOWNS WITH DC WATER CONSTRUCTION INSPECTION STAFF.
14. WATER VALVE OPERATION: THE CONTRACTOR IS REQUIRED TO COORDINATE WITH DC WATER FOR ALL NECESSARY WATER MAIN SHUT DOWNS WITH ADEQUATE ADVANCED NOTICE. ONLY DC WATER EMPLOYEES MAY SHUT DOWN A PUBLIC WATER MAIN. A CERTIFIED PLUMBER IS ONLY AUTHORIZED TO TURN OFF VALVES INSIDE METER PITS.
15. WATER GATE VALVE LOCATION: LOCATE GATE VALVES FOR DOMESTIC AND FIRE SERVICES AS CLOSE TO THE PUBLIC WATER MAIN TEE AS POSSIBLE. HOWEVER, IF NECESSARY ADJUSTMENTS ARE REQUIRED DUE TO CONFLICTS, COORDINATE WITH A DC WATER INSPECTOR.
16. MATERIAL: THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING SHOP CUTS TO THE APPROPRIATE DC WATER OFFICE FOR APPROVAL OR OBTAINING A DC WATER APPROVAL STAMP FOR ALL WORK IN PUBLIC SPACE IN ADVANCE OF INSTALLATION. ONLY APPROVED MATERIALS MAY BE USED.
17. TEMPORARY CONDITIONS MINIMUM COVER: A NOMINAL FOUR FEET OF COVER IS REQUIRED FOR ALL WATER MAINS AT FINAL GRADE. COVER OF LESS THAN FOUR FEET REQUIRES DC WATER APPROVAL.
18. AS–BUILT: DEVELOPERS, CONTRACTORS AND/OR PLUMBERS MUST SUBMIT FINAL CONSTRUCTION AS–BUILT INFORMATION TO THE APPROPRIATE DC WATER INSPECTOR(S) FOR REVIEW AND APPROVAL, UPON COMPLETION OF INSTALLATION OF NEW SERVICES OR ABANDONMENT OF EXISTING SERVICES. WHEN THE FINAL AS–BUILT IS APPROVED ALL DEPOSITS WILL BE RETURNED TO THE APPLICANT. SEE DC WATER AS–BUILT REQUIREMENTS FOR ADDITIONAL INFORMATION.
19. CONFLICTS: THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF PROPOSED UTILITIES. A MINIMUM OF ONE FOOT VERTICAL AND FIVE FEET HORIZONTAL CLEARANCE SHALL BE MAINTAINED FROM ANY UTILITIES AND PUBLIC WATER AND SEWER MAINS.
20. FIRE HYDRANT USE: THE USE OF A FIRE HYDRANT AS A WATER SOURCE IS PROHIBITED UNLESS A PERMIT HAS BEEN OBTAINED FROM DC WATER FOR USE OF A SPECIFIC HYDRANT(S). DAILY OR EXTENDED USE PERMITS CAN BE OBTAINED FROM THE DC WATER PERMIT OPERATIONS DEPARTMENT 202–646–8600.
21. FIRE HYDRANT STATUS: THE CONTRACTOR SHALL NOTIFY FEMS AT 202–277–1889, PRIOR TO TAKING ANY FIRE HYDRANT OUT OF SERVICE OR RENDERING ANY HYDRANT INACCESSIBLE FOR ANY REASON. FEMS IS ALSO TO BE PROVIDED WITH THE LOCATION OF ANY NEW INSTALLATION OF PRIVATE FIRE HYDRANTS.
22. DC WATER SAFETY OFFICE: THE DC WATER SAFETY OFFICE CAN BE CONTACTED AT 202–787–4350.
23. SEWER BACKWATER PREVENTION: THE PLUMBING SYSTEM MUST BE IN COMPLIANCE WITH SECTION 715 OF THE 2006 INTERNATIONAL PLUMBING CODE WHICH STATES A BACKWATER VALVE IS REQUIRED FOR ALL PLUMBING FIXTURES BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER.

SITE NOTES:

1. WHERE NEW WORK MEETS EXISTING, NOTE FIELD LOCATION AND ELEVATIONS OF EXISTING FEATURES BEFORE BEGINNING CONSTRUCTION AND REPORT ANY DISCREPANCY TO THE ARCHITECT OR ENGINEER.
2. VERIFY LOCATION OF EXISTING UTILITIES BEFORE PROCEEDING WITH WORK. NOTIFY OWNER'S REPRESENTATIVE, DC WATER (202–787–4024) AND "MISS UTILITY" (1–800–257–7777) 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATIONS. HAND DIG TEST PITS AT ALL UTILITY CROSSINGS AND DETERMINE EXACT CLEARANCE OF ALL PROPOSED INSTALLATIONS WELL IN ADVANCE OF CONSTRUCTION. NOTIFY ENGINEER OF ANY CONFLICTS WITH PLAN ELEVATIONS.
3. WORK AND MATERIALS IN THE PUBLIC RIGHT–OF–WAY SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE APPLICABLE DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS. ON–SITE WORK AND MATERIALS CODE.
4. ELEVATIONS SHOWN HEREON ARE BASED ON D.C. DATUM.
5. DIMENSIONS ARE TO FACE OF WALL AND CURB, EDGE OF WALK AND PAVEMENT, CENTERLINE OF COLUMN, PIPE AND UTILITY STRUCTURE. UNLESS OTHERWISE NOTED.
6. FRAMES AND COVERS OF EXISTING STRUCTURES TO BE ADJUSTED TO MATCH NEW FINISHED GRADES.
7. OMISSIONS AND/OR ADDITIONS OF UTILITIES FOUND DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OR ENGINEER IMMEDIATELY OF ANY INFORMATION CONCERNING FOUND UTILITY, NOT SHOWN ON PLANS.
8. EXISTING SURFACE CONDITIONS DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED TO MATCH EXISTING CONDITIONS. CONTRACTOR TO COORDINATE EXTENT WITH ARCHITECT OR ENGINEER.
9. TEST PITS ARE REQUIRED AT ALL LOCATIONS) WHERE PROPOSED UTILITIES CROSS EXISTING UTILITIES. INVESTIGATIONS) TO IDENTIFY HORIZONTAL LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES. THE ENGINEER IS TO BE NOTIFIED OF THIS INFORMATION.
10. IF A 1' MINIMUM VERTICAL CLEARANCE CAN NOT BE MAINTAINED AT UTILITY CROSSING, THE CONTRACTOR IS TO NOTIFY THE ENGINEER BEFORE PROCEEDING WITH WORK.
11. TRANSITION CURB, GUTTER, PAVING AND SIDEWALK TO MEET EXISTING IN LINE AND ON GRADE OR AS DIRECTED BY ENGINEER.
12. ALL DEBRIS AND EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR AT AN APPROVED OFF–SITE LOCATION.
13. ALL ON–SITE WATER LINES TO HAVE A MINIMUM COVER OF 4'–0". WATER FITTINGS SHALL BE PROPERLY TIED AND ANCHORED, PER DC WATER STANDARDS AND SPECIFICATIONS.
14. WHERE PORTIONS OF EXISTING BITUMINOUS OR CONCRETE PAVING ARE TO BE REMOVED,THE EXISTING PAVEMENT SHALL BE SAW–CUT.
15. REMOVE FRAMES AND COVERS OF SEWER MANHOLE/INLETS AND/OR WATER MAIN VALVE CASTINGS TO BE ABANDONED AND FILL TO GRADE.
16. ALL CURB SPOT SHOTS ARE TOP OF CURB, UNLESS OTHERWISE NOTED.
17. NOTIFY WASHINGTON GAS AT 202–750–4205, 48 HOURS PRIOR TO ANY EXCAVATION IN THE VICINITY OF ANYTRANSMISSION MAIN. FOR FURTHER INFORMATION OR PROBLEMS, CONTACT MR. CHUCK WHITEY AT WASHINGTON GAS AT 703–750–4205.
18. PROVIDE A MINIMUM OF 5 FEET HORIZONTAL AND 1 FOOT VERTICAL CLEARANCE BETWEEN 12" DIAMETER AND SMALLER DISTRIBUTION EXISTING GAS FACILITIES AND PROPOSED FACILITIES.
19. PROVIDE A MINIMUM OF 5 FEET HORIZONTAL AND 2 FEET VERTICAL CLEARANCE BETWEEN 16" DIAMETER OR GREATER TRANSMISSION GAS FACILITIES AND PROPOSED FACILITIES.
20. ALL PROPOSED WORK TO BE CONSTRUCTED IN ACCORDANCE WITH LATEST STANDARDS AND SPECIFICATIONS OF THE DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION AND WATER AND SEWER AUTHORITY.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING SIDEWALK, CURB AND GUTTER TO REMAIN OR TO REPLACE SIDEWALK, CURB AND GUTTER DAMAGED DURING CONSTRUCTION.
22. EXISTING FULL DEPTH PAVEMENT SECTION, CURB AND GUTTER TO BE REMOVED AND REPLACED TO EXTENT NECESSARY TO FACILITATE CONSTRUCTION OF NEW UTILITIES. MATERIALS TO COMPLY WITH DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

DCRA STAMP APPROVAL AREA

citizen M hotels

Baskervill

BASKERVILL, P.O. BOX 400, RICHMOND, VA 23218-0400

DISTRICT OF COLUMBIA
RYAN BRANNAN
No. PE 905903
09/30/22
LICENSED
PROFESSIONAL ENGINEER

PROJECT NUMBER
2210437.0

citizenM Georgetown

3401 K STREET, NW WASHINGTON, DC 20007

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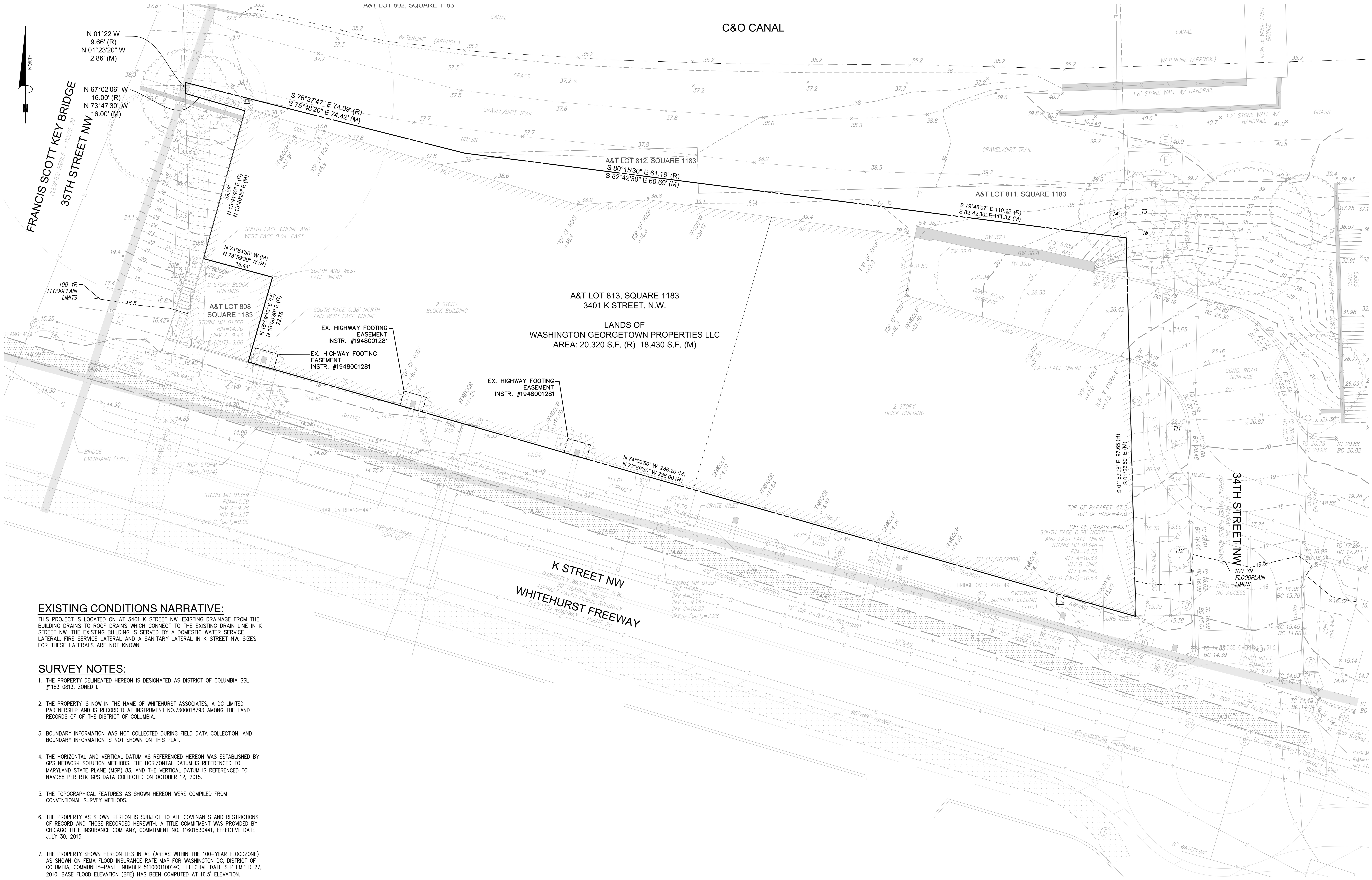
GENERAL NOTES
CIV0002



EXISTING CONDITIONS NARRATIVE:

THIS PROJECT IS LOCATED ON AT 3401 K STREET NW. EXISTING DRAINAGE FROM THE BUILDING DRAINS TO ROOF DRAINS WHICH CONNECT TO THE EXISTING DRAIN LINE IN K STREET NW. THE EXISTING BUILDING IS SERVED BY A DOMESTIC WATER SERVICE LATERAL, FIRE SERVICE LATERAL AND A SANITARY LATERAL IN K STREET NW. SIZES FOR THESE LATERALS ARE NOT KNOWN.

SURVEY NOTES:

1. THE PROPERTY DELINEATED HEREON IS DESIGNATED AS DISTRICT OF COLUMBIA SSL #1183 0813, ZONED I.
2. THE PROPERTY IS NOW IN THE NAME OF WHITEHURST ASSOCIATES, A DC LIMITED PARTNERSHIP AND IS RECORDED AT INSTRUMENT NO.7300018793 AMONG THE LAND RECORDS OF OF THE DISTRICT OF COLUMBIA..
3. BOUNDARY INFORMATION WAS NOT COLLECTED DURING FIELD DATA COLLECTION, AND BOUNDARY INFORMATION IS NOT SHOWN ON THIS PLAT.
4. THE HORIZONTAL AND VERTICAL DATUM AS REFERENCED HEREON WAS ESTABLISHED BY GPS NETWORK SOLUTION METHODS. THE HORIZONTAL DATUM IS REFERENCED TO MARYLAND STATE PLANE (MSP) 83, AND THE VERTICAL DATUM IS REFERENCED TO NAVD88 PER RTK GPS DATA COLLECTED ON OCTOBER 12, 2015.
5. THE TOPOGRAPHICAL FEATURES AS SHOWN HEREON WERE COMPILED FROM CONVENTIONAL SURVEY METHODS.
6. THE PROPERTY AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HEREWITH. A TITLE COMMITMENT WAS PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 11601530441, EFFECTIVE DATE JULY 30, 2015.
7. THE PROPERTY SHOWN HEREON LIES IN AE (AREAS WITHIN THE 100–YEAR FLOODZONE) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR WASHINGTON DC, DISTRICT OF COLUMBIA, COMMUNITY–PANEL NUMBER 511000110014C, EFFECTIVE DATE SEPTEMBER 27, 2010. BASE FLOOD ELEVATION (BFE) HAS BEEN COMPUTED AT 16.5' ELEVATION.
8. TREE LOCATIONS SHOWN HEREON ARE NOT FIELD VERIFIED, AND ARE THUS APPROXIMATE.
9. UNDERGROUND WATER AND SEWER LINE LOCATIONS, PIPE SIZES AND SLOPES ARE SHOWN PER DC WATER RECORDS AND ARE NOT FIELD–VERIFIED.

TREE TABLE

T1. 8" BROAD LEAF
T2. 36" BROAD LEAF (TWIN)
T3. 10" BROAD LEAF
T4. 6" BROAD LEAF
T5. 12" BROAD LEAF
T6. 8" BROAD LEAF
T7. 6" BROAD LEAF
T8. 12" BROAD LEAF
T9. 6" BROAD LEAF
T10. 8" BROAD LEAF

GRAPHIC SCALE
1" =10'

DCRA STAMP APPROVAL AREA

citizenM hotels

Baskervill

BASKERVILL, P.O. BOX 400, RICHMOND, VA 23218-0400

PROJECT NUMBER
2210437.0

citizenM
Georgetown

3401 K STREET, NW WASHINGTON, DC 20007

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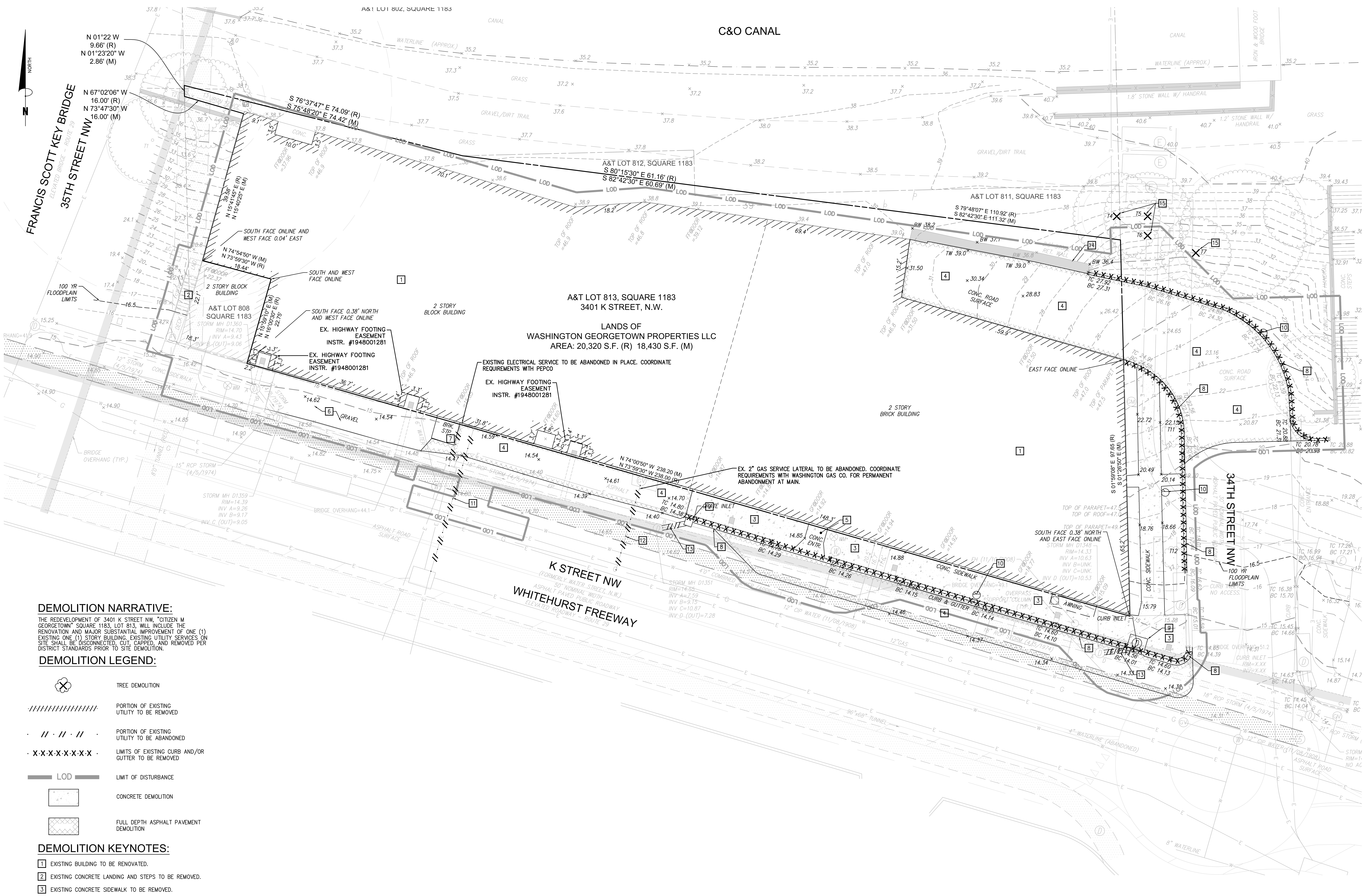
EXISTING CONDITIONS PLAN
CIV0110



DEMOLITION NARRATIVE:

THE REDEVELOPMENT OF 3401 K STREET NW, "CITIZEN M GEORGETOWN" SQUARE 1183, LOT 813, WILL INCLUDE THE RENOVATION AND MAJOR SUBSTANTIAL IMPROVEMENT OF ONE (1) EXISTING ONE (1) STORY BUILDING. EXISTING UTILITY SERVICES ON SITE SHALL BE DISCONNECTED, CUT, CAPPED, AND REMOVED PER DISTRICT STANDARDS PRIOR TO SITE DEMOLITION.

DEMOLITION LEGEND:

- TREE DEMOLITION
- PORTION OF EXISTING UTILITY TO BE REMOVED
- PORTION OF EXISTING UTILITY TO BE ABANDONED
- LIMITS OF EXISTING CURB AND/OR GUTTER TO BE REMOVED
- LOD — LIMIT OF DISTURBANCE
- CONCRETE DEMOLITION
- FULL DEPTH ASPHALT PAVEMENT DEMOLITION

DEMOLITION KEYNOTES:

1. EXISTING BUILDING TO BE RENOVATED.
2. EXISTING CONCRETE LANDING AND STEPS TO BE REMOVED.
3. EXISTING CONCRETE SIDEWALK TO BE REMOVED.
4. EXISTING ASPHALT PAVEMENT TO BE REMOVED.
5. EXISTING CONCRETE PAVEMENT TO BE REMOVED.
6. EXISTING DIRT AND GRAVEL TO BE REMOVED.
7. EXISTING BRICK STOOP TO BE REMOVED.
8. EXISTING CONCRETE CURB AND/OR GUTTER TO BE REMOVED.
9. EXISTING STROM DRAIN INLET TO BE REMOVED.
10. EXISTING PARKING METER TO BE REMOVED.
11. EXISTING ELECTRIC DUCTBANK TO BE ABANDONED IN PLACE. COORDINATE REQUIREMENTS WITH PEPCO.
12. EXISTING GAS SERVICE TO BE ABANDONED IN PLACE. COORDINATE REQUIREMENTS WITH WASHINGTON GAS CO. FOR PERMANENT REMOVAL AT MAIN.
13. EXISTING STORM LINE TO BE REMOVED AND CAPPED AT MANHOLE WITH BULKHEAD PER DC WATER STANDARDS AND SPECIFICATIONS.
14. EXISTING WALL TO BE REMOVED.
15. EXISTING TREE TO BE REMOVED. CONTRACTOR TO OBTAIN ALL NECESSARY TREE REMOVAL PERMITS FROM DDOT/UFA PRIOR TO COMMENCING WORK.

GRAPHIC SCALE 1" = 10'

DCRA STAMP APPROVAL AREA

citizen hotels

Baskervill

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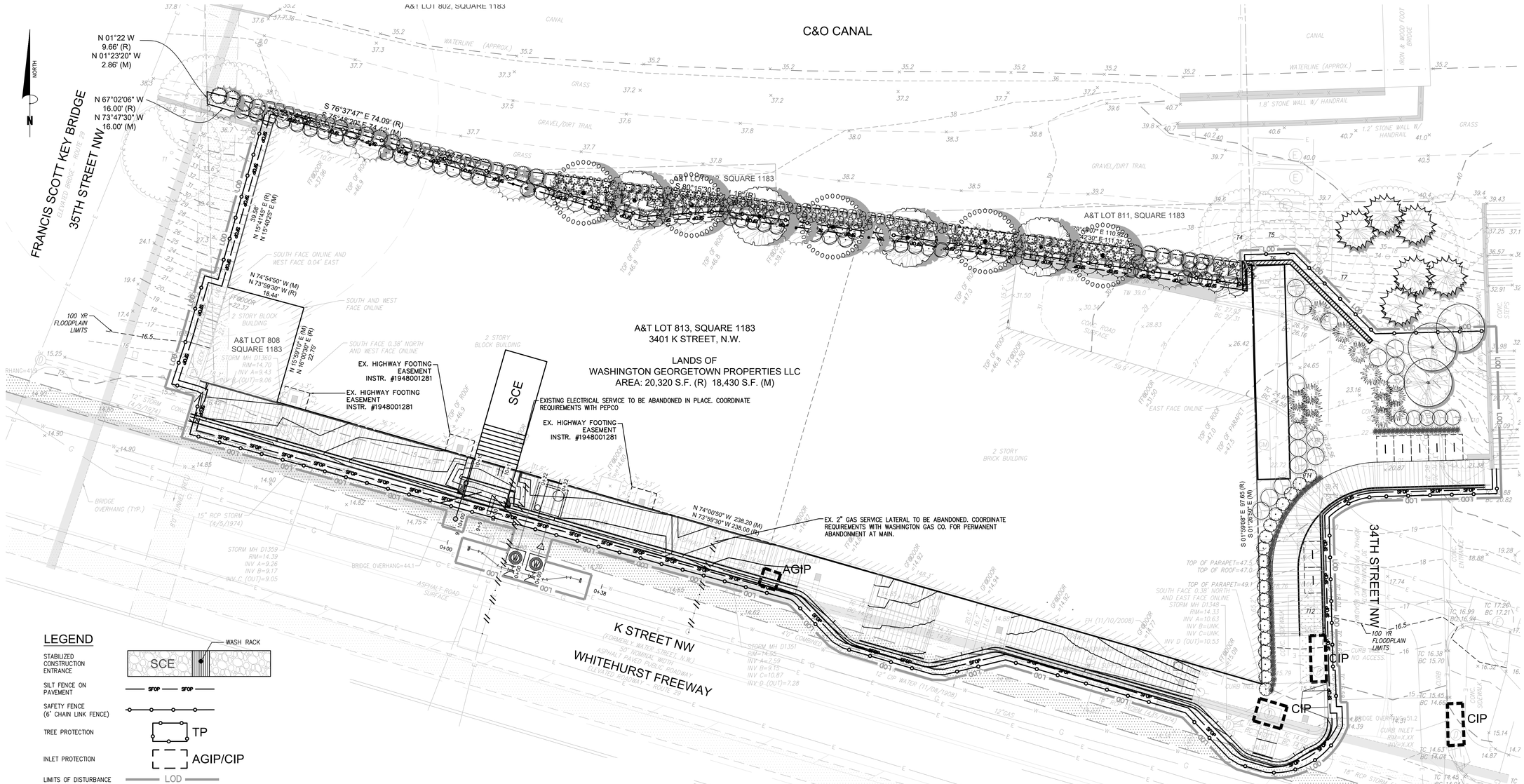
DEMOLITION PLAN
CIV0120



EROSION AND SEDIMENT CONTROL NARRATIVE - PHASE 1:

KEEP AND INSTALL ANY NEW SEDIMENT AND EROSION CONTROL SILT FENCE AROUND PROJECT SITE. TREE PROTECTION TO BE INSTALLED AROUND NEW STREET TREES. ALL SEDIMENT AND EROSION CONTROL WILL BE REMOVED UPON COMPLETION OF THE PROJECT.

ALL EROSION AND CONTROL CONTACT DC DEPT. OF ENERGY AND ENVIRONMENT, WATERSHED PROTECTION DIVISION AT 202-535-2977 TO SCHEDULE PRE-CONSTRUCTION MEETING.

SEQUENCE OF CONSTRUCTION - PHASE 1:

1. PRIOR TO CONSTRUCTION, CONTRACTOR TO ENSURE THAT PERIMETER CONTROLS SUCH AS STABILIZED CONSTRUCTION ENTRANCE, TREE PROTECTION, INLET PROJECTION, SILT FENCE AND SAFETY FENCE ARE PROPERLY INSTALLED AND APPROVED BY DOEE INSPECTOR.
3. EXISTING UTILITY SERVICES TO THE EXISTING BUILDINGS THAT ARE NOT SHOWN ON THIS PLAN SHALL BE REMOVED AT THE MAIN IF NOT REQUIRED FOR FUTURE SERVICE. COORDINATE REQUIREMENTS WITH THE RESPECTIVE UTILITY COMPANY PRIOR TO REMOVAL.
4. EXISTING WATER SERVICE LATERALS, VALVES, AND TEES NOT SHOWN ON PLAN SHALL BE REMOVED AND CAPPED AT MAIN PER DC WATER STANDARDS AND SPECIFICATIONS.
5. EXISTING SANITARY SERVICE LATERALS AND RELATED APPURTENANCES NOT SHOWN ON THIS PLAN SHALL BE ABANDONED AT THE MAIN WITH BULKHEAD PER DC WATER STANDARDS AND SPECIFICATIONS.

EROSION AND SEDIMENT CONTROL NOTES-PHASE 1:

1. CONTACT DC WATERSHED PROTECTION DIVISION AT 202-535-1364 TO SCHEDULE A PRE-CONSTRUCTION MEETING PRIOR TO MOBILIZATION.
2. THE APPLICANT MUST NOTIFY THE DEPARTMENT OF ENERGY & ENVIRONMENT BY PHONE (202-535-2250) AT LEAST 24 HOURS PRIOR TO START OF GRADING ACTIVITY AND WITHIN TWO (2) WEEKS AFTER COMPLETION OF PROJECT TO REQUEST INSPECTION. IF THERE IS NEED TO MAKE CHANGES OR MODIFICATIONS IN THE APPROVED DESIGN, DEPARTMENT OF THE ENVIRONMENT MUST BE NOTIFIED IMMEDIATELY.
3. CONTRACTOR TO MAINTAIN ON-SITE STAMPED AND SIGNED, SEDIMENT AND EROSION CONTROL DRAWINGS APPROVED BY THE DEPARTMENT OF ENERGY & ENVIRONMENT, WATERSHED PROTECTION DIVISION.
4. NO LATER THAN THE FIRST DAY OF CONSTRUCTION INSTALL SITE ACCESS MEASURES TO MINIMIZE OFF-SITE VEHICLE TRACKING OF SEDIMENTS. EACH CONSTRUCTION ENTRANCE MUST BE STABILIZED AND INCLUDE EACH ADDITIONAL MEASURE REQUIRED TO KEEP SEDIMENT FROM BEING CARRIED ONTO PUBLIC STREETS BY CONSTRUCTION VEHICLES AND WASHED INTO A STORM DRAIN OR WATERWAYS.
5. EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF GUTTERS AND DOWNSPOUTS AS SOON AS PRACTICABLE.
6. MEASURES SHALL BE TAKEN TO ACHIEVE A NON-ERODING VELOCITY FOR STORMWATER EXITING FROM A ROOF OR DOWNSPOUT OR TO TEMPORARILY PIPE THAT STORMWATER DIRECTLY TO A STORM DRAIN.
7. ALL SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND APPROVED BY THE INSPECTOR PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.
8. DURING CONSTRUCTION ACTIVITIES CONTRACTOR SHALL PERFORM ROUTINE MAINTENANCE TO PREVENT ANY NEW DESTABILIZED AREAS AND SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES IF REQUIRED BY INSPECTOR.
9. SEDIMENT AND EROSION CONTROL MEASURES SHALL NOT BE REMOVED WITHOUT COMPLETE SITE STABILIZATION AND APPROVAL FROM THE INSPECTOR.
10. ALL PERIMETER CONTROLS MUST BE WITHIN THE LIMITS OF DISTURBANCE. FOR GRAPHICAL CLARITY, FENCES MAY BE OFFSET BY FROM LIMITS OF DISTURBANCE.

UNDERGROUND UTILITY WORK NOTES:

1. WHEN CONDUCTING UNDERGROUND UTILITY WORK DO NOT OPEN MORE THAN FIVE HUNDRED LINEAR FEET (500 FT) OF TRENCH AT ANY ONE TIME.
2. FILTER WATER PUMPED OUT OF TRENCH EXCAVATIONS PRIOR TO DISCHARGING TO THE STORM SYSTEM.
3. PLACE EXCAVATED MATERIAL FOR UTILITY WORK ON THE UPHILL SIDE OF A TRENCH.
4. INSTALL INTERIM OR PERMANENT STABILIZATION IMMEDIATELY AFTER A UTILITY TRENCH IS REFILLED.
5. STEEL PROTECTION PLATES SHALL BE USED BY CONTRACTOR TO PROTECT OPEN EXCAVATED AREAS. ALL OPEN TRENCHES IN THE PUBLIC SPACE WHICH ARE NOT BACKFILL AND COMPACTED BY THE END OF EACH WORK DAY SHALL BE PLATED.

DUST CONTROL NOTES:

1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND MAINTAIN THE PROJECT SITE 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 WILL 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, 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 K PA) 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 SITE BOUNDARIES.

LIMITS OF DISTURBANCE:

SITE AREA: 18,429 SF OR 0.42 AC
TOTAL LIMIT OF DISTURBANCE: 19,515 SF OR 0.45 AC
ON-SITE DISTURBANCE: 14,168 SF OR 0.33 AC
PUBLIC RIGHT-OF-WAY DISTURBANCE: 5,347 SF OR 0.12 AC

CHAPTER 21 DCMR § 517
STORMWATER MANAGEMENT EXEMPTIONS

THE FOLLOWING DEVELOPMENT ACTIVITIES SHALL BE EXEMPT FROM THE PROVISIONS OF THE STORMWATER MANAGEMENT REQUIREMENTS:

- CUTTING A TRENCH FOR UTILITY WORK AND RELATED REPLACEMENT OF SIDEWALKS AND RAMPS.
- REPAVING OR REMILLING THAT DOES NOT EXPOSE THE UNDERLYING SOIL.

TREE AND ROOT PROTECTION NOTES:

ALL TREES WITHIN OR DIRECTLY ADJACENT TO THE LIMITS OF WORK MUST BE PROTECTED WITH 6 FT. TALL CHAIN LINK FENCE TO THE EXTENT OF THE TREE BOX (MINIMUM 4' X 9') OR THE DRIP LINE IN A PLANTING STRIP. THE DRIP LINE IS DEFINED AS THE GROUND AREA UNDER THE CANOPY OF A TREE. ALL PROTECTION MEASURES AND EXCAVATION OPERATIONS SHALL COMPLY WITH THE 2013 DISTRICT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND STRUCTURES (GOLD BOOK) – SECTIONS 207.03, 608.07 AND 608.08. IF THERE ARE ANY TREE CONFLICTS ON THIS JOB, SITE PERMIT HOLDER MUST SUSPEND ALL WORK THAT CONTRIBUTES TO THE CONFLICT AND IMMEDIATELY CONTACT WARD ARBORIST OR CALL THE DDOT URBAN FORESTRY ADMINISTRATION AT 202-671-5133 TO RECEIVE CLEARANCE TO CONTINUE THE CONFLICTING WORK.

CONSTRUCTION DATES:

. THE PROPOSED WORK DUE TO COMMENCE IN THE WINTER OF 2023 AND IS ANTICIPATED TO TAKE APPROXIMATELY 15 MONTHS.

. EXACT BEGINNING AND END OF CONSTRUCTION IS TO BE ESTABLISHED BY THE OWNER.

GRAPHIC SCALE
1" =10'

DCRA STAMP APPROVAL AREA

citizenM hotels

Baskervill

BASKERVILL, P.O. BOX 400, RICHMOND, VA 23218-0400

RYAN BRANNAN
No. PE 905903
09/30/22

PROJECT NUMBER
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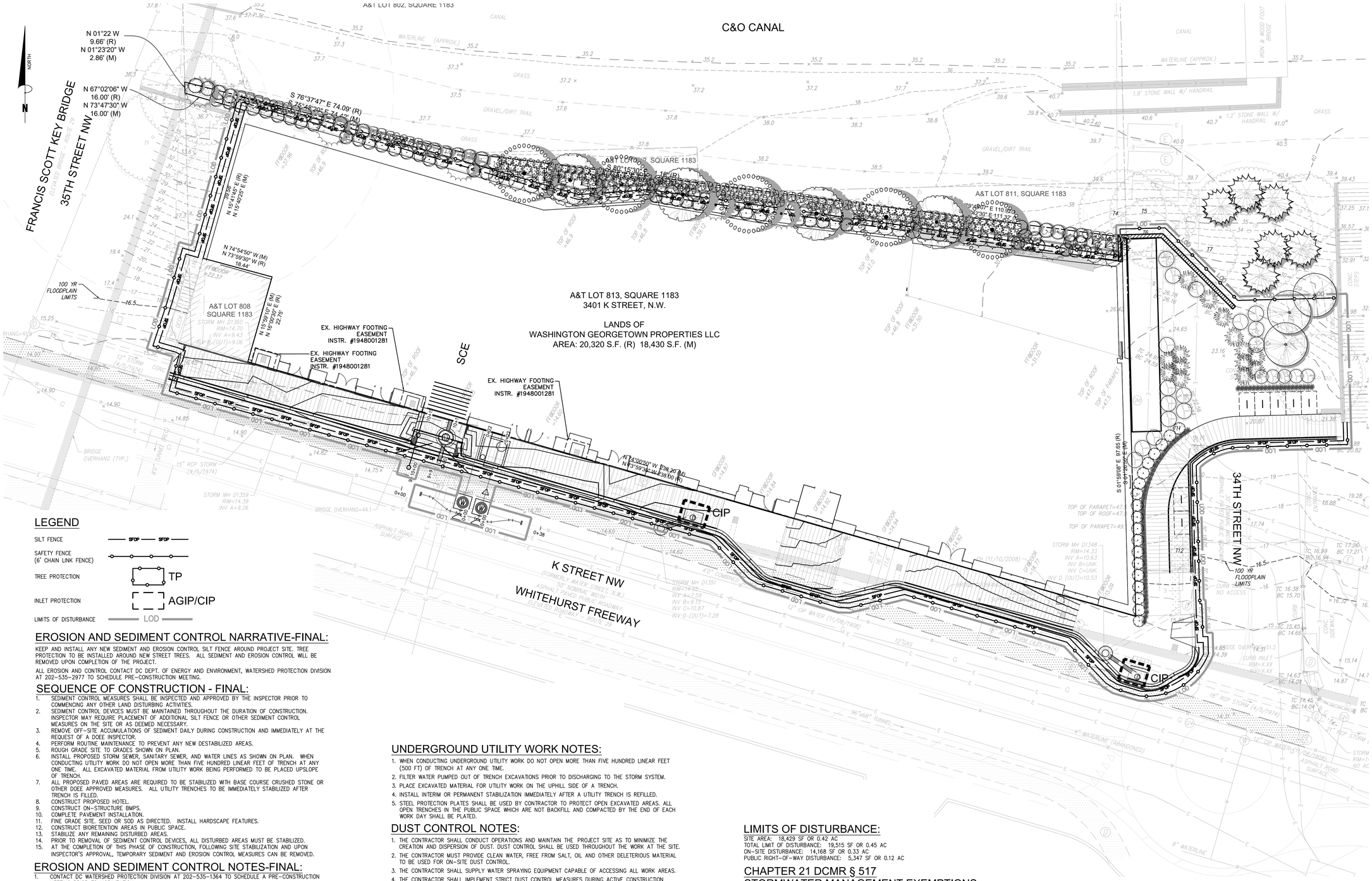
ISSUE
09/30/22 -
STAGE 4.0 | PERMIT SET

EROSION AND SEDIMENT CONTROL PLAN PH1

CIV0130



LEGEND

SILT FENCE	SFOP	
SAFETY FENCE (6' CHAIN LINK FENCE)		
TREE PROTECTION		TP
INLET PROTECTION		AGIP/CIP
LIMITS OF DISTURBANCE	LOD	

EROSION AND SEDIMENT CONTROL NARRATIVE-FINAL:

KEEP AND INSTALL ANY NEW SEDIMENT AND EROSION CONTROL SILT FENCE AROUND PROJECT SITE. TREE PROTECTION TO BE INSTALLED AROUND NEW STREET TREES. ALL SEDIMENT AND EROSION CONTROL WILL BE REMOVED UPON COMPLETION OF THE PROJECT.

ALL EROSION AND CONTROL CONTACT DC DEPT. OF ENERGY AND ENVIRONMENT, WATERSHED PROTECTION DIVISION AT 202-535-2977 TO SCHEDULE PRE-CONSTRUCTION MEETING.

SEQUENCE OF CONSTRUCTION - FINAL:

1. SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND APPROVED BY THE INSPECTOR PRIOR TO COMMENCING ANY OTHER LAND DISTURBING ACTIVITIES.
2. SEDIMENT CONTROL DEVICES MUST BE MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION. INSPECTOR MAY REQUIRE PLACEMENT OF ADDITIONAL SILT FENCE OR OTHER SEDIMENT CONTROL MEASURES ON THE SITE OR AS DEEMED NECESSARY.
3. REMOVE OFF-SITE ACCUMULATIONS OF SEDIMENT DAILY DURING CONSTRUCTION AND IMMEDIATELY AT THE REQUEST OF A DOEE INSPECTOR.
4. PERFORM ROUTINE MAINTENANCE TO PREVENT ANY NEW DESTABILIZED AREAS.
5. ROUGH GRADE SITE TO GRADES SHOWN ON PLAN.
6. INSTALL PROPOSED STORM SEWER, SANITARY SEWER, AND WATER LINES AS SHOWN ON PLAN. WHEN CONDUCTING UTILITY WORK DO NOT OPEN MORE THAN FIVE HUNDRED LINEAR FEET OF TRENCH AT ANY ONE TIME. ALL EXCAVATED MATERIAL FROM UTILITY WORK BEING PERFORMED TO BE PLACED UPSLOPE OF TRENCH.
7. ALL PROPOSED PAVED AREAS ARE REQUIRED TO BE STABILIZED WITH BASE COURSE CRUSHED STONE OR OTHER DOEE APPROVED MEASURES. ALL UTILITY TRENCHES TO BE IMMEDIATELY STABILIZED AFTER TRENCH IS FILLED.
8. CONSTRUCT PROPOSED HOTEL.
9. CONSTRUCT ON-STRUCTURE BMPS.
10. COMPLETE PAVEMENT INSTALLATION.
11. FINE GRADE SITE. SEED OR SOD AS DIRECTED. INSTALL HARDSCAPE FEATURES.
12. CONSTRUCT BIORETENTION AREAS IN PUBLIC SPACE.
13. STABILIZE ANY REMAINING DISTURBED AREAS.
14. PRIOR TO REMOVAL OF SEDIMENT CONTROL DEVICES, ALL DISTURBED AREAS MUST BE STABILIZED.
15. AT THE COMPLETION OF THIS PHASE OF CONSTRUCTION, FOLLOWING SITE STABILIZATION AND UPON INSPECTOR'S APPROVAL, TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES CAN BE REMOVED.

EROSION AND SEDIMENT CONTROL NOTES-FINAL:

1. CONTACT DC WATERSHED PROTECTION DIVISION AT 202-535-1364 TO SCHEDULE A PRE-CONSTRUCTION MEETING PRIOR TO MOBILIZATION.
2. THE APPLICANT MUST NOTIFY THE DEPARTMENT OF ENERGY & ENVIRONMENT BY PHONE (202-535-2250) AT LEAST 24 HOURS PRIOR TO START OF GRADING ACTIVITY AND WITHIN TWO (2) WEEKS AFTER COMPLETION OF PROJECT TO REQUEST INSPECTION. IF THERE IS NEED TO MAKE CHANGES OR MODIFICATIONS IN THE APPROVED DESIGN, DEPARTMENT OF THE ENVIRONMENT MUST BE NOTIFIED IMMEDIATELY.
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UNDERGROUND UTILITY WORK NOTES:

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CHAPTER 21 DCMR § 517
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CONSTRUCTION DATES:

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

DCRA STAMP APPROVAL AREA

citizenM hotels

Baskervill

BASKERVILL, P.O. BOX 400, RICHMOND, VA 23218-0400

RYAN BRANNAN
No. PE 905903
09/30/22

PROJECT NUMBER
2210437.0

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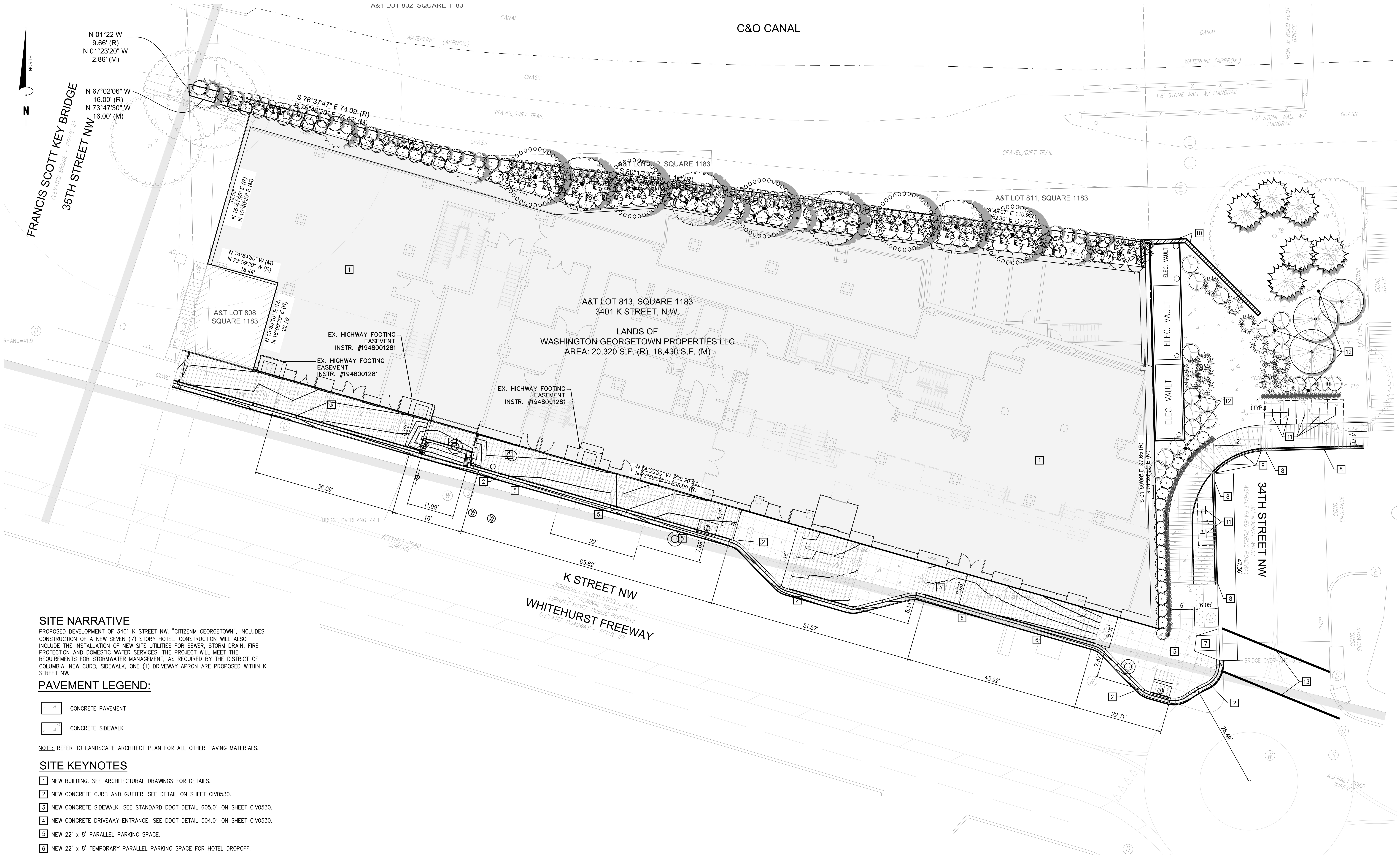
3401 K STREET, NW WASHINGTON, DC 20007

ISSUE
09/30/22 -
STAGE 4.0 | PERMIT SET

EROSION AND SEDIMENT CONTROL PLAN PH2
CIV0131



SITE NARRATIVE

PROPOSED DEVELOPMENT OF 3401 K STREET NW, "CITIZENM GEORGETOWN", INCLUDES CONSTRUCTION OF A NEW SEVEN (7) STORY HOTEL. CONSTRUCTION WILL ALSO INCLUDE THE INSTALLATION OF NEW SITE UTILITIES FOR SEWER, STORM DRAIN, FIRE PROTECTION AND DOMESTIC WATER SERVICES. THE PROJECT WILL MEET THE REQUIREMENTS FOR STORMWATER MANAGEMENT, AS REQUIRED BY THE DISTRICT OF COLUMBIA. NEW CURB, SIDEWALK, ONE (1) DRIVEWAY APRON ARE PROPOSED WITHIN K STREET NW.

PAVEMENT LEGEND:

- CONCRETE PAVEMENT
- CONCRETE SIDEWALK

NOTE: REFER TO LANDSCAPE ARCHITECT PLAN FOR ALL OTHER PAVING MATERIALS.

SITE KEYNOTES

1. NEW BUILDING. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
2. NEW CONCRETE CURB AND GUTTER. SEE DETAIL ON SHEET CIV0530.
3. NEW CONCRETE SIDEWALK. SEE STANDARD DDOT DETAIL 605.01 ON SHEET CIV0530.
4. NEW CONCRETE DRIVEWAY ENTRANCE. SEE DDOT DETAIL 504.01 ON SHEET CIV0530.
5. NEW 22' x 8' PARALLEL PARKING SPACE.
6. NEW 22' x 8' TEMPORARY PARALLEL PARKING SPACE FOR HOTEL DROPOFF.
7. NEW CURB RAMP. SEE DDOT DETAIL ON SHEET CIV0530.
8. NEW CONCRETE CURB. SEE DETAIL ON SHEET CIV0530.
9. NEW CONCRETE ROLL CURB. SEE DETAIL ON SHEET CIV0530.
10. NEW RETAINING WALL. SEE GRADING DETAILS ON SHEET CIV0160. STRUCTURAL DESIGN BY OTHERS.
11. NEW STANDARD TEMPORARY BICYCLE PARKING WITHOUT BASE PLATE. SEE DDOT DETAIL 605.14 ON SHEET CIV0530.
12. NEW LANDSCAPED AREA, SEE LANDSCAPE PLANS FOR DETAILS.
13. NEW CROSSWALK.

DCRA STAMP APPROVAL AREA

citizenM hotels

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DISTRICT OF COLUMBIA
RYAN BRANNAN
No. PE 905903
09/30/22
LICENSED
PROFESSIONAL ENGINEER

PROJECT NUMBER
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09/30/22 -
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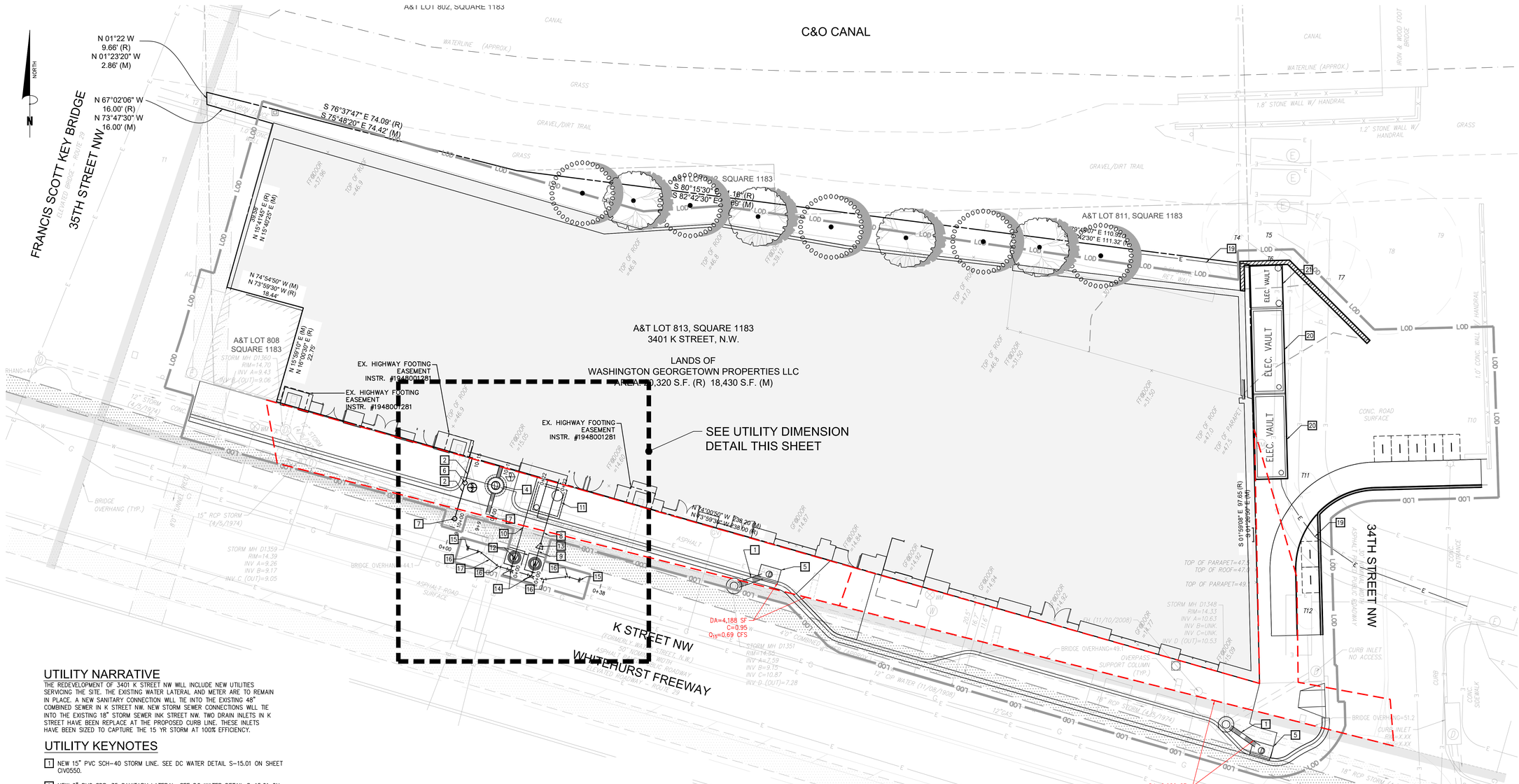
SITE PLAN
CIV0140

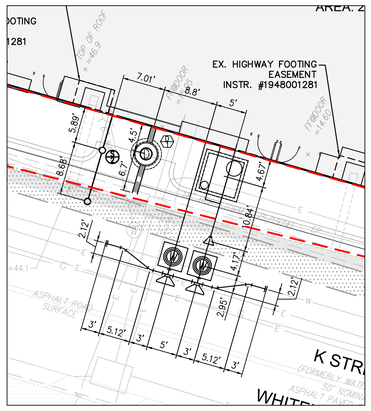


UTILITY NARRATIVE

THE REDEVELOPMENT OF 3401 K STREET NW WILL INCLUDE NEW UTILITIES SERVICING THE SITE. THE EXISTING WATER LATERAL AND METER ARE TO REMAIN IN PLACE. A NEW SANITARY CONNECTION WILL TIE INTO THE EXISTING 48" COMBINED SEWER IN K STREET NW. NEW STORM SEWER CONNECTIONS WILL TIE INTO THE EXISTING 18" STORM SEWER INK STREET NW. TWO DRAIN INLETS IN K STREET HAVE BEEN REPLACE AT THE PROPOSED CURB LINE. THESE INLETS HAVE BEEN SIZED TO CAPTURE THE 15 YR STORM AT 100% EFFICIENCY.

UTILITY KEYNOTES

1. NEW 15" PVC SCH-40 STORM LINE. SEE DC WATER DETAIL S-15.01 ON SHEET CIV0550.
2. NEW 6" PVC SDR-35 SANITARY LATERAL. SEE DC WATER DETAIL S-15.01 ON SHEET CIV0550.
3. NEW 10" PVC SCH-40 STORM LATERAL. SEE DC WATER DETAIL S-15.01 ON SHEET CIV0550.
4. NEW DOG HOUSE MANHOLE. SEE DC WATER DETAIL S-20.11 ON SHEET CIV0550 FOR DETAILS.
5. NEW SINGLE CURB INLET. REFER TO DC WATER DETAIL S-30.01 ON SHEET CIV550 FOR DETAILS.
6. NEW CLEANOUT. SEE DC WATER DETAIL S-80.01 ON SHEET CIV0550.
7. NEW WYE BRANCH CONNECTION. SEE DC WATER DETAIL S-80.01 ON SHEET CIV0550.
8. NEW 4" DIP CL-56 DOMESTIC WATER SERVICE. SEE DC WATER DETAIL W-10.01 ON SHEET CIV0551 FOR TRENCHING DETAILS.
9. NEW 6" DIP CL-56 DOMESTIC WATER SERVICE. SEE DC WATER DETAIL W-10.01 ON SHEET CIV0551 FOR TRENCHING DETAILS.
10. NEW 6" DIP CL-56 FIRE PROTECTION SERVICE. SEE DC WATER DETAIL W-10.01 ON SHEET CIV0551 FOR TRENCHING DETAILS.
11. NEW 4" DOMESTIC WATER METER. SEE DC WATER DETAIL DG-23.01 ON SHEET CIV0540 FOR DETAILS.
12. NEW 6" WATER VALVE. SEE DC WATER DETAIL W-20.01 ON SHEET CIV0551.
13. NEW 6" x 4" REDUCER PER DC WATER STANDARDS AND SPECIFICATIONS.
14. NEW 12" x 6" TEE WITH THRUST BLOCK. REFER TO DC WATER DETAIL W-40.01 ON SHEET CIV0551 FOR DETAILS.
15. CONNECT TO EXISTING 12" CAST IRON WATER MAIN WITH SLEEVE AND INLINE THRUST BLOCK. VERIFY OUTSIDE DIAMETER TO ASSURE PROPER FITTINGS ARE AVAILABLE BEFORE CUTTING PIPE. SEE DC WATER STANDARD DETAIL W-40.02 ON SHEET CIV0551 FOR DETAILS.
16. NEW 12" DIP CL-56 22.5° BEND PER DC WATER STANDARDS AND SPECIFICATIONS.
17. NEW 12" DIP CL-56 WATER MAIN. REFER TO DC WATER STANDARD DETAIL W-10.01 ON SHEET CIV0551 FOR TRENCHING DETAILS.
19. NEW ELECTRIC CONDUIT BY OTHERS.
20. NEW TRANSFORMER VAULT BY OTHERS.
21. NEW BUS VAULT BY OTHERS.



UTILITY DIMENSIONS
SCALE: 1"=10'

CITIZENM GEORGETOWN - GUTTER SPREAD CALCULATIONS

GUTTER SPREAD: T = [(n * Q) / (0.56 * S_X^1.67 * S_L^0.5)]^0.375

CURB INLET OPENING LENGTH FOR 100% CAPTURE:

L_T = 0.6 * Q^0.42 * S_L^0.3 * (1 / n * S_E)^0.6

S_E = S_X + [(a + a_L) / W]* E_O

E_O = 1/(1+((SW/SX)/((1+((SW/SX)/((T/W)-1)))^(8/3)-1)))

Q = Surface Flow into current | a_L = Local Additional Gutter Depression (ft)
S_L = Gutter Slope, Longitudina | W = Depressed Gutter Width (ft)
n = Manning's n-value (0.015) | S_X = Street Cross Slope (ft/ft)
S_E = Equivalent Cross slope (f | S_W = Gutter Cross Slope (ft/ft)
a = Gutter Depression (ft)

At Inlet	Condition	Q (cfs)	Orifice Size	Head Above Rim (ft)	Long. Slope	Cross Slope	Spread	Allowable Spread	Bypass	Efficiency
INLET-1	Sump	0.49	4.50	0.11	0.00	0.03	5.50	8.75	0.00	100%
INLET-2	Sump	0.69	4.50	0.14	0.00	0.03	6.89	8.75	0.00	100%

CITIZENM GEORGETOWN - STORM DRAIN TABLE

FROM	TO	INC. AREA ACRES	TOTAL AREA ACRES	C	A*C	ACUM. A*C	Tc SEC	I 15 YR IN/HR	Q15 CFS	MIN SLOPE %	ACT SLOPE %	n	PIPE SIZE IN	NORMAL DEPTH IN	F.F. VEL FPS	ACT VEL FPS	LENGTH FEET	TIME IN PIPE MIN	Q CAPACITY CFS
BLDG	D-1	0.37	0.37	0.95	0.35	0.35	5.00	7.56	2.67	0.98	4.10	0.011	10	5.1	4.9	9.7	45	0.08	5.24

GRAPHIC SCALE
1" =10'

DCRA STAMP APPROVAL AREA

citizenM hotels
Baskervill

BASKERVILL, P.O. BOX 400, RICHMOND, VA 23218-0400

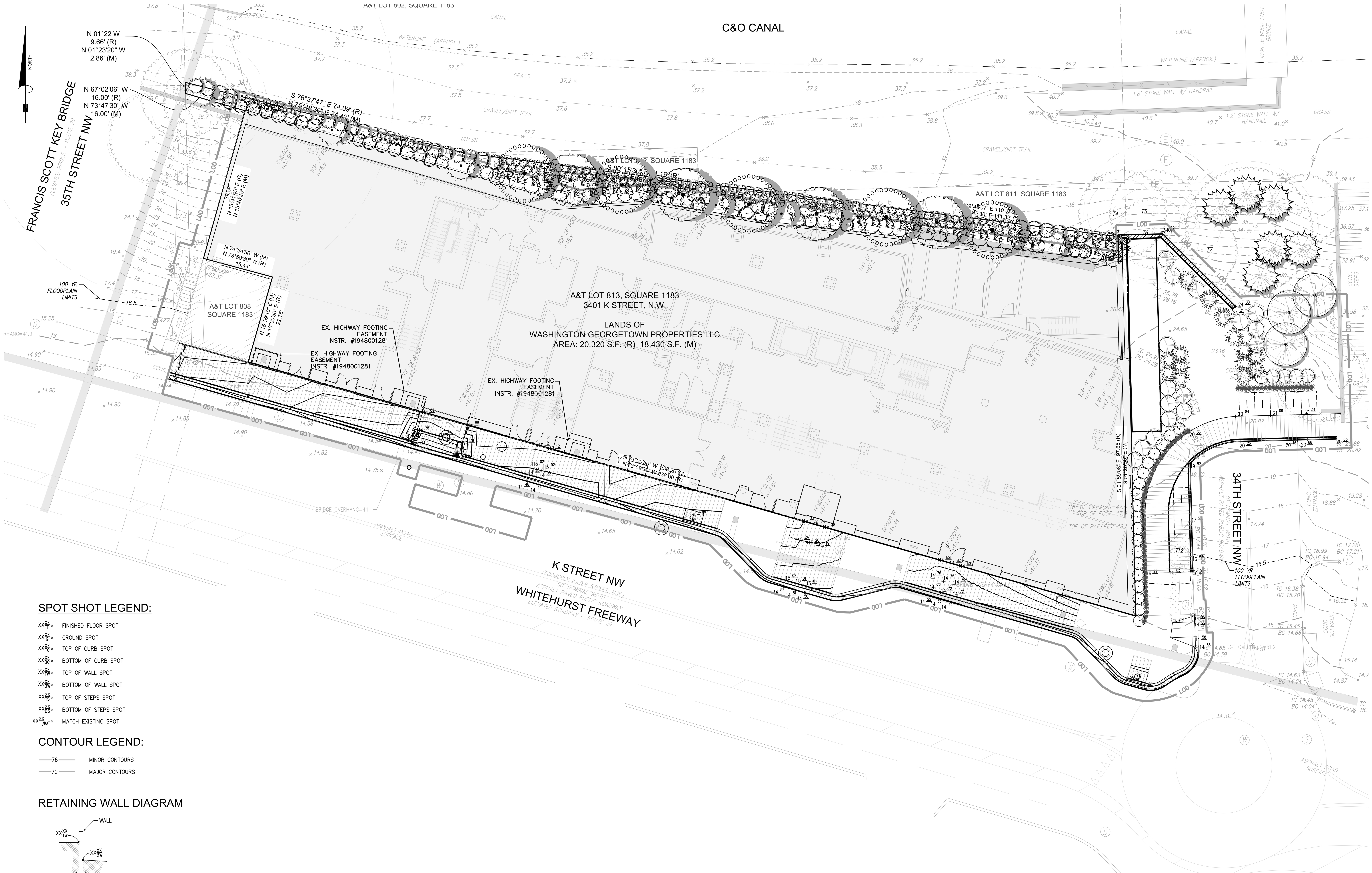
DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
PROFESSIONAL ENGINEER
NO. PE 900503
09/30/22
LICENSED

PROJECT NUMBER
2210437.0

citizenM
Georgetown
3401 K STREET, NW WASHINGTON, DC 20007

ISSUE
09/30/22 -
STAGE 4.0 | PERMIT SET

UTILITY PLAN
CIV0150



SPOT SHOT LEGEND:

- FINISHED FLOOR SPOT
- GROUND SPOT
- TOP OF CURB SPOT
- BOTTOM OF CURB SPOT
- TOP OF WALL SPOT
- BOTTOM OF WALL SPOT
- TOP OF STEPS SPOT
- BOTTOM OF STEPS SPOT
- MATCH EXISTING SPOT

CONTOUR LEGEND:

- 76 MINOR CONTOURS
- 70 MAJOR CONTOURS

RETAINING WALL DIAGRAM

WALL

NOTE:
(TW) TOP OF WALL SPOT LABEL INDICATES GRADE ELEVATION ON HIGH SIDE OF WALL.

(BW) BOTTOM OF WALL SPOT INDICATES GRADE ELEVATION ON LOW SIDE OF WALL.

REFER TO STRUCTURAL, LANDSCAPE, AND/OR ARCHITECTURAL PLANS FOR WALL DESIGN

EXISTING CURB NOTE

PRIOR TO CONSTRUCTION, CONTRACTOR TO REVIEW AND NOTE EXISTING CURB REVEAL. CURB TO VERIFIED AND RESET AS NECESSARY TO EXISTING CURB REVEAL AFTER CONSTRUCTION IS COMPLETE.

GRAPHIC SCALE 1" = 10'

DCRA STAMP APPROVAL AREA

citizenM hotels

Baskervill

BASKERVILL, P.O. BOX 400, RICHMOND, VA 23218-0400

PROJECT NUMBER
2210437.0

citizenM
Georgetown
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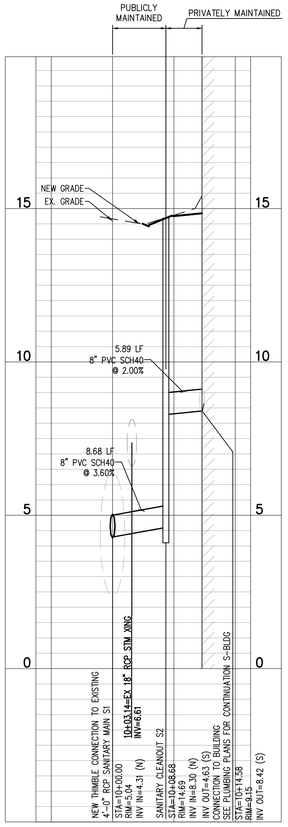
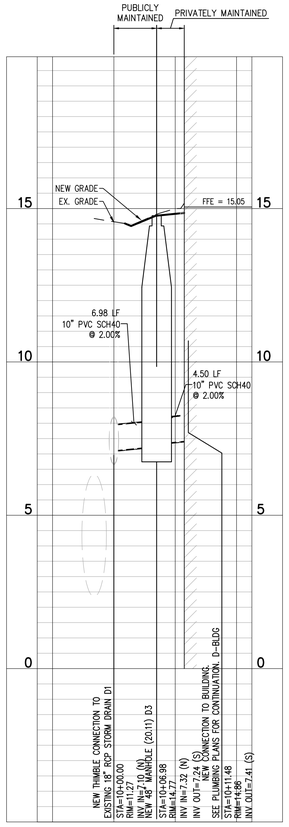
ISSUE
09/30/22 -
STAGE 4.0 | PERMIT SET

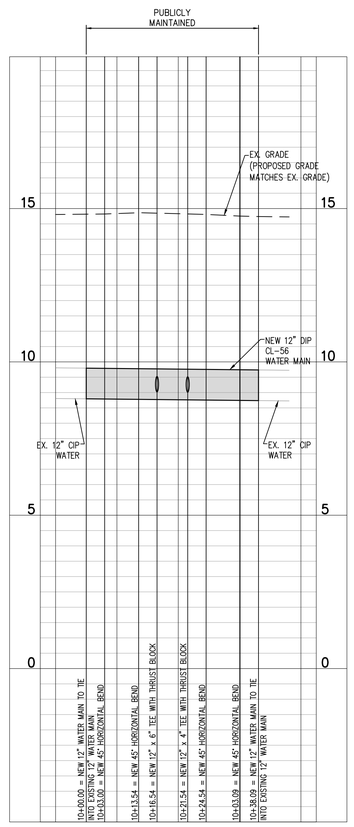
GRADING PLAN
CIV0160



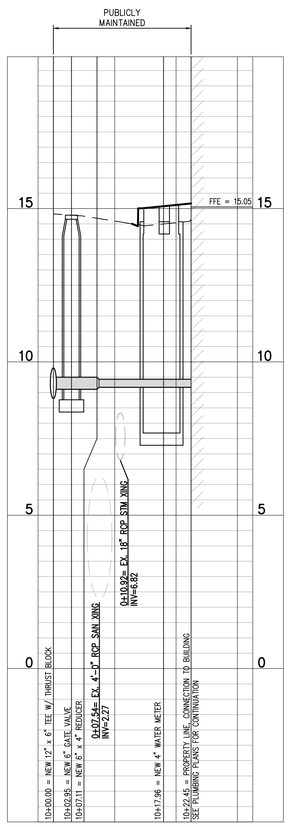
SANITARY SEWER PROFILE VIEW
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=2'



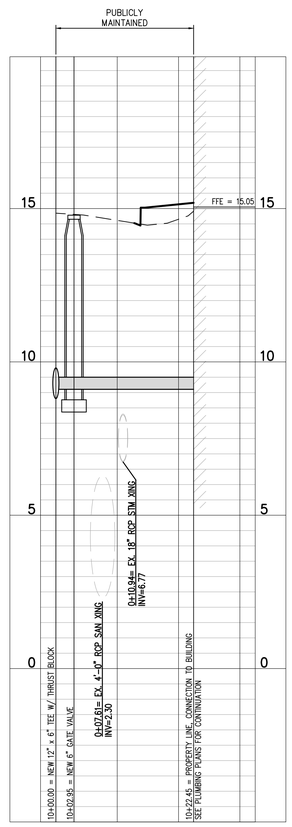
STORM SEWER – BUILDING TO D-1 PROFILE VIEW
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=2'



WATER MAIN PROFILE VIEW
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=2'



DOMESTIC WATER PROFILE VIEW
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=2'



FIRE SERVICE PROFILE VIEW
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=2'

CITIZENM GEORGETOWN - STORM DRAIN TABLE

FROM	TO	INC. AREA ACRES	TOTAL AREA ACRES	C	A*C	ACUM. A*C	Tc SEC	I 15 YR IN/HR	Q_{15} CFS	MIN SLOPE %	ACT SLOPE %	n	PIPE SIZE IN	NORMAL DEPTH IN	F.F. VEL FPS	ACT VEL FPS	LENGTH FEET	TIME IN PIPE MIN	Q CAPACITY CFS
BLDG	D-1	0.37	0.37	0.95	0.35	0.35	5.00	7.56	2.67	0.98	2.00	0.011	10	6.3	4.9	7.3	45	0.10	3.66

GRAPHIC SCALE
1" =10'

DCRA STAMP APPROVAL AREA

citizenM hotels

Baskervill

BASKERVILL, P.O. BOX 400, RICHMOND, VA 23218-0400

DISTRICT OF COLUMBIA
SEAN BRANNEN
No. PE 900003
09/30/22
LICENSED
PROFESSIONAL ENGINEER

PROJECT NUMBER
2210437.0

citizenM
Georgetown
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ISSUE
09/30/22 -
STAGE 4.0 | PERMIT SET

UTILITY PROFILES
CIV0310

DOEE 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).
2. ESC MEASURES SHALL BE IN PLACE BEFORE AND DURING LAND DISTURBANCE.
3. CONTACT DOEE INSPECTION (202) 535-2977 TO SCHEDULE A PRECONSTRUCTION MEETING AT LEAST THREE (3) BUSINESS DAYS BEFORE THE COMMENCEMENT OF A LAND-DISTURBING ACTIVITY.
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 DOEE INSPECTORS.
5. ESC MEASURES SHALL BE IN PLACE TO STABILIZE AND 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.
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.
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.
8. PROTECT BEST MANAGEMENT PRACTICES FROM SEDIMENTATION AND OTHER DAMAGE DURING CONSTRUCTION FOR PROPER POST CONSTRUCTION OPERATION.
9. REQUEST A DOEE INSPECTOR'S APPROVAL AFTER THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROL, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
10. REQUEST A DOEE INSPECTOR'S APPROVAL AFTER FINAL STABILIZATION OF THE SITE AND BEFORE THE REMOVAL OR EROSION AND SEDIMENT CONTROLS.
11. FINAL STABILIZATION MEANS THAT ALL LAND-DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND EITHER OF THE FOLLOWING 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 HAVE 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).
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.
13. POST A SIGN THAT NOTIFIES THE PUBLIC TO CONTACT DOEE IN THE EVENT OF EROSION OR OTHER POLLUTION. THE SIGN WILL BE PLACED AT EACH ENTRANCE TO THE SITE OR AS DIRECTED BY THE DOEE INSPECTOR. EACH SIGN WILL BE LESS THAN 18 X 24 INCHES IN SIZE AND MADE OF MATERIALS THAT WILL WITHSTAND WEATHER FOR THE DURATION OF THE PROJECT. LETTERING WILL BE AT LEAST 1 INCH IN HEIGHT AND EASILY READABLE BY THE PUBLIC FROM A DISTANCE OF TWELVE FEET (12 FT). THE SIGN MUST DIRECT THE PUBLIC, IN SUBSTANTIALLY THE FOLLOWING FORM: "TO REPORT EROSION, RUNOFF, OR STORMWATER POLLUTION" AND WILL PROVIDE THE CONSTRUCTION ADDRESS, DOEE'S TELEPHONE NUMBER (202-535-2977), DOEE'S EMAIL ADDRESS (IEB.SCHEDULING@DC.GOV), AND THE 311 MOBILE APP HEADING ("CONSTRUCTION-EROSION RUNOFF").

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 DOEE 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 DOEE 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 DOEE APPROVED TRAINIGN PROGRAM.

2.2.5 WASH RACK CONSTRUCTION SPECIFICATIONS

1. USE A WASH RACK DESIGNED AND CONSTRUCTED/MANUFACTURED FOR THE ANTICIPATED TRAFFIC LOADS. CONCRETE, STEEL, OR OTHER MATERIALS ARE ACCEPTABLE. PREFABRICATED UNITS SUCH AS CATTLE GUARDS ARE ACCEPTABLE. USE A MINIMUM DIMENSION OF 6 FEET BY 10 FEET. ORIENT THE DIRECTION OF RIBS AS SHOWN ON THE DETAIL. APPROACHES TO THE WASH RACK SHOULD BE A MINIMUM OF 25 FEET ON BOTH SIDES.

2. INSTALL PRIOR TO, ALONGSIDE OF, OR AS PART OF THE STABILIZED CONSTRUCTION ENTRANCE.

3. DIRECT WASH WATER TO AN APPROVED SEDIMENT TRAPPING DEVICE.

2.2.6 WASH RACK MAINTENANCE

MAINTAIN THE ENTRANCE IN A CONDITION THAT WILL MINIMIZE TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. MAINTAIN STABILIZED CONSTRUCTION ENTRANCES WITH WASH RACKS TO THE SPECIFIED DIMENSIONS BY ADDING ROCK WHEN NECESSARY AT THE END OF EACH WORKDAY. MAINTAIN A STOCKPILE OF ROCK MATERIAL ON SITE FOR THIS PURPOSE. REPAIR DAMAGED WASH RACKS AS NECESSARY TO MAINTAIN THEIR EFFECTIVENESS.IMMEDIATELY REMOVE ALL SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY BY VACUUMING, SWEEPING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE. A STABILIZED CONSTRUCTION ENTRANCE WITHOUT A WASH RACK IS SHOWN IN SECTION 2.1 STABILIZED CONSTRUCTION ENTRANCE.AFTER CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED, REMOVE THE STABILIZED CONSTRUCTION ENTRANCE AND STABILIZE THE SUBSEQUENT AREA UNLESS IT WILL BE USED AS AN UNDERLAYMENT FOR A DRIVEWAY.

2.5 STANDARDS AND SPECIFICATIONS FOR LAND GRADING

DEFINITION: RESHAPING OF THE EXISTING LAND SURFACE IN ACCORDANCE WITH A PLAN AS DETERMINED BY ENGINEERING SURVEY AND LAYOUT.

PURPOSE: THE PURPOSE OF A LAND GRADING SPECIFICATION IS TO PROVIDE FOR EROSION CONTROL AND VEGETATIVE ESTABLISHMENT ON THOSE AREAS WHERE THE EXISTING LAND SURFACE IS TO BE RESHAPED BY GRADING ACCORDING TO PLAN.

DESIGN CRITERIA: THE GRADING PLAN SHOULD INCORPORATE BUILDING DESIGNS AND STREET LAYOUTS THAT UTILIZE EXISTING TOPOGRAPHY, RETAIN DESIRABLE NATURAL SURROUNDINGS, AND AVOID EXTREME GRADE MODIFICATIONS. INFORMATION SUBMITTED MUST PROVIDE SUFFICIENT TOPOGRAPHIC SURVEYS AND SOIL INVESTIGATIONS TO DETERMINE LIMITATIONS THAT MUST BE IMPOSED ON THE GRADING OPERATION RELATED TO SLOPE STABILITY, EFFECT ON ADJACENT PROPERTIES AND DRAINAGE PATTERNS, MEASURES FOR DRAINAGE AND WATER REMOVAL AND VEGETATIVE TREATMENT, ETC.

THE PLAN MUST SHOW EXISTING AND PROPOSED CONTOURS OF THE AREA(S) TO BE GRADED. THE PLAN SHALL ALSO INCLUDE PRACTICES FOR EROSION CONTROL, SLOPE STABILIZATION, SAFE DISPOSAL OF RUNOFF WATER AND DRAINAGE, SUCH AS WATERWAYS, LINED DITCHES, REVERSE SLOPE BENCHES (INCLUDE GRADE AND CROSS-SECTION), GRADE STABILIZATION STRUCTURES, RETAINING WALLS, AND SURFACE AND SUBSURFACE DRAINS. THE PLAN SHALL ALSO INCLUDE PHASING OF THESE PRACTICES. THE FOLLOWING SHALL BE INCORPORATED INTO THE PLAN:

1. BALANCE THE CUT AND FILL SLOPES WHERE POSSIBLE TO MINIMIZE OFF-SITE TRANSPORT OF SOILS, AND MINIMIZE THE LENGTH OF TIME THAT UNGRADED SLOPES ARE EXPOSED IN THE CONSTRUCTION SEQUENCE.

2. MAKE PROVISIONS TO SAFELY CONDUCT SURFACE RUNOFF TO STORM DRAINS, PROTECTED OUTLETS OR TO STABILIZE WATER COURSES TO INSURE THAT SURFACE RUNOFF WILL NOT DAMAGE SLOPES OR OTHER GRADED AREAS.

3. CUT AND FILL SLOPES THAT ARE TO BE STABILIZED WITH GRASSES SHALL NOT BE STEEPER THAN 2:1. (WHERE THE SLOPE IS TO BE MOWED THE SLOPE SHOULD BE NO STEEPER THAN 3:1, 4:1 IS PREFERRED BECAUSE OF SAFETY FACTORS RELATED TO MOWING STEEP SLOPES.) SLOPES EXCEEDING 2:1 SHALL REQUIRE SPECIAL DESIGN AND STABILIZATION CONSIDERATIONS THAT SHALL BE ADEQUATELY SHOWN ON THE PLANS.

2.5 STANDARDS AND SPECIFICATIONS FOR LAND GRADING (CONT.)

4. PROVIDE BENCHED SLOPES WHENEVER THE VERTICAL INTERVAL (HEIGHT) OF ANY 2:1 SLOPE EXCEEDS 20 FEET; FOR 3:1 SLOPE IT SHALL BE INCREASED TO 30 FEET AND FOR 4:1 TO 40 FEET. BENCHES SHALL BE LOCATED TO DIVIDE THE SLOPE FACE AS EQUALLY AS POSSIBLE AND SHALL CONVEY THE WATER TO A STABLE OUTLET. SOILS, SEEPS, ROCK OUTCROPS, ETC., SHALL ALSO BE TAKEN INTO CONSIDERATION WHEN DESIGNING BENCHES.

    A. BENCHES SHALL BE A MINIMUM OF SIX-FEET WIDE TO PROVIDE FOR EASE OF MAINTENANCE.

    B. DESIGN BENCHES WITH A REVERSE SLOPE OF 6:1 OR FLATTER TO THE TOE OF THE UPPER SLOPE AND WITH A MINIMUM OF 1 FOOT IN DEPTH. BENCH GRADIENT TO THE OUTLET SHALL BE BETWEEN 2% AND 3%, UNLESS ACCOMPANIED BY APPROPRIATE DESIGN AND COMPUTATIONS.

    C. THE FLOW LENGTH WITHIN A BENCH SHALL NOT EXCEED 800 FEET UNLESS ACCOMPANIED BY APPROPRIATE DESIGN AND COMPUTATIONS. FOR FLOW CHANNEL STABILIZATION, SEE SECTION 4.4 TEMPORARY SWALES.

5. DIVERT SURFACE WATER FROM THE FACE OF ALL CUT AND/OR FILL SLOPES BY THE USE OF EARTH DIKES, DITCHES AND SWALES OR CONVEY DOWNSLOPE USING A DESIGNED STRUCTURE, EXCEPT WHERE ALL THE FOLLOWING APPLY:

    A. THE FACE OF THE SLOPE IS STABILIZED, AND THE FACE OF ALL GRADED SLOPES IS PROTECTED FROM SURFACE RUNOFF UNTIL THEY ARE STABILIZED.

    B. THE FACE OF THE SLOPE SHALL NOT BE SUBJECT TO ANY CONCENTRATED FLOWS OF SURFACE WATER SUCH AS FROM NATURAL DRAINAGEWAYS, GRADED SWALES, DOWNSPOUTS, ETC.

    C. THE FACE OF THE SLOPE WILL BE PROTECTED BY SPECIAL EROSION CONTROL MATERIALS, TO INCLUDE, BUT NOT LIMITED TO, APPROVED VEGETATIVE STABILIZATION PRACTICES, RIP-RAP, OR OTHER APPROVED STABILIZATION METHODS.

6. USE SERRATED SLOPES (STEP CUTS) TO HOLD MOISTURE, LIME, FERTILIZER AND SEED. THE STEEPEST ALLOWABLE SLOPE IS 1.5:1 FOR RIPPABLE ROCKS AND 2:1 FOR OTHER SURFACES. DIVERT OVERLAND FLOW FROM THE TOP OF ALL SERRATED CUT SLOPES AND CARRY TO A SUITABLE OUTLET.

7. SUBSURFACE DRAINAGE SHALL BE PROVIDED WHERE NECESSARY TO INTERCEPT SEEPAGE THAT WOULD OTHERWISE ADVERSELY AFFECT SLOPE STABILITY OR CREATE EXCESSIVELY WET SITE CONDITIONS.

8. DO NOT CREATE SLOPES SO CLOSE TO PROPERTY LINES AS TO ENDANGER ADJOINING PROPERTIES WITHOUT ADEQUATELY PROTECTING SUCH PROPERTIES AGAINST SEDIMENTATION, EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED DAMAGES.

9. FILL MATERIAL MUST BE UNCONTAMINATED AND IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS, MUST MEET THE ENGINEERING PROPERTIES DICTATED BY THE DESIGN ENGINEER, AND MUST MEET ALL APPLICABLE DESIGN STANDARDS AND REGULATIONS.

10. STABILIZE ALL DISTURBED AREAS STRUCTURALLY OR VEGETATIVELY IN COMPLIANCE WITH OTHER STANDARDS IN THIS DOCUMENT (2017 DC ESC MANUAL).

2.6 TOPSOIL DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS

DEFINITION: PLACEMENT OF TOPSOIL OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.

PURPOSE: TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

CONDITIONS WHERE PRACTICE APPLIES: THIS PRACTICE IS RECOMMENDED FOR AREAS WITH 2:L OR FLATTER SLOPES WHERE ONE OR MORE OF THE FOLLOWING APPLY:

1.THE TEXTURE, PH, OR NUTRIENT BALANCE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.

2.THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.

3.THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.

4.THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE. AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. THESE AREAS MUST HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS.

2.6.4 TOPSOIL DESIGN CRITERIA:

TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED IF IT MEETS THE STANDARDS IN THESE SPECIFICATIONS. PLACE TOPSOIL AND APPLY SOIL AMENDMENTS AS SPECIFIED IN SECTION 2.10 VEGETATIVE STABILIZATION. SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING SPECIFICATIONS:

1.TOPSOIL MUST BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, OR LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY DOEE. REGARDLESS, TOPSOIL MUST NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND MUST CONTAIN LESS THAN 5% BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 INCH IN DIAMETER.

2.TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, THISTLE, OTHER POISONOUS PLANTS, OR OTHERS AS SPECIFIED IN SECTION 2.10 VEGETATIVE STABILIZATION. TOPSOIL MUST ALSO BE FREE FROM INVASIVE PLANTS OR PLANT PARTS.

3.WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, SPREAD GROUND LIMESTONE AT THE RATE OF 4-8 TONS PER ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. DISTRIBUTE LIME UNIFORMLY OVER DESIGNATED AREAS AND WORK INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE NEXT STEP.

FOR SITES WITH DISTURBED AREAS OVER 5 ACRES, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN SECTION 2.10 VEGETATIVE STABILIZATION. ALTERNATIVES TO NATURAL TOPSOIL AND ALTERNATIVE SOIL AMENDMENTS, SUCH AS COMPOSTED SEWAGE SLUDGE OR OTHER COMPOSTED MATERIALS, MAY BE USED IN PLACE OF FERTILIZER AND LIME, AS ALLOWED BY OTHER APPLICABLE REGULATIONS AND AS APPROVED BY A CERTIFIED AGRONOMIST OR SOIL SCIENTIST.

2.6.5 TOPSOIL CONSTRUCTION SPECIFICATIONS:

1. WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SILT FENCE, AND SEDIMENT TRAPS AND BASINS.

2. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, MUST BE MAINTAINED, THOUGH NOW WITH AN ADDITIONAL4 TO 8 INCHES HEIGHT IN ELEVATION.

AFTER THE AREAS TO BE TOPSOILED HAVE BEEN BROUGHT TO GRADE, AND IMMEDIATELY PRIOR TO DUMPING AND SPREADING THE TOPSOIL, LOOSEN THE SUBGRADE BY DISCING OR BY SCARIFYING TO A DEPTH OF A LEAST 4 INCHES TO PERMIT BONDING OF THE TOPSOIL TO THE SUBSOIL. PACK THE SUBSOIL BY PASSING A BULLDOZER UP AND DOWN OVER THE ENTIRE SURFACE AREA OF THE SLOPE TO CREATE HORIZONTAL EROSION CHECK SLOTS TO PREVENT TOPSOIL FROM SLIDING DOWN THE SLOPE.

UNIFORMLY DISTRIBUTE TOPSOIL IN A 4-INCH TO 8-INCH LAYER AND LIGHTLY COMPACT TO A MINIMUM THICKNESS OF 4 INCHES. PERFORM SPREADING IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. CORRECT ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.

DO NOT PLACE TOPSOIL WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.

2.6.6 TOPSOIL MAINTENANCE:

AFTER PRECIPITATION EVENTS, CONFIRM THAT TOPSOIL AND SUBSOIL ARE PROPERLY BONDED AND NO SLOUGHING HAS OCCURED.

2.10 VEGETATIVE STABILIZATION

DEFINITION: USING VEGETATION AS COVER FOR BARREN SOIL TO PROTECT IT FROM FORCES THAT CAUSE EROSION. THIS SPECIFICATION INCLUDES BOTH TEMPORARY AND PERMANENT STABILIZATION.

PURPOSE: USE VEGETATIVE STABILIZATION SPECIFICATIONS TO PROMOTE THE ESTABLISHMENT OF VEGETATION ON EXPOSED SOIL. WHEN SOIL IS STABILIZED WITH VEGETATION, THE SOIL IS LESS LIKELY TO ERODE AND MORE LIKELY TO ALLOW INFILTRATION OF RAINFALL, THEREBY REDUCING SEDIMENT LOADS AND RUNOFF TO DOWNSTREAM AREAS AND IMPROVING WILDLIFE HABITAT AND VISUAL RESOURCES.

CONDITIONS WHERE PRACTICE APPLIES: USE THIS PRACTICE ON DENUDED AREAS AS SPECIFIED ON THE ESC AND SWM PLANS. IT MAY BE USED ON HIGHLY ERODIBLE OR CRITICALLY ERODING AREAS. THIS SPECIFICATION IS DIVIDED INTO TEMPORARY SEEDING, TO QUICKLY ESTABLISH VEGETATIVE COVER FOR SHORT DURATION (UP TO ONE YEAR), AND PERMANENT SEEDING, FOR LONG-TERM VEGETATIVE COVER. EXAMPLES OF APPLICABLE AREAS FOR TEMPORARY SEEDING ARE TEMPORARY SOIL STOCKPILES, CLEARED AREAS BEING LEFT IDLE BETWEEN CONSTRUCTION PHASES, AND EARTH DIKES OR OTHER TEMPORARY EROSION CONTROL MEASURES. EXAMPLES OF PERMANENT SEEDING INCLUDE LAWNS, DAMS, CUT AND FILL SLOPES, AND OTHER AREAS AT FINAL GRADE. VEGETATIVE STABILIZATION MUST BE IN PLACE TO STABILIZE THE SURFACE OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3:1 WITHIN 7 DAYS. ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE MUST BE STABILIZED WITHIN 14 DAYS.

2.10 VEGETATIVE STABILIZATION (CONT.)

DESIGN CRITERIA: DESIGN CRITERIA FOR BOTH TEMPORARY AND PERMANENT VEGETATIVE STABILIZATION INCLUDES SEED SPECIFICATIONS, SEED MIXTURES, AND SOIL AMENDMENTS. SEED SPECIFICATIONS FOR BOTH TEMPORARY AND PERMANENT SOIL STABILIZATION, SEED MUST MEET THE FOLLOWING SPECIFICATIONS:

1. ALL SEED MUST BE SUBJECT TO RETESTING BY A RECOGNIZED SEED LABORATORY WITHIN THE 6 MONTHS IMMEDIATELY PRECEDING THE DATE OF SOWING SUCH MATERIAL ON THE SITE. NOTE: SEED TAGS MUST BE MADE AVAILABLE TO THE INSPECTOR TO VERIFY TYPE AND RATE OF SEED USED.

2. SEED QUALITY MUST BE CONSISTENT WITH THE CRITERIA OUTLINED IN TABLE 2.2.

3. THE INOCULANT FOR TREATING LEGUME SEED IN THE SEED MIXTURES MUST BE A PURE CULTURE OF NITROGEN-FIXING BACTERIA PREPARED SPECIFICALLY FOR THE SPECIES. DO NOT USE INOCULANTS BEYOND THE DATE INDICATED ON THE CONTAINER. ADD FRESH INOCULANT AS DIRECTED ON THE PACKAGE. USE 4 TIMES THE RECOMMENDED RATE WHEN HYDROSEEDING.

NOTE: IT IS VERY IMPORTANT TO KEEP THE INOCULANT AS COOL AS POSSIBLE UNTIL IT IS USED. TEMPERATURES ABOVE 75-80°F CAN WEAKEN BACTERIA AND MAKE THE INOCULANT LESS EFFECTIVE.

TABLE 2.3 – TEMPORARY SEEDING SUMMARY

FERTILIZER RATE (10-10-10)	LIME RATE
436 lb/ac (10 lb/1000 ft^2)	2 tons/ac (90 lb/1000 ft^2)

SEE TABLE 2.4 BELOW FOR DETAILED SEED MIXTURE INFORMATION

TABLE 2.4 – TEMPORARY SEEDING FOR SITE STABILIZATION

PLANT SPECIES	SEEDING RATE (lb/ac)	SEEDING RATE (lb/1000 ft^2)	SEEDING DEPTH (inches)[2]	SEEDING DATES
COOL-SEASON GRASSES				
ANNUAL RYEGRASS	40	1.0	0.5	2/15-4/30 8/15-11/30
BARLEY	96	2.2	1.0	2/15-4/30 8/15-11/30
OATS	72	1.7	1.0	2/15-4/30 8/15-11/30
WHEAT	120	2.8	1.0	2/15-4/30 8/15-11/30
CEREAL RYE	112	2.8	1.0	2/15-4/30 8/15-12/15
WARM-SEASON GRASSES				
FOXTAIL MILLET	30	0.7	1.0	2/15-4/30 8/15-12/15
PEARL MILLET	20	0.7	1.0	2/15-4/30 8/15-12/15

PERMANENT STABILIZATION: FOR PERMANENT SEEDING, THE PLAN MUST INCLUDE THE PERMANENT SEEDING SUMMARY WITH THE FOLLOWING INFORMATION. USE TABLES 2.6 AND 2.7 TO COMPLETE THE SUMMARY TABLE.

TABLE 2.5 – PERMANENT SEEDING SUMMARY

FERTILIZER RATE (10-20-20)			LIME RATE
N	P_2O_5	K_2O	
45 lb/ac (1.0 lb/ 1000 ft^2)	90 lb/ac (2 lb/ 1000 ft^2)	90 lb/ac (2 lb/ 1000 ft^2)	2 tons/ac (90 lb/ 1000 ft^2)

SEE TABLE 2.6 IN THE 2017 DC ESC MANUAL FOR SEED MIX SELECTION BY SITE CONDITION OR PURPOSE, AND TABLE 2.7 FOR DETAILED SEED MIXTURE INFORMATION

TURFGRASS MIXTURES

SELECT A SEED MIXTURE FROM TABLE 2.6, USING TABLE 2.7 (CONDITIONS BY MIX) AS A GUIDELINE. SOME GUIDANCE FOR COMMON MIXES IS AS FOLLOWS:

1. KENTUCKY BLUEGRASS (FULL SUN MIXTURE) – FOR USE IN AREAS THAT RECEIVE INTENSIVE MANAGEMENT. THE RECOMMENDED CERTIFIED KENTUCKY BLUEGRASS CULTIVARS SEEDING RATE IS 1.5 TO 2.0 POUNDS PER 1,000 SQUARE FEET. CHOOSE A MINIMUM OF THREE BLUEGRASS CULTIVARS RANGING FROM A MINIMUM OF 10% TO A MAXIMUM OF 35% OF THE MIXTURE BY WEIGHT.

2. KENTUCKY BLUEGRASS/PERENNIAL RYE (FULL SUN MIXTURE) – FOR USE IN FULL SUN AREAS WHERE RAPID ESTABLISHMENT IS NECESSARY AND WHEN TURF WILL RECEIVE MEDIUM TO INTENSIVE MANAGEMENT. THE CERTIFIED PERENNIAL RYEGRASS CULTIVARS/CERTIFIED KENTUCKY BLUEGRASS SEEDING RATE IS 2 POUNDS MIXTURE PER 1,000 SQUARE FEET. A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS MUST BE CHOSEN, WITH EACH CULTIVAR RANGING FROM 10% TO 35% OF THE MIXTURE BY WEIGHT.

3. TALL FESCUE/KENTUCKY BLUEGRASS (FULL SUN MIXTURE) – FOR USE IN DROUGHT PRONE AREAS AND/OR FOR AREAS RECEIVING LOW TO MEDIUM MANAGEMENT IN FULL SUN TO MEDIUM SHADE. THE RECOMMENDED MIXTURE INCLUDES 95% TO100% CERTIFIED TALL FESCUE CULTIVARS AND 0% TO5% CERTIFIED KENTUCKY BLUEGRASS CULTIVARS. THE SEEDING RATE IS 5 TO 8 POUNDS PER L,000 SQUARE FEET. ONE OR MORE CULTIVARS MAY BE BLENDED.

4. KENTUCKY BLUEGRASS/FINE FESCUE (SHADE MIXTURE) – FOR USE IN AREAS WITH SHADE IN BLUEGRASS LAWNS OR FOR ESTABLISHMENT IN HIGH QUALITY, INTENSIVELY MANAGED TURF AREA. THE MIXTURE INCLUDES 30% TO 40% CERTIFIED KENTUCKY BLUEGRASS CULTIVARS AND 60% TO 70% OF CERTIFIED FINE FESCUE. THE SEEDING RATE IS 1½TO 3POUNDSPER 1,000 SQUARE FEET. A MINIMUM OF 3 KENTUCKY BLUEGRASS CULTIVARS MUST BE CHOSEN, WITH EACH CULTIVAR RANGING FROM A MINIMUM OF 10% TO A MAXIMUM OF 35% OF THE MIXTURE BY WEIGHT.

NOTE: SELECT TURFGRASS VARIETIES FROM THOSE LISTED IN THE MOST CURRENT MARYLAND-VIRGINIA TURFGRASS VARIETY RECOMMENDATION WORK GROUP LIST (HTTP://WWW.PUBS.EXT.VT.EDU/).

TURFGRASS MIXTURES

SELECT A SEED MIXTURE FROM TABLE 2.6, USING TABLE 2.7 (CONDITIONS BY MIX) AS A GUIDELINE. SOME GUIDANCE FOR COMMON MIXES IS AS FOLLOWS:

SOD GRASS:

USE SOD GRASS TO PROVIDE QUICK COVER ON DISTURBED AREAS (2:1 GRADE OR FLATTER).

1. CLASS OF TURFGRASS SOD MUST COMPLY WITH THE GRASS VARIETIES LISTED IN TABLE 2.7. MAKE SOD LABELS AVAILABLE TO THE JOB FOREMAN AND INSPECTOR.

2. MACHINE CUT SOD AT A UNIFORM SOIL THICKNESS OF ¾ INCHES, PLUS OR MINUS ¼ INCHES, AT THE TIME OF CUTTING. MEASUREMENT FOR THICKNESS MUST EXCLUDE TOP GROWTH AND THATCH. INDIVIDUAL PIECES OF SOD MUST BE CUT TO THE SUPPLIER'S WIDTH AND LENGTH. MAXIMUM ALLOWABLE DEVIATION FROM STANDARD WIDTHS AND LENGTHS IS 5%. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE.

3. STANDARD SIZE SECTIONS OF SOD MUST BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON THE UPPER 10% OF THE SECTION.

4. DO NOT HARVEST OR TRANSPLANT SOD WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL.

5. HARVEST, DELIVER, AND INSTALL SOD WITHIN A PERIOD OF 36 HOURS. SOD NOT TRANSPLANTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION.

PLANTING DATES:

THE RECOMMENDED PLANTING DATES FOR PERMANENT COVER CAN BE FOUND IN TABLE 2.8.

2.10 VEGETATIVE STABILIZATION (CONT.)

MINIMUM SOIL CRITERIA: MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT INCLUDE THE FOLLOWING:

1. SOIL PH MUST BE BETWEEN 6.0 AND 7.0.

2. SOLUBLE SALTS MUST BE LESS THAN 500 PARTS PER MILLION (PPM).

3. THE SOIL MUST CONTAIN LESS THAN 40% CLAY BUT ENOUGH FINE GRAINED MATERIAL (> 30% SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE. AS AN EXCEPTION, IT IS ACCEPTABLE TO PLANT LOVEGRASS OR SERECIA LESPEDEZA IN SANDY SOIL (< 30% SILT PLUS CLAY).

4. SOIL MUST CONTAIN 1.5% MINIMUM ORGANIC MATTER BY WEIGHT.

5. SOIL MUST CONTAIN SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION.

6. IF THESE CONDITIONS CANNOT BE MET BY SOILS ON SITE, TOPSOIL MUST BE ADDED AS REQUIRED IN SECTION 2.6 TOPSOILING.

SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS):

1. SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITES WITH DISTURBED AREAS OVER 5 ACRES. SOIL ANALYSIS MAY BE PERFORMED BY THE UNIVERSITY OF THE DISTRICT OF COLUMBIA OR A CERTIFIED COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSES.

2. FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FREE FLOWING, AND SUITABLE FOR ACCURATE APPLICATION BY APPROVED EQUIPMENT. MANURE MAY BE SUBSTITUTED FOR FERTILIZER WITH PRIOR APPROVAL FROM DOEE. DELIVER ALL FERTILIZERS TO THE SITE FULLY LABELED PER APPLICABLE LAWS AND BEAR THE NAME, TRADE NAME OR TRADEMARK, AND WARRANTY OF THE PRODUCER.

3. LIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR BURNT LIME MAY BE SUBSTITUTED) CONTAINING AT LEAST 50% TOTAL OXIDES (CALCIUM OXIDE PLUS MAGNESIUM OXIDE). LIMESTONE MUST BE GROUND TO SUCH FINENESS THAT AT LEAST 50% WILL PASS THROUGH A #100 MESH SIEVE AND 98% TO 100% WILL PASS THROUGH A #20 MESH SIEVE.

2.10.5 VEGETATIVE STABILIZATION - CONSTRUCTION SPECIFICATIONS

SITE PREPARATION:

1. INSTALL EROSION AND SEDIMENT CONTROL STRUCTURES (EITHER TEMPORARY OR PERMANENT) SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, BERMS, WATERWAYS, OR SEDIMENT CONTROL BASINS.

2. PERFORM ALL GRADING OPERATIONS AT RIGHT ANGLES TO THE SLOPE. FINAL GRADING AND SHAPING IS NOT USUALLY NECESSARY FOR TEMPORARY SEEDING.

3. SCHEDULE REQUIRED SOIL TESTS TO DETERMINE SOIL AMENDMENT COMPOSITION AND APPLICATION RATES FOR SITES HAVING DISTURBED AREA OVER 5 ACRES.

4. DISTRIBUTE LIME AND FERTILIZER EVENLY AND INCORPORATE THEM INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.

5. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, SPREAD GROUND LIMESTONE AT THE RATE OF 4 TO 8 TONS PER ACRE (200 TO 400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL.

SEEDBED PREPARATION:

1. TEMPORARY SEEDING
    (A) SEEDBED PREPARATION MUST CONSIST OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT, SUCH AS DISC HARROWS OR CHISEL PLOWS OR RIPPERS MOUNTED ON CONSTRUCTION EQUIPMENT. AFTER THE SOIL IS LOOSENED, DO NOT ROLL OR DRAG SMOOTH BUT LEAVE IN THE ROUGHENED CONDITION. TRACK SLOPED AREAS (GREATER THAN 3:1) LEAVING THE SURFACE IN AN IRREGULAR CONDITION WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE.
    (B) APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS.
    (C) INCORPORATE LIME AND FERTILIZER INTO THE TOP 3TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.

2. PERMANENT SEEDING-MAINTAIN AREAS PREVIOUSLY GRADED IN CONFORMANCE WITH THE DRAWINGS IN A TRUE AND EVEN GRADE, THEN SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES TO PERMIT BONDING OF THE TOPSOIL TO THE SURFACE AREA AND TO CREATE HORIZONTAL EROSION CHECK SLOTS TO PREVENT TOPSOIL FROM SLIDING DOWN A SLOPE. APPLY SOIL AMENDMENTS AS PER SOIL TEST OR AS INCLUDED ON THE PLANS.

MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF TOPSOIL BY DISKING OR OTHER SUITABLE MEANS. RAKE LAWN AREAS TO SMOOTH THE SURFACE, REMOVE LARGE OBJECTS LIKE STONES AND BRANCHES, AND READY THE AREA FOR SEED APPLICATION. WHERE SITE CONDITIONS WILL NOT PERMIT NORMAL SEEDBED PREPARATION, LOOSEN SURFACE SOIL BY DRAGGING WITH A HEAVY CHAIN OR OTHER EQUIPMENT TO ROUGHEN THE SURFACE. TRACK STEEP SLOPES (STEEPER THAN 3:1) BY A DOZER LEAVING THE SOIL IN AN IRREGULAR CONDITION WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE. THE TOP 1TO 3 INCHES OF SOIL SHOULD BE LOOSE AND FRIABLE. SEEDBED LOOSENING MAY NOT BE NECESSARY ON NEWLY DISTURBED AREAS.

3. METHODS OF SEEDING-APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY INCLUDES SEED, FERTILIZER AND MULCH), BROADCAST OR DROP SEEDER, OR A CULTIPACKER SEEDER.

(A) HYDROSEEDING
    i) IF FERTILIZER IS BEING APPLIED AT THE TIME OF SEEDING, THE APPLICATION RATES WILL NOT EXCEED THE FOLLOWING: NITROGEN, MAXIMUM OF 100 POUNDS/ACRE TOTAL OF SOLUBLE NITROGEN; P205 (PHOSPHOROUS), 200 POUNDS/ACRE; K20 (POTASSIUM), 200 POUNDS/ACRE.
    ii) LIME -USE ONLY GROUND AGRICULTURAL LIMESTONE, (UP TO 3 TONS/ACRE MAY BE APPLIED BY HYDROSEEDING). NORMALLY, NOT MORE THAN 2 TONS PER ACRE ARE APPLIED BY HYDROSEEDING AT ANY ONE TIME. DO NOT USE BURNT OR HYDRATED LIME WHEN HYDROSEEDING.
    iii) SEED AND FERTILIZER MUST BE MIXED ON SITE AND SEEDING MUST BE DONE IMMEDIATELY AND WITHOUT INTERRUPTION.
    iv) FIBER MULCH MAY BE INCORPORATED INTO THE HYDROSEEDING MIXTURE. CONSULT SECTION 2.7 MULCHING FOR STANDARDS AND SPECIFICATIONS FOR MULCH MATERIALS.

(B) DRY SEEDING-THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS.
    i) INCORPORATE SEED SPREAD DRY INTO THE SUBSOIL AT THE RATES PRESCRIBED ON THE TEMPORARY OR PERMANENT SEEDING SUMMARIES OR TABLES 2.4 OR 2.7. THE SEEDED AREA MUST THEN BE ROLLED WITH A WEIGHTED ROLLER TO PROVIDE GOOD SEED TO SOIL CONTACT.
    ii) WHERE PRACTICAL, APPLY SEED IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION.

(C) DRILL OR CULTIPACKER SEEDING-MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL.
    i) CULTIPACKING SEEDERS ARE REQUIRED TO BURY THE SEED IN SUCH A FASHION AS TO PROVIDE AT LEAST ¼ INCHES OF SOIL COVERING. SEEDBED MUST BE FIRM AFTER PLANTING.
    ii) WHERE PRACTICAL, APPLY SEED IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION.

4. SOD INSTALLATION – DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, THE SUBSOIL MUST BE LIGHTLY IRRIGATED IMMEDIATELY PRIOR TO LAYING THE SOD.

THE FIRST ROW OF SOD MUST BE LAID IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO AND TIGHTLY WEDGED AGAINST EACH OTHER. LATERAL JOINTS MUST BE STAGGERED TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS, WHICH WOULD CAUSE AIR DRYING OF THE ROOTS.

WHEREVER POSSIBLE, LAY SOD WITH THE LONG EDGES PARALLEL TO THE CONTOUR AND WITH STAGGERING JOINTS. ROLL AND TAMP, PEG, OR OTHERWISE SECURE SOD TO PREVENT SLIPPAGE ON SLOPES AND TO ENSURE SOLID CONTACT BETWEEN SOD ROOTS AND THE UNDERLYING SOIL SURFACE.

IMMEDIATELY WATER SOD FOLLOWING ROLLING OR TAMPING UNTIL THE UNDERSIDE OF THE NEW SOD PAD AND SOIL SURFACE BELOW THE SOD ARE THOROUGHLY WET. COMPLETE THE OPERATIONS OF LAYING, TAMPING AND IRRIGATING FOR ANY PIECE OF SOD WITHIN EIGHT HOURS.

5. INCREMENTAL STABILIZATION – CUT SLOPES

DRESS, PREPARE, SEED, AND MULCH ALL CUT SLOPES AS THE WORK PROGRESSES. EXCAVATE AND STABILIZE SLOPES IN EQUAL INCREMENTS NOT TO EXCEED 15 FEET.

THE CONSTRUCTION SEQUENCE IS AS FOLLOWS (REFER TO FIGURE 2.1):

(A) EXCAVATE AND STABILIZE ALL TEMPORARY SWALES, SIDE DITCHES, OR BERMS THAT WILL BE USED TO CONVEY RUNOFF FROM THE EXCAVATION.

(B) PERFORM PHASE 1 EXCAVATION, DRESS, AND STABILIZE.

(C) PERFORM PHASE 2 EXCAVATION, DRESS, AND STABILIZE. OVERSEED PHASE 1 AREAS AS NECESSARY.

(D) PERFORM FINAL PHASE EXCAVATION, DRESS, AND STABILIZE. OVERSEED PREVIOUSLY SEEDED AREAS AS NECESSARY.

2.10.5 VEGETATIVE STABILIZATION - CONSTRUCTION SPECIFICATIONS (CONT.)

NOTE: ONCE EXCAVATION HAS BEGUN THE OPERATION SHOULD BE CONTINUOUS FROM GRUBBING THROUGH THE COMPLETION OF GRADING AND PLACEMENT OF TOPSOIL (IF REQUIRED) AND PERMANENT SEED AND MULCH. ANY INTERRUPTIONS IN THE OPERATION OR COMPLETING THE OPERATION OUT OF THE SEEDING SEASON WILL NECESSITATE THE APPLICATION OF TEMPORARY STABILIZATION.

6. INCREMENTAL STABILIZATION OF EMBANKMENTS -FILL SLOPES

CONSTRUCT EMBANKMENTS IN LIFTS AS PRESCRIBED ON THE PLANS.

IMMEDIATELY STABILIZE SLOPES WHEN THE VERTICAL HEIGHT OF THE MULTIPLE LIFTS REACHES 15 FEET, OR WHEN THE GRADING OPERATION CEASES AS PRESCRIBED IN THE PLANS.

AT THE END OF EACH DAY, CONSTRUCT TEMPORARY BERMS AND PIPE SLOPE DRAINS ALONG THE TOP EDGE OF THE EMBANKMENT TO INTERCEPT SURFACE RUNOFF AND CONVEY IT DOWN THE SLOPE IN A NON-EROSIVE MANNER TO A SEDIMENT TRAPPING DEVICE.

THE CONSTRUCTION SEQUENCE IS AS FOLLOWS (REFER TO FIGURE 2.2):

(A) EXCAVATE AND STABILIZE ALL TEMPORARY SWALES, SIDE DITCHES, OR BERMS THAT WILL BE USED TO DIVERT RUNOFF AROUND THE FILL. CONSTRUCT SLOPE SILT FENCE ON LOW SIDE OF FILL AS SHOWN IN FIGURE 2.2, UNLESS OTHER METHODS SHOWN ON THE PLANS ADDRESS THIS AREA.

(B) PLACE PHASE 1 EMBANKMENT, DRESS AND STABILIZE.

(C) PLACE PHASE 2 EMBANKMENT, DRESS AND STABILIZE.

(D) PLACE FINAL PHASE EMBANKMENT, DRESS AND STABILIZE. OVERSEED PREVIOUSLY SEEDED AREAS AS NECESSARY.

NOTE: ONCE THE PLACEMENT OF FILL HAS BEGUN THE OPERATION SHOULD BE CONTINUOUS FROM GRUBBING THROUGH THE COMPLETION OF GRADING AND PLACEMENT OF TOPSOIL (IF REQUIRED) AND PERMANENT SEED AND MULCH. ANY INTERRUPTIONS IN THE OPERATION OR COMPLETING THE OPERATION OUT OF THE SEEDING SEASON WILL NECESSITATE THE APPLICATION OF TEMPORARY STABILIZATION

9.1 DUST CONTROL

DEFINITION: TO CONTROL BLOWING DUST AND MOVEMENT ON CONSTRUCTION SITES AND ROADS.

PURPOSE: TO PREVENT OR REDUCE THE BLOWING AND MOVEMENT OF DUST FROM DISTURBED SOIL SURFACES THAT MAY CREATE OFF-SITE DAMAGE, HEALTH HAZARDS, AND TRAFFIC SAFETY PROBLEMS.

CONDITIONS WHERE PRACTICE APPLIES:
THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON AND OFF-SITE NUISANCE DUST DAMAGE IS LIKELY WITHOUT TREATMENT.

DESIGN CRITERIA: WHEN DESIGNING A DUST CONTROL PLAN FOR A SITE, THE AMOUNT OF SOIL EXPOSED WILL DICTATE THE QUANTITY OF DUST GENERATION AND TRANSPORT. THEREFORE, CONSTRUCTION SEQUENCING AND DISTURBING ONLY SMALL AREAS AT A TIME CAN GREATLY REDUCE PROBLEMATIC DUST FROM A SITE. IF LAND SHOULD BE DISTURBED, CONSIDER ADDITIONAL TEMPORARY STABILIZATION MEASURES PRIOR TO DISTURBANCE.

TEMPORARY METHODS:

1. MULCHES – SEE SECTION 2.7 MULCHING. CHEMICAL OR WOOD CELLULOSE FIBER BINDERS MUST BE USED INSTEAD OF ASPHALT TO BIND MULCH MATERIAL.

2. VEGETATIVE COVER-SEE SECTION 2.10 VEGETATIVE STABILIZATION.

3. SPRAY-ON ADHESIVES-USE ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). THESE ARE GENERALLY SYNTHETIC MATERIALS THAT ARE APPLIED TO THE SOIL SURFACE TO ACT AS BINDING AGENTS. ASPHALT-BASED AND COAL TAR-BASED MATERIALS ARE NOT ACCEPTED. KEEP TRAFFIC OFF THESE AREAS ONCE THEY HAVE BEEN TREATED. THE FOLLOWING TABLE MAY BE USED FOR GENERAL GUIDANCE

4. TILLAGE-THIS IS AN EMERGENCY TEMPORARY PRACTICE THAT WILL SCARIFY THE SOIL SURFACE AND PREVENT OR REDUCE THE AMOUNT OF BLOWING DUST UNTIL A MORE APPROPRIATE SOLUTION CAN BE IMPLEMENTED. BEGIN THE TILLAGE OPERATION ON THE WINDWARD SIDE OF SITE. USE A CHISEL-TYPE PLOWS TO PRODUCE THE BEST RESULTS.

5. SPRINKLING-THIS IS THE MOST COMMONLY USED DUST CONTROL PRACTICE. THE SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS MOIST AND REPEATED AS NEEDED. THIS PRACTICE CAN BE PARTICULARLY EFFECTIVE FOR ROAD CONSTRUCTION AND OTHER TRAFFIC ROUTES. THE SITE MUST NOT BE SPRINKLED TO THE POINT THAT RUNOFF OCCURS.

6. BARRIERS-SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, STRAW BALES, CRATE WALLS, OR SIMILAR MATERIALS CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

7. CALCIUM CHLORIDE-CAN BE APPLIED AS FLAKES OR GRANULAR MATERIAL WITH A MECHANICAL SPREADER AT A RATE THAT WILL KEEP THE SOIL SURFACE MOIST BUT NOT SO HIGH AS TO CAUSE WATER POLLUTION OR PLANT DAMAGE. CAN BE REAPPLIED AS NECESSARY.

PERMANENT METHODS:

1. PERMANENT VEGETATION-SEE SECTION 2.10 VEGETATIVE STABILIZATION. EXISTING TREES OR LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION IF LEFT IN PLACE.

2. TOPSOILING – COVERING WITH LESS EROSIVE SOIL MATERIALS. SEE SECTION 2.6 – TOPSOILING.

3. STONE-COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL. SEE SECTION 2.3 CONSTRUCTION ROAD STABILIZATION AND SECTION 2.4 CONSTRUCTION DEBRIS GROUND COVER.

9.1.5 DUST CONTROL - CONSTRUCTION SPECIFICATIONS

1. THE CONTRACTOR MUST CONDUCT OPERATIONS AND MAINTAIN THE PROJECT SITE SO AS TO MINIMIZE THE CREATION AND DISPERSION OF DUST. USE DUST CONTROL 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.

9.1.6 DUST CONTROL - MAINTENANCE

BECAUSE DUST CONTROLS ARE DEPENDENT ON SPECIFIC SITE AND WEATHER CONDITIONS, INSPECTION AND MAINTENANCE ARE UNIQUE FOR EACH SITE. GENERALLY, DUST CONTROL MEASURES INVOLVING APPLICATION OF EITHER WATER OR CHEMICALS REQUIRE MORE MONITORING THAN STRUCTURAL OR VEGETATIVE CONTROLS TO REMAIN EFFECTIVE. IF STRUCTURAL CONTROLS ARE USED, INSPECT THEM FOR DETERIORATION ON A REGULAR BASIS TO ENSURE THAT THEY ARE STILL ACHIEVING THEIR INTENDED PURPOSE

DCRA STAMP APPROVAL AREA

citizen M
hotels

Baskervill

BASKERVILL, P.O. BOX 400, RICHMOND, VA 23218-0400

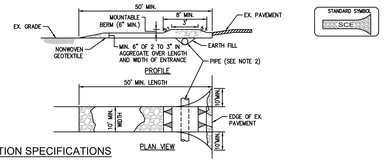
RYAN BRANNAN
No. PE 905903
09/30/22

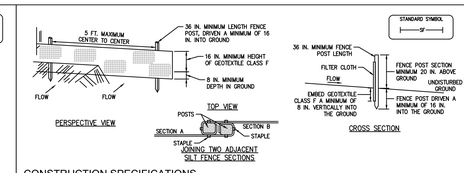
PROJECT NUMBER
2210437.0

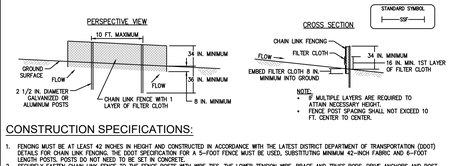
citizenM
Georgetown
3401 K STREET, NW WASHINGTON, DC 20007

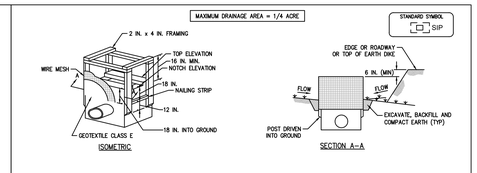
ISSUE
09/30/22 –
STAGE 4.0 | PERMIT SET

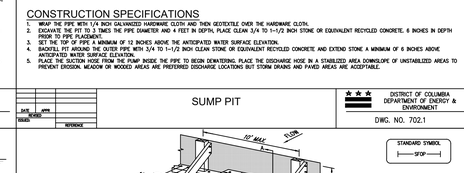
EROSION AND SEDIMENT CONTROL NOTES
CIV0510

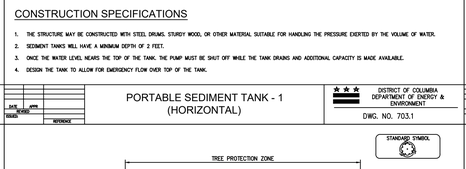


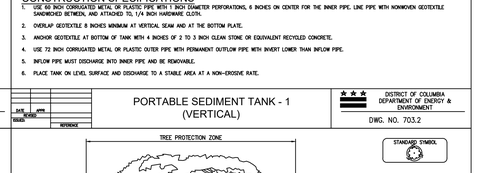












STANDARD SYMBOL
SCE

CONSTRUCTION SPECIFICATIONS

1. PLACE THE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE A MINIMUM LENGTH OF 50 FEET (*30 FEET FOR SINGLE-FAMILY RESIDENCE LOT) AND A MINIMUM WIDTH OF 10 FEET. FLARE THE SCE AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE MAINTAINING POSITIVE DRAINAGE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. PROVIDE PIPE INSTALLED THROUGH THE SCE WITH MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN THE SCE IS NOT LOCATED AT A HIGH SPOT.
3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE.
4. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

DATE APPR
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ISSUED:
REFERENCE

STABILIZED CONSTRUCTION ENTRANCE

DISTRICT OF COLUMBIA
DEPARTMENT OF ENERGY & ENVIRONMENT
DWG. NO. 201.1

STANDARD SYMBOL
SF

CONSTRUCTION SPECIFICATIONS

1. FENCE POSTS MUST BE A MINIMUM OF 36 IN. LONG DRIVEN 16 IN MINIMUM INTO THE GROUND. WOOD POSTS MUST BE OF SOUND QUALITY HARDWOOD WITH 1-1/2 IN. MINIMUM WIDTH WHEN SQUARE CUT, OR 1-3/4 IN. MINIMUM DIAMETER WHEN ROUND. STEEL POSTS WILL BE STANDARD T OR U SECTION WEIGHING NOT LESS THAN 1.00 POUND PER LINEAR FOOT.
2. FASTEN GEOTEXTILE SECURELY TO EACH FENCE POST WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION AND MUST MEET THE FOLLOWING REQUIREMENTS FOR GEOTEXTILE CLASS F (FROM TABLE 3.2 - SEE BELOW):

PROPERTY	VALUE	TEST METHOD
TENSILE STRENGTH	50 LBS/IN. (MIN.)	ASTM D-4595
TENSILE MODULUS	20 LBS/IN. (MIN.)	ASTM D-4595
FLOW RATE	0.3 GAL/FT$_2$ /MINUTE (MAX.)	ASTM D-5141
FILTERING EFFICIENCY	75% (MIN.)	ASTM D-5141

3. WHERE ENDS OF GEOTEXTILE FABRIC COME TOGETHER, OVERLAP, FOLD, AND STAPLE THEM TO PREVENT SEDIMENT BYPASS.
4. INSPECT SILT FENCE AFTER EACH RAINFALL EVENT, AT LEAST DAILY DURING SUSTAINED RAINFALL EVENTS, AND MAINTAIN WHEN BULGES OCCUR OR WHEN SEDIMENT ACCUMULATION REACHES 30% OF THE FABRIC HEIGHT.

DATE APPR
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REFERENCE

SILT FENCE-1

DISTRICT OF COLUMBIA
DEPARTMENT OF ENERGY & ENVIRONMENT
DWG. NO. 301.1

STANDARD SYMBOL
SSF

NOTE:
- IF MULTIPLE LAYERS ARE REQUIRED TO ATTAIN NECESSARY HEIGHT.
- FENCE POST SPACING SHALL NOT EXCEED 10 FT. CENTER TO CENTER.

CONSTRUCTION SPECIFICATIONS:

1. FENCING MUST BE AT LEAST 42 INCHES IN HEIGHT AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST DISTRICT DEPARTMENT OF TRANSPORTATION (DDOT) DETAILS FOR CHAIN LINK FENCING. THE DDOT SPECIFICATION FOR A 5-FOOT FENCE MUST BE USED, SUBSTITUTING MINIMUM 42-INCH FABRIC AND 6-FOOT LENGTH POSTS. POSTS DO NOT NEED TO BE SET IN CONCRETE.
2. SECURELY FASTEN CHAIN LINK FENCE TO THE FENCE POSTS WITH WIRE TIES. THE LOWER TENSION WIRE, BRACE AND TRUSS RODS, DRIVE ANCHORS AND POST CAPS ARE NOT REQUIRED EXCEPT ON THE ENDS OF THE FENCE.
3. SECURELY FASTEN GEOTEXTILE TO THE CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID-SECTION.
4. EMBED GEOTEXTILE A MINIMUM OF 6 INCHES INTO THE GROUND.
5. WHEN TWO SECTIONS OF GEOTEXTILE FABRIC ADJOIN EACH OTHER, FOLD AND OVERLAP BY 6 INCHES.
6. GEOTEXTILE MUST MEET THE FOLLOWING REQUIREMENTS FOR GEOTEXTILE CLASS F (FROM TABLE 3.2-BELOW):

PROPERTY	VALUE	TEST METHOD
TENSILE STRENGTH	50 LBS/IN (MIN.)	ASTM D-4595
TENSILE MODULUS	20 LBS/IN (MIN.)	ASTM D-4595
FLOW RATE	0.3 GAL/FT2 /MINUTE (MAX.)	ASTM D-5141
FILTERING EFFICIENCY	75% (MIN.)	ASTM D-5141

7. INSPECT SUPER SILT FENCE AFTER EACH RAINFALL EVENT, AT LEAST DAILY DURING SUSTAINED RAINFALL EVENTS, AND MAINTAIN WHEN BULGES OCCUR OR WHEN SEDIMENT ACCUMULATION REACHES 30% OF THE FABRIC HEIGHT.

DATE APPR
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REFERENCE

SUPER SILT FENCE-1

DISTRICT OF COLUMBIA
DEPARTMENT OF ENERGY & ENVIRONMENT
DWG. NO. 302.1

MAXIMUM DRAINAGE AREA = 1/4 ACRE

STANDARD SYMBOL
SIP

CONSTRUCTION SPECIFICATIONS

1. EXCAVATE COMPLETELY AROUND THE INLET TO A DEPTH OF 18 INCHES BELOW THE NOTCH ELEVATION.
2. DRIVE 2-INCH x 4-INCH CONSTRUCTION GRADE LUMBER POSTS 1 FOOT INTO THE GROUND AT EACH CORNER OF THE INLET. PLACE NAIL STRIPS BETWEEN THE POSTS ON THE ENDS OF THE INLET. ASSEMBLE THE TOP PORTION OF THE 2-INCH x 4-INCH FRAME USING THE OVERLAP JOINT SHOWN ON DETAIL 307.1. THE TOP OF THE BRAME (WEIR) MUST BE 6 INCHES BELOW ADJACENT ROADWAYS WHERE FLOODING AND SAFETY ISSUES MAY ARISE.
3. STRETCH 1/2-INCH x 1/2-INCH WIRE MESH TIGHTLY AROUND THE FRAME AND FASTEN SECURELY. THE ENDS MUST MEET AND OVERLAP AT A POST.
4. STRETCH THE GEOTEXTILE CLASS E TIGHTLY OVER THE WIRE MESH WITH THE GEOTEXTILE EXTENDING FROM THE TOP OF THE FRAME TO 18 INCHES BELOW THE INLET NOTCH ELEVATION. FASTEN THE GEOTEXTILE FIRMLY TO THE FRAME. THE ENDS OF THE GEOTEXTILE MUST MEET AT A POST BE OVERLAPPED AND FOLDED, THEN FASTENED DOWN.
5. BACKFILL AROUND THE INLET IN COMPACTED 6-INCH LAYERS UNTIL THE LAYER OF EARTH IS LEVEL WITH THE NOTCH ELEVATION ON THE ENDS AND TOP ELEVATION OF THE SIDES.
6. IF THE INLET IS NOT IN A SUMP, CONSTRUCT A COMPACTED EARTH DIKE ACROSS THE DITCH LINE DIRECTLY BELOW IT. THE TOP OF THE EARTH DIKE SHOULD BE AT LEAST 6 INCHES HIGHER THAN THE TOP OF THE FRAME.
7. THE STRUCTURE MUST BE INSPECTED PERIODICALLY AND AFTER EACH RAIN AND THE GEOTEXTILE REPLACED WHEN IT BECOMES CLOGGED.

DATE APPR
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REFERENCE

STANDARD INLET PROTECTION STORM DRAIN INLET PROTECTION

DISTRICT OF COLUMBIA
DEPARTMENT OF ENERGY & ENVIRONMENT
DWG. NO. 307.1

STANDARD SYMBOL
SCE

CONSTRUCTION SPECIFICATIONS

1. USE A WASH RACK DESIGNED AND CONSTRUCTED/MANUFACTURED FOR THE ANTICIPATED TRAFFIC LOADS. CONCRETE, STEEL, OR OTHER MATERIALS ARE ACCEPTABLE. PRE-FABRICATED UNITS SUCH AS CATTLE GUARDS ARE ACCEPTABLE, USE MINIMUM DIMENSION OF 5 FEET x 10 FEET. ORIENT DIRECTION OF RIBS AS SHOWN ON THE DETAIL. APPROACHES TO THE WASH RACK SHOULD BE A MINIMUM OF 25 FEET ON BOTH SIDES.
2. INSTALL PRIOR TO, ALONG SIDE OF, OR AS PART OF THE SCE.
3. DIRECT WASH WATER TO AN APPROVED SEDIMENT TRAPPING DEVICE.
4. KEEP AREA UNDER WASH RACK FREE OF ACCUMULATED SEDIMENT IF DAMAGED, REPAIR OR REPLACE WASH RACK.

DATE APPR
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REFERENCE

STABILIZED CONSTRUCTION ENTRANCE WITH WASH RACK

DISTRICT OF COLUMBIA
DEPARTMENT OF ENERGY & ENVIRONMENT
DWG. NO. 202.1

SILT FENCE DESIGN CRITERIA

TABLE 3.1: SILT FENCE SLOPE LENGTH AND FENCE LENGTH CONSTRAINTS

SLOPE STEEPNESS	SLOPE LENGTH (MAXIMUM) (FEET)	SILT FENCE LENGTH (MAXIMUM FEET)
FLATTER THAN 50:1 (2%)	UNLIMITED	UNLIMITED
> 50:1 TO 10:1 (2% TO 10%)	125	1,000
> 10:1 TO 5:1 (10% TO 20%)	100	750
> 5:1 TO 3:1 (20% TO 33%)	60	500
> 3:1 TO 2:1 (33% TO 50%)	40	250
> 2:1 (> 50%)	20	125

NOTE:

- IN AREAS OF LESS THAN 2% AND SAND AND SANDY SOILS (USDA GENERAL CLASSIFICATION SYSTEM, SOIL CLASS A) MAXIMUM SLOPE LENGTH AND SILT FENCE LENGTH WILL BE UNLIMITED. IN THESE AREAS A SOIL FENCE MAY BE THE ONLY PERIMETER CONTROL REQUIRED.
- TO AVOID CIRCUMVENTION. THE ENDS OF THE SILT FENCE SHALL BE EXTENDED UPSLOPE TO PREVENT WATER AND SEDIMENT FROM FLOWING AROUND THE ENDS OF THE FENCE.

DATE APPR
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ISSUED:
REFERENCE

SILT FENCE-2

DISTRICT OF COLUMBIA
DEPARTMENT OF ENERGY & ENVIRONMENT
DWG. NO. 301.2

SUPER SILT FENCE DESIGN CRITERIA

TABLE 3.3: SUPER SILT FENCE SLOPE LENGTH AND FENCE LENGTH CONSTRAINTS

SLOPE	SLOPE STEEPNESS	SLOPE LENGTH (MAXIMUM FEET)	SUPER SILT FENCE LENGTH (MAXIMUM FEET)
0 - 10%	0 - 10:1	UNLIMITED	UNLIMITED
10 - 20%	10:1 - 5:1	200	1,500
20 - 33%	5:1 - 3:1	150	1,000
33 - 50%	3:1 - 2:1	100	500
> 50%	> 2:1	50	250

NOTE:

- TO AVOID CIRCUMVENTION. THE ENDS OF THE SILT FENCE SHALL BE EXTENDED 5 HORIZONTAL FEET UP SLOPE AT A 45-DEGREE RELATIVE TO THE MAIN FENCE ALIGNMENT TO PREVENT SEDIMENT ACCUMULATION.

DATE APPR
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ISSUED:
REFERENCE

SUPER SILT FENCE-2

DISTRICT OF COLUMBIA
DEPARTMENT OF ENERGY & ENVIRONMENT
DWG. NO. 302.2

MAXIMUM DRAINAGE AREA = 1/4 ACRE

STANDARD SYMBOL
AGIP

CONSTRUCTION SPECIFICATIONS

1. LIFT GRATE AND WRAP WITH GEOTEXTILE CLASS E TO COMPLETELY COVER ALL OPENINGS, SECURE WITH WIRE TIES, THEN SET GRATE BACK IN PLACE.
2. PLACE CLEAN 3/4 TO 1-1/2 INCH STONE OR EQUIVALENT RECYCLED CONCRETE, 4 TO 6 INCHES THICK ON THE GRATE TO SECURE THE FABRIC.
3. IF THERE ARE ANY SIGNS OF STREET FLOODING OR WATER PONDING. THIS STRUCTURE MUST BE CLEANED OR REPLACED, OR REDESIGNED WITH A VIABLE ALTERNATIVE.

DATE APPR
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AT GRADE INLET PROTECTION STORM DRAIN INLET PROTECTION

DISTRICT OF COLUMBIA
DEPARTMENT OF ENERGY & ENVIRONMENT
DWG. NO. 307.2

MAXIMUM DRAINAGE AREA = 1/4 ACRE

STANDARD SYMBOL
CIP

CONSTRUCTION SPECIFICATIONS

1. ATTACH A CONTINUOUS PIECE OF 1/2 INCH x 1/2 INCH WIRE MESH, (30 INCHES MINIMUM WIDTH BY THROAT LENGTH, PLUS 4 FEET) TO THE 2-INCH x 4-INCH WEIR (MEASURING THROAT LENGTH PLUS 2 FEET) AS SHOWN ON THE STANDARD DRAWING.
2. PLACE A CONTINUOUS PIECE OF GEOTEXTILE CLASS E OF THE SAME DIMENSIONS AS THE WIRE MESH OVER THE WIRE MESH AND SECURLEY ATTACHE TO THE 2-INCH x 4-INCH WEIR.
3. SECURELY NAIL THE 2-INCH x 4-INCH WEIR TO A 9-INCH LONG VERTICAL SPACER TO BE LOCATED BETWEEN THE WEIR AND THE INLET FACE (MAXIMUM 4 FEET APART).
4. PLACE THE ASSEMBLY AGAINST THE INLET THROAT AND NAIL (MINIMUM 2-FOOT LENGTHS OF 2-INCHES x 4-INCHES TO THE TOP OF THE WEIR AT SPACER LOCATIONS). THESE 2-INCH x 4-INCH 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 1 FOOT BEYOND BOTH ENDS OF THE THROAT OPENING.
6. FORM THE 1/2-INCH x 1/2-INCH 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 TO 1-1/2 INCH STONE OVER THE WIRE MESH AND GEOTEXTILE IN SUCH A MANNER AS TO PREVENT WATER FROM ENTERING THE INLET UNDER OR AROUND THE GEOTEXTILE.
7. THIS TYPE OF PROTECTION MUST BE INSPECTED FREQUENTLY AND THE GEOTEXTILE FABRIC AND STONE REPLACED WITH 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.
9. IF THERE ARE ANY SIGNS OF STREET FLOODING OR WATER PONDING, THIS STRUCTURE MUST BE CLEANED OR REPLACED, OR REDESIGNED WITH A VIABLE ALTERNATIVE SUCH AS 3.3 FILTER SOCK.

* NOTE: FILTER SOCK IS AN ALTERNATIVE WHICH IS EASIER TO INSTALL AND MAINTAIN THAN THIS STANDARD DESIGN.

DATE APPR
REVISED
ISSUED:
REFERENCE

CURB INLET PROTECTION STORM DRAIN INLET PROTECTION

DISTRICT OF COLUMBIA
DEPARTMENT OF ENERGY & ENVIRONMENT
DWG. NO. 307.3

NOTE:

ANY DISCHARGE TO COMBINED SEWERS REQUIRES A TEMPORARY DISCHARGE AUTHORIZATION PERMIT FROM DC WATER ANY DISCHARGE TO THE DISTRICT MS4 OR TO A SURFACE WATER BODY FROM AN ELIGIBLE PROJECT, AS REGULATED BY THE CONSTRUCTION GENERAL PERMIT (CGP), REQUIRES A NOTICE OF INTENT (NOI) FROM EPA. ONCE DETERMINED THAT THE PROJECT HAS STORMWATER RUNOFF THAT MUST BE DISCHARGED ON A TEMPORARY BASIS, CONTACT DC WATER OR EPA FOR PERMIT INFORMATION.

STANDARD SYMBOL
SP

CONSTRUCTION SPECIFICATIONS

1. WRAP THE PIPE WITH 1/4 INCH GALVANIZED HARDWARE CLOTH AND THEN GEOTEXTILE OVER THE HARDWARE CLOTH.
2. EXCAVATE THE PIT TO 3 TIMES THE PIPE DIAMETER AND 4 FEET IN DEPTH, PLACE CLEAN 3/4 TO 1-1/2 INCH STONE OR EQUIVALENT RECYCLED CONCRETE. 6 INCHES IN DEPTH PRIOR TO PIPE PLACEMENT.
3. SET THE TOP OF PIPE A MINIMUM OF 12 INCHES ABOVE THE ANTICIPATED WATER SURFACE ELEVATION.
4. BACKFILL PIT AROUND THE OUTER PIPE WITH 3/4 TO 1-1/2 INCH CLEAN STONE OR EQUIVALENT RECYCLED CONCRETE AND EXTEND STONE A MINIMUM OF 6 INCHES ABOVE ANTICIPATED WATER SURFACE ELEVATION.
5. PLACE THE SUCTION HOSE FROM THE PUMP INSIDE THE PIPE TO BEGIN DEWATERING. PLACE THE DISCHARGE HOSE IN A STABILIZED AREA DOWNSLOPE OF UNSTABILIZED AREAS TO PREVENT EROSION. MEADOW OR WOODED AREAS ARE PREFERRED DISCHARGE LOCATIONS BUT STORM DRAINS AND PAVED AREAS ARE ACCEPTABLE.

DATE APPR
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ISSUED:
REFERENCE

SUMP PIT

DISTRICT OF COLUMBIA
DEPARTMENT OF ENERGY & ENVIRONMENT
DWG. NO. 702.1

STANDARD SYMBOL
PST

CONSTRUCTION SPECIFICATIONS

1. THE STRUCTURE MAY BE CONSTRUCTED WITH STEEL DRUMS. STURDY WOOD, OR OTHER MATERIAL SUITABLE FOR HANDLING THE PRESSURE EXERTED BY THE VOLUME OF WATER.
2. SEDIMENT TANKS WILL HAVE A MINIMUM DEPTH OF 2 FEET.
3. ONCE THE WATER LEVEL NEARS THE TOP OF THE TANK. THE PUMP MUST BE SHUT OFF WHILE THE TANK DRAINS AND ADDITIONAL CAPACITY IS MADE AVAILABLE.
4. DESIGN THE TANK TO ALLOW FOR EMERGENCY FLOW OVER TOP OF THE TANK.

DATE APPR
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PORTABLE SEDIMENT TANK - 1 (HORIZONTAL)

DISTRICT OF COLUMBIA
DEPARTMENT OF ENERGY & ENVIRONMENT
DWG. NO. 703.1

STANDARD SYMBOL
PST

CONSTRUCTION SPECIFICATIONS

1. USE 60 INCH CORRUGATED METAL OR PLASTIC PIPE WITH 1 INCH DIAMETER PERFORATIONS, 6 INCHES ON CENTER FOR THE INNER PIPE. LINE PIPE WITH NONWOVEN GEOTEXTILE SANDWICHED BETWEEN, AND ATTACHED TO, 1/4 INCH HARDWARE CLOTH.
2. OVERLAP GEOTEXTILE 8 INCHES MINIMUM AT VERTICAL SEAM AND AT THE BOTTOM PLATE.
3. ANCHOR GEOTEXTILE AT BOTTOM OF TANK WITH 4 INCHES OF 2 TO 3 INCH CLEAN STONE OR EQUIVALENT RECYCLED CONCRETE.
4. USE 72 INCH CORRUGATED METAL OR PLASTIC OUTER PIPE WITH PERMANENT OUTFLOW PIPE WITH INVERT LOWER THAN INFLOW PIPE.
5. INFLOW PIPE MUST DISCHARGE INTO INNER PIPE AND BE REMOVABLE.
6. PLACE TANK ON LEVEL SURFACE AND DISCHARGE TO A STABLE AREA AT A NON-EROSIVE RATE.

DATE APPR
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PORTABLE SEDIMENT TANK - 1 (VERTICAL)

DISTRICT OF COLUMBIA
DEPARTMENT OF ENERGY & ENVIRONMENT
DWG. NO. 703.2

CONSTRUCTION SPECIFICATIONS:

1. PLACE BALES IN A ROW ON THE CONTOUR WITH THE ENDS OF EACH BALE TIGHTLY ABUTTING THE ADJACENT BALES.
2. ENTRENCH EACH BALE 4 INCHES MINIMUM INTO THE SOIL AND PLACE SO THE BINDINGS ARE HORIZONTAL. SOME OF THE EXCAVATED SOIL MUST BE BUILT UP AND COMPACTED AT THE UPSTREAM EDGE OF THE DIKE TO PREVENT PIPING AND UNDERCUTTING.
3. SECURELY ANCHOR BALES IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE 12 TO 18 INCHES INTO THE GROUND. DRIVE THE FIRST STAKE IN EACH BALE TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. DRIVE THE STAKES FLUSH WITH THE TOP OF THE BALE.
4. IMMEDIATELY INSPECT STRAW BALE BARRIERS AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL EVENTS. RE-DRIVE THE ANCHORING STAKES IF THEY BECOME EXPOSED. REMOVE SEDIMENT WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
5. REMOVE ALL BALES WHEN THE SITE HAS BEEN STABILIZED. GRADE FLUSH AND STABILIZE THE TRENCH WHERE THE BALES WERE LOCATED.

DATE APPR
REVISED
ISSUED:
REFERENCE

STRAW BALE DIKE

DISTRICT OF COLUMBIA
DEPARTMENT OF ENERGY & ENVIRONMENT
DWG. NO. 305.1

STANDARD SYMBOL
SFOP

CONSTRUCTION SPECIFICATIONS:

1. USE NOMINAL 2 INCH BY 4 INCH LUMBER.
2. USE WOVEN SLIT FILM GEOTEXTILE, AS SPECIFIED IN APPENDIX A.
3. SPACE UPRIGHT SUPPORTS NO MORE THAN 10 FEET APART.
4. PROVIDE A 2-FOOT OPENING BETWEEN EVERY SET OF SUPPORTS AND PLACE STONE IN THE OPENING OVER GEOTEXTILE.
5. KEEP SILT FENCE TAUT AND SECURELY STAPLE TO THE UPSLOPE SIDE OF UPRIGHT SUPPORTS EXTEND GEOTEXTILE UNDER 2x4.
6. WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN - OVERLAP, FOLD, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL. ATTACHE LATHE.
7. PROVIDE A MASTIC SEAL BETWEEN PAVEMENT. GEOTEXTILE AND 2x4 TO PREVENT SEDIMENT - LADEN WATER FROM ESCAPING BENEATH SILT FENCE INSTALLATION.
8. SECURE BOARDS TO PAVEMENT WITH 400-5-INCH MINIMUM LENGTH NAILS.
9. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT, REPLACE GEOTEXTILE IF TORN. MAINTAIN WATER TIGHT SEAL ALONG BOTTOM. REPLACE STONE IF DISPLACED.

DATE APPR
REVISED
ISSUED:
REFERENCE

SILT FENCE ON PAVEMENT

DISTRICT OF COLUMBIA
DEPARTMENT OF ENERGY & ENVIRONMENT
DWG. NO. 310.1

STANDARD SYMBOL

DATE APPR
REVISED
ISSUED:
REFERENCE

TREE PROTECTION

DISTRICT OF COLUMBIA
DEPARTMENT OF ENERGY & ENVIRONMENT
DWG. NO. 903.1

STANDARD SYMBOL

CONSTRUCTION SPECIFICATIONS

1. MATTING MATERIAL SHALL BE DOUBLE SIDED GEOCOMPOSITE, GEONET CORE WITH NON-WOVEN COVERING (SUCH AS TENSAR ROADRAIN RD7) OR APPROVED EQUIVALENT.
2. ROOF PROTECTION MATTING SHALL BE INSTALLED BY A CERTIFIED ARBORIST.
3. TO BE USED FOR DESIGNATED TEMPORARY CONSTRUCTION ACCESS AND STOCKPILE AREAS.
4. MATTING SHALL BE PLACED ON 6 IN. WOOD CHIP MULCH UNLESS OTHERWISE DIRECTED.
5. FOR HEAVY TRAFFIC AREAS, MATTING SHALL BE COVERED WITH STEEL PLATES.

DATE APPR
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REFERENCE

TREE PROTECTION

DISTRICT OF COLUMBIA
DEPARTMENT OF ENERGY & ENVIRONMENT
DWG. NO. 903.1

DCRA STAMP APPROVAL AREA

citizenM hotels

Baskervill

BASKERVILL, P.O. BOX 400, RICHMOND, VA 23218-0400

09/30/22

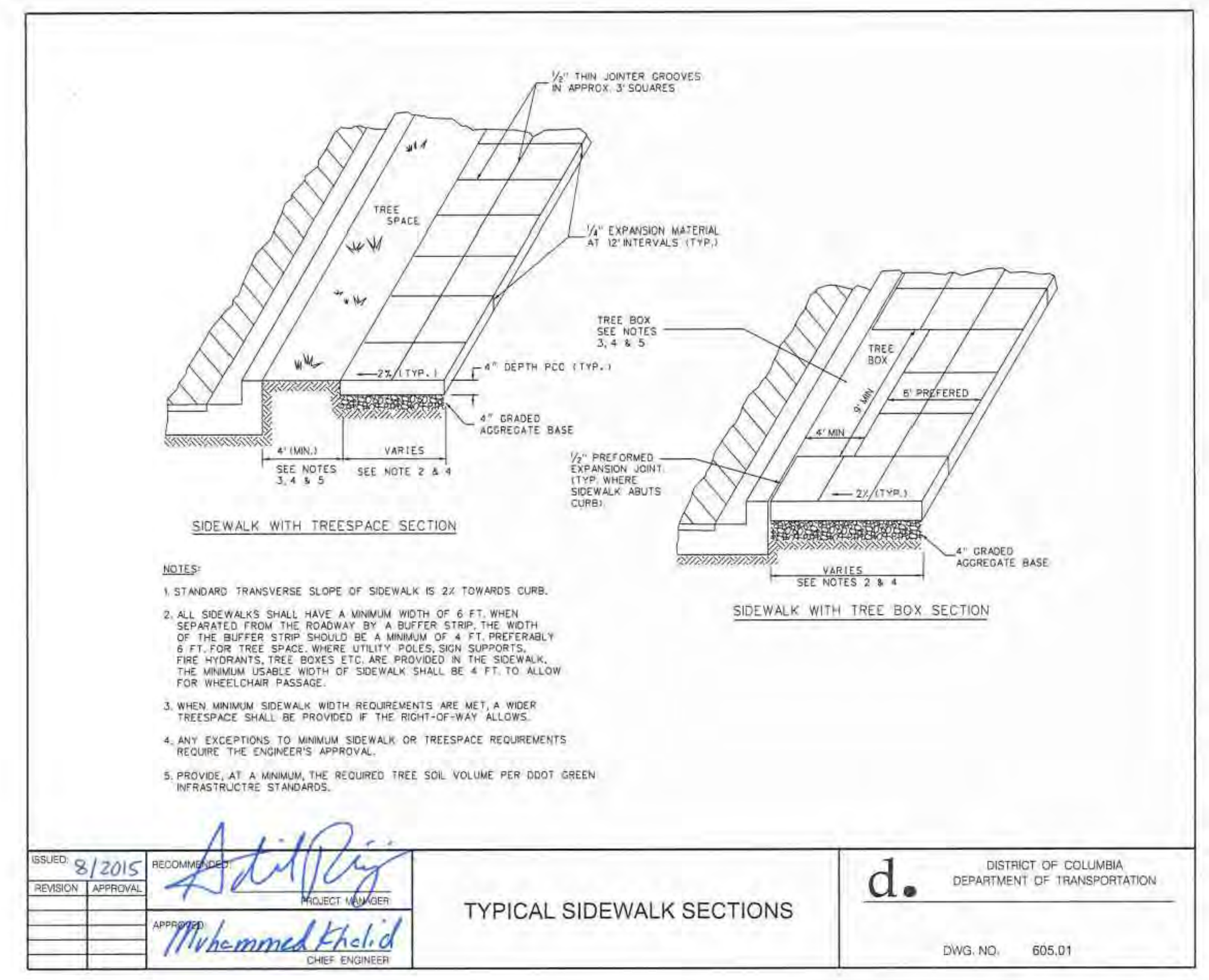
PROJECT NUMBER
2210437.0

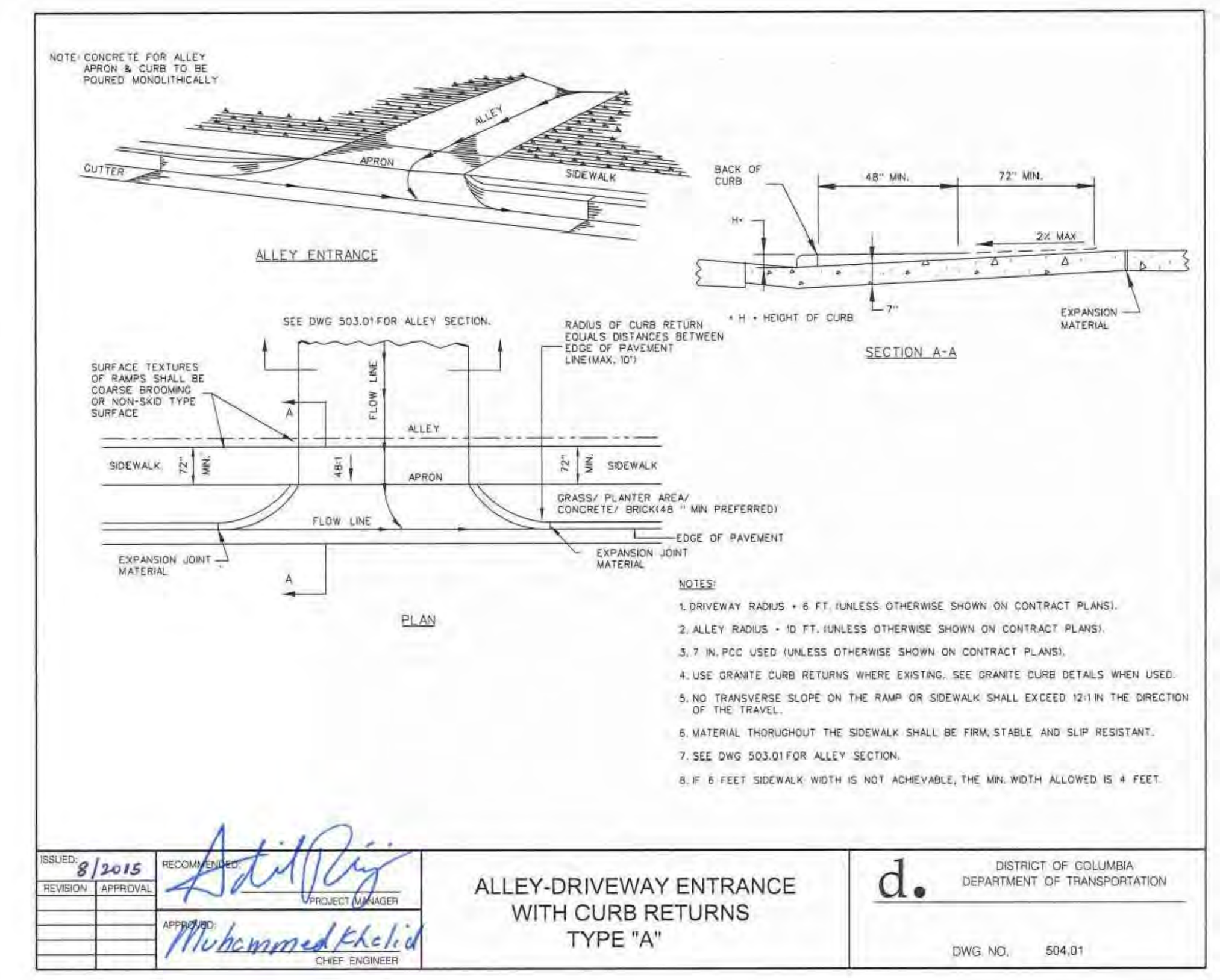
citizenM
Georgetown
3401 K STREET, NW WASHINGTON, DC 20007

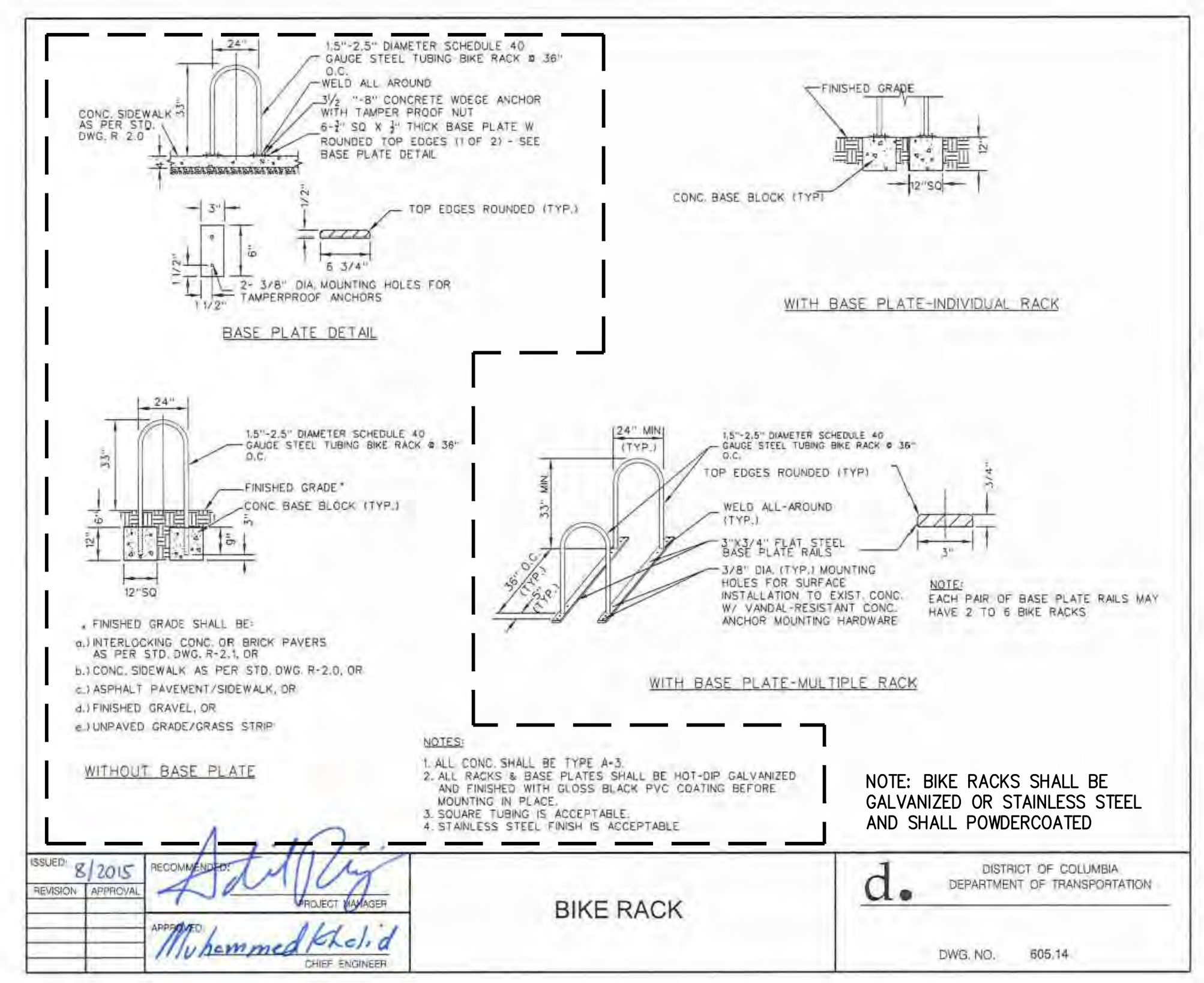
ISSUE
09/30/22 -
STAGE 4.0 | PERMIT SET

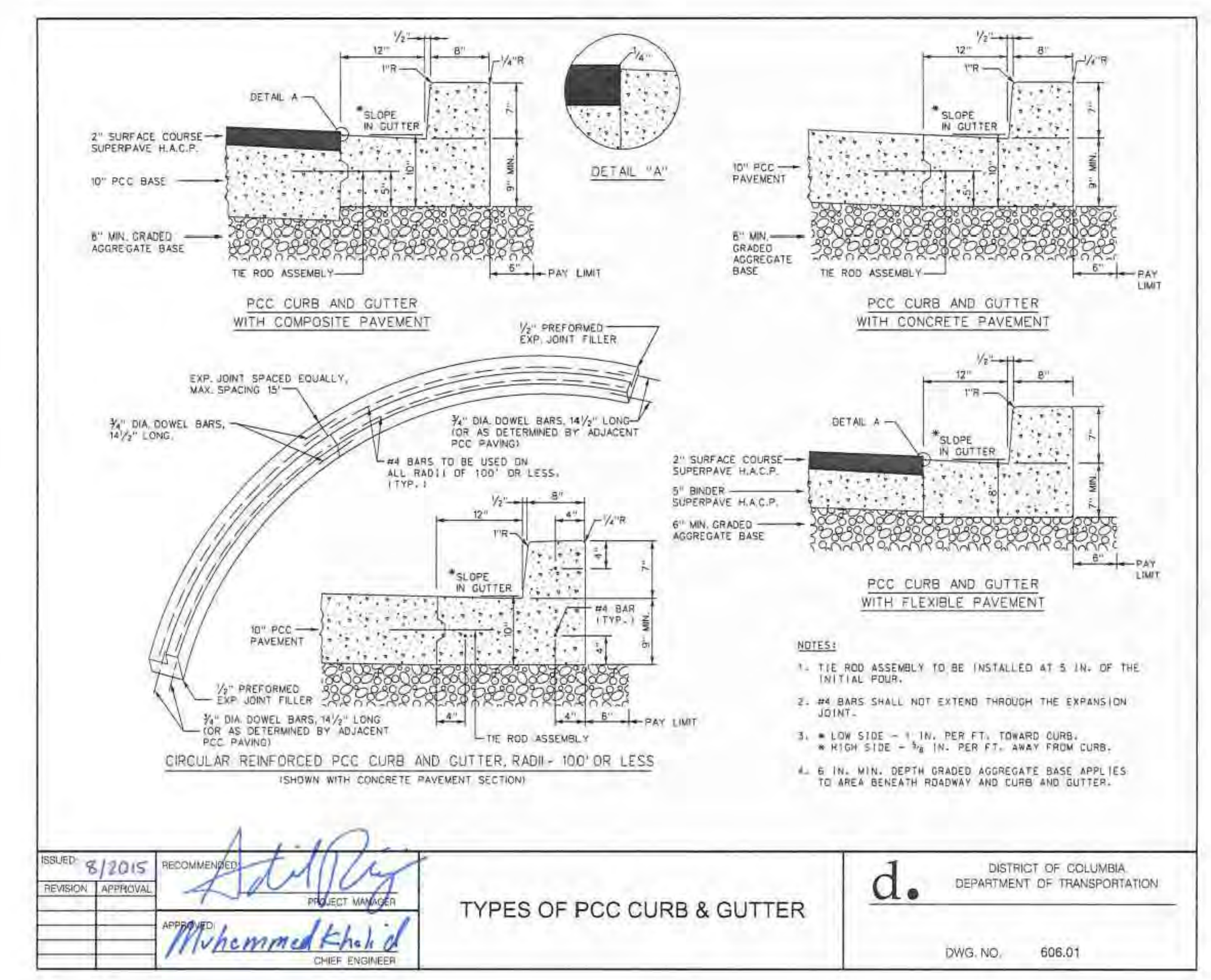
EROSION AND SEDIMENT CONTROL DETAILS

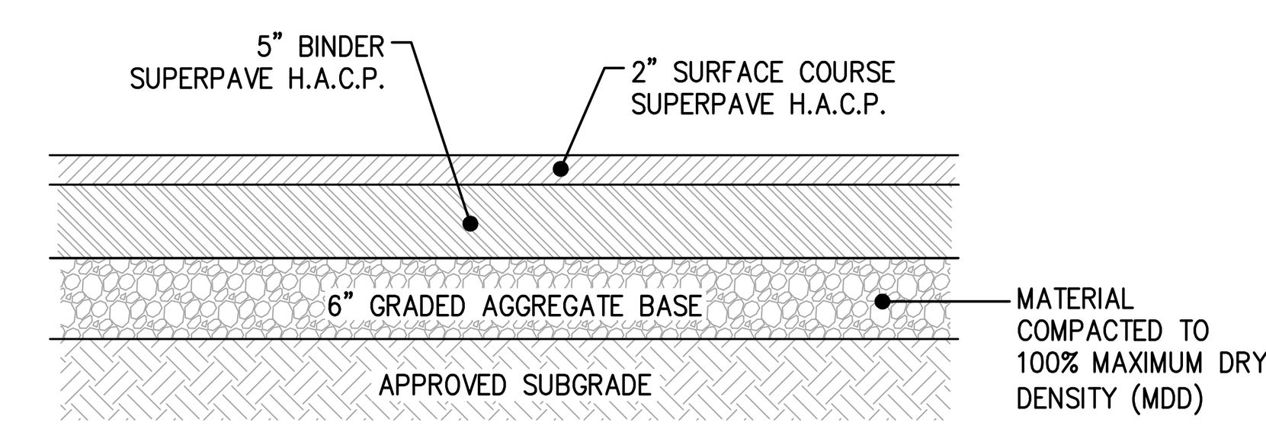
CIV0520







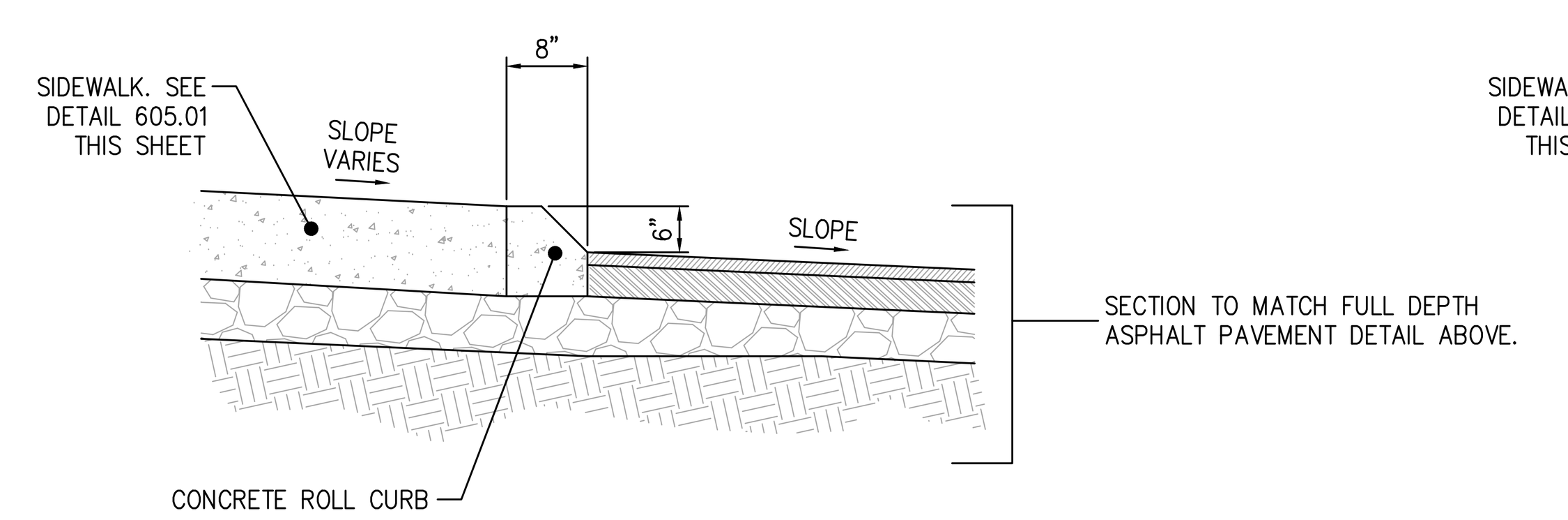




NOTES:
ASPHALT AND SOIL BASE MATERIALS SHALL CONFORM TO THE REFERENCED PARAGRAPHS AND TABLES OF THE DDOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND STRUCTURES.

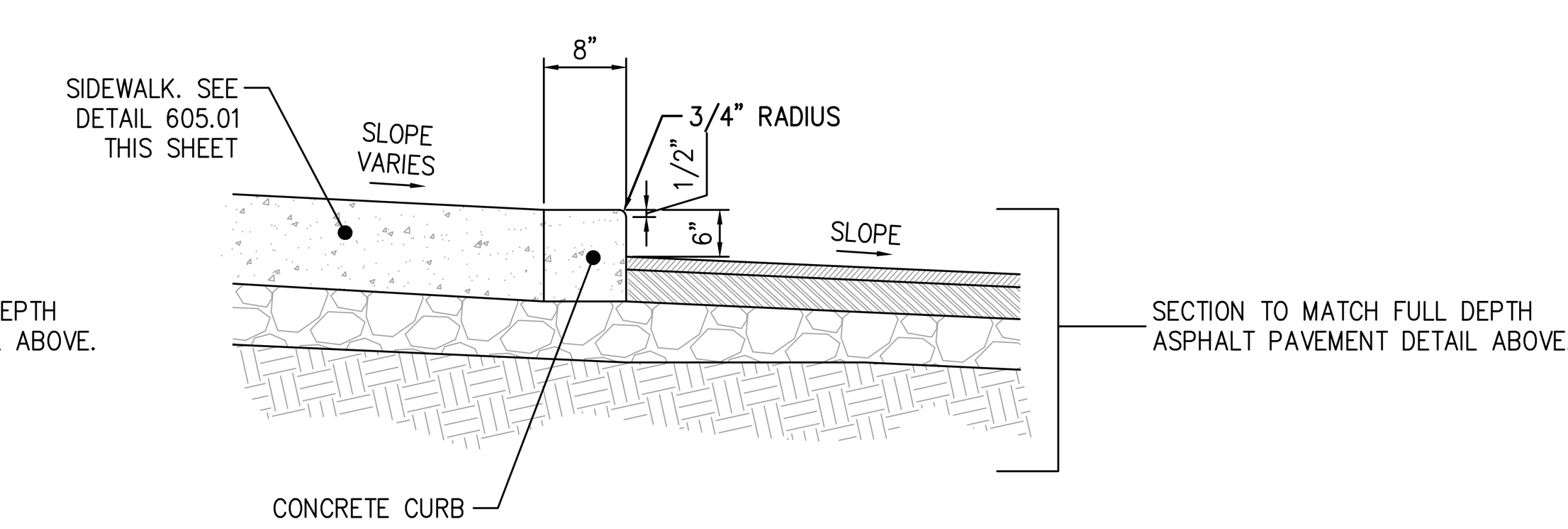
FULL DEPTH ASPHALT PAVEMENT

NOT TO SCALE



CONCRETE ROLL CURB DETAIL

NOT TO SCALE



CONCRETE CURB DETAIL

NOT TO SCALE

DCRA STAMP APPROVAL AREA

citizenM hotels

Baskervill

BASKERVILL, P.O. BOX 400, RICHMOND, VA 23218-0400

PROJECT NUMBER
2210437.0

citizenM Georgetown

3401 K STREET, NW WASHINGTON, DC 20007

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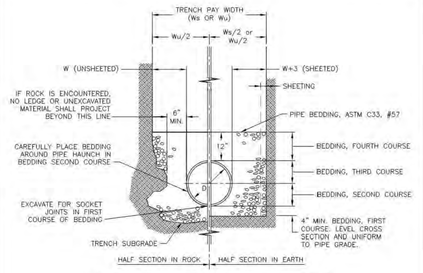
09/30/22 - STAGE 4.0 | PERMIT SET

SITE DETAILS

CIV0530

DISTRICT OF COLUMBIA
WATER AND SEWER AUTHORITY

S-15.01
1 OF 1



TRENCH PAY WIDTH (Ws OR Wu)			
PIPE DIAMETER D	TRENCH WIDTH CLEAR W	TRENCH PAY WIDTH Wu	TRENCH PAY WIDTH Ws
10"	12"	2'-11"	3'-5"
12"	12"	3'-0"	3'-6"
15"	12"	3'-3"	3'-9"
18"	12"	3'-7"	4'-1"
21"	12"	3'-10"	4'-4"
24"	12"	4'-1"	4'-7"
27"	12"	5'-4"	5'-10"

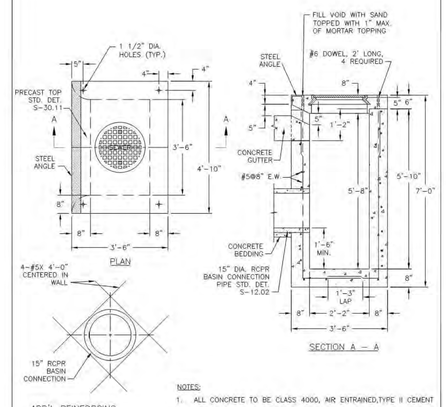
NOTES:

1. IF NESSARY TO EXCEED W BELOW A HORIZONAL PLANE 1'-0" ABOVE TOP OF PIPE, SEE SPECIFICATION SECTION 02220.
2. SHEETING, IF USED, SHALL BE REMOVED IN CONJUNTION WITH THE BACKFILLING OPERATION UNLESS OTHERWISE SPECIFIED OR SHOWN ON DRAWING.

APPROVED DATE: June 20, 2003 DIRECTOR, DEPARTMENT OF ENGINEERING AND TECHNICAL SERVICES	REVISION NO.: 0 DATE: 6/20/03 PREPARED BY: DBG/BN-N CHECKED BY: W.DARROW	STANDARD DETAIL POLYVINYL CHLORIDE (PVC) PIPE SEWER TRENCH LAYING CONDITION

DISTRICT OF COLUMBIA
WATER AND SEWER AUTHORITY

S-30.01
1 OF 1



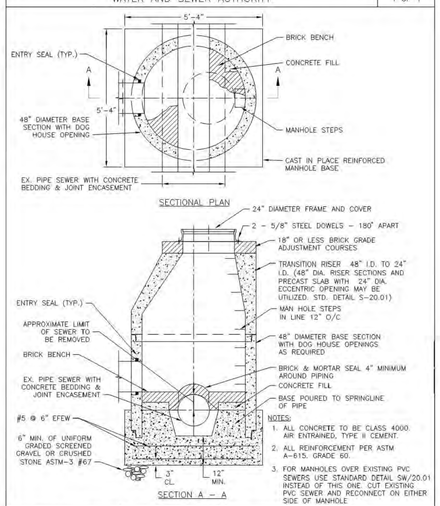
NOTES:

1. ALL CONCRETE TO BE CLASS 4000, AIR ENTRAINED,TYPE II CEMENT
2. REINFORCING SHALL BE CENTERED IN WALLS AND BASE AND SHALL CONFORM TO ASTM AC15 GRADE 60.

APPROVED DATE: June 20, 2003 DIRECTOR, DEPARTMENT OF ENGINEERING AND TECHNICAL SERVICES	REVISION NO.: 0 DATE: 6/20/03 PREPARED BY: DBG/BN-N CHECKED BY: W.DARROW	STANDARD DETAIL STANDARD CATCH BASIN

DISTRICT OF COLUMBIA
WATER AND SEWER AUTHORITY

S-20.11
1 OF 1



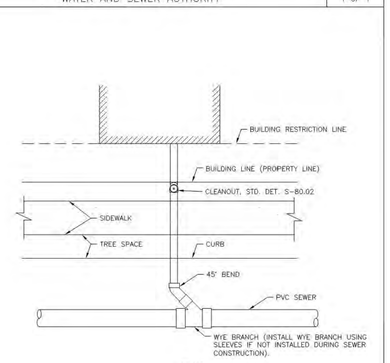
NOTES:

1. ALL CONCRETE TO BE CLASS 4000, AIR ENTRAINED, TYPE II CEMENT OR O.C. PLUMBING CODE.
2. ALL REINFORCEMENT PER ASTM A-615, GRADE 60.
3. FOR MANHOLES OVER EXISTING PVC SEWERS USE STANDARD DETAIL SW/20.01 INSTEAD OF THIS ONE. CUT EXISTING PVC SEWER AND RECONNECT ON EITHER SIDE OF MANHOLE

APPROVED DATE: June 20, 2003 DIRECTOR, DEPARTMENT OF ENGINEERING AND TECHNICAL SERVICES	REVISION NO.: 0 DATE: 6/20/03 PREPARED BY: DBG/BN-N CHECKED BY: W.DARROW	STANDARD DETAIL PRECAST CONCRETE MANHOLE OVER EXISTING 10" THRU 21" DIAMETER SEWERS WITH CAST IN PLACE CONCRETE BASE

DISTRICT OF COLUMBIA
WATER AND SEWER AUTHORITY

S-80.01
1 OF 1



NOTES:

1. MATERIALS AND WORKMANSHIP BETWEEN THE WYE BRANCH AND THE BUILDING MUST BE IN ACCORDANCE WITH O.C. PLUMBING CODE.
2. VERTICAL BENDS FOR GRADE (NOT SHOWN) MAY BE REQUIRED ON SEWER LATERAL.

APPROVED DATE: June 20, 2003 DIRECTOR, DEPARTMENT OF ENGINEERING AND TECHNICAL SERVICES	REVISION NO.: 0 DATE: 6/20/03 PREPARED BY: DBG/BN-N CHECKED BY: W.DARROW	STANDARD DETAIL SEWER LATERAL PLAN (CONNECTION TO PVC SEWER)

DCRA STAMP APPROVAL AREA

citizenM hotels

Baskervillle

BASKERVILL, P.O. BOX 400, RICHMOND, VA 23218-0400

PROJECT NUMBER
2210437.0

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STORM AND SANITARY DETAILS

CIV0550

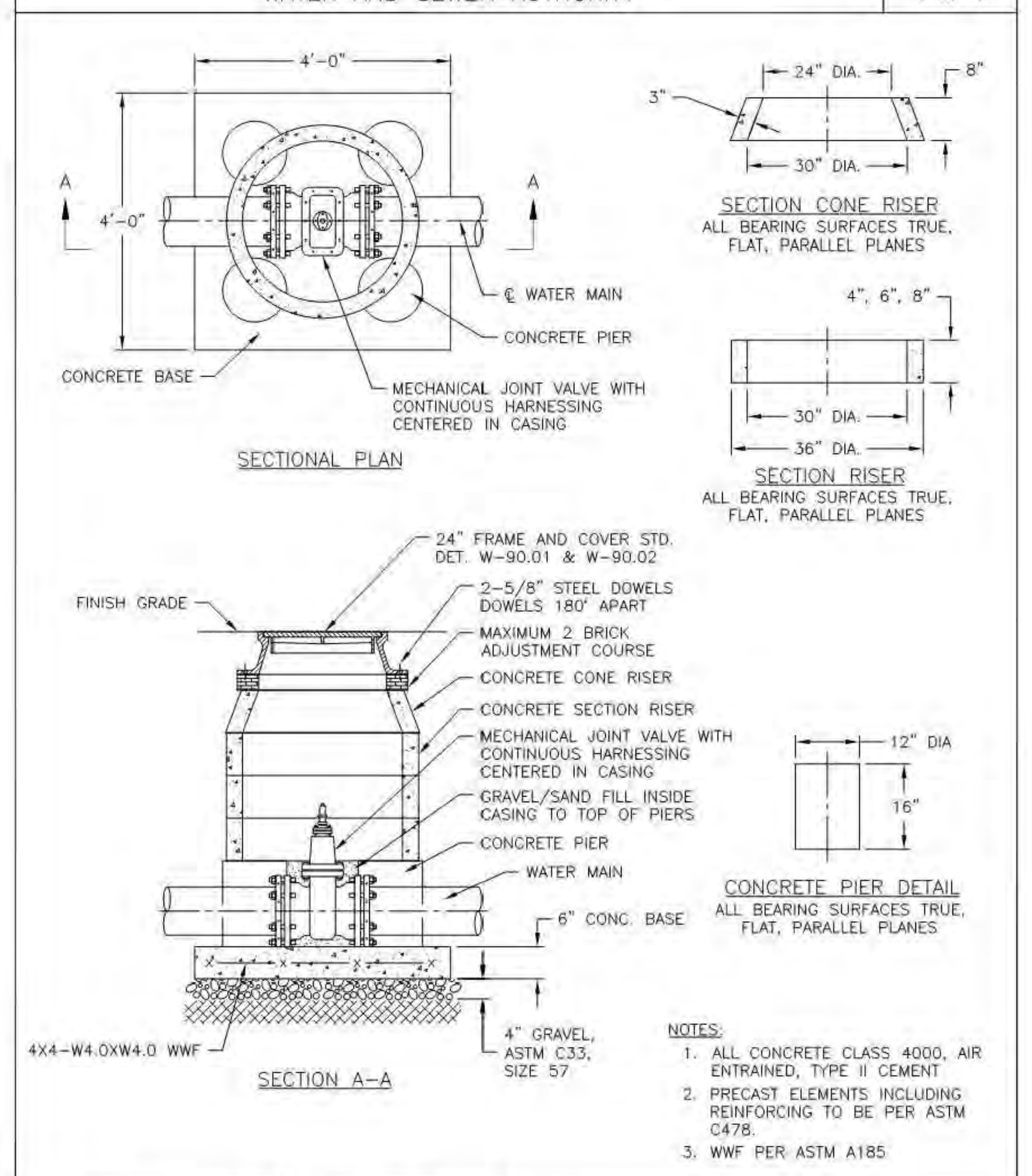
DCRA STAMP APPROVAL AREA

citizenM hotels

Baskervill

DISTRICT OF COLUMBIA
WATER AND SEWER AUTHORITY

W-20.01 1 OF 1



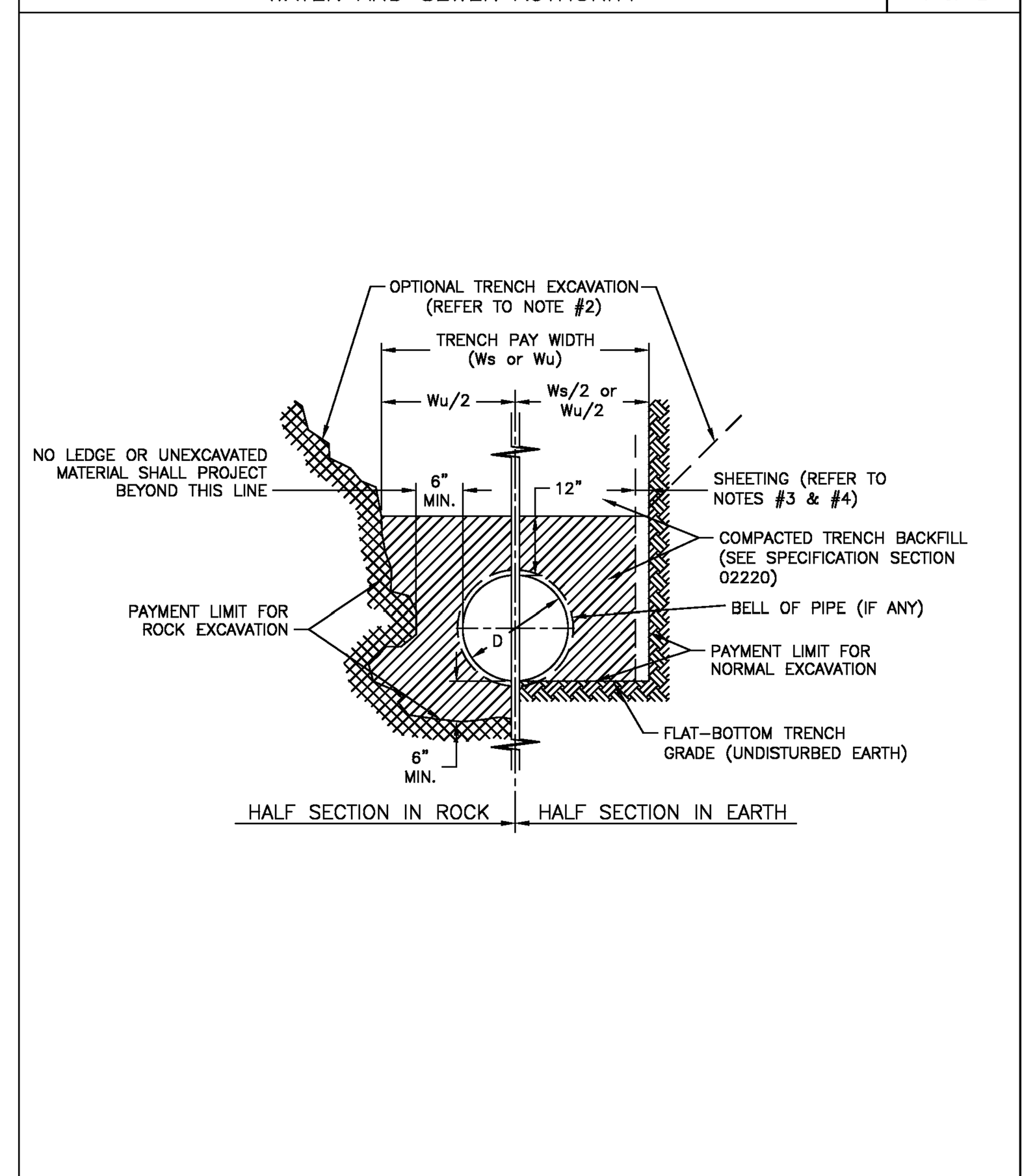
APPROVED DATE: June 20, 2003 | REVISION NO.: 0 | DATE: 6/20/03 | PREPARED BY: OBG/BKJV | CHECKED BY: W.DARROW

DIRECTOR, DEPARTMENT OF ENGINEERING AND TECHNICAL SERVICES

STANDARD DETAIL
VALVE CASING
FOR 12" AND SMALLER GATE VALVE

DISTRICT OF COLUMBIA
WATER AND SEWER AUTHORITY

W-10.01 1 OF 2



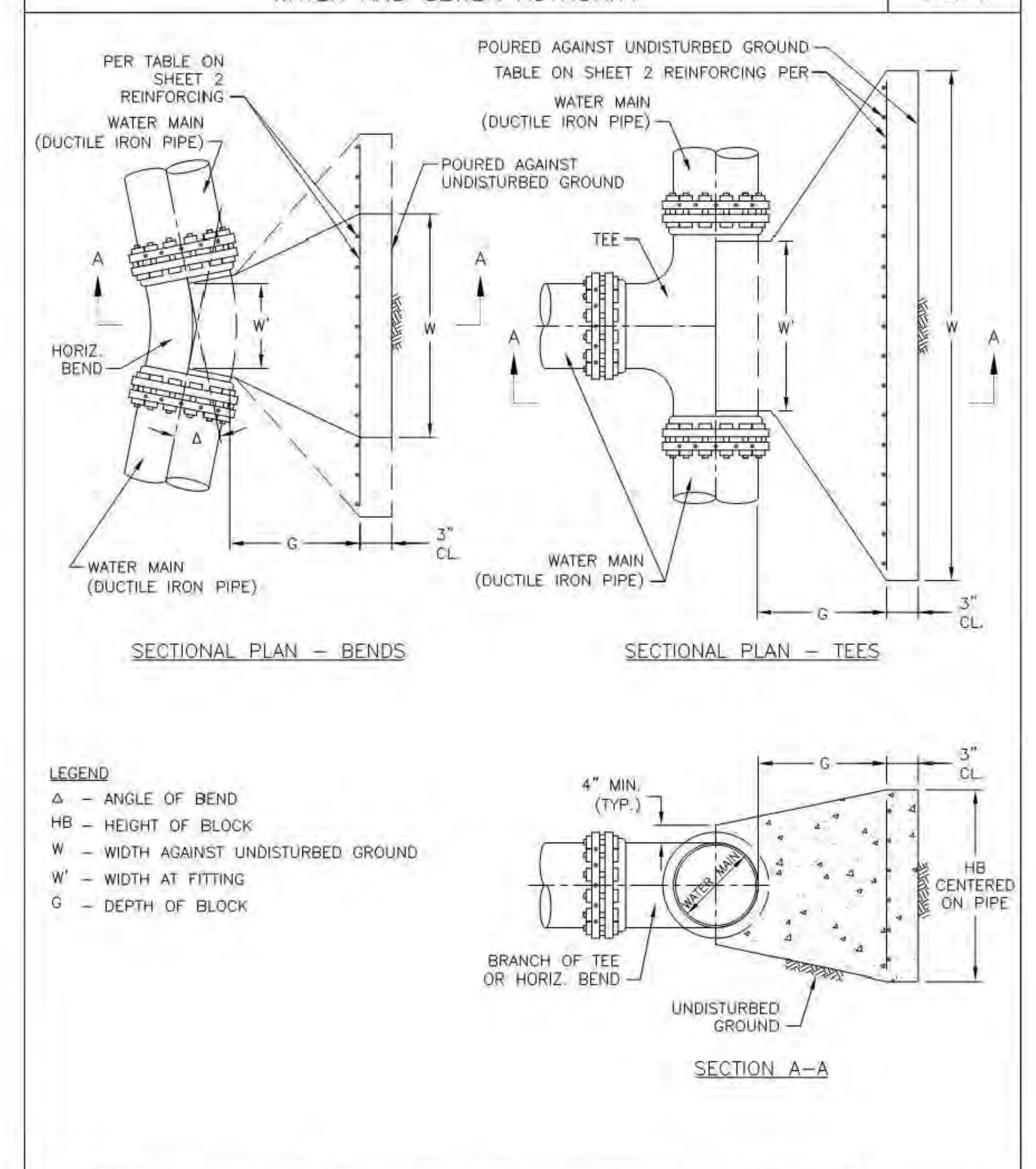
APPROVED DATE: June 20, 2003 | REVISION NO.: 0 | DATE: 6/20/03 | PREPARED BY: OBG/BKJV | CHECKED BY: W.DARROW

DIRECTOR, DEPARTMENT OF ENGINEERING AND TECHNICAL SERVICES

STANDARD DETAIL
DUCTILE IRON WATER MAIN
PIPE LAYING CONDITION TYPE 2A
(TRENCH INSTALLATION)

DISTRICT OF COLUMBIA
WATER AND SEWER AUTHORITY

W-40.01 1 OF 2



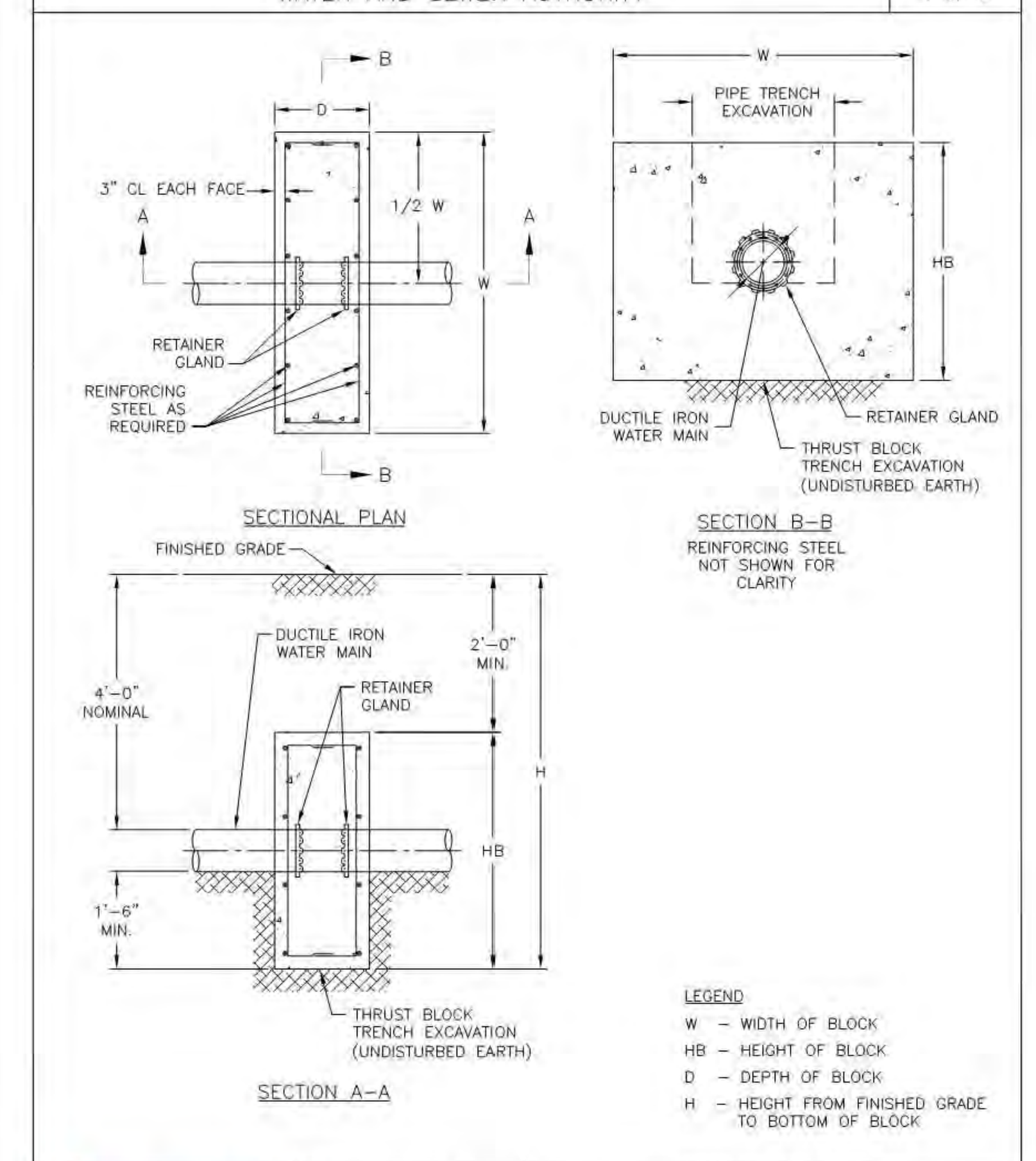
APPROVED DATE: June 20, 2003 | REVISION NO.: 0 | DATE: 6/20/03 | PREPARED BY: OBG/BKJV | CHECKED BY: W.DARROW

DIRECTOR, DEPARTMENT OF ENGINEERING AND TECHNICAL SERVICES

STANDARD DETAIL
CONCRETE THRUST BLOCK
FOR HORIZONTAL PIPE BEND & TEE
12" DIAMETER & SMALLER WATER MAINS

DISTRICT OF COLUMBIA
WATER AND SEWER AUTHORITY

W-40.02 1 OF 2



APPROVED DATE: June 20, 2003 | REVISION NO.: 0 | DATE: 6/20/03 | PREPARED BY: OBG/BKJV | CHECKED BY: W.DARROW

DIRECTOR, DEPARTMENT OF ENGINEERING AND TECHNICAL SERVICES

STANDARD DETAIL
IN-LINE THRUST BLOCK
12" DIAMETER & SMALLER
DUCTILE IRON WATER MAINS

DISTRICT OF COLUMBIA
WATER AND SEWER AUTHORITY

W-10.01 2 OF 2

TRENCH PAY WIDTH (Ws OR Wu)		
PIPE DIAMETER D	SHEETED EXCAVATION Ws	UNSHEETED EXCAVATION Wu
8"	2' – 10"	2' – 4"
12"	3' – 2"	2' – 8"
16"	3' – 6"	3' – 0"
20"	3' – 10"	3' – 4"
24"	4' – 2"	3' – 8"
30"	4' – 8"	4' – 2"
36"	6' – 1"	5' – 7"
42"	6' – 7"	6' – 1"
48"	7' – 1"	6' – 7"

NOTES:

1. PIPE LAYING CONDITION TYPE 2A (TRENCH INSTALLATION) SHALL BE USED FOR ALL WATER MAIN CONSTRUCTION UNLESS OTHERWISE SPECIFIED OR SHOWN ON DRAWINGS.
2. TRENCHES MAY BE EXCAVATED WIDER THAN THE TRENCH PAY WIDTH (Ws OR Wu) ABOVE A LINE 1' – 0" FROM TOP OF PIPE, AT CONTRACTOR'S OPTION AND AT NO ADDITIONAL COST TO THE AUTHORITY.
3. IF EXCAVATION BELOW NORMAL DEPTH OF WATER MAIN INSTALLATION (DEPTHS GREATER THAN 4.5 FEET) IS REQUIRED, EXCAVATION SUPPORT SHEETING MAY BE ORDERED OR TRENCH SHIELDS UTILIZED AT CONTRACTORS OPTION. COSTS UNDER THIS OPTION SHALL BE PART OF THE UNIT PRICE BID FOR EXCAVATION.
4. SHEETING, IF USED, SHALL BE REMOVED IN CONJUNCTION WITH THE BACKFILLING OPERATION UNLESS OTHERWISE SPECIFIED OR SHOWN ON DRAWINGS. HOWEVER, IF APPROVED IN WRITING, SHEETING MAY BE CUT-OFF AND LEFT IN PLACE BELOW A LINE 1' – 0" ABOVE THE TOP OF PIPE OR AS DIRECTED BY THE ENGINEER.

APPROVED DATE: June 20, 2003 | REVISION NO.: 0 | DATE: 6/20/03 | PREPARED BY: OBG/BKJV | CHECKED BY: W.DARROW

DIRECTOR, DEPARTMENT OF ENGINEERING AND TECHNICAL SERVICES

STANDARD DETAIL
DUCTILE IRON WATER MAIN
PIPE LAYING CONDITION TYPE 2A
(TRENCH INSTALLATION)

DISTRICT OF COLUMBIA
WATER AND SEWER AUTHORITY

W-40.01 2 OF 2

BRANCH OF TEE OR PIPE DIA	BEND TYPE	W	HB	W'	G	REINF. (E.W.)
6"	11.25°	1'–6"	1'–6"	0'–8"	1'–0"	#4 @12"
	22.5°	1'–9"	1'–6"	0'–8"	1'–0"	#4 @12"
	45°	2'–8"	2'–0"	0'–8"	1'–0"	#4 @12"
	90°	4'–6"	2'–3"	0'–10"	1'–0"	#5 @12"
	TEE	3'–0"	3'–0"	0'–10"	1'–0"	#5 @12"
8"	11.25°	1'–6"	1'–6"	0'–8"	1'–0"	#4 @12"
	22.5°	1'–9"	1'–6"	0'–8"	1'–0"	#4 @12"
	45°	2'–8"	2'–0"	0'–8"	1'–0"	#4 @12"
	90°	5'–0"	3'–9"	1'–0"	1'–6"	#6 @12"
	TEE	4'–0"	3'–6"	1'–4"	1'–0"	#5 @12"
12"	11.25°	2'–6"	2'–6"	1'–0"	1'–0"	#4 @12"
	22.5°	3'–6"	2'–6"	1'–0"	1'–3"	#4 @12"
	45°	7'–0"	4'–6"	1'–4"	1'–6"	#6 @12"
	90°	10'–0"	4'–6"	1'–4"	1'–6"	#6 @12"
	TEE	8'–6"	5'–0"	1'–4"	1'–6"	#6 @12"

NOTES:

1. ALL CONCRETE TO BE CLASS 4000, AIR ENTRAINED, TYPE II CEMENT
2. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60
3. NOMINAL DEPTH OF COVER ON WATER MAIN IS FOUR FEET
4. UNIT WEIGHT OF SOIL, 120 PCF
5. DESIGN BASED ON ø = 30° AND TEST PRESSURE = 195 PSI
6. HB – HEIGHT OF BLOCK, W'–WIDTH AT FITTING AND W–WIDTH AGAINST UNDISTURBED GROUND SHOULD BE CENTERED ON PIPE AND FITTING.
7. FOR PIPE SIZE GREATER THAN 12", BLOCKS BEDDED IN SOILS WEAKER THAN ø =30°, OR FOR MAINS WITH A TEST PRESSURE GREATER THAN 195 PSI, THE THRUST BLOCK MUST BE SPECIFICALLY DESIGNED FOR EACH APPLICATION.

APPROVED DATE: June 20, 2003 | REVISION NO.: 0 | DATE: 6/20/03 | PREPARED BY: OBG/BKJV | CHECKED BY: W.DARROW

DIRECTOR, DEPARTMENT OF ENGINEERING AND TECHNICAL SERVICES

STANDARD DETAIL
CONCRETE THRUST BLOCK
FOR HORIZONTAL PIPE BEND & TEE
12" DIAMETER & SMALLER WATER MAINS

DISTRICT OF COLUMBIA
WATER AND SEWER AUTHORITY

W-40.02 2 OF 2

PIPE SIZE		W	D	HB	H	REINF. (E.W.E.F.)
PIPE	6"	4' – 7"	1' – 0"	3' – 7"	6' – 1"	#4 @12"
	8"	4' – 9"	1' – 6"	3' – 9"	6' – 3"	#4 @10"
	12"	5' – 0"	2' – 0"	5' – 0"	7' – 0"	#4 @8"
REDUCER	8" X 6"	3' – 8"	1' – 0"	3' – 2"	6' – 2"	#4 @12"
	12" X 8"	4' – 9"	1' – 6"	3' – 9"	6' – 6"	#4 @10"
	12" X 6"	4' – 9"	1' – 6"	3' – 9"	6' – 6"	#4 @10"

NOTES:

1. RETAINER GLANDS WITH DUCTILE IRON WEDGES IN COMBINATION WITH SPECIAL HEAT TREATED SET SCREWS. TORQUE PER MANUFACTURER INSTRUCTIONS.
2. ALL CONCRETE TO BE CLASS 4000, AIR ENTRAINED, TYPE II CEMENT.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60.
4. EXCAVATION BACKFILL, PER SPECIFICATIONS 02220.
5. UNIT WEIGHT OF SOIL, 120 PCF.
6. NOMINAL DEPTH OF COVER ON WATER MAIN IS FOUR FEET.
7. DESIGN BASED ON ø=30°, AND TEST PRESSURE = 195 PSI.
8. FOR PIPE SIZE LARGER THAN 12", BLOCKS BEDDED IN SOILS WEAKER THAN ø30°, OR FOR MAINS WITH A TEST PRESSURE GREATER THAN 195 PSI, THE THRUST BLOCK MUST BE SPECIFICALLY DESIGNED FOR EACH APPLICATION.

APPROVED DATE: June 20, 2003 | REVISION NO.: 0 | DATE: 6/20/03 | PREPARED BY: OBG/BKJV | CHECKED BY: W.DARROW

DIRECTOR, DEPARTMENT OF ENGINEERING AND TECHNICAL SERVICES

STANDARD DETAIL
IN-LINE THRUST BLOCK
12" DIAMETER & SMALLER
DUCTILE IRON WATER MAINS

BASKERVILL, P.O. BOX 400, RICHMOND, VA 23218-0400

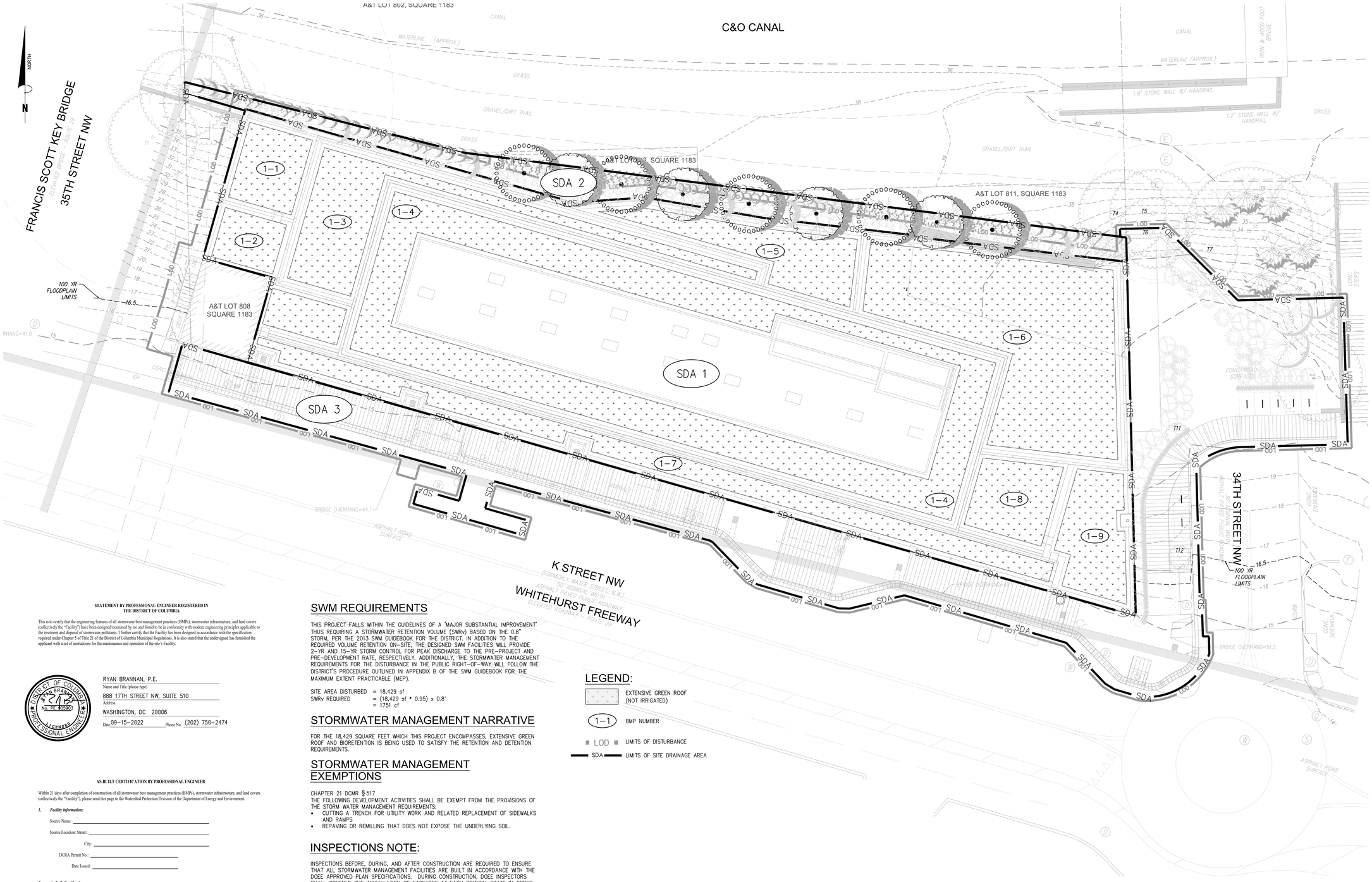
PROJECT NUMBER
2210437.0

citizenM
Georgetown

3401 K STREET, NW WASHINGTON, DC 20007

ISSUE
09/30/22 -
STAGE 4.0 | PERMIT SET

WATER DETAILS
CIV0551



DCRA STAMP APPROVAL AREA

citizenM hotels

Baskervill

BASKERVILL, P.O. BOX 400, RICHMOND, VA 23218-0400

DISTRICT OF COLUMBIA · RYAN BRANNAN · No. PE 905903 · LICENSED PROFESSIONAL ENGINEER

09/30/22

PROJECT NUMBER
2210437.0

citizenM
Georgetown
3401 K STREET, NW WASHINGTON, DC 20007

ISSUE
09/30/22 -
STAGE 4.0 | PERMIT SET

STORMWATER MANAGEMENT PLAN
CIV0710

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.

RYAN BRANNAN, P.E.
Name and Title (please type)
888 17TH STREET NW, SUITE 510
Address
WASHINGTON, DC 20006
Date 09-15-2022 Phone No: (202) 750-2474

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 Department of Energy and 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).

SWM REQUIREMENTS

THIS PROJECT FALLS WITHIN THE GUIDELINES OF A 'MAJOR SUBSTANTIAL IMPROVEMENT' THUS REQUIRING A STORMWATER RETENTION VOLUME (SWRv) BASED ON THE 0.8" STORM, PER THE 2013 SWM GUIDEBOOK FOR THE DISTRICT. IN ADDITION TO THE REQUIRED VOLUME RETENTION ON-SITE, THE DESIGNED SWM FACILITIES WILL PROVIDE 2-YR AND 15-YR STORM CONTROL FOR PEAK DISCHARGE TO THE PRE-PROJECT AND PRE-DEVELOPMENT RATE, RESPECTIVELY. ADDITIONALLY, THE STORMWATER MANAGEMENT REQUIREMENTS FOR THE DISTURBANCE IN THE PUBLIC RIGHT-OF-WAY WILL FOLLOW THE DISTRICT'S PROCEDURE OUTLINED IN APPENDIX B OF THE SWM GUIDEBOOK FOR THE MAXIMUM EXTENT PRACTICABLE (MEP).

SITE AREA DISTURBED = 18,429 sf
SWRv REQUIRED = (18,429 sf * 0.95) x 0.8"
= 1751 cf

STORMWATER MANAGEMENT NARRATIVE

FOR THE 18,429 SQUARE FEET WHICH THIS PROJECT ENCOMPASSES, EXTENSIVE GREEN ROOF AND BIORETENTION IS BEING USED TO SATISFY THE RETENTION AND DETENTION REQUIREMENTS.

STORMWATER MANAGEMENT EXEMPTIONS

CHAPTER 21 DCMR § 517
THE FOLLOWING DEVELOPMENT ACTIVITIES SHALL BE EXEMPT FROM THE PROVISIONS OF THE STORM WATER MANAGEMENT REQUIREMENTS:

- CUTTING A TRENCH FOR UTILITY WORK AND RELATED REPLACEMENT OF SIDEWALKS AND RAMPS
- REPAVING OR REMILLING THAT DOES NOT EXPOSE THE UNDERLYING SOIL.

INSPECTIONS NOTE:

INSPECTIONS BEFORE, DURING, AND AFTER CONSTRUCTION ARE REQUIRED TO ENSURE THAT ALL STORMWATER MANAGEMENT FACILITIES ARE BUILT IN ACCORDANCE WITH THE DOEE APPROVED PLAN SPECIFICATIONS. DURING CONSTRUCTION, DOEE INSPECTORS SHALL OBSERVE THE INSTALLATION OF FACILITIES AT EACH CRITICAL STATE IN ORDER TO SIGN OFF ON THE AS-BUILT PLAN WHICH DEMONSTRATES FULL COMPLIANCE WITH DOEE STORMWATER MANAGEMENT REQUIREMENTS.

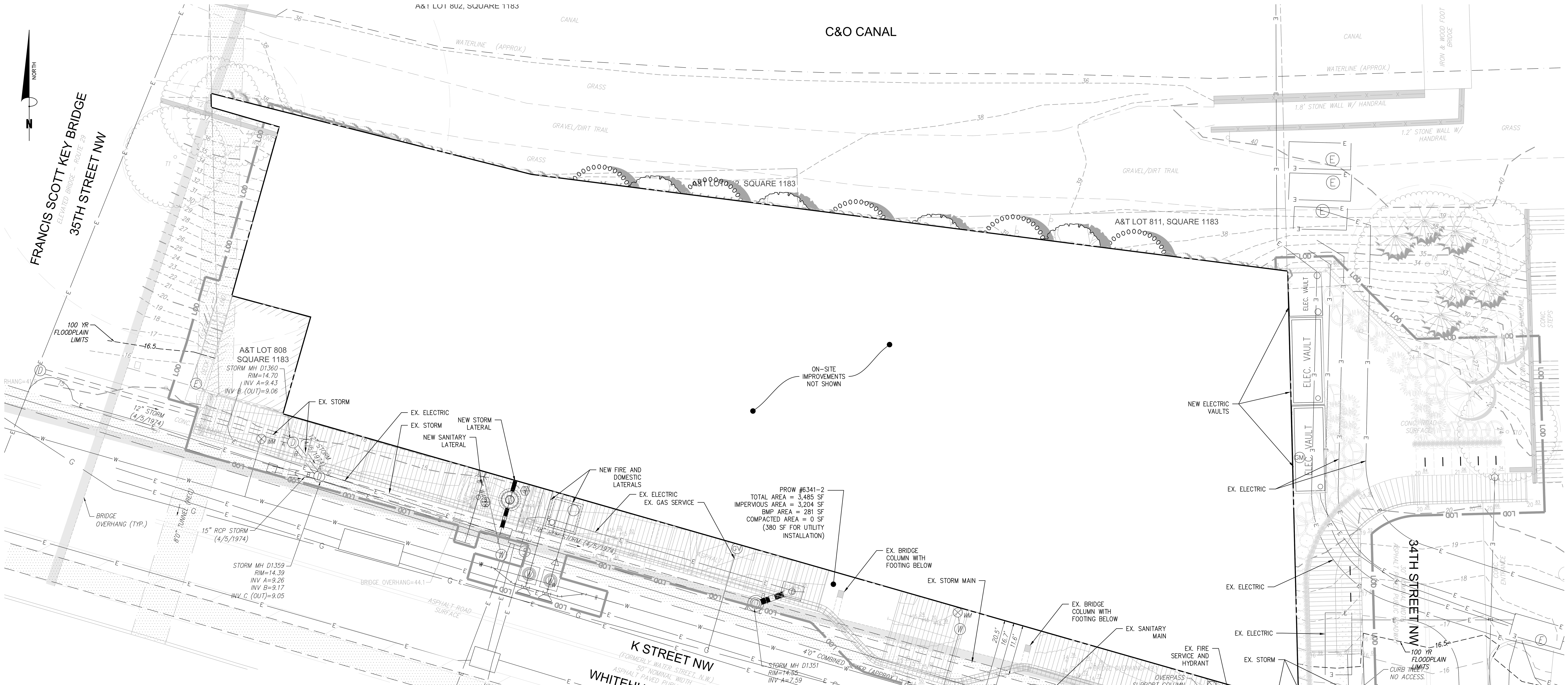
LEGEND:

- EXTENSIVE GREEN ROOF (NOT IRRIGATED)
- 1-1 BMP NUMBER
- LOD LIMITS OF DISTURBANCE
- SDA LIMITS OF SITE DRAINAGE AREA

NOTE: REFER TO SHEET CIV0720 FOR RESPECTIVE STORAGE VOLUME CALCULATIONS

BMP NUMBER	BMP LOCATION	BMP TYPE	BMP										CDA			TREATMENT TRAIN			VOLUME RETAINED (cf)
			AREA (sf)	MEDIA DEPTH (in)	MAXIMUM WATER RETENTION	DRAINAGE LAYER DEPTH (in)	MAXIMUM WATER RETENTION	PONDING AREA (sf)	PONDING DEPTH (in)	STRUCT SOIL AREA (sf)	STRUCT SOIL DEPTH (in)	Sv (cf)	Rv (cf)	IMPERVIOUS CDA (sf)	COMPACTED CDA (sf)	CDA VOLUME (cf)	DOWNSTREAM BMP NUMBER	VOLUME RECEIVED (cf)	OVERFLOW VOLUME (cf)	
1-1	0	Green Roof	338	4	0.533	2	0.930	0	0	0	0	112	112	0	0	45	0	0	0	45
1-2	0	Green Roof	216	4	0.533	2	0.930	0	0	0	0	72	72	0	0	29	0	0	0	29
1-3	0	Green Roof	832	4	0.533	2	0.930	0	0	0	0	277	277	0	0	112	0	0	0	112
1-4	0	Green Roof	2,905	4	0.533	3	0.930	0	0	0	0	1,192	1,192	0	0	391	0	0	0	391
1-5	0	Green Roof	567	4	0.533	2	0.930	0	0	0	0	189	189	0	0	76	0	0	0	76
1-6	0	Green Roof	2,176	4	0.533	2	0.930	0	0	0	0	724	724	0	0	293	0	0	0	293
1-7	0	Green Roof	970	4	0.533	2	0.930	0	0	0	0	323	323	0	0	131	0	0	0	131
1-8	0	Green Roof	402	4	0.533	2	0.930	0	0	0	0	134	134	0	0	54	0	0	0	54
1-9	0	Green Roof	480	4	0.533	2	0.930	0	0	0	0	160	160	0	0	65	0	0	0	65

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



CHAPTER 21 DCMR § 517
STORMWATER MANAGEMENT EXEMPTIONS

THE FOLLOWING DEVELOPMENT ACTIVITIES SHALL BE EXEMPT FROM THE PROVISIONS OF THE STORMWATER MANAGEMENT REQUIREMENTS:

- CUTTING A TRENCH FOR UTILITY WORK AND RELATED REPLACEMENT OF SIDEWALKS AND RAMPS.
- REPAVING OR REMILLING THAT DOES NOT EXPOSE THE UNDERLYING SOIL.

MEP NARRATIVE FOR SWM IN PUBLIC SPACE:

STEP 1: DRAINAGE AREA AND STORMWATER MANAGEMENT RETENTION VOLUME (SWRv)

a) THE TOTAL LOD IN THE PUBLIC SPACE IS 5,185 SF

b) THE PROPOSED LAND COVER:

i. COMPACTED = 552 SF

ii. IMPERVIOUS = 5179 SF

ij. BMP = 0 SF

c) SWRv REQUIRED = 453 CF

STEP 2: INFILTRATION

a) HISTORICAL DATA AND GENERAL KNOWLEDGE OF EXISTING SITE HAS DETERMINED THE TYPE OF SOIL TO NOT BE CONDUCIVE OF INFILTRATION PRACTICES.

STEP 3: EXISTING INFRASTRUCTURE

a) COMPLETE SURVEY OF EXISTING UTILITIES ARE SHOWN AND LABELED ON PLAN

b) EXISTING UTILITIES WITHIN PUBLIC RIGHT OF WAY HAVE BEEN IDENTIFIED

STEP 4: LAND COVER CONVERSION

a) NOT APPLICABLE TO TYPE 2 PROJECTS.

STEP 5: BMPs

a) TREE PLANTING IS PROPOSED IN THE ROW.

STEP 6: ZERO-RETENTION PRACTICES

a) SITE IS LOCATED IN THE CSS AND THE DRAINAGE AREAS DRAIN TO EXISTING INLETS IN PUBLIC SPACE.

THE ABOVE INFORMATION OUTLINES EACH STEP IN FOLLOWING THE DISTRICT'S STORMWATER MANAGEMENT APPROACH FOR THE MAXIMUM EXTENT PRACTICABLE PROCESS WITHIN THE PUBLIC RIGHT OF WAY. DUE TO TOPOGRAPHICAL CHALLENGES, SOIL CONSTRAINTS AND UTILITY CONFLICTS, DESIGN OF VIABLE STORMWATER MANAGEMENT PRACTICES IN THE PUBLIC RIGHT OF WAY HAVE BEEN IMPLEMENTED TO THE MAXIMUM EXTENT PRACTICABLE.

MEP MEMO FOR PROW TYPE 2

DRAINAGE AREA #		PROW 7492-3
DESCRIPTION		PUBLIC ROW ALONG K STREET NW AND 34TH STREET NW
SWM PROPOSED		NONE
STORMWATER RETENTION VOLUME (SWRv) PROVIDED		90 CF
BMP GROUP	PRACTICE	JUSTIFICATION
1	GREEN ROOFS	NOT APPLICABLE. NO BUILDINGS. PROPOSED RIGHT-OF-WAY IS LIMITED TO SIDEWALK.
2	RAINWATER HARVESTING	NOT APPLICABLE. NO APPLICABLE USAGE OF HERVESTED RAINWATER IN PUBLIC SPACE. UTILITIES SURROUNDING SITE PREVENT RAINWATER HARVESTING PRACTICE OF PRACTICAL SIZE.
3	IMPERVIOUS SURFACE DISCONNECTION	LOCATIONS WHERE IMPERVIOUS AREAS ARE PROPOSED IN PUBLIC SPACE DO NOT HAVE DOWNSTREAM 10 FOOT WIDE AREAS THAT COULD BE CONVERTED INTO IMPERVIOUS SURFACE DISCONNECTIONS.
4	PERMEABLE PAVEMENT SYSTEMS	THERE IS A HIGH DENSITY OF UTILITIES UNDERNEATH THE PUBLIC SPACE FRONTING THIS SITE. THERE ARE NO AVAILABLE AREAS FOR PERMEABLE PAVEMENT THAT ARE MORE THAN 10 FEET FROM STRUCTURES AND ARE OUTSIDE OF THE RECOMMENDED SETBACKS FOR RESPECTIVE EXISTING UTILITIES.
5	BIORETENTION	POTENTIAL AREAS FOR BIORETENTIONS ALONG K STREET WOULD FALL UNDER THE OVERHAND OF THE BRIDGE ABOVE, AND ARE BLOCKED BY UTILITIES. IN 34TH STREET, WHERE THERE ARE SOME LOCATIONS NOT BLOCKED BY UTILITIES, SLOPES ARE TOO STEEP TO ACCOMMODATE A REASONABLE BIORETENTION DESIGN. INSTEAD, TREE PLANTING HAS BEEN PROVIDED IN THIS AREA.
7	INFILTRATION	SITE AND SURROUNDING AREA RESTS ON A BEDROCK SHELF. INFILTRATION IS NOT FEASIBLE IN THIS AREA.
8	OPEN CHANNEL SYSTEMS	MANY PAVED CONNECTIONS TO THE ROADSIDE ELIMINATE ANY SIGNIFICANT LENGTH TO INSTALL EFFECTIVE SWALES.
13	TREE PLANTING	LIMITED TREE PLANING IS PROPOSED IN THE PUBLIC ROW ON 34TH STREET NW. TREE PLANTING IS LIMITED IN THIS AREA TO AVOID DAMAGING CRITICAL ROOT ZONES OF EXISTING TREES IN THIS AREA. TREE PLANTINGS IN OTHER PLACES ON SITE ARE BLOCKED BY EXISTING UTILITIES AND THE BRIDGE OVERHANG ABOVE THE K STREET NW FRONTAGE OF THE SITE.

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

DCRA STAMP APPROVAL AREA

citizenM hotels

Baskervill

BASKERVILL, P.O. BOX 400, RICHMOND, VA 23218-0400

PROJECT NUMBER
2210437.0

citizenM Georgetown

3401 K STREET, NW WASHINGTON, DC 20007

ISSUE
09/30/22 -
STAGE 4.0 | PERMIT SET

STORMWATER MEP PLAN

CIV0711

Stormwater Management Plan Compliance Data

Site Address	3401 K Street NW	Plan number	7492
Stormwater Management Plan?	Yes	Green Area Ratio?	Yes
Soil Erosion and Sediment Control?	Yes	Floodplain Review?	Yes
Type of Activity	Major Substantial Improvement	AWDZ?	Non-AWDZ
Is the entire site in the CSS?	No		

	Total Area (sf)	Site Area	PROW
Natural	0	0	0
Compacted	1,936	1,384	552
Impervious	13,397	8,218	5,179
BMP	8,886	8,886	0
Total	24,219	18,488	5,731

Curve Numbers

☐ Additional Detention Provided

Pre-development	70	2-year storm adjusted CN
Pre-project		15-year storm adjusted CN
		100-year storm adjusted CN

Requirements Summary (total is the sum of PROW and Parcel)	PROW (ft^3)	Parcel (ft^3)	Total (ft^3)	Total (Gallons)
SWRv	453	1,106	1,560	11,666
WQTv	0	0	0	0
On-site retention achieved	0	1,241	1,241	9,282
On-site treatment achieved	0	0	0	0
% of SWRv met on-site	0%	112%	79.57%	79.57%
SRC eligibility				1,007
Offv				0

Compliance data last updated: 09-08-2022 04:38 PM
Plan 7492 Page 1 of 4

Site Drainage Area Compliance Data

Site Drainage Area ID	Public Right of Way	Total area (square feet)	Natural (square feet)	Compacted (square feet)	Impervious (square feet)	BMP (square feet)	Vehicular access area	SWRv (cubic feet)	WQTv (cubic feet)	Volume retained (cubic feet)	Volume treated (cubic feet)	2-year storm adjusted Curve Number	15-year storm adjusted Curve Number	100-year storm adjusted Curve Number	SDA Minimum Compliance
7492-2	☐	1,384	0	1,384	0	0	0	23	0	45	0				Yes
7492-1	☐	17,104	0	0	8,218	8,886	0	1,083	0	1,196	0				Yes

Site BMP Compliance Data

Compliance data last updated: 09-08-2022 04:38 PM
Plan 7492 Page 2 of 4

BMP ID number	Type	Total CDA (square feet)	Natural (square feet)	Compacted (square feet)	Impervious (square feet)	BMP (square feet)	Total Post project vehicular access area	Volume received from upstream BMPs (cubic feet)	Max volume received by BMP (cubic feet)	Storage volume (cubic feet)	Retention calculation	Volume retained (cubic feet)	Volume treated (cubic feet)	Downstream BMP ID Numbers
7492-1-1	Extensive green roof	338				338		0	45	112	100% of storage volume	45	0	
7492-1-2	Extensive green roof	216				216		0	29	72	100% of storage volume	29	0	
7492-1-3	Extensive green roof	832				832		0	112	277	100% of storage volume	112	0	
7492-1-4	Extensive green roof	2,905				2,905		0	391	391	100% of storage volume	391	0	
7492-1-5	Extensive green roof	567				567		0	76	189	100% of storage volume	76	0	
7492-1-6	Extensive green roof	2,176				2,176		0	293	724	100% of storage volume	293	0	
7492-1-7	Extensive green roof	970				970		0	131	323	100% of storage volume	131	0	
7492-1-8	Extensive green roof	402				402		0	54	134	100% of storage volume	54	0	

Compliance data last updated: 09-08-2022 04:38 PM
Plan 7492 Page 3 of 4

BMP ID number	Type	Total CDA (square feet)	Natural (square feet)	Compacted (square feet)	Impervious (square feet)	BMP (square feet)	Total Post project vehicular access area	Volume received from upstream BMPs (cubic feet)	Max volume received by BMP (cubic feet)	Storage volume (cubic feet)	Retention calculation	Volume retained (cubic feet)	Volume treated (cubic feet)	Downstream BMP ID Numbers
7492-1-9	Extensive green roof	480				480		0	65	160	100% of storage volume	65	0	
7492-2-1	Tree planting - Average spread < 40 feet	0						0	0		5 cubic feet per tree	45	0	

PROW Drainage Area Compliance Data

Site Drainage Area ID	Public Right of Way	Total area (square feet)	Natural (square feet)	Compacted (square feet)	Impervious (square feet)	BMP (square feet)	Vehicular access area	SWRv (cubic feet)	WQTv (cubic feet)	Volume retained (cubic feet)	Volume treated (cubic feet)
7492-3	☒	5,731	0	552	5,179	0	0	453	0		

PROW BMP Compliance Data

No records were retrieved.

Compliance data last updated: 09-08-2022 04:38 PM
Plan 7492 Page 4 of 4

DCRA STAMP APPROVAL AREA

citizenM hotels

Baskervill

BASKERVILL, P.O. BOX 400, RICHMOND, VA 23218-0400

PROJECT NUMBER
2210437.0

citizenM Georgetown

3401 K STREET, NW WASHINGTON, DC 20007

ISSUE
09/30/22 -
STAGE 4.0 | PERMIT SET

STORMWATER COMPLIANCE
CIV0720

STORMWATER MANAGEMENT PLAN GOOD HOUSEKEEPING STAMP NOTES:

FUELS AND OILS:
ON-SITE REFUELING WILL BE CONDUCTED IN A DEDICATED LOCATION AWAY FROM ACCESS TO SURFACE WATERS. INSTALL CONTAINMENT BERMS AND, OR SECONDARY CONTAINMENTS AROUND REFUELING AREAS AND STORAGE TANKS. SPILLS WILL BE CLEANED UP IMMEDIATELY AND CONTAMINATED SOILS DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL AND DISTRICT OF COLUMBIA REGULATIONS. PETROLEUM PRODUCTS WILL BE STORED IN CLEARLY LABELED TIGHTLY SEALED CONTAINERS. ALL VEHICLES ON SITE WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE ACTIVITIES. ANY ASPHALT SUBSTANCES USED ON SITE WILL BE APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. SPILL KITS WILL BE INCLUDED WITH ALL FUELING SOURCES AND MAINTENANCE ACTIVITIES.

SOLID WASTE:
NO SOLID MATERIALS SHALL BE DISCHARGED TO SURFACE WATER. SOLID MATERIALS INCLUDING BUILDING MATERIALS, GARBAGE AND PAINT DEBRIS SHALL BE CLEANED UP DAILY AND DEPOSITED INTO DUMPSTERS, WHICH WILL BE PERIODICALLY REMOVED AND DEPOSITED INTO A LANDFILL.

ABRASIVE BLASTING:
WATER BLASTING, SANDBLASTING, AND OTHER FORMS OF ABRASIVE BLASTING ON PAINTED SURFACES BUILT PRIOR TO 1978 MAY ONLY BE PERFORMED IF AN EFFECTIVE CONTAINMENT SYSTEM PREVENTS DISPERSAL OF PAINT DEBRIS.

FERTILIZER:
FERTILIZERS WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER, WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER, AND STORED IN A COVERED SHED. PARTIALLY USED BAGS WILL BE TRANSFERRED TO A SEALABLE BIN TO AVOID SPILLS.

PAINT AND OTHER CHEMICALS:
ALL PAINT CONTAINERS AND CURING COMPOUNDS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGES TO THE STORM SEWERS, BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. SPRAY GUNS WILL BE CLEANED ON A REMOVABLE TARP. CHEMICALS USED ON SITE ARE KEPT IN SMALL QUANTITIES AND IN CLOSED CONTAINERS UNDERCOVER AND KEPT OUT OF DIRECT CONTACT WITH STORMWATER. AS WITH FUELS AND OILS, ANY

CONCRETE:
CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH ON SITE, EXCEPT IN A SPECIALLY DESIGNATED CONCRETE DISPOSAL AREA. FORM RELEASE OIL FOR DECORATIVE STONE WORK WILL BE APPLIED OVER A PALLET COVERED WITH AN ABSORBENT MATERIAL TO COLLECT EXCESS FLUID. THE ABSORBENT MATERIAL WILL BE REPLACED AND DISPOSED OF PROPERLY WHEN SATURATED.

WATER TESTING:
WHEN TESTING AND, OR CLEANING WATER SUPPLY LINES, THE DISCHARGE FROM THE TESTED PIPE WILL BE COLLECTED AND CONVEYED TO A COMPLETED STORMWATER CONVEYANCE SYSTEM FOR ULTIMATE DISCHARGE INTO A STORMWATER BEST MANAGEMENT PRACTICE (BMP).

SANITARY WASTE:
PORTABLE LAVATORIES LOCATED ON SITE WILL BE SERVICES ON A REGULAR BASIS BY A CONTRACTOR. PORTABLE LAVATORIES WILL BE LOCATED IN AN UPLAND AREA AWAY FROM DIRECT CONTACT WITH SURFACE WATERS. ANY SPILLS OCCURRING DURING SERVICING WILL BE CLEANED IMMEDIATELY AND CONTAMINATED SOILS DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL AND DISTRICT OF COLUMBIA REGULATIONS.

GREEN ROOF SPECIFICATIONS:

TABLE 3.1 EXTENSIVE GREEN ROOF MATERIAL SPECIFICATIONS

MATERIAL	SPECIFICATION
ROOF	STRUCTURAL CAPACITY MUST CONFORM TO ASTM E-2397-05, PRACTICE FOR DETERMINATION OF LIVE LOADS AND DEAD LOADS ASSOCIATED WITH VEGETATIVE (GREEN) ROOF SYSTEMS. IN ADDITION, USE STANDARD TEST METHODS ASTM E2398-05 FOR WATER CAPTURE AND MEDIA RETENTION OF GEOCOMPOSITE DRAIN LAYERS FOR GREEN (VEGETATED) ROOF SYSTEMS AND ASTME 2399-05 FOR MAXIMUM MEDIA DENSITY FOR DEAD LOAD ANALYSIS.
LEAK DETECTION SYSTEM	OPTIONAL SYSTEM TO DETECT AND LOCATE LEAKS IN THE WATERPROOF MEMBRANE.
WATERPROOF MEMBRANE	SEE CHAPTER 6 OF WEILER AND SCHOLZ-BARTH (2009) FOR WATERPROOFING OPTIONS THAT ARE DESIGNED TO CONVEY WATER HORIZONTALLY ACROSS THE ROOF SURFACE TO DRAINS OR GUTTER. THIS LAYER MAY SOMETIMES ACT AS A ROOT BARRIER.
ROOT BARRIER	IMPERMEABLE LINER THAT IMPEDES ROOT PENETRATION OF THE MEMBRANE.
DRAINAGE LAYER	DEPTH OF THE DRAINAGE LAYER IS GENERALLY 0.25 TO 1.5 INCHES THICK FOR EXTENSIVE DESIGNS. THE DRAINAGE LAYER SHOULD CONSIST OF SYNTHETIC OR INORGANIC MATERIALS (E.G., GRAVEL, HIGH DENSITY POLYETHYLENE (HDPE), ETC.) THAT ARE CAPABLE OF RETAINING WATER AND PROVIDING EFFICIENT DRAINAGE. A WIDE RANGE OF PREFABRICATED WATER CUPS OR PLASTIC MODULES CAN BE USED, AS WELL AS A TRADITIONAL SYSTEM OF PROTECTED ROOF DRAINS, CONDUCTORS, AND ROOF LEADERS. DESIGNERS SHOULD CONSULT THE MATERIAL SPECIFICATIONS AS OUTLINED IN ASTM E2396 AND E2398. ROOF DRAINS AND EMERGENCY OVERFLOW MUST BE DESIGNED IN ACCORDANCE WITH THE DISTRICT'S CONSTRUCTION CODE (DCMR, TITLE 12).
FILTER FABRIC	GENERALLY NEEDLE-PUNCHED, NON-WOVEN, POLYPROPYLENE GEOTEXTILE, WITH THE FOLLOWING QUALITIES: – STRONG ENOUGH AND ADEQUATE PUNCTURE RESISTANCE TO WITHSTAND STRESSES OF INSTALLING OTHER LAYERS OF THE GREEN ROOF. DENSITY AS PER ASTM D3776 – 8 OZ/YD2. PUNCTURE RESISTANCE AS PER ASTM D4833 ≥ 130 LB. THESE VALUES CAN BE REDUCED WITH SUBMISSION OF A PRODUCT DATA SHEET AND OTHER DOCUMENTATION THAT DEMONSTRATES APPLICABILITY FOR THE INTENDED USE. – ADEQUATE TENSILE STRENGTH AND TEAR RESISTANCE FOR LONG TERM PERFORMANCE. – ALLOWS A GOOD FLOW OF WATER TO THE DRAINAGE LAYER. APPARENT OPENING SIZE, AS PER ASTM D4751, OF ≥ 0.06MM ≤ 0.2MM, WITH OTHER VALUES BASED ON PRODUCT DATA SHEET AND OTHER DOCUMENTATION AS NOTED ABOVE. – ALLOWS AT LEAST FINE ROOTS TO PENETRATE. – ADEQUATE RESISTANCE TO SOIL BORNE CHEMICALS OR MICROBIAL GROWTH BOTH DURING CONSTRUCTION AND AFTER COMPLETION SINCE THE FABRIC WILL BE IN CONTACT WITH MOISTURE AND POSSIBLY FERTILIZER COMPOUNDS
GROWTH MEDIA	70% TO 80% LIGHTWEIGHT INORGANIC MATERIALS AND A MAXIMUM OF 30% ORGANIC MATTER (E.G., WELL-AGED COMPOST). MEDIA TYPICALLY HAS A MAXIMUM WATER RETENTION OF APPROXIMATELY 30% MATERIAL MAKEUP AND PROOF OF MAXIMUM WATER RETENTION OF THE GROWING MEDIA MUST BE PROVIDED. MEDIA MUST PROVIDE SUFFICIENT NUTRIENTS AND WATER HOLDING CAPACITY TO SUPPORT THE PROPOSED PLANT MATERIALS. DETERMINE ACCEPTABLE SATURATED WATER PERMEABILITY USING ASTM E2396-05.
PLANT MATERIALS	SEDUM, HERBACEOUS PLANTS, AND PERENNIAL GRASSES THAT ARE SHALLOW-ROOTED, LOW MAINTENANCE, AND TOLERANT OF DIRECT SUNLIGHT, DROUGHT, WIND, AND FROST. SEE ASTM E2400-06, GUIDE FOR SELECTION, INSTALLATION AND MAINTENANCE OF PLANTS FOR GREEN (VEGETATED) ROOF SYSTEMS.

TABLE 3.3 TYPICAL MAINTENANCE ACTIVITIES ASSOCIATED WITH GREEN ROOF

SCHEDULE (FOLLOWING CONSTRUCTION)	ACTIVITY
AS NEEDED OR AS REQUIRED BY MANUFACTURER	– WATER TO PROMOTE PLANT GROWTH AND SURVIVAL. – INSPECT THE GREEN ROOF AND REPLACE ANY DEAD OR DYING VEGETATION.
SEMI-ANNUALLY	– INSPECT THE WATERPROOF MEMBRANE FOR LEAKS AND CRACKS – WEED TO REMOVE INVASIVE PLANTS (DO NOT DIG OR USE POINTED TOOLS WHERE THERE IS POTENTIAL TO HARM THE ROOT BARRIER OR WATERPROOF MEMBRANE). – INSPECT ROOF DRAINS, SCUPPERS, AND GUTTERS TO ENSURE THEY ARE NOT OVERGROWN AND HAVE NOT ACCUMULATED ORGANIC MATTER DEPOSITS. REMOVE ANY ACCUMULATED ORGANIC MATTER OR DEBRIS.

GREEN ROOF CONSTRUCTION SEQUENCE:

GIVEN THE DIVERSITY OF EXTENSIVE VEGETATED ROOF DESIGNS, THERE IS NO TYPICAL STEP-BY-STEP CONSTRUCTION SEQUENCE FOR PROPER INSTALLATION. THE FOLLOWING GENERAL CONSTRUCTION CONSIDERATIONS ARE NOTED:

- CONSTRUCT THE ROOF DECK WITH THE APPROPRIATE SLOPE AND MATERIAL.
- INSTALL THE WATERPROOFING METHOD, ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- CONDUCT A FLOOD TEST TO ENSURE THE SYSTEM IS WATERTIGHT BY PLACING AT LEAST 2 INCHES OF WATER OVER THE MEMBRANE FOR 48 HOURS TO CONFIRM THE INTEGRITY OF THE WATERPROOFING SYSTEM. ALTERNATELY, ELECTRIC FIELD VECTOR MAPPING (EFVM) CAN BE DONE TO TEST FOR THE PRESENCE OF LEAKS; HOWEVER, NOT ALL IMPERMEABLE MEMBRANES ARE TESTABLE WITH THIS METHOD. PROBLEMS HAVE BEEN NOTED WITH THE USE OF EFVM ON BLACK EPDM AND WITH ALUMINIZED PROTECTIVE COATINGS COMMONLY USED IN CONJUNCTION WITH MODIFIED BITUMINOUS MEMBRANES.
- ADD ADDITIONAL SYSTEM COMPONENTS (E.G., INSULATION, ROOT BARRIER, DRAINAGE LAYER AND INTERIOR DRAINAGE SYSTEM, AND FILTER FABRIC) PER THE MANUFACTURER'S SPECIFICATIONS, TAKING CARE NOT TO DAMAGE THE WATERPROOFING. ANY DAMAGE OCCURRING MUST BE REPORTED IMMEDIATELY. DRAIN COLLARS AND PROTECTIVE FLASHING SHOULD BE INSTALLED TO ENSURE FREE FLOW OF EXCESS STORMWATER.
- THE GROWING MEDIA SHOULD BE MIXED PRIOR TO DELIVERY TO THE SITE. MEDIA MUST BE SPREAD EVENLY OVER THE FILTER FABRIC SURFACE AS REQUIRED BY THE MANUFACTURER. IF A DELAY BETWEEN THE INSTALLATION OF THE GROWING MEDIA AND THE PLANTS IS REQUIRED, ADEQUATE EFFORTS MUST BE TAKEN TO SECURE THE GROWING MEDIA FROM EROSION AND THE SEEDING OF WEEDS. THE GROWING MEDIA MUST BE COVERED AND ANCHORED IN PLACE UNTIL PLANTING. SHEETS OF EXTERIOR GRADE PLYWOOD CAN ALSO BE LAID OVER THE GROWING MEDIA TO ACCOMMODATE FOOT OR WHEELBARROW TRAFFIC. FOOT TRAFFIC AND EQUIPMENT TRAFFIC SHOULD BE LIMITED OVER THE GROWING MEDIA TO REDUCE COMPACTION BEYOND MANUFACTURER'S RECOMMENDATIONS.
- THE GROWING MEDIA SHOULD BE MOISTENED PRIOR TO PLANTING, AND THEN PLANTED WITH THE GROUND COVER AND OTHER PLANT MATERIALS, PER THE PLANTING PLAN OR IN ACCORDANCE WITH ASTM E2400. PLANTS SHOULD BE WATERED IMMEDIATELY AFTER INSTALLATION AND ROUTINELY DURING ESTABLISHMENT.
- IT GENERALLY TAKES 2 TO 3 GROWING SEASONS TO FULLY ESTABLISH THE VEGETATED ROOF. THE GROWING MEDIUM SHOULD CONTAIN ENOUGH ORGANIC MATTER TO SUPPORT PLANTS FOR THE FIRST GROWING SEASON, SO INITIAL FERTILIZATION IS NOT REQUIRED. EXTENSIVE GREEN ROOFS MAY REQUIRE SUPPLEMENTAL IRRIGATION DURING THE FIRST FEW MONTHS OF ESTABLISHMENT. HAND WEEDING IS ALSO CRITICAL IN THE FIRST TWO YEARS (SEE TABLE 10.1 OF WEILER AND SCHOLZ-BARTH (2009) FOR A PHOTO GUIDE OF COMMON ROOFTOP WEEDS).
- MOST CONSTRUCTION CONTRACTS SHOULD CONTAIN A CARE AND REPLACEMENT WARRANTY THAT SPECIFIES AT LEAST 50 PERCENT COVERAGE AFTER ONE YEAR AND 80 PERCENT COVERAGE AFTER TWO YEARS FOR PLUGS AND CUTTINGS, AND 90 PERCENT COVERAGE AFTER ONE YEAR FOR SEDUM CARPET/TILE.

CONSTRUCTION SUPERVISION:

SUPERVISION DURING CONSTRUCTION IS RECOMMENDED TO ENSURE THAT THE VEGETATED ROOF IS BUILT IN ACCORDANCE WITH THESE SPECIFICATIONS. INSPECTION CHECKLISTS SHOULD BE USED THAT INCLUDE SIGN-OFFS BY QUALIFIED INDIVIDUALS AT CRITICAL STAGES OF CONSTRUCTION AND CONFIRM THAT THE CONTRACTOR'S INTERPRETATION OF THE PLAN IS CONSISTENT WITH THE INTENT OF THE DESIGNER AND/OR MANUFACTURER.

AN EXPERIENCED INSTALLER SHOULD BE RETAINED TO CONSTRUCT THE VEGETATED ROOF SYSTEM. THE VEGETATED ROOF SHOULD BE CONSTRUCTED IN SECTIONS FOR EASIER INSPECTION AND MAINTENANCE ACCESS TO THE MEMBRANE AND ROOF DRAINS. CAREFUL CONSTRUCTION SUPERVISION/INSPECTION IS NEEDED THROUGHOUT THE INSTALLATION OF A VEGETATED ROOF, AS FOLLOWS:

- DURING PLACEMENT OF THE WATERPROOFING LAYER, TO ENSURE THAT IT IS PROPERLY INSTALLED AND WATERTIGHT.
- DURING PLACEMENT OF THE DRAINAGE LAYER AND DRAINAGE SYSTEM.
- DURING PLACEMENT OF THE GROWING MEDIA, TO CONFIRM THAT IT MEETS THE SPECIFICATIONS AND IS APPLIED TO THE CORRECT DEPTH (CERTIFICATION FOR VENDOR OR SOURCE SHOULD BE PROVIDED).
- UPON INSTALLATION OF PLANTS, TO ENSURE THEY CONFORM TO THE PLANTING PLAN (CERTIFICATION FROM VENDOR OR SOURCE SHOULD BE PROVIDED).
- BEFORE ISSUING USE AND OCCUPANCY APPROVALS.
- AT THE END OF THE FIRST OR SECOND GROWING SEASON TO ENSURE DESIRED SURFACE COVER SPECIFIED IN THE CARE AND REPLACEMENT WARRANTY HAS BEEN ACHIEVED.

CONSTRUCTION NOTE: ALL GREEN ROOF EQUIPMENT AND MATERIALS TO BE TRANSPORTED TO ROOF VIA CRANE.

INSPECTIONS NOTE:

INSPECTIONS BEFORE, DURING AND AFTER CONSTRUCTION ARE REQUIRED TO ENSURE THAT ALL STORM WATER MANAGEMENT FACILITIES ARE BUILT IN ACCORDANCE WITH THE DOEE APPROVED PLAN SPECIFICATIONS. DURING CONSTRUCTION, DOEE INSPECTORS SHALL OBSERVE THE INSTALLATION OF FACILITIES AT EACH CRITICAL STAGE IN ORDER TO SIGN OFF ON THE AS-BUILT PLAN WHICH DEMONSTRATES FULL COMPLIANCE WITH DOEE STORM WATER MANAGEMENT REQUIREMENTS.

BMPS 7492-1-1 THRU 7492-1-9

Turf & Soil Diagnostics

ACCREDITED TESTING Cert #37797.05

American Hydrotech, Inc.
Zach Wallulah
303 East Ohio Street, Suite 2700
Chicago, IL 60613

Date Received Jan-14-2019
Date Reported Jan-18-2019
Facility Product Development

Maximum Media Density for Dead Load Analysis of Green Roof Systems [1]

Lab ID#	Sample Name	Water Permeability (Saturated Hydraulic Conductivity) (in/hr)	(mm/min)	Initial Media Density (Application Density) (lb/ft³)	(g/cm³)	Maximum Media Density (Saturated Density) (lb/ft³)	(g/cm³)	Dry Media Density (lb/ft³)	(g/cm³)
19010022-1	ES Intensive Rooftop	21.8	9.2	63.5	1.02	82.7	1.33	51.1	0.82
ASHI - Intensive Specifications		> 10	> 4.23	55 - 75	0.88 - 1.20	76 - 93	1.21 - 1.49	-	-

Lab ID#	Sample Name	Total Pore Space (%)	Maximum Media Water Retention (%)	Air-filled Porosity[2] (%)	pH[3]	Electrical Conductivity mmhos/cm	Organic Matter[4] (%)
19010022-1	ES Intensive Rooftop	59	51	8	7.5	0.2	5.8
ASHI - Intensive Specifications		> 45	> 40	> 10	6 - 8	< 3.0	6 - 12

Particle Size Evaluation*

Lab ID#	Sample Name	% Sand 2.0 - 0.075 mm	% Silt 0.075-0.002 mm	% Clay < 0.002mm	% Passing US sieve (mm) Gravel 3/8" (9.5)	Gravel 1/4" (6.3)	Gravel 1/8" (3.17)	Gravel 1/2 (2.0)	V. Coarse 1/8 (1.0)	Medium 60 (0.25)	V. Fine 200 (0.075)
19010022-1	ES Intensive Rooftop	54.3	19.4	2.0	100.0	97.2	79.1	68.7	54.9	22.8	14.2
ASHI - Intensive Specifications		< 12	< 3	95 - 100	65 - 85	35 - 70	30 - 60	20 - 50	5 - 25	< 15	

[1] ASTM E2399 [2] At Maximum Media Density (Water-holding Capacity) [3] ASTM D4972 or CaCl2 (not screened). *ASTM F1632 Method B **Ashed at 550° C (FLL Guidelines)

Samples were tested as received.
This report may not be reproduced in part, but only in full.
Sample condition upon receipt was normal.
Samples were received with a transmittal letter.

Reviewed by _____

Page 1 of 1

613 E. 1st Street Linwood, Kansas 66052 ■ Phone:855-769-4231
E-mail: lab@turfdiag.com ■ Website: http://www.turfdiag.com

BMPS 7492-1-1 THRU 7492-1-9

Turf & Soil Diagnostics

ACCREDITED TESTING Cert #37797.05

Green Roof Specialty Products, LLC
Richard Hoek
17418 Germanna Hwy
Culpepper, VA 22701

Date received Jan-28-2016
Date Reported Feb-3-2016
Facility Needled Rockwool

ASTM E2397
Standard Practice for Determining Dead Loads & Live Loads

Lab ID#	Sample Name	Specimen Thickness (mm)	Unit Weight Dry lb/ft³	Dry kg/m³	Unit Weight Wet lb/ft²	Wet kg/m²	Unit Weight Retained Water lb/ft²	Retained kg/m²	Retained Water (Volume %)	Unit Weight Transient Water lb/ft²	Transient kg/m²
16010056-1	Needled Rockwool	27.6	0.9	4.4	6.2	30.1	5.3	25.6	93	0.30	1.45

Samples were tested as received and comments pertain only to the samples shown.
This report may not be reproduced in part, but only in full.
Sample condition upon receipt was normal.
Samples were received with a transmittal letter.

Reviewed by Duane Otto
Digitally signed by Duane Otto
DN: cn=Duane Otto, o=Turf and Soil Diagnostics, inc, email=duane@turfdiag.com, c=US
Date: 2016.02.03 11:34:08 -06'00'

Page 1 of 1

613 E. 1st Street Linwood, Kansas 66052 ■ Phone: 855-769-4231
E-mail: lab@turfdiag.com ■ Website: http://www.turfdiag.com

DCRA STAMP APPROVAL AREA

citizenM hotels

Baskervill

BASKERVILL, P.O. BOX 400, RICHMOND, VA 23218-0400

DISTRICT OF COLUMBIA · BRANDON · No. PE 900503 · LICENSED PROFESSIONAL ENGINEER · 09/30/22

PROJECT NUMBER
2210437.0

citizenM
Georgetown
3401 K STREET, NW WASHINGTON, DC 20007

ISSUE
09/30/22 -
STAGE 4.0 | PERMIT SET

STORMWATER NOTES AND DETAILS

CIV0730

GREEN ROOF INSPECTION REPORTS:

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF THE ENVIRONMENT

Green Roof Maintenance Inspection Report

Name/Address: ____________ WPD No. ______

Mailing Address: ____________ Ward: ______

Owner / Agent: ____________ Telephone: ______ Lot ______ Square: ______

As-Built Plan Available (Y/N) Last Inspection Date: ____ Last Service Date: ____ Service Contract (Y/N), Type: ______

Accessibility Public ____ Private ____ Maintenance Personal Only ____ (Number of Stories) ____ Roof Type: Flat / Slope

List all other stormwater management facilities on site: ____________

Review of on-site maintenance logs: ____________

1. **Roof Condition:**

Overflow Drains, Drain Boxes, Eves, and Scuppers Condition: ______ Total Number ______

Membrane Condition ______ Flashing and Caulked Areas Condition ______ Roof Repair Needed ______

Debris/Sediment Accumulation ____ Root Penetration ____ Peeling or Phvsical Damage ____ Standing Water or Seepage ____

Amount of plant coverage ____________

Observations ____________

2. **Vegetated Areas:**

RoofType: Intensive Extensive __ Semi-intensive __ Vegetative System: Plant-in-Place __ Modular Tray __ Vegetated Mat- __

Dead/diseased plants __ Weeds, Unwanted Moss, Invasive Plants, or Pests __ Thatch accumulation __ Erosion or loss of media __ Other __

Approximate Number of Growing Seasons ______ Date of last Fertilizer, Pesticide or Top Dressing Application: __

Observations (include media depth, fertility, scour): ____________

3. **Watering, Irrigation, and Leak Detection:**

Method of Watering : Soaker or Drip Hose ____ Sprinkler ____ Misting System ____

Hose Condition ____ Mechanical Systems Components (timers, valves, sensors and filters) ____ Last Service Date ____

Leak Detection Provided Y/N Last Service Date ______

Observations ____________

Inspector ____________ Received By ____________ Date ______

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF THE ENVIRONMENT

Green Roof Construction Inspection Report

Building Permit #: ______ Plan #: ______ Lot: ______ Square: ______

Project Name and Address: ____________ Ward ______

Contractor: ____________ Telephone: ______

Engineer: ____________ Telephone: ______

Date Started: ______ Final Inspection Date: ______

Green Roof Type: Extensive ____ Intensive ____ New Construction ____ Retrofit of Existing Roof ____

If this is a retrofit green roof, attach a copy of the Roof Structural Certification ____

As-Built Plan Due Date: ______

Inspection Item	No	Yes	Remarks	Date
Deck Preparation:				
Is the deck free of all trash, debris, grease, oil, water and moisture?				
Are all concrete surfaces properly cured, dry and free of voids, cracks, or holes?				
For **retrofitted** roofs, are all existing membranes and flashing removed to the bare concrete or deck?				
Are all expansion joints free of broken edges or loose aggregate and sealed to a depth at least twice as wide as the joint?				
Is a leak detection device installed? (*Include manufacturer and testing information.*)				
Water Proofing:				
Certification: identify type: Hot or Cold applied?				
Does the waterproofing system require an applicator "certified" by the manufacturer? (*Attach certifications.*)				
Are site conditions appropriate for application of water proofing materials? (*Note temperature and moisture conditions.*)				
Have the correct number of water proofing layers been installed as per the approved green roof plan?				
Does the membrane reinforcement and flashing meet plan specifications? (*Attach invoice andlor manufacturer's certifications.*)				
Is protection provided for water proofing membrane? (*Specify membrane type and indicate the duration between installation of membrane and media.*)				
Water Test:				
Has a water test been conducted? Verify the water test is conducted according to test standards demonstrating two inches of water ponding for a 24- 48 hour period. (*Attach water test report.*)				
Green Roof Components:				
Do the over flow drains meet plan specifications? Verify dimensions, materials and locations.				
Do drain boxes, vent pipes and other penetrations meet plan specifications? Verify locations, water proofing details, flashing details and finish details. Verify materials selection and construction.				
Identify if this is a tray system or a built in place system.				
Do the root barrier, insulation, moisture retention layer, filter fabric, and drainage layers meet plan specifications? (*Attach invoice and manufactures' certifications*)				
Does the growing media meet plan specifications? Verify depth of growing material. (*Attach invoice and manufacturer's certifications.*)				
Does the vegetation layer meet plan specifications? Verify, vegetation source plugs, seeds, pre grown mat, species mixture, coverage. (*Attach invoice and laboratory certification.*)				
Does the metal curbing and flashing meet plan specifications? (*Attach invoice and manufacturer's certifications.*)				
Are all seems, joints and edges caulked and sealed with approved grade of caulk or sealant? (Attach invoice.)				
Do pedestals and pavers and non-vegetated areas meet plan specifications (type and location)?				
Irrigation:				
Is there an irrigation system?				
Is the system installed to plan specifications? Verify water source, location, service access, and pressure.				
Plantings and Housekeeping:				
Modular System Vegetated Mats Plugs Other				
Do plants meet size and variety specifications?				
Are all plants installed as per plan specifications? Note the planting distribution, the depth of media, and whether or not adequate watering was provided.				
Is temporary netting or wind uplift protection required?				
Have all planting waste materials, and construction trash and debris been pickup and removed from the roof?				

Contractor/Engineer ____________ Inspector ____________ Date ______

TREE PLANTING INSPECTION REPORTS:

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF THE ENVIRONMENT

Tree Planting and Preservation Maintenance Inspection Report

Name/Address: ____________ WPD No. ______

Mailing Address: ____________ Ward: ______

Owner / Agent ____________ Telephone: ______ Lot ______ Square: ______

As-Built Plan Available (YIN) Last Inspection Date: ____ Last Service Date: ____ Service Contract (Y/N), Type: ______

Tree Type(s): New ______ Preserved: ____

List all other stormwater management facilities on site: ____________

Review of on-site maintenance logs: ____________

1. Tree Condition:

Adequately watered ____ Dead/broken/diseased branches pruned ____ Trunk protected ____ Root collar exposed ____

Mower/weed whip damage, vandal damage, animal damage ____ Insect or disease problems ____

Observations ____________

2. Mulching:

2- 4 inch deeo mulch ____ Mulch not against trunk ____

Observations ____________

3. Staking (if needed):

Tree age < 1 year: Stakes in place ____ Webbing or ties hampering growth of tree ____

Tree age > 1 year: Stakes removed ____

Observations ____________

Inspector ____________ Received By ____________ Date ______

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF THE ENVIRONMENT

Tree Planting and Preservation Construction Inspection Report

Building Permit #: ______ Plan and File#: ______ Lot: ______ Square: ______

Project Name and Address: ____________ Ward ______

Contractor: ____________ Telephone: ______

Engineer: ____________ Telephone: ______

Responsible for Maintenance: ____________ Telephone: ______

Tree Type(s): New ______ Preserved: ______

Date Started: ______ Final Inspection Date: ______ As-Built Plan Due Date: ______

Inspection Item	No	Yes	Remarks	Date
Inventory of Trees:				
Did a licensed forester or arborist inventory existing trees?				
Were the size, species, condition, ecological value, and location of the trees recorded?				
Identification of Trees to Preserve:				
Average mature spread of at least 35 feet?				
Were the trees selected to be conserved selected based on species, size, condition, and location?				
Protection of Trees and Soil During Construction:				
Did a licensed forester or arborist identify the Critical Root Zone (CRZ) around the trees?				
Were physical barriers properly installed and maintained around the CRZ?				
If excavating next to CRZ, were roots properly pruned to depth of 18 inches?				
Protection of Trees and Soil After Construction:				
Is there a Maintenance Covenant in place to protect the preserved trees?				
Selection of Tree Species:				
Does the tree species have an average mature spread of at least 35 feet?				
Are the trees container grown or ball and burlap?				
Do the trees have a minimum caliper size of 1.5 inches?				
Planting Sites:				
Was the appropriate tree planted in the best location based on urban planting constraints?				
Are clear sight lines provided along street and in parking lots?				
Is there enough overhead clearance for pedestrians and vehicles?				
Is there at least 2 cubic feet of useable soil per square foot of average mature tree canopy?				
Planting Techniques:				
Is the root collar exposed?				
Are erosion control blankets or other appropriate practices in place on steep slopes?				
With slopes steeper than 3:1, are trees planted on a level space on the slope?				
Post Planting Tree Protection:				
Has 2 -4 inches of organic mulch been spread over the soil surface out to the drip line of the tree?				
Are trees staked only if ther is a concern of vandalism or windy exposure?				

Owner/Agent ____________ Inspector ____________ Date ______

DCRA STAMP APPROVAL AREA

BASKERVILL, P.O. BOX 400, RICHMOND, VA 23218-0400

PROJECT NUMBER
2210437.0

citizenM
Georgetown
3401 K STREET, NW WASHINGTON, DC 20007

ISSUE
09/30/22 -
STAGE 4.0 | PERMIT SET

STORMWATER NOTES
CIV0740

GREEN AREA RATIO PLAN
DESIGN DEVELOPMENT
CITIZEN M GEORGETOWN
3401 K STREET NW
WASHINGTON, D.C.

A&T LOT 813; SQUARE 1183

PROJECT NARRATIVE:

THIS PROJECT IS LOCATED ON AT 3401 K STREET NW. EXISTING DRAINAGE FROM THE BUILDING DRAINS TO ROOF DRAINS WHICH CONNECT TO THE EXISTING DRAIN LINE IN K STREET NW. THE EXISTING BUILDING IS SERVED BY A DOMESTIC WATER SERVICE LATERAL, FIRE SERVICE LATERAL AND A SANITARY LATERAL IN K STREET NW. SIZES FOR THESE LATERALS ARE NOT KNOWN. THE PROJECT WILL INCLUDE THE RENOVATION AND MAJOR SUBSTANTIAL IMPROVEMENT OF ONE (1) EXISTING ONE (1) STORY BUILDING. EXISTING UTILITY SERVICES ON SITE SHALL BE DISCONNECTED, CUT, CAPPED, AND REMOVED PER DISTRICT STANDARDS PRIOR TO SITE DEMOLITION.

PROPOSED DEVELOPMENT INCLUDES CONSTRUCTION OF A NEW TEN (10) STORY HOTEL WITH ONE (1) SUBSURFACE LEVEL. CONSTRUCTION WILL ALSO INCLUDE THE INSTALLATION OF NEW SITE UTILITIES FOR SEWER, STORM DRAIN, FIRE PROTECTION AND DOMESTIC WATER SERVICES. THE PROJECT WILL MEET THE REQUIREMENTS FOR STORMWATER MANAGEMENT, AS REQUIRED BY THE DISTRICT OF COLUMBIA.

PROPOSED DEVELOPMENT OF 3401 K STREET NW, "CITIZENM GEORGETOWN", INCLUDES CONSTRUCTION OF A NEW SEVEN (7) STORY HOTEL. CONSTRUCTION WILL ALSO INCLUDE THE INSTALLATION OF NEW SITE UTILITIES FOR SEWER, STORM DRAIN, FIRE PROTECTION AND DOMESTIC WATER SERVICES. THE PROJECT WILL MEET THE REQUIREMENTS FOR STORMWATER MANAGEMENT, AS REQUIRED BY THE DISTRICT OF COLUMBIA. NEW CURB, SIDEWALK, ONE (1) DRIVEWAY APRON ARE PROPOSED WITHIN K STREET NW.

THE REDEVELOPMENT OF 3401 K STREET NW WILL INCLUDE NEW UTILITIES SERVICING THE SITE. THE EXISTING WATER LATERAL AND METER ARE TO REMAIN IN PLACE. A NEW SANITARY CONNECTION WILL TIE INTO THE EXISTING 48" COMBINED SEWER IN K STREET NW. NEW STORM SEWER CONNECTIONS WILL TIE INTO THE EXISTING 18" STORM SEWER INK STREET NW.

THIS PROJECT FALLS WITHIN THE GUIDELINES OF A 'MAJOR SUBSTANTIAL IMPROVEMENT' THUS REQUIRING A STORMWATER RETENTION VOLUME (SWRv) BASED ON THE 0.8" STORM, PER THE 2020 SWM GUIDEBOOK FOR THE DISTRICT. IN ADDITION TO THE REQUIRED VOLUME RETENTION ON-SITE, THE DESIGNED SWM FACILITIES WILL PROVIDE 2-YR AND 15-YR STORM CONTROL FOR PEAK DISCHARGE TO THE PRE-PROJECT AND PRE-DEVELOPMENT RATE, RESPECTIVELY. ADDITIONALLY, THE STORMWATER MANAGEMENT REQUIREMENTS FOR THE DISTURBANCE IN THE PUBLIC RIGHT-OF-WAY WILL FOLLOW THE DISTRICT'S PROCEDURE OUTLINED IN APPENDIX B OF THE SWM GUIDEBOOK FOR THE MAXIMUM EXTENT PRACTICABLE (MEP).

SHEET LIST

ARCHITECT

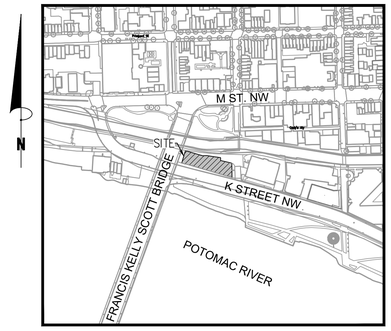
BASKERVILL
1010 VERMONT AVE NW
STE. 400
WASHINGTON, DC 20005
PHONE: 202-899-3030
ATTN: ANDREW HARTMAN

ENGINEER

BOWMAN
888 17TH STREET NW
SUITE 510
WASHINGTON, DC 20006
PHONE: 202-750-2474
ATTN: RYAN J. BRANNAN, P.E.

LANDSCAPE ARCHITECT

BOWMAN
13461 SUNRISE VALLEY DR
SUITE 500
HERNDON, VA 20170
PHONE: 703-464-1000
ATTN: GREGG EBERLY, P.L.A.



VICINITY MAP
SCALE: 1" = 300'

GREEN AREA RATIO Worksheet*

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Vincent C. Gray, Mayor

		Quantity of GAR Features per Submitted Sheet						
		L0100	L0110	L0200				TOTAL**
A1	square feet	1503						1503
A2	square feet							0
A3	square feet							0
B1	square feet							0
B2	# of plants		281					281
B3	# of trees		9					9
B4	# of trees							0
B5	# of trees							0
B6	# of trees							0
B7	# of trees							0
B8	# of trees							0
B9	square feet							0
C1	square feet	9076						9076
C2	square feet							0
D1	square feet							0
D2	square feet							0
E1	square feet							0
E2	square feet							0
E3	square feet							0
F1	square feet		2725					2725
F2	square feet							0
F3	square feet							0

*** See Green Area Ratio Scoresheet for category definitions**
**** Enter totals on the Green Area Ratio Scoresheet**

Green Area Ratio Scoresheet

Address: 3401 K Street NW & 612 Division Ave., NE
Other:

Square	Lot	Zone District
1183	813	MU-12

Lot size (enter this value first) *

Lot area (sf)	Minimum Score	Multiplier	GAR Score
20,320	.30	SCORE:	0.352

	Landscape Elements	Square Feet	Factor		Total
A	**Landscaped areas (select one of the following for each area)**				
1	Landscaped areas with a soil depth < 24"	square feet: 1,503	0.30		450.9
2	Landscaped areas with a soil depth ≥ 24"	square feet: 0	0.60		-
3	Bioretention facilities	square feet: 0	0.40		-
B	**Plantings (credit for plants in landscaped areas from Section A)**			*Native Bonus*	
1	Groundcovers, or other plants < 2' height	square feet: 0	0.20	square feet: 0	-
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	# of plants: 281 / 2529	0.30	# of plants: 275	758.7
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees: 9 / 450	0.50	# of trees: 5	225.0
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees: 0 / 0	0.60	# of trees: 0	-
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	# of trees: 0 / 0	0.70	# of trees: 0	-
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	# of trees: 0 / 0	0.70	# of trees: 0	-
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	# of trees: 0 / 0	0.70	# of trees: 0	-
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	# of trees: 0 / 0	0.80	# of trees: 0	-
9	Vegetated wall, plantings on a vertical surface	square feet: 0	0.60	square feet: 0	-
C	**Vegetated or "green" roofs**				
1	Over at least 2" and less than 8" of growth medium	square feet: 9,076	0.60	square feet: 0	5,445.6
2	Over at least 8" of growth medium	square feet: 0	0.80	square feet: 0	-
D	**Permeable Paving*** **				
1	Permeable paving over 6" to 24" of soil or gravel	square feet: 0	0.40		-
2	Permeable paving over at least 24" of soil or gravel	square feet: 0	0.50		-
E	**Other**				
1	Enhanced tree growth systems***	square feet: 0	0.40		-
2	Renewable energy generation	square feet: 0	0.50		-
3	Approved water features	square feet: 0	0.20		-
		sub-total of sq ft =	*13,558*		
F	**Bonuses**				
1	Native plant species	square feet: 2,725	0.10		272.5
2	Landscaping in food cultivation	square feet: 0	0.10		-
3	Harvested stormwater irrigation	square feet: 0	0.10		-
		Green Area Ratio numerator =			*7,153*

*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.
Total square footage of all permeable paving and enhanced tree growth. -

BASKERVILL, P.O. BOX 400, RICHMOND, VA 23218-0400

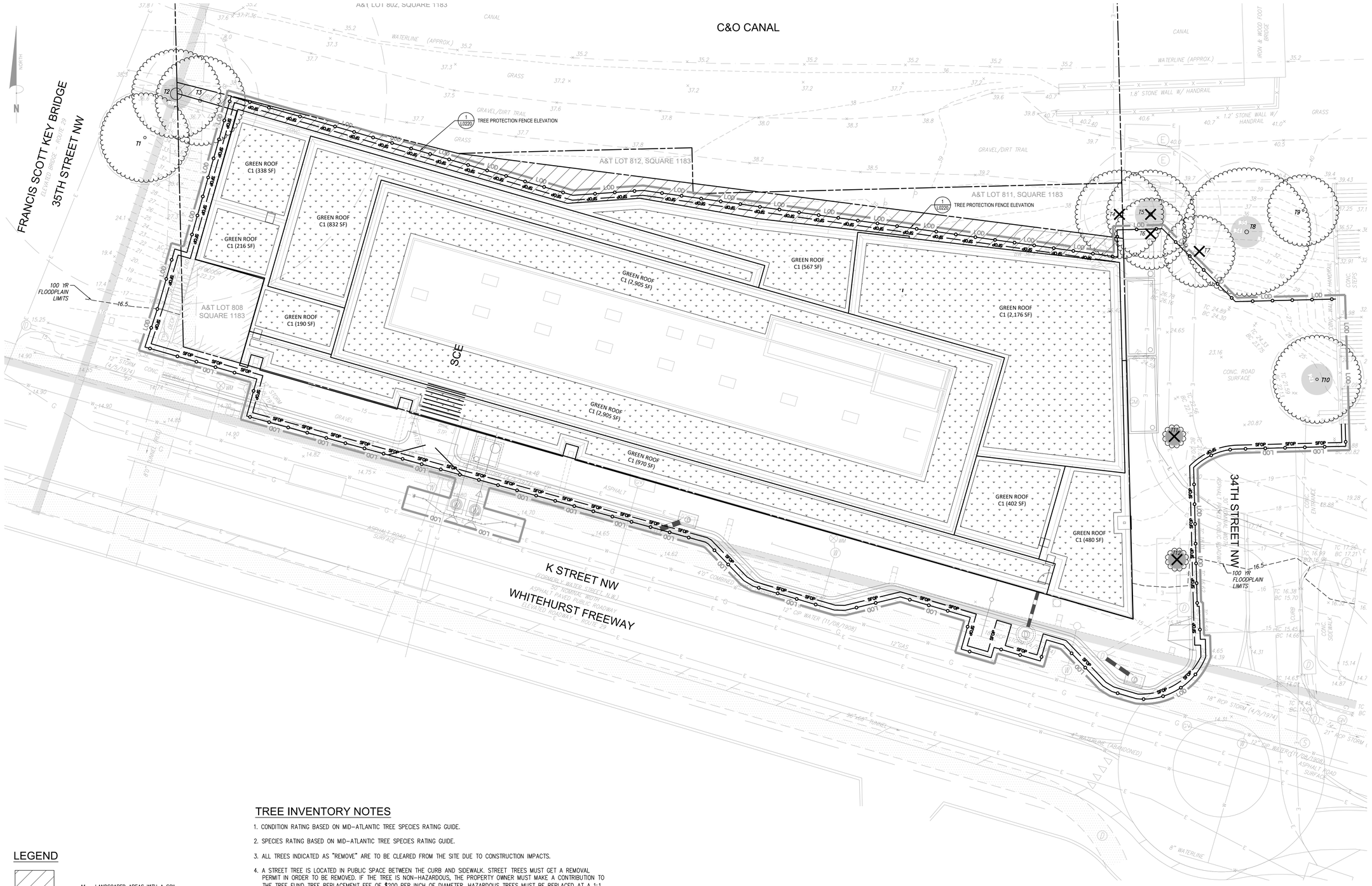
DISTRICT OF COLUMBIA REGISTERED LANDSCAPE ARCHITECT
GREGG P. EBERLY
LA000046
08/19/22

PROJECT NUMBER
2210437.0

citizenM
Georgetown
3401 K STREET, NW WASHINGTON, DC 20007

ISSUE
07/22/2022
STAGE 3.0 | DESIGN DOCUMENTS

COVER SHEET
L0000



LEGEND

- A1 – LANDSCAPED AREAS WITH A SOIL DEPTH < 24" (1,503 SF)
- C1 – VEGETATED OR "GREEN" ROOF OVER AT LEAST 2" AND LESS THAN 8" OF GROWTH MEDIUM (9,076 SF)
- T1 – EXISTING TREE TO BE PRESERVED
- T1 – EXISTING TREE TO BE REMOVED
- EXISTING PROPERTY LINE
- LOD – PROPOSED LIMITS OF DISTURBANCE

TREE INVENTORY NOTES

1. CONDITION RATING BASED ON MID-ATLANTIC TREE SPECIES RATING GUIDE.
2. SPECIES RATING BASED ON MID-ATLANTIC TREE SPECIES RATING GUIDE.
3. ALL TREES INDICATED AS "REMOVE" ARE TO BE CLEARED FROM THE SITE DUE TO CONSTRUCTION IMPACTS.
4. A STREET TREE IS LOCATED IN PUBLIC SPACE BETWEEN THE CURB AND SIDEWALK. STREET TREES MUST GET A REMOVAL PERMIT IN ORDER TO BE REMOVED. IF THE TREE IS NON-HAZARDOUS, THE PROPERTY OWNER MUST MAKE A CONTRIBUTION TO THE TREE FUND TREE REPLACEMENT FEE OF $200 PER INCH OF DIAMETER. HAZARDOUS TREES MUST BE REPLACED AT A 1:1 RATIO, WITH A 2"-2.5" MIN. CALIPER TREE.
5. A SPECIAL TREE AS DEFINED BY THE WASHINGTON D.C. URBAN FOREST PRESERVATION ACT OF 2002 (AMENDED MAY 4, 2016) IS A TREE WITHIN THE DISTRICT OF COLUMBIA THAT HAS A MINIMUM CIRCUMFERENCE OF BETWEEN 44 INCHES AND 100 INCHES OR DIAMETER OF BETWEEN 14 INCHES AND 31.83 INCHES. SPECIAL TREES MUST GET A REMOVAL PERMIT IN ORDER TO BE REMOVED. IF THE TREE IS NON-HAZARDOUS, THE PROPERTY OWNER MUST MAKE A CONTRIBUTION TO THE TREE FUND TREE REPLACEMENT FEE OF $55 PER INCH OF CIRCUMFERENCE. PLANTING IS NOT AN OPTION. NO COMPENSATION IS REQUIRED FOR THE REMOVAL OF TREES IN DEAD/POOR CONDITION, HAZARDOUS TREES OR EXEMPT SPECIES.
6. A HERITAGE TREE AS DEFINED BY THE WASHINGTON D.C. URBAN FOREST PRESERVATION ACT OF 2002 (AMENDED MAY 4, 2016) IS A TREE WITHIN THE DISTRICT OF COLUMBIA THAT HAS A CIRCUMFERENCE OF 100 INCHES OR MORE OR A DIAMETER OF 31.83 INCHES OR MORE. IT SHALL BE UNLAWFUL FOR ANY PERSON OR NON-GOVERNMENT ENTITY, WITHOUT A HERITAGE TREE REMOVAL PERMIT ISSUED BY THE MAYOR, TO TOP, CUT DOWN, REMOVE, GIRDLE, BREAK, OR DESTROY ANY HERITAGE TREE. THE MAYOR SHALL ISSUE A HERITAGE TREE REMOVAL PERMIT IF THE APPLICANT HAS SHOWN THAT THE HERITAGE TREE IN QUESTION IS A HAZARDOUS TREE; OR THE HERITAGE TREE IN QUESTION IS OF A SPECIES THAT HAS BEEN IDENTIFIED, BY REGULATION, AS APPROPRIATE FOR REMOVAL. THE APPLICANT MAY ALSO CHOOSE TO RELOCATE AND/OR REPLANT THE HERITAGE TREE TO AN IDENTIFIED NEW LOCATION WITHIN THE DISTRICT, WITHOUT SIGNIFICANT HARM TO THE TREE; PROVIDED IT IS A VIOLATION IF THE HERITAGE TREE DIES WITHIN 3 YEARS OF REPLANTING. FAILURE TO COMPLY WITH THE CONDITIONS CONTAINED IN A HERITAGE TREE REMOVAL PERMIT, SHALL CONSTITUTE A VIOLATION SUBJECT TO FINE $300 PER INCH OF CIRCUMFERENCE OF HERITAGE TREE IN QUESTION.
7. * REPRESENTS MULTI-STEM TREE (X^2 + Y^2 + Z^2) ^0.5
8. A PUBLIC SPACE TREE REMOVAL PERMIT WILL BE REQUIRED FOR T6, T13, T19, T23 & T32 & SHALL BE SUBMITTED UNDER A SEPARATE COVER.

EXISTING TREE INVENTORY

3401 K Street, NW DC

Date of site visit (s): August 1, 2022

Certified Arborist: Gregg D. Eberly (MA-4616A)

Special Tree

Street Tree

Tree Number	Caliper (D.B.H.)	Botanical Name	Common Name	Condition Rating	Species Rating	Preserve/ Remove
1	12	Ulmus pumila	Siberian Elm	DEAD	40	**PRESERVE**
2	18	Ulmus pumila	Siberian Elm	Poor	40	**PRESERVE**
3	12	Ailanthus altissima	Tree of Heaven	Poor	40	**PRESERVE**
4	12	Ulmus pumila	Siberian Elm	Fair	40	**REMOVE**
5	16	Robinia pseudoacacia	Black Locust	Fair	50	**REMOVE**
6	16	Ulmus pumila	Siberian Elm	Poor	40	**REMOVE**
7	10	Acer negundo	Box Elder	Poor	40	**REMOVE**
8	18	Acer negundo	Box Elder	Fair	40	**PRESERVE**
9	12	Morus alba	White Mulberry	Fair	40	**PRESERVE**
10	16	Ulmus pumila	Siberian Elm	Fair	40	**PRESERVE**
11	2	Quercus imbricaria	Shingle Oak	Good	70	**REMOVE**
12	2	Liquidambar styraciflua	Sweetgum	Good	60	**REMOVE**

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

citizen M hotels

Baskervill

BASKERVILL, P.O. BOX 400, RICHMOND, VA 23218-0400

DISTRICT OF COLUMBIA REGISTERED LANDSCAPE ARCHITECT Gregg D. Eberly LA000046 LICENSED 08/19/22

PROJECT NUMBER
2210437.0

citizenM
Georgetown
3401 K STREET, NW WASHINGTON, DC 20007

ISSUE
07/22/2022
STAGE 3.0 | DESIGN DOCUMENTS

GREEN AREA RATIO PLAN (1 OF 3)

L0100

C&O CANAL

LANDSCAPE SOIL < 24"
A1 CREDIT 1,503 S.F.

LANDSCAPE SOIL < 24"
A1 CREDIT 1,503 S.F.

FRANCIS SCOTT KEY BRIDGE
ELEANOR ROOSEVELT MEMORIAL BRIDGE - ROUTE 29
35TH STREET NW

K STREET NW
(FORMERLY WATER STREET, N.W.)
80' NOMINAL WIDTH
ASPHALT PAVED PUBLIC ROADWAY
ELEVATED ROADWAY - ROUTE 29

WHITEHURST FREEWAY

34TH STREET NW

A&T LOT 808
SQUARE 1183

A&T LOT 802, SQUARE 1183

A&T LOT 811, SQUARE 1183

100 YR FLOODPLAIN LIMITS

16.5

GAR PLANT LEGEND

- UPRIGHT EUROPEAN HORNBEAM
- SWEETBAY MAGNOLIA
- DOUBLEFILE VIBURNUM
- INKBERRY HOLLY
- SHAMROCK HOLLY
- GRO-LOW FRAGRANT SUMAC
- OSTRICH FERN
- CHRISTMAS FERN
- BLUE FALSE INDIGO
- GOLDSTRUM CONEFLOWER
- WHITE WOOD ASTER

PUBLIC PLACE PLANT LEGEND

(NO GAR CREDIT TAKEN)

- RIVER BIRCH
- AMERICAN HOLLY
- MORNING LIGHT MISCANTHUS
- ENDLESS SUMMER HYDRANGEA
- CHERRY LAUREL
- FOUNTAIN GRASS HEMELN

- C1 - VEGETATED OR "GREEN" ROOF OVER AT LEAST 2" AND LESS THAN 8" OF GROWTH MEDIUM (9,076 SF)
- EXISTING TREE TO BE PRESERVED
- EXISTING TREE TO BE REMOVED
- EXISTING PROPERTY LINE
- PROPOSED LIMITS OF DISTURBANCE

GRAPHIC SCALE
1" =10'

citizen hotels

Baskervill

BASKERVILL, P.O. BOX 400, RICHMOND, VA
23218-0400

REGISTERED LANDSCAPE ARCHITECT
DISTRICT OF COLUMBIA
LA000046
08/19/22

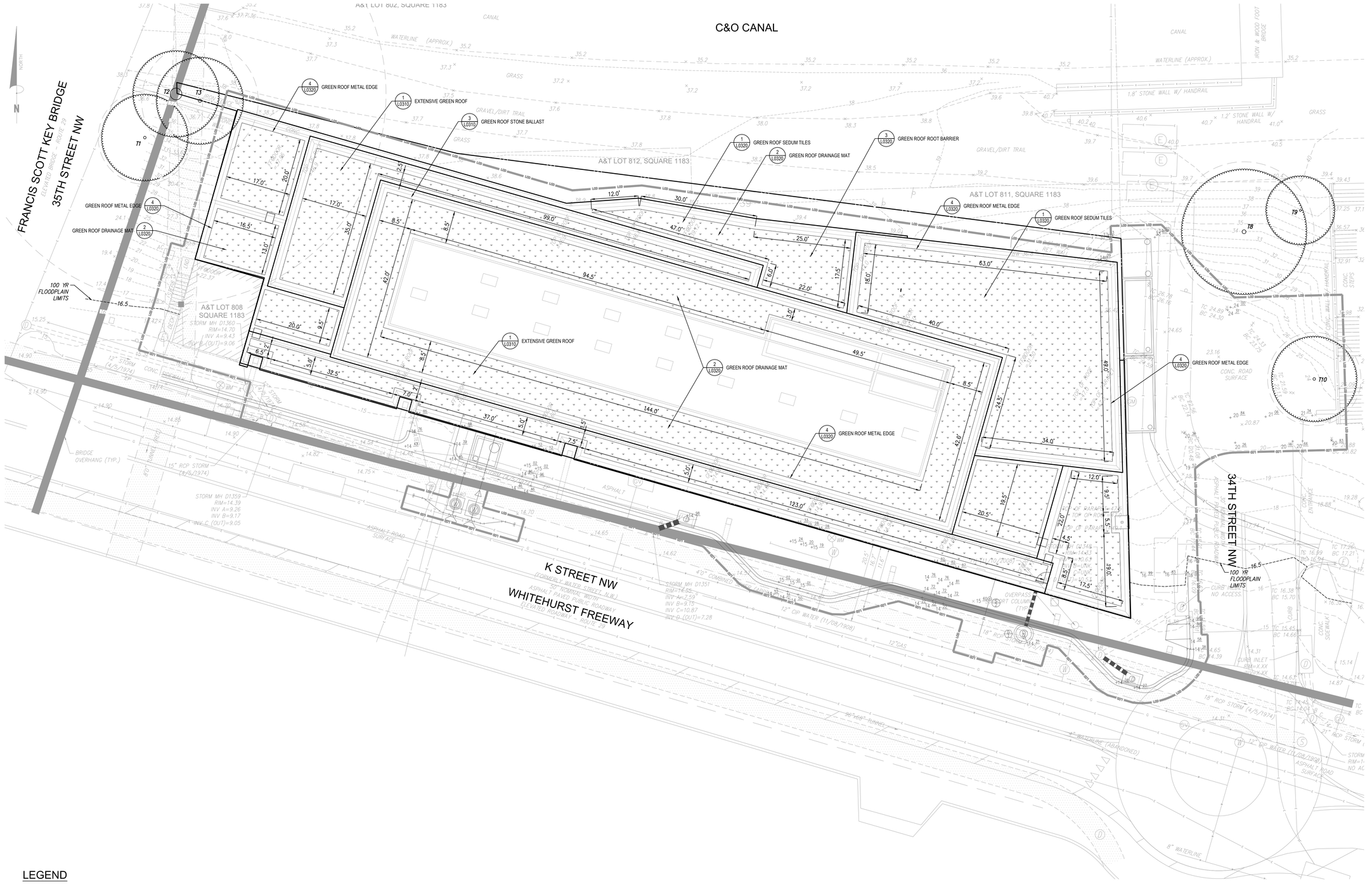
PROJECT NUMBER
2210437.0

citizenM
Georgetown
3401 K STREET, NW WASHINGTON, DC 20007

ISSUE
07/22/2022
STAGE 3.0 | DESIGN DOCUMENTS

GREEN AREA RATIO PLAN
(2 OF 3)

L0110



NORTH

LEGEND

- C1 – VEGETATED OR "GREEN" ROOF OVER AT LEAST 2" AND LESS THAN 8" OF GROWTH MEDIUM (9,076 SF)
- T1 — EXISTING TREE TO BE PRESERVED
- T1 — EXISTING TREE TO BE REMOVED
- EXISTING PROPERTY LINE
- LOD — PROPOSED LIMITS OF DISTURBANCE

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

citizenM hotels

Baskervill

BASKERVILL, P.O. BOX 400, RICHMOND, VA 23218-0400

DISTRICT OF COLUMBIA REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
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GREEN AREA RATIO PLAN (3 OF 3)

L0120

GREEN AREA RATIO PLANT SCHEDULE

TREES	Code	Quantity	Botanical/Common	Container	Cal	Ht.	Spd.	NATIVE	F1 NATIVE CREDIT	B2 CREDIT (PLANTS 2' OR TALLER AT MATURITY)	B3 CREDIT (CANOPY SPREAD)
	CB	4	CAPINUS BETULUS 'FASTIGIATA' / UPRIGHT EUROPEAN HORNBEAM	B & B	1-1/2" MIN PER STEM	10-12'	4'-6'				200
	MV	5	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA	B & B	1-1/2" MIN PER STEM	10-12'	4'-6'	X	250		250
SHRUBS	**Code**	**Quantity**	**Botanical/Common**	**Size**	**Height**	**Spread**					
	VP	6		5 GAL	3-4`	3`-4`				54	
	IG	34	ILEX GLABRA 'COMPACTA' / COMPACT INKBERRY	5 GAL	3-4`	3`-4`		X	306	306	
	IS	55	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY	5 GAL	3-4`	3`-4`		X	495	495	
	RA	22	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	3 GAL	1`-2`	2`		X	198	198	
FERNS	**Code**	**Quantity**	**Botanical/Common**	**Size**	**Height**	**Spread**					
	PA	34	POLYSTICHUM ACROSTICHOIDES / CHRISTMAS FERN	1 QUART	1`-2`	1.5` - 2.5`		X	306	306	
	MS	82	MATTEUCCIA STRUTHIOPTERIS / OSTRICH FERN	1 QUART	1`-2`	1.5` - 2.5`		X	738	738	
PERENNIALS	**Code**	**Quantity**	**Botanical/Common**	**Size**	**Height**	**Spread**					
	BA	24	BAPRISIA AUSTRALIS / BLUE FALSE INDIGO	1 QUART	2` - 2.5`	2`		X	216	216	
	AD	12	ASTER DIVARICATUS / WHITE WOOD ASTER	1 QUART	2` - 2.5`	2`		X	108	108	
	RF	12	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' / GOLDSTURM CONEFLOWER	1 QUART	2` - 2.5`	2`		X	108	108	
							TOTAL:		**2725**	**2529**	**450**

GREENROOF		
9076 S.F. or 4,538 Trays	Sedum acre 'Golden Carpet'/ Golden Carpet Stonecrop	Mat
	Sedum acre 'Octoberfest' / Octoberfest Stonecrop	Mat
	Sedum albums (assorted) / Stonecrop (assorted)	Mat
	Sedum Ellacombianum / Japanese Stonecrop	Mat
	Sedum floriferum 'Weihenstephaner Gold' / Weihenstephaner Gold	Mat
	Sedum Forsterianum 'Silver Stone' sedum / Rock Stonecrop	Mat
	Sedum Glaucophyllum / Cliff Stonecrop	Mat
	Sedum Hispanicum / Spanish Stonecrop	Mat
	Sedum Hybirdum / Siberian Stonecrop	Mat
	Sedum reflexum 'Blue Spruce' / Blue Spruce Sedum	Mat
	Sedum Sediforme / Pale Stonecrop	Mat
	Sedum Selksianum / Amur Stonecrop	Mat
	Sedum Sexangulare / Tasteless Stonecrop	Mat
	Sedum spurium 'Coccineum' / Sedum 'Dragons Blood'	Mat
	Sedum spurium 'Summer Glory' / Two-row Stonecrop	Mat
	Sedum spurium 'Voodoo' / Voodoo Stonecrop	Mat

PUBLIC SPACE PLANT SCHEDULE

TREES	Code	Quantity	Botanical/Common	Container	Cal	Ht.	Spd.
	BN	3	BETULA NIGRA/ RIVER BIRCH 'HERITAGE'	B & B		8-10'	4'-6'
	IO	8	ILEX OPACA/ AMERICAN HOLLY	B & B		8-10'	4'-6'
SHRUBS/ GRASSES	**Code**	**Quantity**	**Botanical/Common**	**Size**	**Height**	**Spread**	
	HM	16	HYDRANGEA MACROPHYLLA/ ENDLESS SUMMER HYDRANGEA	5 GAL	3-4`	3`-4`	
	MS	17	MISCANTHUS SINENSIS/ MORNING LIGHT MISCANTHUS	5 GAL	3-4`	3`-4`	
	PL	32	PRUNUS LAUROCERASUS/ CHERRY LAUREL	3 GAL	2-3`	3`-4`	
	PH	87	PENNISETUM ALOPECUROIDES 'HAMELN'/ HAMELN FOUNTAIN GRASS	3 GAL	1-2`	1-2`	

GENERAL LANDSCAPE NOTES

1. ALL PUBLIC SPACE LANDSCAPE WORK SHALL CONFORM WITH THE DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION'S GREEN INFRASTRUCTURE STANDARDS.
2. LANDSCAPE WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, THE SUPPLYING OF ALL PLANT MATERIALS SPECIFIED, THE FURNISHING OF ALL LABOR, EQUIPMENT, WATER, ELECTRICITY, EQUIPMENT AND ALL MATERIALS CALLED. THE WORK SHALL INCLUDE MAINTAINING OF ALL PLANTS AND PLANTING AREAS UNTIL FINAL ACCEPTANCE BY THE OWNER. THE CONTRACTOR SHALL ASSIGN A QUALIFIED PROJECT MANAGER AND FIELD SUPERVISOR TO WORK DIRECTLY WITH THE ARCHITECT AND SUPERVISE THE WORK AT ALL TIMES THROUGH FINAL OWNER ACCEPTANCE.
3. ALL LANDSCAPE WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES. PERMITTING IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. VERIFICATION OF EXISTING CONDITIONS IS THE RESPONSIBILITY OF THE CONTRACTOR. THIS INCLUDES BUT IS NOT LIMITED TO: SOIL CONDITIONS, UTILITIES (UNDERGROUND AND ABOVE GROUND) EXISTING STRUCTURES, ETC.
5. THE CONTRACTOR SHOULD BE COMPLETELY FAMILIAR WITH LANDSCAPE PLANS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES, POTENTIAL PROBLEMS, ETC. SHOULD BE MADE KNOWN TO THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
6. ALL REASONABLE SAFEGUARDS ARE TO BE TAKEN IN ORDER TO PROTECT EXISTING STRUCTURES, PAVEMENT, FURNISHINGS, LAWN AND LANDSCAPING. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE THAT OCCURS AS A RESULT OF CONTRACTOR NEGLIGENCE.
7. EXISTING AND PROPOSED DRAINAGE PATTERNS ARE NOT TO BE DISTURBED BY THE CONTRACTOR IN A WAY THAT IS INCONSISTENT WITH THE LANDSCAPE PLANS.
8. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WORK TO BE PERFORMED WITH THE WORK OF OTHER SUBCONTRACTORS ON THE SITE, INCLUDING SCHEDULING AND PHYSICAL INTERFERENCE.
9. THE CONTRACTOR MUST CONFIRM THE AVAILABILITY OF ALL SPECIFIED PLANT MATERIAL PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL ARRANGE FOR APPROVAL OF PLANT MATERIALS BY THE ARCHITECT VIA FIELD VISITS/TAGGING AND OR SUBMISSION OF PHOTOS OF ALL TREES AT THE DISCRETION OF THE ARCHITECT.
10. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE AMERICAN STANDARDS FOR NURSERY STOCK AS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN AND APPROVED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE INC.
11. ALL PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. ALL CONTAINER AND TREE CALIPER SIZES ARE MINIMUM. CONTAINER OR CALIPER SIZE MAY BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZE SPECIFIED.
12. ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL AT THE JOB SITE BY THE ARCHITECT PRIOR TO INSTALLATION. WHEN DELIVERED PLANT MATERIAL DOES NOT COMPLY WITH THE REQUIREMENTS, THE ARCHITECT RESERVES THE RIGHT TO REJECT SUCH PLANTS AND REQUIRE THE CONTRACTOR TO REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL REINSPECTED AND FOUND TO BE ACCEPTABLE. THE CONTRACTOR SHALL REMOVE REJECTED PLANTS AND MATERIALS FROM THE PLANTING SITE WITHIN 72 HOURS AND REPLACE WITH ACCEPTABLE MATERIALS.
13. NO PLANT SUBSTITUTIONS WILL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ARCHITECT. ANY SUBSTITUTIONS MUST BE SUBMITTED IN WRITING ACCOMPANIED BY PICTURES OR SAMPLES FOR APPROVAL BY THE ARCHITECT PRIOR TO INSTALLATION.
14. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE SOIL IN ALL PLANTED AREAS IS OF AN APPROPRIATE TYPE AND CONSISTENCY FOR PLANTING AND AT THE CORRECT PH. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING SOIL SUITABILITY, AND ANY NECESSARY AMENDMENTS SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING EXISTING VEGETATION AS REQUIRED AND PREPARING PLANTING AREAS PRIOR TO INSTALLATION OF PLANT MATERIALS.
16. THE LANDSCAPE CONTRACTOR SHALL TEST THE SITE SOILS TO VERIFY THAT THEY ARE ACCEPTABLE FOR PROPER GROWTH OF PLANT MATERIALS AND ADEQUATE DRAINAGE IN PLANT BEDS AND PLANTERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE LOCATION, AND PROCUREMENT OF EXISTING ON-SITE SOIL SAMPLES WITH THE ARCHITECT. REPRESENTATIVE SAMPLES SHALL BE SUBMITTED TO A CERTIFIED TESTING LABORATORY FOR ANALYSIS. THE FINDINGS, TOGETHER WITH RECOMMENDATIONS FOR AMENDING THE SOILS SHALL BE REVIEWED AND APPROVED BY THE OWNER AND ARCHITECT PRIOR TO DELIVERY AND INSTALLATION OF PLANT MATERIALS AT THE JOB.
17. THE LANDSCAPE CONTRACTOR SHALL ENSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. VERTICAL DRILLING THROUGH HARDPAN AND COMPACTED FILL SHALL BE ACCOMPLISHED TO ENSURE DRAINAGE.
18. ALL PLANTING BEDS SHALL BE STAKED AND OR PAINTED BY THE CONTRACTOR FOR APPROVAL BY THE ARCHITECT PRIOR TO PLANT INSTALLATION. TREES SHALL BE LOCATED WITH STAKES OR FLAGS FOR APPROVAL BY THE ARCHITECT PRIOR TO INSTALLATION.
19. THE PLANT QUANTITIES SHOWED ON THE LANDSCAPE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY AND PLUMB CONDITION OF ALL INSTALLED PLANT MATERIALS AND REPLACING ANY DAMAGED PLANT MATERIAL. WITH PLANTS OF EQUAL KIND, SIZE AND CONDITION AT NO ADDITIONAL COST TO THE OWNER. NO CHAINS OR CABLES ATTACHED TO THE TRUNK SHALL BE USED WHEN INSTALLING PLANT MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PREVENT PLANTS AND TREES FROM FALLING OR BEING BLOWN OVER, AND TO REPLACE ALL PLANTS WHICH ARE DAMAGED DUE TO INADEQUATE GUYING OR STAKING, AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL REMOVE ALL STAKING MATERIALS THE END OF THE WARRANTY PERIOD AND DISPOSE OFFSITE.
21. ALL PLANTING BEDS SHALL BE MULCHED WITH A 2-3" LAYER OF MULCH AS SPECIFIED. THE LANDSCAPE SCOPE OF WORK INCLUDES MULCHING AS AN INTEGRAL PART THE PROJECT AND NOT AS A SEPARATE COST ITEM.
22. ALL PLANT MATERIALS SHALL RECEIVE ADEQUATE WATERING BY THE CONTRACTOR AS REQUIRED UNTIL THE LANDSCAPE IRRIGATION SYSTEM IS FULLY OPERATIONAL AND UNTIL FINAL ACCEPTANCE BY OWNER.
23. ALL EXISTING PLANT BEDS TO REMAIN WITHIN THE CONSTRUCTION LIMIT LINE SHALL BE LEFT UNDISTURBED. EXISTING TREES TO REMAIN, AS NOTED ON THE DRAWINGS, SHALL BE LEFT UNDISTURBED AND PROTECTED BY BARRICADES ERECTED AT THE PERIMETER OF THE TREE DRIPLINE(S) OR AS SPECIFIED ON THE TREE PRESERVATION DRAWINGS. NO VEHICLE SHALL TRAVERSE THIS AREA NOR SHALL ANY STORAGE OF MATERIALS OR EQUIPMENT BE PERMITTED WITHIN THE AREA OF THE TREE DRIPLINE(S). ANY EXISTING PLANT BEDS OR TREES DAMAGED BY CONSTRUCTION ACTIVITY SHALL BE REPLACED BY THE RESPONSIBLE PARTY AT THEIR OWN EXPENSE.
24. NO TREES SHALL BE PLANTED WITHIN DESIGNATED UTILITY CORRIDORS, PUBLIC RIGHTS OF WAY (WITHOUT RIGHTS OF WAY UTILIZATION PERMIT) NOR ANY PLANTS LOCATED WITHIN FOUR FEET (4') OF ANY SWALE CENTERLINE IDENTIFIED ON THE DRAWINGS. FIELD ADJUST AS NECESSARY AND REVIEW ADJUSTMENTS WITH THE ARCHITECT PRIOR TO INSTALLATION.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING EFFECTIVE TRAFFIC CONTROL AND REMOVAL OF ALL DEBRIS AND EXCAVATED BACKFILL OFF-SITE ON A DAILY BASIS AT NO ADDITIONAL COST TO THE OWNER.
26. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWING SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE ARCHITECT ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. THE ARCHITECT'S ESTIMATES ARE ONLY AN AID FOR CLARIFICATION OF UNITS AND CHECK FOR THE CONTRACTOR TO COMPARE WITH HIS OWN ESTIMATES. DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF PLANT MATERIAL ACCORDING TO DRAWINGS.
27. ALL PLANTS SHALL BE WARRANTED TO REMAIN ALIVE AND HEALTHY AND IN THRIVING CONDITION FOR ONE YEAR FROM THE DATE OF JOB ACCEPTANCE. PLANTS SHALL BE SPECIMEN QUALITY. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF.
28. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND NOT LESS THAN 50 PERCENT OF THE PLANTS SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED.
29. ALL SHRUBS TO BE INSTALLED WITH MOST ATTRACTIVE SIDE FACING PREDOMINANT POINT OF VISIBILITY.
30. CONTRACTOR TO ENSURE ALL SHRUB ROOTS BE STURDILY ESTABLISHED IN CONTAINER.
31. TOPSOIL MIXTURE SHALL MEET THE FOLLOWING REQUIREMENTS:
    - 31.1. SOILS SHALL MEET CLASSIFICATION REQUIREMENTS FOR A SANDY LOAM TEXTURE AS DEFINED BY U.S.D.A. SOILS APPROVED FOR USE IN SPECIFIC PLANTING AREAS SHALL REMAIN CONSISTENT IN SAND, SILT, AND CLAY COMPOSITION. COMPOSITION REQUIREMENTS FOR SANDY LOAM SHALL MEET THE FOLLOWING STANDARD:
        - a. TEXTURAL ANALYSIS:
            SAND CONTENT - 60% MIN. - 65% MAX.
            SILT CONTENT - 15% MIN. - 25% MAX.
            CLAY CONTENT - 10% MIN. - 15% MAX.
        - b. TOPSOIL SHALL CONTAIN 3-5% BY DRY WEIGHT ORGANIC MATTER.
        - c. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 5.5 AND 7.5.
        - d. TOPSOIL SHALL BE LOCALLY SOURCED.
33. TREES AND SHRUBS MUST HAVE A SPECIES IDENTIFICATION TAG FROM THE NURSERY TO REMAIN ON TWO (2) OF EACH PLANTED SPECIES UNTIL THE LANDSCAPE CHECKLIST IS SIGNED. TAGS MAY BE REMOVED AFTER FINAL INSPECTION TO PREVENT GIRDLING.
34. ALL NEW PLANT MATERIAL MUST MEET THE STANDARDS IN THE ANLA AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2014).

DDOT TREE PLANTING NOTES

1. TREE PLANTING AND STAKING SHALL COMPLY WITH THE CURRENT VERSION OF THE DISTRICT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND STRUCTURES, SECTION 608.02 AND PER STANDARD DRAWINGS NO. 608.02 AND 608.03.
2. DECIDUOUS TREES SHALL ONLY BE PLANTED BETWEEN OCTOBER 15 AND MAY 1 AS PER THE SPRING AND FALL PLANTING SEASON DATES (STANDARD DRAWING NO. 608.08 AND 608.09).
3. PEAT MOSS IS NOT ALLOWED FOR USE AS A SOIL AMENDMENT.
4. COMPANION PLANTS (I.E. PERENNIALS, GRASSES, BULBS, SHRUBS, ETC.) TO BE INSTALLED IN A TREE SPACE MUST CONFORM TO THE CURRENT VERSION OF THE DDOT DESIGN AND ENGINEERING MANUAL CHAPTER 47 - LANDSCAPE DESIGN AND DCMR TITLE 24 SECTION 109 - BEAUTIFICATION OF TREE SPACES. COMPANION PLANTS SHALL NOT EXCEED 3 FEET IN HEIGHT, HAVE A SHALLOW ROOT SYSTEM AND BE PLANTED AT MINIMUM 2 FEET FROM THE ROOT FLARE (CROWN) OF THE STREET TREE.
5. GRASS/SOD IN CONTINUOUS PLANTING STRIPS SHALL NOT BE PLANTED WITHIN 4 FEET OF THE ROOT FLARE OF THE TREE.
6. FINISH OFF UNPLANTED AREAS IN A TREE SPACE WITH A 2-3" LAYER OF DOUBLE SHREDDED HARDWOOD MULCH, BUT DO NOT PLACE UP AGAINST OR MOUND AROUND THE ROOT FLARE.
7. CONTRACTOR SHALL CONTACT RANJIT BABRA, WARD _5_ ARBORIST AT RANJIT.BABRA@DC.GOV WHEN THE STREET TREES ARE READY TO BE PLANTED, PROVIDING AT LEAST 48 HOURS' NOTICE.

PLANTING CONSTRUCTION NOTES

1. PLANTING SEASON, WEATHER, AND SITE CONDITIONS
   PLANT MATERIAL AND SEEDING SHOULD BE INSTALLED WITHIN DESIGNATED PLANTING SEASONS; HOWEVER, WEATHER AND SOIL CONDITIONS MAY AFFECT PLANTING DATES. NO PLANTING, SEEDING, OR SOD INSTALLATION SHALL BE DONE IN FROZEN OR SNOW-COVERED GROUND, WET SOIL, OR WHEN THE SOIL IS OTHERWISE IN AN UNSATISFACTORY CONDITION FOR PLANTING.

   RECOMMENDED PLANTING TIMES ARE AS FOLLOWS:

   DECIDUOUS PLANTS - MID-OCTOBER THROUGH MAY
   EVERGREEN PLANTS - MID-MARCH THROUGH MAY AND SEPTEMBER THROUGH NOVEMBER
   TURF GRASS SEEDING - MARCH THROUGH APRIL AND MID-AUGUST THROUGH OCTOBER
   SOD - ALL MONTHS (WITH IRRIGATION)
2. PREPARING THE PLANTING HOLE
   IF PLANTING IN EXISTING UNCOMPACTED SOILS, EXCAVATE THE PLANTING HOLE TO A MINIMUM OF 2 TIMES THE WIDTH OF THE ROOTBALL, THEN SLOPE THE SIDES OUTWARD TO SURROUNDING SOILS. IN COMPACTED SOILS, EXCAVATE THE PLANTING HOLE TO A MINIMUM OF 3 TIMES THE WIDTH OF THE ROOTBALL, THEN SLOPE OUTWARD TO SURROUNDING SOILS. TREES WITH LIMITED OPPORTUNITY TO SPREAD TO SURROUNDING SOILS, DUE TO COMPACTION UNDER PAVEMENT OR IF PLANTED IN CONTAINERS, SHOULD BE DESIGNED WITH AN ENLARGED SOIL VOLUME AND INSTALLED UP TO 36-INCH DEPTH. ALL NEWLY PLANTED B&B TREE ROOTBALLS SHALL BE PLACED DIRECTLY OVER COMPACTED SUBSOIL.
3. PRUNING
   PRIOR TO PLANTING, INSPECT TREES FOR DEAD, DISEASED, OR CROSSING BRANCHES AND PRUNE ACCORDINGLY. REMOVE CO-DOMINANT TRUNKS AND BROKEN BRANCHES.
4. PLANT INSTALLATION
   ALL PLANT MATERIAL SHALL BE INSTALLED TO THE FOLLOWING STANDARDS:

   TREES AND SHRUBS
   1.1. CONFIRM AT LEAST 2 STRUCTURAL ROOTS, 4 INCHES FROM THE TRUNK, ARE WITHIN THE TOP 3 INCHES OF THE TOP OF THE ROOT BALL. IF EXCESS SOIL IS PRESENT, RAISE THE ROOT BALL AND EXPOSE THE TRUNK FLARE, OR OTHERWISE REJECT THE PLANT MATERIAL IF REMAINING ROOT VOLUME IS TOO LIMITED. PLACE THE ROOT BALL DIRECTLY OVER SUBGRADE TO AVOID SETTLING.
   1.2. REMOVE THE TOP 8–12 INCHES OF THE WIRE BASKET FROM B&B MATERIAL TO PREVENT FUTURE ROOT GIRDLING. REMOVE BURLAP FROM THE TOP OF THE ROOT BALL. SYNTHETIC BURLAP AND ROPE ARE NOT ALLOWED FOR PLANTING.
   1.3. INSPECT AND REMOVE GIRDLING OR CIRCLING ROOTS PRIOR TO BACKFILLING. PLACE TREE IRRIGATION BAGS OR WATER WELLS OVER NEWLY PLANTED TREES. FILL IRRIGATION BAGS OR OTHERWISE IRRIGATE NEW PLANTINGS TO PROVIDE A MINIMUM OF 1 INCH OF WATER PER WEEK. SPREAD 3 INCHES OF MULCH OVER THE ROOT BALL, BUT NOT IN CONTACT WITH THE TRUNK.

   PERENNIALS AND GROUND COVERS
   2.1. PLANT ALL MATERIAL AT OR SLIGHTLY ABOVE FINAL GRADE. BACKFILL THE PLANTING HOLES WITH TOPSOIL, TAMP DOWN, AND WATER THOROUGHLY.
   2.2. SPREAD 2 INCHES OF MULCH BETWEEN PLANTINGS.

   TURF GRASS
   3.1. LOOSEN, AMEND AS NECESSARY, AND FINE GRADE TOPSOIL PRIOR TO SEEDING. IF EXISTING TOPSOIL IS COMPACTED, ROTOTILL OR USE A SIMILAR METHOD TO DECOMPACT MATERIAL.
   3.2. AFTER TOPSOIL IS LOOSENED AND SCARIFIED, PLACE THE SEED, LIGHTLY RAKE INTO THE SOIL, AND ROLL FOR GOOD SOIL-SEED CONTACT.
   3.3. ESTABLISH A FULL STAND OF GRASS FOR ACCEPTANCE.
5. STAKING
   THE NECESSITY FOR TREE STAKING IS SPECIFIC TO INDIVIDUAL TREES AND LOCATIONS. TREES SHOULD BE STAKED UNDER THE FOLLOWING CONDITIONS:

   4.1. WINDY LOCATIONS
   4.2. TREES SUBJECT TO VANDALISM OR MOWING DAMAGE
   4.3. TREES SUBJECT TO SETTLEMENT IN SOIL
   4.4. LARGE CROWN VOLUME
6. TRANSPLANTING AND LARGE TREE PLANTING
   TREE TRANSPLANTING SHOULD BE DONE BY A QUALIFIED CONTRACTOR. SUCCESSFULLY TRANSPLANTING LARGER TREES REQUIRES GREATER CARE DURING INSTALLATION. EXPERIENCED CONTRACTORS AND SPECIALIZED EQUIPMENT ARE NECESSARY TO PERFORM THIS WORK. REFER TO THE AMERICANHORT AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014) FOR ALL ROOT BALL SIZE STANDARDS AND HANDLING.

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Baskervill

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DISTRICT OF COLUMBIA REGISTERED LANDSCAPE ARCHITECT — LICENSED — 08/19/22

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Georgetown
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ISSUE
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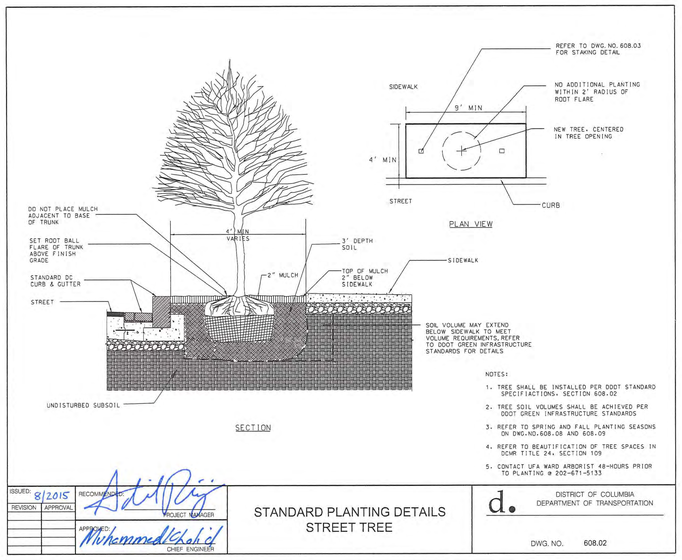
STAGE 3.0 | DESIGN DOCUMENTS

LANDSCAPE DETAILS (1 OF 3)

L0200



1 STANDARD PLANTING DETAILS – STREET TREE
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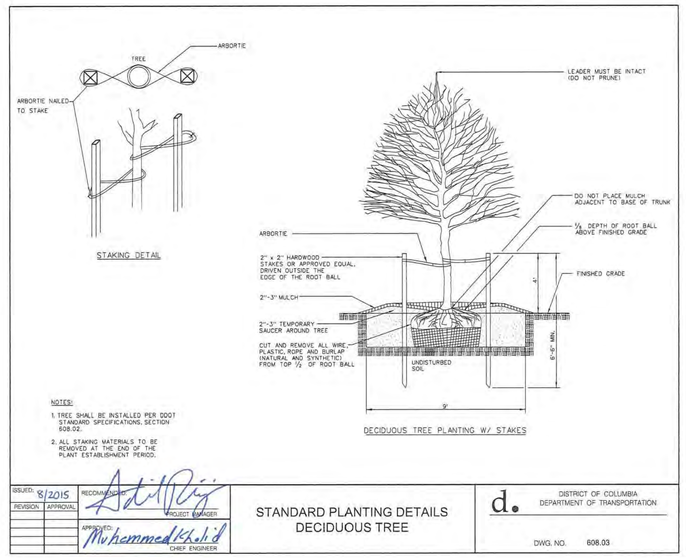
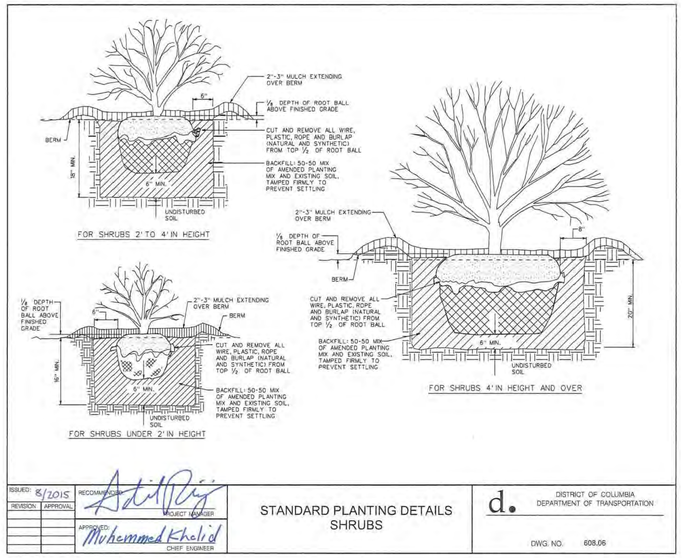
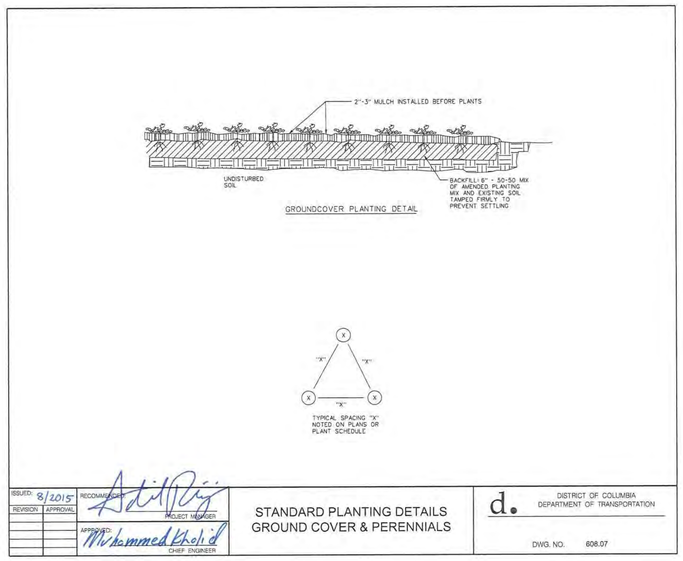


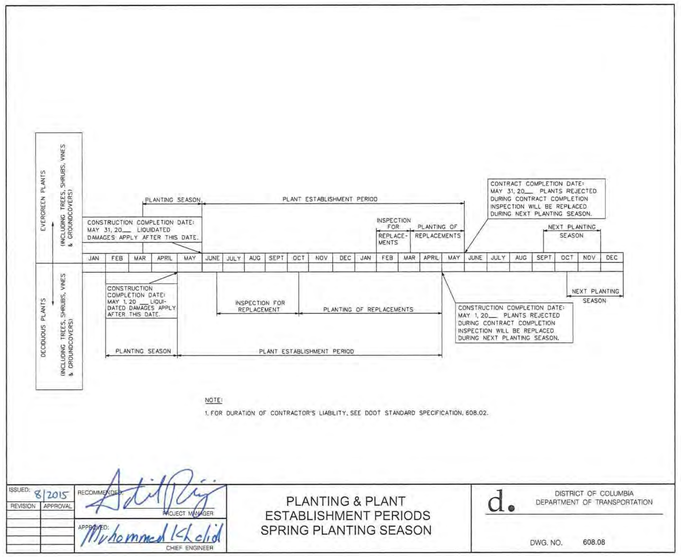
2 STANDARD PLANTING DETAILS – DECIDUOUS TREE
Scale: NTS



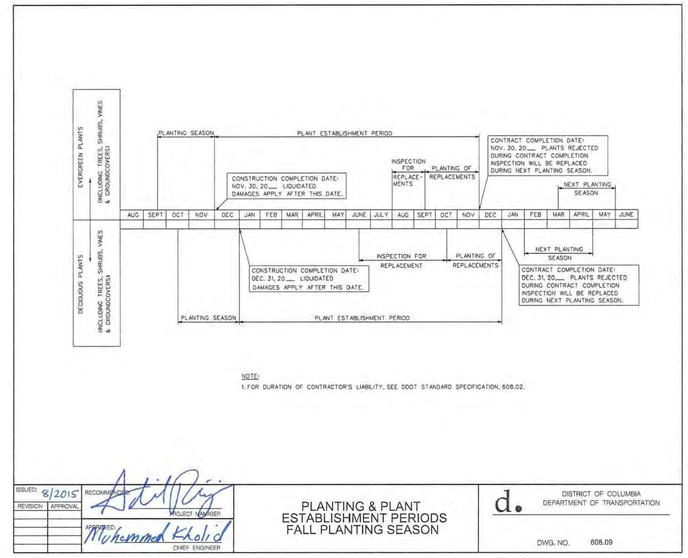
3 STANDARD PLANTING DETAILS – SHRUBS
Scale: NTS



4 STANDARD PLANTING DETAILS – GROUND COVER & PERENNIAL
Scale: NTS



5 PLANTING & PLANT ESTABLISHMENT PERIODS – SPRING PLANTING SEASON
Scale: NTS



6 PLANTING & PLANT ESTABLISMENT PERIODS – FALL PLANTING SEASON
Scale: NTS

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Baskervill

BASKERVILL, P.O. BOX 400, RICHMOND, VA 23218-0400

DISTRICT OF COLUMBIA REGISTERED LANDSCAPE ARCHITECT 000044 08/19/22

PROJECT NUMBER
2210437.0

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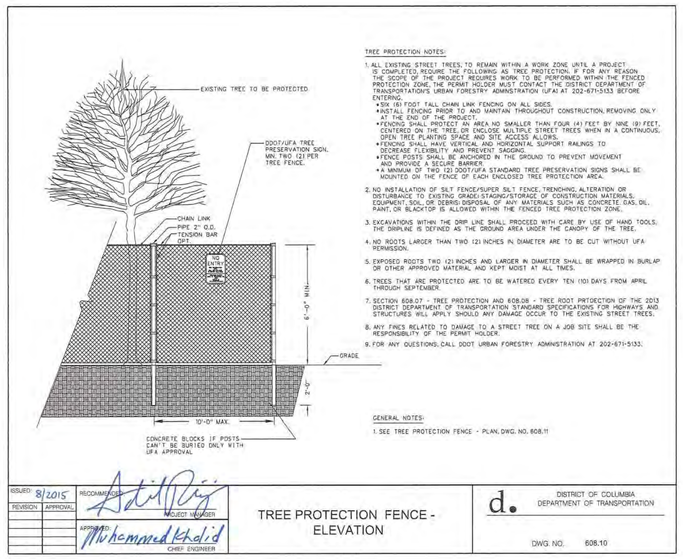
Georgetown
3401 K STREET, NW WASHINGTON, DC 20007

ISSUE
07/22/2022
STAGE 3.0 | DESIGN DOCUMENTS

LANDSCAPE DETAILS (2 OF 3)
L0210



TREE PROTECTION NOTES:

1. ALL EXISTING STREET TREES, TO REMAIN WITHIN A WORK ZONE UNTIL A PROJECT IS COMPLETED, REQUIRE THE FOLLOWING AS TREE PROTECTION. IF FOR ANY REASON THE SCOPE OF THE PROJECT REQUIRES WORK TO BE PERFORMED WITHIN THE FENCED PROTECTION ZONE, THE PERMIT HOLDER MUST CONTACT THE DISTRICT DEPARTMENT OF TRANSPORTATION'S URBAN FORESTRY ADMINISTRATION (UFA) AT 202-671-5133 BEFORE ENTERING.
   - SIX (6) FOOT TALL CHAIN LINK FENCING ON ALL SIDES;
   - INSTALL FENCING PRIOR TO AND MAINTAIN THROUGHOUT CONSTRUCTION, REMOVING ONLY AT THE END OF THE PROJECT;
   - FENCING SHALL PROTECT AN AREA NO SMALLER THAN FOUR (4) FEET BY NINE (9) FEET, CENTERED ON THE TREE, OR ENCLOSE MULTIPLE STREET TREES WHEN IN A CONTINUOUS, OPEN TREE PLANTING SPACE AND SITE ACCESS ALLOWS;
   - FENCING SHALL HAVE VERTICAL AND HORIZONTAL SUPPORT RAILINGS TO DECREASE FLEXIBILITY AND PREVENT SAGGING;
   - FENCE POSTS SHALL BE ANCHORED IN THE GROUND TO PREVENT MOVEMENT AND PROVIDE A SECURE BARRIER;
   - A MINIMUM OF TWO (2) DDOT/UFA STANDARD TREE PRESERVATION SIGNS SHALL BE MOUNTED ON THE FENCE OF EACH ENCLOSED TREE PROTECTION AREA.
2. NO INSTALLATION OF SILT FENCE/SUPER SILT FENCE, TRENCHING, ALTERATION OR DISTURBANCE TO EXISTING GRADE/STAGING/STORAGE OF CONSTRUCTION MATERIALS, EQUIPMENT, SOIL, OR DEBRIS DISPOSAL OF ANY MATERIALS SUCH AS CONCRETE, GAS, OIL, PAINT, OR BLACKTOP IS ALLOWED WITHIN THE FENCED TREE PROTECTION ZONE.
3. EXCAVATIONS WITHIN THE DRIP LINE SHALL PROCEED WITH CARE BY USE OF HAND TOOLS. THE DRIPLINE IS DEFINED AS THE GROUND AREA UNDER THE CANOPY OF THE TREE.
4. NO ROOTS LARGER THAN TWO (2) INCHES IN DIAMETER ARE TO BE CUT WITHOUT UFA PERMISSION.
5. EXPOSED ROOTS TWO (2) INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN BURLAP OR OTHER APPROVED MATERIAL AND KEPT MOIST AT ALL TIMES.
6. TREES THAT ARE PROTECTED ARE TO BE WATERED EVERY TEN (10) DAYS FROM APRIL THROUGH SEPTEMBER.
7. SECTION 608.07 - TREE PROTECTION AND 608.08 - TREE ROOT PROTECTION OF THE 2013 DISTRICT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND STRUCTURES WILL APPLY SHOULD ANY DAMAGE OCCUR TO THE EXISTING STREET TREES.
8. ANY FINES RELATED TO DAMAGE TO A STREET TREE ON A JOB SITE SHALL BE THE RESPONSIBILITY OF THE PERMIT HOLDER.
9. FOR ANY QUESTIONS, CALL DDOT URBAN FORESTRY ADMINISTRATION AT 202-671-5133.

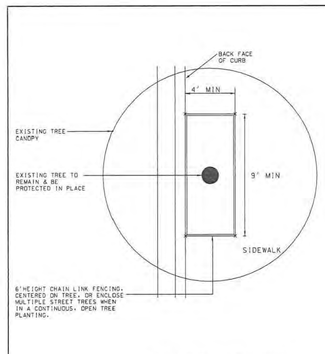
GENERAL NOTES:

1. SEE TREE PROTECTION FENCE - PLAN, DWG. NO. 608.11

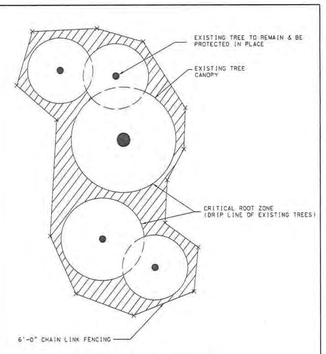
ISSUED: 8/2015	RECOMMENDED:	TREE PROTECTION FENCE - ELEVATION	d. DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION
REVISION / APPROVAL	PROJECT MANAGER		
	APPROVED: Muhammed Khalid, CHIEF ENGINEER		DWG. NO. 608.10

1 TREE PROTECTION FENCE ELEVATION

Scale: NTS



TYPICAL STREET TREE PROTECTION



TYPICAL OPEN AREA TREE PROTECTION

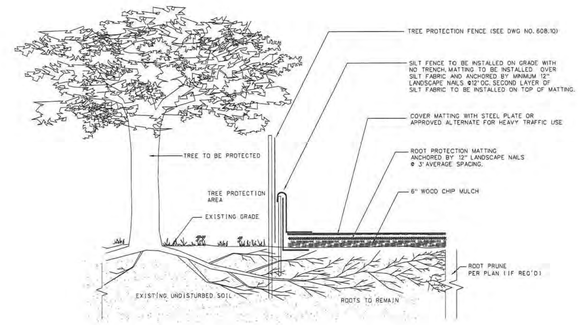
NOTES:

1. FOR STREET TREES (TREES PLANTED IN THE TREE PLANTING SPACE BETWEEN CURB AND SIDEWALK), REFER TO DETAIL ABOVE LABELED "TYPICAL STREET TREE PROTECTION" FOR TREES IN OPEN AREAS (PUBLIC PARKING BEHIND SIDEWALK OR PARK SPACE), REFER TO DETAIL ABOVE LABELED "TYPICAL OPEN AREA TREE PROTECTION".
2. SEE TREE PROTECTION FENCE-ELEVATION, DWG. NO. 608.10 FOR TREE PROTECTION NOTES.

ISSUED: 8/2015	RECOMMENDED:	TREE PROTECTION FENCE - PLAN VIEW	d. DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION
REVISION / APPROVAL	PROJECT MANAGER		
	APPROVED: Muhammed Khalid, CHIEF ENGINEER		DWG. NO. 608.11

2 TREE PROTECTION FENCE PLAN

Scale: NTS



NOTES:

1. MATTING MATERIAL SHALL BE DOUBLE SIDED GEOCOMPOSITE, GEONET CORE WITH NON-WOVEN COVERING (SUCH AS TENAR ROADRAN RD7) OR APPROVED EQUIVALENT.
2. ROOT PROTECTION MATTING SHALL BE INSTALLED BY A CERTIFIED ARBORIST.
3. TO BE USED FOR DESIGNATED TEMPORARY CONSTRUCTION ACCESS AND STOCKPILE AREAS.
4. MATTING SHALL BE PLACED ON 6" WOOD CHIP MULCH UNLESS OTHERWISE DIRECTED.
5. FOR HEAVY TRAFFIC AREAS, MATTING SHALL BE COVERED WITH STEEL PLATES.

ISSUED: 8/2015	RECOMMENDED:	TREE ROOT PROTECTION W/SILT FENCE	d. DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION
REVISION / APPROVAL	PROJECT MANAGER		
	APPROVED: Muhammed Khalid, CHIEF ENGINEER		DWG. NO. 608.12

3 TREE ROOT PROTECTION WITH SILT FENCE

Scale: NTS

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Baskervill

BASKERVILL, P.O. BOX 400, RICHMOND, VA 23218-0400

DISTRICT OF COLUMBIA REGISTERED LANDSCAPE ARCHITECT LA000045 08/19/22

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Georgetown
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ISSUE
07/22/2022
STAGE 3.0 | DESIGN DOCUMENTS

LANDSCAPE DETAILS (3 OF 3)

L0220

SECTION 07 33 63 (SECTION 02930) – VEGETATED ROOF COVERING

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:
1. Vegetation for roof covering.
2. Growth media for roof covering.
3. Accessories and components as necessary for a complete installation of the vegetated roof covering.

B. Related Sections:
1. Section 07 55 63 (07530): Membrane Roofing for Green Roofing Systems.

1.2 DEFINITIONS

A. Definitions pertaining to sustainable development: As defined in ASTM E2114.

B. Drain Access Chamber: Open-ended box or cylinder that covers drains and/or scuppers. The chamber must be designed to admit water freely at the base. It must also have a removable lid to prevent debris from entering the chamber.

C. Growth Media Layer: An engineered soil-like material designed to retain moisture, manage plant nutrients, and support vigorous growth of the foliage.

D. Manning formula for conveyance (ft^3/s): $K = (1.49 \times A \times R^{(2/3)})/n$;
A=area (ft^2), R=hydraulic radius (ft), n=Manning's roughness coefficient (dimensionless).

E. System Installer: Entity approved by System Provider to install vegetated roof covering system.

F. System Provider: Entity that provides all materials required for installation of the vegetated roof covering system.

G. Roofing Membrane Provider: Entity that provides all materials required for installation of the waterproofing/roofing system below the vegetated roof covering. Refer to Section 07 55 63 (07530).

1.3 SYSTEM DESCRIPTION

A. Design Requirements:
1. The vegetated cover shall be a single-media system, consisting of a 4" growth media layer installed over a layer designed to promote drainage and distribute moisture.
2. The weight of this system at Maximum Water Capacity as per ASTM E2399 and with rainfall runoff occurring, shall be less than or equal to Structural Weight limitations per site condition.
3. The system dead load, measured according to ASTM D2397, when added to the weight of the roofing membrane system, shall not exceed the maximum allowable dead load for the roof.

B. Performance Requirements: Vegetated roof covering system shall:
1. Support a perennial vegetated ground cover;
2. Provide efficient drainage of moisture that is in excess of that required for the

vigorous growth of the installed vegetation;
3. Protect roof waterproofing materials from damage caused by exposure to ultraviolet radiation, physical abuse, and rapid temperature fluctuations;
4. Retain **TBD** inches of moisture at Maximum Water Capacity, in accordance with ASTM E2398.

1.4 SUBMITTALS

A. Product Data: Unless otherwise indicated, submit the following for each type of product provided under work of this Section:
1. Product data for material and components of vegetated roof covering indicating compliance with specified requirements.
2. Local/Regional Materials:
   a. Sourcing location(s): Indicate location of extraction, harvesting, and recovery; indicate distance between extraction, harvesting, and recovery and the project site.
   b. Manufacturing location(s): Indicate location of manufacturing facility; indicate distance between manufacturing facility and the project site.
   c. Product Value: Indicate dollar value of product containing local/regional materials; include materials cost only.
   d. Product Component(s) Value: Where product components are sourced or manufactured in separate locations, provide location information for each component. Indicate the percentage by weight of each component per unit of product.
3. Biobased materials:
   a. Indicate type of biobased material in product.
   b. Indicate the percentage of biobased content per unit of product.
   c. Indicate relative dollar value of biobased content product to total dollar value of product included in project.

B. Shop Drawings: Submit Shop Drawings showing:
1. Details of installation with conditions at terminations, transitions, and penetrations;
2. Layout for the internal drain conduit;
3. A profile schematic, in 1/2 scale, showing thickness of all materials;
4. Fabrication details or System Provider's information for drain access chambers.
   a. Coordinate with Roofing Membrane Provider details for roof drains, scuppers and overflows, including accurate dimensions and geometric configurations. Verify that standard drain access chambers, deck drains and scuppers conform to System Provider's written recommendations.

C. Samples: Submit samples as follows:
1. 6-ounce sample of growth medias for initial approval.
2. (2) 5 pound sample of the growth media as delivered for each 100 cubic yards for verification.

D. Plant list: Identify species, size, and source for each type of plant. Indicate planting method, planting density, and quantity conditions for care during the establishment period. Where selected species are not indigenous, describe reasons for preference.

E. Certifications:
1. System Provider's statement indicating that:
   a. Proposed use is appropriate for each product, material and component.
   b. System Provider has reviewed and approved the details for the associated Roofing Membrane system, including deck drains, flashings, penetrations, and coping.

   c. System Installer is approved by System Provider.
   d. Proposed system is eligible for the specified warranty required of the System Provider.

F. Closeout Submittals:
1. Warranty.
2. Maintenance Agreement.

1.5 QUALITY ASSURANCE

A. Single-Source Responsibility: Installation of the vegetated roof covering system components and vegetation, shall be provided by GRO in unison with the Henry Company as a single-source. Components include but are not limited to:
1. Drain layer underlayment.
2. Growth Media.
3. Drainage panels.
4. Border units.
5. Separation fabric.
6. Drain and scupper access chambers.
7. Protection layer.
8. Paths and walkways.
9. Vegetation.

B. Roofing Inspection: As specified in Section 07 55 63 (07530) and as follows:
1. The Owner or System Provider shall furnish a quality control specialist to observe critical aspects of the installation and testing of the work.

C. Pre-Construction Meeting: After award of Contract and prior to the commencement of the Work of this Section, schedule and conduct meeting to discuss the Work of this Section and to coordinate with related Work. Coordinate with pre-construction meeting specified in Section 07 55 63 (07530). Convene pre-construction meeting to comply with requirements of Division 01 (1) and as follows:
1. Notify all attendees at least two weeks prior to the conference.
2. Require attendance of parties directly affecting Work of this Section, including, but not limited to:
   a. Owner,
   b. Contractor,
   c. Architect,
   d. System Provider,
   e. System Installer,
   f. Roofing Membrane Provider,
   g. Roofing Membrane Installer, and
   h. Mechanical and Plumbing Installers.
3. Review methods and procedures related to installation and operation of Work of this Section, including coordination with related Work.
4. Document proceedings, including corrective measures or actions required, and furnish copy of record to each participant.

1.6 SEQUENCING AND SCHEDULING

A. Coordinate the Work with installation of associated roofing, waterproofing, flashings, and roof accessories specified under other sections as the Work of this Section proceeds.

B. Sequence the Work with attention to preventing deterioration of installed roofing by minimizing the use of newly constructed roof deck for storage, walking surface, and equipment.

1.7 WARRANTY

A. Green Roof System Components: Provide a warranty signed by System Provider against failure of components in vegetated roof covering system, except vegetation. Warranty shall include repair of flaws which impair the functioning of the green roof system, provided the flaws originate from errors in design, material defects, improper assembly, incompatibility between components, or deterioration. Failure of components shall include:
1. Loss or dislocation of media due to wind scour (during the establishment period).
2. Persistent ponding of water after rainfalls.
3. Anaerobic conditions developed in the media due to inadequate drainage.
4. Cracking or deterioration of drain access chambers and border units, clogging of roof drains or scuppers.
5. Cracking or exfoliation of concrete pavers.

B. Green Roof System Vegetation: Provide a warranty signed by System Installer against failure of vegetation in vegetated roof covering system, including but not limited to failure of the plants to thrive due to compression or decomposition of the media. Warranty shall provide for the following:
1. Overseeding of plant cover after 12 months if the surface coverage rate is less than 60 percent. If overseeding is required, the deficient grids shall be manually re-seeded and stabilized. Cover rates shall be estimated separately for each 400 square-foot grid of the vegetated surface.
2. Overseeding of plant cover after the 24-month establishment period as necessary to provide a minimum plant cover of 80 percent. Cover rates shall be estimated separately for each 400 square-foot grid of the vegetated surface.
3. Emendation of media, if required to provide a viable growing medium for the vegetation.

C. Warranties shall include cost of labor and materials to inspect, repair, remove, and replace components in vegetated roof covering system without financial limit.
1. Warranties shall include removing and replacing vegetated roof covering to access and repair waterproofing/roofing below vegetated roof covering.

D. Warranty Period:
1. Green Roof System Components: 15 years.
2. Green Roof System Vegetation: 2 years.

1.8 MAINTENANCE

A. System Installer shall execute with Owner a 2-year establishment period maintenance contract for plantings.

B. Maintenance shall include cultivation, weeding, disease and insect pest control. Procedures shall be consistent with good horticultural practice necessary to ensure vigorous, healthy growth of plant material.
1. Provide hand weeding and organic fertilization, as required to maintain the health and vigor of the plants.
2. Clean up: During course of maintenance, excess and waste materials shall be promptly removed at end of each workday.

C. Maintenance schedule of activities:
1. Schedule: Include minimum 6 maintenance visits to project in 24 month period.
2. Provide schedule to Owner that details planned maintenance activities including names of subcontractors.

D. Maintenance reports:

1. Provide reports to Owner summarizing activities, observations, necessary corrections and recommended changes to maintenance routine, if any.

PART 2 – PRODUCTS

2.1 GREEN ROOFING SYSTEM COMPONENTS

A. Synthetic drain layer underlayment: Mat or Geocomposite drainage layer with minimum performance characteristics as follows :
1. As Specified per Architect and GRO details.

B. Growth Media Layer: Mixture of mineral and organic components with minimum performance characteristics as follows:
1. To be in compliance with FLL guidelines, and manufactured by GRO.

C. Drainage Panel: For use under border units and drain chambers, to promote free flow across boundaries. Polyethylene or Polystyrene panels with minimum performance characteristics as follows:

Compressive strength	≥ 5,200 lb/ft²
Transmissivity, as per ASTM D4716	≥ 15 gal/min/ft

D. Border Units:
1. Edge Elements: Aluminum, plastic, stainless steel, or enamel-coated galvanized steel cantilever edge units. Size and shape as indicated on drawings.
2. Scupper Fences: Aluminum, plastic, stainless steel, or enamel-coated galvanized steel cantilevered fences Used in lieu of scupper chambers. Size and shape as indicated on drawings.

E. Separation fabric: For use to prevent media loss at seams, boundaries and openings. Non-woven polypropylene or polyester fabric with minimum performance characteristics as follows:

Permittivity as per ASTM-D4491	≥1.5 sec-1
Weight as per ASTM –D5261	≥ 6 oz/yd2
Puncture Resistance as per ASTM-D4833	≥ 130 lb
Mullen Burst Strength as per ASTM-D3786	≥ 350 lb/in2
Grab Tensile as per ASTM D-4632	≥ 150 lb

F. Drain and Scupper Access Chambers: Provide chambers with lids for inspection of drains and scuppers. The chambers shall have perforations on the sides and be mounted on drain panel. Chambers may be fabricated from plastic, aluminum, stainless steel, fiber-reinforced cement, or enamel coated galvanized steel

G. Protection Layer: Provide as required for protection of the roofing membrane in critical areas and as follows:

Thickness, core only as per ASTM-D5199	≥ 200 mil
Puncture Resistance of each fabric as per ASTM D-4833	≥ 110 lbs

H. Paths and Walkways: Concrete Pavers; swept or textured finish; with minimum performance characteristics as follows:

Thickness	≥ 1.75 in
Size	2 ft x 2 ft (nominal)
Weight	≥ 23 lb/ft²
Compressive Strength	≥ 7,500 psi

Flexural Strength	≥ 2,000 lb
Water Absorbtion	≤ 5%

2.2 VEGETATION

A. Plants: Provide plants in accordance with ASTM E2400 and as follows:
1. Pre-vegetated sedum tiles provided by GRO
2. Provide vegetation consistent with a xeriscaping approach that minimizes or eliminates irrigation requirements.
3. The use of indigenous plant species is encouraged. However, this value is secondary to providing a plant community that can provide a dense groundcover capable of withstanding climatic conditions, holding the growth medium in place, and minimizing weed pressure.
4. The plant list shall include a minimum of 5 species with a record of success in similar installations and conditions.
5. Plants selected for extensive green roofs shall be low-growing, with maximum heights of 18 inches.

PART 3 − EXECUTION

3.1 EXAMINATION

A. Examine substrates, areas, and conditions under which roofing will be applied, with System Installer and Roofing Membrane Installer present, for compliance with requirements
1. Correct any deficiencies to the satisfaction of the System Installer.
2. Do not proceed with installation until unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Prepare Surface:
1. Clean surface of the Roofing Membrane as recommended by Roofing Membrane Provider/Installer and by System Provider.

B. Protect Roofing Membrane:
1. Until the drainage media course is installed, traffic over the working area shall be strictly controlled and limited to essential personnel only.
2. Protect heavily traveled areas, including but not limited to corridors for transporting media to the working areas, as recommended by the Roofing Membrane Provider.
3. Protect laydown areas using ½-inch plywood or particle board over 1-inch sheets of expanded polystyrene (EPS), or similar sheathing material.

C. Prevent materials from entering and clogging roof drains and conductors and from spilling or migrating onto surfaces of other construction.

3.3 INSTALLATION

A. Install vegetated roof covering system according to System Provider's written instructions, applicable regulations, approved shop drawings, and as specified.

B. Install drain layer underlayment:
1. Lay out the mat smoothly, with joints abutting tightly, at all areas to receive vegetated roof cover.
2. Cover joints between adjacent panels with separation fabric, allowing an overlap on either side of minimum 6 inches.

C. Install drain access chambers and border units:
1. Assemble border units directly on top of the drainage panel. Cover the edge elements and sheet drain with separation fabric to prevent intrusion of media.
2. Layout drain access boxes. Wrap drain access chambers with separation fabric to prevent intrusion of media.

D. Install Walkways:
1. Install a second layer of drainage panel at areas to receive walkways.
2. Locate as shown in the drawings.
3. Edge the walkways with separation fabric.

E. Place Growth Media:
1. Place the growth media layer at the roof level in a manner that will not suddenly increase the load to the roof. Immediately after placement, spread to the specified thickness, plus 10 percent after compaction with lawn roller delivering 100 lbs/linear foot.
2. Thoroughly soak with water using a sprinkler or hand sprayer.

3.4 PLANT VEGETATION

A. If more than 72 hours have elapsed since the media was last watered, soak the media again prior to installation of plant vegetation.

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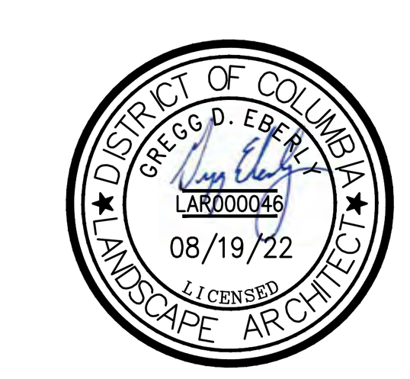

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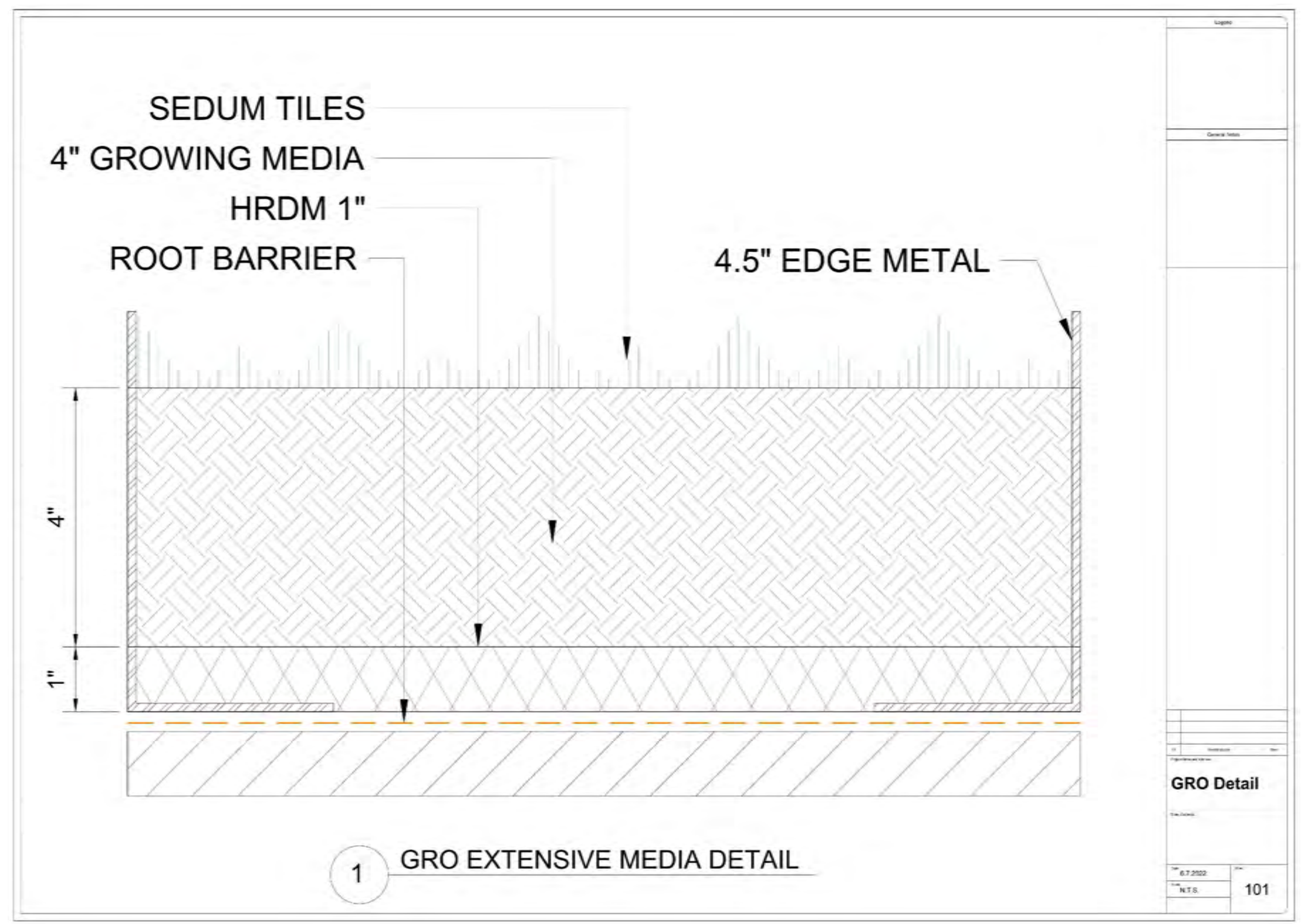
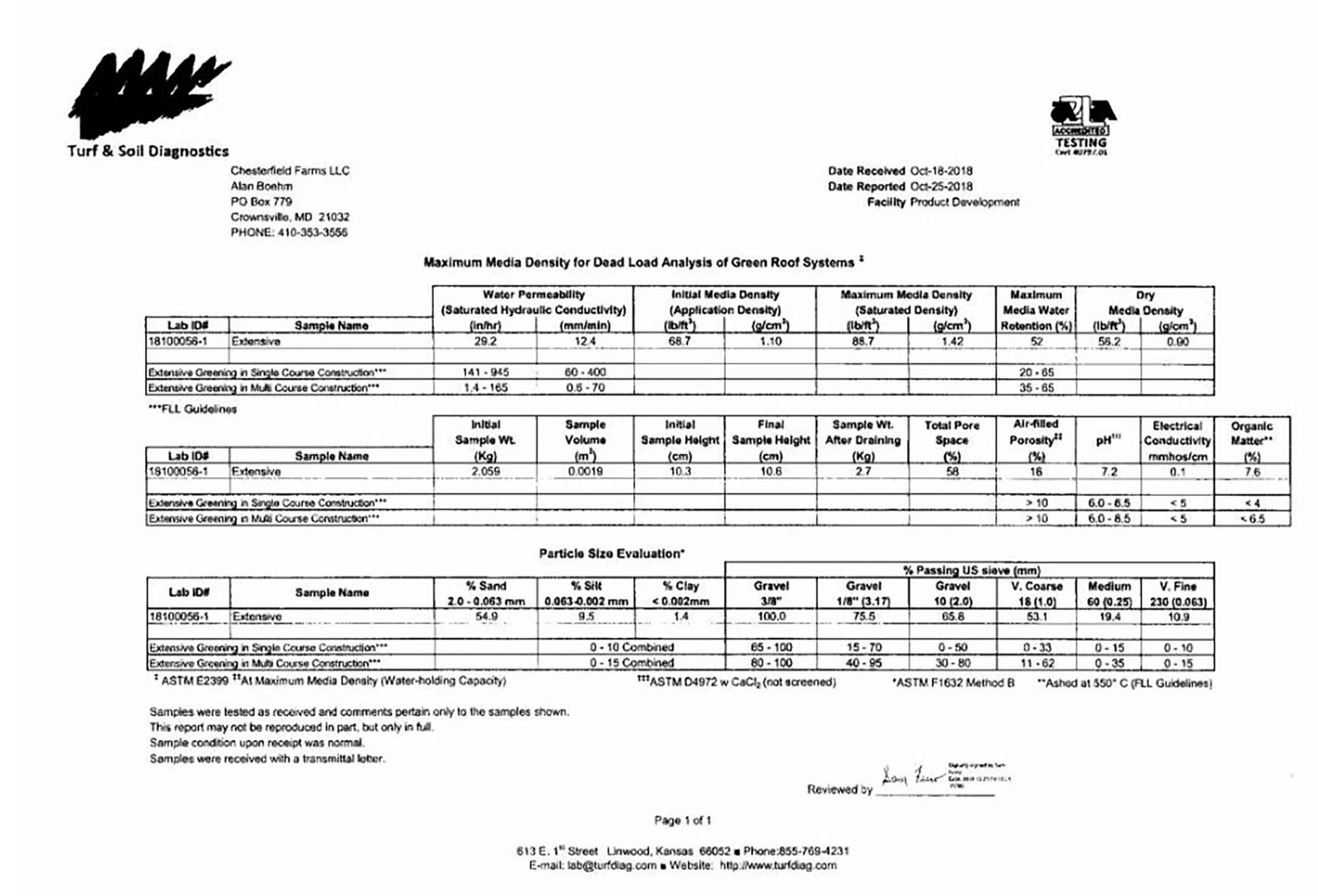
GREEN ROOF SPECIFICATIONS
L0300



1 EXTENSIVE GREEN ROOF (OR APPROVED EQUAL)

Scale: NTS



Turf & Soil Diagnostics

Chesterfield Farms LLC
Alan Boehm
PO Box 779
Crownsville, MD 21032
PHONE: 410-353-3556

Date Received Oct-18-2018
Date Reported Oct-25-2018
Facility Product Development

Maximum Media Density for Dead Load Analysis of Green Roof Systems ‡

Lab ID#	Sample Name	Water Permeability (Saturated Hydraulic Conductivity) (in/hr)	(mm/min)	Initial Media Density (Application Density) (lb/ft³)	(g/cm³)	Maximum Media Density (Saturated Density) (lb/ft³)	(g/cm³)	Maximum Media Water Retention (%)	Dry Media Density (lb/ft³)	(g/cm³)
18100056-1	Extensive	29.2	12.4	68.7	1.10	88.7	1.42	52	56.2	0.90
Extensive Greening in Single Course Construction***		141 - 945	60 - 400					20 - 65		
Extensive Greening in Multi Course Construction***		1.4 - 165	0.6 - 70					35 - 65		

***FLL Guidelines

Lab ID#	Sample Name	Initial Sample Wt. (Kg)	Sample Volume (m³)	Initial Sample Height (cm)	Final Sample Height (cm)	Sample Wt. After Draining (Kg)	Total Pore Space (%)	Air-filled Porosity‡‡ (%)	pH‡‡‡	Electrical Conductivity mmhos/cm	Organic Matter** (%)
18100056-1	Extensive	2.059	0.0019	10.3	10.6	2.7	58	16	7.2	0.1	7.6
Extensive Greening in Single Course Construction***								> 10	6.0 - 8.5	< 5	< 4
Extensive Greening in Multi Course Construction***								> 10	6.0 - 8.5	< 5	< 6.5

Particle Size Evaluation*

Lab ID#	Sample Name	% Sand 2.0 - 0.063 mm	% Silt 0.063-0.002 mm	% Clay < 0.002mm	% Passing US sieve (mm) Gravel 3/8"	Gravel 1/8" (3.17)	Gravel 10 (2.0)	V. Coarse 18 (1.0)	Medium 60 (0.25)	V. Fine 230 (0.063)
18100056-1	Extensive	54.9	9.5	1.4	100.0	75.5	65.8	53.1	19.4	10.9
Extensive Greening in Single Course Construction***			0 - 10 Combined		65 - 100	15 - 70	0 - 50	0 - 33	0 - 15	0 - 10
Extensive Greening in Multi Course Construction***			0 - 15 Combined		80 - 100	40 - 95	30 - 80	11 - 62	0 - 35	0 - 15

‡ ASTM E2399 ‡‡At Maximum Media Density (Water-holding Capacity) ‡‡‡ASTM D4972 w $CaCl_2$ (not screened) *ASTM F1632 Method B **Ashed at 550° C (FLL Guidelines)

Samples were tested as received and comments pertain only to the samples shown.
This report may not be reproduced in part, but only in full.
Sample condition upon receipt was normal.
Samples were received with a transmittal letter.

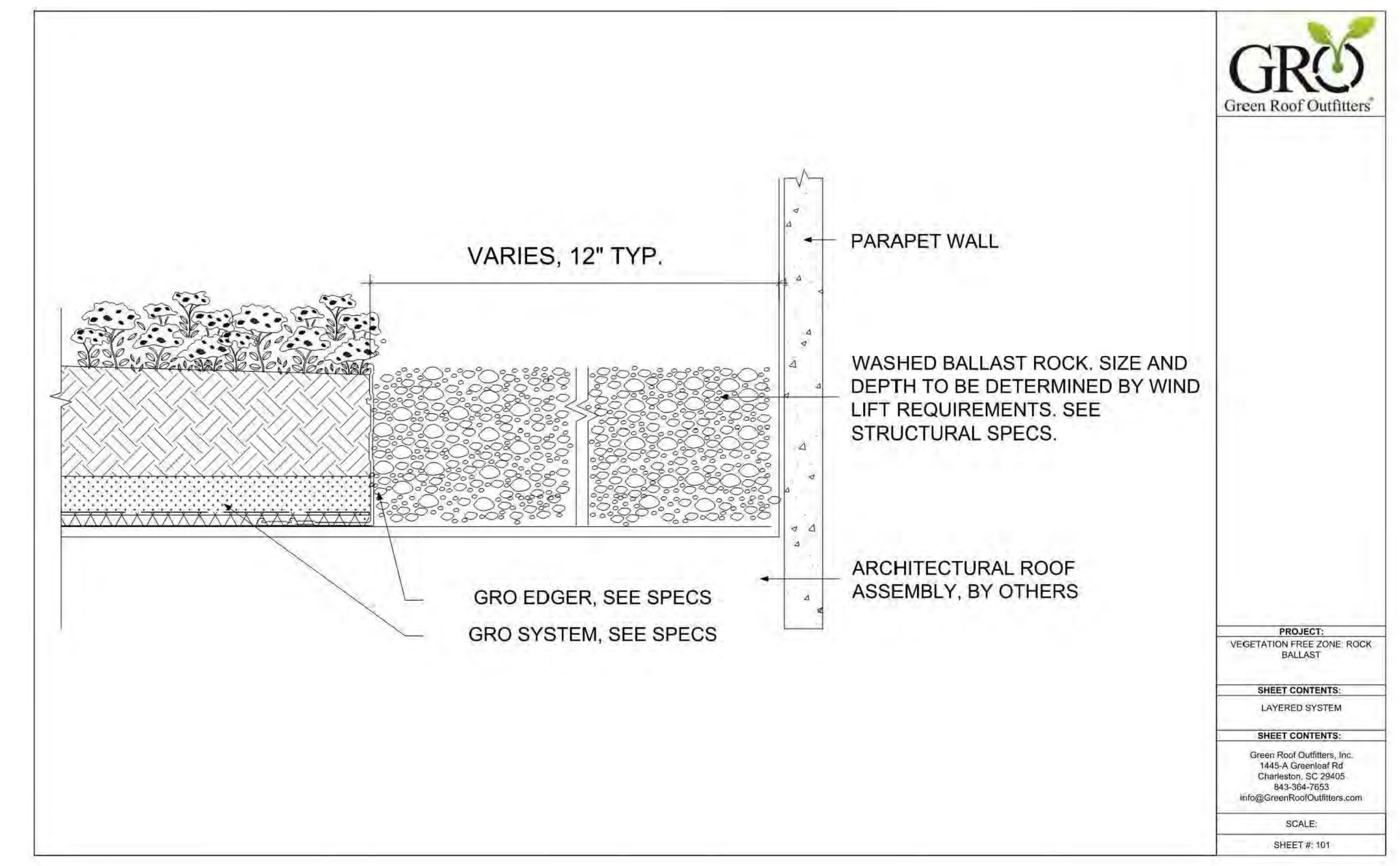
Reviewed by ______

Page 1 of 1

613 E. 1st Street Linwood, Kansas 66052 ■ Phone:855-769-4231
E-mail: lab@turfdiag.com ■ Website: http://www.turfdiag.com

2 EXTENSIVE GREEN ROOF SOIL

Scale: NTS



3 GREEN ROOF STONE BALLAST (OR APPROVED EQUAL)

Scale: NTS

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DISTRICT OF COLUMBIA GREGG D. EBERLY LAR000046 08/19/22 LICENSED LANDSCAPE ARCHITECT

PROJECT NUMBER
2210437.0

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Georgetown
3401 K STREET, NW WASHINGTON, DC 20007

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07/22/2022
STAGE 3.0 | DESIGN DOCUMENTS

GREEN ROOF DETAILS (1 OF 2)

L0310

GRO Green Roof Outfitters®

GRO SEDUM TILES
SPECIFICATIONS

GRO SEDUM TILES

GRO Sedum Tiles typically consist of at least 12 different sedum varieties, grown on 1" proprietary soil mix using the plant roots as the structural backing. GRO Sedum Tiles are designed for use in modular and layered green roof systems, planters, living walls, bioswales, and other stormwater management and green amenity applications.

SEDUM VARIETIES TYPICALLY INCLUDE AN ASSORTMENT OF:

Sedum acre 'Golden Carpet'	Sedum Hybridum
Sedum acre 'Octoberfest'	Sedum reflexum 'Blue Spruce'
Sedum albums (assorted)	Sedum Sediforme
Sedum Ellacombianum	Sedum Selksianum
Sedum floriferum 'Weihenstephaner Gold'	Sedum Sexangulare
Sedum Forsterianum 'Silver Stone' Sedum	Sedum spurium 'Coccineum'
Sedum Glaucophyllum	Sedum spurium 'Summer Glory'
Sedum Hispanicum	Sedum spurium 'Voodoo'

DIMENSIONS	12" x 24" x 1" (2 ft²)
SQ. FT. PER PALLET	240 ft²
TILES PER PALLET	120 Approx.
DRY WEIGHT	1.5 lbs/ft²
WET WEIGHT	Approx. 2.0 lbs/ft²
WEIGHT PER PALLET	420 lbs
PALLETS PER 53' TRUCK	24
COVERAGE WHEN SHIPPED	95% minimum

www.greenroofoutfitters.com 843.400.3033 info@greenroofoutfitters.com

1 GREEN ROOF SEDUM TILES (OR APPROVED EQUAL)
Scale: NTS

GRO Green Roof Outfitters®

GRO HIGH RETENTION DRAIN MAT - 1.0"
SPECIFICATIONS

GRO HIGH RETENTION DRAIN MAT - 1.0"

GRO HRDM is a 1.0" thick, high-retention drainage panel suitable for use with green roof systems, at-grade landscape installations, and other conditions where maximizing water retention capacity is a priority. Made from 100% recycled high-density polypropylene, GRO HRDM 1.0" is intended to be used in conjunction with GRO Filter Fabric for green roof installations.

MATERIAL	100% Recycled High-Density Polypropylene
DIMENSIONS	4' x 6' x 1" high; 24 ft² per panel
WEIGHT PER PANEL	8 lbs/panel
COMPRESSIVE STRENGTH	> 7,000 psf
WATER RETENTION	0.458 gal/ft² & 56% by wt. (ASTM E2398/E2398M)
ACCOMPANYING GRO PRODUCT	GRO Filter Fabric

FLOW RATES: ASTM D4716

COMPRESSION APPLIED (100 psf)	1.0 GRADIENT	.05 GRADIENT	.02 GRADIENT
	6.49 gpm/ft	4.19 gpm/ft	2.17 gpm/ft

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2 GREEN ROOF DRAINAGE MAT (OR APPROVED EQUAL)
Scale: NTS

GRO Green Roof Outfitters®

GRO ROOT BARRIER 30
SPECIFICATIONS

GRO ROOT BARRIER 30

GRO Root Barrier 30 is a smooth high-density polyethylene (HDPE) geomembrane film that acts as a waterproof seal, protecting the soil from moisture loss, and redirects soil roots as needed. For use when a root barrier is required.

MATERIAL	Black Polyethylene HDPE
DIMENSIONS	53" x 175' ; 773 ft²/roll
THICKNESS & WEIGHT	30 mil & 115 lbs/roll *Other thicknesses available upon request
TENSILE STRENGTH @ BREAK	144 ppi (ASTM D6693)
ELONGATION @ BREAK	900% (ASTM D6693)
TEAR RESISTANCE	18 lbs (ASTM D1004)
PUNCTURE RESISTANCE	60 lbs (ASTM D4833)
CARBON BLACK CONTENT	2.4% (ASTM D4128)
OXIDATIVE INDUCTION TIME	100 mins (ASTM D3895)

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3 GREEN ROOF ROOT BARRIER (OR APPROVED EQUAL)
Scale: NTS

GRO Green Roof Outfitters®

GRO METAL EDGING
SPECIFICATIONS

GRO METAL EDGING

GRO Metal Edging is a strong yet lightweight, bendable restraint that provides a great finished look for both modular systems and/or intensive and extensive layered green roof systems. For use to retain green roof planting materials, or as an edging detail for paver and tiles on rooftop walkways. GRO Metal Edging accommodates design curves and angles and is easy to install, making it a great alternative to structural curbing.

MATERIAL	Aluminum Extruded 6063 Alloy
DIMENSIONS	Varying heights 4.5", 6.5" & 8.25" height x 8' lengths
FINISH	Mill Finish Anodized Black DuraFlex available by special order
TEMP. DISPLACEMENT	Extruded aluminum is not impaired by exposure to low temperatures
UV RESISTANCE	Aluminum reflects ultraviolet radiation and is not damaged by harmful UV rays
COMBUSTIBILITY	Extruded aluminum will not burn, making it safer than many materials such as wood, paper, or plastic in design applications. Extruded aluminum also does not emit any toxic, hazardous fumes when exposed to high temperatures.

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4 GREEN ROOF METAL EDGE (OR APPROVED EQUAL)
Scale: NTS

GRO Green Roof Outfitters®

GRO DRAIN COVERS and LIDS
SPECIFICATIONS

GRO DRAIN COVERS and LIDS

GRO Drain Covers and Lids are lightweight for rooftop applications and provide a functional purpose with a polished look. They provide effective drainage of rainwater, retain green roof materials from entering the roof drains, and protect drains in the path of roof top walkways and decks. GRO Aluminum Drain Covers and Lids are designed to complement GRO Metal Edging in both modular and layered green roof applications. All aluminum GRO Drain Covers and Lids are from made recycled aluminum and may qualify for LEED points.

MATERIAL	Aluminum: Extruded 6063 Alloy Plastic: Recycled Polypropylene
DIMENSIONS	Aluminum: 15" x 15" x 6" high (inside) Plastic: 15⅛" x 15 ⅜w" x 6 ½" high (inside) Custom sizes available
FINISH	Aluminum: Mill finish anodized / Black DuraFlex Plastic: Black
UV PROTECTION	Aluminum: Reflects ultraviolet radiation Plastic: Black color is a natural UV inhibitor
SECURITY	2 piece with lockable lid

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5 GREEN ROOF DRAIN COVER (OR APPROVED EQUAL)
Scale: NTS

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DISTRICT OF COLUMBIA REGISTERED EMPLOYEE LANDSCAPE ARCHITECT LA000045 08/19/22

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07/22/2022
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GREEN ROOF DETAILS (2 OF 2)
L0320

Bowman
CONSULTING

LANDSCAPE MAINTENANCE PLAN

3401 K Street NW, DC 20007
AUGUST, 2022

1.0 GENERAL CONDITIONS

1.1 PROPERTY OWNER RESPONSIBILITY

The landscape maintenance plan serves as guidance for the property owner to ensure that all Green Area Ratio (GAR) related features are maintained. The property owner and all subsequent owners are required to maintain the GAR score at or above the minimum level set in the regulations. Should the GAR score fall below the minimum required, other GAR environmental performance features can be substituted to achieve an appropriate score; this process does not require plan resubmittal.

1.2 SCOPE OF WORK

A. The landscape contractor shall provide all materials, labor and equipment required to complete all landscape maintenance work as specified in the contract.
B. The landscape contractor shall be familiar with the project premises and how the existing conditions will affect his/her work.

1.3 STANDARDS

A. All landscape maintenance services shall be performed by trained personnel using current, acceptable horticultural practices.
B. All work shall be performed in a manner which maintains the original integrity of the landscape design.
C. The property owner and all subsequent owners are obliged to maintain the GAR score at or above the minimum level set in the regulations. Should the GAR score fall below the minimum required, other GAR environmental performance features can be substituted to achieve an appropriate score; this process does not require plan resubmittal.
D. All chemical applications shall be performed in accordance with current county, state, and federal laws, utilizing EPA registered materials and methods of applications.
E. All fertilizers should be organically derived or granular slow release synthetic products.
F. An Integrated Pest Management (IMP) approach shall be used to manage pests (weeds, insects, and diseases).

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www.bowman.com

1.4 APPROVALS

Any work performed in addition to that which is outlined in the maintenance plan shall only be done upon written approval by the owner.

1.5 SOIL TESTING

A. Soil testing shall be conducted annually to determine soil texture, pH, total calcium, magnesium, phosphorous, potassium, soluble salts and percent of organic matter. Each sample to be submitted for testing shall be extracted from a composite sample representing a minimum five core samples for each soil area. Samples shall be taken from a defined growing area with plants of similar growth habits, such as trees, shrubs, herbaceous plants and turf. This procedure should be performed for each distinctively different growing area in the managed landscape. Soil tests shall be conducted by a local government testing laboratory or by a commercial agricultural soil testing laboratory.
   - All soil testing costs shall be borne by the contractor.

B. The purpose of fertilization and soil textural amendment is to prevent or correct nutrient deficiencies to improve tree, shrub and herbaceous plant material health. Specified areas shall be soil sampled and fertilized according to testing results.
C. ***The above soil testing methods shall not be used for the vegetated roof media.***

1.6 SOIL IMPROVEMENTS

Table 5 Topsoil Physical and Chemical Parameters

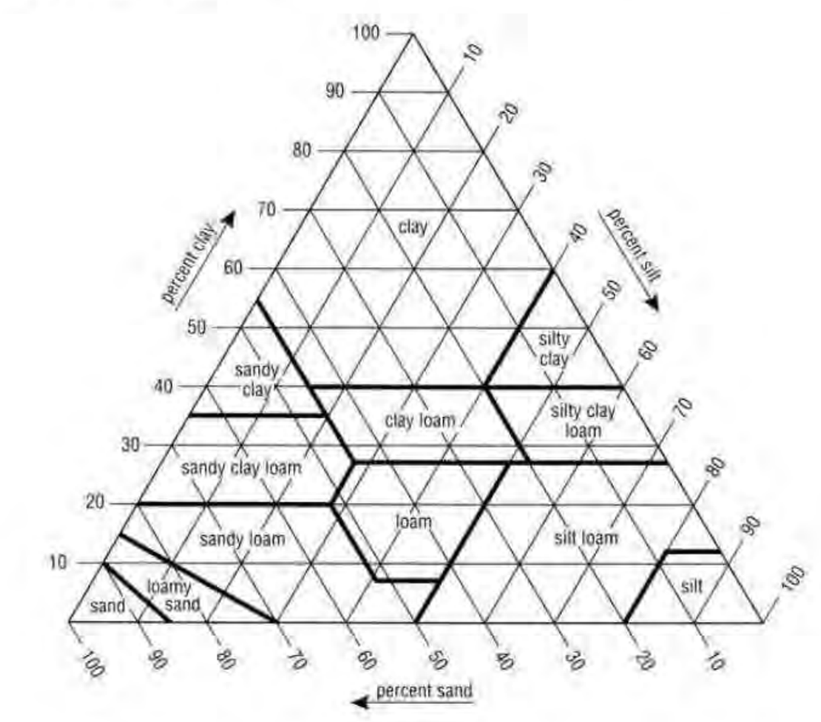
Topsoil Characteristics	Test Method	Required Standard
Texture class		Loam, Silt loam, sandy clay loam, sandy loam, clay loam
% Sand (0.05 mm- 2.00 mm)	Hydrometer	< 70%
% Silt (0.002 mm- 0.05 mm)	Hydrometer	<70%
% Clay (<0.002 mm)	Hydrometer	< 30%
% Organic matter (by weight)	Loss of Ignition	Lawn areas (4%-6% Planting Beds (5%-7%)
pH		6.0-7.2, specific plantings may require alternate values
Macronutrients & micronutrients		Determined by professional soil scientist

A. **Soil Source**
The topsoil and subgrade may be from a naturally occurring soil or soil that has been mixed to achieve the requirements of the plant selections.

B. **Debris Content**
Particles and stone greater than 1 inch in the longest dimension should not be allowed. This includes fragments of brick, concrete, wood, glass, metal, stone and plastic. The total volume less than 1 inch long should not be more than 5% the soil volume. Stones ranging from 0.5 to 1 inch (1.25 to 2.5 centimeters) should not exceed 5% of the soil volume, and gravel 0.25 to 0.5 inches (0.6 to 1.25 centimeters) should not exceed 5% of the soil volume.

C. **Contaminants Prohibited**
The soil shall have no herbicides, heavy metals, biological toxins, or hydrocarbons that will impact plant growth.

D. **Texture**
Topsoil texture can be variable and include loam, silt loam, sandy clay loam, sandy loam, and clay loam. The percent composition must fall within this range: sand <70% , silt <70%, and clay <30%. Particle size is determined according to U.S. Department of Agriculture Classification: clay <0.002 millimeters (mm), silt 0.002 mm-0.05 mm, and sand 0.05 mm-2 mm.



Soil texture triangle (source: USDA NRCS)

E. **Organic Matter**
Organic matter should be a minimum of 4% in lawn soils and 5% in planting beds. Percentage organic matter is measured by weight. Incorporate compost to raise organic matter content.

F. **Soil pH**
Soil pH determines the availability of nutrients in the soil. The exact pH range is dependent on the plant species and should be tested and adjusted based on species prior to installation. The ideal pH for most landscape plants falls in the range of 6.0-7.0; however, other plants prefer a pH outside this range. A pH of 6.5-7.2 is beneficial to microbial activity that converts nitrogen, phosphorous, and sulfur into forms most available to plants.

G. **Nutrient Recommendations**
Have a soil scientist provide recommendations for macronutrients and micronutrients.

Topsoil Construction

H. **Soil Density and Compaction**
Soil density must be high enough to avoid settlement and low enough to encourage root growth. Using a rod penetrometer, soil and subsoil shall be less than 260 pounds per square inch (psi) throughout the depth of credited soil. Compaction completely inhibits root growth at 300 psi. A rod cone penetrometer should be used to measure compaction when soil moisture is at field capacity, after the soil is wetted but drained. The penetrometer shall be inserted at a rate of 72 inches per minute (1.2 inches per second), according to American Society of Agriculture Engineers Soil Testing Specifications.

Excavate test pits to indicate amendment incorporation. A rod penetrometer should be used to establish the depth of uncompacted soil (<260 pounds per square inch) at a minimum of one location per 10,000 square feet.

I. **Subgrade Penetration**
Using a backhoe or similar device, scarify and loosen the subgrade. Remove from the area all debris or stones that are 1 inch or greater.

J. **Percolation**
After preparing the subgrade, conduct a percolation test. Water should drain readily from the soil. Percolation rates of 1-2 inches per hour are preferred if irrigation will be installed. A drainage system should be installed if the native subsoil has a drainage rate less than 1 inch per hour.

K. **Handling, Storage, and Spreading Topsoil**
Material shall not be handled or hauled when it is wet, as after a heavy rainfall, or if frozen. Soil shall be handled only when the moisture content is less than at field capacity. The CLE or a professional soil scientist shall be consulted to determine if the soil is too wet to handle. Stockpiles shall be covered during wet weather.

Spread topsoil in no greater than 12-in lifts, using the lightest possible equipment. Compact the topsoil to the proper soil density so that it is suitable for root growth and plant stability.

1.7 SOIL AMENDMENTS

A. Compost shall be derived from plant material and provided by a member of the U.S. Composting Seal of Testing Assurance (STA) program. See www.compostingcouncil.org for a list of local providers.
B. Alternative specifications and/or certifications, such as those administered by the Maryland Department of Agriculture or other agencies, may be substituted, as authorized by DDOE. In all cases, compost material must meet standards for chemical contamination and pathogen limits pertaining to source materials, as well as reasonable limits on phosphorus and nitrogen content to avoid excessive leaching of n utrients.
C. The compost shall be the result of the biological degradation and transformation of plan-derived materials under conditions that promote anaerobic decomposition. The material shall be well composted, free of viable weed seeds, and stable with regard to oxygen consumption and carbon dioxide generation. The compost shall have a moisture content that has no visible free water or dust produced when handling the material. It shall meet the following criteria, as reported by the U.S. Composting Council Seal of Testing Assurance Compost Technical Data Sheet provided by the vendor:
   1. 100% of the material must pass through a 1/2-inch screen
   2. The pH of the material shall be between 6 and 8
   3. Manufactured inert material (plastic, concrete, ceramics, metal, etc.) shall be less than 1.0% by weight
   4. The organic matter content shall be between 35% and 65%
   5. Soluble salt content shall be less than 6.0 mmhos/cm
   6. Maturity must be greater than 80% g.
   7. Stability shall be 7 or less
   8. Carbon/nitrogen ratio shall be less than 25:1
   9. Trace metal test result = "pass"
   10. The compost must have a dry bulk density ranging from 40 to 50 lb/ft3
D. To achieve a minimum 5% organic matter content, apply compost at the rate specified below:
   1. Add 1.75 inches of compost per 8 inches of existing topsoil and incorporate by rototilling or mixing prior to respreading stockpiled topsoil. Scarify the subgrade down to a 4"depth. Using 35% to 60% organic matter in compost, this will provide a topsoil organic matter rate of 5%. The amended soil and

subsoil together provide 12 inches of amended topsoil. For deeper soils, such as planting beds, mix compost and topsoil at the same rate.
   2. The DOEE 2013 Stormwater Management Guidebook, Appendix J, describes compost application rates for impervious cover disconnections and grass swales.

E. Additional Amendments Limestone – dolomitic limestone containing no less than 50% total carbonates and 25% total magnesium with a neutralizing value of at least 100%.

Acidulant – commercial grade sulfur, ferrous sulfate, and aluminum sulfate for horticultural use.

Fertilizer – granular or pelleted slow-release fertilizer consisting of 50% water-insoluble, nitrogen, phosphorous, and potassium in a composition recommended by the soil testing laboratory.

1.8 WORKMANSHIP

A. During landscape maintenance operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures and plant material. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.
B. All fertilizers remaining on paved surfaces must be removed.
C. Upon completion of maintenance operations, all debris and waste material shall be cleaned up and removed from the site, unless provisions have been granted by the owner to utilize on site trash receptacles.
D. Any damage to the landscape, the structure, the irrigation and/or electrical systems cause by the landscape contractor shall be repaired by the landscape contractor without charge to the owner.

1.9 WARRANTY

The landscape contractor shall make every effort to maintain the health and growth of all plant material. The landscape contractor shall not be responsible to guarantee the plant material, except when that landscape contractor was obviously negligent in the performance of his/her work as outlined in the contract.

2.0 PRODUCTS

Fertilizers, lime, etc. used in the landscape maintenance operations shall be selected based on the most current information provided by the University of Maryland or Virginia Polytechnical Institute and currently labeled by the EPA for its proposed use.

Table 1.
Nitrogen Recommendations For Large Turf Areas (3 acres or larger)

	Total Nitrogen Annually (lbs. N/1000 ft²)	
	Years 1-2	**Subsequent Years**
Cool Season Grasses		
Kentucky bluegrass	3.0-4.5	3.0-4.0
Turf-type tall fescue	3.0-4.0	2.0-3.0
Fine fescue	1.0-3.0	0-2.0
Perennial Ryegrass	3.0-4.0	3.0-4.0
Warm Season Grasses		
Bermudagrass	3.0-4.0	3.0-4.0
Zoysiagrass	1.0-3.0	0-2.0

C.

D. Timing of N Applications
There is minimal risk of runoff or leaching problems from winter application of N if the following guidelines are followed: no more than ½ - 1.0 lbs. N/1000 ft² should be applied; fertilizers containing significant amounts of NO_3-N should not be used; and applications should not be made to frozen ground if significant rainfall is in the immediate forecast. For most situations, however, mid-winter applications are not necessary and the guidelines listed in Table 2 should be followed.

Table 2.
Recommended Period For N Fertilization Of Large Turf Areas (3 acres or larger)

	Recommended Periods	Periods to Avoid
Cool Season Grasses	One month before topgrowth starts* through early June	Mid-June through mid-August
	Late August through 6 weeks after first killing frost	When turf is dormant due to heat, drought, or cold
Warm Season Grasses	One month before dormancy breaks** through September 1st	September 1st through one month before dormancy breaks
		During sever e or prolonged drought

*Topgrowth generally begins in late March
**Dormancy generally breaks in mid-April

E. Phosphorus and Potassium
Application of Phosphorous and Potassium should be obtained from soil tests. Sites should be tested within a year of the initiation of management of the site by a commercial landscape company.

Current P and K recommendations based on soil test results for the maintenance of large turf sites are listed in Table 3.

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LANDSCAPE MAINTENANCE PLAN
(1 OF 3)

L0400

	Low	Medium	Optimum	Excessive
	------------- lbs. P_2O_5 or $K_2O/1000\ ft^2$ -------------			
Phosphorous	2.0	1.0		0
Potassium	2.0 – 4.0	1.0 – 2.0		0 – 1.0

Table 3.
Phosphorus and Potassium Recommendations For Maintenance Of Large Turf Areas (3 acres or larger)
Soil Test Category

F. PH Adjustment
Turfgrass pH should be maintained at a pH level between 5.8 and 6.4. Should pH adjustment be necessary based on soil test, adjustment should follow the tables in Section 1.4 Soil Testing of this Section. Landscape contractors shall specify the rate, obtain approval from the owner and apply it at an additional cost.

3.4 INTEGRATED PEST (WEED, INSECT AND DISEASE) MANAGEMENT

An Integrated Pest Management (IPM) approach should be used control weeds, insects and diseases through regular monitoring to determine if and when treatments are needed. Physical, mechanical, cultural and biological tactics are preferred however judicious use of chemicals can be used as a last resort.

A. Weed Control
- Where practical, control weeds using a spade or shovel to cut around clumps of weeds. The cut should be outside of all plant parts and at least two inches deep. When digging small patches of creeping-type grasses, the outside edge should be 6 to 12 inches outside plant parts and at least six inches deep.
- Where weeds have taken over an area, spot-application of a chemical herbicide is permitted. Selection and proper use of herbicides shall be the landscape contractor's responsibility.

B. Insect and Disease Control
- The contractor shall be responsible to monitor the site conditions on each visit to determine if any insect pest or disease problem exists.
- The contractor shall identify the insect pest or disease, as well as the host plant, and consult the most current edition of the University of Maryland Cooperative Extension Service's pest management recommendations for control methods.

3.5 IRRIGATION

A. If an irrigation system exists, the landscape contractor shall be responsible to monitor its effectiveness and report problems to the owner.

3.6 RENNOVATION

All turf renovation shall be considered an extra to the contract. Renovations may include aerating, topdressing, disking and/or tilling. If required, this work shall be performed in accordance with the most current industry standards. University of Maryland Cooperative Extension Agronomy mimeo #116 "Nutrient Management Guidelines for Professional Turfgrass Seeding and Sod Installation" should be referred to if renovating turfgrass.

4.0 TREES, SHRUBS PERENNIALS AND GROUNDCOVER

4.1 PRUNING

A. All ornamental trees, shrubs and ground cover shall be pruned when appropriate to remove dead or damaged branches, maintain the natural form of the plant and create the effect intended by the landscape architect. Except for hedges or to conform to design intent, all pruning and thinning of plants shall be done to retain their natural shape.

B. Pruning Guidelines
- Prune those that flower before the end of June immediately after flowering.
- Prune those that flower in the summer or autumn in the winter or spring before new growth begins.
- Hollies and other evergreens should be pruned in the early spring only.
- Broadleaf evergreen shrubs shall be hand pruned to maintain their natural appearance.
- Hedges or shrubs which require shearing to maintain a formal appearance shall be pruned as required. Dead wood shall be removed from sheared plants before the first shearing of the season.
- Selectively prune shrubs as necessary to remove branches that are dead, diseased, broken or that extending beyond the edge of the planting bed. Except as noted above, shrubs shall be allowed to grow in the in their natural form.
- Shrubs planted en-masse shall be pruned so as to encourage a continuous planting where individual plants are not identifiable. Prune to encourage a dense, continuous planting, with natural shape and branches reaching fully to the ground.
- Shrubs should not be pruned for size constraint until they reach their mature size.

C Conifers shall be pruned, if required, according to their genus.

- Conifers should never be pruned to bare wood.
- Yews, junipers, hemlocks, arborvitae, firs, spruces and false-cypress may be pruned any time of the year. If severe pruning is necessary, it must be done in early spring.

D Groundcovers should be pruned and trimmed to the edge of all planting beds and hardscape surfaces as needed. Trim the edges at an angle for a more natural appearance and healthier plants.

E Thinning: Remove undesirable branches and water sprouts and suckers by cutting them back to their point of origin on parent stems.

F Renewal pruning: Remove oldest branches of shrub at ground, leaving the younger, more vigorous branches. Also remove weak stems.

G Plants overhanging paved surfaces or structures shall be pruned as needed.

H Shade trees that cannot be adequately pruned from the ground shall be performed by a certified arborist.

4.2 CLEAN UP

Plant beds shall receive a general clean up before fertilizing and mulching. Clean up includes:

A. Removing debris and trash from beds.
B. Cutting back herbaceous perennials left standing through winter. Established beds may require dividing and thinning. See section on perennials.
C. Thoroughly weed beds.
D. Edge beds where appropriate and remove resulting debris.

4.3 FERTILIZING

A. Fertilizer Selection

Slow release fertilizer should be the preferred type. The technical data sheet or label on the fertilizer should show a minimum of 50% of the nitrogen source is water insoluble (WIN) and salt index is less than 50.

Slow release fertilizers should be applied at a rate between 1-3 lbs. of actual nitrogen per 1000 sq. ft. per application and shall not exceed 4 pounds of actual nitrogen per 1000 sq. ft. annually. Quick release fertilizer should only be used when the objectives of fertilization cannot be met with slow release fertilizer. Rated are between 1 and 3 lbs. of actual nitrogen per 1000 sq. ft. per application and shall not exceed 3 lbs. of actual nitrogen per 1000 sq. ft. annually.

B. Fertilization Area

The fertilization area shell be defined prior to application. Consideration shall be given root accessibility, root location, fertilization objectives, and plant species. The area to be fertilized for shrubs shall be the area under the drip line of the plant. For trees, an area 1.5x the drip line area can be fertilized. Inaccessible surface shall not be included in the rate of application. Overlapping fertilization areas shall be calculated once.

C. Fertilizer Guidelines for Fertilization of Trees, Shrubs and Groundcovers

1. **Trees.** The fertilization of trees should be based on the plant age, vigor and maintenance program. Your trees that are producing 12" or more of new growth per year have an adequate supply of nutrients. This is especially true if the trees are goring in a well fertilized lawn or garden area. The soil around young trees that are producing less than 12" of new growth per year should be tested and fertilized according to recommendations. Generally the applications of 2 to 3 lbs. of complete 50% organic fertilizer per inch caliper is recommended for both deciduous and evergreen species. The fertilizer is best applied by drilling 1" to 2" diameter holes drilled 8" to 10" deep at 2' to 3' intervals starting near the edge of the original root ball and extending 1/3 the distance beyond the drip line. One should avoid topdressing shade trees by applying an excess amount of nitrogen on turf growing under the shade of trees.

   The fertilizing of mature trees should be limited to maintaining vigor and color. If mature trees have a good color and are producing a minimum of 8" to 10" of new growth, they have an apparent adequate supply of nutrients available. Mature trees generally respond well to fertilizing or vertical mulching at 4 to 6 year intervals. The fertilizing rate for mature shade trees is 3 to 4 lbs. of a complete 50% organic fertilizer per inch diameter at breast height (DBH) starting at half the distance between the drip line and the trunk of the tree extending 1/2 the distance beyond the drip line. The 1" to 2" diameter holes should be 8" to 10" deep and at 2' to 3' intervals. When vertical mulching, drill 3" diameter holes 10" to 12" deep at 2' intervals and fill the holes with screened compost.

2. **Calculation of area for fertilizer application, example:**
   A crabapple with 20-ft branch spread will receive fertilizer. A circle area is calculated as Area=3.14 R^2. The radius is 10 ft. 10^2 X 3.14 = 314 sq. ft. If the tree is to receive 2 lbs. of actual N/1000 sq. ft. then,

2 lbs. of actual N/1000 sq. ft. =	x lbs. of N
1000 sq. ft.	314 sq. ft.
X 1000 =	2 X 314
X 1000 =	628
X 1000 =	628
1000	1000
X =	.628 actual N/1000 sq/ft. is applied to 314 sq. ft

3. **Application rate of fertilizer per tree status:**

Status	Rate/Year
Newly planted	0-1 lb. N/1000 ft^2/year
Established plants	2-4 lb. N/1000 ft^2/year
Maturing trees	1 lb. N/1000 ft^2/year

4. **Fertilizer Application Methods**
   For surface application, all fertilizer shall be uniformly distributed within the defined area of fertilization. **Surface application shall not be made where surface runoff is likely to occur.** Where turf or groundwater exist, subsurface fertilization should be the preferred method of fertilization.

   For subsurface dry fertilization holes, they shall be evenly spaced within the defined fertilization area. Holes should be 1-2" in diameter, spaced 12-36" apart, and 4-8" deep. The fertilizer should be evenly distributed among the holes. The fertilizer should not be closer than 2" to the soil surface.

   For subsurface liquid fertilizer injection, the injection sites shall be evenly distributed within the fertilization area. For liquid injection system, the pressure should not exceed 200 lbs. per square inch. Fertilizer should be evenly distributed between holes.

   Foliar applications, injections, or fertilizer implants shall only be used when soil application of fertilizer is impractical or ineffective in achieving fertilization objectives.

5. **Shrubs** should only be fertilized when they lack good color and/or are not growing properly. Yearly fertilizing of shrubs results in excessive growth of many species resulting in increased need for pruning to maintain size and shape. Fertilizer needs should be based on soil test results and cultural practices. Excessive use of mulch or repeated application of hardwood bark mulches can create nutrient deficiency symptoms by applying fertilizers. If the shrubs appear to have normal growth and color, they are best left alone.

6. **Groundcovers:** Newly planted groundcovers often benefit from being fertilized with a 50% organic complete fertilizer at the rate of 2 to 3 lbs. of fertilizer per 100 sq. ft. during the first 2 to 3 years following establishment, especially if the soil was not properly prepared. Once the groundcovers are well established and the ground becomes completely covered, yearly applications of fertilizer can create conditions for invasion by disease-causing organisms. The need to apply fertilizers to established groundcovers should be based on color, vigor and soil test results.

4.4 MULCHING

The use of mulch should be limited to a depth no greater than 3" and applied only where the existing mulch has been either cultivated into the soil or removed. Only composted hardwood bark mulch, pure pine bark mulch, composted mix pine bark mulch or unscreened compost shall be used in beds containing shallow rooted woody species, herbaceous perennials or annuals. The use of shredded wood, wood chips, and colored shredded wood waste should be limited to uses such as around well- established deep rooted species, walkways or play areas. Repeated applications of double-shredded hardwood bark mulch should be minimized in order to avoid the accumulation of toxic manganese levels in soil.

If weeds are the primary reason for mulching, they are best controlled with the use of pre-emergent herbicides applied before the weed seeds germinate or with the use of post emergent herbicides applied with a wick applicator or by spray applied to the foliage of the growing weeds.

SPECIAL CARE should be taken in the mulching operation not to over mulch or cover the base of trees or shrubs.

4.5 WEEDING

A. All beds shall be weeded on a continual basis throughout the growing season to maintain a neat appearance at all times.

B. Post-emergent (foliar applied) herbicides shall be used where and when applicable and in accordance with the product's label.

4.6 INSECT & DISEASE CONTROL

The landscape contractor shall be responsible for monitoring the landscape site on a regular basis. The monitoring frequency shall be determined by joint consensus between the customer and the contractor. Trained personnel shall monitor for plant damaging insect activity, plant pathogenic diseases and potential cultural problems in the landscape. The pest of cultural problem will be identified under the supervision of the contractor.

For plant damaging insects and mites identified in the landscape, the contractor shall consult and follow the recommendations of the most current edition of the state Cooperative Extension publications on insect and disease control on landscape plans material. (Refer to Section 1.2 of this chapter.)

Plant pathogenic disease problems identified by the contractor that can be resolved by pruning or physical removal of damaged plant parts will be performed as part of the contract. For an additional charge, plant pathogenic diseases that can be resolved through properly timed applications of fungicides shall be made when the customer authorizes.

If the contractor notes an especially insect or disease prone plant species in the landscape, he or she will suggest replacement with a more pest resistant cultivar or species that is consistent with the intent of the landscape design.

NOTE: For identification of plant damaging insects and mites, a reference textbook that can be utilized is *Insects That Feed on Trees & Shrubs* by Johnson & Lyon, Cornell University Press. For plan pathogenic diseases, three references are suggested: *Scouting & Controlling Woody Ornamental Diseases in Landscapes and Nurseries*, authored by Gary Moorman, published by Penn State College of Agriculture; *Diseases of Trees and Shrubs* by Sinclair, Lyon, and Johnson, published by Cornell University Press; and Insect and Disease Pest-of Herbaceous Plants by Gill, Clement and Dekeay, Ball Publishing, Chicago, IL.

4.7 TRASH REMOVAL

The landscape contractor shall remove trash from all shrubs and groundcover beds with each visit.

4.8 LEAF REMOVAL

All fallen leaves shall be removed from the site on a contractual basis. If requested by the owner, supplemental leaf removals shall be performed by the landscape contractor at an additional cost to the owner.

4.9 WATERING

A. If an irrigation system exists, the landscape contractor shall be responsible to monitor its effectiveness and report any problems to the owner.

B. The landscape contractor shall not be responsible for any hand-watering of the trees, shrubs or groundcovers except where feasible and at an additional cost to the owner.

C. In drought years, it is advisable for contractors to recommend watering to prevent damaging stress to landscape plants.

4.10 MISCELLANEOUS

The following items shall be done one year after installation.

A. It is the responsibility of the installation contractor to notify the owner or owner's representative that guys and stakes should be removed (1) one year after installation. If not removed, maintenance contractor will remove at an additional expense.
B. Remove excess soil from soil rings.
C. All dead or unhealthy plant material out of warranty shall be replaced upon the approval of plant selection and price by the owner.

4.11 ANNUALS, BULBS AND PERENNIALS

A. Perennialization of Bulbs
   1. After flowering, cut off spent flower heads
   2. Allow leaves of daffodils and hyacinths to remain for a minimum of six weeks after flowers have faded. Cut off at the base.
   3. Allow leaves of other bulbs to yellow naturally and then cut off at the base.

B. Flower Rotations
   1. Bulbs: Remove the entire plant and bulb after flowers have faded or at the direction of the owner. Install new bulbs if included in contract. See Section 8.3 Planting Chart in Exterior Landscape Installation section of this book.
   2. Annuals
      a. Dead heading: Pinch and remove dead flowers on annuals as necessary.
      b. Fertilizing: Fertilize using one of two methods: Apply a slow release fertilizer in May following manufacturer's recommendations. A booster such as 10-10-10 may be necessary in late summer. Or, apply liquid fertilizations of 20-20-20 water soluble fertilizer, not to exceed 2 pounds of 20-20-20 per 100 gallons of water monthly; or mulch with compost 1" deep.

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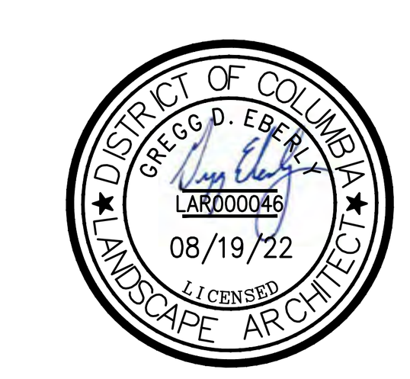

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07/22/2022
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LANDSCAPE MAINTENANCE PLAN (2 OF 3)
L0410

c. Removal: If fall plans are to be installed, summer annuals shall be removed in early fall when falls plants are available for installation. If not, summer annuals shall be left in the ground until the first killing frost and then removed, unless otherwise directed by the owner.

C. Perennials

1. After initial installation: If a time-released fertilizer has been incorporated during plant installation, no more fertilizer need by applied the first growing season.
2. The following year:
   a. Fertilize perennials with a slow release fertilizer or any 50% organic fertilizer; or mulch perennials with compost 1" deep.
   b. Cut all deciduous perennials flush to the ground by March 1 (if this is not done the previous fall) to allow new growth to develop freely.
   c. Mulch the perennial bed once in early spring at a ½-1" depth. If soil is bared in late fall, remulch lightly after ground is frozen to protect perennials.
   d. Inspect for insect or disease problems on perennials. Monitor and control slugs on hostas and ligularias. Powdery mildew on phlox, monardas and asters can be prevented with properly timed fungicides or use of disease resistant varieties.
   e. Weed perennial bed as specified in 4.5 Weeding in this section.
   f. Prune branching species to increase density. Cut only the flowering stems after blooming. DO NOT REMOVE THE FOLIAGE.
3. The following fall cut back deteriorating plant parts unless instructed to retain for winter interest, e.g. sedum 'Autumn Joy', ornamental grasses.
4. Longterm Care:
   a. Perennials will be divided when the center of the plant begins to die out or when plants display less vigor of flowering. Plants will be dug with a spading fork and divided by hand, nursery spade or a sharp knife. Strongest divisions will be kept for replanting. Divisions will be large enough to make a good display for the following season. Divide plants that overcrowd the space provided. Divide according to the species. Some need frequent dividing, e.g. asters and yarrow every two years; others rarely, if ever, e.g. peonies, hostas and astilbe.

For detailed information regarding the care of specific perennials refer to *All About Perennials* by Ortho; *Perennials: How to Select, Grow & Enjoy* by Pamela Harper and Frederick McGourty, H.P. Books Publisher; *Herbaceous Perennial Plants* by Allan Armitage, Varsity Press, Inc.

5.0 VEGETATED ROOFS

A. A green roof should be inspected by a qualified professional twice a year during the growing season to assess vegetative cover and to look for leaks, drainage problems, and any rooftop structural concerns. In addition, the green roof should be hand weeded to remove invasive or volunteer plants, and plants and/or media should be added to repair bare areas (refer to ASTM E2400 (ASTM, 2006)).

B. If a roof leak is suspected, it is advisable to perform an electric leak survey (e.g., EVFM), if applicable, to pinpoint the exact location, make localized repairs, and then reestablish system components and ground cover.

C. The use of herbicides, insecticides, and fungicides should be avoided, since their presence could hasten degradation of some waterproofing membranes. Check with the membrane manufacturer for approval and warranty information. Also, power washing and other exterior maintenance operations should be avoided so that cleaning agents and other chemicals do not harm the green roof plant communities.

D. Fertilization is generally not recommended due to the potential for leaching of nutrients from the green roof. Supplemental fertilization may be required following the first growing season, but only if plants show signs of nutrient deficiencies and a media test indicates a specific deficiency. Addressing this issue with the holder of the vegetation warranty is recommended. If fertilizer is to be applied, it must be a slow-release type, rather than liquid or gaseous form.

E. DOEE's maintenance inspection checklist for green roofs and the Maintenance Service Completion Inspection form can be found in Appendix L of the latest edition of DOEE's Stormwater Management Handbook.

F. A declaration of covenants that includes all maintenance responsibilities to ensure the continued stormwater performance for the BMP is required. The declaration of covenants specifies the property owner's primary maintenance responsibilities, and authorizes DOEE staff to access the property for inspection or corrective action in the event the proper maintenance is not performed. The declaration of covenants is attached to the deed of the property. The covenant is between the property and the Government of the District of Columbia. It is submitted through the Office of the Attorney General. All SWMPs have a maintenance agreement stamp that must be signed for a building permit to proceed. A maintenance schedule must appear on the SWMP. Additionally, a maintenance schedule is required in Exhibit C of the declaration of covenants. Covenants are not required on government properties, but maintenance responsibilities must be defined through a partnership agreement or a memorandum of understanding.

G. Waste material from the repair, maintenance, or removal of a BMP or land cover shall be removed and disposed of in compliance with applicable federal and District law.

Maintenance Schedule (following construction)	Activity
As needed or as required by manufacturer:	• Water to promote plant growth and survival • Inspect the green roof and replace any dead or dying vegetation
Semi-annually:	• Inspect the waterproof membrane for leaks and cracks • Weed to remove invasive plants (do not dig or use pointed tools where there is potential to harm the root barrier or waterproof membrane • Inspect roof drains, scuppers and gutters to ensure they are not overgrown and have not accumulated organic matter deposits. Remove any accumulated organic matter or debris. • Inspect the green roof for dead, dying, or invasive vegetation. Plant replacement vegetation as needed.

6.0 TREE PRESERVATION

A. The property owner must replace dead trees with an equivalent landscape element to meet the minimum-required GAR score for the site.

B. Where appropriate, spread 3 inches of organic mulch over soil surface out to the drip line of preserved tree. If preserved trees are clustered, mulch the entire planting area. Mulch should never be more than 4 inches deep or applied to the tree trunk.

C. Apply slow-decomposing organic mulches, such as shredded bark, compost, leaf mulch, or wood chips. Grass clippings and sawdust are not recommended as mulches because they decompose rapidly.

D. As needed, prune dead, diseased, broken or crossing branches. Elevate lower branches to provide clearance for pedestrian and vehicular below. Never prune more than 20% of a tree canopy per year.

E. Existing trees whose roots have been pruned during construction should be watered at least once a week during the first growing season after construction.

F. Water trees deeply and slowly to encourage deeper root growth. Soaker hoses and drip irrigation work best for deep watering of trees.

G. Consult with a qualified professional for tree pruning, fertilization, and hazard condition management.

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DISTRICT OF COLUMBIA ★ LANDSCAPE ARCHITECT ★ GREGG D. EBERLY LAR000046 08/19/22 LICENSED

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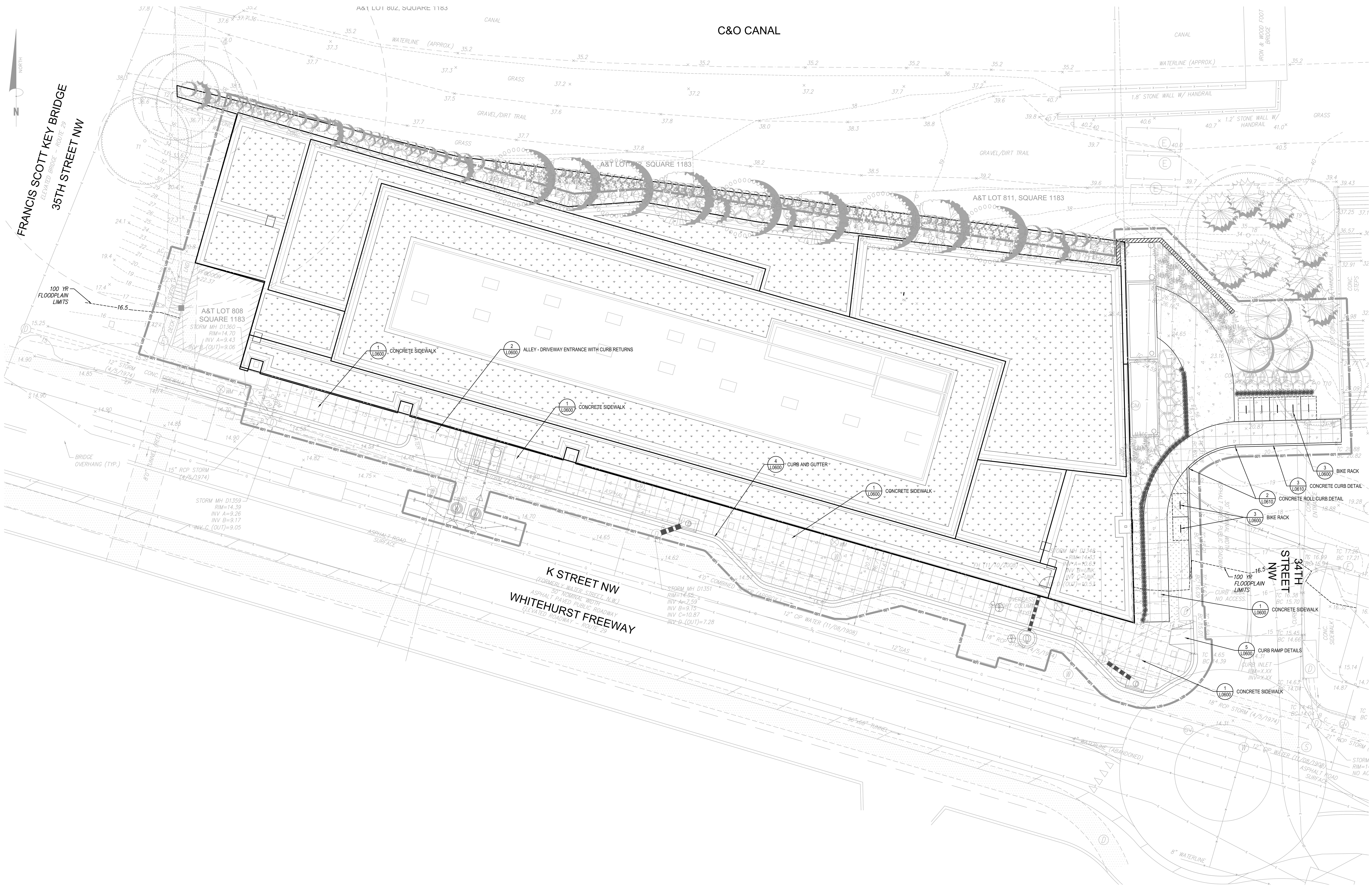
LANDSCAPE MAINTENANCE PLAN (3 OF 3)

L0420



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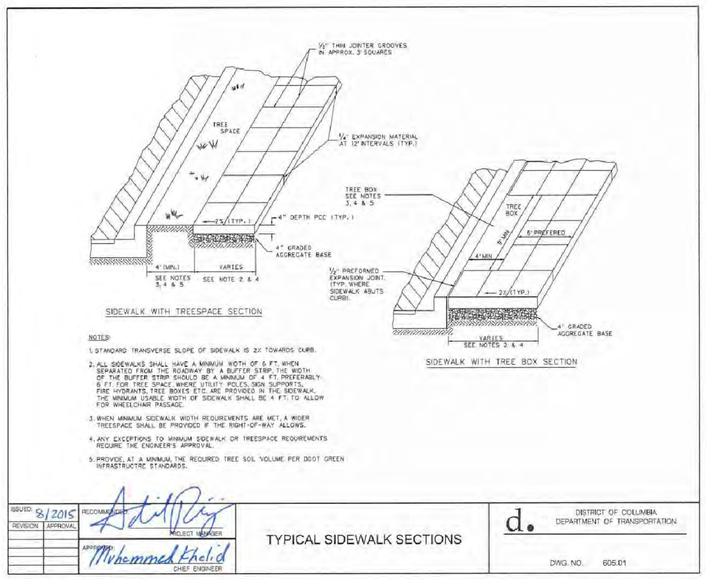
HARDSCAPE PLAN
L0500



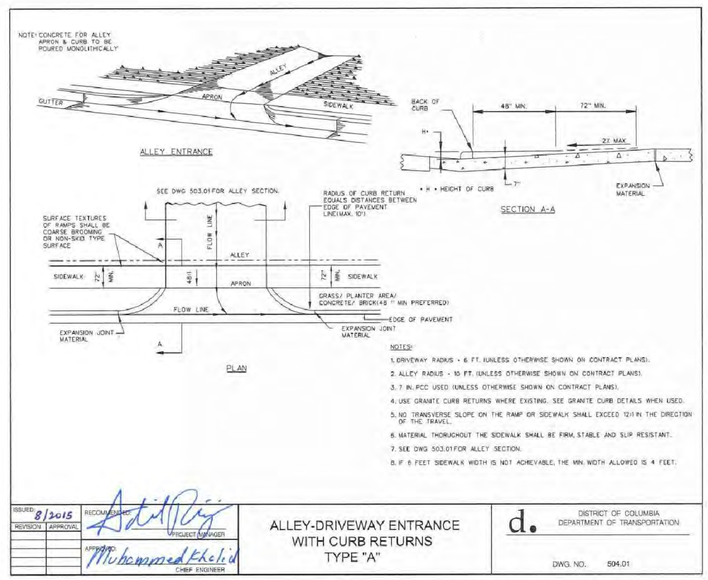
NOTES:

1. STANDARD TRANSVERSE SLOPE OF SIDEWALK IS 2% TOWARDS CURB.
2. ALL SIDEWALKS SHALL HAVE A MINIMUM WIDTH OF 6 FT. WHEN SEPARATED FROM THE ROADWAY BY A BUFFER STRIP. THE WIDTH OF THE BUFFER STRIP SHOULD BE A MINIMUM OF 4 FT. PREFERABLY 6 FT. FOR TREE SPACE. WHERE UTILITY POLES, SIGN SUPPORTS, FIRE HYDRANTS, TREE BOXES ETC. ARE PROVIDED IN THE SIDEWALK, THE MINIMUM USABLE WIDTH OF SIDEWALK SHALL BE 4 FT. TO ALLOW FOR WHEELCHAIR PASSAGE.
3. WHEN MINIMUM SIDEWALK WIDTH REQUIREMENTS ARE MET, A WIDER TREESPACE SHALL BE PROVIDED IF THE RIGHT-OF-WAY ALLOWS.
4. ANY EXCEPTIONS TO MINIMUM SIDEWALK OR TREESPACE REQUIREMENTS REQUIRE THE ENGINEER'S APPROVAL.
5. PROVIDE, AT A MINIMUM, THE REQUIRED TREE SOIL VOLUME PER DDOT GREEN INFRASTRUCTURE STANDARDS.

ISSUED: 8/2015	RECOMMENDED: Project Manager	TYPICAL SIDEWALK SECTIONS	d. DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION
REVISION / APPROVAL	APPROVED: Mohammed Khalid, Chief Engineer		DWG. NO. 605.01

1 CONCRETE SIDEWALK

Scale: NTS



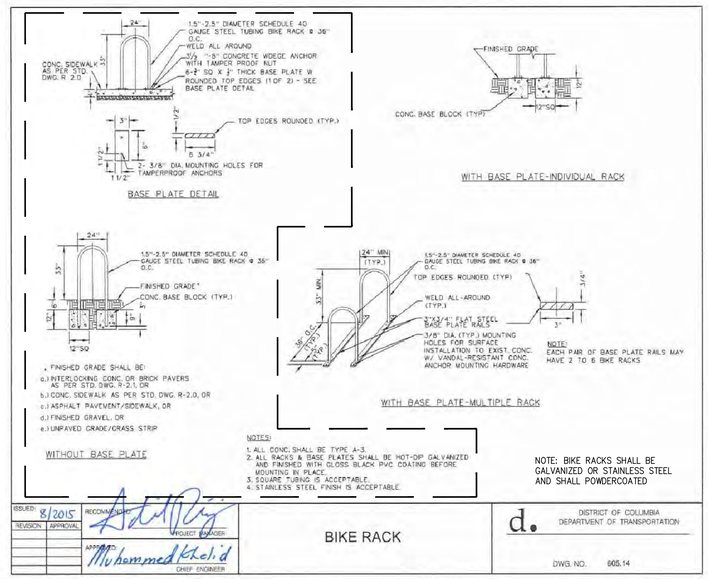
NOTES:

1. DRIVEWAY RADIUS - 6 FT. (UNLESS OTHERWISE SHOWN ON CONTRACT PLANS).
2. ALLEY RADIUS - 10 FT. (UNLESS OTHERWISE SHOWN ON CONTRACT PLANS).
3. 7 IN. P.C.C. USED (UNLESS OTHERWISE SHOWN ON CONTRACT PLANS).
4. USE GRANITE CURB RETURNS WHERE EXISTING. SEE GRANITE CURB DETAILS WHEN USED.
5. NO TRANSVERSE SLOPE ON THE RAMP OR SIDEWALK SHALL EXCEED 12:1 IN THE DIRECTION OF THE TRAVEL.
6. MATERIAL THROUGHOUT THE SIDEWALK SHALL BE FIRM, STABLE AND SLIP RESISTANT.
7. SEE DWG 503.01 FOR ALLEY SECTION.
8. IF 6 FEET SIDEWALK WIDTH IS NOT ACHIEVABLE, THE MIN. WIDTH ALLOWED IS 4 FEET.

ISSUED: 8/2015	RECOMMENDED: Project Manager	ALLEY-DRIVEWAY ENTRANCE WITH CURB RETURNS TYPE "A"	d. DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION
REVISION / APPROVAL	APPROVED: Mohammed Khalid, Chief Engineer		DWG. NO. 604.01

2 ALLEY – DRIVEWAY ENTRANCE WITH CURB RETURNS

Scale: NTS



* FINISHED GRADE SHALL BE:
a.) INTERLOCKING CONC. OR BRICK PAVERS AS PER STD. DWG. R-2.1, OR
b.) CONC. SIDEWALK AS PER STD. DWG. R-2.0, OR
c.) ASPHALT PAVEMENT/SIDEWALK, OR
d.) FINISHED GRAVEL, OR
e.) UNPAVED GRADE/GRASS STRIP

NOTES:

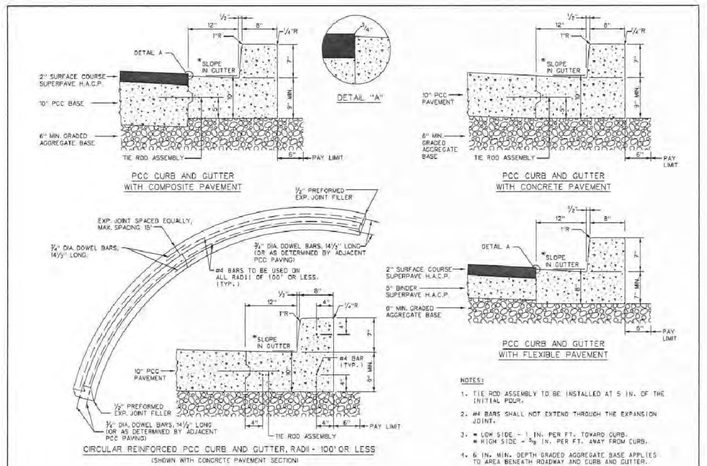
1. ALL CONC. SHALL BE TYPE A-3.
2. ALL RACKS & BASE PLATES SHALL BE HOT-DIP GALVANIZED AND FINISHED WITH CLOSE BLACK PVC COATING BEFORE MOUNTING IN PLACE.
3. SQUARE TUBING IS ACCEPTABLE.
4. STAINLESS STEEL FINISH IS ACCEPTABLE.

NOTE: BIKE RACKS SHALL BE GALVANIZED OR STAINLESS STEEL AND SHALL POWDERCOATED

ISSUED: 8/2015	RECOMMENDED: Project Manager	BIKE RACK	d. DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION
REVISION / APPROVAL	APPROVED: Mohammed Khalid, Chief Engineer		DWG. NO. 605.14

3 BIKE RACK

Scale: NTS



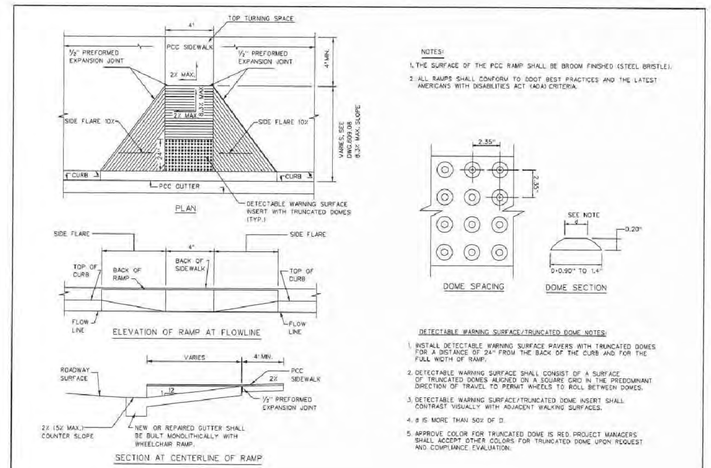
NOTES:

1. TIE ROD ASSEMBLY TO BE INSTALLED AT 5 IN. OF THE INITIAL POUR.
2. #4 BARS SHALL NOT EXTEND THROUGH THE EXPANSION JOINT.
3. * = LOW SIDE - 1" IN. PER FT. TOWARD CURB. * = HIGH SIDE - ¾" IN. PER FT. AWAY FROM CURB.
4. 6" IN. MIN. DEPTH GRADED AGGREGATE BASE APPLIES TO AREA BENEATH ROADWAY AND CURB AND GUTTER.

ISSUED: 8/2015	RECOMMENDED: Project Manager	TYPES OF PCC CURB & GUTTER	d. DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION
REVISION / APPROVAL	APPROVED: Mohammed Khalid, Chief Engineer		DWG. NO. 606.01

4 CURB AND GUTTER

Scale: NTS



NOTES:

1. THE SURFACE OF THE PCC RAMP SHALL BE BROOM FINISHED (STEEL BRISTLE).
2. ALL RAMPS SHALL CONFORM TO DDOT BEST PRACTICES AND THE LATEST AMERICANS WITH DISABILITIES ACT (ADA) CRITERIA.

DETECTABLE WARNING SURFACE/TRUNCATED DOME NOTES:

1. INSTALL DETECTABLE WARNING SURFACE PAVERS WITH TRUNCATED DOMES FOR A DISTANCE OF 24" FROM THE BACK OF THE CURB AND FOR THE FULL WIDTH OF RAMP.
2. DETECTABLE WARNING SURFACE SHALL CONSIST OF A SURFACE OF TRUNCATED DOMES ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
3. DETECTABLE WARNING SURFACE/TRUNCATED DOME INSERT SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES.
4. α IS MORE THAN 50% OF D.
5. APPROVE COLOR FOR TRUNCATED DOME IS RED. PROJECT MANAGERS SHALL ACCEPT OTHER COLORS FOR TRUNCATED DOME UPON REQUEST AND COMPLIANCE EVALUATION.

ISSUED: 8/2015	RECOMMENDED: Project Manager	CURB RAMP DETAILS	d. DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION
REVISION / APPROVAL	APPROVED: Mohammed Khalid, Chief Engineer		DWG. NO. 606.08

5 CURB RAMP DETAILS

Scale: NTS

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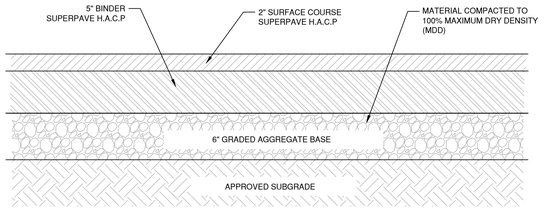
HARDSCAPE DETAILS (1 OF 2)

L0600



NOTES:
ASPHALT AND SOIL BASE MATERIALS SHALL CONFORM TO THE REFERENCED PARAGRAPHS AND TABLES OF THE DDOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND STRUCTURES.

1 FULL DEPTH ASPHALT PAVEMENT

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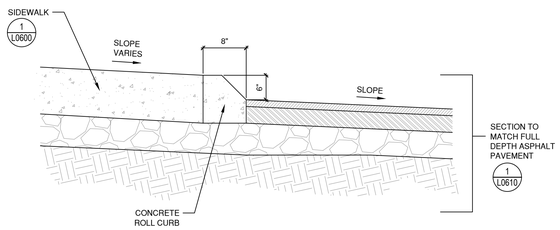

2 CONCRETE ROLL CURB DETAIL

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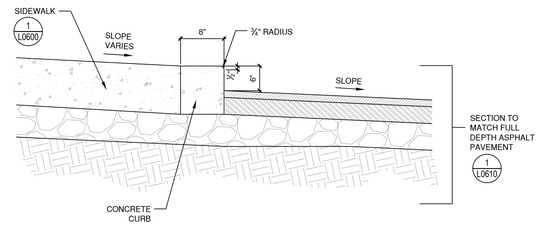

3 CONCRETE CURB DETAIL

Scale: NTS

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HARDSCAPE DETAILS
(2 OF 2)

L0610

GR GENERAL REQUIREMENTS

GR-1 AS USED IN THESE GENERAL NOTES:
"DRAWINGS" MEANS THE LATEST STRUCTURAL DESIGN DRAWINGS, UON.
"SPECIFICATIONS" MEANS THE LATEST PROJECT SPECIFICATIONS, UON.
"CONTRACT DOCUMENTS" IS DEFINED AS THE DESIGN DRAWINGS AND THE SPECIFICATIONS
"SER" IS DEFINED AS THE STRUCTURAL ENGINEER OF RECORD FOR THE STRUCTURE IN ITS FINAL CONDITION.
"DESIGN PROFESSIONALS" IS DEFINED AS THE OWNER'S ARCHITECT AND SER.
"MEP" INCLUDES, BUT IS NOT LIMITED TO MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION.
"CONTRACTOR" IS DEFINED TO INCLUDE ANY OF THE FOLLOWING: GENERAL CONTRACTOR AND THEIR SUBCONTRACTORS, CONSTRUCTION MANAGER AND THEIR SUBCONTRACTORS, STRUCTURAL STEEL FABRICATOR OR STRUCTURAL STEEL ERECTOR.
"BASE BUILDING STRUCTURE" IS DEFINED AS THE STRUCTURAL FRAME DESIGNED BY THORNTON TOMASETTI.
"STRUCTURE IN ITS FINAL CONDITION" MEANS ALL STRUCTURAL ELEMENTS SHOWN ON THE STRUCTURAL CONTRACT DOCUMENTS ARE INSTALLED AND COMPLETELY CONNECTED AND INSPECTED WITH NO OUTSTANDING NON-COMPLIANCE ISSUES.
"DELEGATED DESIGN" MEANS A SCOPE OF WORK THAT MEETS PERFORMANCE CRITERIA ESTABLISHED IN THE CONTRACT DOCUMENTS AND IS TO BE COMPLETED BY THE CONTRACTOR'S LICENSED ENGINEER.
"SERVICE LEVEL" LOADS ARE DEFINED AS NOMINAL OR UNFACTORED LOADS TO BE COMBINED USING ALLOWABLE STRESS LOAD COMBINATIONS
"STRENGTH LEVEL" LOADS ARE DEFINED AS FACTORED LOADS TO BE COMBINED USING STRENGTH DESIGN LOAD COMBINATIONS

GR-2 THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF THE STRUCTURAL WORK WITH THE ARCHITECTURAL, CIVIL, MEP CONTRACT DOCUMENTS, AS WELL AS ANY OTHER APPLICABLE TRADES.

GR-3 THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE UNTIL THE CONSTRUCTION OF THE STRUCTURE REACHES ITS FINAL CONDITION.

GR-4 THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, INSTALLATION, AND REMOVAL OF TEMPORARY BRACING AND CONSTRUCTION SUPPORTS, FOR NEW AND EXISTING STRUCTURES, AS NECESSARY TO COMPLETE THE PROJECT. NO PORTION OF THE PROJECT WHILE UNDER CONSTRUCTION IS INTENDED TO BE STABLE IN THE ABSENCE OF THE CONTRACTOR'S TEMPORARY SUPPORTS AND BRACES. CONTRACTOR SHALL RETAIN A PROFESSIONAL ENGINEER LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED TO DESIGN TEMPORARY BRACING AND CONSTRUCTION SUPPORTS.

GR-5 LATERAL LOAD RESISTANCE AND STABILITY OF THE STRUCTURE IN ITS FINAL CONDITION IS PROVIDED BY SHEAR WALLS AND LATERAL STABILITY OF OTHER ELEMENTS IS PROVIDED THROUGH FLOOR SLABS.

GR-6 THE SPECIFICATIONS ARE AN INTEGRAL PART OF THE CONTRACT DOCUMENTS AND SHALL BE USED IN CONJUNCTION WITH THE STRUCTURAL DRAWINGS.

GR-7 THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AND COORDINATE WITH THE STRUCTURAL DRAWINGS, ARCHITECTURAL DRAWINGS, DRAWINGS FROM OTHER CONSULTANTS, PROJECT SHOP DRAWINGS AND FIELD CONDITIONS.

GR-8 IN CASES OF CONFLICT BETWEEN DRAWINGS AND/OR SPECIFICATIONS AND OTHER DISCIPLINES OR EXISTING CONDITIONS, CONTRACTOR SHALL NOTIFY THE DESIGN PROFESSIONALS AND OBTAIN CLARIFICATION PRIOR TO BIDDING AND PROCEEDING WITH WORK.

GR-9 APPLY DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS WHERE CONDITIONS ARE SIMILAR TO THOSE INDICATED BY DETAIL, DETAIL TITLE OR NOTE.

GR-10 ONLY USE DIMENSIONS INDICATED ON THE DRAWINGS. DO NOT SCALE DRAWINGS. ALL DIMENSIONS AND LOCATIONS OF STRUCTURE IN EXISTING BUILDINGS SHALL BE FIELD VERIFIED AND SHALL NOT BE SCALED OFF THE DRAWINGS.

GR-11 ASSUME EQUAL SPACING BETWEEN ESTABLISHED DIMENSIONS, IF NOT INDICATED ON DRAWINGS.

GR-12 CENTERLINES OF COLUMNS AND FOUNDATIONS COINCIDE WITH GRID LINE INTERSECTIONS, UON.

GR-13 CENTERLINES OF GRADE BEAMS AND WALLS COINCIDE WITH CENTERLINES OF FOUNDATIONS, UON.

GR-14 CENTERLINES OF FRAMING MEMBERS COINCIDE WITH COLUMN CENTERLINES, UON.

GR-15 THE CONTRACTOR SHALL PROTECT EXISTING FACILITIES, STRUCTURES AND UTILITIES FROM DAMAGE.

GR-16 THE CONTRACTOR SHALL VERIFY THAT CONSTRUCTION LOADS DO NOT EXCEED THE CAPACITY OF THE STRUCTURE AT THE TIME THE LOAD IS APPLIED.

GR-17 THE CONTRACTOR SHALL COORDINATE THE BOTTOM OF BASE PLATE ELEVATIONS WITH THE AS-BUILT TOP OF SUPPORT ELEVATIONS.

GR-18 THE CONTRACTOR SHALL VERIFY ALL OPENING SIZES AND LOCATIONS WITH OTHER DISCIPLINES. THE DRAWINGS DO NOT SHOW ALL OPENINGS REQUIRED. ADDITIONAL OPENINGS, BLOCKOUTS AND SLEEVES MAY BE REQUIRED BY OTHER DISCIPLINES AND SHALL BE CONSTRUCTED USING THE TYPICAL DETAILS AND/OR THE CRITERIA INDICATED ON THE DRAWINGS. OPENINGS REQUIRED BUT NOT SHOWN ON THE STRUCTURAL DRAWINGS MUST BE APPROVED BY THE SER.

GR-19 ELEVATIONS INDICATED ON STRUCTURAL DRAWINGS ARE BASED ON A PROJECT DATUM INDICATED ON THE CIVIL DRAWINGS.

GR-20 SEE ARCHITECTURAL, CIVIL, MEP, AND VERTICAL TRANSPORTATION CONTRACT DOCUMENTS FOR ADDITIONAL INFORMATION RELATING TO THE COORDINATION OF STRUCTURAL COMPONENTS INCLUDING, BUT NOT LIMITED TO:

CIVIL:
PROJECT DATUM
SITING OF BUILDING GRID LINES WITH RESPECT TO CITY BENCHMARKS
SITE PREPARATION
BACKFILLING MATERIALS AND REQUIREMENTS
PAVING AND SITE ELEMENTS OUTSIDE OF BUILDING ENVELOPE
NEW AND EXISTING SITE UTILITIES

ARCHITECTURAL:
PLAN DIMENSIONS AND PROJECT DATUM
SLAB EDGE DIMENSIONS
FINISH ELEVATIONS
WATERPROOFING AND DAMP-PROOFING DETAILS
RAMP GEOMETRY, PITS, SLAB SLOPES AND DEPRESSIONS
EMBEDMENTS, INSERTS, BLOCKOUTS, ETC.
EXACT OPENING SIZES FOR PIPES, DUCTS, ETC.
CONCRETE FINISHES AND TOPPING SLABS
CONCRETE CURBS AND HOUSEKEEPING PADS
INTERIOR NON-STRUCTURAL MASONRY PARTITIONS
FIRE RATINGS
METAL PAN STAIRS AND SUPPORTS
OPERABLE PARTITIONS

MEP:
PIPE AND DUCT SIZES FOR OPENING AND SLEEVE COORDINATION
FLOOR DRAINS
UNDERFLOOR AND PERIMETER DRAINAGE SYSTEMS
EQUIPMENT CURBS
CONDUITS AND EMBEDMENTS IN WALLS AND SLABS

VERTICAL TRANSPORTATION:
INSERTS, HANGERS, TRENCHES, PITS, CONDUITS IN WALLS AND SLABS
EQUIPMENT SUPPORT, ELEVATOR DIVIDER BEAMS, EMBEDMENTS, AND ANCHOR RODS]

CD CODES AND DESIGN CRITERIA

CD-1 PERFORM ALL CONSTRUCTION IN CONFORMANCE WITH THE BUILDING AND DESIGN CODES REFERENCED WITHIN THESE DOCUMENTS. THE PROJECT DOCUMENTS REFER TO THE FOLLOWING CODES AND STANDARDS, UON:

INTERNATIONAL BUILDING CODE, 2015 EDITION
STRUCTURAL CONCRETE:
"BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE"
THE AMERICAN CONCRETE INSTITUTE (ACI 318-14)

MASONRY:
"BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES"
THE AMERICAN CONCRETE INSTITUTE (TMS 402-13)

"SPECIFICATION FOR MASONRY STRUCTURES"
THE AMERICAN CONCRETE INSTITUTE (TMS 602-13)

STRUCTURAL STEEL:
"SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS", (AISC 360-10) CONFORMING TO THE PROVISIONS OF LOAD RESISTANCE FACTOR DESIGN, BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC-LRFD)

CD-2 SEE DESIGN LOAD DIAGRAMS ON SHEET S004-S006 FOR LOCATIONS AND EXTENT OF LIVE LOAD.

CD-3 SUPERIMPOSED DEAD LOADS (SERVICE LEVEL):

SEE DESIGN LOAD DIAGRAMS ON SHEET S004-S006 FOR LOCATIONS AND EXTENT OF SUPERIMPOSED DEAD LOADS.

CD-4 RISK CATEGORY: **II**

CD-5 SNOW LOADS (SERVICE LEVEL):

FLAT ROOF SNOW LOAD (Pf):	30 PSF
GROUND SNOW LOAD (Pg)	25 PSF
SNOW EXPOSURE FACTOR (Ce):	0.9
SNOW LOAD IMPORTANCE FACTOR (Is):	1.0
THERMAL FACTOR (Ct):	**1.0**
SNOW DRIFTING PER CODE	

CD-6 WIND LOAD DESIGN DATA (STRENGTH LEVEL):

MAIN WIND FORCE RESISTING SYSTEM	
BASIC WIND SPEED, V	115 MPH
EXPOSURE	C
INTERNAL PRESSURE COEFFICIENT	± 0.18

CD-7 SEISMIC LOAD DESIGN DATA (STRENGTH LEVEL):

SEISMIC IMPORTANCE FACTOR (I_e)	1.0
S_s	0.15 g
S_1	0.042 g
S_{DS}	0.11 g
S_{D1}	0.036 g
SITE CLASS	C
SEISMIC DESIGN CATEGORY	A
LATERAL SYSTEM DESCRIPTION	CONCRETE SHEAR WALLS
SEISMIC RESPONSE COEFFICIENT (Cs)	
RESPONSE MODIFICATION FACTOR (R)	3.0
ANALYSIS PROCEDURE DESCRIPTION	EQUIVALENT LATERAL FORCE
DESIGN BASE SHEAR	KIPS

CD-8 FLOOD LOADS: SEE ASCE 24

CD-9 IN CASES WHERE THE CONTRACTOR DETERMINES THAT SUSPENDED OR FLOOR MOUNTED EQUIPMENT LOADS EXIST WHICH EXCEED DESIGN LOADS INDICATED ON CONTRACT DOCUMENTS, CONTRACTOR SHALL SUBMIT LOAD DATA TO DESIGN PROFESSIONALS FOR REVIEW PRIOR TO PROCEEDING WITH WORK.

CD-10 DISTRIBUTE THE MAXIMUM LOAD HUNG FROM ANY STRUCTURAL MEMBER FOR DUCTWORK, PIPING ETC OVER THE MEMBER'S TRIBUTARY AREA IN A WAY THAT THE MEP DESIGN SUPERIMPOSED DEAD LOADS LISTED IN CONTRACT DOCUMENTS ARE NOT EXCEEDED. THE CONTRACTOR SHALL COORDINATE THE LOADS OF ALL TRADES AND PROVIDE ADDITIONAL SUPPORT OR DISTRIBUTION FRAMING AS REQUIRED TO ACHIEVE THE ALLOWABLE LOAD DISTRIBUTION.

CD-12 ELEVATOR GUIDERAIL SUPPORTS, MACHINE ROOMS, PITS, AND PENTHOUSES ARE BASED ON ELEVATOR TYPES INDICATED ON ARCHITECTURAL CONTRACT DOCUMENTS. CONTRACTOR SHALL SUBMIT FOR REVIEW ANY PLANNED CHANGE TO ELEVATORS TO DESIGN PROFESSIONALS PRIOR TO SUBMITTING CORRESPONDING STRUCTURAL SHOP DRAWINGS FOR ACTION.

CD-13 STRUCTURAL COMPONENTS ARE NOT DESIGNED FOR VIBRATING EQUIPMENT. MOUNT VIBRATING EQUIPMENT ON VIBRATION ISOLATORS.

CD-14 SERVICEABILITY

LIVE LOAD DEFLECTION IS LESS THAN L/360

LONG-TERM TOTAL DEFLECTION IS LESS THAN L/240

LATERAL DRIFT DUE TO WIND LOADS IS LESS THAN OR EQUAL TO H/400

CD-15 CONNECTIONS OF SYSTEMS DESIGNED BY CONTRACTOR'S ENGINEER SUCH AS, BUT NOT LIMITED TO, CLADDING, STAIRS, ELEVATORS, , AND MEP LOADS ARE ASSUMED TO IMPOSE VERTICAL AND/OR HORIZONTAL LOADS ON THE BASE BUILDING STRUCTURAL MEMBERS WITHOUT GENERATING TORSION IN THE SUPPORTING STRUCTURAL MEMBERS. CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING ALL SUPPLEMENTARY BRACING MEMBERS AS REQUIRED TO PREVENT TORSION ON THE BASE BUILDING STRUCTURE.

CD-16 FOR FIRE RATING AND FIREPROOFING ASSEMBLY EVALUATIONS, CONSIDER THE FOLLOWING ASSEMBLIES RESTRAINED: COMPOSITE WIDE-FLANGE STEEL FRAMING, INTERIOR BAYS OF CONTINUOUS CAST-IN-PLACE CONCRETE CONSTRUCTION. CONSIDER ALL OTHER ASSEMBLIES UNRESTRAINED.

CD-17 THERE HAVE BEEN NO LOAD RESTRICTION FACTORS APPLIED TO THE STRUCTURAL DESIGN FOR THE PURPOSES OF SELECTING FIREPROOFING ASSEMBLIES.

DE DEMOLITION

DE-1 THE CONTRACTOR IS FULLY RESPONSIBLE FOR THE MEANS AND METHODS OF DEMOLITION AND THE INTEGRITY AND STABILITY OF THE EXISTING STRUCTURE DURING DEMOLITION UNTIL THE WORK IS COMPLETED. THE CONTRACTOR SHALL PROVIDE SHORING IN REQUIRED LOCATIONS WHERE EXISTING CONSTRUCTION TO REMAIN WILL BE AFFECTED BY DEMOLITION. CONTRACTOR SHALL RETAIN A PROFESSIONAL ENGINEER LICENSED IN THE DISTRICT OF COLUMBIATO DESIGN SHORING.

DE-2 THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS TO ANY STRUCTURAL ELEMENTS WHICH ARE TO REMAIN AND THAT HAVE BEEN DAMAGED DURING THE DEMOLITION PROCESS TO THE COMPLETE SATISFACTION OF THE OWNER. THE REPAIRS SHALL BE AT NO EXPENSE TO THE OWNER. ALL REPAIR WORK SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN DISTRICT OF COLUMBIA AND SUBMITTED TO THE SER FOR REVIEW AND APPROVAL PRIOR TO COMMENCING REPAIR WORK.

DE-3 ALL EXISTING FRAMING IS INDICATED FOR REFERENCE ONLY AND IS TO BE FIELD VERIFIED BY THE CONTRACTOR. VERIFY THE EXACT EXTENT OF DEMOLITION AT THE SITE. DETERMINE THE NATURE AND EXTENT OF DEMOLITION THAT WILL BE NECESSARY BY COMPARING THE CONTRACT DOCUMENTS WITH THE EXISTING CONSTRUCTION. IMMEDIATELY NOTIFY THE DESIGN PROFESSIONALS OF ANY INCONSISTENCIES.

DE-4 THE CONTRACTOR SHALL USE THE STRUCTURAL CONTRACT DOCUMENTS IN CONJUNCTION WITH THE ARCHITECTURAL AND MEP DEMOLITION CONTRACT DOCUMENTS. IN THE EVENT OF CONFLICTS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN PROFESSIONALS.

DE-5 THE CONTRACTOR SHALL USE QUALIFIED, EXPERIENCED PERSONNEL FOR DEMOLITION AND REMOVAL OPERATIONS. PERFORM DEMOLITION AND REMOVAL OPERATIONS IN A CAREFUL AND ORDERLY MANNER TO PREVENT HAZARDS TO PERSONS, DAMAGE TO PROPERTY, AND THE SPREADING OF DUST AND DEBRIS.

DE-6 DO NOT PERMIT PORTIONS OF THE STRUCTURE TO FALL NOR DEBRIS TO DROP EXCEPT BY METHODS WHICH WILL INSURE INTEGRITY OF THE STRUCTURE.

DE-7 PRIOR TO THE START OF WORK, VERIFY THAT THE SCOPE OF DEMOLITION INDICATED ON THE CONTRACT DOCUMENTS SHALL NOT DAMAGE, CUT OR DISRUPT SERVICE OF ANY MECHANICAL SYSTEM, ELECTRICAL SYSTEM OR UTILITY EMBEDDED IN THE EXISTING STRUCTURE.

DE-8 DO NOT REMOVE MORE OF THE EXISTING STRUCTURE THAN INDICATED ON CONTRACT DOCUMENTS. DO NOT DAMAGE, MAR, CUT OR DEFACE THE REMAINING STRUCTURE OR MATERIALS TO BE REUSED.

DE-9 THE CONTRACTOR SHALL INCLUDE IN HIS BID THE COST OF REMOVING DEMOLISHED MATERIALS FROM THE SITE IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES, AND REGULATIONS.

DE-10 WHERE NEW OPENINGS IN EXISTING CONCRETE SLABS OR WALLS ARE TO BE CREATED, THE DEMOLITION CONTRACTOR SHALL CORE HOLES AT THE OUTSIDE CORNERS OF THE NEW OPENING PRIOR TO DEMOLITION. SAW-CUT AND DEMOLISH SLAB OR WALL ONLY AFTER THE INSTALLATION OF ALL REQUIRED NEW STRUCTURAL FRAMING AND/OR REINFORCEMENT IN PLAN OR SECTION, UON. SAW CUTTING SHALL BE STRAIGHT AND SHALL NOT EXTEND INTO EXISTING SLAB OR WALL TO REMAIN NOR BEYOND THE HOLES CORED AT THE CORNERS OF THE NEW OPENING.

DE-11 PRIOR TO CONCRETE CORE DRILLING, LOCATE VIA NON-DESTRUCTIVE MEANS (I.E. GPR, X-RAY) ANY EMBEDDED REINFORCING, STRUCTURAL STEEL, CONDUIT OR OTHER ELEMENTS AND SUBMIT TO THE SER FOR REVIEW. EMBEDDED ELEMENTS MAY NOT BE CUT OR DAMAGED WITHOUT PRIOR WRITTEN APPROVAL BY THE SER.

DI DELEGATED DESIGN ITEMS

DI-1 THE CONTRACTOR SHALL EMPLOY OR RETAIN A **PROFESSIONAL** ENGINEER LICENSED IN THE DISTRICT OF COLUMBIA TO DESIGN AND DETAIL DELEGATED DESIGN ITEMS TO MEET THE PERFORMANCE AND DESIGN CRITERIA ESTABLISHED AS PART OF THE BASE BUILDING STRUCTURE INDICATED IN THE CONTRACT DOCUMENTS INCLUDING BUT NOT LIMITED TO:

COLD FORMED METAL FRAMING LOAD BEARING WALLS
METAL PAN STAIRS
MEP ACCESS PLATFORMS
STRUCTURAL STEEL CONNECTIONS
STEEL COMPOSITE DECK
STEEL FORM DECK
STEEL ROOF DECK

SU SUBMITTALS

SU-1 THE CONTRACTOR SHALL PROVIDE THE REQUIRED SUBMITTALS FOR STRUCTURAL REVIEW AS OUTLINED IN THE SPECIFICATIONS. THIS INCLUDES BOTH ITEMS FULLY DESIGNED ON THE CONTRACT DOCUMENTS AND ITEMS LISTED AS DELEGATED DESIGN. ITEMS INCLUDE BUT ARE NOT LIMITED TO:

031000 CONCRETE FORMWORK
032000 CONCRETE REINFORCEMENT AND EMBEDDED ASSEMBLIES
033000 CONCRETE MIX DESIGNS
033000 CONCRETE CONSTRUCTION JOINT LAYOUT
042200 MASONRY REINFORCEMENT LAYOUT
051200 STRUCTURAL STEEL
051200 STRUCTURAL STEEL CONNECTIONS
053000 STEEL COMPOSITE DECK
054000 COLD FORMED METAL FRAMING
316100 FOOTINGS

SU-2 SUBMIT LOADS IMPOSED ONTO BASE BUILDING STRUCTURE BY THE FOLLOWING CONTRACTOR DESIGNED SYSTEMS:

EXTERIOR CLADDING SYSTEMS
ARCHITECTURAL ORNAMENTATION (FLAGPOLES, BANNERS, MASTS, ETC.)
ELEVATOR REACTIONS
GUARDRAILS
WINDOW WASHING TIEBACK, DAVIT, OR BMU SYSTEMS
CATWALKS
METAL STAIRS

WHERE CONTRACTOR LOADS IMPOSED DO NOT EXCEED AND/OR CONNECTION CONDITIONS DO NOT DIFFER FROM WHAT IS INDICATED IN THE STRUCTURAL DRAWINGS, SUBMIT FOR RECORD A LETTER SEALED AND SIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE DISTRICT OF COLUMBIA STATING THE FOLLOWING:

"THE CONTRACTOR DESIGNED SYSTEM HAS BEEN DESIGNED TO IMPOSE LOADS ON THE BASE BUILDING STRUCTURE THAT ARE WITHIN THE LOAD LIMITS AND AT THE LOCATIONS INDICATED ON THE STRUCTURAL DRAWINGS."

WHERE CONTRACTOR LOADS IMPOSED FOR THE ITEMS LISTED ABOVE EXCEED AND/OR CONNECTION CONDITIONS DIFFER FROM WHAT IS SHOWN IN THE STRUCTURAL DRAWINGS, SUBMIT FOR APPROVAL TO SER LOADS IMPOSED ON THE PRIMARY STRUCTURAL FRAME DUE TO THE DEAD, LIVE, AND WIND/SEISMIC LOADS INDICATED ON THE CONTRACT DOCUMENTS.

SUBMITTAL SHALL LIST THE DESIGN LOADS USED AND BE SEALED AND SIGNED BY A PROFESSIONAL ENGINEER DISTRICT OF COLUMBIA. SUBMITTAL SHALL INCLUDE LOCATION, MAGNITUDE AND DIRECTION OF UNFACTORED IMPOSED LOADS, GRAPHICALLY REPRESENTED IN THEIR APPROPRIATE LOCATIONS ON A COPY OF THE CONTRACT DOCUMENT STRUCTURAL FRAMING PLANS OR ELEVATIONS AS APPROPRIATE. DETAIL REFERENCES IN THE CONNECTIONS APPLICABLE AT EACH LOCATION SHALL BE NOTED ON THE SUBMITTAL DRAWINGS.

FOR EXTERIOR WALL ASSEMBLIES, THE LOADS IMPOSED SUBMITTAL SHALL BE COMPREHENSIVE INDICATING THE LOADS IMPOSED ON THE BASE BUILDING STRUCTURE AND SHALL INCLUDE THE REACTIONS BASED ON THE ACTUAL LOADS OF THE ENTIRE ASSEMBLY, INCLUDING BUT NOT LIMITED TO GLAZING, CLADDING, METAL STUD BACKUP, AND MULLIONS.

FOR MEP SYSTEMS, THE LOADS IMPOSED SUBMITTAL SHALL BE COMPREHENSIVE INDICATING THE LOADS IMPOSED ON THE BASE BUILDING STRUCTURE AND SHALL INCLUDE THE REACTIONS BASED ON THE ACTUAL LOADS OF THE ENTIRE MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYSTEM, INCLUDING BUT NOT LIMITED TO PIPING, DUCTS, ELECTRICAL RACEWAYS, AND EQUIPMENT WEIGHTS.

A SUBSTITUTION REQUEST MAY BE REQUIRED WHERE CONTRACTOR LOADS IMPOSED EXCEED AND/OR CONNECTION CONDITIONS DIFFER FROM THE BASIS OF DESIGN.

SU-3 THE SER'S REVIEW OF SUBMITTALS SHALL BE FOR GENERAL CONFORMANCE WITH THE DESIGN INTENT. NO WORK SHALL BE STARTED WITHOUT SUCH REVIEW.

FN FOUNDATIONS

FN-1 THE FOUNDATION DESIGN IS BASED ON THE GEOTECHNICAL REPORT BY TERRACON, DATED JUNE 22 2022.

FN-2 FOUNDATIONS HAVE BEEN DESIGNED BASED ON THE FOLLOWING DESIGN VALUES FROM THE GEOTECHNICAL REPORT (SERVICE LEVEL):

NET ALLOWABLE BEARING CAPACITY: 20,000 PSF

SEE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS AND INFORMATION. DESIGN VALUES SHALL BE FIELD VERIFIED BY QUALIFIED GEOTECHNICAL ENGINEER RETAINED BY THE OWNER.

FN-3 THE CONTRACTOR SHALL VERIFY FOUNDATION INSTALLATION AND CONSTRUCTION IS IN CONFORMANCE WITH THE RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT.

FN-4 CONTRACTOR SHALL BE RESPONSIBLE TO ADEQUATELY PROTECT ALL EXCAVATION. WHERE NECESSARY, SHEET AND SHORE THE EXCAVATION WITH ALL REQUIRED TIEBACKS AND BRACING AS DETERMINED BY CONTRACTOR'S ENGINEER.

CM CONCRETE MATERIALS

CM-1 CONCRETE STRENGTH SHALL MEET THE FOLLOWING 28-DAY COMPRESSIVE STRENGTHS (f' c), UON:

FOOTINGS,	5,000 PSI
MAT FOUNDATIONS	5,000 PSI
GRADE BEAMS	5,000 PSI
NON-SHRINK GROUT	8,000 PSI
SLAB ON GRADE	4,000 PSI
CONCRETE ON STEEL DECK	4,000 PSI LIGHTWEIGHT
CONCRETE HOUSEKEEPING PADS, AND FILL SLABS	4,000 PSI LIGHTWEIGHT
NEW COLUMNS	6,000 PSI
CONCRETE SHEAR WALLS	6,000 PSI
SLAB & COLUMN RETROFITS	6,000 PSI SELF CONSOLIDATED

CM-2 PROVIDE NORMALWEIGHT CONCRETE WITH CURED DENSITY OF 145 +/- 5 PCF, AND AGGREGATE CONFORMING TO ASTM C33, UON. WHERE INDICATED, PROVIDE LIGHTWEIGHT CONCRETE WITH CURED DENSITY OF 112+/-3 PCF AND AGGREGATE CONFORMING TO ASTM C330.

CM-3 THE USE OF CALCIUM CHLORIDE AND OTHER CHLORIDE CONTAINING AGENTS IS PROHIBITED. THE USE OF RECYCLED CONCRETE IS PROHIBITED. PLACEMENT WITHIN AND CONTACT BETWEEN ALUMINUM ITEMS, INCLUDING ALUMINUM CONDUIT, AND CONCRETE IS PROHIBITED.

CM-4 ALL CAST-IN-PLACE CONCRETE WILL EXPERIENCE DIFFERING VARIATIONS OF CRACKING. ANY ELEMENT EXPOSED TO DIRECT WEATHER AND/OR TEMPERATURE VARIATIONS DURING CONSTRUCTION OR IN THE FINAL CONDITION IS TO BE TREATED AND REGULARLY MAINTAINED TO PREVENT PROPAGATION OF CRACKS AND WATER PENETRATION. THE CONTRACTOR SHALL DEVELOP A REGULAR MAINTENANCE PROGRAM AND SUBMIT IT TO THE OWNER.

RECONCRETE REINFORCEMENT

RE-1 ALL CONCRETE SHALL INCLUDE REINFORCEMENT. IF REINFORCEMENT IS NOT SPECIFICALLY INDICATED ON THE DRAWINGS VERIFY WITH THE SER.

RE-2 REINFORCEMENT SHALL CONFORM TO THE FOLLOWING STANDARDS AND MATERIAL PROPERTIES UON:

DEFORMED BARS:	ASTM A615 GRADE 60
WELDABLE DEFORMED BARS:	ASTM A706
EPOXY COATED DEFORMED BARS:	ASTM A615 / A775
WELDED WIRE REINFORCEMENT	ASTM A1064
EPOXY COATED WELDED WIRE REINFORCEMENT	ASTM A1064 / A884

RE-3 DETAIL REINFORCEMENT BASED ON THE PROJECT REQUIREMENTS, ACI-318 AND ACI-315, UON.

DCRA STAMP APPROVAL AREA

citizenM hotels

Baskervill

BASKERVILL, P.O. BOX 400, RICHMOND, VA 23218-0400

DISTRICT OF COLUMBIA MARK J. TAMARO No. REGISTERED PROFESSIONAL ENGINEER

PROJECT NUMBER
2210437

citizenM
GEORGETOWN

3401 K STREET, NW WASHINGTON, DC 20007

ISSUE
09/30/22 -
PERMIT PACKAGE

GENERAL NOTES

S001

RE-4 WHERE A 90-DEG, 135 –DEG OR 180-DEG HOOK IS GRAPHICALLY INDICATED, PROVIDE CORRESPONDING ACI STANDARD HOOKS UON.

RE-5 DOWELS SHALL MATCH SIZE AND SPACING OF MAIN REINFORCEMENT UON.

RE-6 REINFORCEMENT SHALL HAVE CONCRETE PROTECTION (CLEAR COVER) PER ACI 318 UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

RE-7 LAP REINFORCEMENT ONLY AT LOCATIONS AS SPECIFICALLY DETAILED ON THE DRAWINGS EXCEPT REINFORCEMENT MARKED AS CONTINUOUS CAN BE SPLICED AT LOCATIONS DETERMINED BY CONTRACTOR USING TENSION LAP SPLICES (LTS). SEE LAP SPLICE AND EMBEDMENT SCHEDULE.

RE-8 UNLESS OTHERWISE NOTED ALL LAP SPLICES ARE TO BE TENSION LAP SPLICES PER LAP SPLICE AND EMBEDMENT SCHEDULE.

RE-9 PROVIDE MECHANICAL SPLICES FOR BARS LARGER THAN #11 OR WHERE INDICATED. PROVIDE TENSILE, PRE-QUALIFIED, WELDED OR THREADED MECHANICAL SPLICES UON.

RE-10 LAP WELDED WIRE REINFORCEMENT TWO PANEL SPACINGS, UON.

RE-11PROVIDE LAP SPLICE LOCATIONS AS FOLLOWS, UON:
- A. GRADE BEAM / WALL (TOP HORIZONTAL REINFORCEMENT): AT CENTER OF SPAN
- B. GRADE BEAM / WALL (BOTTOM HORIZONTAL REINFORCEMENT): AT SUPPORTS
- C. WALL INSIDE FACE (VERTICAL REINFORCEMENT): AT SUPPORT
- D. WALL OUTSIDE FACE (VERTICAL REINFORCEMENT): AT STORY MIDHEIGHT OF WALL FOR BELOW GRADE FOUNDATION WALLS, AT SUPPORT FOR OTHER WALLS
- E. UNLESS OTHERWISE NOTED TERMINATE BARS AT DISCONTINUOUS ENDS WITH STANDARD HOOKS.

RE-12PROVIDE EPOXY COATED REINFORCEMENT AND ACCESSORIES IN AREAS OF DIRECT EXPOSURE TO THE ENVIRONMENT, CHEMICALS, OR DE-ICING FOR THE AREAS INDICATED ON THE DRAWINGS.

CJ CONCRETE CONSTRUCTION AND CONTRACTION JOINTS

CJ-1 PROVIDE CONSTRUCTION JOINTS IN ACCORDANCE WITH ACI-318. SUBMIT SHOP DRAWINGS SHOWING PROPOSED CONSTRUCTION JOINT LOCATIONS, DETAILS AND THE PLACEMENT SEQUENCE FOR THE SER'S APPROVAL PRIOR TO PROCEEDING WITH WORK.

CJ-2 UNLESS SPECIFICALLY SHOWN ON THE DRAWINGS, HORIZONTAL CONSTRUCTION JOINTS SHALL NOT BE PERMITTED IN FOOTINGS, PILE CAPS, MAT FOUNDATIONS, GRADE BEAMS, BEAMS, UPTURNED BEAMS, SLABS, AND WALLS WITHOUT PRIOR WRITTEN APPROVAL FROM THE SER BEFORE CONSTRUCTION.

CJ-3 PLACE VERTICAL CONSTRUCTION JOINTS TO PROVIDE A 60 FT MAXIMUM LENGTH OF CONCRETE PLACEMENT AND LOCATE AS FOLLOWS:
- A. FOUNDATION WALLS: MINIMUM OF 8 FT FROM ANY WALL INTERSECTION, PILASTER, PIER, OR WALL OPENING
- B. BEAMS AND GRADE BEAMS: WITHIN THE MIDDLE THIRD OF THE CLEAR SPAN AVOIDING LAP SPLICES, SUBJECT TO SER APPROVAL.

CJ-4 PROVIDE CONTINUOUS WATERSTOPS AT ALL CONSTRUCTION JOINTS EXPOSED TO SOIL OR WATER, AS DESCRIBED IN THE SPECIFICATIONS AND WHERE INDICATED IN THE ARCHITECTURAL DOCUMENTS.

CJ-5 UNLESS OTHERWISE INDICATED ON DRAWINGS, PROVIDE CONTRACTION JOINTS IN CONCRETE SLAB ON GRADE AT COLUMN CENTERLINES AND BETWEEN COLUMN CENTERLINES AT A SPACING NOT TO EXCEED 36 X THE SLAB THICKNESS. REFER TO TYPICAL CONCRETE SLAB ON GRADE DETAIL FOR ADDITIONAL INFORMATION.

MA MASONRY

MA-1 LOAD BEARING, NON-LOAD BEARING, AND BACKUP WALL CONCRETE MASONRY CONSTRUCTION SHALL CONFORM TO THE FOLLOWING MATERIAL STANDARDS:

CONCRETE MASONRY UNITS: ASTM C90, NORMALWEIGHT (135 PCF) (MINIMUM NET AREA COMPRESSIVE STRENGTH 2800 PSI FOR USE WITH TYPE S OR M MORTAR OR 3050 PSI FOR USE WITH TYPE N MORTAR)
MORTAR: ASTM C270, TYPE S, M OR N
MORTAR USAGE
(UON ON DRAWINGS): USE TYPE S OR M MORTAR WHEN MASONRY IS IN DIRECT CONTACT WITH SOIL; USE TYPE S MORTAR FOR ALL EXTERIOR AND INTERIOR LOAD-BEARING WALLS; USE TYPE N MORTAR FOR ALL EXTERIOR AND INTERIOR NON-LOAD-BEARING WALLS
GROUT: ASTM C476
REINFORCEMENT: ASTM A615, GRADE 60
JOINT REINFORCEMENT: ASTM A951, TRUSS OR LADDER TYPE
EXTERIOR JT REINF: GALVANIZE PER ASTM A153
INTERIOR JT REINF:
TYPICAL GALVANIZE PER ASTM A641
RELATIVE HUMIDITY >75% GALVANIZE PER ASTM A153
ADHESIVE ANCHORS: HILTI HIT-HY 270

MA-2 THE MINIMUM COMPRESSIVE STRENGTH OF THE MASONRY (f' m) SHALL BE **[2,000]** PSI, UON ON DRAWINGS, DETERMINED BY THE UNIT STRENGTH METHOD IN ACCORDANCE WITH THE ABOVE REFERENCED SPECIFICATIONS.

MA-3 CALCIUM CHLORIDE SHALL NOT BE USED IN MORTAR OR GROUT.

MA-4 LAY MASONRY UNITS IN RUNNING BOND UON WITH UNITS DESIGNED TO ALIGN WITH WEBS IN EACH COURSE.

MA-5 ALL CELLS WITH REINFORCEMENT SHALL BE GROUTED SOLID. ALL CELLS WHERE MASONRY IS IN CONTACT WITH SOIL SHALL BE GROUTED SOLID.

MA-6 GROUT MINIMUM OF ONE (1) CELL WITH REINFORCEMENT AT EACH SIDE OF ALL OPENINGS. SEE DRAWINGS FOR ADDITIONAL REINFORCEMENT REQUIREMENTS.

SS STRUCTURAL STEEL

SS-1 STEEL MATERIALS SHALL CONFORM TO THE FOLLOWING MINIMUM REQUIREMENTS UNLESS OTHERWISE NOTED ON THE CONTRACT DOCUMENTS:

ASTM A6 ROLLED W SHAPES AND CHANNELS:
ASTM A572 OR A992, MINIMUM YIELD STRENGTH 50 KSI
ANGLES FOR TRUSSES AND BRACES: ASTM A572 OR A529, MINIMUM YIELD STRENGTH 50 KSI
MISCELLANEOUS ANGLES: ASTM A36, MINIMUM YIELD STRENGTH 36 KSI
HOLLOW STRUCTURAL SECTIONS: ASTM A500 GRADE B, MINIMUM YIELD STRENGTH 42 KSI
PLATES: ASTM A572 OR A529, MINIMUM YIELD STRENGTH 50 KSI

SS-2 CONNECTION MATERIAL SHALL CONFORM TO THE FOLLOWING MINIMUM REQUIREMENTS OR AS NEEDED FOR CONNECTION DESIGN:

ANGLES: ASTM A572 OR A529, MINIMUM YIELD STRENGTH 50 KSI UON
WTs: ASTM A572 OR A992, MINIMUM YIELD STRENGTH 50 KSI
PLATES: ASTM A572 OR A529, MINIMUM YIELD STRENGTH 50 KSI UON
BOLTS: ASTM F3125 GRADES A325 AND F1852 OR A490 AND F2280 OR AS INDICATED IN DETAILS
NUTS: ASTM A563
WASHERS: ASTM F436
ANCHOR RODS: ASTM F1554 GRADE 55 WITH WELDABILITY SUPPLEMENT S1
HEADED STUDS ASTM A108, GRADE 1010 THROUGH 1020 HEADED STUD TYPE, COLD-FINISHED CARBON STEEL, AWS D1.1, TYPE B 3/4" DIAMETER UON
WELD ELECTRODES: MINIMUM TENSILE STRENGTH 70 KSI

SS-3 WHERE NO CAMBER IS INDICATED, FABRICATE BEAMS SO THAT ANY NATURAL CAMBER IS UPWARD AFTER ERECTION.

SS-4 SPLICES SHALL BE ALLOWED ONLY AT LOCATIONS SPECIFICALLY INDICATED ON THE STRUCTURAL DRAWINGS UNLESS APPROVED OTHERWISE BY THE SER IN WRITING.

SS-5 FOR STEEL MEMBERS AND EMBEDMENTS EXPOSED TO WEATHER, PROVIDE HOT-DIPPED GALVANIZED FINISH OR APPROVED ZINC RICH EXTERIOR COATING SYSTEM.

SS-6 PROVIDE HOLES IN ALL STEEL AS REQUIRED TO PREVENT ANY ACCUMULATION OF WATER. ALL PENETRATIONS THROUGH MAIN MEMBERS SHALL NOT EXCEED 1 1/8" DIA. AND SHALL BE GROUND SMOOTH. THESE DRAINS MUST BE KEPT CLEAN AND OPEN.

SS-7 SHOW ALL COPES, HOLES, OPENINGS AND MODIFICATIONS REQUIRED IN STRUCTURAL STEEL MEMBERS FOR ERECTION OR THE WORK OF OTHER TRADES ON THE SHOP DRAWINGS FOR APPROVAL BY THE DESIGN PROFESSIONALS.

SS-8 FIELD MODIFICATION OF STRUCTURAL STEEL IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL OF THE DESIGN PROFESSIONALS.

SCSTRUCTURAL STEEL CONNECTIONS

SC-1 ALL STEEL DETAILS AND CONNECTIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS", AISC-LOAD AND RESISTANCE FACTOR DESIGN.

SC-2 ALL CONNECTIONS, UNLESS INDICATED AS BEING COMPLETELY DESIGNED ON THE STRUCTURAL DRAWINGS, SHALL BE DESIGNED AND DETAILED BY A PROFESSIONAL ENGINEER LICENSED IN THE DISTRICT OF COLUMBIA. THE DESIGN AND DETAILING SHALL COMPLY WITH ALL APPLICABLE CODES AND SPECIFICATION SECTIONS.

SC-3 UNLESS INDICATED AS BEING COMPLETELY DESIGNED, DETAILS ON DRAWINGS INDICATE GENERAL CRITERIA FOR DESIGN AND DETAILING OF CONNECTIONS AND ARE NOT INTENDED TO CONVEY COMPLETE CONNECTOR SIZES, PLATE SIZES, WELD SIZES, NUMBER OF BOLTS, OR ANY OTHER SPECIFIC INFORMATION THAT IS OBTAINED THROUGH DESIGNING OF AN INDIVIDUAL CONNECTION FOR A GIVEN SET OF LOADS. DETAILS DO NOT SHOW ERECTION AIDS. PROVIDE ERECTION AIDS AS REQUIRED AND REMOVE THEM AFTER WORK IS COMPLETE.

SC-4 SUBMIT CONNECTIONS NOT SPECIFICALLY INDICATED AS COMPLETELY DESIGNED ON THE DRAWINGS TO THE SER FOR REVIEW PRIOR TO REVIEW OF SHOP DRAWINGS. FOR BIDDING PURPOSES, WHERE NO MOMENT IS INDICATED ON DRAWINGS PROVIDE FULL MOMENT CAPACITY OF MEMBER (.9 Fy Z) AND WHERE NO VERTICAL SHEAR IS INDICATED ON DRAWINGS PROVIDE FULL SHEAR CAPACITY (.54 Fy d tw).

SC-5 ALTERNATE CONNECTIONS TO THOSE SHOWN ON DRAWINGS WILL BE CONSIDERED AS A SUBSTITUTION REQUEST. SEE PROJECT SPECIFICATIONS.

SC-6 FOR CONNECTION DESIGN AND DETAILING, SET CONNECTION WORK POINT AT INTERSECTION OF MEMBER CENTERLINES, UON.

SC-7 DESIGN ALL CONNECTIONS FOR FORCES INDICATED ON THE DRAWINGS. CONNECTION DESIGN FORCES INDICATED ON THE DRAWINGS ARE

FACTORED PER LRFD DESIGN BASIS UON.

SC-8 USE NO MORE THAN TWO BOLT DIAMETERS, ALL BOLTS OF THE SAME DIAMETER SHALL BE OF THE SAME GRADE, SKIP ONE SIZE BETWEEN DIAMETERS. BOLTS FOR THIS PROJECT SHALL BE: 3/4" DIAMETER F3125 GRADE A325 OR F1852 OR 1" DIAMETER F3125 GRADE A490 OR F2280

SC-9 BEAM CONNECTION DESIGN NOTES:

SEE PLANS AND ELEVATIONS FOR BEAM REACTIONS AND MOMENTS.

DEVELOP THE LARGER OF THE BEAM SHEAR REACTION SHOWN ON PLANS OR ELEVATIONS. IF NO SHEAR REACTIONS ARE SHOWN ON PLANS OR ELEVATIONS THEN ALLOW FOR SHEAR CONNECTION WITH FULL SHEAR CAPACITY (.54 Fy d tw).

DEVELOP THE LARGER OF THE MOMENT SHOWN ON PLANS OR ELEVATIONS. IF NO MOMENT REACTIONS ARE SHOWN ON PLANS OR ELEVATIONS THEN ALLOW FOR MOMENT CONNECTION THAT DEVELOPS THE FULL BEAM SECTION MOMENT CAPACITY (.9FyZ).

DEVELOP THE LARGER OF THE AXIAL FORCE DENOTED AS P OR TF SHOWN ON PLANS OR ELEVATIONS. SEE STEEL BEAM LEGEND.

ALL BEAM REACTIONS, AXIAL FORCES AND MOMENTS SHOWN ACT CONCURRENTLY. UON, BEAM REACTIONS ACT IN GRAVITY DIRECTION WHILE AXIAL FORCES AND MOMENTS ARE TO BE CONSIDERED REVERSIBLE.

WHERE NO AXIAL FORCE IS SHOWN, ALL BEAM CONNECTIONS SHALL BE DESIGNED FOR A MINIMUM AXIAL FORCE EQUAL TO 5% OF THE FACTORED DEAD LOAD PLUS LIVE LOAD VERTICAL BEAM SHEAR. FOR THE PURPOSES OF DESIGNING FOR THIS MINIMUM AXIAL FORCE: THE VERTICAL BEAM SHEAR AND CORRESPONDING MINIMUM AXIAL FORCE NEED NOT BE CONSIDERED TO ACT CONCURRENTLY AND BEARING BOLTS IN CONNECTIONS WITH SHORT SLOTTED HOLES PARALLEL TO THE AXIAL FORCE ARE PERMITTED. SHEAR CONNECTIONS INDICATED AS COMPLETELY DESIGNED IN THESE DRAWINGS HAVE BEEN DESIGNED TO MEET THESE MINIMUM AXIAL FORCE REQUIREMENTS.

EXCEPT WHERE "SNUG TIGHT" INSTALLATION IS SPECIFICALLY PERMITTED ON DRAWINGS OR "SLIP CRITICAL" DETAILING IS REQUIRED, ALL HIGH STRENGTH BOLTS SHALL BE INSTALLED AS FULL PRETENSIONED BOLTS.

AT A MINIMUM ALL BOLTED MOMENT AND AXIAL CONNECTION SHALL HAVE PRETENSIONED BOLTS IN STANDARD HOLES.

BOLTED MOMENT CONNECTIONS AT CANTILEVERS AND BACKSPANS SHALL USE SLIP CRITICAL BOLTS.

DO NOT USE OVERSIZED OR SLOTTED HOLES FOR ANY CONNECTIONS UNLESS SPECIFICALLY INDICATED ON THE DRAWINGS OR APPROVED IN WRITING BY THE SER.

SC-10 ALL WELDING SHALL CONFORM TO THE REQUIREMENTS OF THE STRUCTURAL WELDING CODE, ANSI/AWS D1.1, LATEST EDITION. ALL WELD SIZES SHALL BE THE LARGER OF THE SIZE REQUIRED BY CONNECTION FORCES, THE MINIMUM SIZE PER ANSI/AWS D1.1, OR 3/16 INCH MINIMUM FILLET WELD UON. ANY WELD SIZES SHOWN ON THE DESIGN DRAWINGS ARE CONSIDERED EFFECTIVE WELD SIZES AND SHALL BE INCREASED IN ACCORDANCE WITH AWS AS REQUIRED BY GAPS OR SKEWS BETWEEN COMPONENTS.

SC-11 USE RUNOFF TABS AT ALL BEVEL AND COMPLETE JOINT PENETRATION WELDS. REMOVE RUNOFF TABS BY NEAT CUTS AFTER WELD IS COMPLETED. GRIND SMOOTH WHERE REQUIRED BY DETAIL.

SC-12 WHERE REQUIRED BY DETAIL REMOVE WELD BACK UP BARS AND GRIND SMOOTH AFTER WELD IS COMPLETED.

SC-13 DESIGN, DETAIL, FURNISH AND INSTALL STIFFENERS, CONTINUITY PLATES, DOUBLER PLATES, OR OTHER NECESSARY ADDITIONAL LOCAL STRENGTHENING MEASURES AS REQUIRED. MEMBER SIZES INDICATED ON THE DRAWINGS ARE BASED ON MEMBER BEHAVIOR AWAY FROM CONNECTIONS.

SD STEEL DECK GENERAL REQUIREMENTS

SD-1 THE DESIGN, MANUFACTURE AND ERECTION OF STEEL DECK AND ITS ANCHORAGE SHALL, AT A MINIMUM, BE IN ACCORDANCE WITH "DESIGN MANUAL FOR COMPOSITE DECKS, FORM DECKS AND ROOF DECKS" OF THE STEEL DECK INSTITUTE (SDI), CURRENT EDITION AND "SPECIFICATIONS FOR DESIGN OF LIGHT GAGE COLD FORMED STEEL STRUCTURAL MEMBERS" AS PUBLISHED BY THE AMERICAN IRON AND STEEL INSTITUTE (AISI), CURRENT EDITION.

SD-2 CONFIGURE ALL STEEL DECK USING THREE SPAN CONTINUOUS LAYOUTS WHEREVER POSSIBLE.

SD-3 CONFIGURE ALL STEEL DECK AS SHOWN ON THE DRAWINGS.

SD-4 DESIGN STEEL DECK FOR UNSHORED CONDITIONS.

DK STEEL COMPOSITE DECK AND FORM DECK

DK-1 COMPOSITE DECK AND FORM DECK SHALL CONFORM TO THE FOLLOWING STANDARDS AND MATERIAL PROPERTIES:

ASTM A653-HOT-DIPPED GALVANIZED CONFORMING TO ASTM A924 G60,
OR
ASTM A1008, GRADE C WITH PHOSPHATE TREATED AND BAKED ON RUST-INHIBITIVE PAINT

FABRICATE STEEL DECK UNITS AND ACCESSORIES FROM STEEL SHEET CONFORMING TO ASTM A653 STRUCTURAL QUALITY GRADE **33**, WITH A MINIMUM YIELD STRENGTH OF 33 KSI.

DK-2 FASTEN COMPOSITE FLOOR DECK UNITS AS FOLLOWS:
- A. TO THE STEEL FRAMEWORK AT ENDS OF UNITS AND AT ALL INTERMEDIATE SUPPORTS: BY PUDDLE WELDS NOT LESS THAN 3/4 INCH DIAMETER SPACED AT 12 INCHES ON CENTER MAXIMUM, UON. WHERE PRESENT, A HEADED STUD CAN REPLACE A PUDDLE WELD.
- B. AT SIDE LAPS OF ADJACENT UNITS BETWEEN SUPPORTS AT INTERVALS NOT EXCEEDING 24 INCHES ON CENTER UON.

DK-3 COMPOSITE FLOOR DECK HANGER TABS LOADS SHALL NOT EXCEED **60** LBS PER HANGER TAB. IN ADDITION LOADS ON HANGERS SHALL BE DISTRIBUTED IN SUCH A MANNER THAT THE TRIBUTARY LOADS FOR EACH HANGER SHALL NOT EXCEED 5 POUNDS PER SQUARE FOOT.

DK-4 ALL STEEL BEAMS SUPPORTING COMPOSITE DECK OR CONCRETE SLABS SHALL HAVE 3/4 INCH DIAMETER HEADED SHEAR STUDS. DISTRIBUTE STEEL STUDS UNIFORMLY OVER BEAM SPAN UNLESS OTHERWISE NOTED ON DRAWINGS. MAXIMUM SPACING OF HEADED STUDS SHALL NOT EXCEED 12" ON CENTER (ONE STUD PER FOOT) UNLESS OTHERWISE NOTED ON PLAN.

DK-5 HEADED SHEAR STUDS SHALL EXTEND A MINIMUM OF 1 ½ INCHES ABOVE THE TOP OF STEEL DECK WITH A MINIMUM CLEAR COVER OF ½ INCH FROM THE TOP OF SLAB.

DK-6 COMPOSITE DECKS ARE TO BE POURED LEVEL TO COLUMNS OR AS INDICATED ON THE DRAWINGS.

DK-7 DESIGN AND DETAIL COMPOSITE DECK TO SUPPORT SCHEDULED DESIGN LOADS, WORKING AS A PART OF COMPOSITE SLAB.

DK-8 DESIGN AND DETAIL STEEL COMPOSITE DECK, FORM DECK, DECK ENCLOSURES, AND DECK ACCESSORIES FOR CONSTRUCTION LOADS. IN DETERMINING CONSTRUCTION LOADING OF FRESH CONCRETE, ACCOUNT FOR RELEVANT FACTORS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- A. THE PLANNED CONCRETE PLACEMENT METHODS
- B. ADDITIONAL 5 PSF CONCRETE WEIGHT DUE TO DECK DEFLECTION
- C. WHERE DECKS ARE POURED TO LEVEL ADDITIONAL CONCRETE WEIGHT DUE TO CUMULATIVE DEFLECTION OF INDIVIDUAL BEAMS AND GIRDERS EQUAL TO DIAGONAL BAY DIMENSION BETWEEN COLUMNS DIVIDED BY 360 LESS ANY INDICATED CAMBER.

RD STEEL ROOF DECK

RD-1 STEEL ROOF DECK SHALL CONFORM TO THE FOLLOWING STANDARDS AND MATERIAL PROPERTIES:

STEEL FOR DECK ASTM A653, MINIMUM YIELD STRENGTH OF 33 KSI
HOT-DIP GALVANIZING ASTM A653 G60

ROOF DECK SHALL BE HOT-DIP GALVANIZED, UON

RD-2 PROVIDE STEEL ROOF DECK WITH DEPTH AND MINIMUM GAGE INDICATED ON DRAWINGS. PROVIDE ANCHORAGE TO SUPPORTING MEMBERS AS INDICATED ON DRAWINGS.

RD-2 DESIGN AND DETAIL ROOF DECK AND ITS ANCHORAGE TO SUPPORTING MEMBERS TO SUPPORT SCHEDULED DESIGN LOADS, INDICATED DIAPHRAGM SHEAR, AND INDICATED ROOF UPLIFT. ASSUME ROOF DIAPHRAGM LOADS AND ROOF UPLIFT LOADS TO BE APPLIED SIMULTANEOUSLY.

RD-2 STEEL ROOF DECK AND ITS ANCHORAGE TO STRUCTURAL FRAMING SHALL BE CAPABLE OF WITHSTANDING THE FOLLOWING MINIMUM LOADING REQUIREMENTS STRENGTH LEVEL:

A. GRAVITY LOAD	50 PSF
B. DIAPHRAGM SHEAR DESIGN FORCE	400 PLF
C. NET UPLIFT FORCE	10 PSF

ASSUME ROOF DIAPHRAGM LOADS AND ROOF UPLIFT LOADS TO BE APPLIED SIMULTANEOUSLY.

RD-3 ROOF DECK AND ITS ANCHORAGE TO SUPPORTING MEMBERS SHALL MEET THE FOLLOWING MINIMUM FASTENING REQUIREMENTS
- A. AT ENDS OF UNITS AND AT ALL INTERMEDIATE SUPPORTS: BY PUDDLE WELDS NOT LESS THAN 3/4 INCH DIAMETER SPACED NOT MORE THAN 12 INCHES ON CENTER MAX.
- B. SIDE LAPS OF ADJACENT UNITS SHALL BE FASTENED BY SIDE SEAM WELDING OR SIDELAP SCREWS SPACEDPER MANUFACTURERS ENGINEERED CALCULATIONS WITH A MAXIMUM SPACING OF 24 INCHES ON CENTER. ARC SEAM WELDS SHALL BE A MINIMUM OF 1-1/2 INCH BY 1/2 INCH.

RD-4 NO LOADS SHALL BE HUNG DIRECTLY FROM STEEL ROOF DECK WITHOUT PRIOR WRITTEN APPROVAL OF THE DECK SUPPLIER AND REVIEW BY THE SER.

RD-5 DECKING CONTRACTOR SHALL COORDINATE DECK OPENING SIZES AND LOCATIONS FROM ARCHITECTURAL AND MEP CONTRACT DOCUMENTS, PROVIDE HEADER MEMBERS OR REINFORCEMENT AS REQUIRED BY TYPICAL DETAILS EVEN IF NOT SHOWN ON THE PLANS, AND SUBMIT PROPOSED OPENINGS THROUGH SLAB/DECK FOR REVIEW BY THE DESIGN PROFESSIONALS.

PA POST-INSTALLED ANCHORS

PA-1 ADHESIVE ANCHOR SYSTEMS USED FOR DESIGN:

SEISMIC DESIGN CATEGORY A - F

ADHESIVE: HILTI HIT-HY 200 V3

THREADED ROD: HILTI HAS

OVERHEAD AND/OR CONSTANT TENSION ADHESIVE ANCHOR INSTALLATIONS NOT SHOWN ON THE DRAWINGS SHALL NOT BE PERMITTED UNLESS EACH CONDITION IS REVIEWED AND APPROVED IN WRITING BY THE SER.

PA-2 PROOF TESTING OF ADHESIVE ANCHORS SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. UNLESS NOTED OTHERWISE, ADHESIVE ANCHOR PROOF TENSION LOADS SHALL BE PER THE ADHESIVE ANCHOR PROOF SCHEDULES.

PA-3 FIELD DRILLED EXPANSION ANCHOR SYSTEMS USED FOR DESIGN:

HILTI KWIK BOLT TZ2

PA-4 PROOF TESTING OF EXPANSION ANCHORS SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. UNLESS NOTED OTHERWISE, EXPANSION ANCHOR PROOF TORQUE LOADS SHALL BE PER THE EXPANSION ANCHOR PROOF SCHEDULES.

PA-5 FIELD DRILLED THREADED SCREW ANCHOR SYSTEMS USED FOR DESIGN:

HILTI KH-EZ

PA-6 ALTERNATIVE SYSTEM EQUIVALENT TO OR EXCEEDING THE PROPERTIES OF THE SYSTEMS ABOVE WILL BE CONSIDERED AS A SUBSTITUTION REQUEST. SEE PROJECT SPECIFICATIONS.

PA-7 ANCHORS ARE TO BE MINIMUM 3/4" DIAMETER WITH A MINIMUM EMBEDMENT OF 6", UON.

PA-8 INSTALL ANCHORS TO MEET THE REQUIREMENTS INDICATED IN THE CONTRACT DOCUMENTS AND THE CURRENT MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS (MPII).

PA-9 LOCATE, BY NON-DESTRUCTIVE MEANS, AND AVOID ALL EXISTING REINFORCEMENT PRIOR TO INSTALLATION OF ANCHORS. IF EXISTING REINFORCING LAYOUT PROHIBITS THE INSTALLATION OF ANCHORS AS INDICATED ON THE DRAWINGS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN PROFESSIONALS.

PA-10 INSTALL ANCHORS IN SOLID MASONRY OR IN HOLLOW MASONRY THAT HAS BEEN GROUTED SOLID AT LEAST ONE COURSE ABOVE TO ONE COURSE BELOW THE ANCHOR, UON.

PA-11 SEE PROJECT SPECIFICATIONS FOR POST-INSTALLED ANCHOR INSPECTION REQUIREMENTS.

CF COLD FORMED METAL FRAMING

CF-1 ALL STUDS AND TRACKS SHALL CONFORM TO ASTM A1003 OR A653
- A. 43 MIL (18 GA) AND LIGHTER: MINIMUM YIELD POINT OF 33 KSI.
- B. 54 MIL (16 GA) AND HEAVIER: MINIMUM YIELD POINT OF 50 KSI.
- C. ALL STUDS AND TRACKS SHALL BE MANUFACTURED BY CURRENT MEMBERS OF THE STEEL STUD MANUFACTURERS ASSOCIATION (SSMA) LISTED IN THE ICC REPORT N0. ESR-3064P. ALL STUDS AND TRACKS SHALL COMPLY WITH ICC REPORT N0. ESR-3064P.

CF-2 ALL CFMF FRAMING COMPONENTS SHALL BE CUT SQUARELY OR ON AN ANGLE (SUCH AS BRACING) TO SQUARELY FIT AGAINST ABUTTING MEMBERS. MEMBERS SHALL BE HELP FIRMLY IN POSITION UNTIL PROPERLY FASTENED.

CF-3 STRUDS AND TRACKS SHALL BE JOINED TOGETHER BY WELDING AND/OR SHEET METAL SCREWS.

CF-4 MANUFACTURER PROVIDED PUNCH-OUTS MAY BE LOCATED ALONG THE CENTERLINE OF THE WEBS OF FRAMING MEMBERS. PUNCH-OUTS SHALL HAVE A MINIMUM CENTER -TO-CENTER SPACING OF 24". PUNCH-OUTS SHALL HAVA A MAXIUM WIDTH OF HALF THE MEMBER DEPTH OR 2 1/2", WHICHEVER IS LESS, AND A MAXIMUM LENGTH OF 4 1/2". USE UNPUNCHED STUDS IF RESTRICTIONS ON LOCATIONS OF PUNCHOUTS CANNOT BE MET. PUNCH-OUTS IN TRACKS ARE NOT PERMITTED.

CF-5 SPLICES IN STUDS AND BRACES SHALL NOT BE PERMITTED.

CF-6 ALL FRAMING SHALL BE COORDINATED WITH GLAZING MANUFACTURERS, MECHANICAL, ELECTRICAL, PLUMBING AND OTHER TRADES.

CF-7 PROVIDE 0.08" THICK x 1.1" SQ. OR 1.425" ROUND WASHERS MIN.

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Baskervill

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PROJECT NUMBER
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GENERAL NOTES

S002

SLAB/SLAB-ON-GRADE REINFORCEMENT LAP SPLICE LENGTH SCHEDULE (INCHES)

SEE NOTE 5

BAR SIZE	MINIMUM BAR SPACING (INCHES)	TENSION (LTS)					
		f'c = 3 KSI	f'c = 4 KSI	f'c = 5 KSI	f'c = 6 KSI	f'c = 7 KSI	f'c = 8 KSI
#4	5.500	22	19	17	16	14	14
#5	5.375	32	28	25	23	21	20
#6	5.250	43	37	34	31	28	27
#7	5.125	69	60	54	49	46	43
#8	5.000	86	74	67	61	56	53

DEVELOPMENT LENGTH SCHEDULE (INCHES)

SEE NOTE 5

BAR SIZE	MINIMUM BAR SPACING (INCHES) [MAX(1",db) + db] NOTE 2	TENSION										COMPRESSION									
		NOTED AS Ld ON DRAWINGS										NOTED AS Ldh ON DRAWINGS										NOTED AS Ldc ON DRAWINGS									
		f'c (PSI)										f'c (PSI)										f'c (PSI)									
		3000	4000	5000	6000	7000	8000	9000	10,000	11,000	12,000	3000	4000	5000	6000	7000	8000	9000	10,000	11,000	12,000	3000	4000	5000	6000	7000	8000	9000	10,000	11,000	12,000
#4	1.500	22	19	17	16	15	14	13	12	12	12	11	10	9	8	8	7	7	6	6	6	11	10	9	9	9	9	9	9	9	9
#5	1.625	28	24	22	20	18	17	16	15	15	15	14	12	11	10	9	9	8	8	8	8	14	12	12	12	12	12	12	12	12	12
#6	1.750	33	29	26	24	22	21	19	18	18	18	17	15	13	12	11	11	10	9	9	9	17	15	14	14	14	14	14	14	14	14
#7	1.875	48	42	38	34	32	30	28	27	27	27	20	17	15	14	13	12	12	11	11	11	20	17	16	16	16	16	16	16	16	16
#8	2.000	55	48	43	39	36	34	32	30	30	30	22	19	17	16	15	14	13	12	12	12	22	19	18	18	18	18	18	18	18	18
#9	2.375	62	54	48	44	41	38	36	34	34	34	25	22	20	18	17	16	15	14	14	14	25	22	21	21	21	21	21	21	21	21
#10	2.625	70	61	54	50	46	43	41	39	39	39	28	25	22	20	19	18	17	16	16	16	28	25	23	23	23	23	23	23	23	23
#11	2.875	78	67	60	55	51	48	45	43	43	43	31	27	24	22	21	19	18	17	17	17	31	27	26	26	26	26	26	26	26	26

DEVELOPMENT LENGTH SCHEDULE NOTES:

1. WHERE MORE THAN 12 INCHES OF FRESH CONCRETE IS CAST BELOW THE DEVELOPMENT LENGTH, MULTIPLY Ld BY 1.3.
2. WHERE STIRRUPS OR TIES ARE NOT PRESENT THROUGHOUT Ld, MINIMUM BAR SPACING MUST BE INCREASED TO [MAX(1", db) + 2db] FOR SCHEDULED VALUES TO BE APPLICABLE.

SHEAR WALL REINFORCEMENT - VERTICAL BARS LAP SPLICE LENGTH SCHEDULE (INCHES)

SEE NOTE 5

BAR SIZE	MINIMUM BAR SPACING (INCHES)	TENSION (LTS)									COMPRESSION (LCS)
		f'c = 4 KSI	f'c = 5 KSI	f'c = 6 KSI	f'c = 7 KSI	f'c = 8 KSI	f'c = 9 KSI	f'c = 10 KSI	f'c = 11 KSI	f'c = 12 KSI	
#4	5.500	15	14	13	12	12	12	12	12	12	15
#5	5.375	19	17	16	14	14	13	12	12	12	19
#6	5.250	26	23	21	20	19	18	17	17	17	23
#7	5.125	42	38	35	32	30	28	27	27	27	27
#8	5.000	53	48	44	40	38	36	34	34	34	30
#9	4.875	65	59	53	50	46	44	42	42	42	34
#10	4.750	80	71	65	60	56	53	51	51	51	39
#11	4.625	95	85	77	72	67	63	60	60	60	43

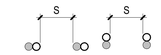
SHEAR WALL REINFORCEMENT - HORIZONTAL BARS LAP SPLICE LENGTH SCHEDULE (INCHES)

SEE NOTE 5

BAR SIZE	MINIMUM BAR SPACING (INCHES)	TENSION (LTS)									COMPRESSION (LCS)
		f'c = 4 KSI	f'c = 5 KSI	f'c = 6 KSI	f'c = 7 KSI	f'c = 8 KSI	f'c = 9 KSI	f'c = 10 KSI	f'c = 11 KSI	f'c = 12 KSI	
#4	5.500	25	22	20	19	18	17	16	16	16	15
#5	5.375	36	32	29	27	26	24	23	23	23	19
#6	5.250	49	44	40	37	35	33	31	31	31	23
#7	5.125	78	70	64	59	55	52	50	50	50	27
#8	5.000	97	87	79	73	69	65	61	61	61	30
#9	4.875	117	105	96	89	83	78	74	74	74	34
#10	4.750	141	126	115	106	100	94	89	89	89	39
#11	4.625	165	147	135	125	117	110	104	104	104	43

LAP SPLICE NOTES:

1. TABULATED VALUES ARE PER ACI 318-11 REQUIREMENTS FOR NORMALWEIGHT CONCRETE. THE VALUES ON THIS SHEET DO NOT APPLY TO LIGHTWEIGHT CONCRETE
2. SEE TYPICAL DETAILS FOR CLEAR COVER
3. MINIMUM BAR SPACING DIAGRAM - "S"



FIRST BAR
SECOND BAR PLACED OR SPLICE BAR

4. WHERE ACTUAL CONDITIONS DIFFER FROM THE CLEAR COVER SHOWN ON THE TYPICAL DETAILS OR DIFFER FROM PROVIDED SCHEDULED BAR SIZE MINIMUM SPACING AND/OR f'c, LENGTHS SHALL BE ADJUSTED ONLY WITH THE APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD.
5. TABULATED VALUES ARE FOR NON-EPOXY COATED GRADE 60 REINFORCEMENT IN NORMALWEIGHT CONCRETE

   FOR EPOXY COATED REINFORCEMENT:
   MULTIPLY Ld BY 1.5
   MULTIPLY Ldh BY 1.2
   Ldc IS NOT AFFECTED
   MULTIPLY LTS BY 1.3 FOR "TOP BARS"
   MULTIPLY LTS BY 1.5 FOR ALL OTHER REINFORCEMENT

   FOR GRADE 75 REINFORCEMENT:
   MULTIPLY Ld, Ldh, Ldc, AND LTS BY 1.25
   MULTIPLY Lcs BY 1.45
6. WHERE BARS OF DIFFERENT SIZES ARE LAP SPLICED IN TENSION, THE TENSION LAP SPLICE LENGTH (LTS) SHALL BE THE LARGER OF THE TENSION DEVELOPMENT LENGTH (Ld) OF THE LARGER BAR AND THE TENSION LAP SPLICE LENGTH OF THE SMALLER BAR.
7. WHERE BARS OF DIFFERENT SIZES ARE LAP SPLICED IN COMPRESSION, THE COMPRESSION LAP LENGTH (LCS) SHALL BE THE LARGER OF THE COMPRESSION DEVELOPMENT LENGTH (Ldc) OF THE LARGER BAR OR THE COMPRESSION LAP SPLICE LENGTH OF THE SMALLER BAR.
8. "TOP BARS" ARE DEFINED AS HORIZONTAL REINFORCEMENT PLACED SUCH THAT MORE THAN 12 INCHES OF FRESH CONCRETE IS CAST BELOW THE DEVELOPMENT LENGTH OR SPLICE "OTHER BARS" ARE ALL BARS FOR WHICH THIS DOES NOT APPLY

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MARK J. TAMARO
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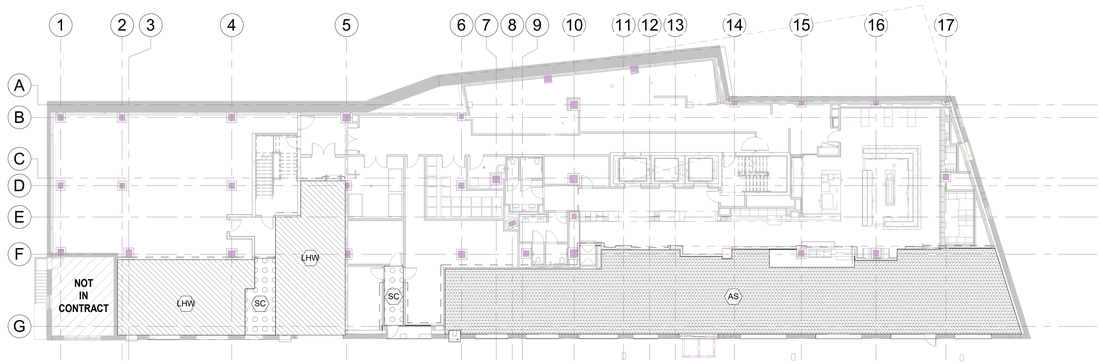
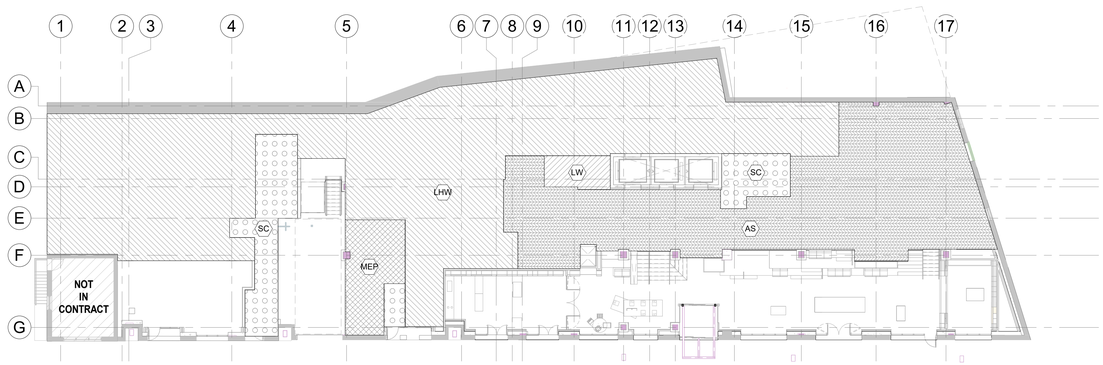
GENERAL LAP SPLICE SCHEDULES

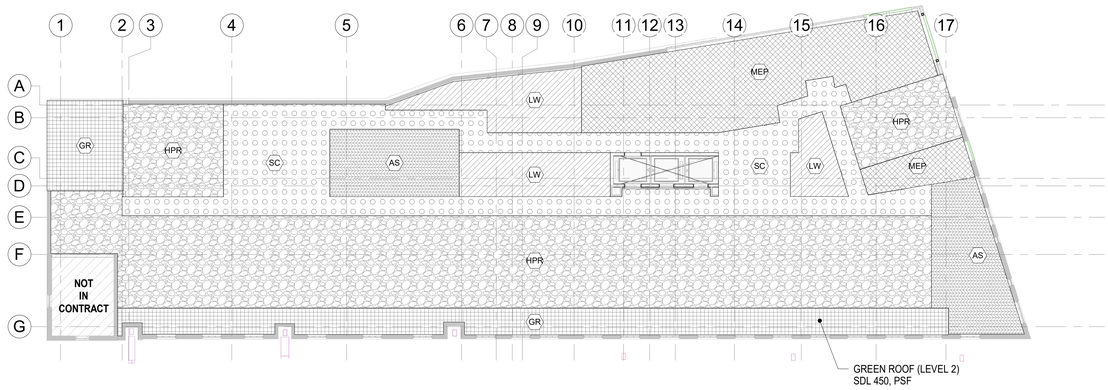
S004



1 LOADING DIAGRAM 1ST FLOOR
1/16" = 1'-0"



2 LOADING DIAGRAM 1ST FLOOR UPPER
1/16" = 1'-0"



3 LOADING DIAGRAM 2ND FLOOR
1/16" = 1'-0"

DESIGN LOADING SCHEDULE

DESCRIPTION	DESIGNATION MARK	UNFACTORED SUPERIMPOSED DEAD LOAD (PSF UON)		UNFACTORED LIVE LOAD (PSF UON)
AMENITY SPACES	AS	20	15 MEP + 2 CEILING + 3 FINISHES	100
GREEN ROOF	GR	70 PSF	50 PSF SOIL + 15 MEP + 5 FINISHES	30
HOTEL PRIVATE ROOMS	HPR	10	5 MEP + 2 CEILING + 3 FINISHES	40
LIGHT STORAGE/ WORK ROOMS	LW	20	15 MEP + 2 CEILING +3 FINISHES	125
LOADING DOCK, HEAVY STORAGE/ WORK ROOMS	LHW	20	15 MEP + 2 CEILING +3 FINISHES	250
MEP, TELECOMM	MEP	20	15 MEP + 2 CEILING +3 FINISHES	150
PENTHOUSE ROOF	PR	15 PSF	5 MEP + 2 CEILING +3 FINISHES + 5 ROOFING	30
ROOF TOP MECH YARD	RT	45 PSF	25 PSF GRAVEL + 15 MEP + 5 FINISHES	150
STAIRS, CORRIDORS	SC	20	2 CEILING +3 FINISHES	100

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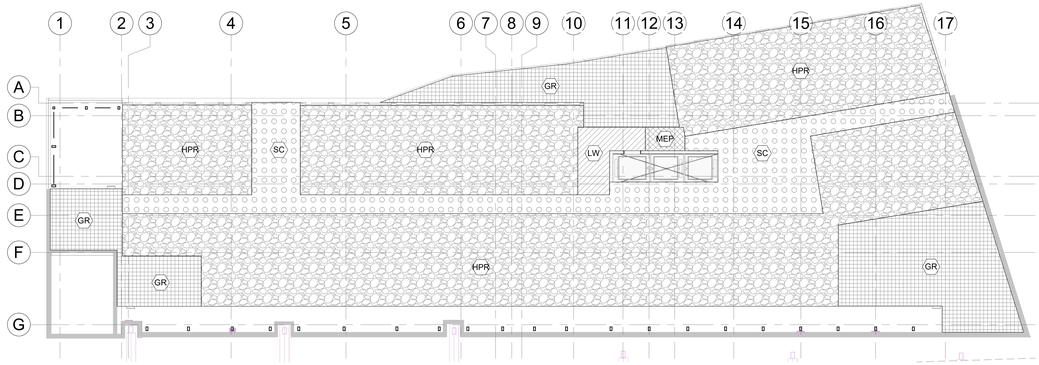
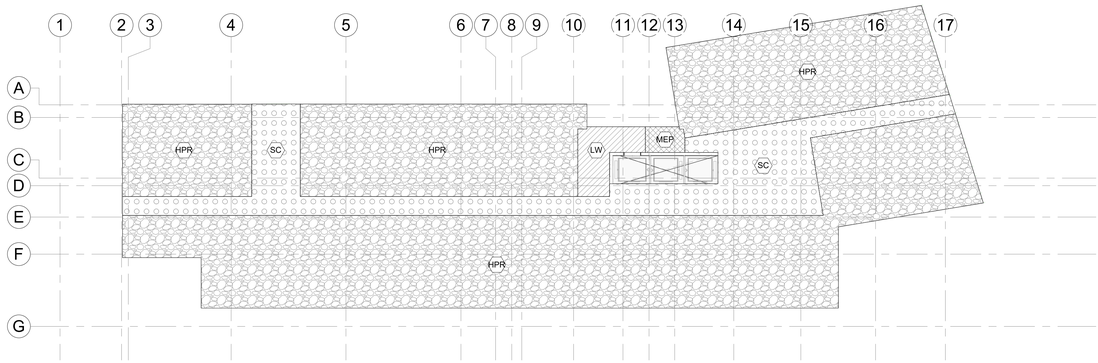
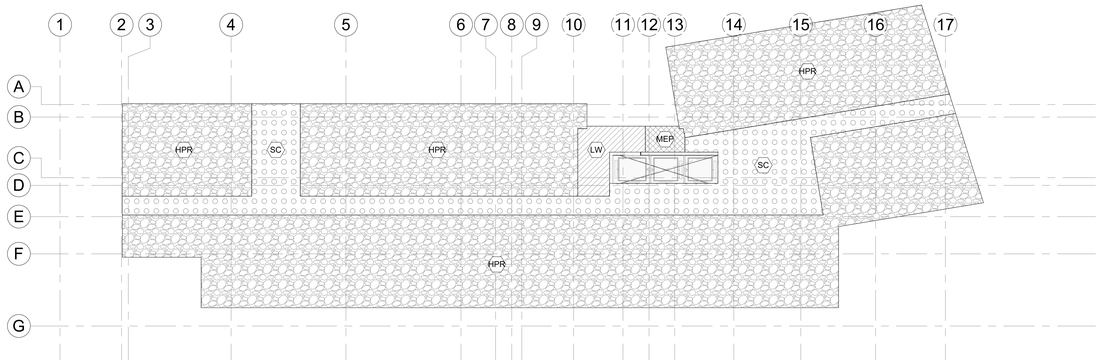


1 LOADING DIAGRAM 3RD FLOOR
1/16" = 1'-0"



2 LOADING DIAGRAM 4TH FLOOR
1/16" = 1'-0"



3 LOADING DIAGRAM 5TH FLOOR
1/16" = 1'-0"

DESIGN LOADING SCHEDULE

DESCRIPTION	DESIGNATION MARK	UNFACTORED SUPERIMPOSED DEAD LOAD (PSF UON)		UNFACTORED LIVE LOAD (PSF UON)
AMENITY SPACES	AS	20	15 MEP + 2 CEILING + 3 FINISHES	100
GREEN ROOF	GR	70 PSF	50 PSF SOIL + 15 MEP + 5 FINISHES	30
HOTEL PRIVATE ROOMS	HPR	10	5 MEP + 2 CEILING + 3 FINISHES	40
LIGHT STORAGE/ WORK ROOMS	LW	20	15 MEP + 2 CEILING +3 FINISHES	125
LOADING DOCK, HEAVY STORAGE/ WORK ROOMS	LHW	20	15 MEP + 2 CEILING +3 FINISHES	250
MEP, TELECOMM	MEP	20	15 MEP + 2 CEILING +3 FINISHES	150
PENTHOUSE ROOF	PR	15 PSF	5 MEP + 2 CEILING +3 FINISHES + 5 ROOFING	30
ROOF TOP MECH YARD	RT	45 PSF	25 PSF GRAVEL + 15 MEP + 5 FINISHES	150
STAIRS, CORRIDORS	SC	20	2 CEILING +3 FINISHES	100

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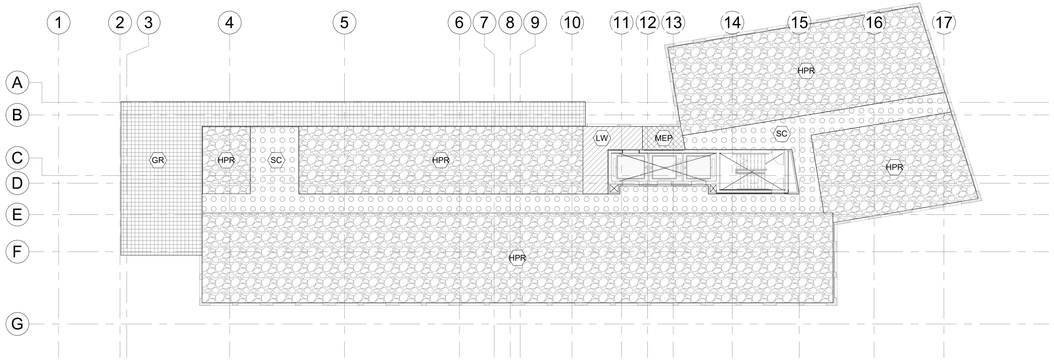
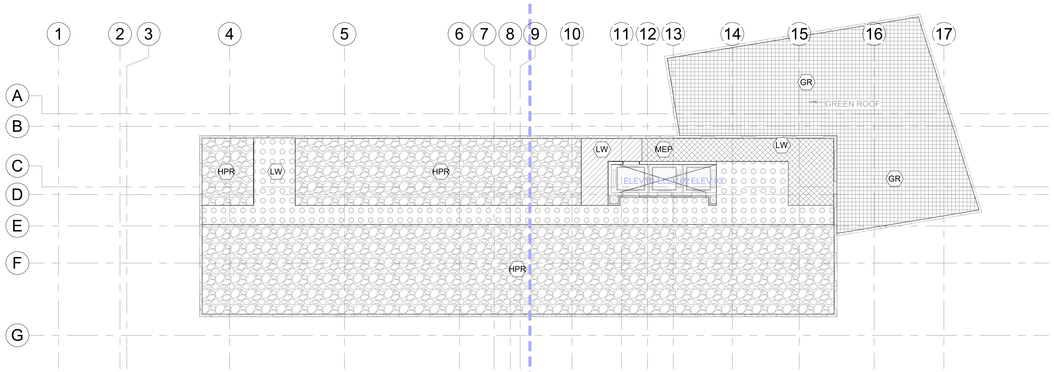
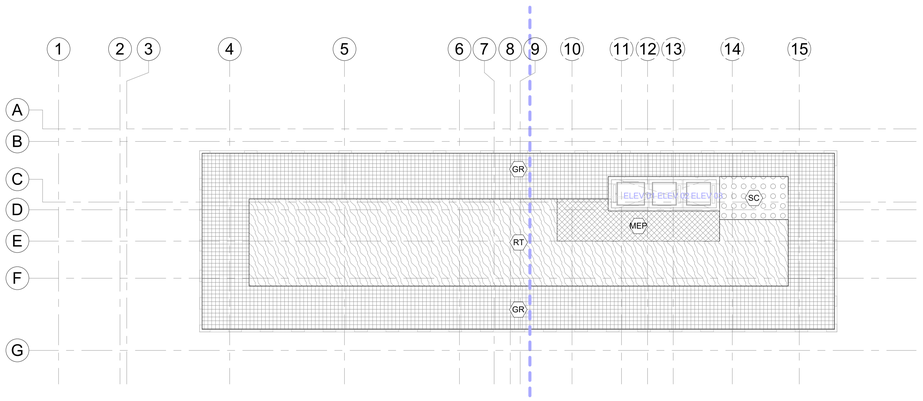


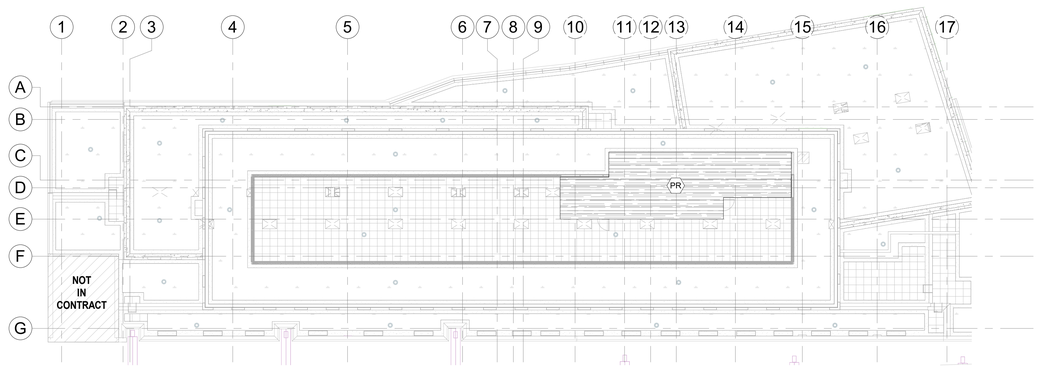
1 LOADING DIAGRAM 6TH FLOOR
1/16" = 1'-0"



2 ROOF FRAMING PLAN
1/16" = 1'-0"

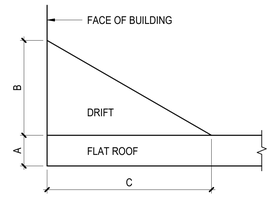


3 LOADING DIAGRAM PENTHOUSE
1/16" = 1'-0"



4 LOADING DIAGRAM PENTHOUSE ROOF
1/16" = 1'-0"

DESIGN LOADING SCHEDULE				
DESCRIPTION	DESIGNATION MARK	UNFACTORED SUPERIMPOSED DEAD LOAD (PSF UON)		UNFACTORED LIVE LOAD (PSF UON)
AMENITY SPACES	AS	20	15 MEP + 2 CEILING + 3 FINISHES	100
GREEN ROOF	GR	70 PSF	50 PSF SOIL + 15 MEP + 5 FINISHES	30
HOTEL PRIVATE ROOMS	HPR	10	5 MEP + 2 CEILING + 3 FINISHES	40
LIGHT STORAGE/ WORK ROOMS	LW	20	15 MEP + 2 CEILING +3 FINISHES	125
LOADING DOCK, HEAVY STORAGE/ WORK ROOMS	LHW	20	15 MEP + 2 CEILING +3 FINISHES	250
MEP, TELECOMM	MEP	20	15 MEP + 2 CEILING +3 FINISHES	150
PENTHOUSE ROOF	PR	15 PSF	5 MEP + 2 CEILING +3 FINISHES + 5 ROOFING	30
ROOF TOP MECH YARD	RT	45 PSF	25 PSF GRAVEL + 15 MEP + 5 FINISHES	150
STAIRS, CORRIDORS	SC	20	2 CEILING +3 FINISHES	100



A SNOW DRIFT DIAGRAM

SNOW DRIFT SCHEDULE			
DESIGNATION MARK	A (PSF)	B (PSF)	C (FT)
	22	-	-
	22	90	20

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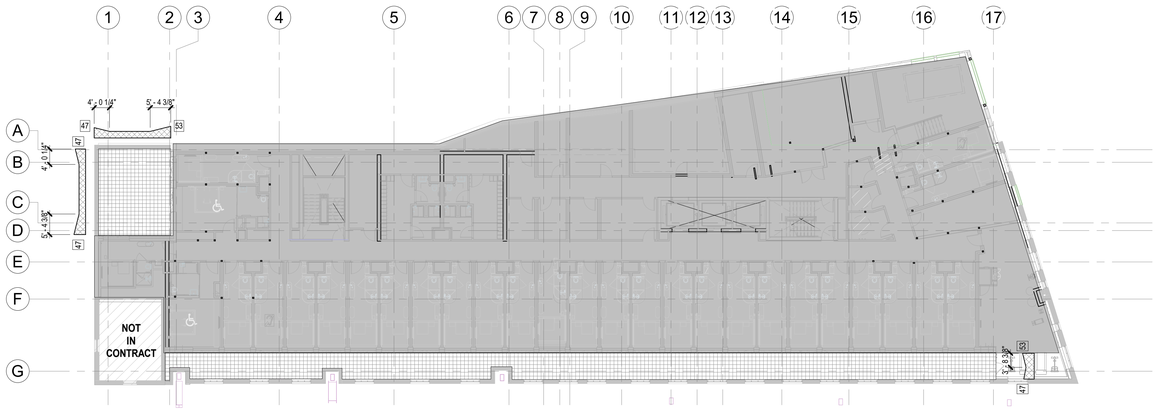
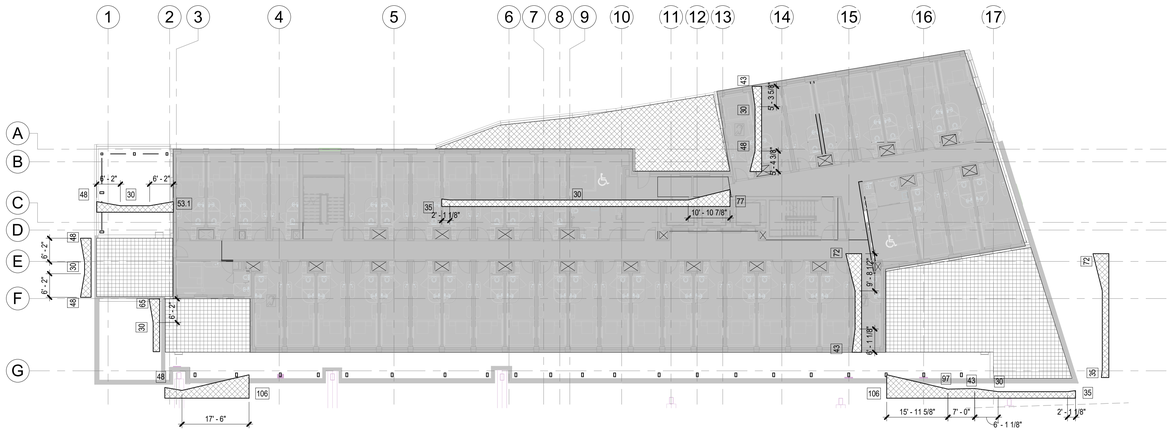
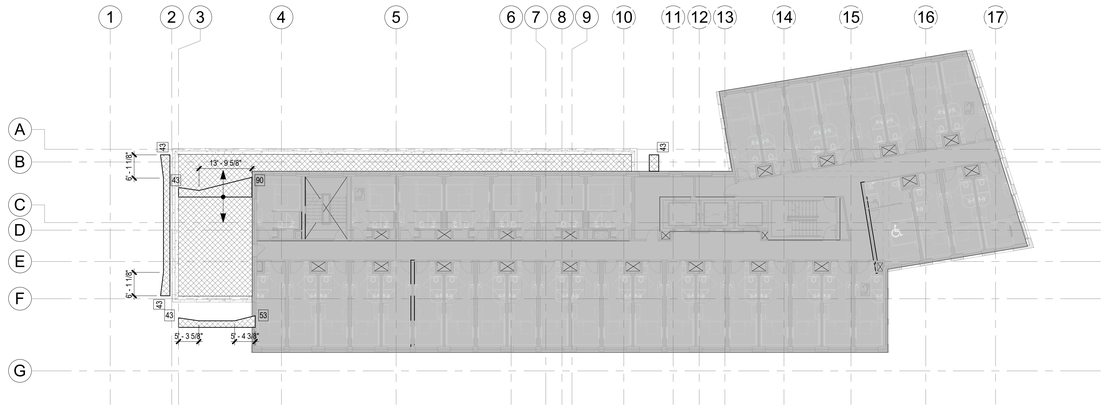


1 SNOW DRIFT DIAGRAM LEVEL 02
1/16" = 1'-0"



2 SNOW DRIFT DIAGRAM LEVEL 03
1/16" = 1'-0"

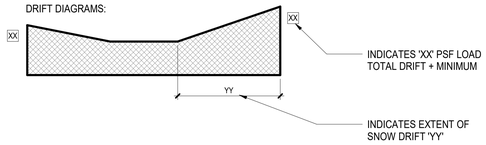


3 SNOW DRIFT DIAGRAM LEVEL 06
1/16" = 1'-0"

SNOW LOAD DRIFT NOTES:

GROUND SNOW LOAD 25 PSF
MINIMUM SNOW LOAD 30 PSF

DRIFT DIAGRAMS:



ROOF DRIFT IS TYPICALLY SIMILAR ACROSS THE ROOF WIDTH/LENGTH.
WHEN DIFFERENCES EXIST MULTIPLE DIAGRAMS ARE SHOWN.
THE EXTENTS WHERE ATYPICAL DRIFTS EXIST ARE SHOWN WITH ARROWS.

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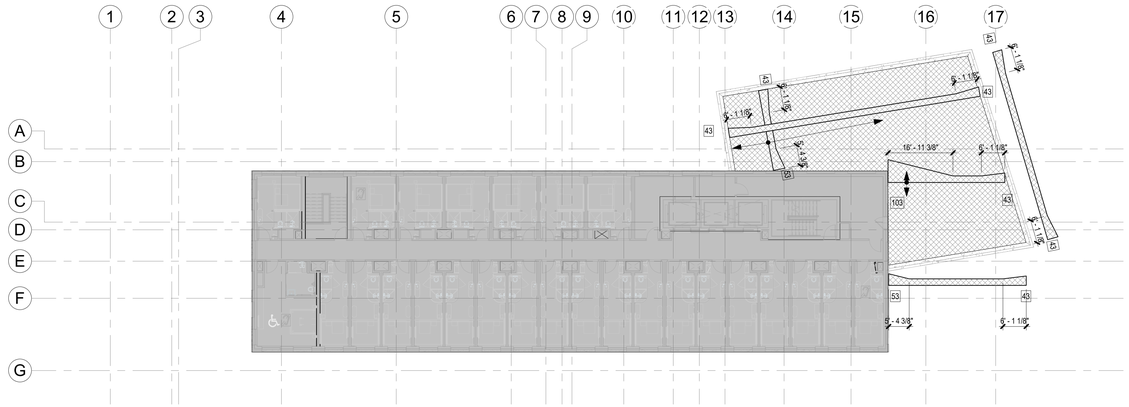
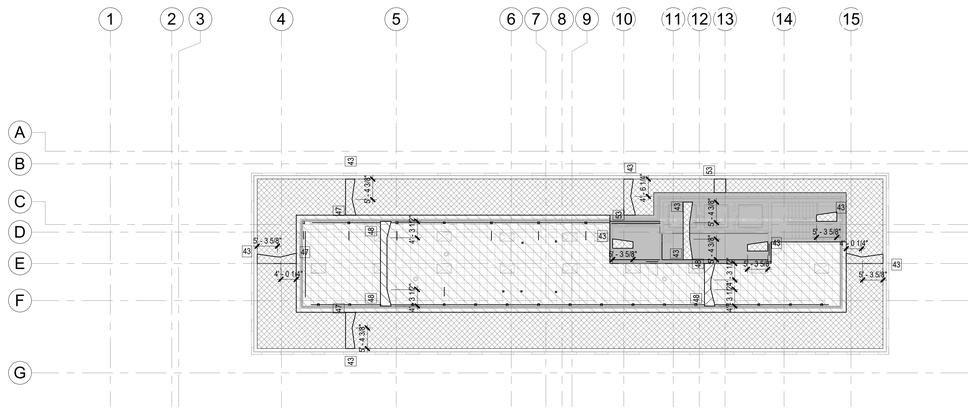
SNOW DRIFT LOADS

S008



1 SNOW DRIFT DIAGRAM LEVEL 07
1/16" = 1'-0"

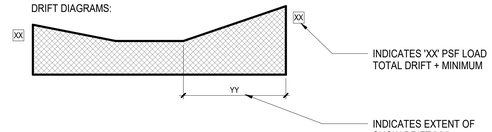


2 SNOW DRFIT DIAGRAM ROOF
1/16" = 1'-0"

SNOW LOAD DRIFT NOTES:

GROUND SNOW LOAD 25 PSF
MINIMUM SNOW LOAD 30 PSF

DRIFT DIAGRAMS:



ROOF DRIFT IS TYPICALLY SIMILAR ACROSS THE ROOF WIDTH/LENGTH.
WHEN DIFFERENCES EXIST MULTIPLE DIAGRAMS ARE SHOWN.
THE EXTENTS WHERE ATYPICAL DRIFTS EXIST ARE SHOWN WITH ARROWS.

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SNOW DRIFT LOADS

S009

X. SCHEDULE OF SPECIAL INSPECTIONS

MATERIAL/ACTIVITY	TYPE OF INSPECTION	APPLICABLE TO THIS PROJECT Y/N	C/P	EXTENT/REFERENCE	AGENT	COMPLETED
GENERAL						
Pre-construction conference	Meeting with parties listed in Section 6 of DCRA SIPM to discuss Special Inspection procedures	Y	P	Scheduled by DCRA with the Contractor prior to commencement of work	SIER	
EARTHWORK						
Site preparation (building)	Field testing and inspection	Y	P	Field Review; IBC 1705.6	SIER	
Fill material (building)	Review submittals, field testing and inspection	Y	P	Field Review; IBC 1705.6	SIER	
Fill compaction (building)	In-place density tests, lift thickness	Y	C	Field Review; IBC 1705.6	SIER	
Excavation	Field inspection and verification of proper depth	Y	P	Field Review; IBC 1705.6	SIER	
Foundation sub-grade	Field inspection of foundation subgrade prior to placement of concrete	Y	P	Field Review; IBC 1705.6	SIER	
DEEP FOUNDATION ELEMENTS						
Materials	Review product, sizes, and lengths	N	C	Submittal and Field Review; IBC1705.7, 1705.8, 1705.9		
Test piles	Monitor driving of test piles	N	C	Field Review; IBC 1705.8, .9 or .10		
Installation	Monitor drilling, placement, plumb, driving of piles, including recording blows per foot, cut off, and tip elevation	N	C	Field Review; IBC 1705.2, 1705.3, 1705.7		
Load test	Monitor pile load test	N	C	Field Review; IBC 1705.8, .9 or .10		
CONCRETE						
Materials	Review product supplied versus certificates of compliance and mix design	Y	P	Submittal & Field Review; IBC 1705.3; ACI 318: Ch. 4 and 5; IBC 1904.2, 1910.2, 1903.3	SIER	
Installation of reinforcing steel, including Pre-stressed tendons and anchor bolts as well as welding	Field inspection of placement	Y	P	Submittal and Field Review; ACI 318:3.5, 3.5.2 3.8.6 & Ch. 7 8.1.3 and 21.2.8; AWS D1.4; IBC 1705.3, 1908.5, 1909.1, 1910.4	SIER	
Formwork installation	Field inspection	Y	P	Field Review; ACI 318: 6.1.1; IBC 1705.3	SIER	
Concreting operations and placement	Field inspection of placement/sampling	Y	C	Field Review; ACI 318: 5.6, 5.8, 5.9-10; ASTM C 172, C 31; IBC 1705.3, 1910.6, 1910.7, 1910.8, 1910.10	SIER	
Concrete curing	Field inspection of curing process	Y	P	Field Review; ACI 318: 5.11-13; IBC 1705.3, 1910.9	SIER	
Concrete strength	Evaluation of concrete strength	Y	P	Laboratory Testing; ACI 318: 6.2; IBC 1705.3	SIER	

MATERIAL/ACTIVITY	TYPE OF INSPECTION	APPLICABLE TO THIS PROJECT Y/N	C/P	EXTENT/REFERENCE	AGENT	COMPLETED
PRECAST CONCRETE						
Verify fabrication/quality control procedures	In-plant inspection of fabrication/quality control procedures**	Y	P	Submittal or Field Review; IBC 1705.3	SIER	
Erection and installation	Review submittals and as-built assemblies; Field inspection of in-place precast	Y	P	Submittal and Field Review; ACI 318; Ch. .16; IBC Table 1705.3	SIER	
MASONRY (Level____; Building Risk Category__) TYPICAL FOR LEVEL B AND RISK CATEGORY I,II,III						
Materials	Review of products supplied versus certificate of compliance and material submitted	N	P	Submittal & Field Review; ACI 530/ASCE 5; ACI 530.1/ASCE 6; IBC 1705.4, 1708		
Strength	Testing/review of strength	N	C	Submittal & Field Review; ACI 530/ASCE 5; ACI 530.1/ASCE 6; IBC 1705.4, 2105.2.2, 2105.3		
Mortar and Grout	Inspection of proportioning and mixing. Placement of mortar only.	N	P	Field Review; IBC 1705.4; ACI 530/ASCE 5; ACI 530.1/ASCE 6		
Grout placement, including pre-stressing grout	Verification to ensure compliance	N	C	Field Review; IBC 1705.4; ACI 530/ASCE 5; ACI 530.1/ASCE 6		
Grout space	Verification to ensure compliance	N	P	Field Review; IBC 1705.4; ACI 530/ASCE 5;ACI 530.1/ASCE 6; TMS 602		
Mortar, grout, and prism specimens	Observe Preparation	N	C	Field Review; IBC 1704.5; ACI 530.1; ASCE 6;		
Reinforcement, pre-stressing tendons, and connections	Inspect condition, size, location, and spacing	N	P	Field Review; IBC 1704.5; ACI 530/ASCE 5; ACI 530.1/ASCE 6		
Welding of reinforcing bars	Inspection and testing of welds	N	C	Field Review; IBC 1705.4; ACI 530/ASCE 5;ACI 530.1/ ASCE 6		
Pre-stressing force	Verify application and measurement	N	C	Field Review; IBC 1705.4; ACI 530/ASCE 5;ACI 530.1/ASCE 6		
Protection	Inspect procedures for protection during cold and hot weather	N	P	Field Review; IBC 1705.4,; ACI 530/ASCE 5; ACI 530.1/ASCE 6		
Anchorage	Inspection of anchorages	N	P	Field Review; ACI 530.1/ASCE 6, ASCE 6; IBC 1705.4; ACI 530/ASCE 5		
Masonry installation	Inspection of placement of masonry and joints (Periodic after the first 5000sq.ft.)	N	C	Field Review; ACI 530/ASCE 5;ACI 530.1/ASCE 6; IBC 1705.4		
Grouting of pre-stressed tendons	Field inspection	N	C	Field Review; ACI 318: 18.18.4; IBC 1705.3		
Application of forces for pre-stressed concrete	Field inspection	N	C	Field Review; ACI 318: 18.20; IBC 1705.3		

STRUCTURAL STEEL Y/N	C/P				
Verify fabrication/quality control procedures	In-plant inspection of fabrication/quality control procedures or submit Certificate of Compliance	Y	P	IBC 1704.2.5, IBC 1704.2.5.1, 1704.2.5.2; 1705.2	SIER	
Bolts, nuts, and washers – materials	Material identification markings Review of Certificate of Compliance	Y	P	Submittal & Field Review; IBC 1705.2.1; IBC 1705.2.2; IBC 1706; ASTM; AISC 360, Section A3.3	SIER	
Bolts, nuts, washers – installation	Inspection of in-place high-strength bolts, snug-tight joints, pre-tensioned and bearing type, and slip critical connections	Y	C	Submittal & Field Review; IBC 1705.2.1, 1705.2.2;, AISC 360 Section M2.5	SIER	
Structural steel – materials	Material identification markings and review of Certificate of Compliance	Y	P	Submittal & Field Review; IBC 1705.2.1, 1705.2.2, 1706; ASTM A6, A568	SIER	
Structural steel details – installation	Inspection of member locations, structural details for bracing, connections, stiffening	Y	P	Submittal & Field Review; IBC 1705.2.1, 1705.2.2, AISC 360	SIER	
Weld filler materials and welder certification	Review of identification markings, certificate of compliance, and welder certifications	Y	P	Submittal & Field Review; ASTM AISC 360 A3.5	SIER	
Welds	Inspection and testing of welds	Y	C	Field Review; IBC 1705.2.2.1; AWS D1.1, D1.3	SIER	
Cold-formed metal deck – materials	Review of identification marking manufacturer's certified test results	Y	P	Submittal and Field Review; IBC 1705.2.2; ASTM	SIER	
Cold-formed metal deck – installation	Review laps and welds	Y	P	Submittal and Field Review; IBC 1705.2.2, AWS D1.3	SIER	
Cold-formed light frame construction – welds	Review welding operation	Y	P	IBC 1705.10, 1705.10.2, 1705.10.3	SIER	
Cold form light frame construction wind resistance – screws	Review screw attachment bolting, anchoring hold downs, bracing, diaphragms, struts	N	P	Field Review; IBC 1705.10, 1705.10.2, 1705.10.3		
Cold-formed steel trusses spanning 60' or greater	Inspection of temporary and permanent restraints/bracing	N	C	Field review IBC 1705.2.2.2		
WOOD						
Verify fabrication/quality control procedures	In-plant inspection of fabrication/quality control procedures** or submit Certificate of Compliance	N	P	Submittal or Field Review; IBC 1704.2.5, 1705.5, 1705.5.2		
Metal plate connected wood/metal trusses spanning 60' or more	Review approved submittal and installation of restraint/bracing	N	P	Field Review; IBC 1704.2.5, 1705.5, 1705.2		
Joist Hangers – Materials/Installation	Review manufacturer's material and test standards,	N	P	Field Review; IBC 1711, ASTM D 1761		
High-Load Diaphragms – Installation	Review submittal and as-built assemblies; inspection of sheathing, framing size, nail and staple diameter and length, number of fastener lines, and fastener spacing.	N	C	IBC 1705.5, 1705.5.1		
Wood Shear Walls–installation	Review nailing, bolting, anchoring, fastening, Diaphragms, struts, braces, and hold downs when fasteners are ≤ 4" on center.	N	P	Field Review; IBC1705.10.1		

MAIN WIND FORCE RESISTING SYSTEM Y/N	C/P				
Wind requirements	Review of the system components and installation for wood construction, cold-formed steel light frame construction, components, and cladding	N	P	Submittal and Field Review; IBC 1609.1.2, 1704.5.2, 1705.10, 1705, 1705.4, 1705.4.1, 1705.4.2, 1710		
SEISMIC FORCE RESISTING SYSTEMS						
Seismic requirements	Review of the designated seismic systems and seismic force resistance systems	N	C	Submittal and Field Review; IBC 1613, 1704.5.1, 1705.11, 1705.12; ASCE 7		
SMOKE CONTROL						
Special Inspection of smoke control systems	Leakage testing and recording of device location. pressure difference testing, flow measurement and detection, and control verification	N	P	Field Review; IBC 1705.17, 1705.17.1, 1705.17.2		
SPRAYED FIRE RESISTIVE MATERIAL, FIRE RESISTANT PENETRATIONS; JOINTS, MASTIC AND INTERMESCENT FIRE RESISTANT COATING						
Structural member surface conditions	Field Review of surface conditions prior to application	Y	P	AWCI 12-B; IBC 1705.13, 1705.13.2	SIER	
Application/thickness/density/bond strength	Field review of application operations, thickness, and density	Y	P	ASTM E605, AWCI 12-B; IBC 1705.13.2; 1705.13.1, 1705.13.3, 1705.13.4; IBC 1705.13.5, 1705.13.6	SIER	
Mastic & Intumescent Fire Resistant Coating	Field review of application operations and thickness	Y	P	AWCI 12-B; IBC 1705.14	SIER	
EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS)						
Application	Field Review of application/installation	Y	P	ASTM E2570, IBC 1705.15	SIER	
SPECIAL CASES						
Alternative Materials and Systems	As requested by Building Official, review system and installation	N	C/P	IBC 1705.1.1		

INSPECTION AGENTS	FIRM	ADDRESS	TELEPHONE
Special Inspections Engineer of Record			
Materials and Testing Laboratory			
Special Inspections Engineer of Record Smoke Control System			
Additional Agents			

Note: The Qualifications of the Special Inspections Engineer of Record and Testing Laboratories are subject to the Approval of the Chief Building Official
The Schedule of Special Inspections includes certain Architectural, Mechanical, Electric components, Storage Racks and Isolation Systems specified in Section 1705.11 of the Construction Code.

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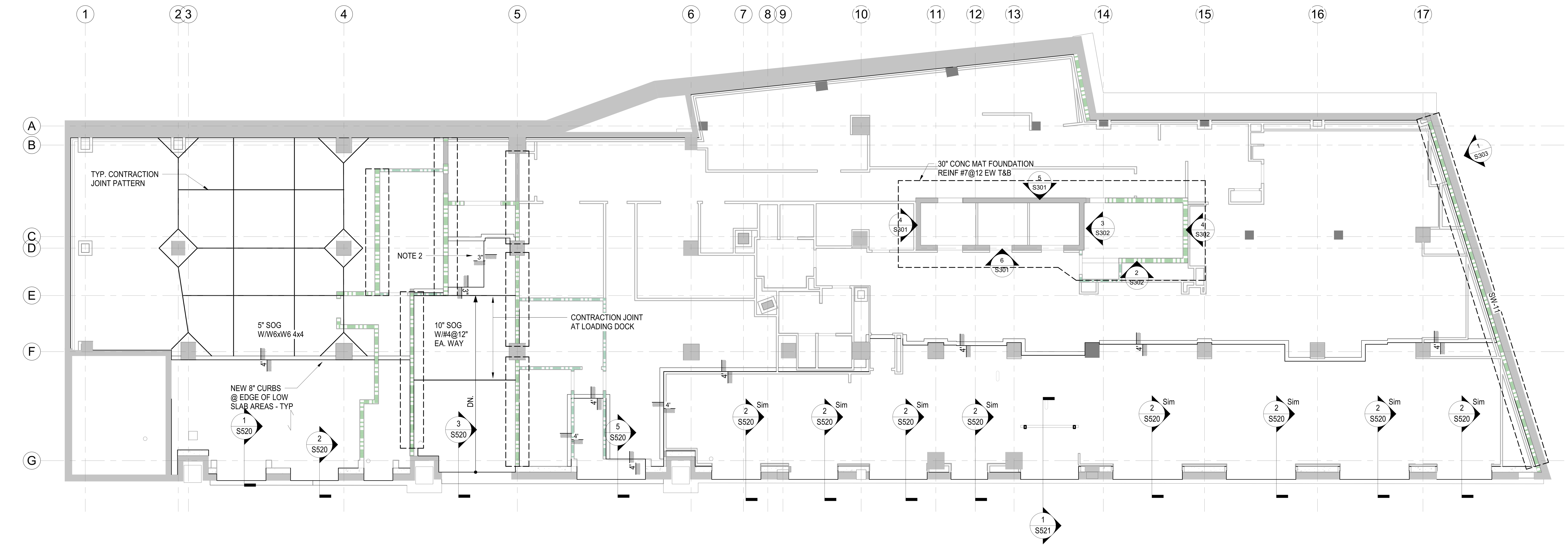
SPECIAL INSPECTIONS

S010



1 1ST FLOOR FRAMING PLAN

1/8" = 1'-0"

NOTES:

1. TOP OF SLAB EL. VARIES - SEE ARCH EOS DRAWING FOR LOCATION OF KNEE WALLS.
2. DEPRESSION AT LOADING DOCK LIFT DIMENSION TO BE COORDINATED WITH LIFT EQUIPMENT REQUIREMENTS.
3. TYPICAL SOG CONSISTS OF 5" THICK REINFORCED WITH 6X6 WWF 2.9x2.9 OVER VAPOR BARRIER OVER 6" GRAVEL OVER APPROVED SUBGRADE
4. SEE PLAN FOR SOG @ LOADING DOCK
5. SEE ARCH FOR SLAB DEPRESSION GEOMETRY
6. SEE S202 FOR TYPICAL SOG STEP DETAILS AND REQUIREMENTS FOR THICKENED SLABS

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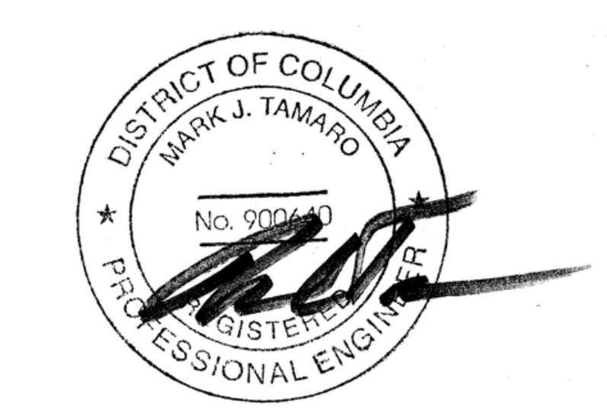

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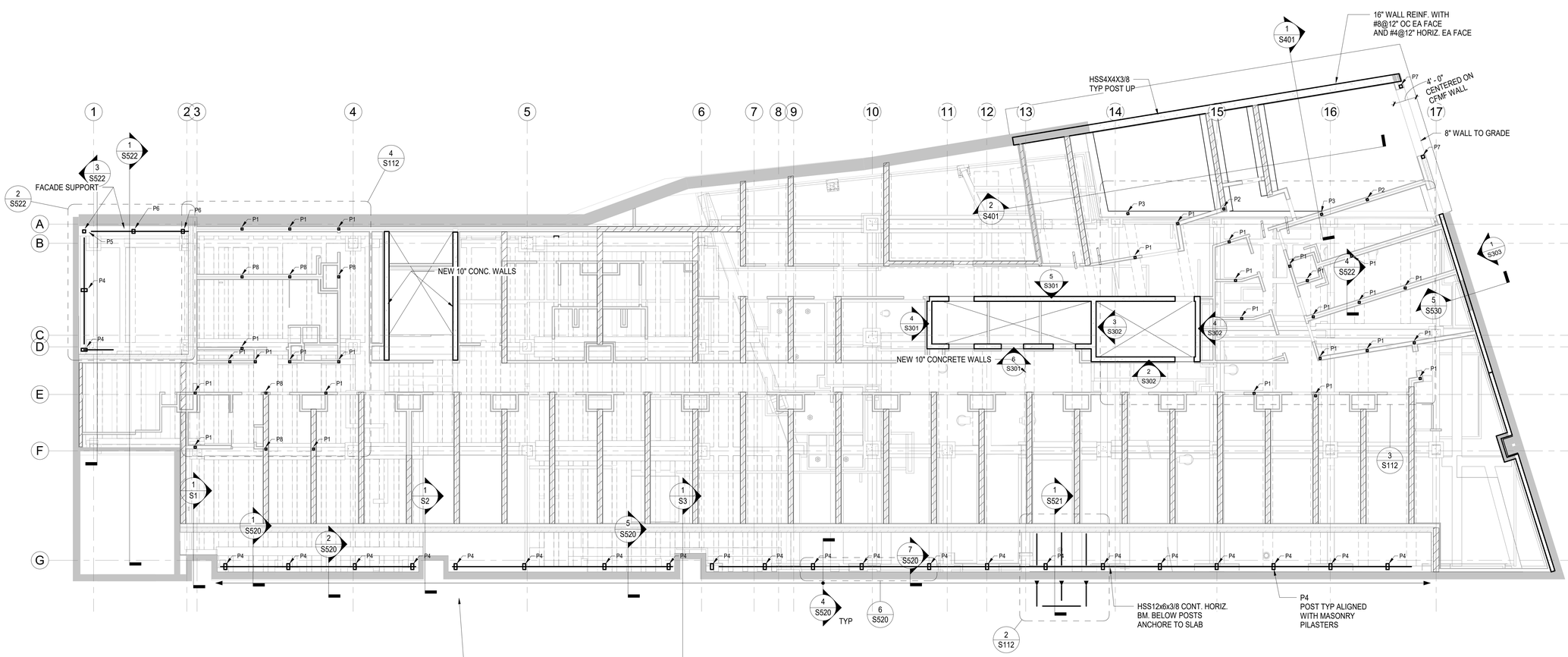
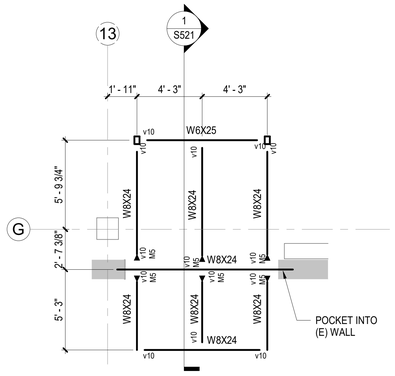
FOUNDATION PLAN

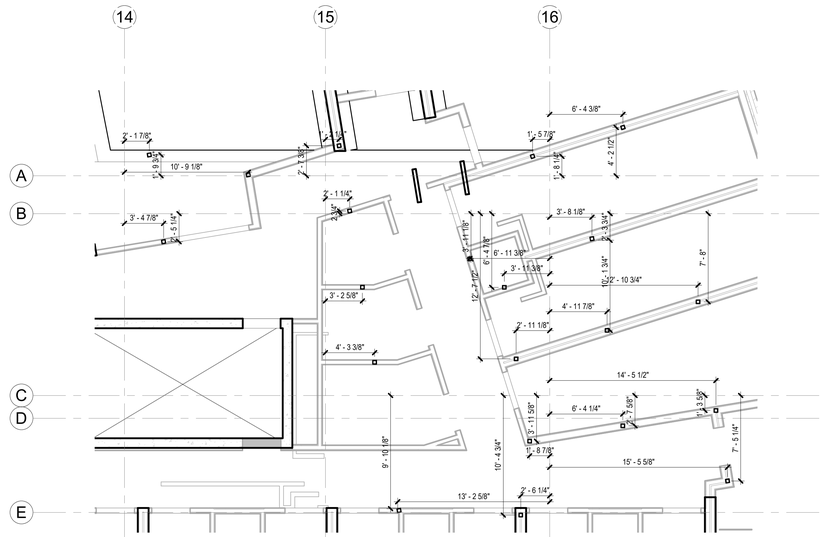
S111



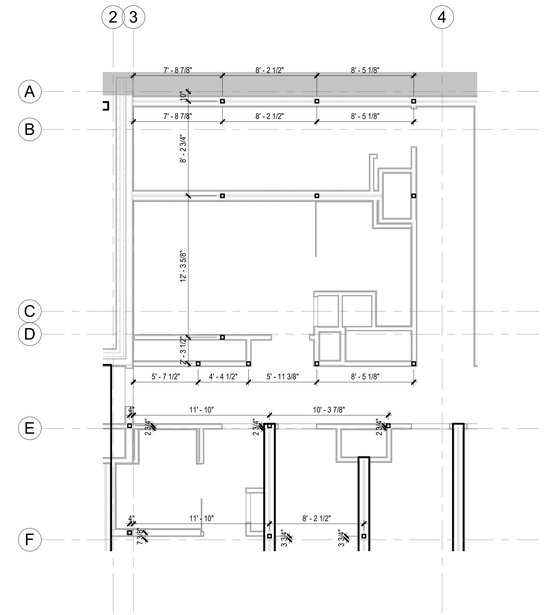
1 2ND FLOOR FRAMING PLAN - STRUCTURAL ALTERATIONS
1/8" = 1'-0"



2 CANOPY PARTIAL PLAN
1/4" = 1'-0"



3 2ND FLOOR EAST - COLUMN LOCATION PLAN
3/16" = 1'-0"



4 2ND FLOOR WEST - COLUMN LOCATION PLAN
3/16" = 1'-0"

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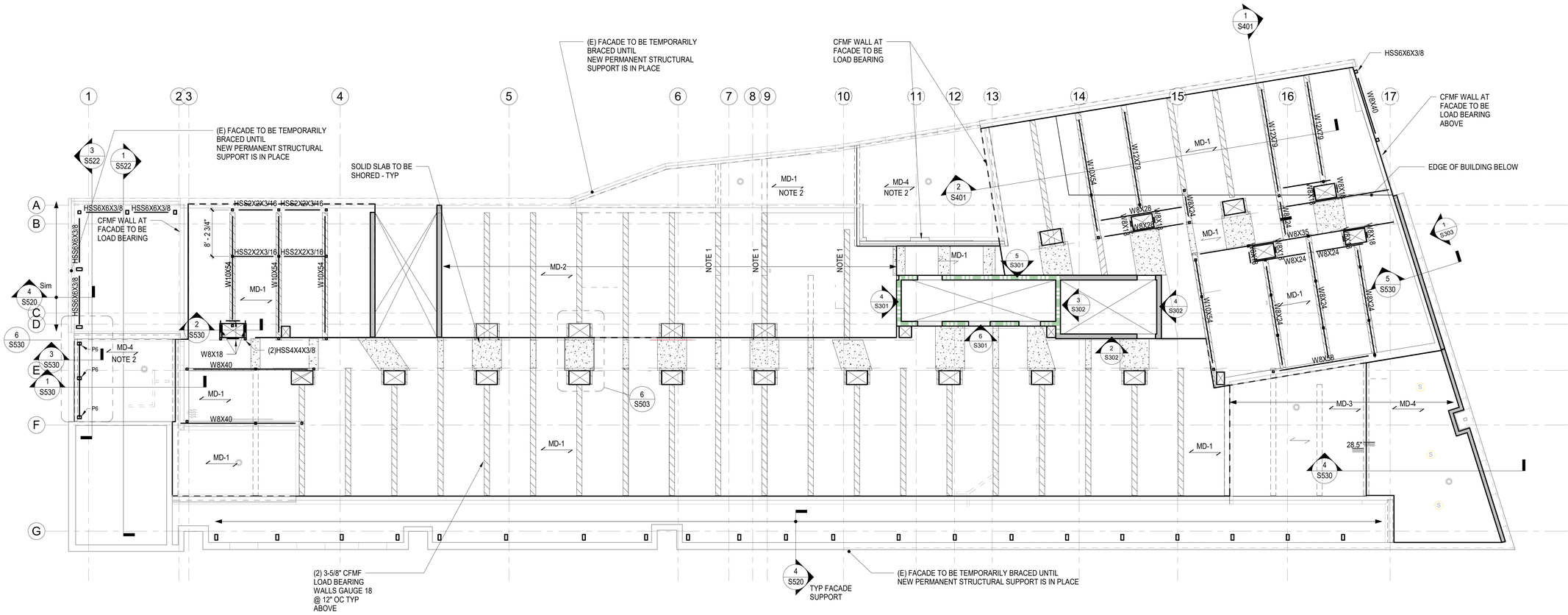
SECOND FLOOR FRAMING PLAN

S112



1 3RD FLOOR

1/8" = 1'-0"

COMPOSITE STEEL DECK SCHEDULE					
SLAB MARK	TOTAL SLAB THICKNESS AND CONCRETE TYPE	STEEL DECK (MINIMUM)	CONCRETE TOPPING SLAB	SLAB REINFORCEMENT	NOTES
MD-1	5 1/4" LWC	2"- 18GA	NONE	6 x 6 - W2.9 x W2.9 WWR + ADDL TOP BARS OVER BEAMS PARALLEL TO STEEL DECK PER TYPICAL DETAILS	
MD-2	10 1/8" LWC	4 1/2"-16GA	NONE	#5@12" EA WAY TOP CONT BARS + ADDL TOP BARS OVER BEAMS PARALLEL TO STEEL DECK PER TYPICAL DETAILS	TOP REINF. TO BE ADJUSTED TO MEET DEFLECTION REQ.
MD-3	6 1/2" NWC	3"-18 GA	NONE	6 x 6 - W2.9 x W2.9 WWR + ADDL TOP BARS OVER BEAMS PARALLEL TO STEEL DECK PER TYPICAL DETAILS	SPAN TO BE SHORED AS NEEDED
MD-4	7 7/8" NWC	4 1/2"-18 GA	NONE	6 x 6 - W2.9 x W2.9 WWR + ADDL TOP BARS OVER BEAMS PARALLEL TO STEEL DECK PER TYPICAL DETAILS	SPAN TO BE SHORED AS NEEDED

NOTES:

1. CFMF WALLS ARE INTERRUPTED BY CORRIDOR ON LEVEL 02. DESIGN LINTEL WITHIN WALL ON LEVEL 03 TO DISTRIBUTE LOAD TO REMAINDER PORTIONS OF THE WALL.
2. SLAB TO BE SHORED AT MIDSPAN OR THIRD POINTS AS REQUIRED TO ENSURE IT MEETS ALLOWABLE MAX. SPAN FOR WET WEIGHT OF CONCRETE.
3. WF BEAMS SUPPORTING WALLS ABOVE SHALL BE CONTINUOUS OVER POSTS. FOR REACTIONS SEE SCHEDULE ON X/XXX

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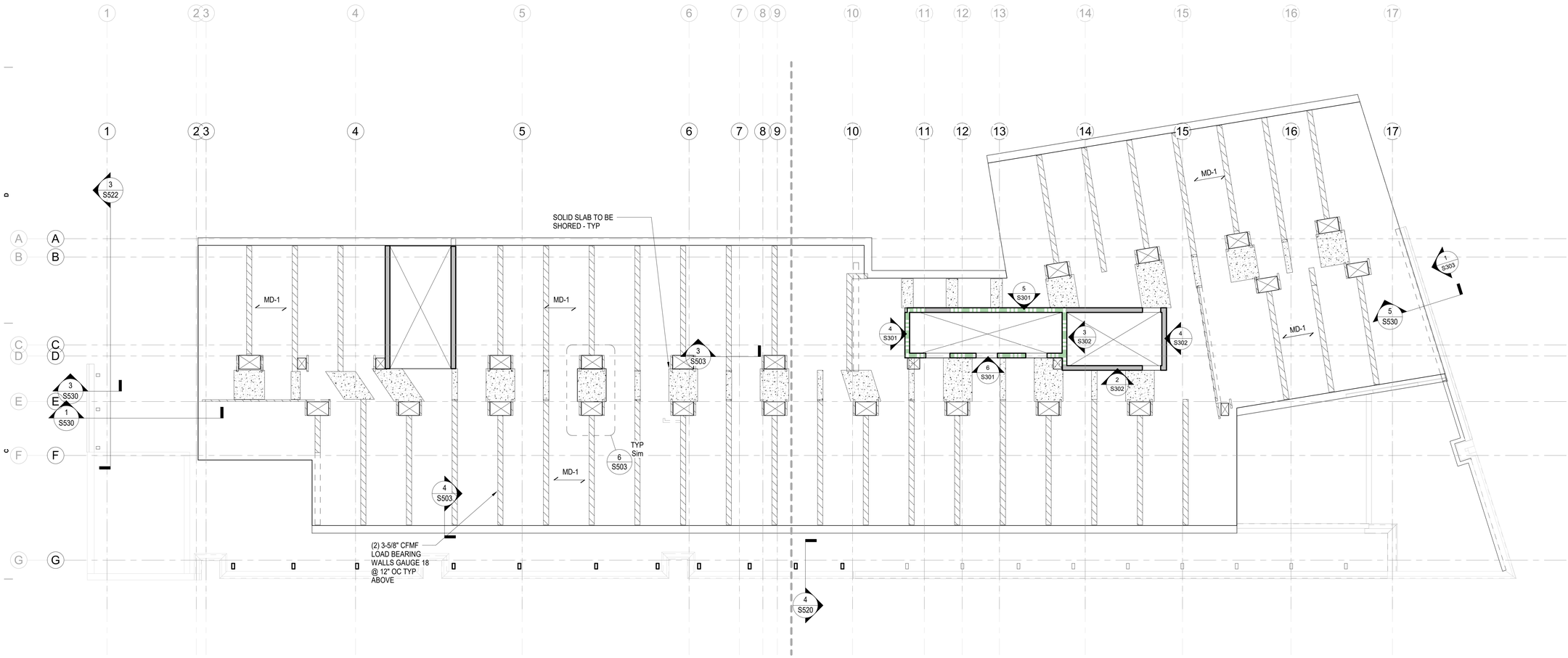
THIRD FLOOR FRAMING PLAN

S113



1 4TH FLOOR

1/8" = 1'-0"

COMPOSITE STEEL DECK SCHEDULE

SLAB MARK	TOTAL SLAB THICKNESS AND CONCRETE TYPE	STEEL DECK (MINIMUM)	CONCRETE TOPPING SLAB	SLAB REINFORCEMENT	NOTES
MD-1	5 1/4" LWC	2"- 18GA	NONE	6 x 6 - W2.9 x W2.9 WWR + ADDL TOP BARS OVER BEAMS PARALLEL TO STEEL DECK PER TYPICAL DETAILS	
MD-2	10 1/8" LWC	4 1/2"-16GA	NONE	#5@12" EA WAY TOP CONT BARS + ADDL TOP BARS OVER BEAMS PARALLEL TO STEEL DECK PER TYPICAL DETAILS	TOP REINF. TO BE ADJUSTED TO MEET DEFLECTION REQ.
MD-3	6 1/2" NWC	3"-18 GA	NONE	6 x 6 - W2.9 x W2.9 WWR + ADDL TOP BARS OVER BEAMS PARALLEL TO STEEL DECK PER TYPICAL DETAILS	SPAN TO BE SHORED AS NEEDED
MD-4	7 7/8" NWC	4 1/2"-18 GA	NONE	6 x 6 - W2.9 x W2.9 WWR + ADDL TOP BARS OVER BEAMS PARALLEL TO STEEL DECK PER TYPICAL DETAILS	SPAN TO BE SHORED AS NEEDED

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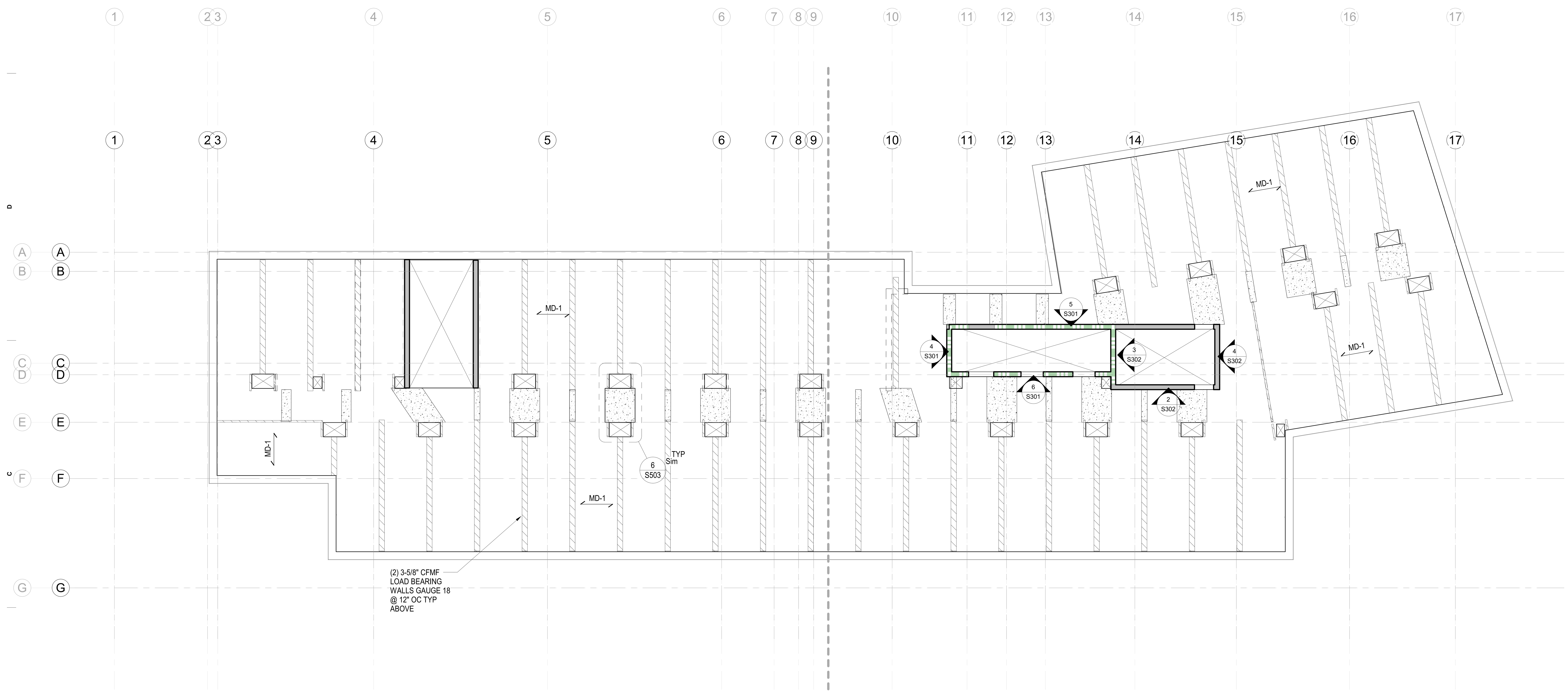
FOURTH FLOOR FRAMING PLAN

S114



1 5TH FLOOR

1/8" = 1'-0"

COMPOSITE STEEL DECK SCHEDULE

SLAB MARK	TOTAL SLAB THICKNESS AND CONCRETE TYPE	STEEL DECK (MINIMUM)	CONCRETE TOPPING SLAB	SLAB REINFORCEMENT	NOTES
MD-1	5 1/4" LWC	2"- 18GA	NONE	6 x 6 - W2.9 x W2.9 WWR + ADDL TOP BARS OVER BEAMS PARALLEL TO STEEL DECK PER TYPICAL DETAILS	
MD-2	10 1/8" LWC	4 1/2"-16GA	NONE	#5@12" EA WAY TOP CONT BARS + ADDL TOP BARS OVER BEAMS PARALLEL TO STEEL DECK PER TYPICAL DETAILS	TOP REINF. TO BE ADJUSTED TO MEET DEFLECTION REQ.
MD-3	6 1/2" NWC	3"-18 GA	NONE	6 x 6 - W2.9 x W2.9 WWR + ADDL TOP BARS OVER BEAMS PARALLEL TO STEEL DECK PER TYPICAL DETAILS	SPAN TO BE SHORED AS NEEDED
MD-4	7 7/8" NWC	4 1/2"-18 GA	NONE	6 x 6 - W2.9 x W2.9 WWR + ADDL TOP BARS OVER BEAMS PARALLEL TO STEEL DECK PER TYPICAL DETAILS	SPAN TO BE SHORED AS NEEDED

NOTES:
1. TOP OF SLAB EL - SEE ARCH.
2. CFMF WALLS TO BE LOAD BEARING BUT DO NOT CONTRIBUTE TO THE LFRS OF THE BUILDING SHALL BE DESIGNED FOLLOWING LOAD DIAGRAMS AND ADDITIONAL LOADS ON PLAN.

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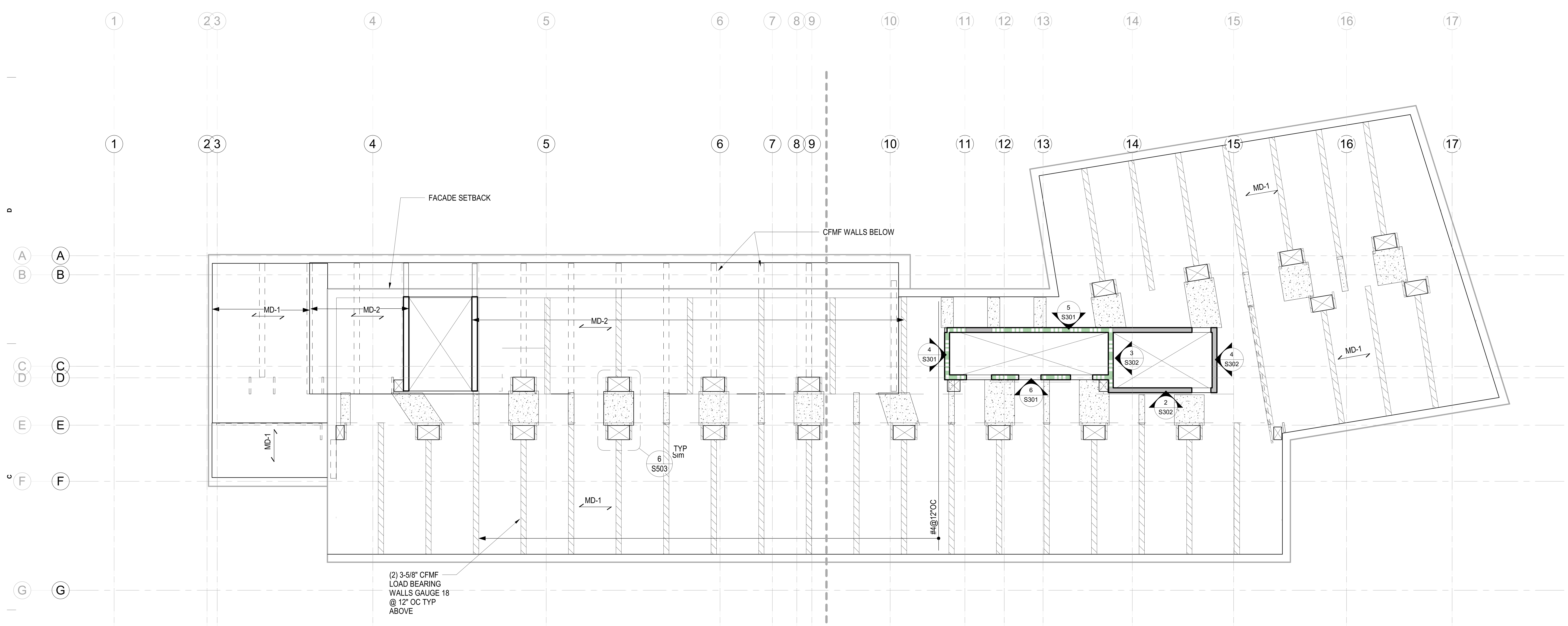
FIFTH FLOOR FRAMING PLAN

S115



1 6TH FLOOR
1/8" = 1'-0"

COMPOSITE STEEL DECK SCHEDULE					
SLAB MARK	TOTAL SLAB THICKNESS AND CONCRETE TYPE	STEEL DECK (MINIMUM)	CONCRETE TOPPING SLAB	SLAB REINFORCEMENT	NOTES
MD-1	5 1/4" LWC	2"- 18GA	NONE	6 x 6 - W2.9 x W2.9 WWR + ADDL TOP BARS OVER BEAMS PARALLEL TO STEEL DECK PER TYPICAL DETAILS	
MD-2	10 1/8" LWC	4 1/2"-16GA	NONE	#5@12" EA WAY TOP CONT BARS + ADDL TOP BARS OVER BEAMS PARALLEL TO STEEL DECK PER TYPICAL DETAILS	TOP REINF. TO BE ADJUSTED TO MEET DEFLECTION REQ.
MD-3	6 1/2" NWC	3"-18 GA	NONE	6 x 6 - W2.9 x W2.9 WWR + ADDL TOP BARS OVER BEAMS PARALLEL TO STEEL DECK PER TYPICAL DETAILS	SPAN TO BE SHORED AS NEEDED
MD-4	7 7/8" NWC	4 1/2"-18 GA	NONE	6 x 6 - W2.9 x W2.9 WWR + ADDL TOP BARS OVER BEAMS PARALLEL TO STEEL DECK PER TYPICAL DETAILS	SPAN TO BE SHORED AS NEEDED

NOTES:
1. TOP OF SLAB EL - SEE ARCH.
2. CFMF WALLS TO BE LOAD BEARING BUT DO NOT CONTRIBUTE TO THE LFRS OF THE BUILDING SHALL BE DESIGNED FOLLOWING LOAD DIAGRAMS AND ADDITIONAL LOADS ON PLAN.

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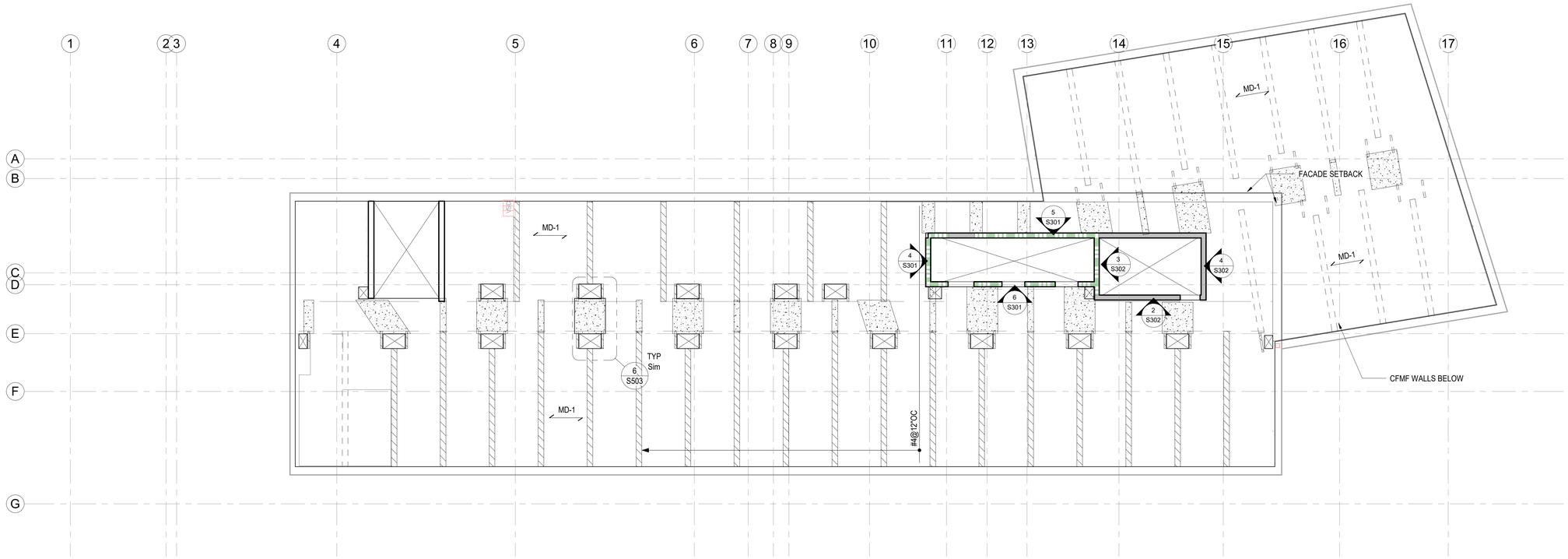
SIXTH FLOOR FRAMING PLAN

S116



1 ROOF FRAMING PLAN

1/8" = 1'-0"

COMPOSITE STEEL DECK SCHEDULE

SLAB MARK	TOTAL SLAB THICKNESS AND CONCRETE TYPE	STEEL DECK (MINIMUM)	CONCRETE TOPPING SLAB	SLAB REINFORCEMENT	NOTES
MD-1	5 1/4" LWC	2"- 18GA	NONE	6 x 6 - W2.9 x W2.9 WWR + ADDL TOP BARS OVER BEAMS PARALLEL TO STEEL DECK PER TYPICAL DETAILS	
MD-2	10 1/8" LWC	4 1/2"-16GA	NONE	#5@12" EA WAY TOP CONT BARS + ADDL TOP BARS OVER BEAMS PARALLEL TO STEEL DECK PER TYPICAL DETAILS	TOP REINF. TO BE ADJUSTED TO MEET DEFLECTION REQ.
MD-3	6 1/2" NWC	3"-18 GA	NONE	6 x 6 - W2.9 x W2.9 WWR + ADDL TOP BARS OVER BEAMS PARALLEL TO STEEL DECK PER TYPICAL DETAILS	SPAN TO BE SHORED AS NEEDED
MD-4	7 7/8" NWC	4 1/2"-18 GA	NONE	6 x 6 - W2.9 x W2.9 WWR + ADDL TOP BARS OVER BEAMS PARALLEL TO STEEL DECK PER TYPICAL DETAILS	SPAN TO BE SHORED AS NEEDED

NOTES:
1. TOP OF SLAB EL - SEE ARCH.
2. CFMF WALLS TO BE LOAD BEARING BUT DO NOT CONTRIBUTE TO THE LFRS OF THE BUILDING SHALL BE DESIGNED FOLLOWING LOAD DIAGRAMS AND ADDITIONAL LOADS ON PLAN.

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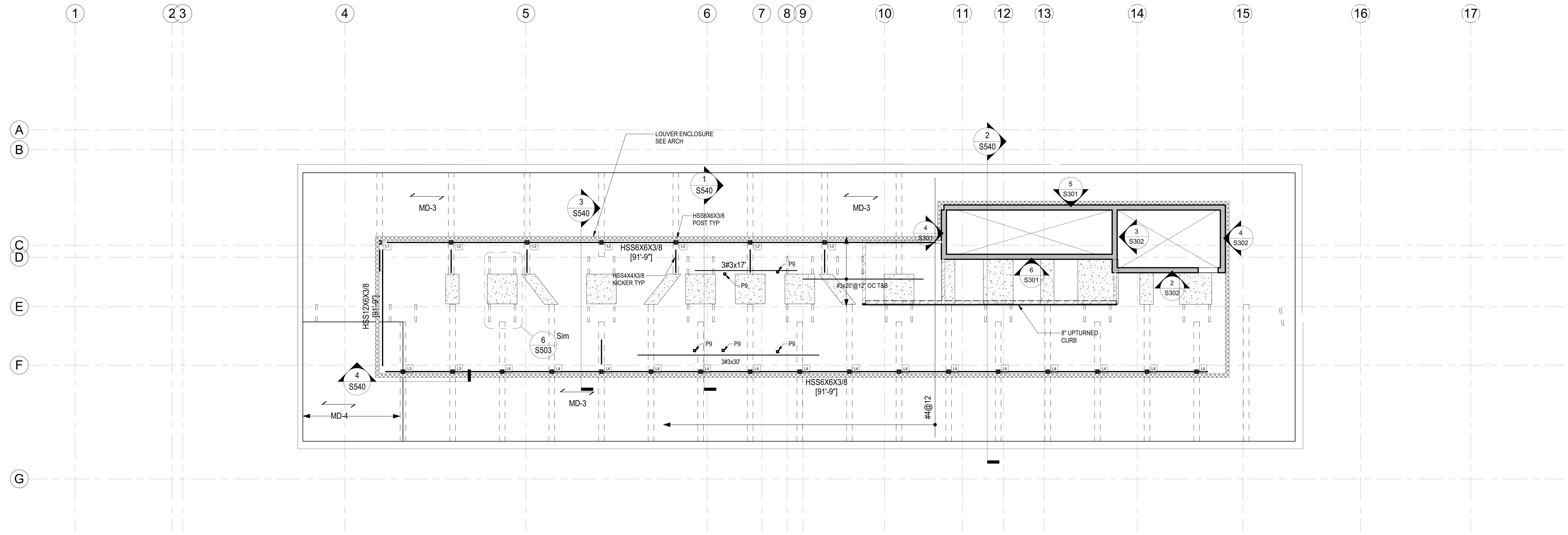
SEVENTH FLOOR FRAMING PLAN

S117



1 **PENTHOUSE**
1/8" = 1'-0"

COMPOSITE STEEL DECK SCHEDULE					
SLAB MARK	TOTAL SLAB THICKNESS AND CONCRETE TYPE	STEEL DECK (MINIMUM)	CONCRETE TOPPING SLAB	SLAB REINFORCEMENT	NOTES
MD-1	5 1/4" LWC	2"- 18GA	NONE	6 x 6 - W2.9 x W2.9 WWR + ADDL TOP BARS OVER BEAMS PARALLEL TO STEEL DECK PER TYPICAL DETAILS	
MD-2	10 1/8" LWC	4 1/2"-16GA	NONE	#5@12" EA WAY TOP CONT BARS + ADDL TOP BARS OVER BEAMS PARALLEL TO STEEL DECK PER TYPICAL DETAILS	TOP REINF. TO BE ADJUSTED TO MEET DEFLECTION REQ.
MD-3	6 1/2" NWC	3"-18 GA	NONE	6 x 6 - W2.9 x W2.9 WWR + ADDL TOP BARS OVER BEAMS PARALLEL TO STEEL DECK PER TYPICAL DETAILS	SPAN TO BE SHORED AS NEEDED
MD-4	7 7/8" NWC	4 1/2"-18 GA	NONE	6 x 6 - W2.9 x W2.9 WWR + ADDL TOP BARS OVER BEAMS PARALLEL TO STEEL DECK PER TYPICAL DETAILS	SPAN TO BE SHORED AS NEEDED

POST LOAD ON CFMF STUDS @ PENTHOUSE		
POST #	Rz DEAD [K]	Rz WIND [K]
L1	1.5	+10/-10
L2	1.6	+18/-18
L3	1.0	+1/-1
L4	1.2	+0.5/-0.5
L5	0.5	+11/-11
L6	0.5	+18/-18

NOTES:
1. DEAD LOAD IS SERVICE.
2. WIND LOAD IS ULTIMATE.
3. (+) VALUE INDICATES LOAD DOWN AND (-) VALUE INDICATES UPLIFT.
4. ALL VALUES IN [KIP] UNITS.

NOTES:
1. TOP OF SLAB EL - SEE ARCH.
2. CFMF WALLS TO BE LOAD BEARING BUT DO NOT CONTRIBUTE TO THE LFRS OF THE BUILDING SHALL BE DESIGNED FOLLOWING LOAD DIAGRAMS AND ADDITIONAL LOADS ON PLAN.

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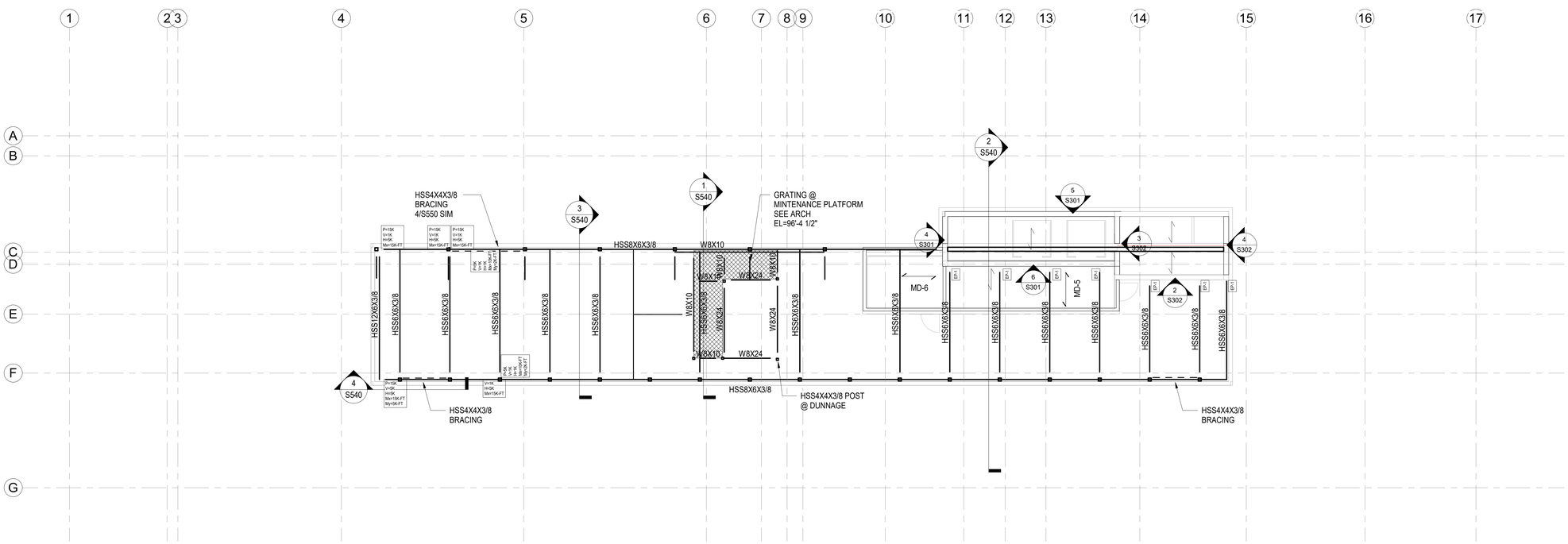
PENTHOUSE FRAMING PLAN

S118



1 PENTHOUSE ROOF

1/8" = 1'-0"

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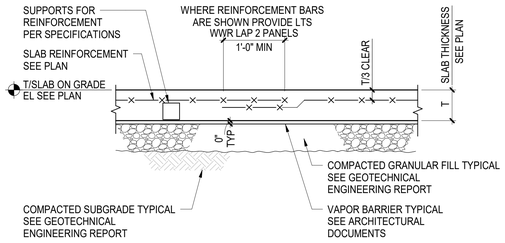
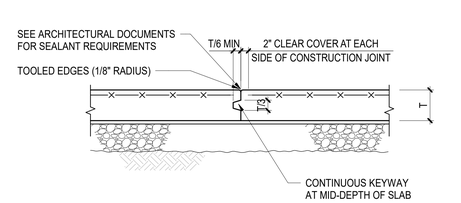
PENTHOUSE ROOF FRAMING PLAN

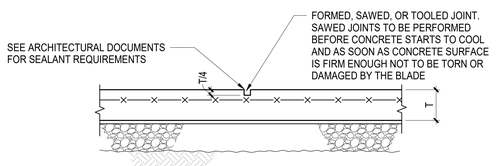
S119



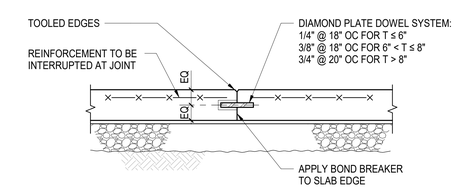
A SLAB ON GRADE



B CONSTRUCTION JOINT / CONTRACTION JOINT



C CONTRACTION JOINT

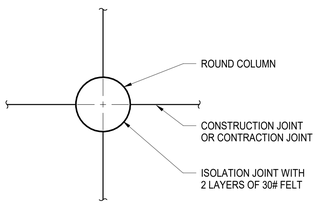


D DOWELED CONSTRUCTION JOINT (WHERE INDICATED ON PLAN)

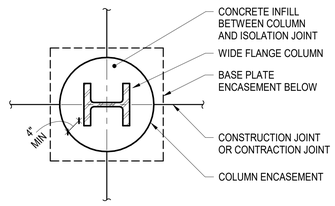
NOTES:

1. WHERE NOT INDICATED ON DRAWINGS PROVIDE JOINTS AT COLUMN CENTERLINES AND BETWEEN COLUMN CENTERLINES WITH SPACING OF JOINTS NOT TO EXCEED 36 TIMES THE SLAB THICKNESS (T-INCHES)

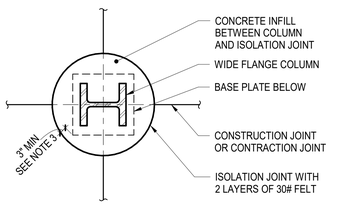
1 TYPICAL SLAB ON GRADE DETAILS
NOT TO SCALE



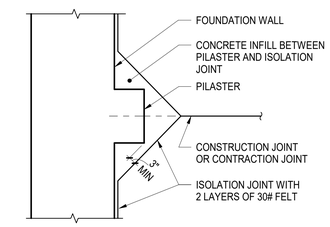
A ROUND COLUMN



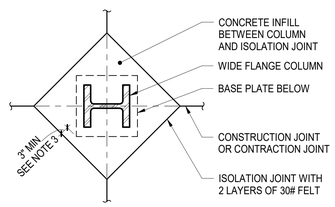
B CONCRETE ENCASE COLUMN AND BASE PLATE WHERE INDICATED ON PLAN



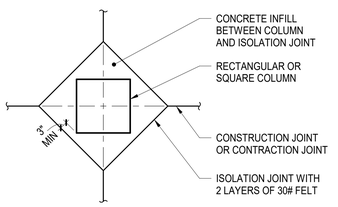
C TYPICAL BASE PLATE WITHIN CONCRETE INFILL (ROUND ISOLATION JOINT OPTION)



D PILASTER



E TYPICAL BASE PLATE WITHIN CONCRETE INFILL UNLESS OTHERWISE NOTED

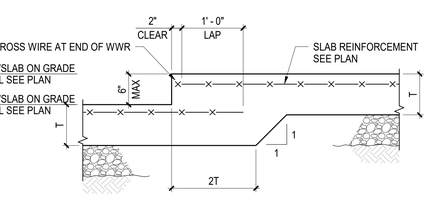


F RECTANGULAR OR SQUARE COLUMN

NOTES:

1. SEE TYPICAL SLAB ON GRADE DETAILS FOR JOINT SPACING REQUIREMENTS
2. CONCRETE INFILL BETWEEN COLUMN AND ISOLATION JOINT TO BE POURED AFTER ALL THE SLABS SUPPORTED BY THE COLUMN HAVE BEEN POURED
3. PROVIDE ADDITIONAL CLEARANCE AS REQUIRED TO ENSURE 3" MINIMUM CONCRETE COVER OVER BASE PLATE AND ANCHOR RODS BELOW.

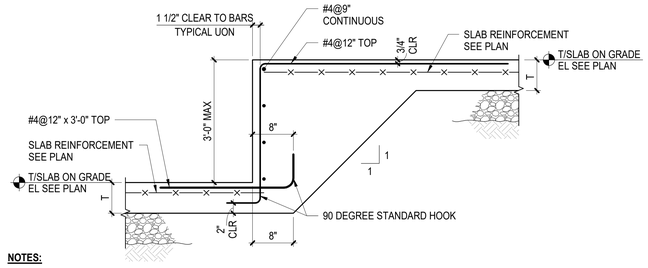
2 TYPICAL ISOLATION JOINT DETAILS AT SLAB ON GRADE
NOT TO SCALE



NOTES:

1. SEE TYPICAL SLAB ON GRADE DETAILS FOR ADDITIONAL INFORMATION

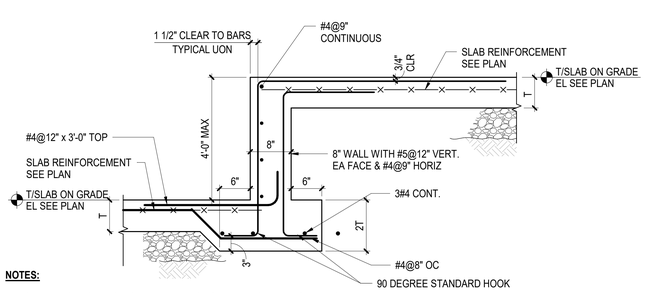
3 TYPICAL SLAB ON GRADE STEP 6" MAXIMUM
NOT TO SCALE



NOTES:

1. SEE TYPICAL SLAB ON GRADE DETAILS FOR ADDITIONAL INFORMATION

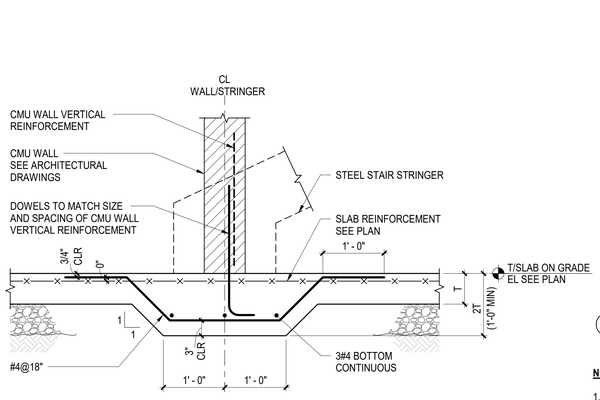
4 TYPICAL SLAB ON GRADE STEP OVER 6" TO 3'-0"
NOT TO SCALE



NOTES:

1. SEE TYPICAL SLAB ON GRADE DETAILS FOR ADDITIONAL INFORMATION

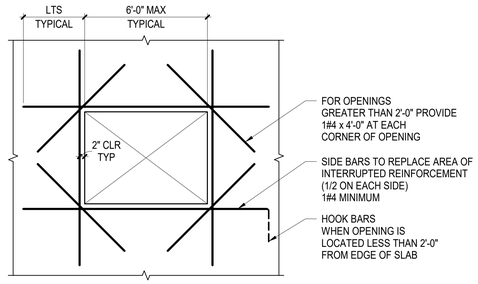
5 TYPICAL SLAB ON GRADE STEP 4'-0"
1" = 1'-0"



NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF WALLS AND STAIRS
2. SEE TYPICAL SLAB ON GRADE DETAILS FOR MORE INFORMATION

6 TYPICAL THICKENED SLAB ON GRADE AT NON-BEARING CMU WALL OR STAIR STRINGER
NOT TO SCALE

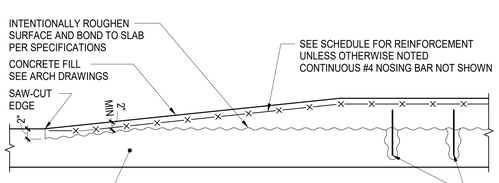


A PLAN

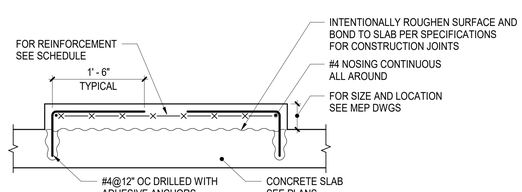
NOTES:

1. FOR SIZE OF OPENINGS SEE ARCHITECTURAL DRAWINGS
2. ADDITIONAL REINFORCEMENT IS NOT REQUIRED AT OPENINGS THAT DO NOT INTERRUPT THE TYPICAL REINFORCEMENT

7 TYPICAL SLAB ON GRADE DETAIL OF ADDITIONAL REINFORCEMENT AT ANY OPENINGS OR AT STEP GREATER THAN 6" UP TO 3'-0"
NOT TO SCALE



A DETAIL AT RAMP



B SECTION AT RAMP OR PAD

NOTES:

1. THIS DETAIL IS NOT APPLICABLE TO GENERAL RAISED SLAB AREA HIGHER THAN 4" OTHER THAN MECHANICAL PADS AND HOUSEKEEPING PADS

THICKNESS	REINFORCEMENT
≤ 3"	WWR 6x6 - W2.9xW2.9
≤ 4"	WWR 6x6 - W4.0xW4.0
≤ 6"	#4 @ 12" TOP EACH WAY
≤ 12"	#4 @ 12" TOP & BOTTOM EACH WAY

8 TYPICAL DETAIL OF CONCRETE FILL HOUSEKEEPING PAD / MECHANICAL PAD / RAMP
1" = 1'-0"

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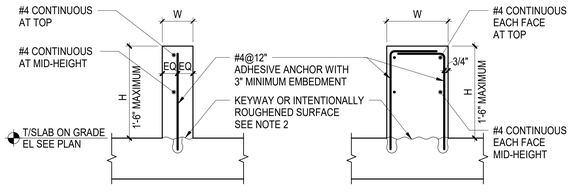
TYPICAL SLAB ON GRADE DETAILS

S201



A **NARROW CURB - 4" ≤ W ≤ 8"**

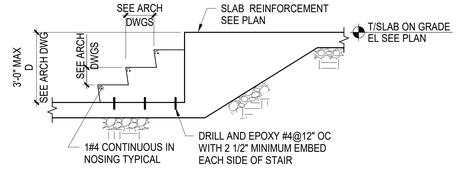
B **WIDE CURB - W ≥ 8"**

NOTES:

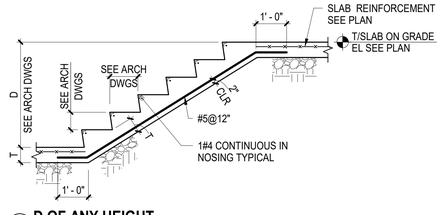
1. FOR SIZE AND LOCATION SEE ARCHITECTURAL, MEP, OR STRUCTURAL DRAWINGS
2. ROUGHEN SURFACE OF SLAB TO 1/4" AMPLITUDE, CLEAN THOROUGHLY AND APPLY BONDING AGENT IMMEDIATELY BEFORE CASTING CURB
3. THIS DETAIL IS APPLICABLE AT CURBS FOR NON-STRUCTURAL ELEMENTS SUCH AS SKYLIGHTS, INTERIOR PARTITIONS, AND INTERIOR RAILINGS
4. SEE ARCHITECTURAL DRAWINGS FOR EMBEDDED PLATES AND BLOCKOUTS REPLACE REINFORCEMENT INTERRUPTED BY BLOCKOUTS
5. CORING AND/OR CUTTING OF REINFORCEMENT IS NOT PERMITTED USE EMBED PLATES FOR ATTACHMENT TO CURBS

1 TYPICAL CURB DETAILS AT INTERIOR

1" = 1'-0"



B **D UP TO 3'-0"**



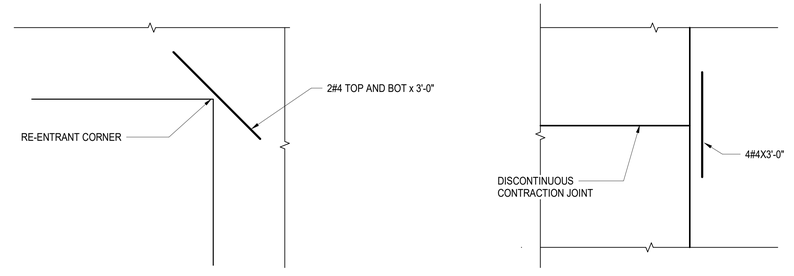
A **D OF ANY HEIGHT**

NOTES:

1. COORDINATE LOCATIONS WITH ARCHITECTURAL DRAWINGS

2 TYPICAL INTERIOR STAIR DETAIL AT SLAB ON GRADE

1/2" = 1'-0"



A **PLAN**

3 TYPICAL SLAB ON GRADE DETAIL OF ADDITIONAL REINFORCEMENT AT RE-ENTRANT CORNERS AND AT DISCONTINUOUS JOINTS

1/2" = 1'-0"

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TYPICAL SLAB ON GRADE DETAILS

S202

CONCRETE SHEAR WALL SCHEDULE LEVELS 2-PH

CONCRETE STRENGTH f'c (PSI)	SHEAR WALL MARK	THICKNESS (IN)	VERT BAR EACH FACE	HORZ BARS EACH FACE	TIES	REMARKS
6000	SW-1	10	#7@12"	#5@12"	TIED	WALLS ARE TIED AT INTERSECTIONS, JAMBS, AND ENDS ONLY.
	SW-2	10	#7@6"	#5@12"	TIED	WALLS ARE TIED AT INTERSECTIONS, JAMBS, AND ENDS ONLY.
	SW-3	10	#7@6"	#5@12"	TIED	WALLS ARE TIED AT INTERSECTIONS, JAMBS, AND ENDS ONLY.
	SW-4	10	#7@6"	#5@12"	TIED	WALLS ARE TIED AT INTERSECTIONS, JAMBS, AND ENDS ONLY.
	SW-5	10	#7@12"	#5@12"	TIED	WALLS ARE TIED AT INTERSECTIONS, JAMBS, AND ENDS ONLY.
	SW-6	10	#7@12"	#5@12"	TIED	WALLS ARE TIED AT INTERSECTIONS, JAMBS, AND ENDS ONLY.
	SW-7	10	#7@12"	#5@12"	TIED	WALLS ARE TIED AT INTERSECTIONS, JAMBS, AND ENDS ONLY.
						STAIR 2 LEVEL 2-PH
	SW-8	10	#7@12"	#5@12"	TIED	WALLS ARE TIED AT INTERSECTIONS, JAMBS, AND ENDS ONLY.
						STAIR 2 LEVEL 2-PH
	SW-9	8	#7@12"	#5@12"	TIED	WALLS ARE TIED AT INTERSECTIONS, JAMBS, AND ENDS ONLY.
						EAST WALL LEVEL 2-3

1 BUILDING PHASE SHEAR WALL SCHEDULE
12" = 1'-0"

NOTES:

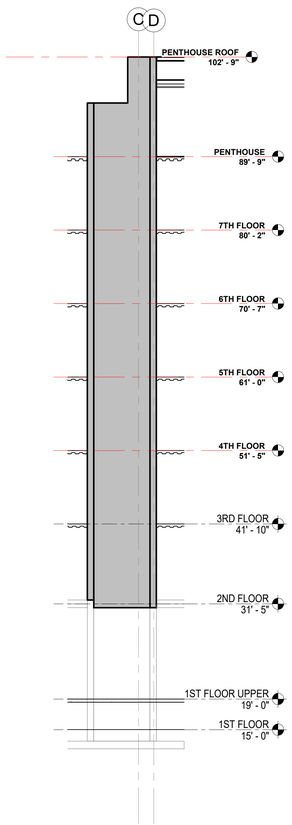
1. FOR TOP OF STRUCTURAL SLAB ELEVATIONS SEE PLANS
2. SEE TYPICAL SHEAR WALL REINFORCEMENT ARRANGEMENT - PLAN FOR VERTICAL AND HORIZONTAL BAR ARRANGEMENT INFORMATION
3. PROVIDE TENSION LAP SPLICE AT ALL VERTICAL BARS AT BOTTOM OF SHEAR WALLS AND WHERE DESIGNATED AS TENSION (T) SEE SHEAR WALL LAP SPLICE SCHEDULE
4. ALL SHEAR WALL HORIZONTAL BARS SHALL BE LAPPED USING THE TENSION LAP SPLICE LENGTHS SEE SHEAR WALL LAP SPLICE SCHEDULE
5. SHEAR WALL PENETRATIONS ARE SHOWN ON THE SHEAR WALL ELEVATIONS ADDITIONAL PENETRATIONS REQUIRE PRIOR WRITTEN APPROVAL BY THE SER
6. "NONE" INDICATES NO TIES ARE REQUIRED
   "TIED" INDICATES TIES AS SHOWN IN TIED SHEAR WALL ZONES DETAIL

2 SHEAR WALL NOTES
NOT TO SCALE

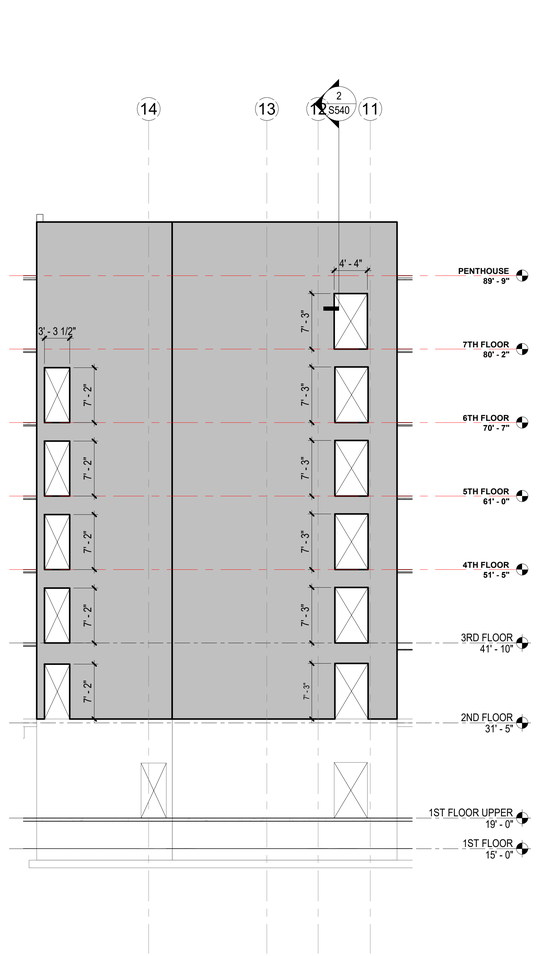
SHEAR WALL CONSTRUCTION TOLERANCES NOTES:

1. WALL THICKNESS -1/4" TO +3/8"
2. VARIATIONS FROM PLUMB:
   A. IN ANY STORY ±1/2"
   B. ENTIRE HEIGHT ±1"
3. VARIATION IN LOCATION OF EMBEDDED PLATES:
   A. HORIZONTAL AND VERTICAL ±1 1/2"
   B. ALIGNMENT AND PLUMB +1/4" IN 12"
4. VARIATION IN SIZE OF SLEEVES ±1/2" TYPICAL
5. DOOR BLOCKOUTS:
   A. SIDE JAMBS +1" PLUS DRAFT
   B. HEADS +1" PLUS DRAFT
6. OTHER BLOCKOUTS +1", -1/4" PLUS DRAFT

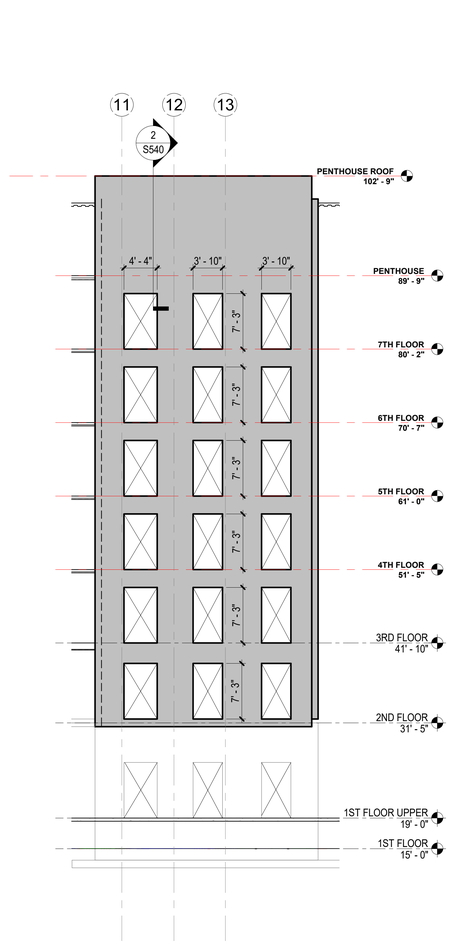
3 SHEAR WALL CONSTRUCTION TOLERANCE NOTES
NOT TO SCALE



4 SW-1
1/8" = 1'-0"



5 SW-2
1/8" = 1'-0"



6 SW-3
1/8" = 1'-0"

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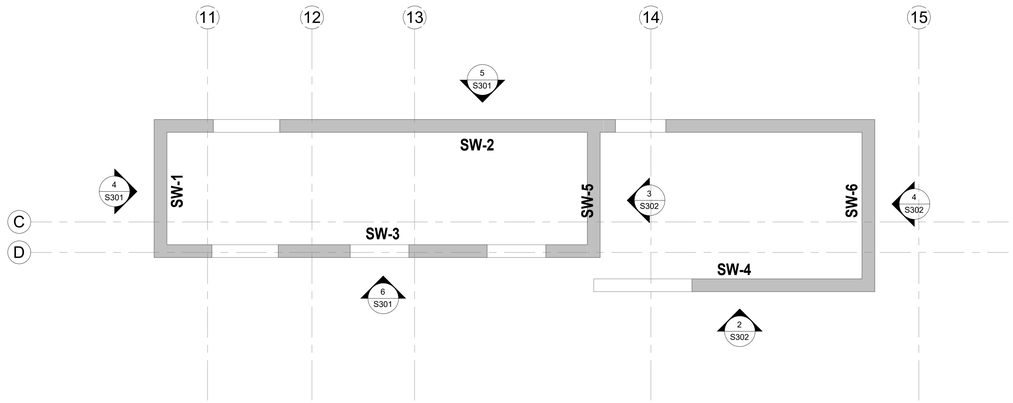
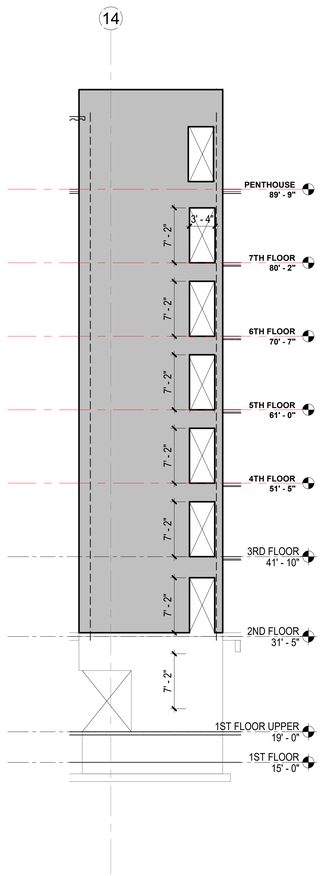
CONCRETE SHEAR WALL PLANS, ELEVATIONS, SCHEDULE AND NOTES

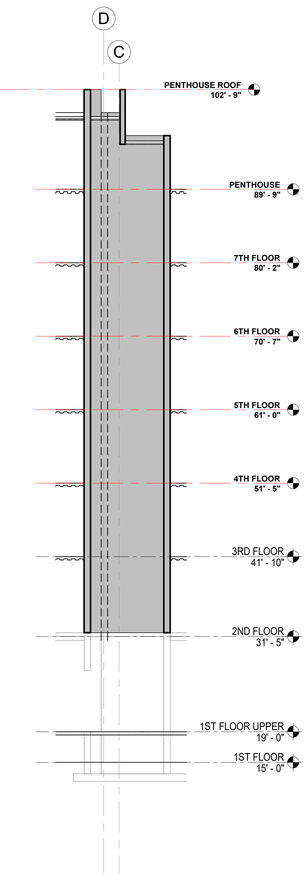
S301



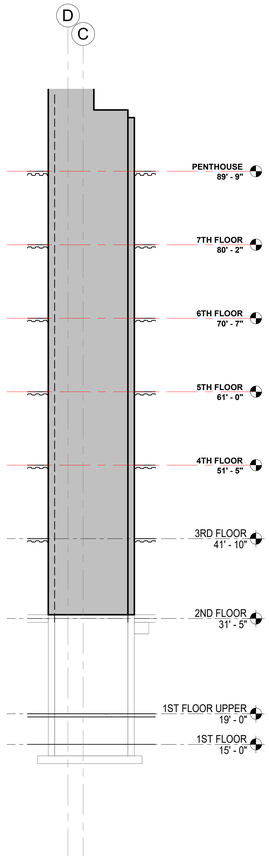
1 SHEAR WALL KEY JPLAN AND ELEVATIONS
1/4" = 1'-0"



2 SW-4
1/8" = 1'-0"



3 SW-5
1/8" = 1'-0"



4 SW-6
1/8" = 1'-0"

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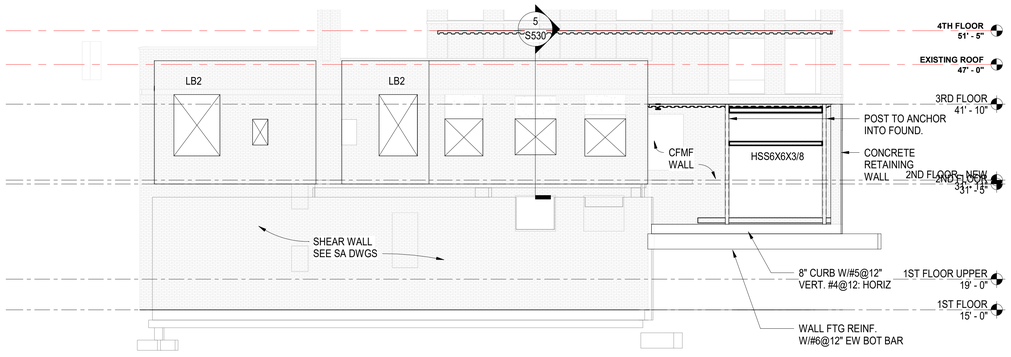
CONCRETE SHEAR WALL PLANS, ELEVATIONS, SCHEDULE AND NOTES

S302



NOTES:
1. SHEAR WALL TO BE 8" THICK REINFORCED WITH #7@12 VERT. EA FACE AND #5@12" HORIZ. EA. FACE

1 Elevation 6 - a

1/8" = 1'-0"

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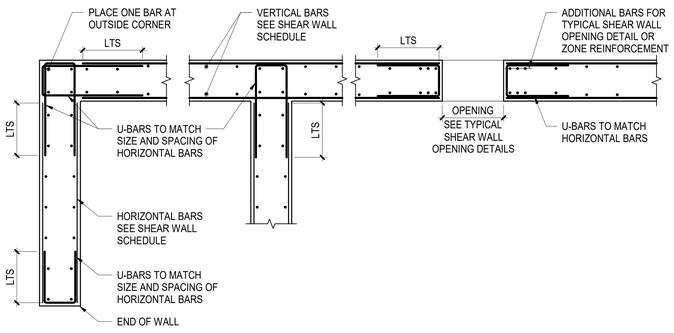
CONCRETE SHEAR WALL PLANS, ELEVATIONS, SCHEDULE AND NOTES

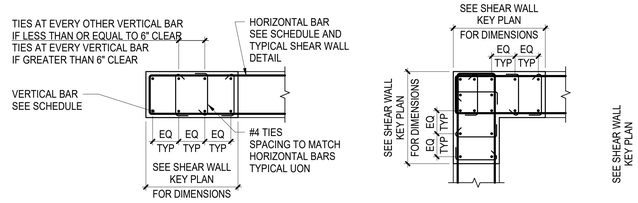
S303



NOTES:

1. WHERE SHEAR WALL ZONE IS DENOTED AS "TIED" SEE TIED SHEAR WALL ZONES DETAIL

1 TYPICAL SHEAR WALL REINFORCEMENT ARRANGEMENT - PLAN
NOT TO SCALE



A END OF WALL

B CORNER INTERSECTION

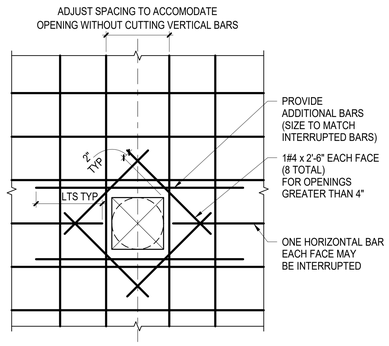
C T-INTERSECTION

D TYPICAL WALL

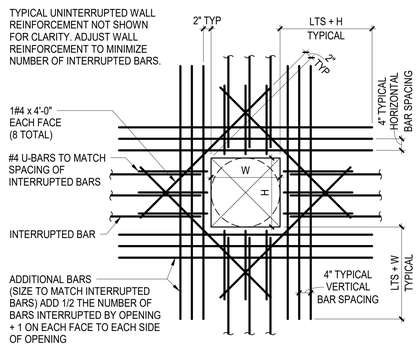
NOTES:

1. FOR INFORMATION NOT SHOWN, SEE END OF WALL DETAIL
2. TIES WITH 135 AND 90 DEGREE HOOKS TO ALTERNATE IN PLAN AND IN ELEVATION

2 TIED SHEAR WALL ZONES
NOT TO SCALE



A OPENING LESS THAN 10"

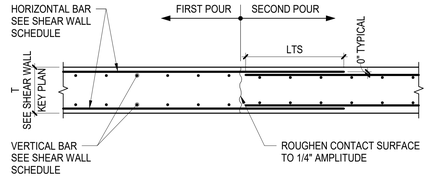


B OPENING 10" TO 30"

NOTES:

1. SHEAR WALL PENETRATIONS ARE SHOWN ON THE SHEAR WALL ELEVATIONS ADDITIONAL PENETRATIONS ARE NOT ALLOWED UNLESS APPROVED IN WRITING BY THE SER
2. FOR OPENINGS NOT SHOWN ON STRUCTURAL DRAWINGS, CONTRACTOR TO SUBMIT LOCATIONS AND SPACING TO SER FOR WRITTEN APPROVAL

3 TYPICAL SHEAR WALL OPENING DETAILS
NOT TO SCALE

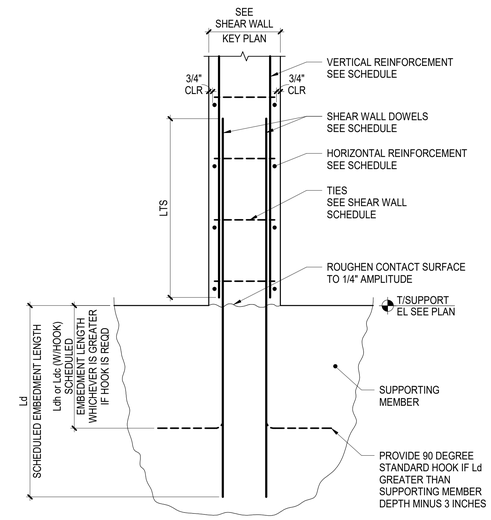


NOTES:

1. VERTICAL CONSTRUCTION JOINTS AS INDICATED ON PLAN OR GENERAL NOTES ADDITIONAL JOINTS ARE NOT ALLOWED UNLESS APPROVED IN WRITING BY SER

4 TYPICAL SHEAR WALL CONSTRUCTION JOINT
NOTES:

5 TYPICAL BOTTOM OF SHEAR WALL
NOTES:



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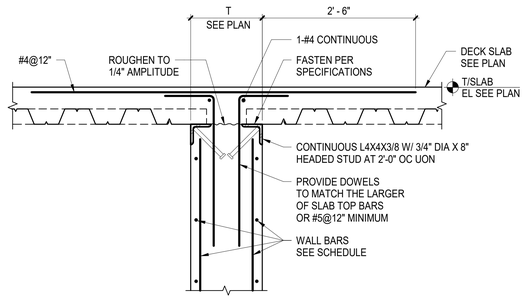
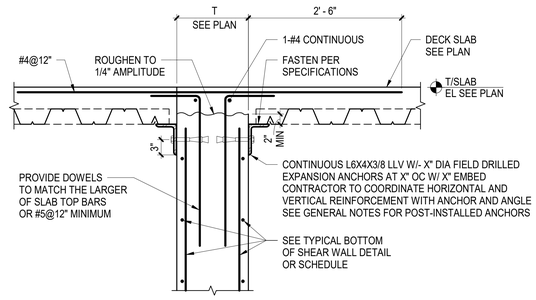
TYPICAL CONCRETE SHEAR WALL DETAILS

S304



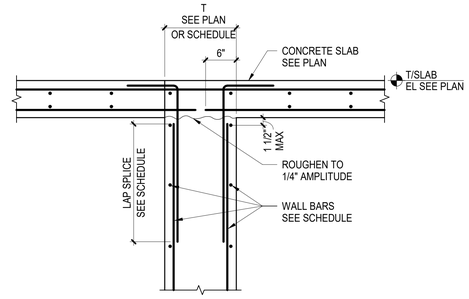
A **WITH EMBEDDED SUPPORT ANGLE**



B **WITH POST-INSTALLED SUPPORT ANGLE**

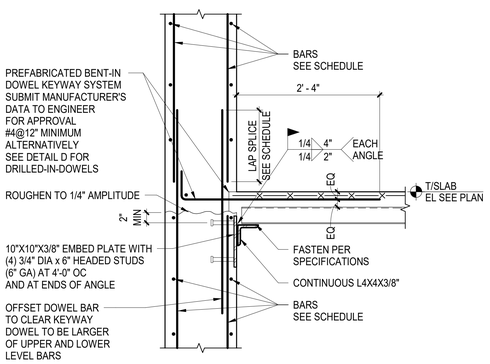
1 TYPICAL TOP OF WALL AND SHEAR WALL WITH COMPOSITE STEEL DECK

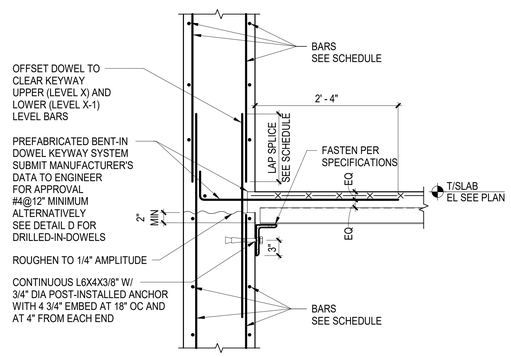
NOT TO SCALE



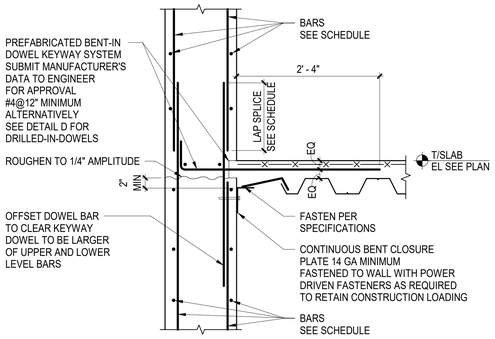
2 TYPICAL TOP OF WALL AND SHEAR WALL WITH CONCRETE SLAB

NOT TO SCALE

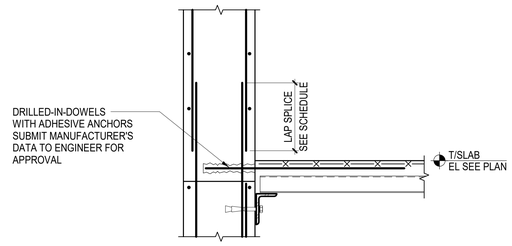




A **OPTION A - DECK SPAN PERPENDICULAR TO WALL SUPPORT**



B **OPTION B - DECK SPAN PERPENDICULAR TO WALL SUPPORT**



NOTES:

1. SEE DETAIL A, B, AND C FOR ALL OTHER INFORMATION
2. OPTION D IS NOT TO BE USED WITHOUT PRIOR WRITTEN APPROVAL BY THE SER THE CONTRACTOR'S SUBMITTAL MUST CONSIDER AT A MINIMUM THE FOLLOWING:
   A. EMBEDMENT TO CONSIDER BAR SPACING AND EDGE CONDITION
   B. WALL REINFORCEMENT CONGESTION INCLUDING LAPS
   C. WALL THICKNESS TO DEVELOP REINFORCEMENT
   D. DESCRIPTION OF QUALITY CONTROL PROGRAM TO DEMONSTRATE ANCHORS ACHIEVE FULL STRENGTH OF DOWELS
   E. ANCHORS SHALL BE PULL TESTED FOLLOWING ACI STATISTICAL SAMPLING METHOD FOR TESTING FREQUENCY

C **DECK SPAN PARALLEL TO WALL SUPPORT**

NOTES:

1. MIRROR ALL DOWELS AND KEY FOR SLAB ON OPPOSITE SIDE

D **OPTION D - DRILLED-IN-DOWELS**

3 TYPICAL COMPOSITE STEEL DECK SUPPORT DETAILS AT WALL AND SHEAR WALL

NOT TO SCALE

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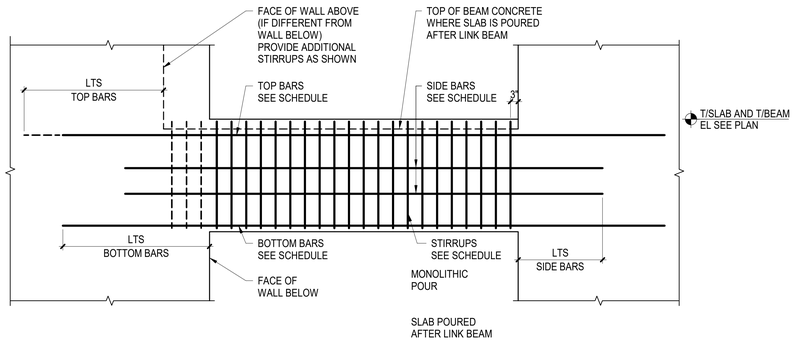
TYPICAL CONCRETE SHEAR WALL DETAILS

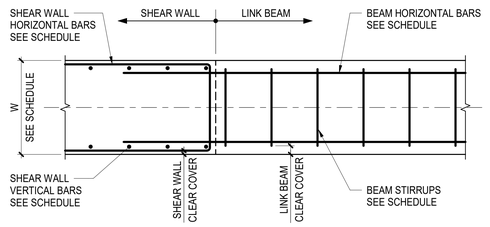
S305



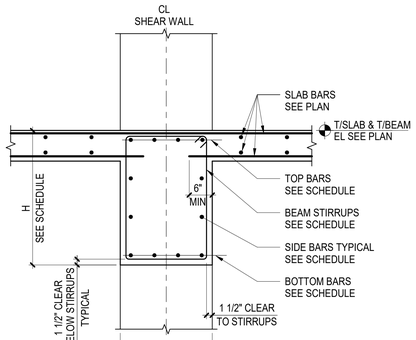
NOTES:

1. SHEAR WALL CONSTRUCTION JOINT NOT PERMITTED WITHIN DEPTH OF LINK BEAM
2. SEE TYPICAL CONCRETE BEAM WITH PENETRATION DETAILS
3. SEE ELEVATIONS FOR SIZE AND LOCATION OF PENETRATIONS

1 TYPICAL LINK BEAM ELEVATION
NOT TO SCALE



2 TYPICAL LINK BEAM - PLAN
NOT TO SCALE



3 TYPICAL LINK BEAM SECTION SLAB POURED MONOLITHIC WITH LINK BEAM
NOT TO SCALE

NOTES:

1. SEE TYPICAL SLAB DETAIL AT LINK BEAM FOR INFORMATION NOT SHOWN

4 TYPICAL LINK BEAM SECTION SLAB POURED AFTER LINK BEAM
NOT TO SCALE

NOTES:

1. SEE TYPICAL LINK BEAM SECTION - SLAB POURED AFTER LINK BEAM FOR ADDITIONAL INFORMATION NOT SHOWN
2. DETAIL APPLIES ONLY FOR SLABS SPANNING PARALLEL TO WALL

5 TYPICAL SLAB DETAIL AT LINK BEAM SUPPORT
NOT TO SCALE

LINK BEAM SCHEDULE

f'c = SEE SHEAR WALL

LINK BEAM MARK	SIZE		REINFORCEMENT			STIRRUPS			REMARKS
	W (IN)	H (IN)	TOP BARS	BOTTOM BARS	SIDE BARS EACH SIDE	TYPE	SIZE #	SPACING	
LB1	12	24	4#6	4#6	-	2	4	6"	-
LB2	8	53	4#6	4#6	#5@12" OC	2	5	8"	

NOTES:

1. SEE LINK BEAM SECTIONS FOR TOP OF BEAM REINFORCEMENT ELEVATIONS
2. SEE TYPICAL CONCRETE BEAM DETAILS FOR STIRRUP TYPE
3. USE 135 DEGREE HOOKS FOR ALL LINK BEAM STIRRUPS UON. AT STIRRUP CAP USE 135 AND 90 HOOKS ON ALTERNATING ENDS
4. BEAM PENETRATIONS ARE NOT PERMITTED IN LINK BEAMS WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE SER

6 LINK BEAM SCHEDULE
12" = 1'-0"

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PROJECT NUMBER
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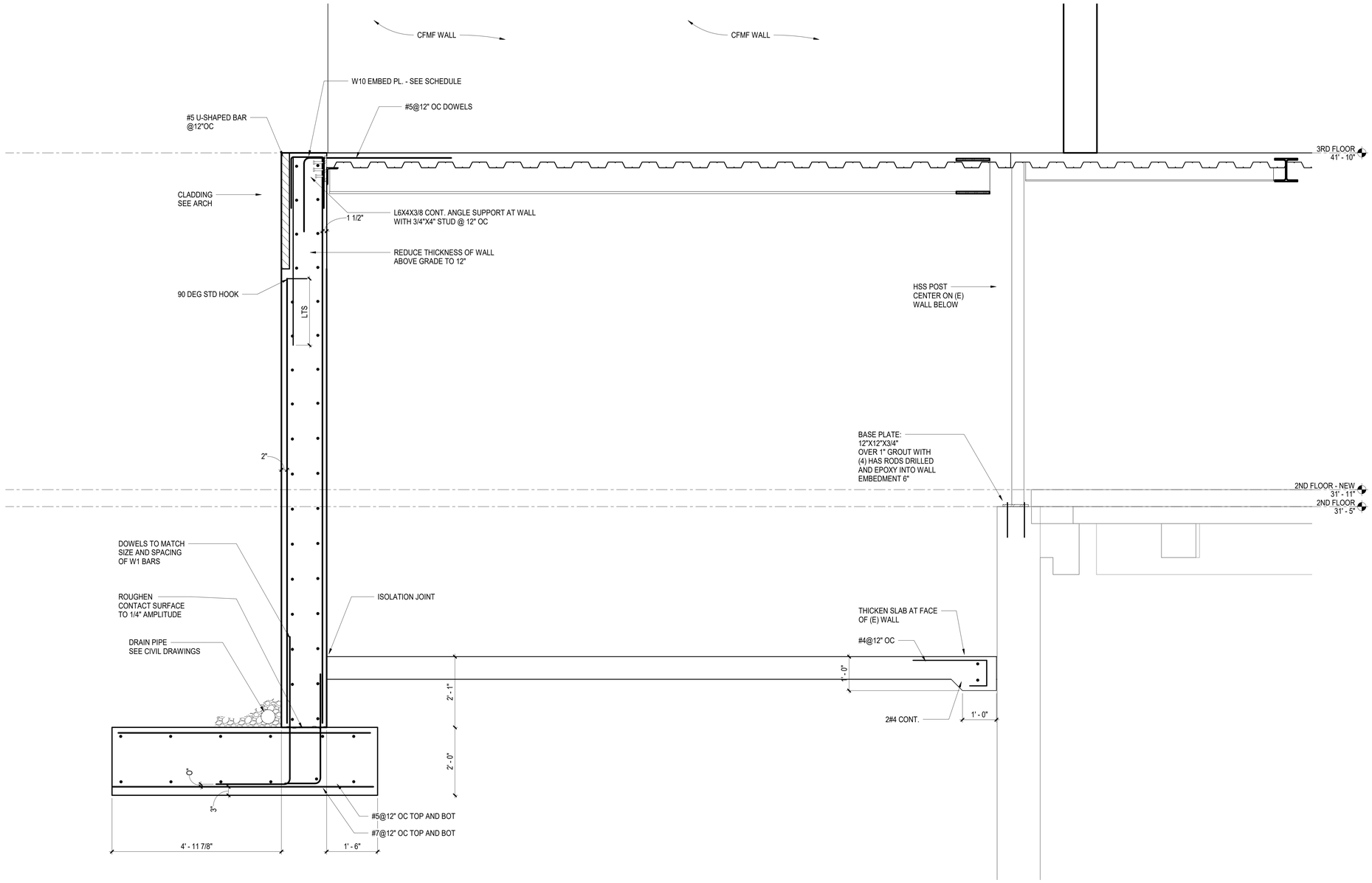
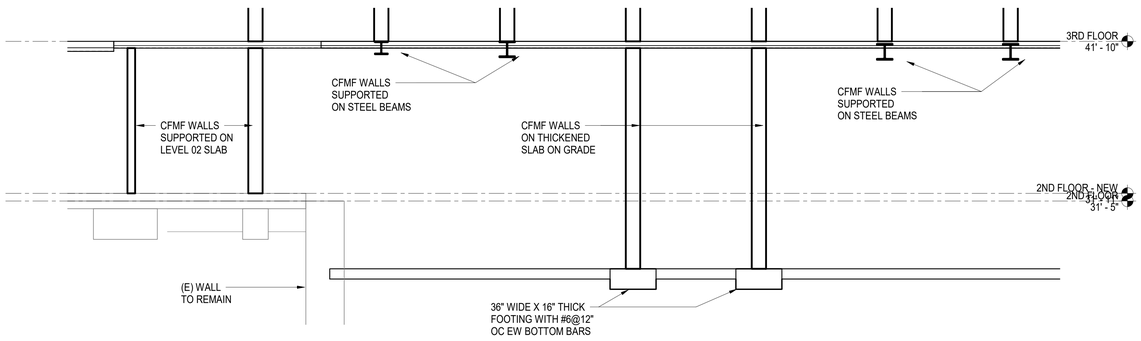
TYPICAL CONCRETE SHEAR WALL LINK BEAM DETAILS

S306



1 SECTION LOOKING EAST AT RETAINING WALL

3/4" = 1'-0"



2 SECTION LOOKING NORTH AT MEP WELL

1/4" = 1'-0"

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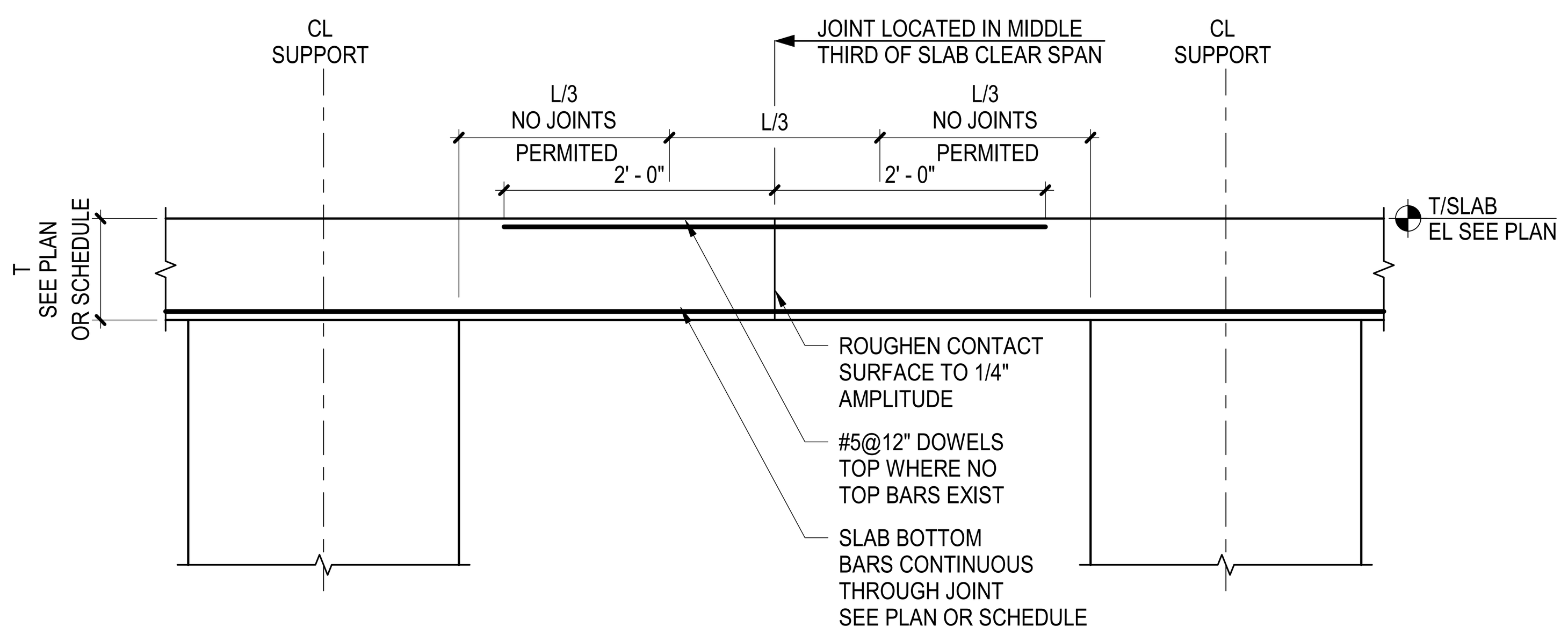
MEP WELL

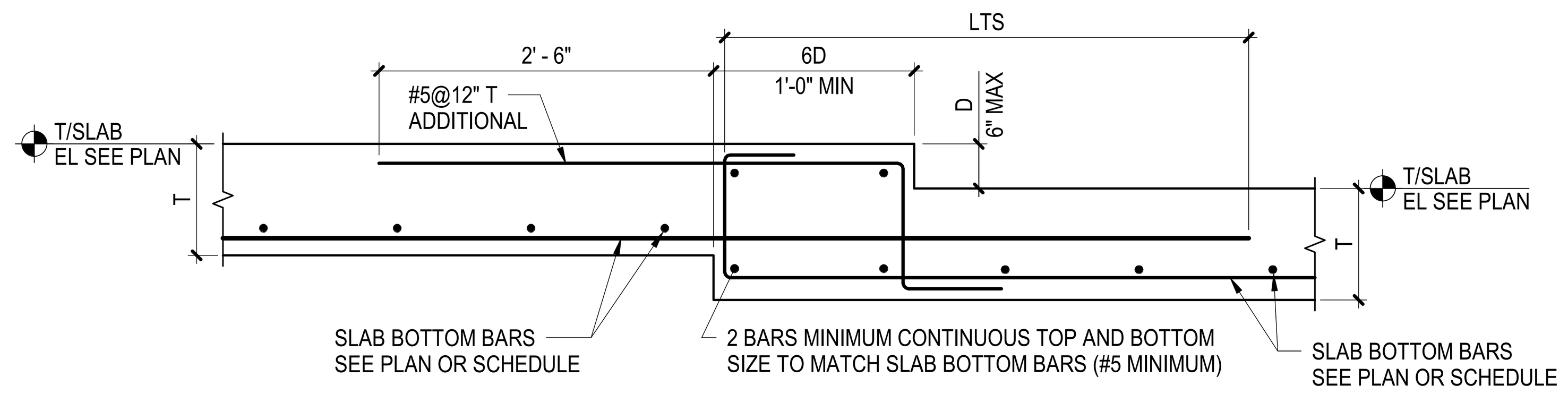
S401



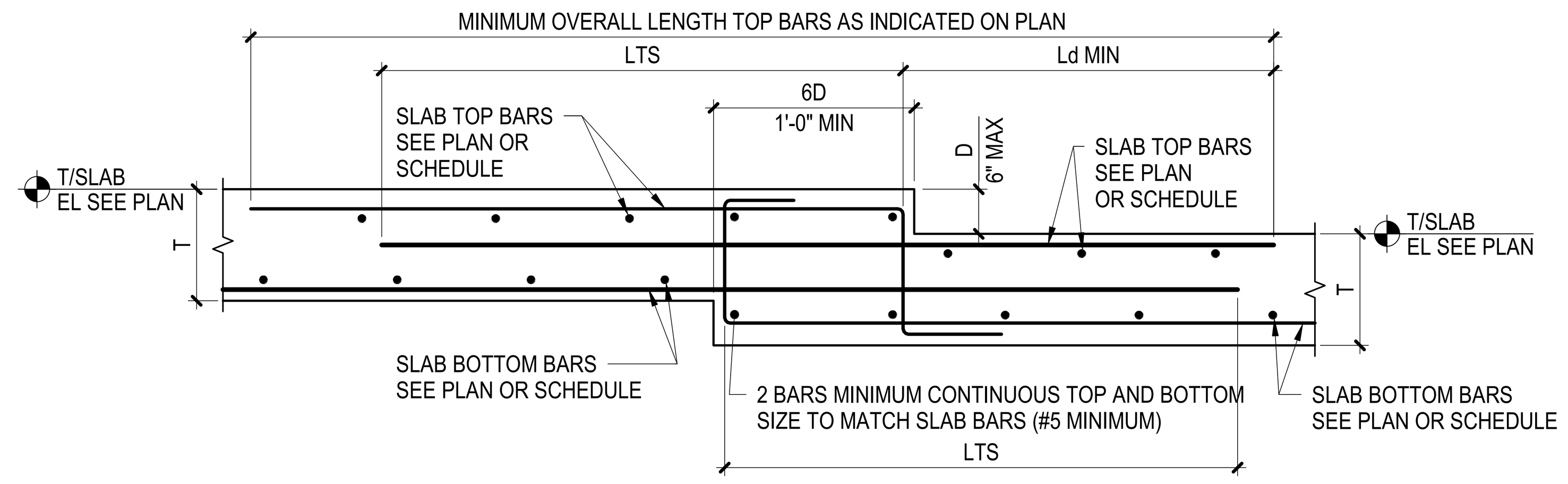
NOTES:

1. CONTRACTOR SHALL SUBMIT CONSTRUCTION JOINT LAYOUT PLAN FOR SER APPROVAL
2. FOR SLAB REINFORCEMENT NOT SHOWN, SEE PLAN OR SCHEDULE

1 TYPICAL SLAB CONSTRUCTION JOINT
NOT TO SCALE

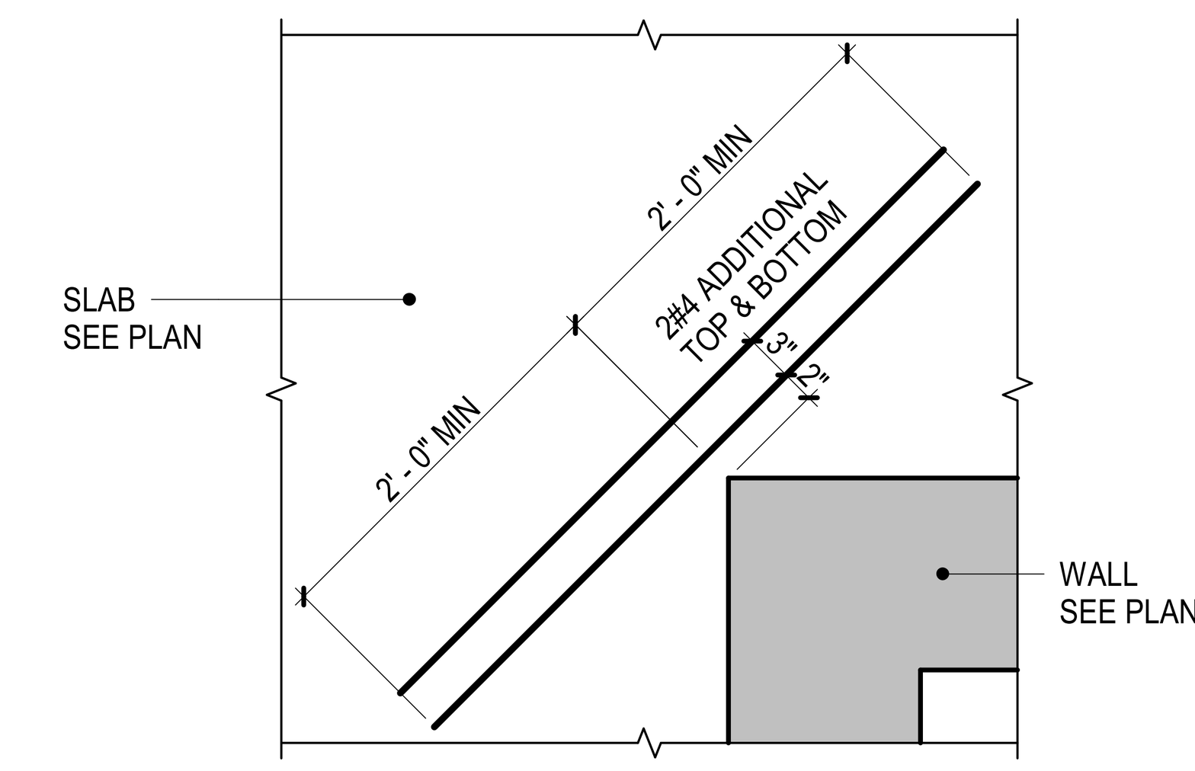


A D LESS THAN T MINUS 2 INCHES
BOTTOM BARS INTERRUPTED BY STEP

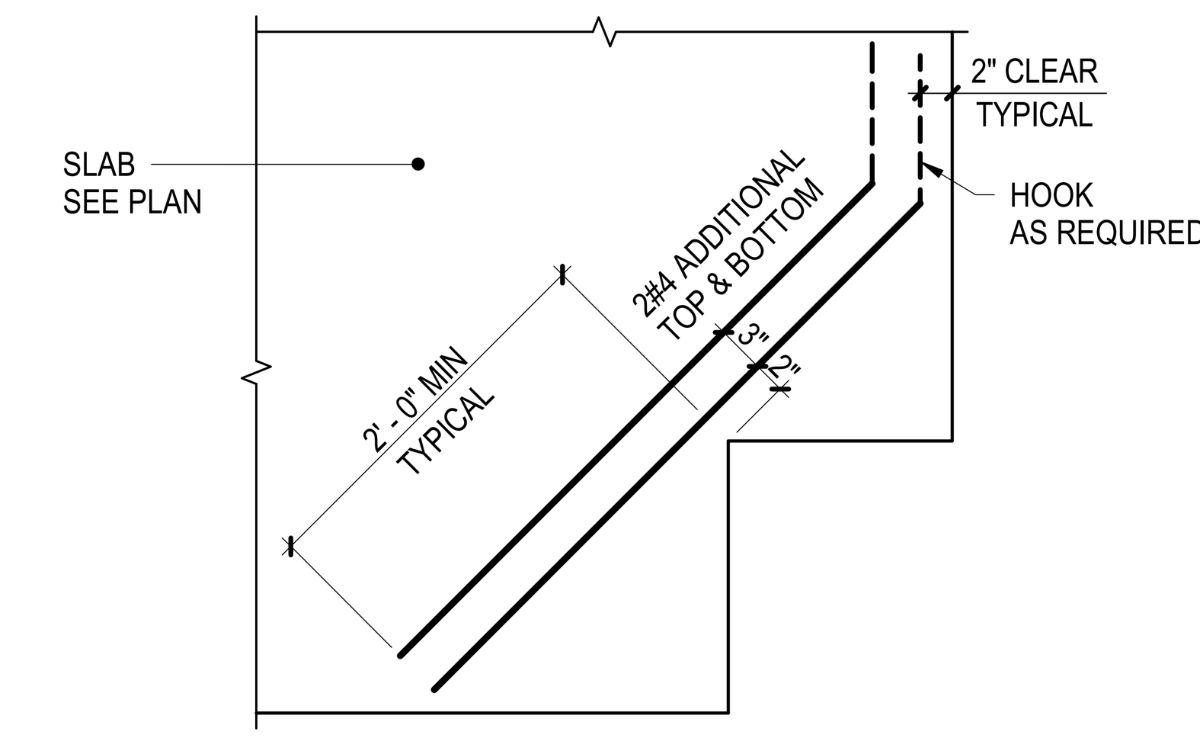


B D LESS THAN T MINUS 2 INCHES
TOP AND BOTTOM BARS INTERRUPTED BY STEP

2 TYPICAL STEP IN SLAB DETAILS
NOT TO SCALE



A PLAN AT WALL

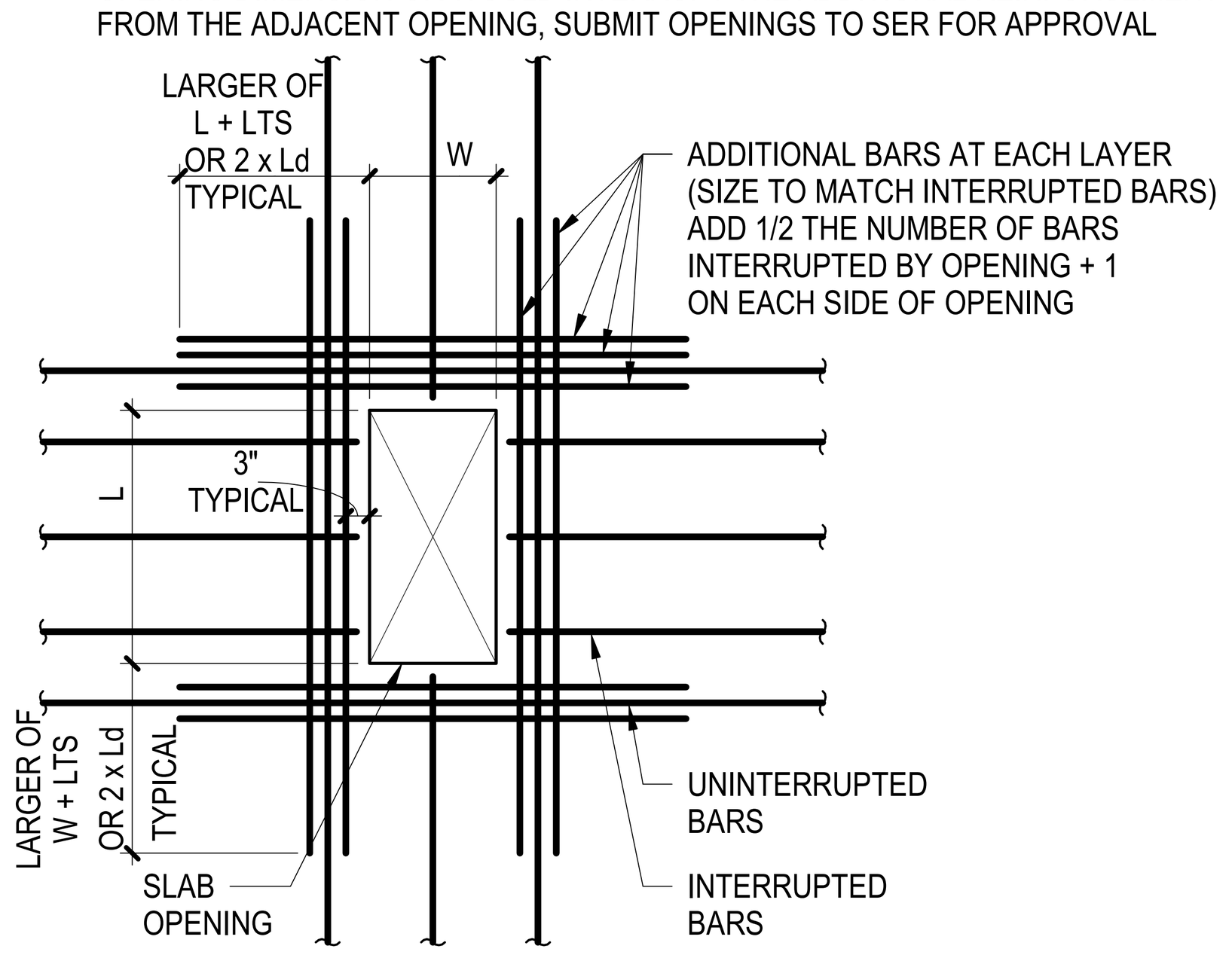


B PLAN AT RE-ENTRANT CORNER

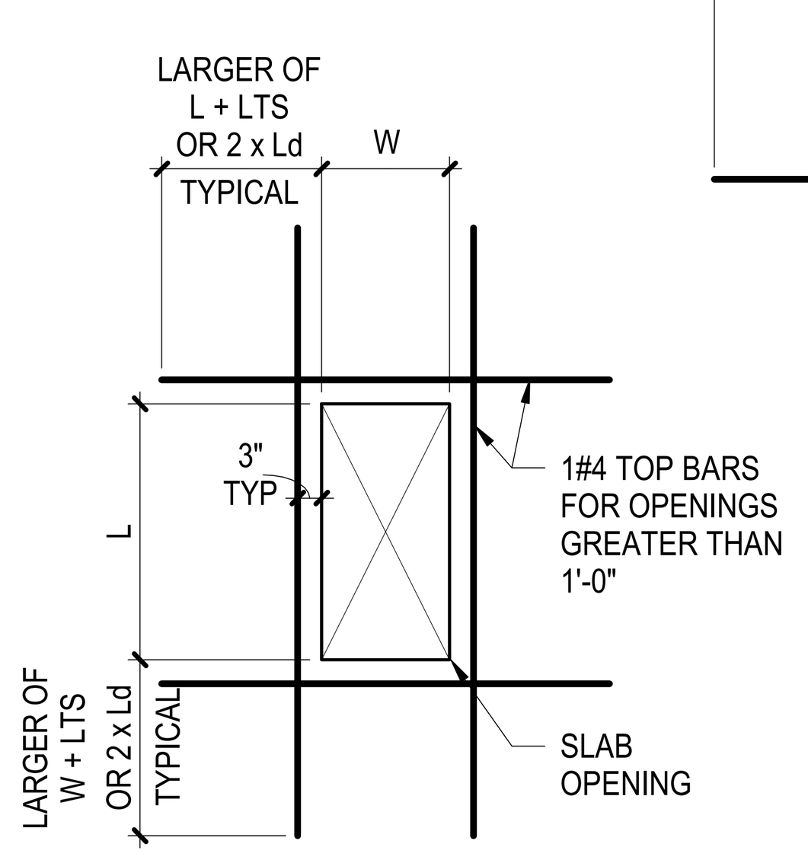
3 TYPICAL CORNER SLAB DETAILS
NOT TO SCALE

NOTES:

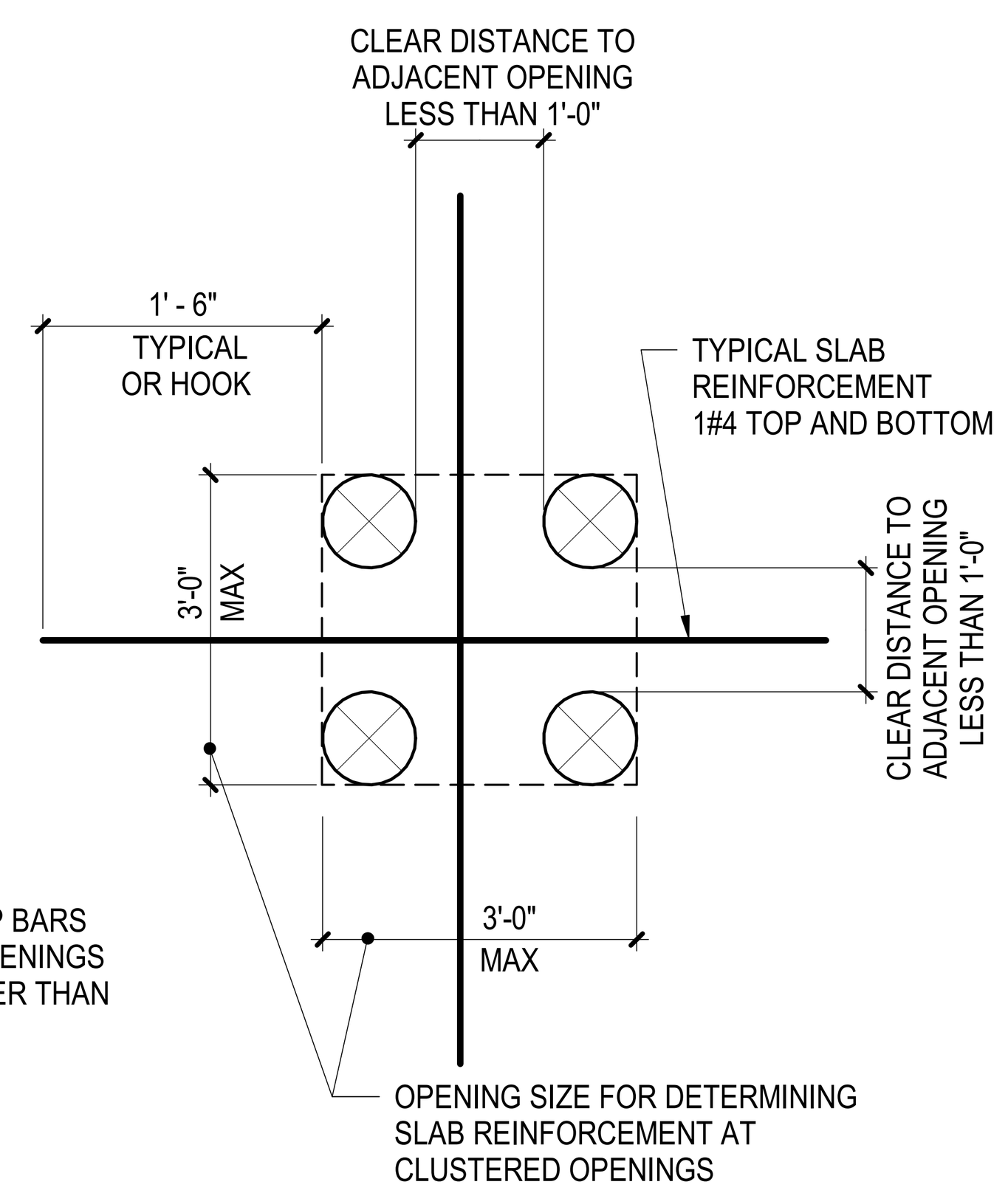
1. REFER TO PLANS FOR ADDITIONAL BARS AROUND OPENINGS
2. SEE STRUCTURAL DRAWINGS FOR QUANTITY AND LOCATIONS OF OPENINGS. CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL OPENINGS WITH MEP DRAWINGS NOTIFY STRUCTURAL ENGINEER IN WRITING OF ANY DISCREPANCIES FOR REVIEW AND APPROVAL
3. FOR TWO-WAY SLAB SEE TYPICAL TWO-WAY SLAB OPENING LIMITATIONS. FOR OPENING NOT MEETING LIMITATIONS OR GREATER THAN 3 FEET, SUBMIT OPENINGS TO SER FOR APPROVAL
4. FOR ONE-WAY SLABS WHERE THE OPENING DIMENSION PERPENDICULAR TO THE DIRECTION OF THE SPAN IS GREATER THAN 2 FEET, SUBMIT OPENINGS TO SER FOR APPROVAL
5. WHERE ADJACENT OPENINGS ARE NOT SEPARATED BY 2X THE LARGEST OPENING DIMENSION OR WOULD INTERRUPT THE ADDITIONAL REINFORCEMENT FROM THE ADJACENT OPENING, SUBMIT OPENINGS TO SER FOR APPROVAL



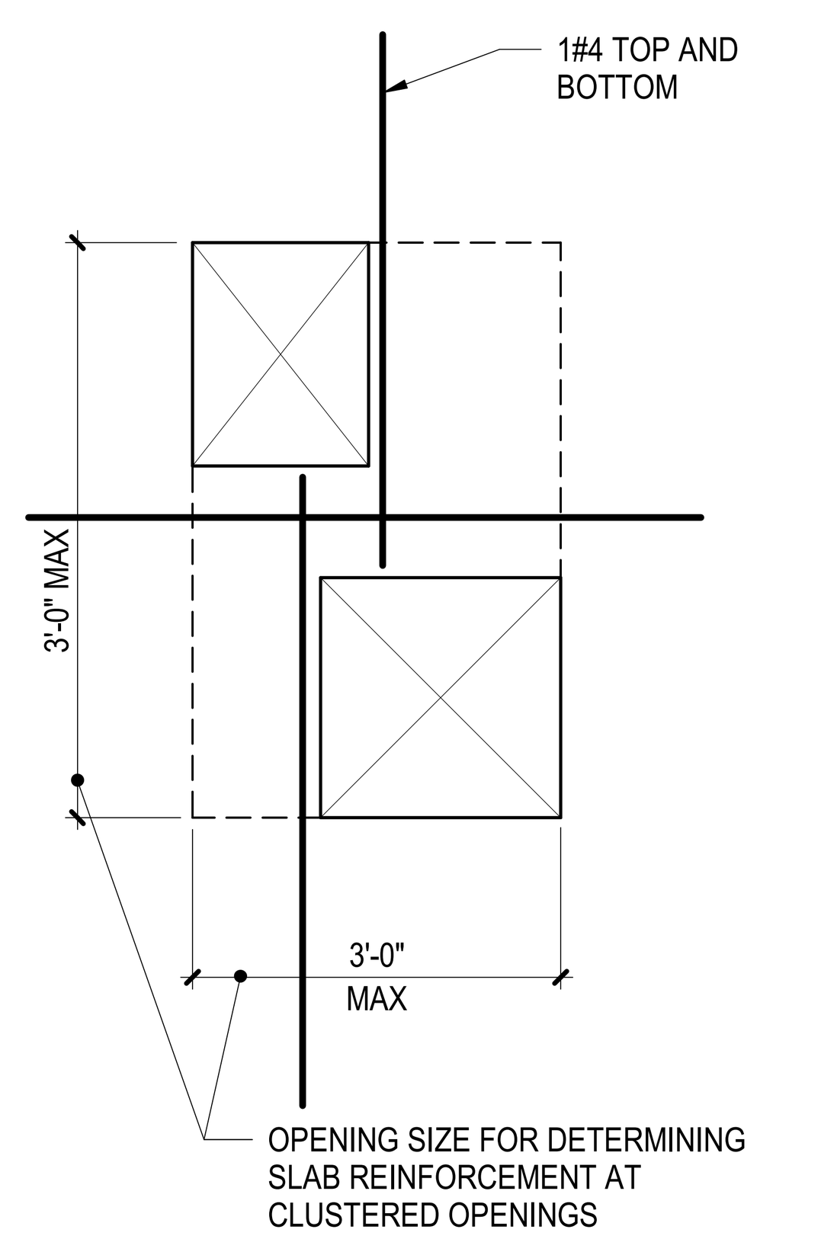
A ADDITIONAL BARS
WHERE BARS ARE INTERRUPTED



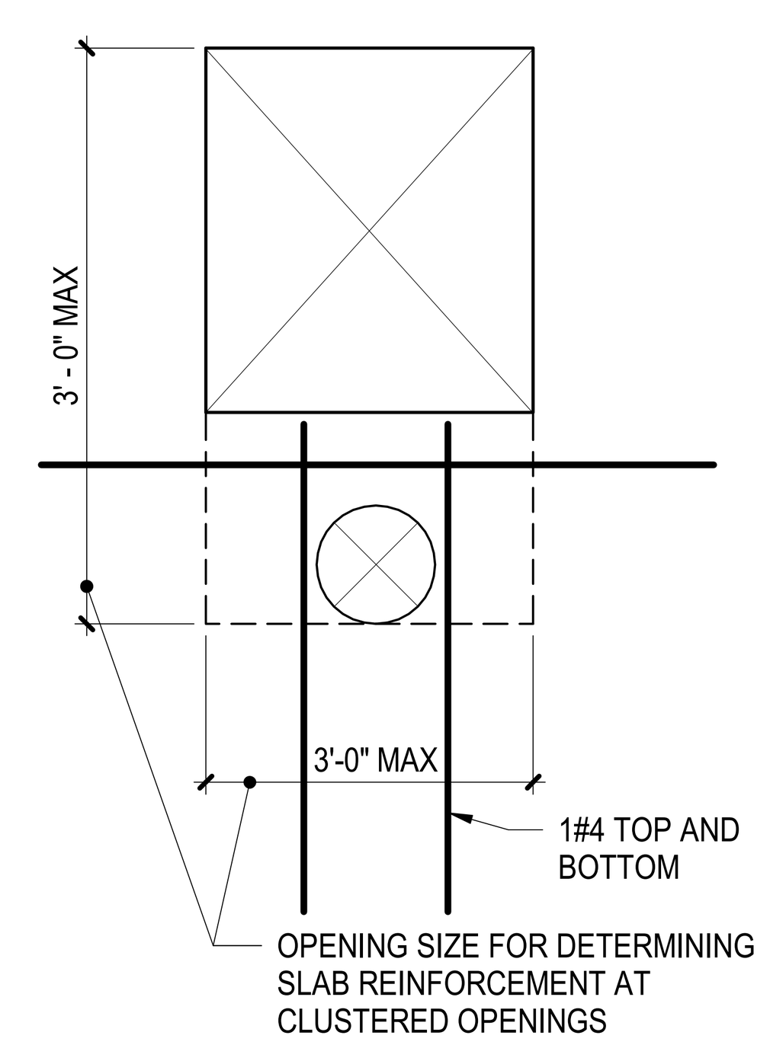
B ADDITIONAL TOP BARS
WHERE NO TOP BARS ARE PRESENT



C TYPE 1



D TYPE 2
SEE TYPE 1 FOR INFORMATION NOT SHOWN



E TYPE 3
SEE TYPE 1 FOR INFORMATION NOT SHOWN

NOTES: ADDITIONAL BARS

1. PROVIDE ADDITIONAL BARS ON EACH SIDE OF OPENING FOR TOP AND BOTTOM BARS THAT ARE INTERRUPTED BY OPENINGS DISTRIBUTE REPLACEMENT BARS EQUALLY TO BOTH SIDES OF OPENING AT 3" SPACING
2. PROVIDE A MINIMUM OF 2 BARS EACH SIDE OF OPENING TOP AND BOTTOM WHERE NO TOP BARS ARE PRESENT, PROVIDE ADDITIONAL TOP BARS SHOWN ABOVE
3. AT CLUSTERED OPENINGS, PROVIDE THESE ADDITIONAL BARS AROUND THE CLUSTER PLUS THE ADDITIONAL BARS SHOWN IN THE CLUSTERED OPENING DETAIL

ADDITIONAL TOP BARS

OPENING SIZE (LARGER DIMENSION OF OPENING)	TOP BARS ALL SIDES
0 - 12"	NONE
12" - 36"	(1) #4

CLUSTERED OPENING ADDITIONAL REINFORCEMENT

NOTES: CLUSTERED OPENINGS

1. THE REINFORCEMENT REQUIREMENTS AT CLUSTERED OPENINGS ARE IN ADDITION TO THE TYPICAL SLAB OPENING DETAIL REQUIREMENTS AROUND THE ENTIRE CLUSTER
2. FOR ONE-WAY SLABS, WHEN CLUSTERED OPENING IS GREATER THAN 2 FEET, SUBMIT TO SER FOR APPROVAL
3. FOR TWO-WAY SLABS, WHEN CLUSTERED OPENING DOES NOT MEET TWO-WAY SLAB OPENING LIMITATIONS OR IS GREATER THAN 3 FEET, SUBMIT TO SER FOR APPROVAL

4 TYPICAL SLAB OPENING DETAILS
NOT TO SCALE

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No. 9000...
PROFESSIONAL ENGINEER

PROJECT NUMBER
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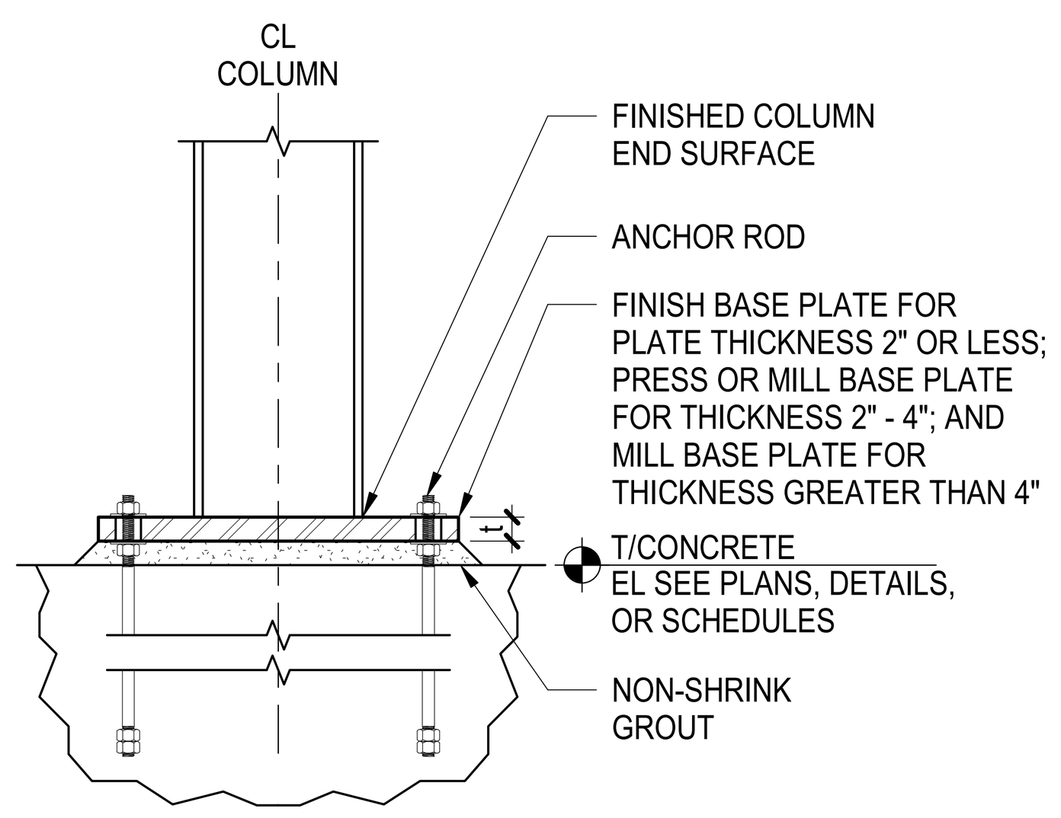
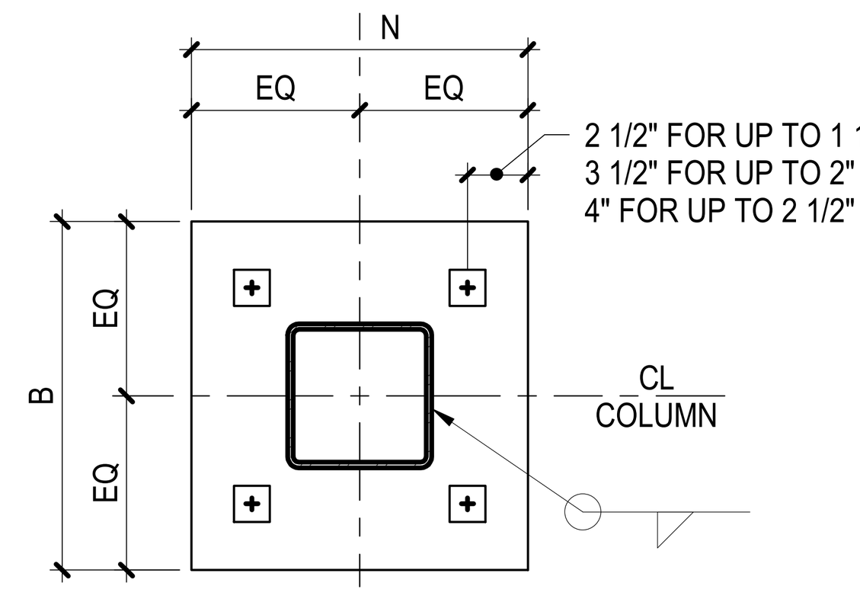
TYPICAL CONCRETE SLAB DETAILS

S405



A ELEVATION



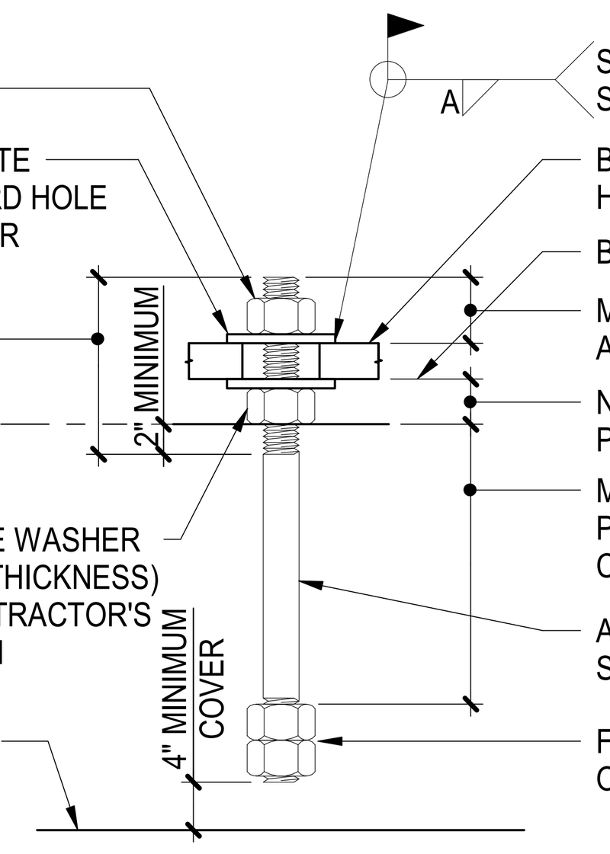
A ROUND OR RECTANGULAR HSS PLAN

NOTES:

1. SEE SCHEDULE & DETAILS FOR BASE PLATE SIZE, ORIENTATION AND THICKNESS
2. BASE PLATE THICKNESS SHOWN ON SCHEDULE IS A MINIMUM. DIMENSION AFTER ALL MILLING IS COMPLETED
3. COLUMN STABILITY DURING ERECTION IS RESPONSIBILITY OF CONTRACTOR
4. SEE ANCHOR ROD SCHEDULE AND TYPICAL ANCHOR ROD DETAIL FOR ADDITIONAL INFORMATION
5. CONTRACTOR'S OPTION TO FIELD WELD COLUMNS TO BASEPLATES FOR HEAVY BASEPLATES
6. ANCHOR ROD CONFIGURATION IS TO USE SQUARE PATTERN OUTSIDE COLUMN. IF SPECIFIED BASE PLATE SIZE DOES NOT PERMIT OUTSIDE PLACEMENT USE SQUARE PATTERN INSIDE COLUMN. USE RECTANGULAR ANCHOR ROD CONFIGURATION WHERE NOTED

1 TYPICAL BASE PLATE DETAIL

NOT TO SCALE



SCHEDULE A

ANCHOR ROD DIAMETER	BASE PL HOLE DIA	MIN WASHER SIZE	MIN WASHER t	MIN PROJ ABOVE BASE PL	NOMINAL GROUT THICKNESS
3/4"	1-5/16"	2"	1/4"	3"	2"
1"	1-13/16"	3"	3/8"	3-1/2"	2"
1-1/4"	2-1/16"	3"	1/2"	4"	3"
1-1/2"	2-5/16"	3-1/2"	1/2"	4"	3"
1-3/4"	2-3/4"	4"	3/4"	5"	3"
2"	3-1/4"	5"	3/4"	5"	4"
2-1/2"	3-3/4"	5-1/2"	1"	5-1/2"	4"

2 TYPICAL ANCHOR ROD DETAIL

NOT TO SCALE

ANCHOR ROD SCHEDULE

ANCHOR ROD MARK	ANCHOR RODS				REMARKS
	NUMBER	TYPE	EMBED LENGTH	WELD A	
1	4	1" DIA ASTM F1554 GR 55 (SUPP S1)	2'-0"		
2					
3					
4					
5					

NOTES:

1. SEE TYPICAL ANCHOR ROD AND BASE PLATE DETAILS
2. WHERE WELD 'A' IS NOT SHOWN, TACK-WELD AS REQUIRED FOR ERECTION

3 ANCHOR ROD SCHEDULE

NOT TO SCALE

COLUMN AND BASE PLATE SCHEDULE

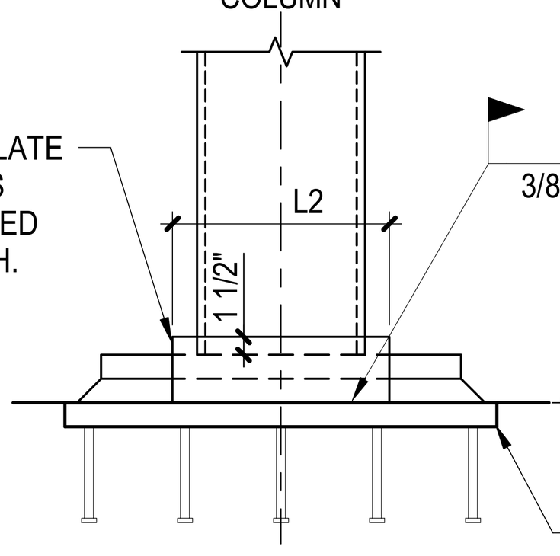
COLUMN		BASE PLATE			REMARKS
TYPE	SIZE	TYPE	EMBED LENGTH	WELD A	
P1	HSS4X4X3/8	12"x12"x3/4" W/(4) 3/4"x4" STUDS	4"	5/16"	BASE PL. IS EMBEDDED ON NEW SLAB @ LEVEL 02
P2	HSS4X4X3/8	12"x12"x3/4" W/(4) 3/4" ANCHOR RODS	12"	5/16"	BASE PL. IS EMBEDDED ON NEW FTG.
P3	HSS4X4X3/8	12"x12"x3/4" W/(4) 3/4" HAS RODS	6"	5/16"	HAS RODS TO BE DRILLED AND EPOXY INTO EXISTING WALL
P4	HSS12x6x1/2	-	-	5/16"	SEE DETAIL 4/S520 - SIDE PL. CONNX. NOT ACCEPTABLE
P5	HSS6x6x3/8	-	-	5/16"	SEE DETAIL 4/S520 - SIDE PL. CONNX. NOT ACCEPTABLE
P6	HSS8x6x13/8	-	-	5/16"	SEE DETAIL 3/S530 - SIDE PL. CONNX. NOT ACCEPTABLE
P7	HSS6x6x3/8	12"x12"x3/4" W/(4) 3/4" HAS RODS	12"	5/16"	BASE PL. IS EMBEDDED ON NEW FTG.
P8	HSS4X4X1/2	12"x12"x3/4" W/(4) 3/4"x4" STUDS	4"	5/16"	BASE PL. IS EMBEDDED ON NEW SLAB @ LEVEL 02
P8	HSS4X4X142	12"x12"x1/2" W/(4) 3/4"x3" STUDS	3"	1/4"	BASE PL. IS EMBEDDED ON NEW SLAB @ PENTHOUSE

NOTES:

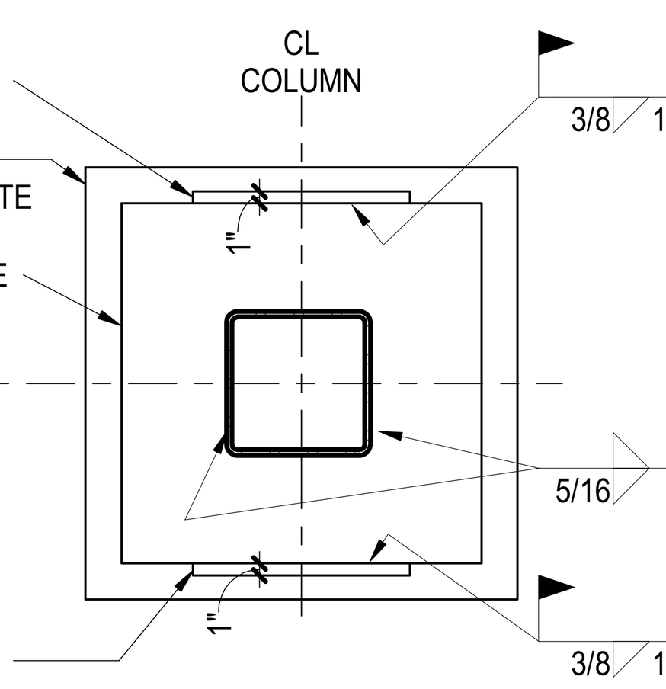
1. SEE TYPICAL ANCHOR ROD AND BASE PLATE DETAILS
2. WHERE WELD 'A' IS NOT SHOWN, TACK-WELD AS REQUIRED FOR ERECTION

4 BASE PLATE SCHEDULE

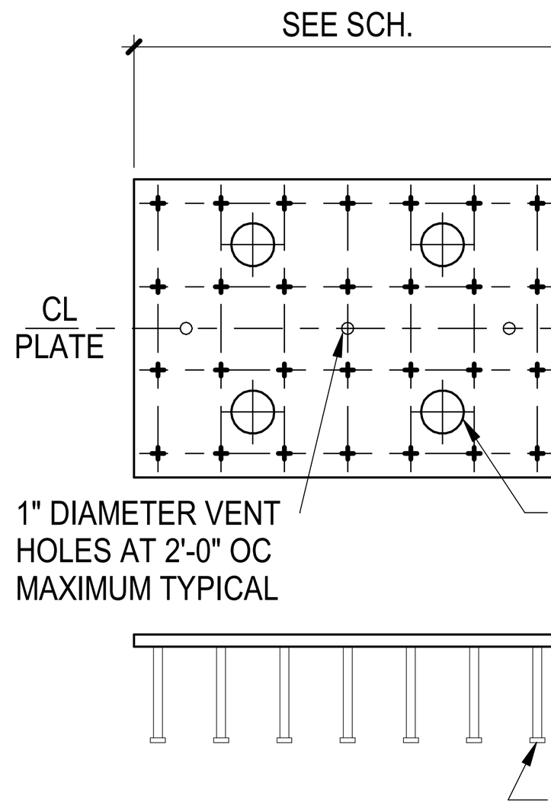
12" = 1'-0"



C ELEVATION



B PLAN



A DETAIL

NOTES:

1. SEE COLUMN & PLATE BASE SCHEDULE & SECTIONS
3. SIDE PLATES ARE LOCATED ACCEPTABLE EXCEPT WHEN NOTED IN THE BASE PLATE SCHEDULE
4. EMBEDDED PLATES SHALL CONFORM TO ASTM A572 GRADE 50 MINIMUM

5 TYPICAL EMBED PLATE BASE DETAIL

3/4" = 1'-0"

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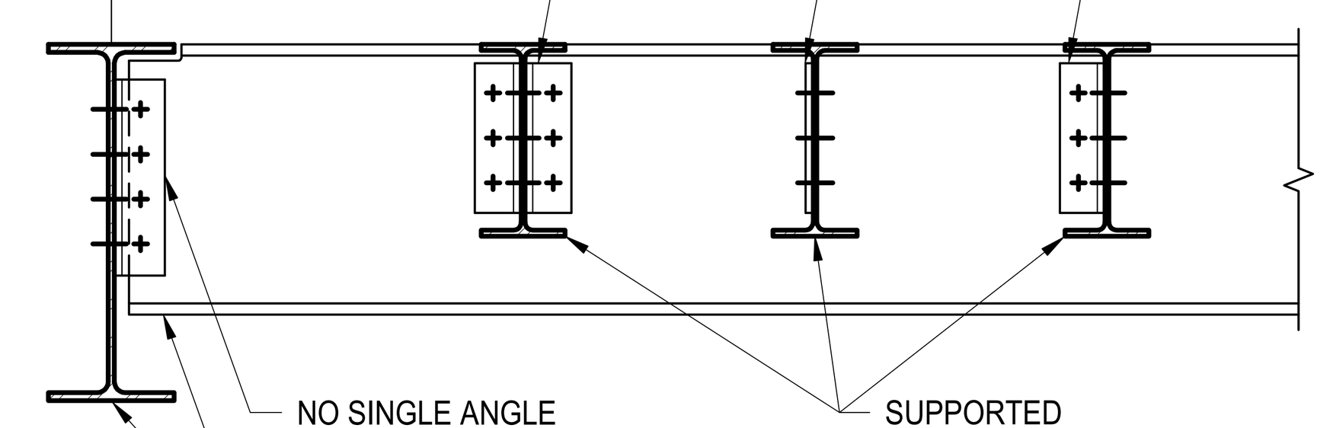
TYPICAL STEEL COLUMN DETAILS

S501

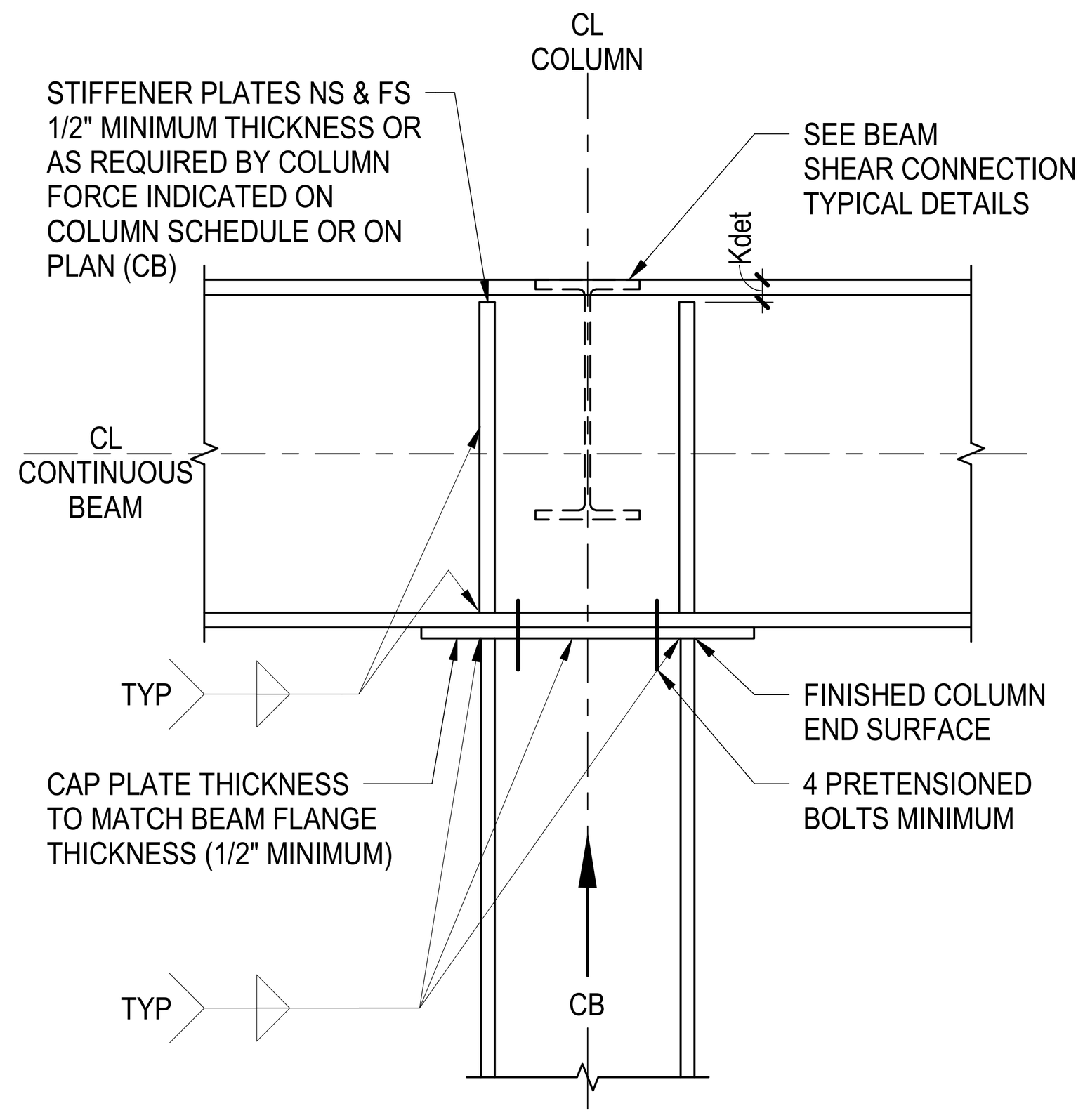


NOTES:

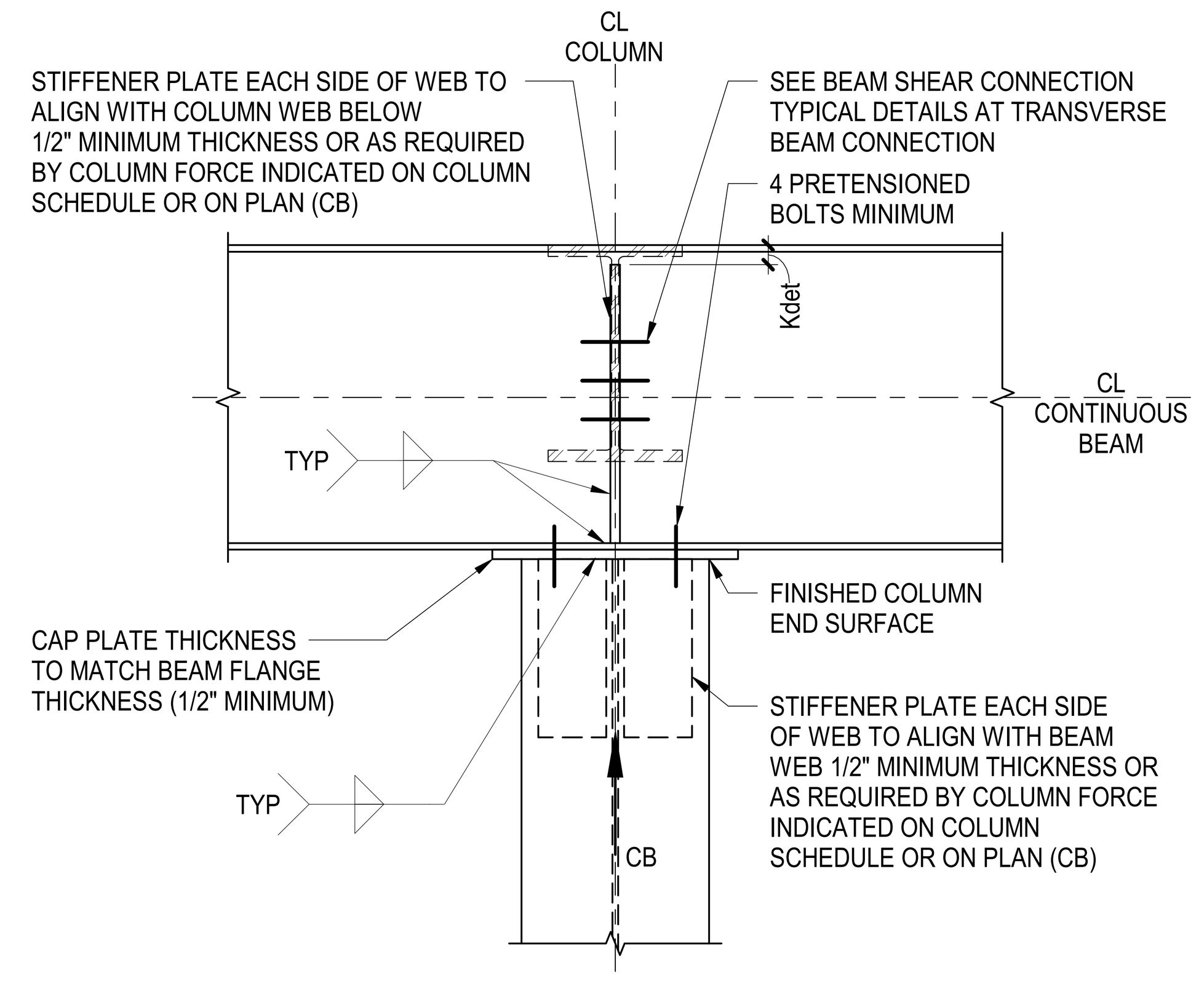
1. SUPPORTED BEAMS PRIMARILY SUPPORT DISTRIBUTED LOADS FROM SLABS OR DECKING
2. SUPPORTING BEAMS SUPPORT SIGNIFICANT POINT LOADS FROM ONE OR MORE SUPPORTED BEAMS OR FROM COLUMNS BEING TRANSFERRED. SUPPORTING BEAMS MAY BE SUPPORTED BY COLUMNS OR BY OTHER SUPPORTING BEAMS
3. FOR SHEAR CONNECTIONS AT SUPPORTED BEAM ENDS, DOUBLE ANGLE, SINGLE PLATE OR SINGLE ANGLE MAY BE USED UNLESS OTHERWISE NOTED
4. SEE TYPICAL STEEL BEAM SHEAR CONNECTIONS FOR INFORMATION NOT SHOWN

1 TYPICAL BEAM TO BEAM SHEAR CONNECTION (3 TYPES)

NOT TO SCALE



A COLUMN WEB PARALLEL TO BEAM WEB



B COLUMN WEB PERPENDICULAR TO BEAM WEB

2 TYPICAL BEAM BEARING ON COLUMN (AXIAL ONLY)

NOT TO SCALE

NOTES:

1. USE SMALLEST EMBED PLATE SIZE FOR A SCHEDULED MAXIMUM SHEAR REACTION EQUAL TO OR GREATER THAN THE SHEAR REACTION REQUIRED ON PLAN
2. CONTRACTOR SHALL DESIGN SINGLE-PLATE GRADE, THICKNESS, BOLT QUANTITY AND TYPE (A325, A490, N OR X) TO RESIST THE SHEAR FORCE SHOWN IN TABLES OR PLANS WHILE SATISFYING GEOMETRIC REQUIREMENTS OF THE TYPICAL EMBED PLATE DETAIL AND SCHEDULE. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION REGARDING THE DESIGN OF STRUCTURAL STEEL CONNECTIONS
3. EMBED PLATES SHALL CONFORM TO ASTM A572, Fy=50 ksi
4. STUDS SHALL BE 3/4" DIAMETER X 8" LONG NOMINAL (MINIMUM)
5. SEE TYPICAL EMBED DETAIL FOR ASSUMED CONNECTION LOCATION RELATIVE TO EMBED PLATE. REPORT ANY AS-BUILT DEVIATION FROM THE ASSUMED CONDITION TO THE SER AS FOLLOWS:
HORIZONTAL DEVIATION GREATER THAN 2"
VERTICAL DEVIATION GREATER THAN 1"

EMBED PLATE SCHEDULE

MAXIMUM FACTORED VERTICAL BEAM SHEAR REACTION (KIPS)	MINIMUM CONNECTION DEPTH (IN)	EMBED PLATE SIZE t (in) X B (in) X D (in)	No STUD COLUMNS	No STUD ROWS	REMARKS
25	6	3/4 X 10 X 10	2	2	-
35	9	3/4 X 10 X 16	2	3	
55	12	3/4 X 12 X 22	2	4	
65	15	3/4 X 12 X 28	2	5	
90	18	3/4 X 16 X 28	3	5	
105	21	3/4 X 16 X 28	3	5	
125	24	3/4 X 16 X 34	3	6	
140	27	3/4 X 16 X 34	3	6	
160	30	3/4 X 16 X 40	3	7	
170	33	3/4 X 16 X 40	3	7	
195	36	3/4 X 16 X 46	3	8	

3 EMBED PLATE SCHEDULE (SHEAR ONLY)

NOT TO SCALE

STEEL BEAM REACTION SCHEDULE

BEAM SIZE	LEVEL	REACTIONS V	H	Mx	My	T	REMARKS
W8x18	3	10	-	-	-	-	-
W8x24	3	45	-	-	-	-	REACTION OVER POST = 90K
W8x40	3	60	-	-	-	-	REACTION OVER POST = 120K
W8x58	3	50	-	-	-	-	REACTION OVER POST = 50K
W8x35	3	15					
W10x54	3	80					REACTION OVER POST = 150K
W12x79	3	80					

4 STEEL BEAM REACTION SCHEDULE

1" = 1'-0"

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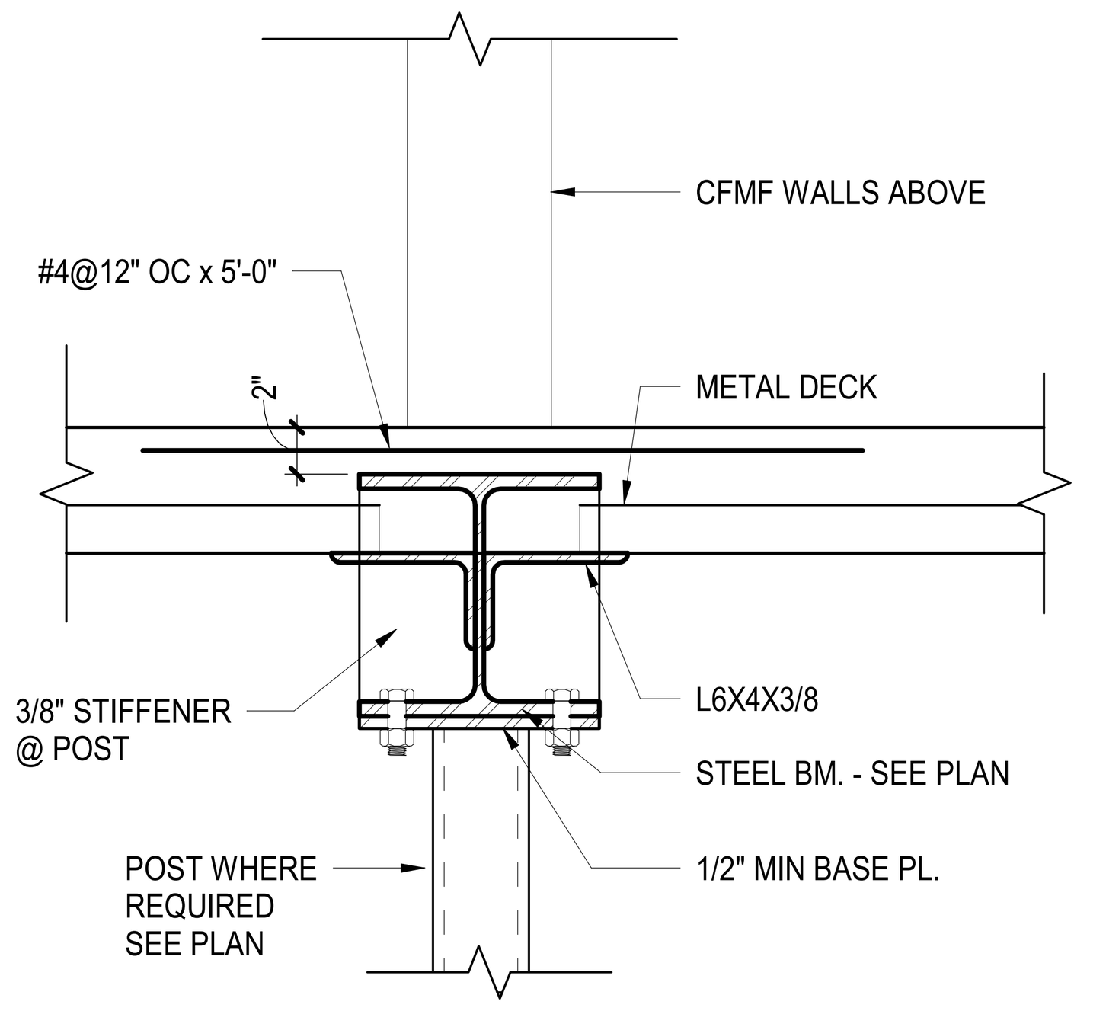
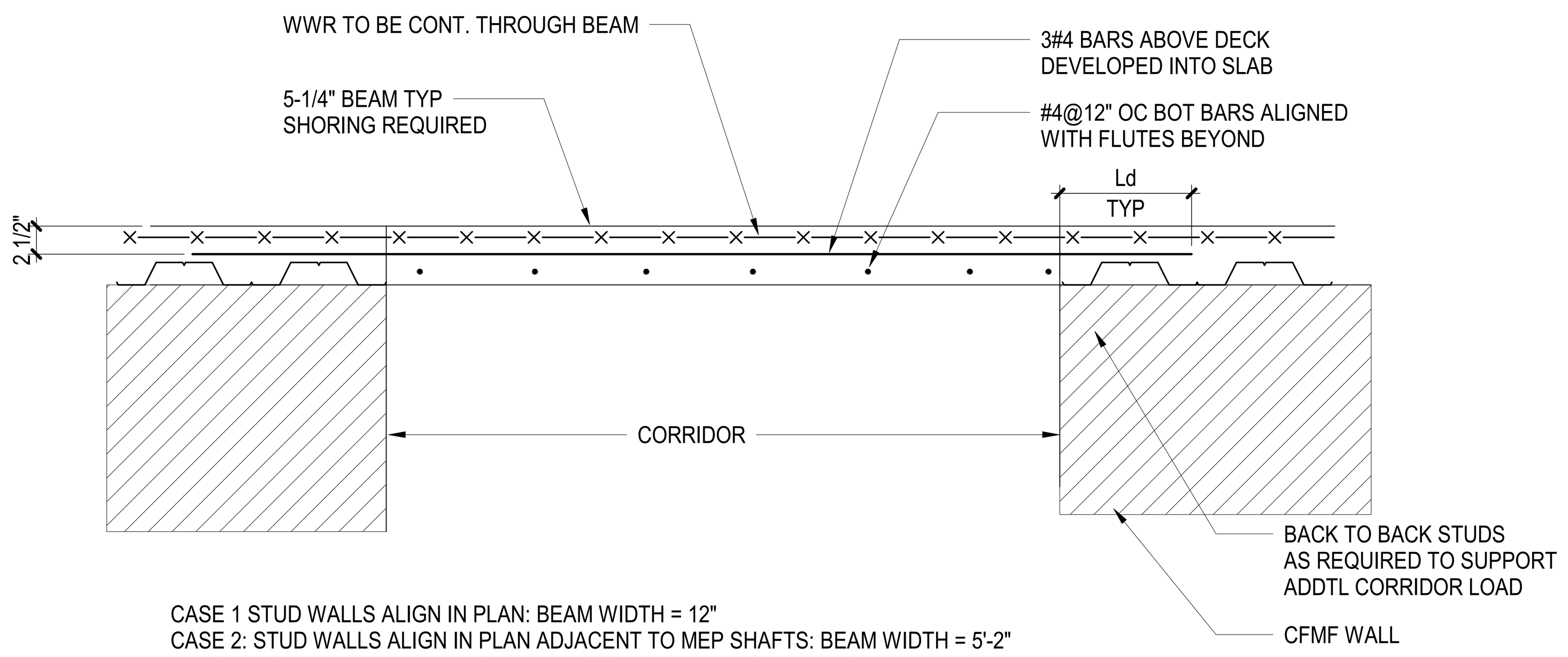
TYPICAL STEEL BEAM DETAILS

S502

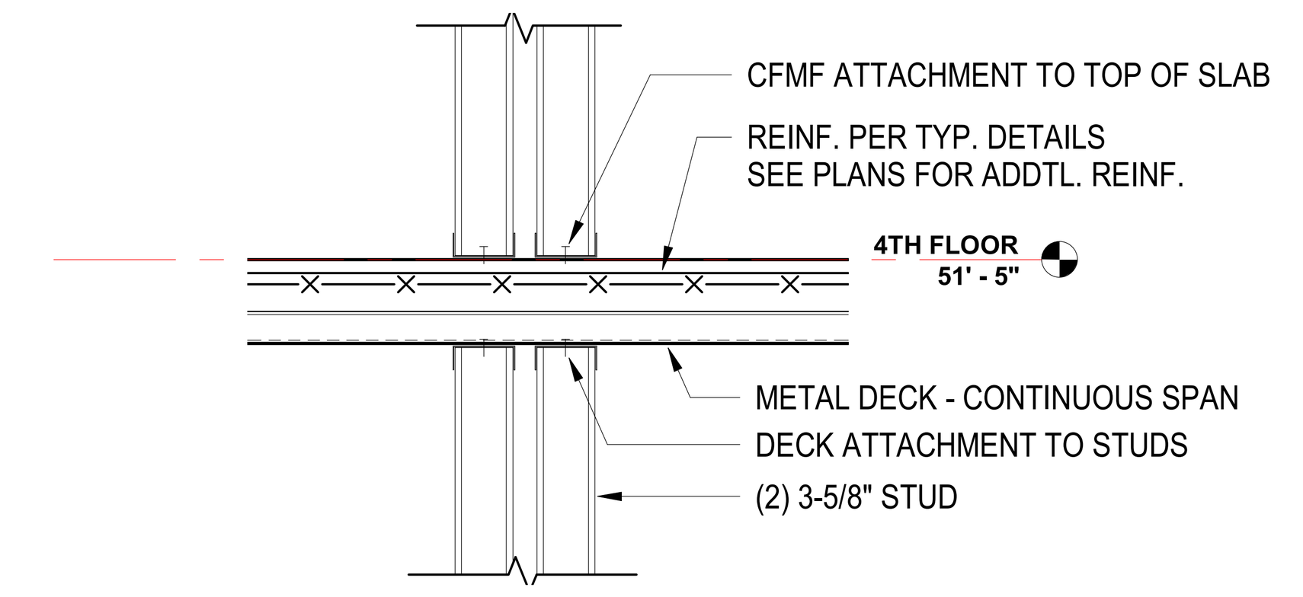


1 TYPICAL CFMF WALL BEARING ON STEEL BEAM
1 1/2" = 1'-0"

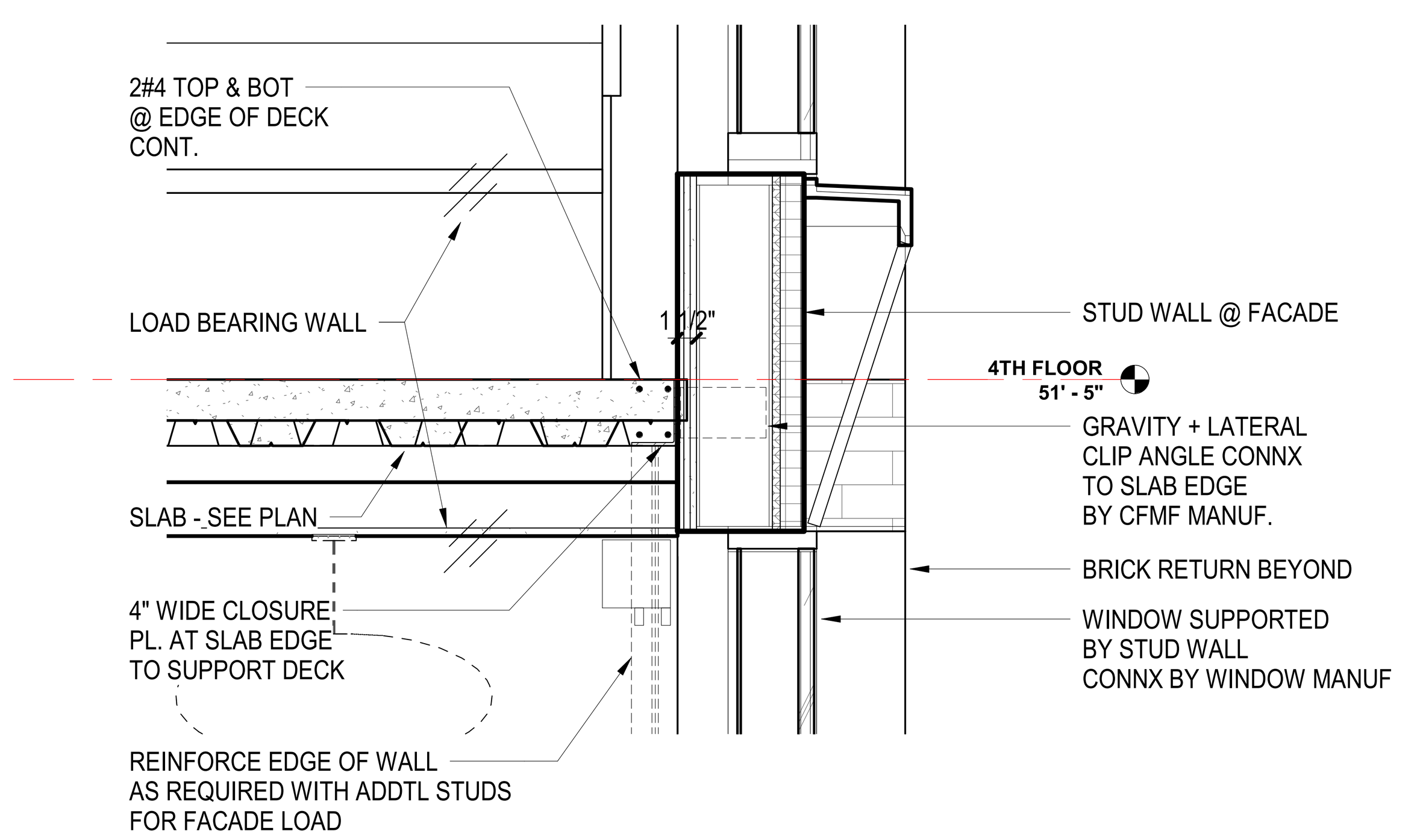


CASE 1 STUD WALLS ALIGN IN PLAN: BEAM WIDTH = 12"
CASE 2: STUD WALLS ALIGN IN PLAN ADJACENT TO MEP SHAFTS: BEAM WIDTH = 5'-2"
CASE 3: STUD WALLS ALIGN WITH CONCRETE WALLS: SAME AS CASE 1
CASE 4: SUTD WALLS ADJACENT TO SHAFT ALIGNED WITH SINGLE WALL: SAME AS CASE 2 - BEAM TO SKEW IN PLAN

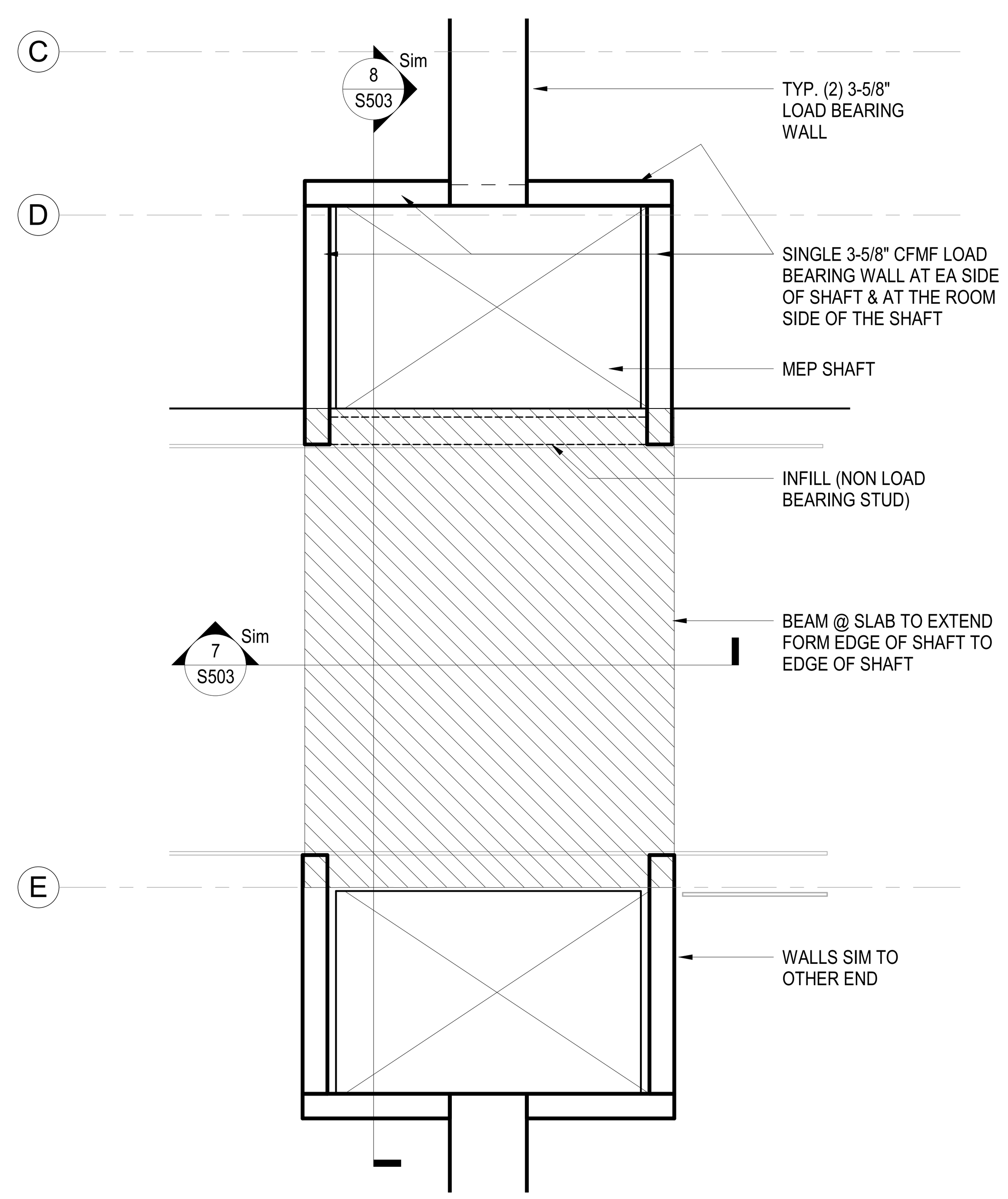
2 TYP. SOLID SLAB AT CORRIDOR
1" = 1'-0"



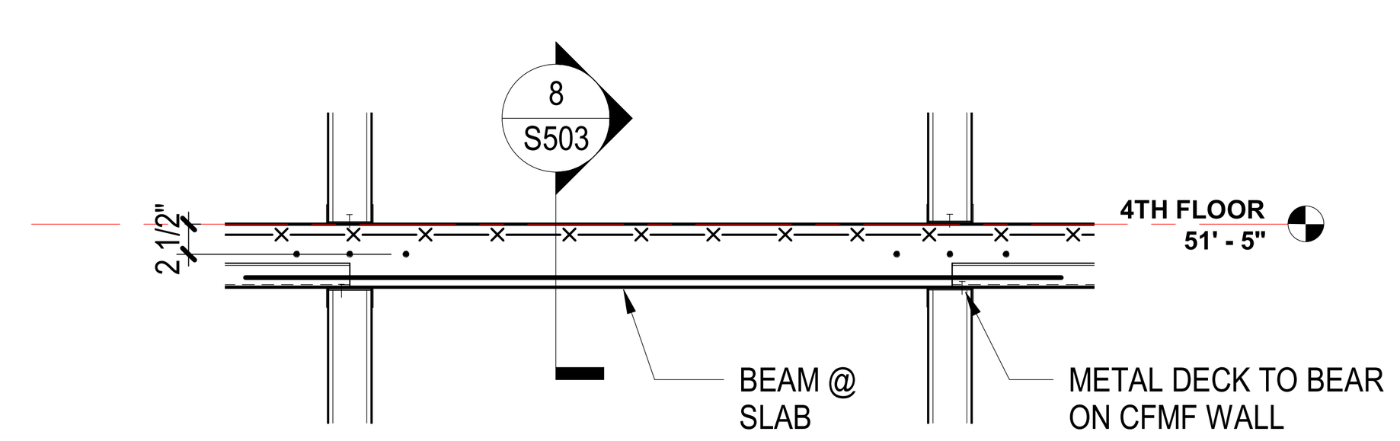
3 TYPICAL CFMF LOAD BEARING WALL DETAIL
1" = 1'-0"



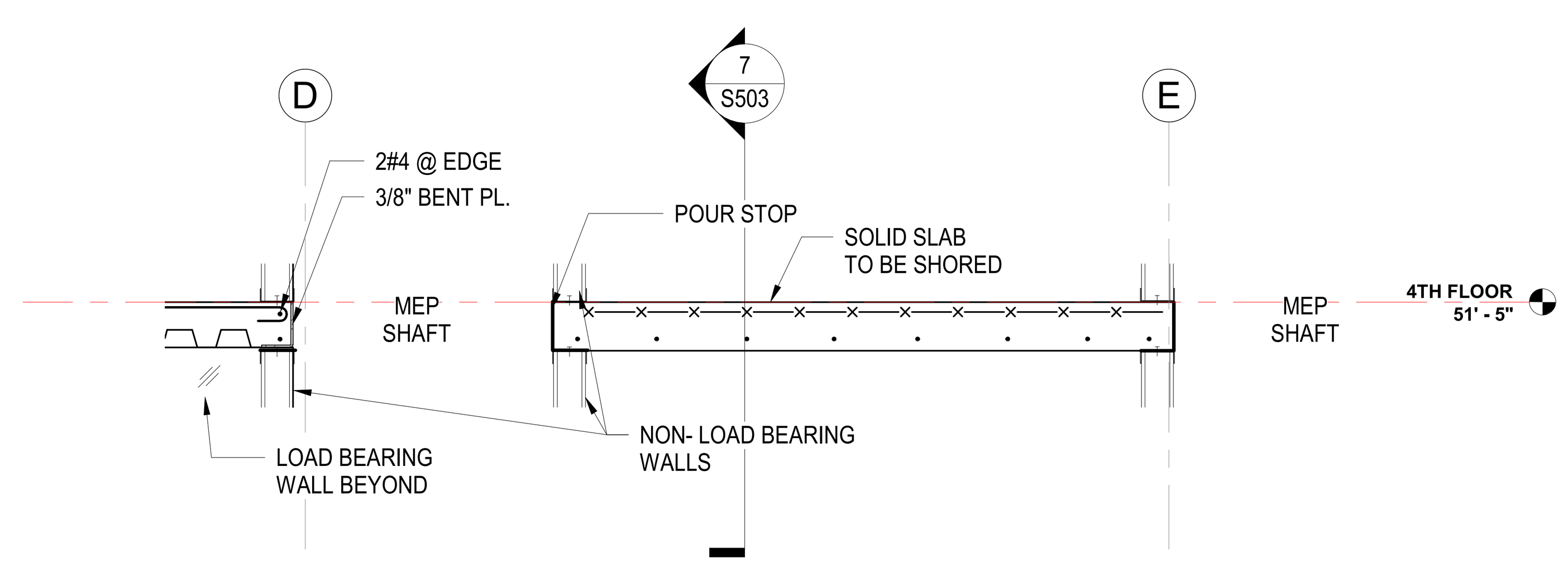
4 Section 16
1" = 1'-0"



6 TYPICAL PLAN VIEW OF SLAB BEAM @ SHAFT
3/4" = 1'-0"



7 LONGITUDINAL SLAB BEAM @ MEP SHAFT
3/4" = 1'-0"



8 TRANSVERSE SLAB BEAM @ MEP SHAFT
3/4" = 1'-0"

DCRA STAMP APPROVAL AREA

BASKERVILL, P.O. BOX 400, RICHMOND, VA 23218-0400

DISTRICT OF COLUMBIA
MARK J. TAMARO
PROFESSIONAL ENGINEER

PROJECT NUMBER
2210437

citizenM GEORGETOWN

3401 K STREET, NW WASHINGTON, DC 20007

ISSUE

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TYPICAL COLD FORMED WALL DETAILS

S503

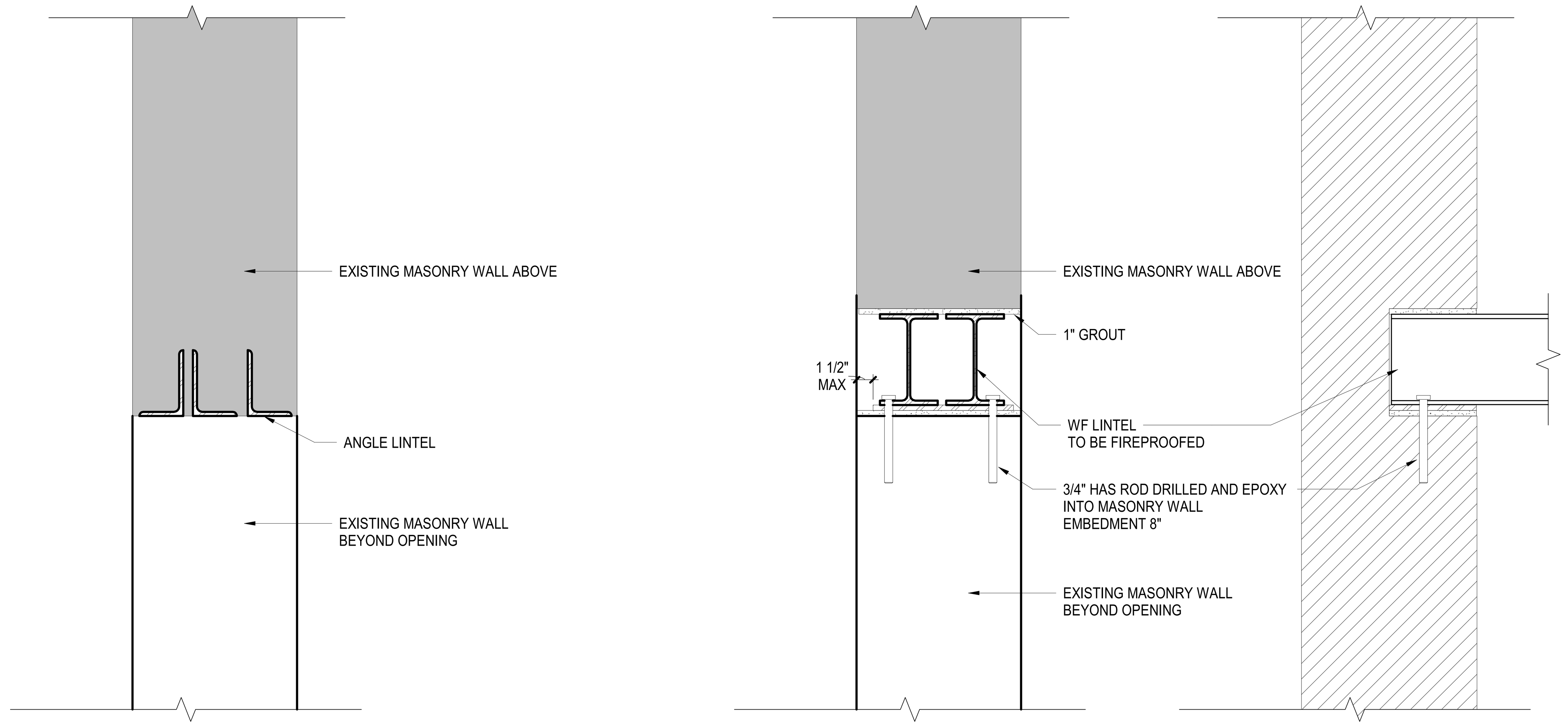
STEEL LINTEL SCHEDULE			
LINTEL TYPE	BEARING	MAX SPAN	REMARKS
(X)L6X4X1/2	8"	4'-0"	3 WYTHES 4 WYTHES 5 WYTHES
(2) W8X21	12"	10'-0"	3 WYTHES
(3) W8X21	12"	10'-0"	4 WYTHES

1 STEEL LINTEL SCHEDULE
1 1/2" = 1'-0"

PRECAST LINTEL SCHEDULE - 30 PSF			
LINTEL OPENING	BEARING	DEPTH	REINF.
4'-0"	8"	8"	2#5
7'-0"	12"	16"	2#6
12'-0"	12"	40"	2#6

NOTE: BEARING ON EXISTING CMU WALL REQUIRES UNITS AT BERING AREA TO BE GROUTED. IF EXISTING WALL IS NOT GROUTED, THE CAVITY UNDER NEW BEARING LINTEL SHALL BE FILLED WITH GROUT.

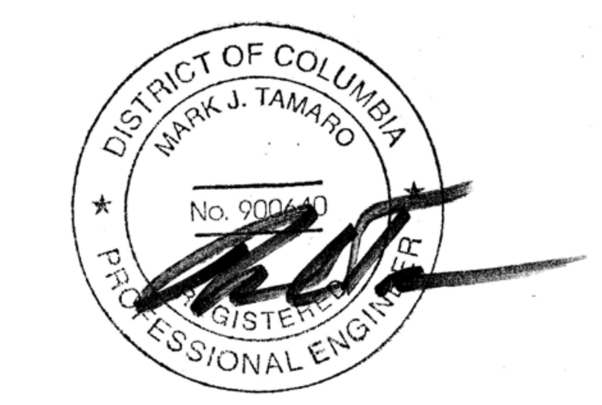
2 PRECAST LINTEL SCHEDULE
1 1/2" = 1'-0"



3 TYPICAL STEEL LINTEL SECTION
1 1/2" = 1'-0"

DCRA STAMP APPROVAL AREA

BASKERVILL, P.O. BOX 400, RICHMOND, VA 23218-0400



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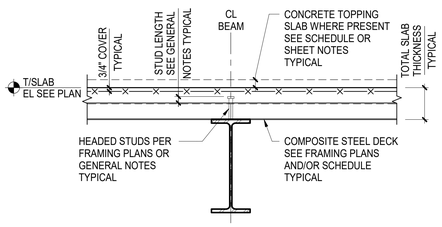
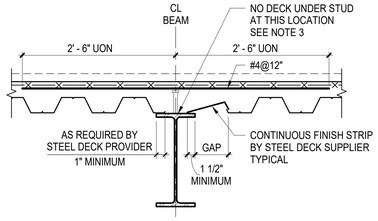
TYPICAL MASONRY OPENING DETAILS

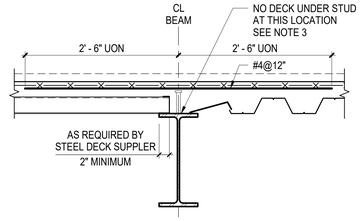
S504



A **DECK SPAN PERPENDICULAR TO BEAM**



B **DECK SPAN PARALLEL TO BEAM**



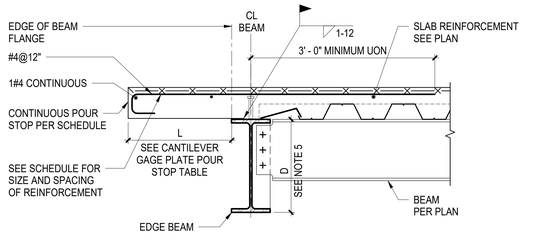
C **CHANGE IN DECK SPAN DIRECTION AT BEAM**

NOTES:

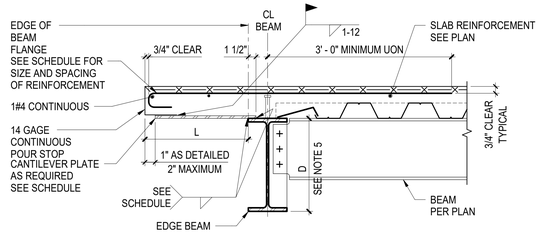
1. SEE FRAMING PLANS AND/OR SCHEDULE FOR SLAB THICKNESS, REINFORCEMENT, AND COMPOSITE STEEL DECK
2. COMPOSITE STEEL DECK SHALL BE WELDED TO SUPPORT FRAMING SEE GENERAL NOTES AND SPECIFICATIONS FOR INFORMATION
3. DECK IS PERMITTED WHEN LOW POINT OF DECK ALLOWS STUD TO BE PLACED WITHIN MIDDLE 1/3 OF BEAM TOP FLANGE WIDTH

1 TYPICAL COMPOSITE STEEL DECK AND INTERIOR SUPPORTS

NOT TO SCALE



A **DETAIL**
DECK SPAN PARALLEL (SHOWN) OR DECK SPAN PERPENDICULAR



B **DETAIL**
DECK SPAN PARALLEL (SHOWN) OR DECK SPAN PERPENDICULAR

CANTILEVER GAGE PLATE POUR STOP SCHEDULE (SEE DETAIL A)

TOTAL SLAB THICKNESS (IN)	CANTILEVER SPAN 'L'	DETAIL A
		MIN PLATE GAGE
UP TO 5 1/2" (2 1/2" MINIMUM CONCRETE THICKNESS OVER DECK)	L > 11"	SEE DETAIL B
	9" < L ≤ 11	10 GAGE
	6" < L ≤ 9"	12 GAGE
	L ≤ 6"	14 GAGE
6 1/4" TO 7 1/2" (3 1/4" MINIMUM CONCRETE THICKNESS OVER DECK)	L > 9"	SEE DETAIL B
	6" < L ≤ 9"	10 GAGE
	2" < L ≤ 6"	12 GAGE
	L ≤ 2"	14 GAGE
OVER 7 1/2" UP TO 11" (4 1/2" MINIMUM CONCRETE THICKNESS OVER DECK)	L > 3"	SEE DETAIL B
	L ≤ 3"	10 GAGE

CANTILEVER PLATE AND REINFORCEMENT SCHEDULE (SEE DETAIL B)

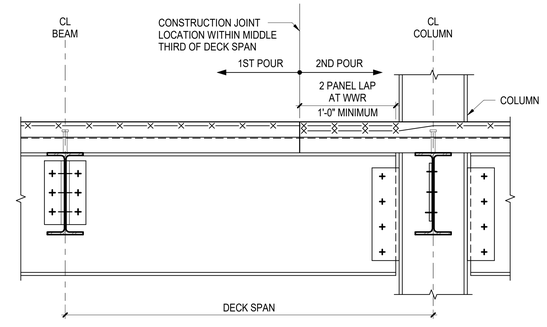
TOTAL SLAB THICKNESS (IN)	CANTILEVER SPAN 'L'	CANTILEVER REINFORCEMENT (SEE NOTES)	DETAIL B		
			PLATE THICKNESS (A36 MINIMUM)	PLATE TO FLANGE WELD	
				SIZE	SPACING
UP TO 5 1/2" (2 1/2" MINIMUM CONCRETE THICKNESS OVER DECK)	L > 2'-1"	SEE OTHER DETAIL	SEE OTHER DETAIL		
	1'-10" < L ≤ 2'-1"	#4@12"	1/2"	1/4	4-12
	1'-3" < L ≤ 1'-10"	#4@12"	3/8"	1/4	3-12
	11" < L ≤ 1'-3"	#4@12"	1/4"	3/16	3-12
	L ≤ 11"	SEE DETAIL A	SEE DETAIL A		
6 1/4" TO 7 1/2" (3 1/4" MINIMUM CONCRETE THICKNESS OVER DECK)	L > 2'-1"	SEE OTHER DETAIL	SEE OTHER DETAIL		
	1'-9" < L ≤ 2'-1"	#4@12"	1/2"	1/4	4-12
	1'-2" < L ≤ 1'-9"	#4@12"	3/8"	3/16	3-12
	9" < L ≤ 1'-2"	#4@12"	1/4"	3/16	3-12
	L ≤ 9"	SEE DETAIL A	SEE DETAIL A		
OVER 7 1/2" UP TO 11" (4 1/2" MINIMUM CONCRETE THICKNESS OVER DECK)	L > 2'-1"	SEE OTHER DETAIL	SEE OTHER DETAIL		
	1'-7" < L ≤ 2'-1"	#4@10"	1/2"	1/4	4-12
	1'-0" < L ≤ 1'-7"	#4@10"	3/8"	1/4	3-12
	3" < L ≤ 1'-0"	#4@10"	1/4"	3/16	3-12
	L ≤ 3"	SEE DETAIL A	SEE DETAIL A		

NOTES:

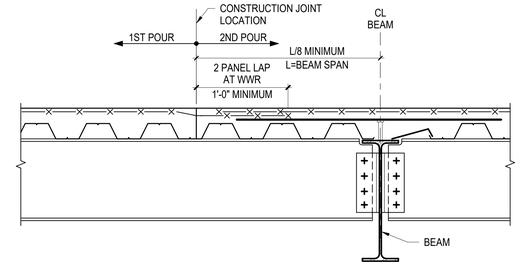
1. SEE ADDITIONAL DETAILS FOR REINFORCEMENT AT CURTAIN WALL SUPPORT AND AT CORNERS
2. CANTILEVER REINFORCEMENT IS IN ADDITION TO ANY REINFORCEMENT SHOWN IN NOTES, ON PLAN, OR ON SLAB SCHEDULES
3. SLAB EDGE SERVICE LOADS NOT TO EXCEED 400 PLF VERTICAL
4. AT CONTRACTOR'S OPTION SINGLE BENT PLATE (OR EQUIV ANGLE) MAY BE USED PROVIDED IT HAS MINIMUM THICKNESS EQUAL TO SCHEDULED THICKNESS THIS DETAIL, IS FIELD INSTALLED, AND ACCOMMODATES SLAB EDGE TOLERANCES
5. WHERE EDGE BEAM IS NOT BRACED BY PERPENDICULAR BEAMS, AND WHEN CANTILEVER SPAN "L" EXCEEDS EDGE BEAM DEPTH "D", THIS DETAIL IS NOT APPLICABLE AND SLAB EDGE SHALL BE PER OTHER DETAILS

3 TYPICAL COMPOSITE STEEL DECK AT SLAB EDGE

NOT TO SCALE



A **CONSTRUCTION JOINT PERPENDICULAR TO DECK SPAN**



B **CONSTRUCTION JOINT PARALLEL TO DECK SPAN**

2 TYPICAL COMPOSITE STEEL DECK CONSTRUCTION JOINT

NOT TO SCALE

COMPOSITE STEEL DECK SCHEDULE

SLAB MARK	TOTAL SLAB THICKNESS AND CONCRETE TYPE	STEEL DECK (MINIMUM)	CONCRETE TOPPING SLAB	SLAB REINFORCEMENT	NOTES
MD-1	5 1/4" LWC	2"- 18GA	NONE	6 x 6 - W2.9 x W2.9 WWR + ADDL TOP BARS OVER BEAMS PARALLEL TO STEEL DECK PER TYPICAL DETAILS	
MD-2	10 1/8" LWC	4 1/2"-16GA	NONE	#5@12" EA WAY TOP CONT BARS + ADDL TOP BARS OVER BEAMS PARALLEL TO STEEL DECK PER TYPICAL DETAILS	TOP REINF. TO BE ADJUSTED TO MEET DEFLECTION REQ.
MD-3	6 1/2" NWC	3"-18 GA	NONE	6 x 6 - W2.9 x W2.9 WWR + ADDL TOP BARS OVER BEAMS PARALLEL TO STEEL DECK PER TYPICAL DETAILS	SPAN TO BE SHORED AS NEEDED
MD-4	7 7/8" NWC	4 1/2"-18 GA	NONE	6 x 6 - W2.9 x W2.9 WWR + ADDL TOP BARS OVER BEAMS PARALLEL TO STEEL DECK PER TYPICAL DETAILS	SPAN TO BE SHORED AS NEEDED

COMPOSITE STEEL DECK SCHEDULE

NOT TO SCALE

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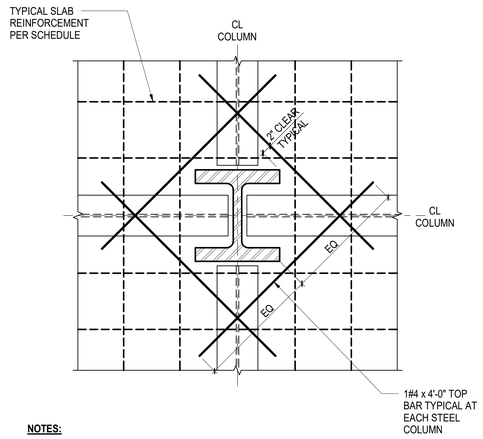
TYPICAL COMPOSITE STEEL DECK DETAILS

S510

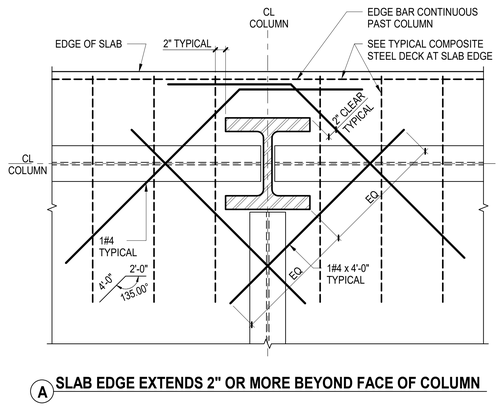


NOTES:

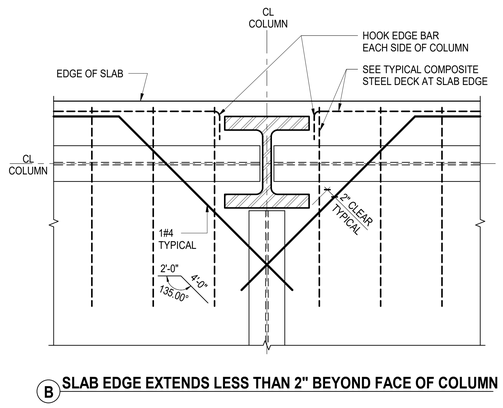
1. SLAB REINFORCEMENT SHOWN TO BE PLACED IMMEDIATELY BELOW THE TYPICAL SLAB TOP BAR REINFORCEMENT
2. SEE TYPICAL DECK SUPPORT AT COLUMN DETAIL

1 TYPICAL SLAB REINFORCEMENT AT INTERIOR COLUMN

NOT TO SCALE



A SLAB EDGE EXTENDS 2" OR MORE BEYOND FACE OF COLUMN



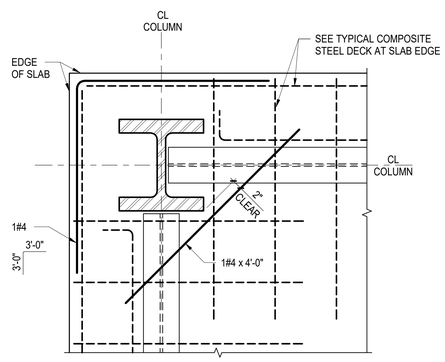
B SLAB EDGE EXTENDS LESS THAN 2" BEYOND FACE OF COLUMN

NOTES:

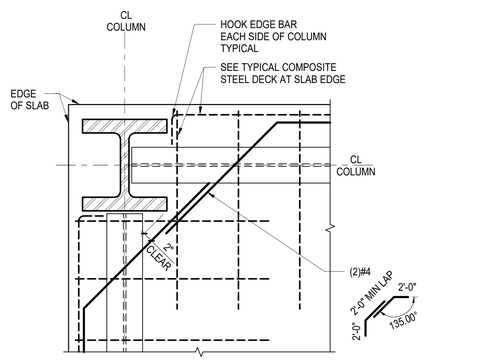
1. SLAB REINFORCEMENT SHOWN TO BE PLACED IMMEDIATELY BELOW THE TYPICAL SLAB TOP BAR REINFORCEMENT
2. SEE TYPICAL DECK SUPPORT AT COLUMN DETAIL

2 TYPICAL SLAB REINFORCEMENT AT EXTERIOR EDGE COLUMN

NOT TO SCALE



A SLAB EDGE EXTENDS 2" OR MORE BEYOND FACE OF COLUMN



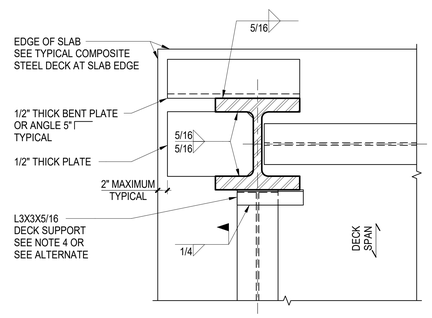
B SLAB EDGE EXTENDS LESS THAN 2" BEYOND FACE OF COLUMN

NOTES:

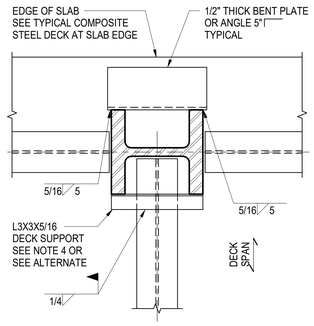
1. SLAB REINFORCEMENT SHOWN TO BE PLACED IMMEDIATELY BELOW THE TYPICAL SLAB TOP BAR REINFORCEMENT
2. SEE TYPICAL DECK SUPPORT AT COLUMN DETAIL
3. CONTRACTOR SHALL COORDINATE AND PROVIDE ANGLES AS REQUIRED FOR SUPPORT OF DECK NOTCHED AROUND COLUMN TYPICAL AT ALL FLOORS AT ALL COLUMNS SIZES SHOWN ARE MINIMUM, CONTRACTOR TO VERIFY FOR ACTUAL CONDITIONS

3 TYPICAL SLAB REINFORCEMENT AT EXTERIOR CORNER COLUMN

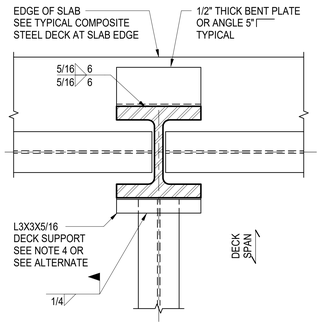
NOT TO SCALE



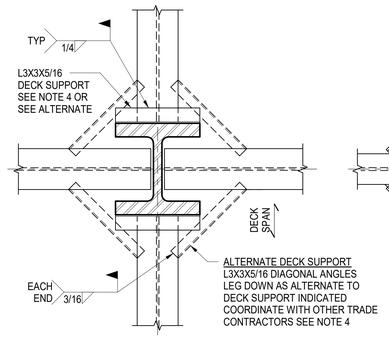
A DETAIL AT CORNER COLUMN



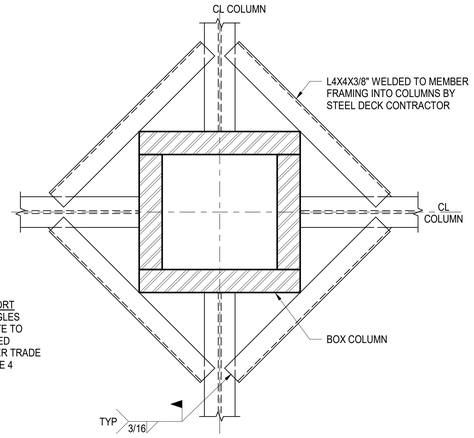
B DETAIL AT EDGE COLUMN



C DETAIL AT EDGE COLUMN



D DETAIL AT INTERIOR COLUMN



E DETAIL AT INTERIOR BOX COLUMN

NOTES:

1. SEE ADDITIONAL DETAILS AT EXTERIOR WALL SUPPORTS
2. ATTACH DECK (ENDS AND SIDE LAPS) TO SUPPORT ANGLES OR PLATES TYPICAL
3. SEE TYPICAL SLAB REINFORCEMENT AT COLUMN DETAILS
4. CONTRACTOR SHALL COORDINATE AND PROVIDE ANGLES AS REQUIRED FOR SUPPORT OF DECK NOTCHED AROUND COLUMN TYPICAL AT ALL FLOORS AT ALL COLUMNS SIZES SHOWN ARE MINIMUM, CONTRACTOR TO VERIFY FOR ACTUAL CONDITIONS

4 TYPICAL DECK SUPPORT AT COLUMN

NOT TO SCALE

DCRA STAMP APPROVAL AREA

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Baskervill

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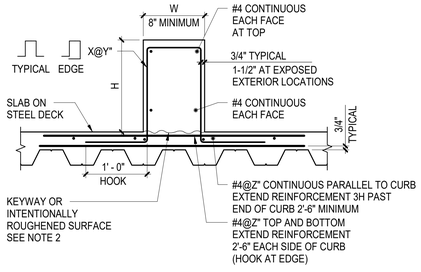
TYPICAL COMPOSITE STEEL DECK DETAILS

S511



CURB DIMENSION AND REINFORCEMENT SCHEDULE			
W	H	X @ Y"	Z"

NOTES:

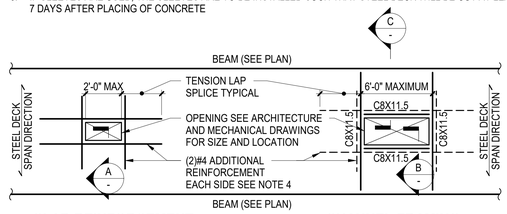
1. FOR SIZE AND LOCATION SEE ARCHITECTURE, MEP, OR STRUCTURAL DRAWINGS
2. ROUGHEN SURFACE OF SLAB TO 1/4" AMPLITUDE, CLEAN THOROUGHLY AND APPLY BONDING AGENT IMMEDIATELY BEFORE CASTING CURB
3. THIS DETAIL IS APPLICABLE TO CURBS SUPPORTING EXTERIOR WALLS SEE ADDITIONAL DETAILS FOR CURTAIN WALL SUPPORT
4. SEE ARCHITECTURAL DRAWINGS FOR EMBEDDED PLATES AND BLOCKOUTS REPLACE REINFORCEMENT INTERRUPTED BY BLOCKOUTS
5. CORING AND/OR CUTTING OF REINFORCEMENT IS NOT PERMITTED USE EMBED PLATES FOR ATTACHMENT TO CURBS

1 TYPICAL CURB DETAIL

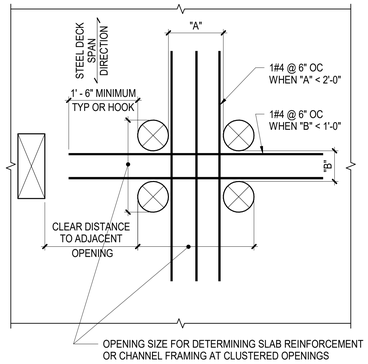
NOT TO SCALE

NOTES:

1. NO REINFORCEMENT IS REQUIRED FOR OPENING SIZE LESS THAN 10" x 10" IF ALL OF THE FOLLOWING CRITERIA ARE MET:
   A. STEEL DECK WILL BE CUT AT LEAST 7 DAYS AFTER PLACING OF CONCRETE
   B. THE CLEAR DISTANCE TO THE ADJACENT OPENING OR OPENINGS IS 1'-0" OR MORE PARALLEL TO DECK SPAN AND 2'-0" OR MORE PERPENDICULAR TO DECK SPAN
2. SLAB REINFORCEMENT OR CHANNEL FRAMING IS REQUIRED FOR OPENINGS THAT DO NOT SATISFY NOTE 1
3. MULTIPLE OPENINGS THAT DO NOT SATISFY THE SPACING REQUIREMENTS OF NOTE 1 ARE TO BE CONSIDERED CLUSTERED OPENINGS AND SHALL RECEIVE CLUSTERED OPENING ADDITIONAL REINFORCEMENT. CLUSTERS SHALL BE TREATED AS ONE LARGE OPENING FOR SLAB REINFORCEMENT OR CHANNEL FRAMING
4. PROVIDE REINFORCEMENT SHOWN OR PROVIDE REINFORCEMENT BARS TO COMPENSATE FOR SLAB REINFORCEMENT INTERRUPTED AT OPENINGS, WHICHEVER IS LARGER. ALL INTERRUPTED BARS IN EACH DIRECTION SHALL BE COMPENSATED BY ADDITIONAL BARS AT EACH SIDE OF THE OPENING EQUAL TO 1/2 THE INTERRUPTED AREA
5. ATTACH DECK TO CHANNELS (TYPICAL)
6. IF SLEEVES ARE USED, THE SLEEVES ARE TO BE INSTALLED SUCH THAT STEEL DECK WILL BE CUT AT LEAST 7 DAYS AFTER PLACING OF CONCRETE



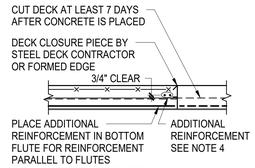
E DETAIL



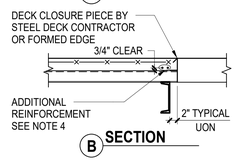
D CLUSTERED OPENING ADDITIONAL REINFORCEMENT

NOTES:

1. THE REINFORCEMENT REQUIREMENTS AT CLUSTERED OPENINGS ARE IN ADDITION TO THE REQUIREMENTS FOR SLAB REINFORCEMENT OR CHANNEL FRAMING



A SECTION



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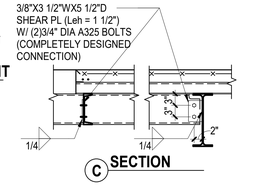

C SECTION

2 TYPICAL COMPOSITE DECK AT OPENINGS

3/4" = 1'-0"

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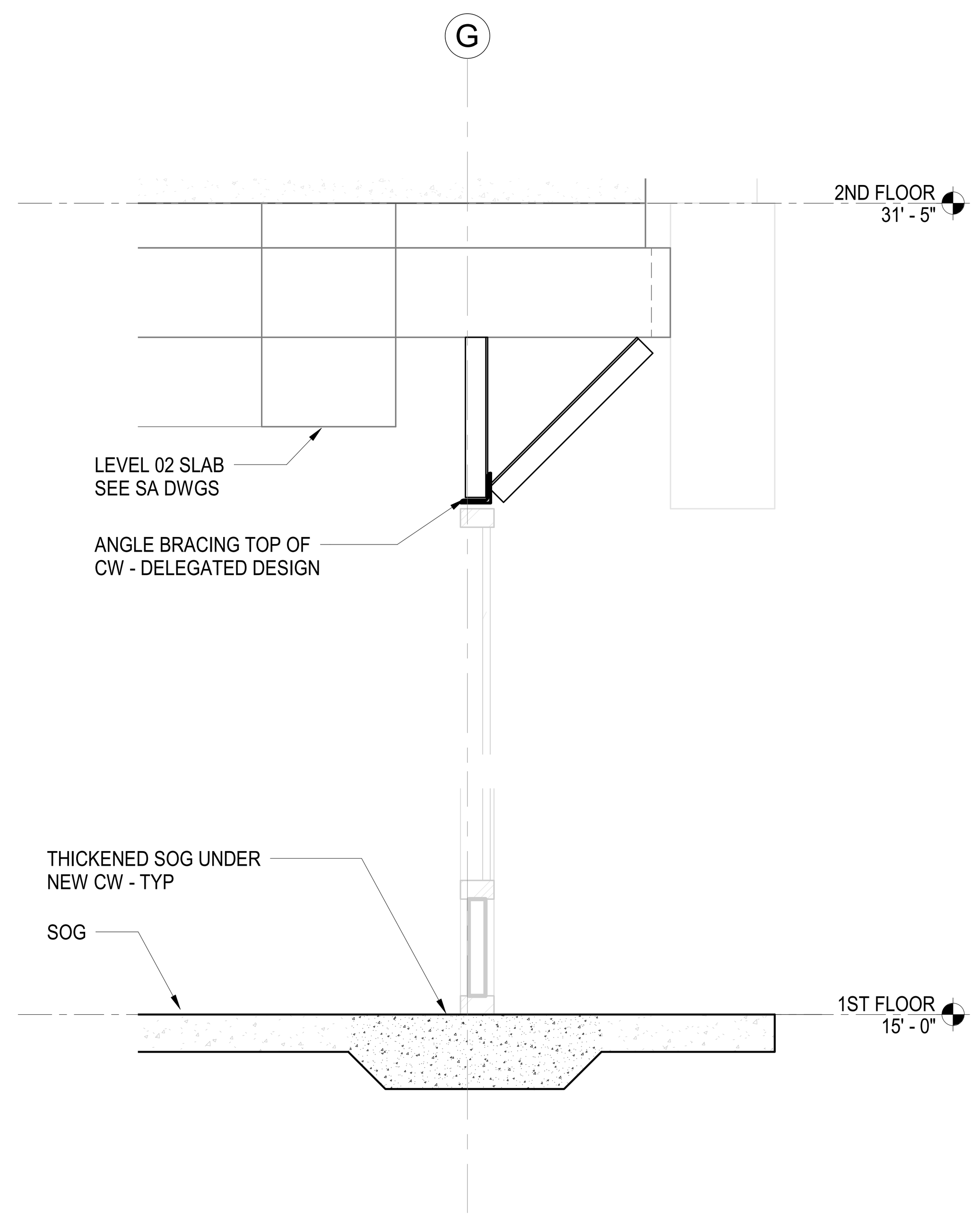
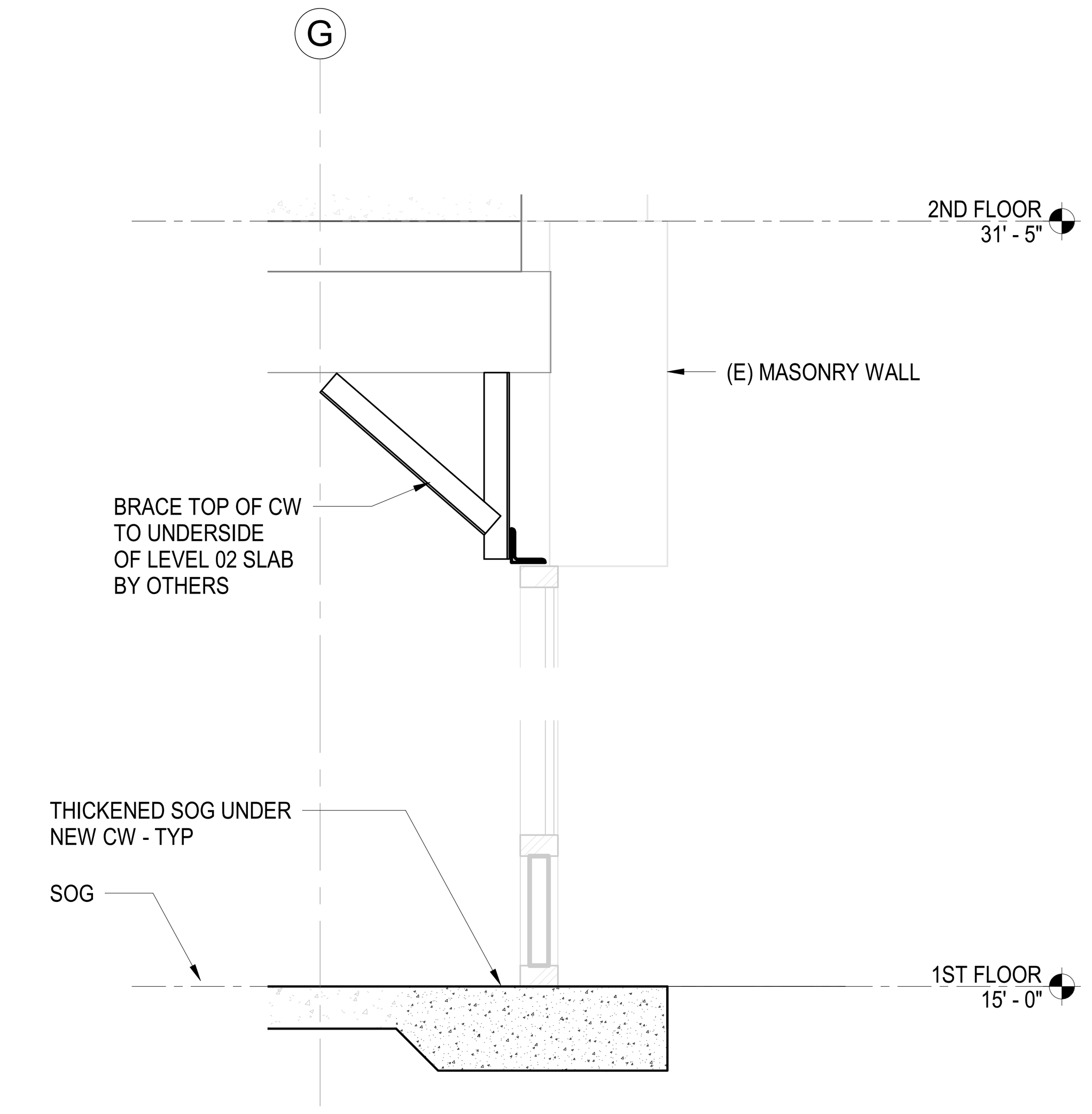
TYPICAL COMPOSITE STEEL DECK DETAILS

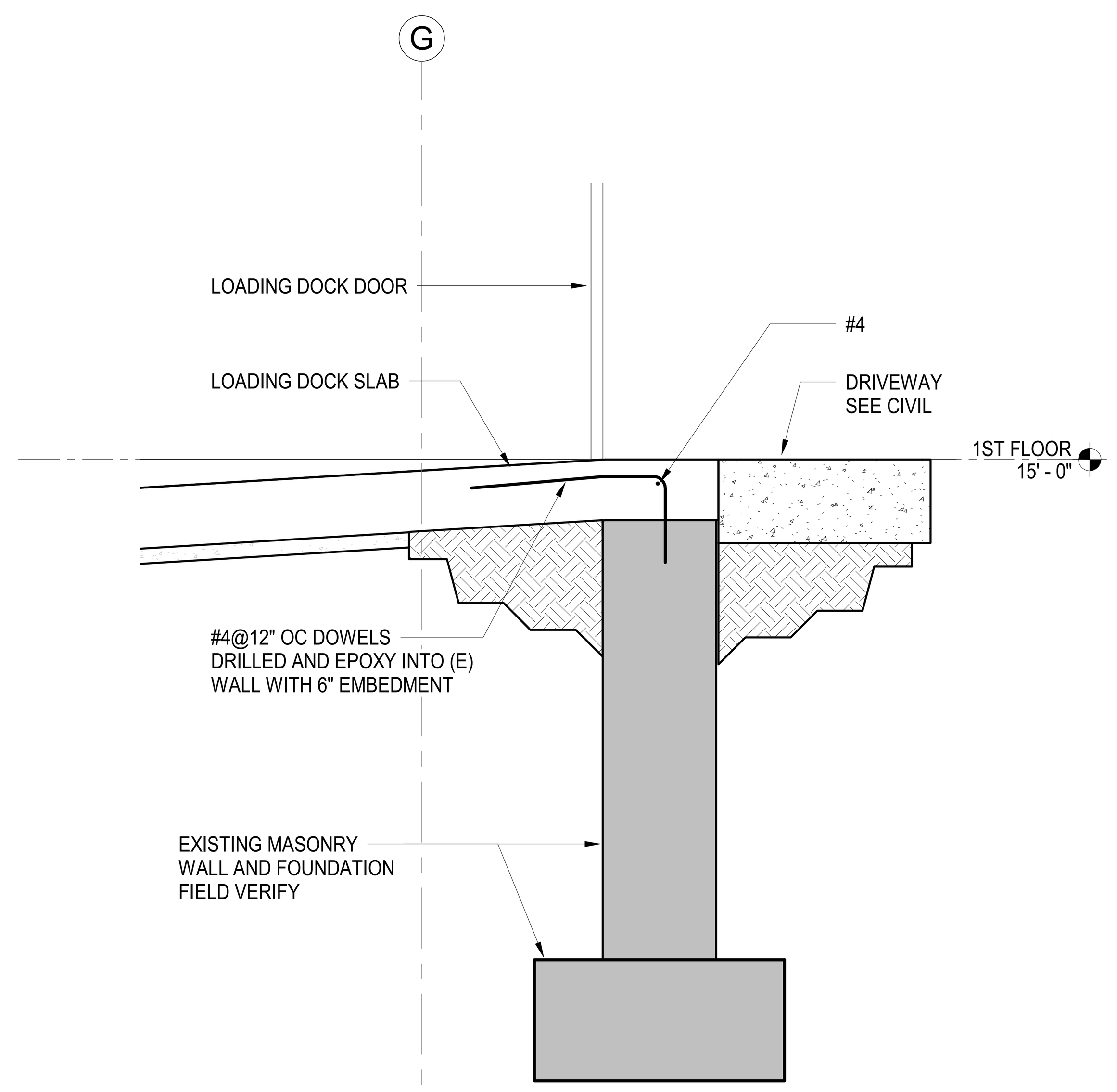
S512



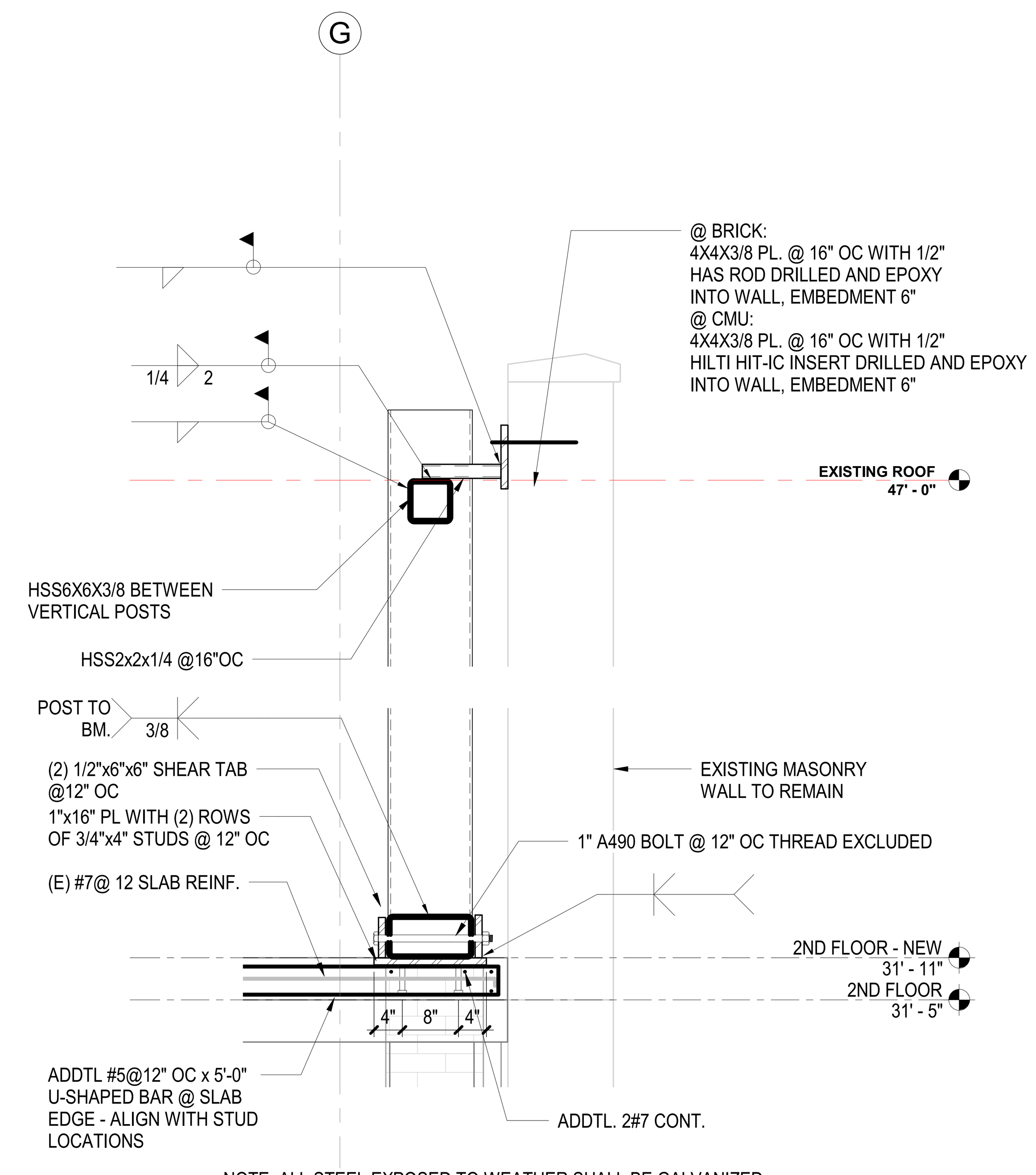
1 **SECTION AT INBOARD STOREFRONT**
3/4" = 1'-0"



2 **SECTION AT STOREFRONT**
3/4" = 1'-0"

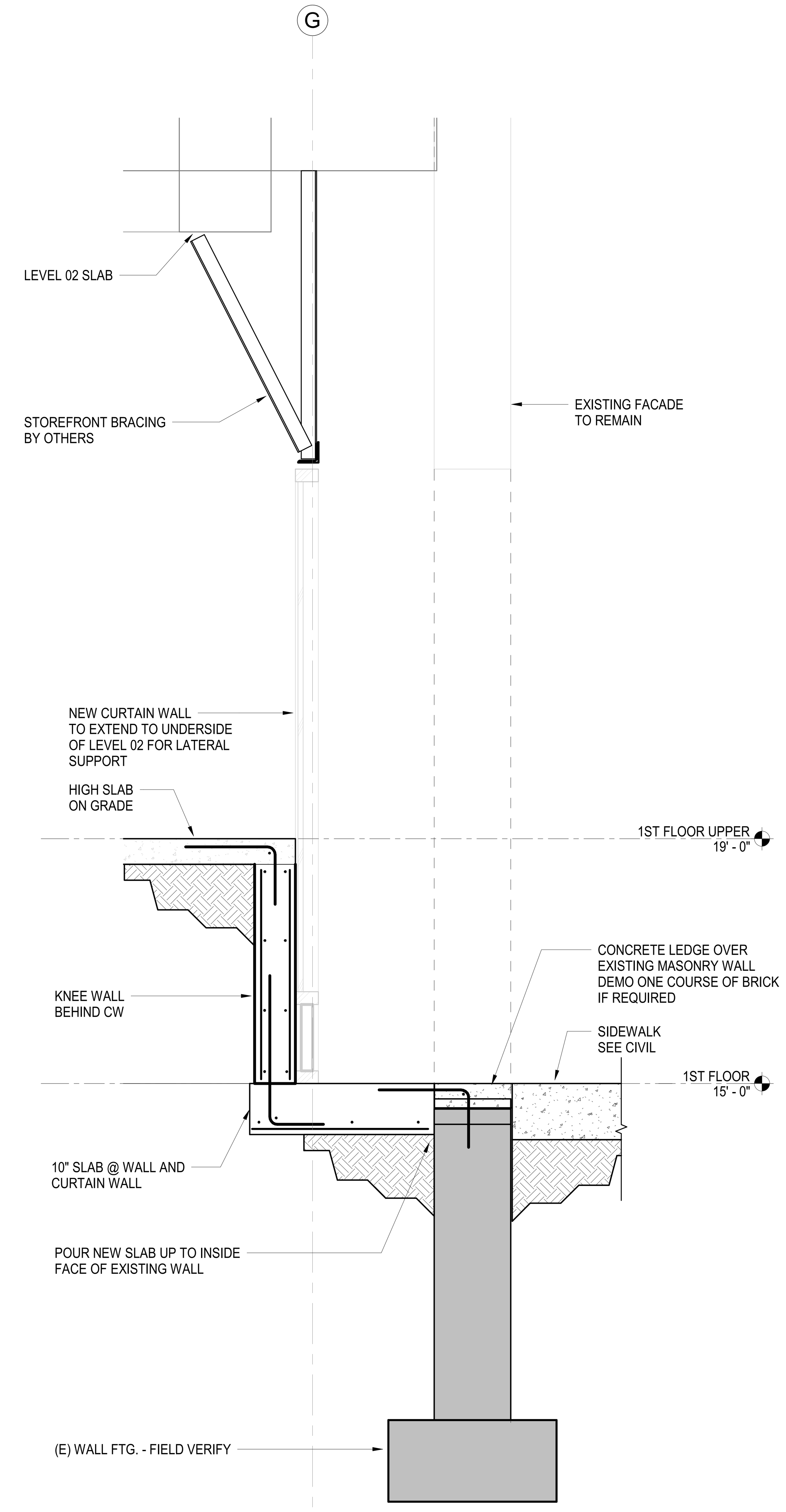


3 **SECTION AT LOADING DOCK**
3/4" = 1'-0"

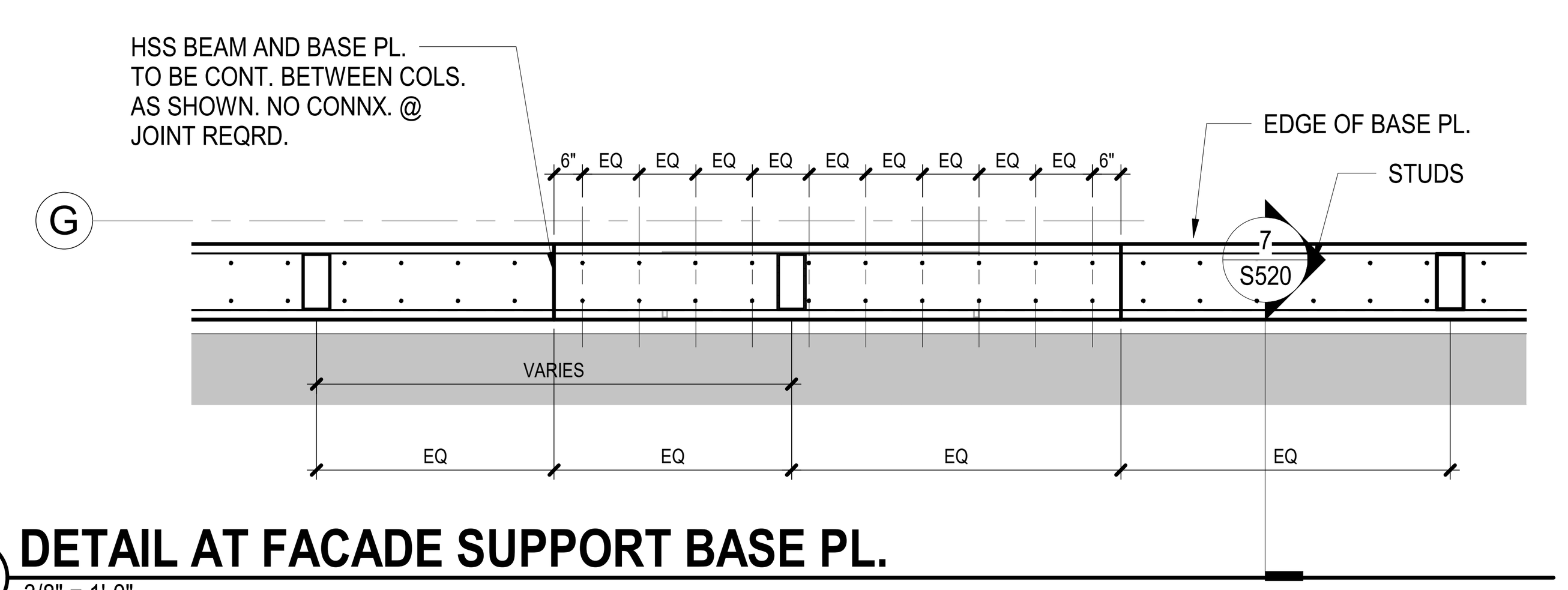


NOTE: ALL STEEL EXPOSED TO WEATHER SHALL BE GALVANIZED
THIS DETAIL IS ALSO APPLICABLE AT THE WEST SIDE

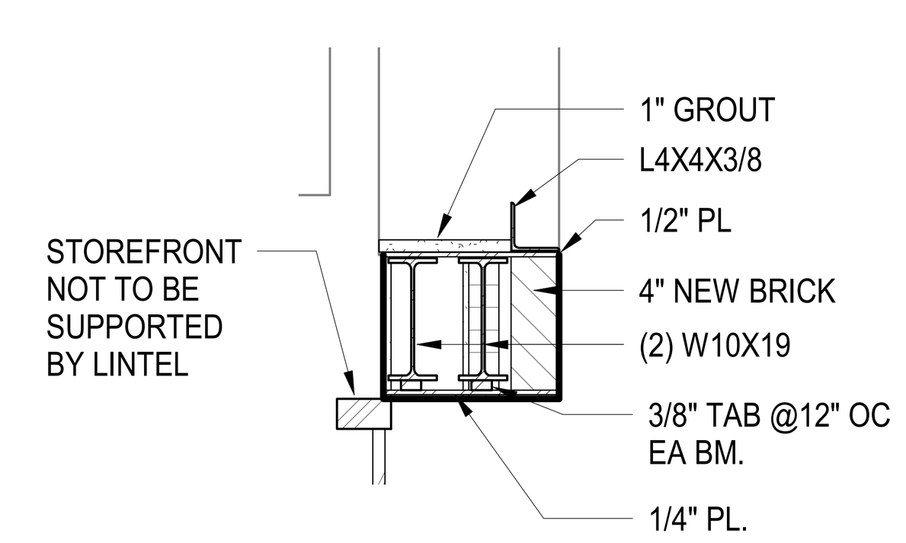
4 **FACADE SUPPORT**
3/4" = 1'-0"



5 **SECTION AT SHADOWBOX STOREFRONT**
3/4" = 1'-0"



6 **DETAIL AT FACADE SUPPORT BASE PL.**
3/8" = 1'-0"



7 **LINTEL AT ENLARGED OPENING WITH 4" BRICK COURSE**
3/4" = 1'-0"

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DISTRICT OF COLUMBIA
MARK J. TAMARO
No. 9006...
PROFESSIONAL ENGINEER

PROJECT NUMBER
2210437

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3401 K STREET, NW WASHINGTON, DC 20007

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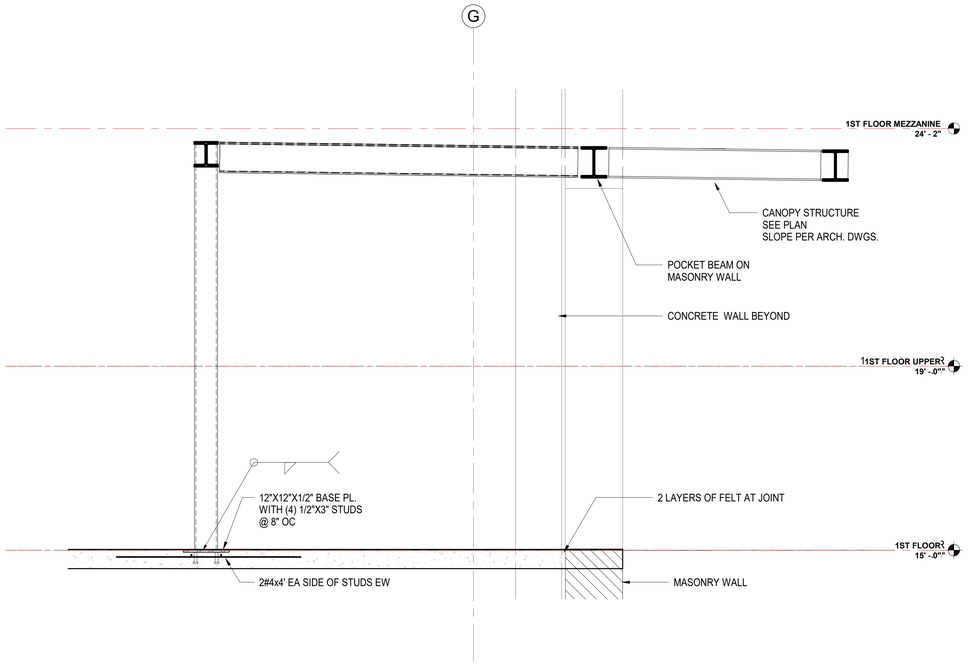
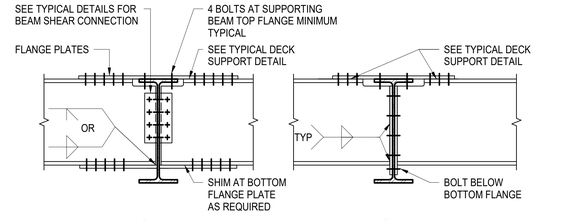
SECTIONS AT SOUTH FACADE

S520



1 SECTION THROUGH CANOPY

3/4" = 1'-0"



NOTES:

1. ALL BOLTED MOMENT AND AXIAL CONNECTIONS AT A MINIMUM SHALL HAVE PRETENSIONED BOLTS IN STANDARD HOLES AT FLANGES AND WEBS UNLESS OTHERWISE NOTED
2. BOLTED MOMENT CONNECTIONS AT CANTILEVERS AND BACKSPANS SHALL USE SLIP CRITICAL BOLTS

2 TYPICAL BEAM TO BEAM MOMENT CONNECTION

3/4" = 1'-0"

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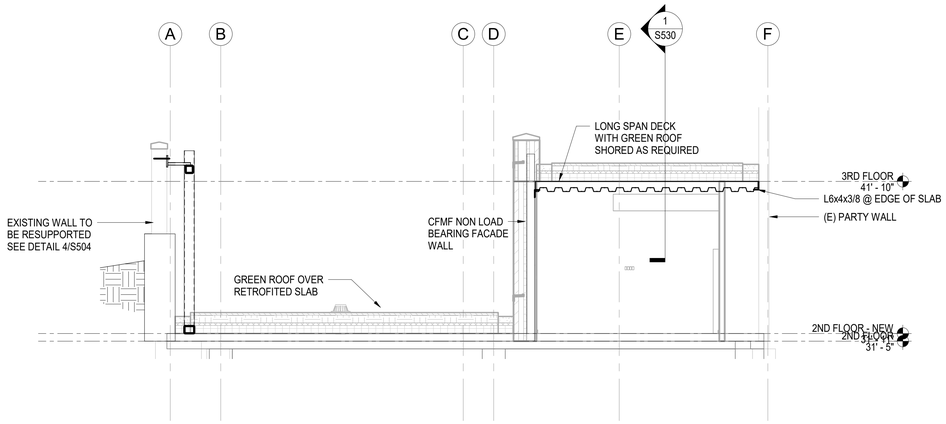
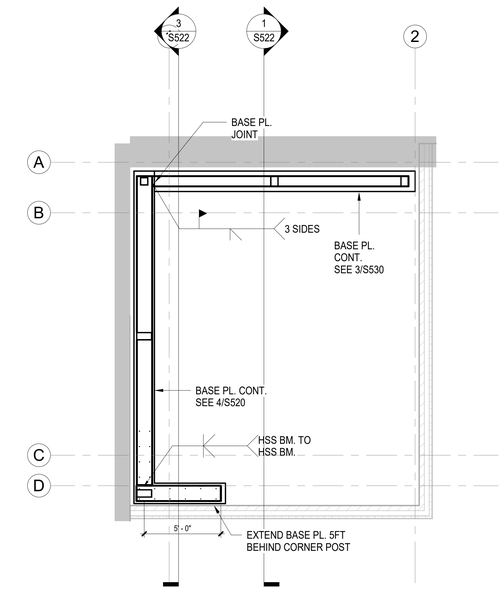
CANOPY

S521



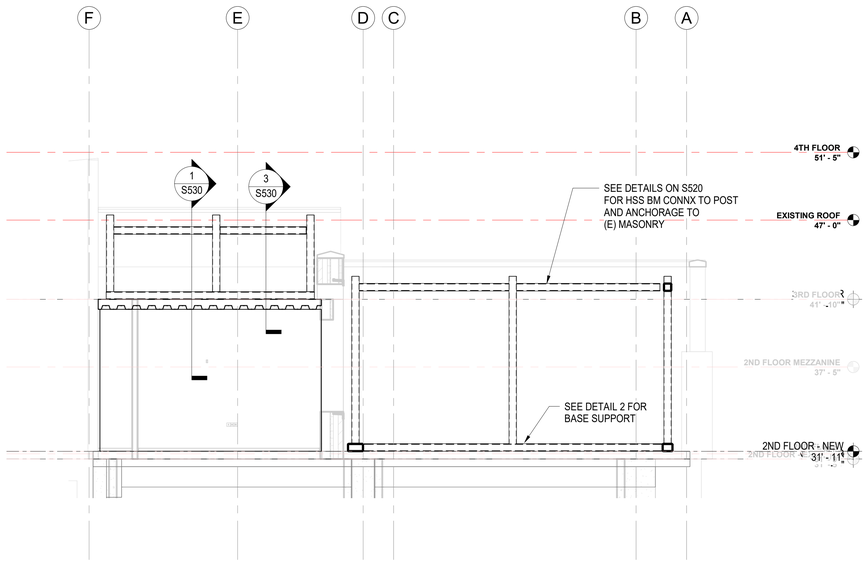
1 BETWEEN GRIDS 1 AND 2

1/4" = 1'-0"



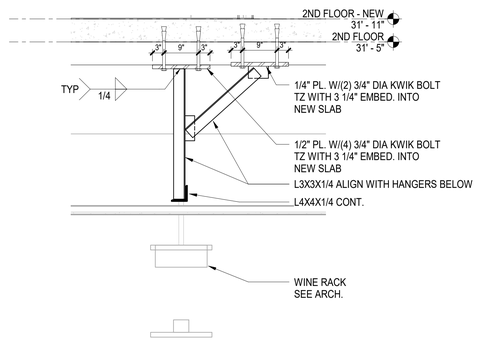
2 DETAIL AT BASE FACADE SUPPORT NORTH-WEST

1/4" = 1'-0"



3 NORTH WEST FACADE SUPPORT STRUCTURE LOOKING WEST

1/4" = 1'-0"



4 WINE RACK SUPPORT

3/4" = 1'-0"

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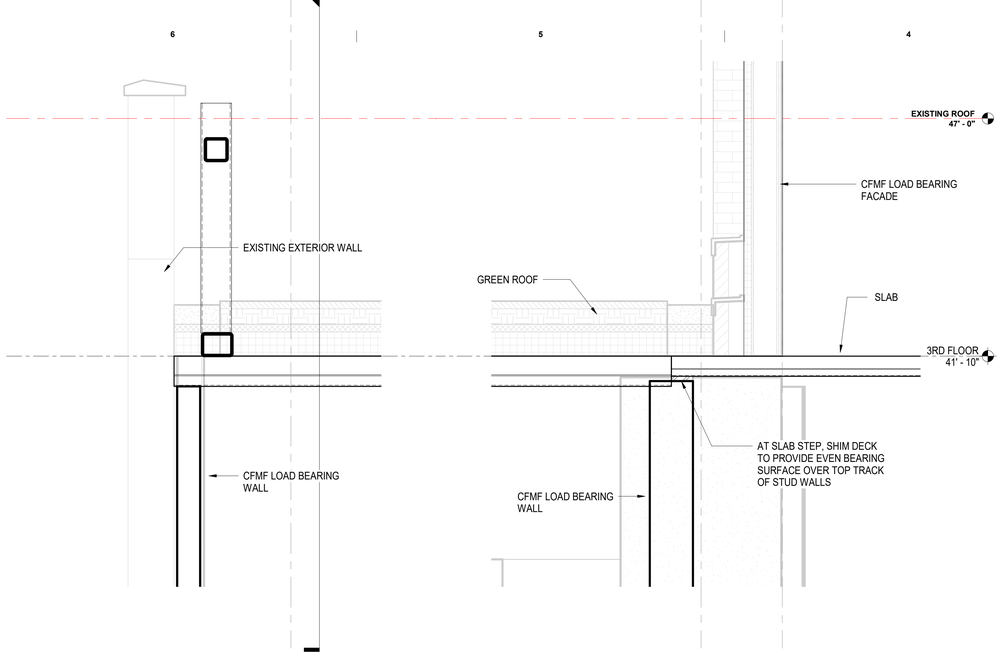
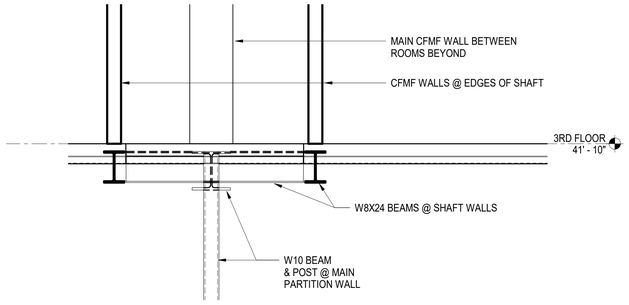
DETAILS AT LEVEL 02

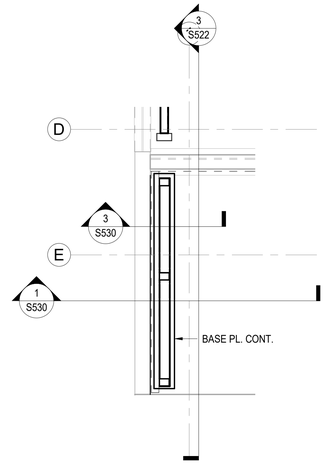
S522



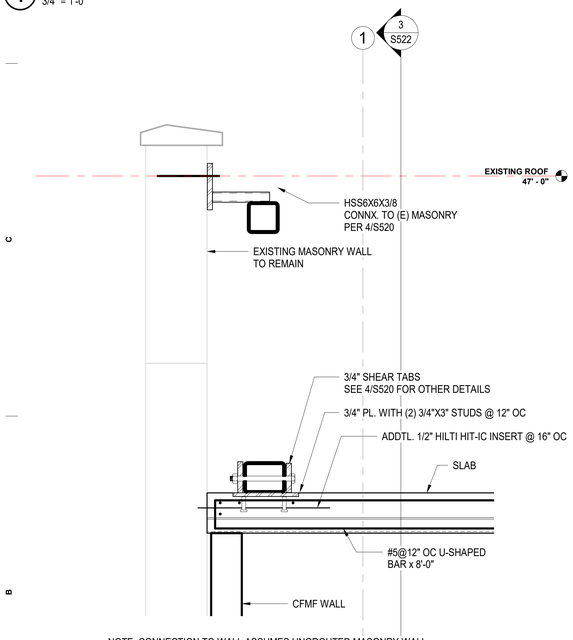
1 SECTION AT WEST GREEN ROOF
3/4" = 1'-0"



2 SECTION AT SHAFT WALL SUPPORT
3/4" = 1'-0"

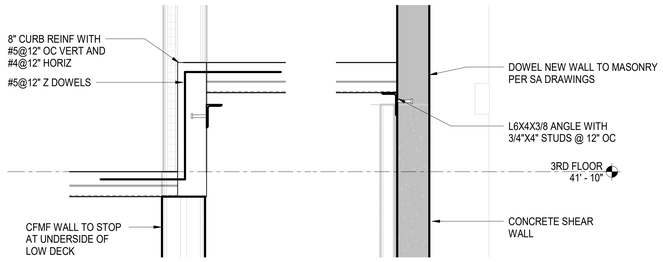


6 DETAIL AT BASE OF FACADE SUPPORT
1/4" = 1'-0"

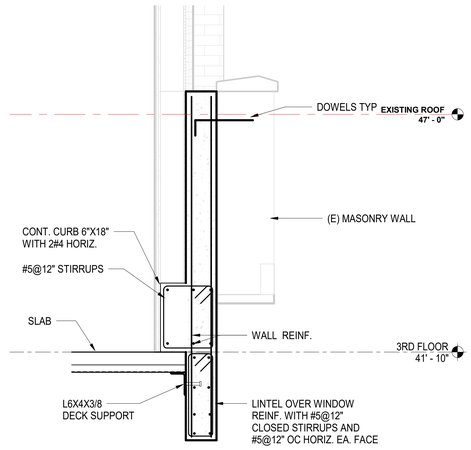


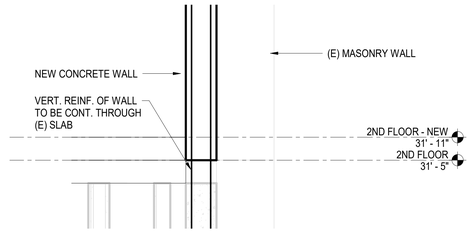
NOTE: CONNECTION TO WALL ASSUMES UNGROUTED MASONRY WALL.

3 DETAIL AT LEVEL 03 ROOF
1" = 1'-0"



4 SECTION AT GYM ROOF
3/4" = 1'-0"





5 SECTION AT EAST WALL
3/4" = 1'-0"

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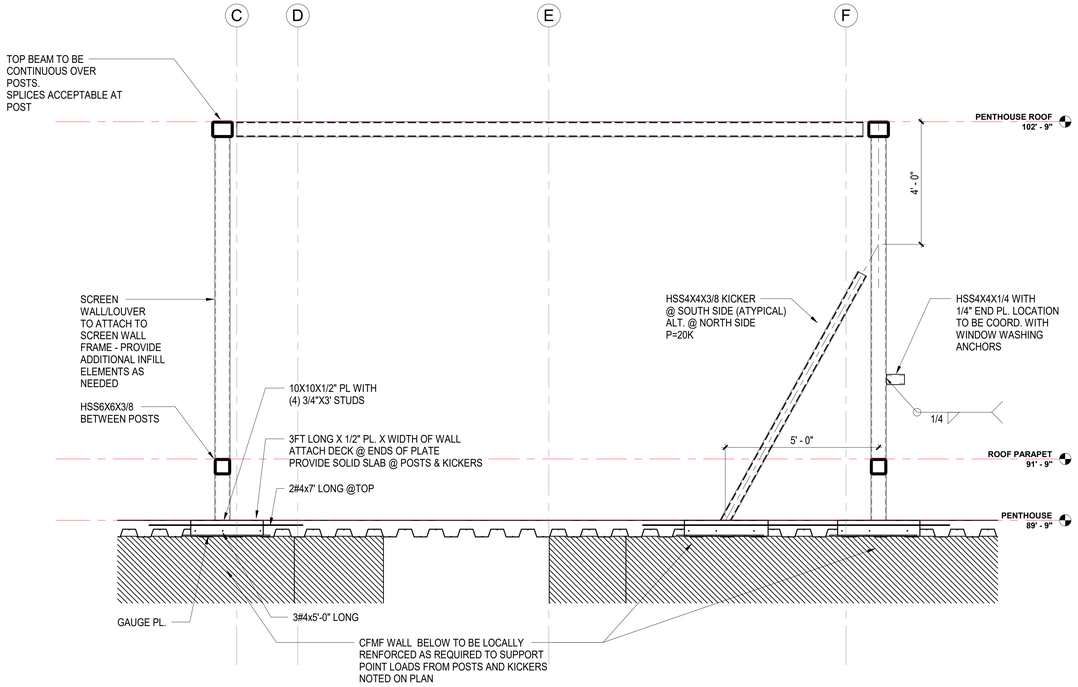
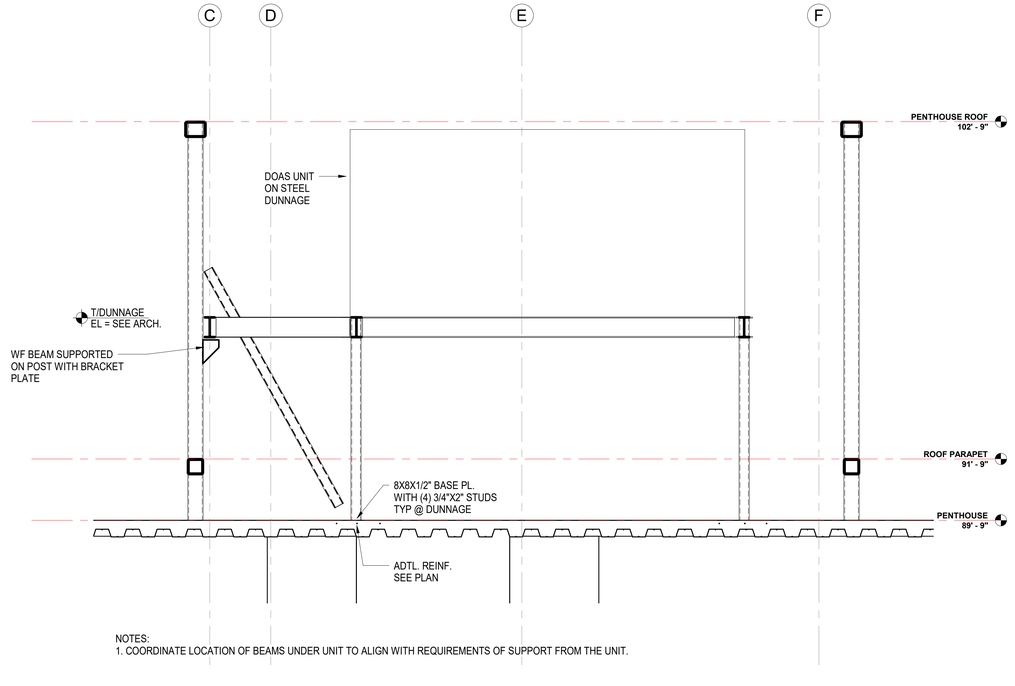
DETAILS AT LEVEL 03

S530

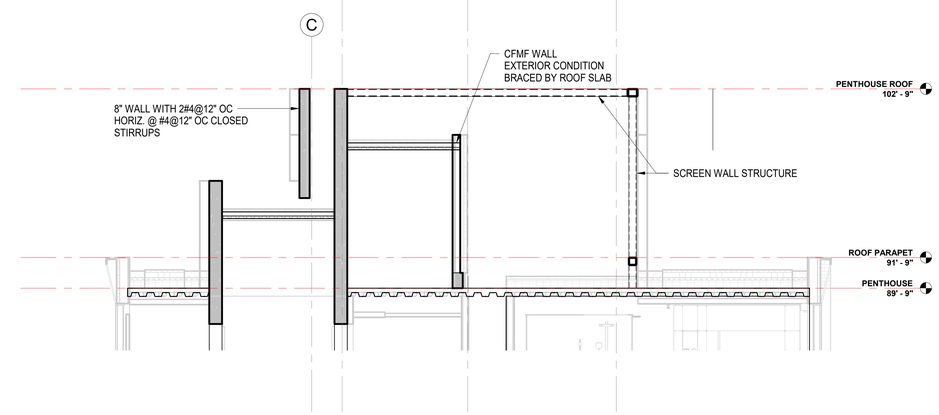


3 TYPICAL SECTION THROUGH SCREEN WALL
1/2" = 1'-0"

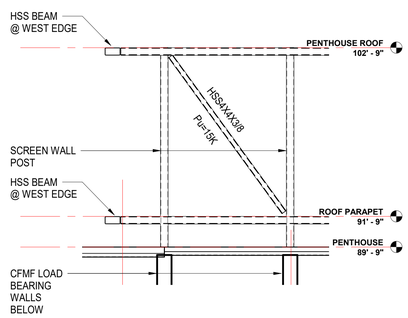


NOTES:
1. COORDINATE LOCATION OF BEAMS UNDER UNIT TO ALIGN WITH REQUIREMENTS OF SUPPORT FROM THE UNIT.

1 SECTION AT DUNNAGE
1/2" = 1'-0"



2 SECTION THROUGH SCREEN WALL AT CONCRETE WALLS
1/4" = 1'-0"



4 BRACE ELEVATION
1/4" = 1'-0"

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SCREEN WALL

S540